



# Agenda

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## HISTORIC DESIGN REVIEW BOARD FIELD TRIP

TUESDAY, JANUARY 23, 2007 – 12:00 NOON

PLANNING DIVISION, 2<sup>ND</sup> FLOOR CITY HALL

## HISTORIC DESIGN REVIEW BOARD MEETING

TUESDAY, JANUARY 23, 2007 – 6:00PM

## CITY COUNCIL CHAMBERS

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF AGENDA

D. APPROVAL OF MINUTES

December 12, 2006

E. COMMUNICATIONS

F. ADMINISTRATIVE MATTERS

G. OLD BUSINESS TO REMAIN POSTPONED

H. OLD BUSINESS

I. STATUS REVIEW

1. Case #H-06-133. 416 Apodaca Hill. Downtown & Eastside Historic District. Christopher Selser, agent/owner proposes a historic status review of this Non-Contributing property.
2. Case #H-05-136. 645 Camino del Monte Sol. Downtown & Eastside Historic District. Jennifer Jenkins, agent for Robert Glazier, proposes a historic status review of this Non-Contributing property.

**J. NEW BUSINESS**

1. Case #H-06-134. 445 Camino Monte Vista. Downtown & Eastside Historic District. William Peterson, agent for Linda Applewhite & Marshall Miller, proposes to remodel a Contributing building by replacing non-historic windows, altering opening dimensions on a non-primary elevation, constructing a patio with pergola and fireplace and constructing a side lot line wall extension to 5' 6" high.
2. Case #H-06-135. 1129 Camino Delora. Downtown & Eastside Historic District. Mountain Builders, agents for Manuel Trujillo, propose to build a coyote fence at 4' tall with stuccoed pilasters to 4' 6", a 14' wide metal vehicle gate, and a 9' high arched pedestrian gate on a Non-Contributing property.
3. Case #H-07-2. 1688 Cerro Gordo. Downtown & Eastside Historic District. Mark C. Little, agent for James Guollin, proposes to remodel a Non-Contributing building with 1,407 sq. ft. of additions that are lower than existing height.
4. Case #H-07-4. 522 Douglas. Downtown & Eastside Historic District. Lorn Tryk, agent for Ken & Jenny Harris, proposes two additions totaling 103 sq. ft. to the existing height of 11' and a side pedestrian gate and wall to a Contributing property.
5. Case #H-07-3. 701 Joaquin Lane. Historic Review District. Robert Zachary, agent for Ted Eudy & Dwight Holden, proposes to remodel a Non-Contributing, non-compliant building by enclosing a 153 sq. ft. portal to match existing height, construct a roof deck, construct an approximately 1,299 sq. ft. garage and portal addition below the existing height and re-stucco a Non-Contributing building. An exception is requested to Section 14-5.2 (F,2,f) regarding traditional Santa Fe architecture.
6. Case #H-07-5. 538 Garcia. Downtown & Eastside Historic District. Christopher Purvis, agent for Ed Wielage, proposes to remodel two Contributing buildings by adding 189 sq. ft. of additions, replacing primary and non-primary elevation windows, constructing a ramada in front of the main residence, and constructing a 48" high wall between the buildings. Two exceptions are requested to alter opening dimensions on a primary elevation (Section 14-5.2,D,5,a) and to construct an addition at less than 10' back from a primary elevation (Section 14-5,D,2,d).
7. Case #H-07-6. 345 W. Manhattan. Transition Historic District. Tommy Gardner, agent for John & Linda Dressman, proposes to remodel a Contributing building by altering historic and non-historic sections with a pitched roof, a portal, and opening dimension changes. Three exceptions are requested to construct a pitched roof (Section 14-5.2,D,9,d), to alter openings on a primary elevation (Section 14-5.2,D,5,a), and to construct an addition on a primary elevation (Section 14-5.2,D,2,c).

**K. MATTERS FROM THE BOARD**

**L. BUSINESS FROM THE FLOOR**

**M. ADJOURNMENT**

For more information regarding cases on this agenda, please call the Planning Division at 955-6605. Interpreter for the hearing impaired is available through the City Clerk's Office upon five (5) days notice.

If you wish to attend the January 23, 2007 Historic Design Review Board Field Trip, please notify the Planning Division by 9:00 am on Tuesday, January 23, 2007 so that transportation can be arranged.

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**CITY OF SANTA FE**  
**HISTORIC DESIGN REVIEW BOARD**

Santa Fe, New Mexico  
January 23, 2007

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**MINUTES OF THE**  
**CITY OF SANTA FE**  
**HISTORIC DESIGN REVIEW BOARD**

**JANUARY 23, 2007**

A regular meeting of the City of Santa Fe Historic Design Review Board was called to order on the above date at approximately 6:00 p.m. in City Council Chambers, City Hall, 200 Lincoln Avenue, Santa Fe, New Mexico.

**ROLL CALL**

Roll Call indicated the presence of a quorum as follows:

**Members Present:**

Jane Farrar  
Dan Featheringill  
Robert Frost  
Charles Newman  
Deborah Shapiro

**Members Absent:**

Cecilia Rios [excused]  
Jake Barrow [excused]

**Others Present:**

Marissa Barrett, Historic Planner  
David Rasch, Historic Planner Supervisor  
Carl Boaz, Recorder

**Ms. Shapiro moved to approve Dan Featheringill as Chair for this meeting. Mr. Newman seconded the motion and it passed by unanimous voice vote.**

**APPROVAL OF AGENDA**

Mr. Rasch reported that the last case on the agenda has been postponed by the applicant. He said they would submit a remodel of their proposal because their design had too many exceptions. He added that they also have changed architects.

**Mr. Newman moved to approve the agenda as amended with the last case being postponed. Ms. Farrar seconded the motion and it passed by unanimous voice vote.**

## **APPROVAL OF MINUTES**

**December 12, 2006**

Ms. Shapiro requested the following changes to these minutes:

Page 36, 11<sup>th</sup> paragraph: "Ms. Shapiro said she thought they were ~~neat~~ interesting when they washed the wall."

Page 40, 3<sup>rd</sup> line: delete the sentence, "~~Ms. Shapiro said the shiny one would be a lot.~~"

Page 49, middle of page: "Ms. Shapiro asked if he could put it equipment in there."

Mr. Newman requested the following changes to these minutes:

Page 20, middle of page 2<sup>nd</sup> to last line: "but when you look at the west and then look at the south with enormous paired double hung windows,..."

Page 36, 3<sup>rd</sup> paragraph, last word: "Mr. Newman asked for the size of the opening in the weaving gridwork."

