



Agenda

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HISTORIC DESIGN REVIEW BOARD FIELD TRIP

TUESDAY, APRIL 24, 2007 – 12:00 NOON

PLANNING DIVISION, 2ND FLOOR CITY HALL

HISTORIC DESIGN REVIEW BOARD MEETING

TUESDAY, APRIL 24, 2007 – 6:00PM

CITY COUNCIL CHAMBERS

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF AGENDA

D. APPROVAL OF MINUTES

February 27, 2007

March 27, 2007

E. COMMUNICATIONS

F. BUSINESS FROM THE FLOOR

G. ADMINISTRATIVE MATTERS

1. Board appointment of Vice-Chair

H. OLD BUSINESS TO REMAIN POSTPONED

I. OLD BUSINESS

1. Case #H-06-22-B. 216 E. Buena Vista. Don Gaspar Area Historic District. Michael Roybal, agent/owner, proposes to amend a previous approval by extending a portal 2' for an additional 76 sq. ft. and by constructing an 80 sq. ft. portal to a Non-Contributing property.

J. STATUS REVIEW

K. NEW BUSINESS

1. Case #H-07-29. 1523 Canyon. Downtown & Eastside Historic District. Lloyd & Associates, agents for Canyon Road, LLC, propose to construct approximately 896 sq. ft. of additions to match the existing height of 13' 6" to a Contributing building.

2. Case #H-07-40. 542 Camino del Monte Sol. Downtown & Eastside Historic District. Thor Sigstedt, agent for Frank Clifford & Barbara Anderson, propose to construct an approximately 726 sq. ft. free-standing guest house to a height of 14' where the maximum allowable height is 19' 4", construct a 60 sq. ft. ramada, repair a Non-Contributing garage, and replace an 8' high coyote fence with a coyote fence to the maximum allowable height of 6'.
3. Case #H-07-42-A. 408 Sosaya Lane. Downtown & Eastside Historic District. Staff proposes an historic status review for this Non-Contributing property.

Case #H-07-42-B. 408 Sosaya Lane. Downtown & Eastside Historic District. Robin Gray, agent for Richard Taubman, proposes to remodel a Non-Contributing building by enclosing an approximately 57 sq. ft. portal, constructing approximately 351 sq. ft. of portal additions, constructing approximately 339 sq. ft. of additions, removing an approximately 72 sq. ft. shed addition, replacing windows and doors, increasing a portion of the parapet to 13' 5" where the maximum allowable height is 14' 6", re-stuccoing, rehabilitating windows and doors and re-stuccoing the Contributing guest house and construct a yard wall to a height of 5' 6" where the maximum allowable height is 5' 4".
4. Case #H-07-45. 519-521 Camino Don Miguel. Downtown & Eastside Historic District. Doug Cook, agent for Peter & Cosima Bryant, proposes to remodel a Non-Contributing building by constructing an approximately 270 sq. ft. addition to match the existing height of 18' 6", replace doors and windows, and to construct a parapet below the existing height.
5. Case #H-07-46. 654 Old Santa Fe Trail. Downtown & Eastside Historic District. Wyndham Carlisle, agent for Peter Wolf, proposes to remodel a Contributing building by replacing windows which includes restoring historic openings and fenestration pattern.
6. Case #H-07-47. 460 Arroyo Tenorio. Downtown & Eastside Historic District. Wyndham Carlisle, agent for Mary Irene Stevens-Garner, proposes to remodel a Contributing building by replacing non-historic windows, to construct an approximately 498 sq. ft. guest house under the maximum allowable height at 12', and to construct a coyote fence to the maximum allowable height of 6'.
7. Case #H-07-48. 403 San Antonio. Downtown & Eastside Historic District. Chris Ferguson, agent for Grete Meilman, proposes to construct an approximately 65 sq. ft. addition lower than the existing height of approximately 16', replace doors and windows, and to re-stucco a Non-Contributing building.
8. Case #H-07-49. 355, 357, 357 ½ E. DeVargas. Downtown & Eastside Historic District. Jim McGorty, agent for Elizabeth McGorty & Heather Street, proposes to rehabilitate doors and windows, replace pipe railing, and re-stucco three Contributing buildings, remove a 6' high wood slat fence and construct a coyote fence to the maximum allowable height of 6' and construct two yard walls to the maximum allowable height of 6'.
9. Case #H-07-50. 1260 Upper Canyon. Downtown & Eastside Historic District. Elisabeth Wagner, agent for Roy Trice, proposes to remodel a Non-Contributing building by constructing approximately 80 sq. ft. of additions, construct approximately 468 sq. ft. of portal additions, alter doors and windows, construct an approximately 1,500 sq. ft. guest house and 584 sq. ft. of portals to a height of 14' where the maximum allowable height is 15' 6", construct an approximately 750 sq. ft. free standing garage to a height of 14' 6" where the maximum allowable height is 15' 6", and construct a yard wall to the maximum allowable height of 6'.
10. Case #H-07-41. 1209 Canyon. Downtown & Eastside Historic District. Victor Johnson, agent for the City of Santa Fe, proposes to rehabilitate windows, replace non-historic doors, and re-construct a pitch roof to a height of 26' where the existing flat roof height is 16' and the maximum allowable height is 16' 7" on a Significant building. An exception to the pitch calculation Section 14-5.2(D,3,d) and a height exception Section 14-5.2(D,3,c) are requested.
11. Case #H-07-43. 833 E. Palace Avenue. Downtown & Eastside Historic District. Joseph Sembrat, agent/owner, proposes to remove an approximately 180 sq. ft. carport, replace stucco railings to meet code and to insert iron grill openings on a Contributing building. An exception to alter a primary elevation Section 14-5.2(D,3,b) is requested.