**Ms. Farrar moved to approve the minutes of December 12, 2006 as corrected. Mr. Frost seconded the motion and it passed by unanimous voice vote.**

## **COMMUNICATIONS**

Mr. Rasch announced that this year was the 50<sup>th</sup> year of Santa Fe's Historic Ordinance. He said the original ordinance, Ordinance 1957-18, was 13 pages long, signed by Leo Murphy, mayor. He said it established old and recent Santa Fe style. On page 8 was the preservation of historic districts, so even at the beginning, it had preservation in it and the thirteen pages even included the sign ordinance.

Mr. Rasch said the golden anniversary celebration would be the first week of May with the awards being made on Thursday, May 3<sup>rd</sup>. Ms. Farrar and Ms. Shapiro were working on other events for the week.

He said that Janet McVickar, Chair of the Archaeological Review Committee, would be helping and Jake Barrow's wife also.

Mr. Newman said he had spoken with the State Preservation Officer and she and the state would like to be involved and could bring some funding. He asked what the next step should be. He offered to turn it over to Ms. Farrar and Ms. Shapiro and also volunteered to put together a proposal. He said he was thinking about a panel discussion on preservation over the last 50 years. He agreed to follow up on it and asked if he could talk with Board members about it further.

Mr. Rasch agreed.

Ms. Shapiro asked when the first planning meeting would be.

Mr. Rasch said they needed to set it. He added that they were looking at Scottish Rite for the awards but might need to find other venues.

Ms. Shapiro asked if there was a list of participants for the panel.

Ms. Barrett said they could get the list. She added that they needed one more ARC member.

Mr. Rasch said they should meet next week if possible.

They agreed to meet on Wednesday, January 31<sup>st</sup> at 4:30.

Mr. Newman announced that Crocker Ltd. had four passes to the Colorado Preservation Conference on Feb 7-9. He shared them with Mr. Rasch, Ms. Barrett and Ms. Farrar.

#### **ADMINISTRATIVE MATTERS**

None.

#### **OLD BUSINESS TO REMAIN POSTPONED**

None.

## **OLD BUSINESS**

None.

Mr. Rasch announced to the public that there was a seven-day limit in which to make appeals on decisions made by the Historic Design Review Board. He asked those who might want to file an appeal to get in touch with staff as soon as possible for further instructions. He also explained that people speaking regarding the cases being reviewed must state their name and address and be sworn for their testimony.

## **STATUS REVIEW**

1. **Case #H-06-133.** 416 Apodaca Hill. Downtown & Eastside Historic District. Christopher Selser, agent/owner proposes a historic status review of this Non-Contributing property.

Ms. Barrett presented the staff report for this case as follows:

### **BACKGROUND AND SUMMARY:**

"The approximately 2,599 square foot Spanish Pueblo Revival single-family residence with an attached 486 square foot studio (total 3,085) located at 416 Apodaca Hill was first constructed in the 1930's. The building has had major alterations which include replacement of all original windows and extensive massing changes. The original footprint of the building was approximately 914 square feet with approximately 540 square feet of additions before 1960 (historic footprint approximately 1,454 square feet) and approximately 1,632 square feet of additions after 1960. According to the historic footprint, only 727 square feet would be permitted by code to be added to the building if considered contributing. The building has had approximately 1,632 square feet of non-historic additions which is 905 square feet over the allowable if contributing.

"The building is sheltered from the street by an approximately 4' 10" high wall which includes approximately 2' 6" of coyote fencing to make the total height approximately 7' 5". According to the 2006 Historic Cultural Properties Inventory the wall is considered non-contributing due to later alterations and that the original date of construction for the wall is believed to be non-historic (after 1957, during 1960's additions).

### **STAFF RECOMMENDATIONS:**



"Staff recommends that the historic status of the building remains non-contributing based on loss of historic materials and major massing alterations."

Present and sworn was Mr. Christopher Selser, 416 Apodaca Hill, who said he guessed the reason he was applying for this was that the house sits on 3/4 acre lot. He said he intended to do a lot split and build a house for his wife and him. He explained that to get access to the rear lot, a section of the wall would need to have a 20' section removed for the easement to access.

Mr. Newman asked if staff had the site plan on power point.

Mr. Rasch said no, but it was shown on page 9.

Mr. Selser showed where the section to be removed was located. He said the wall was built in the 1960's of cement block, and stuccoed.

Ms. Farrar asked if all the remodeling work was done in the 1960's.

Mr. Selser agreed.

Ms. Farrar asked if the footprint included the portal and studio.

Ms. Barrett said yes.

Mr. Selser said the portal was attached with a little wall and was integrated into the main house.

Ms. Barrett said the portals are counted as additions. She also explained that all windows were replaced in 1991 so there was no historic material left.

Ms. Shapiro noted in the inventory #19 said part was endangered and spoke to wall removal. She asked why that endangered the property.

Ms. Barrett said that was not staff's opinion but was the surveyor's opinion.

Ms. Shapiro said the only thing she could see affecting the building was the site triangle which would require the house to be more open.

Mr. Rasch agreed and told the applicant to check with zoning. He explained that in that triangle, nothing could be constructed over 3' high.

Mr. Selser said that was not a problem and could expand the opening to 26' if needed.

Ms. Barrett said that would not change staff recommendations on it.

There were no speakers from the public regarding this case.

**Ms. Shapiro moved to approve Case #H 06-133 as recommended to maintain non-contributing status, based on the fact that so much historic material has been lost and so many alterations have been made. Mr. Newman seconded the motion and it passed by unanimous voice vote.**

2. **Case #H-05-136.** 645 Camino del Monte Sol. Downtown & Eastside Historic District. Jennifer Jenkins, agent for Robert Glazier, proposes a historic status review of this Non-Contributing property.

Ms. Barrett said the Case number was really 05-139. She presented the staff report as follows:

#### **BACKGROUND & SUMMARY:**

"This case was heard at the January 24, 2006 hearing and postponed pending submittal of additional information. The applicant provided some additional information, however the case continued to be postponed at the following meetings (lastly removed from April 25, 2006 agenda by staff) since the applicant or a representative field to attend the hearings. The property has been sold and a new owner and applicant had now come before the board for the status review. The applicant has provided further information regarding the property.

"The 1945 square foot Stamm building located at 645 Camino Del Monte Sol is Spanish Pueblo Revival style and was built by 1949 according to the 2005 Historic Cultural Properties Inventory or between 1951-1954 according to the applicant (1951 aerial photographs provided for evidence). The building has had moderate alterations which include construction of an approximately 384 square-foot sunroom in 1959, an approximately 24 square-foot addition on the South primary if contributing elevation, and alterations to Windows on the North and South elevations of the 286 square foot living room. Dates of the addition and living room alterations are unknown.

"The applicant states that approximately 44% (824 square foot) of the existing building is originally his original and 56% (1,085 square foot; staff calculation is 1,121

square foot) consists of later additions and alterations. Since the historic footprint includes additions before 1957 the actual historic footprint is 1,193 square foot and non-historic additions are 752 square foot. City of Santa Fe code would allow for only 596 square foot of non-historic additions if the building is considered contributing and therefore the existing structure would be over the allowable non-historic additions by 156 square foot.

"The building appears to contain original steel casement windows and later additions contain wood windows. The 2005 HCPI suggests that the building is contributing although the official map lists the building as non-contributing to the Downtown and Eastside Historic District.

#### **STAFF RECOMMENDATION:**

"Staff recommends that the building is upgraded to contributing status due to lack of consent to see the evidence that would support what appears to be a non-contributing status due to exceeding the 50% of historic footprint and alterations to what would be a primary elevation. Staff recommends that the board carefully examine all evidence provided since some information regarding the structure is uncertain."

She said the applicant would bring information to clarify some of those additions.

Present and sworn was Ms. Jennifer Jenkins, 105 Grant, who said she was present on behalf of the Glaziers who purchased the property. She said they were successful in obtaining information to clarify the additions.

She said she spoke with Harriet Hamilton who lived there from 1954 to 1959 and helped her understand the information on additions to the property there. One of the items was a floor plan and they did detailed drawings

Ms. Hamilton was able to clarify that not long after purchasing, they started adding the sunroom and took several years to do so.

Ms. Jenkins said they were not contesting the fact that all was historic but that all the alterations had been made to the original. She said the garage addition was an obvious afterthought and has no continuity with the house with not a lot of architectural integrity. She noted that the sunroom had a different roofline.

She said their point was that they were not here to argue age but that it was non-contributing at best because of all the alterations.

She said the living room ceilings were unusually high and there was a parapet on the roof there. She thought this might have been an afterthought, based on the foundation and roof.

She showed a window that was placed in the garage. She said they recycled the windows a lot and pointed out where she thought the window on the kitchen addition appeared to have been.

Regarding the inventory, Ms. Jenkins said they had found no inventory that recommended a contributing status. She added that the 2005 inventory has lots of errors such as on page 2 where it said the significance to the community was unknown. It also said the exterior remained basically unchanged. She clarified that it was not contributing and had not ever been.

Ms. Jenkins handed out photos and briefly described them [attached as Exhibit A].

She summarized that they recognized it as old with aspects worthy of preserving and their plan would honor those. She felt their work would bring more integrity.

Present and sworn was Mr. Bob Glazier, who said he was an architect and his wife was an artist. He said in two years, they would like to move here and looked for a very long time - five years and saw lots of houses and were happy with this one.

He said his firm specialized in historic preservation and he once sat on a similar Board.

Ms. Barrett said one reason this property had been sent this back so often were the inconsistencies. With regard to status, she explained that the survey showed recommendation of contributing but gave no reasons.

Mr. Newman asked what date the bump out had been added.

Ms. Jenkins said they had no date for it. She explained that Ms. Hamilton was very helpful but could not tell them about this feature. She said the structure spoke clearly that it wasn't part of the original.

Mr. Newman commented that the pink tile also told them something.

Ms. Jenkins said she liked the pink tile and asked Mr. Glazier to keep it.

Mr. Newman asked Ms. Barrett if the Board could separate part of the structure as contributing and part non-contributing.

Mr. Rasch said that all footprints on the historic status map generally gave all structures on the property the same status. He said it has caused problems in the past but the Board certainly could recognize the historic structure and could even make the status that way. It might be easier if the Board designated the whole property, recognizing non-historic aspects.

He reminded the Board that if they went to non-contributing, it would be hard to recognize those historic parts. He said it would be hard to assign an elevation rather than a block but the Board could put a condition on the historic part of the building.

Ms. Jenkins said they were happy to go on record with the Board with a plan within four months. She said what had been identified as primary elevation, they were really interested in preserving and did not want to remove any evidence of the historic part of the house so they would be happy to agree to conditions of approval for that elevation to be preserved.

Mr. Rasch said if the Board made it non-contributing, they could apply the condition to the primary elevation.

Ms. Barrett said that was her recommendation also.

Ms. Farrar said for her, all the additions were historic since most of them were 1954 and that was typical of the way buildings have been added onto. It was very traditional to the historic character. She didn't see it as a little historic building in the middle but all as a historic building.

Mr. Featheringill asked if the Board made it contributing, it would then be the whole footprint that was historic.

Ms. Barrett said the whole footprint was historic and just that one elevation was primary so the rest of the windows could be changed.

Mr. Newman said that meant the steel windows on the primary elevation could not be changed.

Ms. Barrett agreed but noted that the integrity had already been compromised.

Mr. Newman agreed that this house told a story and said something about how the

neighborhood grew although he could understand the need for some flexibility.

Ms. Jenkins repeated that they had no desire to modify the primary elevation. It was being cleaned up but not modified. She added that the primary elevation did not include the garage.

Ms. Barrett said it would include the entire façade of the primary elevation but they could come in and raise the height of the garage. Typically the Board asked for a step down.

Mr. Glazier said they would leave the entire front of the house just as it is. He said they didn't need to change the height of the garage. The entire façade would be kept as is. He said they also could keep the sunroom, if that was the Board's will.

Mr. Featheringill asked him if he wanted it contributing or non-contributing.

Mr. Glazier said they would like non-contributing because they needed to exceed the 50% rule.

There were no speakers from the public regarding this case.

**Ms. Farrar moved to upgrade status for Case #H 05-139 to Contributing. Mr. Frost seconded the motion.**

Mr. Newman commented that at the last meeting where they had granted Contributing status to a building they completely destroyed any contributing part of that building. Based on that, he said he was frustrated and concerned and not sure he understood what Contributing was any more. He agreed with Ms. Farrar that this was Contributing.

Ms. Farrar said there were cases with historic buildings where they got over zealous to help applicants deal with that.

Mr. Frost felt taking it to Contributing provided more security that the façade would remain.

Mr. Newman told the applicant that the Board could be incredibly flexible.

**The motion passed by unanimous voice vote.**

## **NEW BUSINESS**

1. **Case #H-06-134.** 445 Camino Monte Vista. Downtown & Eastside Historic District. William Peterson, agent for Linda Applewhite & Marshall Miller, proposes to remodel a Contributing building by replacing non-historic windows, altering opening dimensions on a non-primary elevation, constructing a patio with pergola and fireplace and constructing a side lot line wall extension to 5' 6" high.

Mr. Rasch presented the staff report for this case as follows:

### **BACKGROUND & SUMMARY:**

"445 Monte Vista is a part of a multi-family residence that was constructed with adobe between 1929 and 1932 in the Spanish Pueblo Revival style by Carlos Viera. Before 1958 the building was divided into two residences as a condominium. In approximately 1979, a wooden framed second story was added. The building is listed as contributing to the Downtown & Eastside Historic District. The west elevation is primary. No Historic Cultural Property Inventory was found, but there is no opposition to the historic designation.