L. MATTERS FROM THE BOARD

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 April 24, 2007 Historic Design Review Board Field Trip, please notify the Planning Division by 9:00 am on Tuesday, April 24, 2007 so that transportation can be arranged.

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HISTORIC DESIGN REVIEW BOARD

Santa Fe, New Mexico
April 24, 2007

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MINUTES OF THE
CITY OF SANTA FE
HISTORIC DESIGN REVIEW BOARD

TUESDAY, APRIL 24, 2007

CALL TO ORDER

A regular meeting of the City of Santa Fe Historic Design Review Board was called to order by Chair Sharon Woods 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:

Ms. Sharon Woods, Chair
Ms. Jane Farrar
Mr. Robert Frost
Mr. Charles Newman
Ms. Cecilia Rios
Ms. Deborah Shapiro

MEMBERS ABSENT:

Mr. Jake Barrow [excused]

OTHERS PRESENT:

Ms. Marissa Barrett, Historic Planner
Mr. David Rasch, Historic Planner Supervisor
Mr. Carl Boaz, Stenographer

NOTE: All items in the Committee packet for all agenda items are incorporated herein by reference. The original Committee packet is on file in the Planning Department.

APPROVAL OF AGENDA

Mr. Rasch requested two changes to the agenda. He noted that the March 27 minutes were not in the packet and Case #H 07-41 was postponed by the applicant.

Ms. Rios moved for approval of the Agenda as amended. Ms. Farrar seconded the motion and it passed by unanimous voice vote.

APPROVAL OF MINUTES

February 27, 2007

Mr. Frost requested a change on page 15 middle of the page: "The owner he was maintaining the basement through a trap door."

Ms. Rios requested that page 11, 3rd paragraph from the bottom be stricken.

She requested that Page 30, 6th paragraph be reworded to say, "She said when she was growing up some neighborhoods on the east side had walls but most did not have high walls or vehicle gates. She thought the proliferation came in more than fifteen years ago."

Ms. Shapiro, page 23, second line from bottom: "Ms Shapiro asked if he could ~~you~~ show the Board where it would be."

She requested a change on page 26 to say, "the work he put into it."

Mr. Newman =-page 11, 4th paragraph: under Public Comment, "Mr. Newman noted page six of the packet and said they did a 'post-modern' version of the original."

There were no other changes requested to these minutes.

Ms. Farrar moved to approve the minutes of February 27, 2007 as corrected. Ms. Shapiro seconded the motion and it passed by unanimous voice vote.