"The applicant proposes to remodel the property with the following items.

"1. All windows on the non-historic second story and one non-historic window on the ground floor near the entrance will be removed and replaced with true divided light windows that match the existing historic windows. Opening dimensions and locations will not be altered.

"2. On the east, non-primary elevation, a triple three-light historic window will be removed and replaced with a pair of French doors at the same header height and opening width of the windows. The historic windows may be reused and this should be clarified with the applicant at the hearing. The kitchen door will be removed and replaced with a similar sized door that matches the new French doors nearby.

"3. The northeast patio will be enlarged and remodeled. A banco and corner fireplace will be constructed on the east elevation with the chimney attached to and mimicking the sculptural quality of the existing corner fireplace. A 120 square foot wooden pergola will be constructed to a height of 9' over this area. In one drawing, two inset niches are proposed in the east elevation building wall.

"The patio will be extended to the east with additional brick surfacing, low-stacked rock walls, another fireplace, and several steps up to the higher yard spaces beyond.

"4. The existing east side lotline wall will be increased in height by 25" to 5' 6", where the maximum allowable height is 6'. The extension will be stuccoed to match existing type and color.

**STAFF RECOMMENDATION:**

"Staff recommends approval of this application which complies with Section 14-5.2 (E) Downtown & Eastside Historic District design standards."

Present and sworn was Mr. William Peterson 793 Camino Poiniente, Santa Fe, New Mexico.

He thanked the Board for their time. He explained that his client bought this property at end of last summer and her first concern was the second story added twenty years ago. He said that Peter Lloyd from Woodtek would do the work. He added that the original was 60-70 years old and the owner wanted to have Peter make custom windows to match windows on first floor.

He pointed out that on downstairs, east side where proposed French doors came out on the patio, there was an existing window they would take out, not to widen but to match the French door around the corner.

He said in the kitchen now they had a solid wood door and wanted to do a divided light door with a panel at the bottom for a dog door.

He said that on the top elevations, the paired Fr doors about the dining room would be changed to new door openings and provided a handout explaining the change [attached as Exhibit B].

He added that the triple set was only 6' high so they would like to raise it 8" for the header. He said the client was willing to purchase the custom doors and windows to have continuity from up stairs to downstairs.

He said the landscaping work would be addressed by Elizabeth Robichek.

Mr. Newman felt this was a mystery, having two houses and one building. He thought those French doors were the only windows in the house that had no mullions, while the other half of the house was very different.

Mr. Newman thought the proportion of lights seemed rather square and appropriate



for something built in the 1930's but if they made all the others have horizontal mullions, he felt something was lost all of a sudden. He felt it really wouldn't work and recommended taking a closer look. He thought the intent was right and the existing windows were a problem.

Mr. Peterson asked for any recommendations. He said that all the upstairs was vertical and all on first floor were horizontal. He noted that Peter said those were original windows 60-70 years old.

Mr. Newman explained that on second floor of east elevation on left. If you put one vertical mullion on the flanking windows instead of the horizontals, it would divide them in half. And that would get the same look as the original windows.

Mr. Rasch said they could narrow the openings, as well.

Mr. Peterson said the owner would not want to do that. He said they were open to recommendations but thought what they were proposing maintained the feel of downstairs. He asked why that matching wouldn't be okay.

Ms. Shapiro asked him to show the Board some like that on the first floor.

After some further discussion, it was agreed that the drawings were not accurate.

Mr. Newman said until it was re-drawn, it would be hard to tell. He suggested to the applicant how that might be done.

Mr. Frost agreed that it was the drawings were throwing them off.

Mr. Peterson said they would state that they would not exceed the width of the lights on the first floor. He agreed to provide shop drawings to staff.

Present and sworn was Ms. Elizabeth Robichek, 331 Magdalena, who talked a little about the landscaping proposals which were all nestled in on the east side of the house. The main elements were fire, light pergola. She said two neighbors needed access to the basement so they were providing stairs for them and a gate on the far side of the garden. She explained that to extend the patio, they had a fair amount of excavation. She added they wanted to increase the wall heights so the garage on other side would not be visible, and have stacked stone for bancos on the perimeter edge. She said the owners were from the Sausalito area and their present home was Italian on an island in the bay so she had an image of lots of pots and detailing on fireplaces, was still working on paving material; and mostly talking brick.

Ms. Shapiro asked that she describe any landscape lighting or fixtures on the fireplace.

Ms. Robichek said she asked for subtle lighting on each side and was not sure where but maybe on the mantel, probably not sconces. She said they would have lights in the nichos also.

Mr. Peterson said in the nichos, the lights would not be visible but recessed.

Ms. Robichek said there would not be a great deal of other lighting, maybe path lighting but they hadn't talked about accent lighting.

Ms. Shapiro noted that the neighbors were not that far away and it was shared, so no bright lights should be contemplated.

Ms. Shapiro asked about the stonework.

Ms. Robichek said they planned to have stacked moss rock.

Ms. Shapiro asked if there was any other moss rock in that neighborhood.

Mr. Peterson said the wall between properties and around front were stuccoed.

Mr. Rasch asked if there were any planters on the street.

Mr. Frost said there was a new one at Bernard Euell Appraiser.

Mr. Rasch said he thought it was moss rock.

Ms. Robichek the rock would be seat height and they were excavating part of the yard. The neighbor whose gate was up here would look down into the garden and be the only one to see this banco.

Ms. Shapiro felt moss rock was a gentrified material and they might consider others that were more historic.

Mr. Rasch said that would be river rock.

Mr. Frost suggested it made wonderful walls.

Ms. Shapiro explained that moss rock was brought in and made popular but was not natural.

Ms. Robichek said they could explore that further. At this point, they were trying to get heights and the owners were not fond of the river rock which was there now.

Mr. Newman noted that no one was ever going to see these walls.

Ms. Robichek said they felt like they could take liberties because their windows were the predominant views. Moss rock was not a San Francisco item either.

Mr. Frost suggested they talk with Catherine Clemmons

There were no speakers from the public regarding this case.

**Ms. Farrar moved for approval of Case #H 06-135 per staff recommendations with the following conditions:**

- 1. That the applicant bring a window profile that was closer to the style downstairs;**
- 2. That any lighting fixtures themselves be brought to staff for approval;**
- 3. That the use of more traditional stone be contemplated and brought to staff.**

**Mr. Newman seconded with the added condition**

- 4. That shop drawings be brought to staff for review and approval.**

**Mr. Frost requested the added conditions**

- 5. That the doors be increased in height to match the same header height.**

**Ms. Farrar and Mr. Newman agreed to the conditions and the motion passed by unanimous voice vote.**

- 2. Case #H-06-135. 1129 Camino Delora. Downtown & Eastside Historic District. Mountain Builders, agents for Manuel Trujillo, propose to build a coyote fence at 4' tall with stuccoed pilasters to 4' 6", a 14' wide metal vehicle gate, and a 9' high arched pedestrian gate on a Non-Contributing property.**

Mr. Rasch presented the staff report for this case as follows:

## **BACKGROUND & SUMMARY:**

"1129 Camino Delora is a 1442 square foot single-family residence that was originally constructed in the 1930s in the Spanish Pueblo Revival style. The building

was remodeled in the 1990s and in 2004. The building is listed as non-contributing to the Downtown and Eastside Historic District.

"The applicant proposes to amend a previous approval on April 27, 2004 with the following three items. The applicant thought that the fans was approved at the previous hearing, but no evidence of that was found in the applicant stopped work on this item for board approval.

"1. A coyote fence will be constructed around the property perimeter. The maximum allowable height at the streetscape is by feet 2 inches. The latillas are shown to be cut regular at 4 feet high. Masonry plasters at 4'6" high will be stuccoed to match the residence with pair ask in a malted brown color.

"2. A 14 foot wide one-inch square rod metal vehicle gate will be installed at the driveway. The design is very simple with vertical elements as shown in a sample photograph.

"3. A pedestrian gate and archway will be installed beside the driveway in front of the west entrance to the residence. The stuccoed masonry archway will be 9 feet high and it will feature flanking buttresses, a wooden panel door with a spindle grilled window, a max box nicho, and to flanking wall-mounted light fixtures as shown in a sample photograph.

#### **STAFF RECOMMENDATION:**

"Staff recommends that the coyote fence latillas have irregular tops. Otherwise, this application complies with Section 14 - 5.2 (E) Downtown and Eastside Historic District design standards."

Mr. Featheringill noted the house came before the Board and was approved. He asked if it was with cementitious stucco.

Present and sworn was Mr. Manuel Trujillo, 1129 Camino Delora, who said he believed he had been at this 2.5 years. He said he was born and raised at this location and the property went back 300 to his great, great, grandfather. He said they have always tried to live simply and he had come back after being absent 25-30 years and felt like a stranger in his own backyard. He said he also saw why his neighbors weren't there any more because of the costs in that area.

He said he loved what his forefathers have done and wanted to keep that alive. He appreciated the value of the Board.

Ms. Farrar explained that the Board encouraged people to do irregular coyote tops, not straight cuts, but thought the design would have to be a small range.

Mr. Rasch agreed, about 2-4".

He asked if the vehicular gate had a post and if it was manual.

Mr. Trujillo agreed and said it would be manual.

Mr. Rasch said the minutes of the previous hearing did not indicate stucco type but just said Buckskin.

Ms. Farrar asked if stucco was done.

Mr. Rasch said it was.

Ms. Shapiro said Buckskin was notoriously a cementitious product.

Ms. Shapiro asked about fence construction.

Mr. Trujillo said the latillas would be on the outside of the pipe which would be painted a rust color.

Ms. Shapiro asked if the fencing went to San Acacio.

Mr. Trujillo agreed.

Ms. Shapiro asked if the entrance had an overhead header.

Mr. Trujillo said it did and would match.

Ms. Shapiro thought it was a little bit massive looking to have such a heavy header.

Mr. Trujillo said it would be less because they were restricted in height.

Ms. Shapiro asked if he had a drawing of it.

Mr. Trujillo said he didn't but the pictures were representative. It would have a beam going across and there would be a very small adobe portion on top of that.

Mr. Frost asked if he would consider eliminating the adobe part on top and just doing the beam.

Mr. Trujillo said he could consider that. He noted they were far apart so it would be okay.

Ms. Farrar asked if, on the west elevation, the gate would have lights on either side.

Mr. Trujillo said no, just at the entrance door.

Mr. Frost asked what the round spots on either side of the gate were.

Mr. Trujillo said the round parts were for the light fixtures.

Mr. Frost asked if he was taking lights from the entrance and putting them on the entry gate.

Mr. Trujillo said yes.

Mr. Rasch said it was shown on page 11 and 12

Mr. Newman felt it was really massive there in front and would like to see that modified a little so it wasn't so massive. He said the portions on the sides should be taken off.

Mr. Trujillo said he could see the concern but it was very much Spanish Territorial type construction, if you looked at the museum. He added that the cost was expensive and his neighborhood has been decimated. He said they wanted to live simply and would throw himself at the Board's mercy on this.

Mr. Frost asked if, from the front of the entry, the neighbors had visibility to that gate.

Mr. Trujillo said no. He said his neighbor, Mr. Ortega and he were partnering up on the wall between. He said Mr. Ortega's light didn't bother him and he believed the fence covered Mr. Ortega's window a little bit so he wouldn't see it. Across the street was the same thing.

Ms. Shapiro said they usually asked that light bulbs not be visible and required frosted glass.

Mr. Rasch asked for the wattage.

Mr. Trujillo said he would use 60 watts.

There were no speakers from the public regarding this case.

**Ms. Farrar moved for approval of Case #H 06-135 per staff with irregular tops of 2-3" range on the latilla fence. Ms. Shapiro seconded the motion with the added condition to bring the detail of the header to staff for review. The motion passed by majority voice vote with all voting yes except Mr. Newman who voted against.**

3. **Case #H-07-2.** 1688 Cerro Gordo. Downtown & Eastside Historic District. Mark C. Little, agent for James Gollin, proposes to remodel a Non-Contributing building with 1,407 sq. ft. of additions that were lower than existing height.

Mr. Rasch presented the staff report for this case as follows:

#### **BACKGROUND & SUMMARY:**

"1688 Cerro Gordo Road is a two-story single-family residence that was constructed in 1985 in the Spanish Pueblo Revival style. Remodeling and an addition were constructed at approximately 1998 and 1999. The building is listed as non-contributing to the Downtown and Eastside Historic District.

"The applicant proposes to remodel the building with the following six items.

"1. A 1003 square foot addition will be attached to the east elevation. The breakfast nook will include a corner fireplace.

"2. A 344 square-foot addition will be attached to the south elevation. The living room will include a large fireplace.

"3. The existing wood deck will be expanded with 520 additional square feet that mimics the construction material and style. A water feature is planned at the central area of the space between the building blocks.

"4. A 1008 square-foot addition will be constructed on to the existing second floor at 1 foot lower than the existing height. The addition features a portal with exposed wooden elements including a latilla roof and wooden balustrade railing on the east and south elevations and a balcony with a wooden balustrade railing on the west elevation.

"5. Other minor alterations include adding a window in the North elevation, having a door into a larger window installation on the West elevation, in stalling a pared mechanical room door on the West elevation, and in filling Windows with wall on the West and East elevations of the existing second-floor rooms.