March 27, 2007

Not considered.

COMMUNICATIONS

None.

BUSINESS FROM THE FLOOR

None.

ADMINISTRATIVE MATTERS

1. Board appointment of Vice-Chair

Chair Woods moved to have Ms. Rios be Vice Chair. Mr. Frost seconded the motion and it passed by unanimous voice vote.

Ms. Farrar asked about details for Historic Preservation Week

Mr. Rasch said the awards ceremony would be held at the Curtin-Paloheimo House. He said the Board needed to recruit people to sit in the 7 rooms to protect the art and artifacts during the awards ceremony. May 17th from 6-8 p.m.

Ms. Rios suggested that each Board member get one person.

Chair Woods asked that they communicate with Ms. Rios.

OLD BUSINESS TO REMAIN POSTPONED

None.

Chair Woods announced to the public that if anyone coming before the Board disagreed with the board's decisions that they would be able to appeal it to the Governing Body. She said that there would be a short time constraint for filing that appeal and asked that anyone wishing to appeal contact staff right away. She then said that if anyone was going to speak before the board that they would need to give their name and address to the recorder and be sworn in.

OLD BUSINESS

1. **Case #H-06-22-B.** 216 E. Buena Vista. Don Gaspar Area Historic District. Michael Roybal, agent/owner, proposes to amend a previous approval by extending a portal 2' for an additional 76 sq. ft. and by constructing an 80 sq. ft. portal to a Non-Contributing property.

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

BACKGROUND AND SUMMARY:

"On August 8, 2006, the Historic Design Review Board downgraded the historic status of this building from contributing to non-contributing due to major remodeling which resulted in a loss of historic and architectural integrity. This building was approved at the September 12, 2006 hearing for remodeling which included replacing doors and windows, re-roofing to include construction of a parapet, constructing an approximately 140 square foot addition, constructing an approximately 368 square foot portal addition, and conversion of a carport to a garage.

"This application proposes to amend the previous HDRB approval with the following item.

"Extend the approved approximately 368 square foot portal on the north elevation 2'. The square footage will increase by approximately 76 square feet (total approximately 444 sq. ft.). The portal will reach a height of approximately 11' where the existing height is approved for 13'. The portal will have an exposed wood beam, carved corbels, posts, and exposed viga ends capped with tin. All wood trim will be finished in a light brown stain.

"Plans also indicate that an approximately 80 square foot portal is proposed for the south elevation. This request has been deleted due to a lot coverage conflict.

STAFF RECOMMENDATIONS:

"Staff recommends approval of this application which complies with Section 14-5.2 (D) General Standards for all H Districts, and Section 14- 5.2 (E) Downtown and Eastside Historic District design standards."

Present and sworn was Mr. Ron Martínez 6151 Airport Road, who said he had nothing to add.

There were no speakers from the public regarding this case.

Ms. Rios moved to approve Case #H 06-22-B per staff recommendation. Mr. Frost seconded the motion and it passed by unanimous voice vote.

STATUS REVIEW

None.

NEW BUSINESS

1. **Case #H-07-29.** 1523 Canyon. Downtown & Eastside Historic District. Lloyd & Associates, agents for Canyon Road, LLC, propose to construct approximately 896 sq. ft. of additions to match the existing height of 13' 6" to a Contributing building.

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

BACKGROUND & SUMMARY:

"1523 Canyon Road is an approximately 2,457 square foot single-family residence that was constructed before 1944 in the Spanish-Pueblo Revival style. Construction of a rear portal and closet with the enclosure of the sunporch occurred after 1958. At that time older steel casement windows were recycled. The building is listed as contributing to the Downtown & Eastside Historic district. The south and west elevations are primary.

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

- "1. An approximately 800 square foot addition will be constructed on the rear non-primary north elevation. This complies with the 50% footprint rule. The addition will match existing height, style, and color.
- "2. The window on the south elevation and the entry door on the east elevation, both under the front portal, will be switched. This is considered a reversible treatment that does not alter the header height or opening widths.