"6. The building will be we stuccoed with Belgrade Desert Rose to match the existing color. Exposed wooden elements on scratch will be staying a natural brown color and the sealed with an unknown material.

#### **STAFF RECOMMENDATION:**

"Staff recommends approval of this application which complies with Section 14-5.2 (E) Downtown and Eastside Historic District design standards."

Present and sworn was Mr. Mark Little, 1123 S. Luisa Circle, Santa Fe, who said he had nothing to add.

Ms. Farrar asked how the neighbors felt about taking out the diamond window.

Mr. Little said he hadn't heard from them.

Mr. Newman felt this was an improvement.

Mr. Frost thought the added building on the second floor improved the look tremendously.

There were no speakers from the public regarding this case.

Ms. Shapiro asked about stain.

Mr. Little said he would use a natural stain, an oil penetrating sealer that won't peel off.

Mr. Frost asked if he would restucco entire building.

Mr. Little said he thought they would have to and said the owners were fine with Desert Rose.

Ms. Shapiro asked about rooftop equipment.



Mr. Little said they were talking about solar heating but would come back with that later. He said the owners wanted to be as green as possible.

Ms. Shapiro said she didn't see any kind of lighting at portals and asked if they would have any.

Mr. Little said no, just a door and shielded. He said they had hanging lights on the lower portal.

Mr. Rasch asked if the Canyon Neighborhood had to approve this.

Mr. Little said no but they were notified.

**Mr. Frost moved to approve Case #H 07-002 as recommended by staff with the following conditions:**

- 1. That stucco be cementitious,**
- 2. That there be no roof top appurtenances,**
- 3. That any solar equipment be brought back later;**
- 4. That lighting under portals be brought to staff and shielded from neighbors.**

**Ms. Shapiro seconded the motion and it passed by unanimous voice vote.**

- 4. Case #H-07-4. 522 Douglas. Downtown & Eastside Historic District. Lorn Tryk, agent for Ken & Jenny Harris, proposes two additions totaling 103 sq. ft. to the existing height of 11' and a side pedestrian gate and wall to a Contributing property.**

Ms. Farrar recused herself from this case.

Ms. Barrett presented the staff report for this case as follows:

#### **BACKGROUND AND SUMMARY:**

"The approximately 1,186 square-foot Simplified Spanish Pueblo Revival style single-family residence and freestanding approximately 660 square foot garage/studio was constructed between 1925-1935 according to the 1984 Historic Cultural Properties Inventory. The single-family residence has had minor alterations which include approximately 310 square foot of additions on the non-primary west and north elevations, door replacements, and replacement of a picket fence to chain link fence in the 1980 - 1990s and then replaced to a coyote fence in 1999 along the east, street facing elevation. The official map lists both buildings as contributing to the Downtown and

Eastside Historic District.

"This application requests the following alterations:

"1. Construct approximately 37 square-foot addition on the non-publicly, non-primary west elevation 10 feet back from the south elevation to match the existing height of 11 feet. The addition will have a door on the south elevation. Details were not submitted. Also proposed on the non-historic addition of the south elevation is a replacement of a 3/1 window with a larger 3/3 window.

"2. Construct approximately 66 square-foot bathroom addition on the non-publicly visible, non-primary west elevation. The addition will connect to a non-historic addition and will match the existing height of 11 feet. The addition will have paired 3/3 double hung windows on the west elevation although the applicant has expressed interest in matching the existing 3/1 windows. Window material was not submitted. Also proposed for the west elevation is the removal of a non-historic window to divided light French doors. All window and door trim will match the existing. The additions will be stuccoed to match the existing. Stucco type not submitted.

"3. Install and exterior light fixtures at the new entries. Light fixtures will be an Artesanos Santa Fe scones and an example will be provided at the public hearing.

"4. Lastly proposed is a six-foot high, 8 foot 6 inch long coyote fence and pedestrian gate at the north side of the property facing west.

"Historic footprint (historic footprint equals 876, allowable equals 438, total non-historic additions including proposed equal 413).

#### **STAFF RECOMMENDATIONS:**

"Staff recommends approval of this application on the condition that all window and door details are submitted to staff for approval before a building permit application is submitted, that the example of the exterior light fixture is submitted as well, that the stucco is cementitious and the either a slightly different color or texture than the existing, that the new windows are 3/1 double hung windows, and that the coyote fence not attach to the contributing property. Otherwise this application complies with Section 14-5.2 (C) Regulations for Contributing Structures and Section 14-5.2 (E) Downtown and Eastside Historic District design standards."

Present and sworn was Mr. Lorn Tryk, 206 McKenzie St., Suite F-2.

He said they agreed with all the staff conditions and would use wood double-hung windows to match. He said the three over one would not meet the 30" rule. The existing original windows were undivided on lower half so they didn't meet code.

He said they intended to use cementitious stucco.

He explained that the drawing he brought showed the addition in red with new walls within existing space and new walls in new space.

Ms. Barrett said they asked for a different color or texture but they could use matching because nothing was visible.

Mr. Frost noted that all the rest were three over ones and he thought those should remain. It would change the character of this cute little fence. Also he would like the picket fence to go back up. It was a cute little fence and the coyote fence sort of hides it.

Ms. Shapiro asked if he brought the lighting fixtures.

Mr. Tryk said he thought he had but could not find it. He said it was Artesanos Santa Fe tin sconce of which the Board had seen a million of them.

Ms. Shapiro suggested he could bring it to staff.

Ms. Shapiro asked if anything would be on the roof.

Mr. Tryk said no.

There were no speakers from the public regarding this case.

**Ms. Shapiro moved for approval of Case #H 07-004 according to staff recommendations, with same color in cementitious, 3 over 1 windows, with the detail of lights to be brought to staff and that the coyote fence not attach to the contributing property or consider the picket fence. Mr. Frost seconded the motion.**

**The motion passed by majority voice vote with all voting in favor except Ms. Farrar who had recused from this case.**

Ms. Farrar rejoined the bench at this time.

- 5. Case #H-07-3. 701 Joaquin Lane. Historic Review District. Robert Zachary, agent for Ted Eudy & Dwight Holden, proposes to remodel a Non-Contributing, non-**

compliant building by enclosing a 153 sq. ft. portal to match existing height, construct a roof deck, construct an approximately 1,299 sq. ft. garage and portal addition below the existing height and re-stucco a Non-Contributing building. An exception was requested to Section 14-5,2 (F,2,f) regarding traditional Santa Fe architecture.

Ms. Barrett presented the staff report for this case as follows:

## **BACKGROUND AND SUMMARY:**

"The approximately 2251 square foot Contemporary Style single-family residence located at 701 Joaquin Lane was first constructed in 1994 with major remodeling in 2000. The permitted remodeling consisted of the bedroom and a bathroom addition and stylistic changes that included metal mesh handrails, a cantilevered overhang at the front door, large glass windows, and restuccoed in a light grayish color. The building is considered a nonconforming style by the City of Santa Fe Historic Ordinance. The building does not have a listed historic status on the official map and is located within the Historic Review District.

"This application proposes the following to the non-publicly visible building:

"1. Enclose an approximately 153 square foot portal on the east elevation to not exceed the existing height of 19'11" (maximum allowable height is 24'6"). The addition on the east elevation will include three large fixed frameless insulated glass windows with outer two windows having two smaller awning style windows directly below to match the existing window details. The north elevation of the addition will have an aluminum and glass door with a transom window and glass French doors to match the existing. The south elevation of the addition will have a fixed glass window and an awning underneath to match existing. Also on the existing south elevation a pair of casement windows will be removed and replaced with a larger fixed window with an awning beneath to match existing. The enclosure will also have a new fireplace with a weathered the steel tubular chimney.

"2. The existing approximately 711 square foot patio at the northwest corner of the building will be covered with a new portal with an approximately 4 foot overhang. And exterior stair will also be constructed at the northwest corner in order to access the proposed roof deck. The roof deck will not have access from a habitable second-story. The roof deck and stairs will have horizontal weathered steel railing at a height of 3 feet. The patio metal mesh handrails will be replaced with the 3-foot high weathered steel rails as well and the fascia will also be replaced with weathered steel.

"3. Construct an approximately 538 square-foot garage to a height of 12 feet 19'6" were garage and above portal meet where the maximum allowable height is 24'6". The east elevation will have a weathered steel smoothed sectional garage door and the south elevation will have a pedestrian door. Pedestrian door details were not submitted. An 8-foot long, 12-foot high wall will extend at the southwest corner of the garage.

"4. The entire building will be stuccoed in a bronze color similar to STO Pecos. The stucco type was not specified.

"Since the existing style of the building is nonconforming the applicant has requested an exception to Section 14-5.2 (F,2,f) regarding traditional Santa Fe architecture in order to match the existing style. As required by code the applicant has responded to the following required criteria Section 14-5.2 (C, 5,c, i - vi).

#### **STAFF RECOMMENDATIONS:**

"Staff recommends denial of the exception unless the Board has a positive finding of fact to grant the exception. If the exception is granted, staff recommends approval on the condition that no skylights are publicly visible, that the pedestrian door details are brought to staff, that stucco type is specified, and that window material and color is specified. Otherwise this application complies with Section 14-5.2 (F) Historic Review District design standards."

Present and sworn was Mr. Robert Zachary, 2538 Camino Entrada, who said he was not sure how the historic review worked. He said they found many other contemporary houses in the neighborhood but he would just like to try to cooperate.

One thing he mentioned in the field was that the budget was off the charts so they might not want to go to the bronze stucco and might do the heated parts as a first phase to try to bring costs under control.

Mr. Newman said that prior to going to the house he had other concerns but he thought what they were doing was appropriate, given the architecture of the house and was very nice. He said he traced on the floor plan the roof deck and it aligned on the east side, if he understood this, with the extension of the living room on the east side.

He asked for clarification on the area of the roof deck.

Mr. Zachary pointed out the area which was different from what Mr. Newman understood. They discussed the parameters of the roof deck and whether the rails met the code requirements at 3 feet high.

Mr. Zachary showed them the roof plan which helped with clarity.

Ms. Shapiro asked him to describe the chimney and whether it was smooth or corrugated and what material was being used.

Mr. Zachary said it would be hot rolled steel with a patina or rusted or weathered.

Ms. Shapiro asked if it matched the railings.

Mr. Zachary said that was the idea.

Mr. Newman asked if that was true for the overhang over front door also.

Ms. Barrett agreed and was for the garage door as well.

Mr. Frost asked if the flue going through the overhang was insulated from the overhang.

Mr. Zachary agreed, saying it had a double wall on the inside.

Ms. Farrar said she read the exception criteria and on site today, the idea of the transition district was to not go abruptly from historic neighborhood and abruptly away from the vernacular. She felt this location was so unrelated to the historic districts that it didn't have any interaction with the core districts. She said it was obvious to her that they shouldn't take an existing building and try to integrate into their standard. She thought it should go forward in the contemporary design elements. She added that it was not visible from the streetscape so she thought it should continue in that style.

Mr. Newman thought the existing stucco color there was preferred to something very dark.

Mr. Featheringill asked if staff mentioned STO.

Mr. Zachary said it had synthetic stucco on there now.

There were no speakers from the public regarding this case.

**Mr. Newman, with great pleasure, moved to approve Case #H 07-003 as designed and that the exception be granted for the contemporary style addition compatible with the existing house with all six of the responses being acceptable.**

**Ms. Farrar seconded the motion, asking staff to make finding of facts for this case.**

**The motion passed by unanimous voice vote.**

- 6. Case #H-07-5.** 538 Garcia. Downtown & Eastside Historic District. Christopher Purvis, agent for Ed Wielage, proposes to remodel two Contributing buildings by adding 189 sq. ft. of additions, replacing primary and non-primary elevation windows, constructing a ramada in front of the main residence, and constructing a 48" high wall between the buildings. Two exceptions were requested to alter opening dimensions on a primary elevation (Section 14-5.2,D,5,a) and to construct an addition at less than 10' back from a primary elevation (Section 14-5,D,2,d).

Mr. Rasch presented the staff report for this case as follows:

## **BACKGROUND AND SUMMARY**

"538 Garcia Street is a multi-family residence composed of two freestanding structures (one main structure with two residences and one guest house residence) that were constructed in 1942 in a vernacular style. Remodeling and additions were constructed after 1951 and in the 1960s. Windows and doors were replaced after 1983. The buildings are listed as contributing to the Downtown and Eastside Historic District. The north elevation of the main building and the east elevation of the guesthouse are primary.

"The applicant proposes to remodel the property with the following items.

### **Main residence**

"1. The height of the building will be increased from 9'6" to 13 feet where the maximum allowable height is 14'1" as determined by radial calculation.

"2. The 234 square-foot non-historic addition will be removed from the primary elevation.

"3. A 65 square foot addition will be constructed on the east elevation, to match the new adjacent height.

"4. Opening dimensions on the primary north elevation will be altered. One window will be lowered and widened to comply with emergency ingress/egress while

maintaining the header height. A noncompliant plate glass window will be removed and replaced with paired 3/1 double hung windows in the existing opening to match existing windows in operation and light pattern. Also an existing door will be removed and a window will be restored to this location. An exception is requested to alter primary elevation opening dimensions (Section 14-5.2 D, 5,a) and the exception responses are attached.

"5. A window on the east elevation will be removed and replaced with a door.

"6. Windows will be removed on the south elevation and in filled with wall. In addition a massive fireplace and chimney will be added to this elevation.

"7. Presumably recycled historic windows in the west elevation will be removed and replaced with French doors with sidelights.

"8. All other non-primary windows will be removed and replaced with windows that match the historic windows.

#### Guest residence

"1. The height of the building will be increased from 9 feet to 10'8" where the maximum allowable height is 14'1" as determined by a radial calculation.

"2. The 64 square-foot post-1957 addition will be removed from the east elevation along with removal of the 65 square foot post-1951/pre-1957 addition behind it. These historic additions are not part of the original footprint of the building. French doors will be installed in the new south elevation.

"3. A 105 square foot addition will be constructed on the north elevation. The addition is less than 10 feet back from the primary elevation and an exception has been requested (Section 14-5.2 (D,2,d), and the exception responses are attached.

"4. The primary entrance door will be replaced in the existing opening dimensions.

"5. All non-primary doors will be removed and replaced with windows that match the historic windows.

#### "Other alterations

"A 165 square foot ramada will be constructed to 9' 8" in front of the north elevation of the main building at an approximately 1 foot standoff. The wood will be stained in



weathered gray and oiled.

"A 48" yard wall and pedestrian gates will connect the guesthouse primary elevation to the main residence primary elevation. The gate will be a wooden vertical slat that is painted. An exception to add onto a primary elevation (Section 14-5.2 D, 2) has been requested and the exception responses are attached.

"The buildings will be we stuccoed in cementitious stucco to match existing color. Windows will be clad in a blue color that matches the existing color.

#### **STAFF RECOMMENDATION:**

"Staff recommends denial of the exception requests unless the Board has a positive finding of fact to grant the exceptions or the issues are mitigated during the public hearing. Otherwise, this application complies with Section 14 - 5.2 (E) Downtown and Eastside Historic District design standards."

Present and sworn was Christopher Purvis who said there were 3 exceptions noted. One was a drafting error re setback of addition to ten feet. The intention was ten feet so they didn't need an exception for that.

He said the exception for the bedroom stands

Ms. Farrar asked on which elevation that would be.

Mr. Purvis said it was the center of the east side and the window was not visible.

Mr. Frost asked if it was required by the fire department.

Mr. Purvis said yes, that it had to be lowered and widened per code.

Mr. Rasch asked about the attachment of the wall.

Mr. Purvis said they could hold it away a couple of inches. That was an oversight.

He brought a color version of the drawing showing the additions over time.  
[Attached as Exhibit C].

Mr. Rasch asked why he was taking off the two additions.

Mr. Purvis said they were too close to the property line and provided no privacy. He

said he was trying to pull it toward the parking area and provide for a courtyard.

Mr. Frost asked if in those two openings in guesthouse if the windows going to be replaced with original windows coming out of that section.

Ms. Farrar said it was a demolition and one could not demolish contributing structures.

Mr. Rasch said it was allowed to demolish a historic window and this was the same thing.

Mr. Purvis said he understood you could modify a contributing building.

Mr. Rasch agreed.

Mr. Purvis said one of the additions was historic and one was not. The non-historic was closest to the front. The one further back was more questionable. But it would help make that little courtyard area.

Mr. Rasch added that it was less than 50% of the original footprint.

Mr. Purvis said that since it was a zero lot line, they had to get an affidavit.

Ms. Farrar said it felt like it kept its character in the drawings and asked if his intent was to keep that feel.

Mr. Purvis said yes. He said the location and relation to the buildings around it were the most interesting parts.

Mr. Frost asked if he was removing #6 on both.

Mr. Purvis said no, explaining that #6 was on the primary elevation.

Mr. Newman said he was confused by the bump.

Mr. Purvis said they were expanding that room there.

Mr. Frost asked if this would convert two units into a single-family dwelling.

Mr. Purvis agreed and said it might have been 3 for a while.

Ms. Farrar asked if he was replacing all historic windows.

Mr. Purvis said they would keep the primary ones and replace the rest in kind.

Ms. Shapiro asked if there would be anything on the roof.

Mr. Purvis said yes but everything would be hidden behind the parapet. He said the condensers were 40" high and would be pushed down on top of mechanical room.

Ms. Shapiro asked about lighting.

Mr. Purvis said he hadn't thought about it.

Ms. Shapiro said details could go to staff.

Mr. Purvis said yes, please.

Ms. Shapiro asked about the stucco.

Mr. Purvis said it would be cementitious, matching existing color.

There were no speakers from the public regarding this case.

Ms. Shapiro asked for the color of trim.

Mr. Purvis said they would match what was there.

Ms. Farrar said his exceptions responses were the best she had ever read.

Mr. Newman asked about the location of the front door.

Mr. Purvis said the front door would remain where it was now.

**Ms. Farrar moved for approval of Case #H 07-005 with a positive finding of fact for the exception on the bedroom window and with the following conditions:**

- 1. That the applicant bring back the lighting plan,**
- 2. That the yard wall stand off a few inches (2-3) from the structures,**
- 3. Allowing removal of additions on the guest house,**
- 4. Requiring a ten-foot setback on the guesthouse to meet the historic requirement.**

**Mr. Frost seconded the motion.**

Ms. Shapiro asked that the yard wall and any restuccoing match the details of the existing and that all rooftop appurtenances not be visible.

Ms. Farrar and Mr. Frost accepted the additional conditions as friendly and the motion passed by unanimous voice vote.

7. Case #H-07-6. 345 W. Manhattan. Transition Historic District. Tommy Gardner, agent for John & Linda Dressman, proposes to remodel a Contributing building by altering historic and non-historic sections with a pitched roof, a portal, and opening dimension changes. Three exceptions are requested to construct a pitched roof (Section 14-5.2,D,9,d), to alter openings on a primary elevation (Section 14-5.2,D,5,a), and to construct an addition on a primary elevation (Section 14-5.2,D,2,c).

This case was postponed under Approval of Agenda.

#### **MATTERS FROM THE BOARD**

None.

#### **BUSINESS FROM THE FLOOR**

None.

#### **ADJOURNMENT**

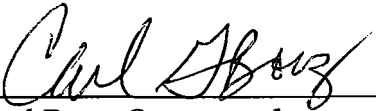
Mr. Frost moved to adjourn the meeting. Ms. Farrar seconded the motion and it passed by unanimous voice vote.

Having completed the agenda and with no further business to come before the Board, the meeting was adjourned at approximately 8:45 p.m.

Approved by:

  
\_\_\_\_\_  
Dan Featheringill, Chair Pro Tem

Submitted by:

  
\_\_\_\_\_  
Carl Boaz, Stenographer