STAFF RECOMMENDATION:

"Staff recommends approval of this application with the conditions that the historic

front window with cement lug sill and door be reused. Otherwise, this application complies with Section 14-5.2 (E) Downtown & Eastside Historic District design standards."

Ms. Rios asked if they were deleting the porch on the south.

Mr. Rasch said no, that they were just switching door and window.

Chair Woods asked if the additions had to be a different height.

Mr. Rasch said that on significant structures, the addition must be six inches lower.

Present and sworn was Mr. Wayne Lloyd, 501 Halona Street, who said the elevation he displayed was a watercolor. He said they found in the house sacks of stucco so they took it and mixed the same color with the intent to match existing.

He said the addition would be six inches lower on height. He said he met with neighbors Mac Watson on the west and Richard Ellenberg on the north and commented on their conversations.

Chair Woods directed that the statement be struck from record as it was hearsay.

Mr. Frost asked if they were doing anything to the portal itself.

Mr. Lloyd said no.

Ms. Farrar asked if he would be restuccoing the entire building.

Mr. Lloyd said yes and it would be cementitious stucco.

Mr. Lloyd said that both neighbors wanted him to improve the sight lines on the driveway down the west side. He explained that it was a private drive and part of Mac Watson's property but the SW corner of wall was too high. He said they wanted to meet and discuss opening it up at the driveway. He said he planned to lower it 20' to north and west and would bring it back to staff.

Mr. Rasch said that it wasn't posted so he would leave it up to Board. He said the Board could have it come to staff.

Ms. Farrar suggested there might be portions of that wall that were historic.

Mr. Rasch said the previous owner had said he helped his father build it around

1965. At that time, the Board allowed part of it to be taken down.

Ms. Rios thought it was a nice, sensitive job and the view of the historic house from the public way was unchanged. She asked about rooftop equipment.

Mr. Lloyd said there would be no rooftop equipment.

Ms. Rios asked about outdoor lighting.

Mr. Lloyd said the only place would be beside the garage door and they didn't have that shown.

Ms. Shapiro said he needed lighting by the new front door.

Mr. Lloyd said there was a light in the ceiling there and at the door only switches. He showed the drawing to the Board.

Ms. Shapiro asked if the windows would be replaced.

Mr. Lloyd said no.

There were no speakers from the public regarding this case.

Mr. Rasch said he recommended the door sill be reused.

Mr. Frost moved to approve Case #H 07-029 per staff recommendations and the condition that the wall changes be brought to staff. Ms. Rios seconded the motion and it passed by unanimous voice vote.

2. **Case #H-07-40.** 542 Camino del Monte Sol. Downtown & Eastside Historic District. Thor Sigstedt, agent for Frank Clifford & Barbara Anderson, propose to construct an approximately 726 sq. ft. free-standing guest house to a height of 14' where the maximum allowable height is 19' 4", construct a 60 sq. ft. ramada, repair a Non-Contributing garage, and replace an 8' high coyote fence with a coyote fence to the maximum allowable height of 6'.

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

BACKGROUND AND SUMMARY:

"This application proposes an approximately 600 square foot freestanding guesthouse and approximately 126 square foot portal to a height of 14' where the maximum allowable height is 19' 4". The guesthouse will be set more than 10' behind (to the west) of the existing significant main house.

"The building will include recycled single-glazed, true-divided light, wooden windows which will be recessed and will include exposed wood lintel and stuccoed or stone sills. The window will be painted turquoise to match the existing house and will also include hardware for exterior storms. A wood door is proposed on the east elevation and will be painted to match the existing house and will also include hardware for exterior storms. A wood door is proposed on the east elevation and will be painted to match the doors on the main residence. A divided light French door is proposed on the south elevation and will include a small overhang with exposed vigas.

"The approximately 126 square foot portal located on the east elevation will have a shed roof with exposed vigas and unfinished natural 'character' posts. The applicant describes the 'character' posts as using the natural Y shape of tree trunks as the support for the portal. The area under the portal will be painted white.

"The west and north elevations will have a modified buttress detail that undulates horizontally across the guesthouse to match a similar feature on the main residence. The north elevation will also include a chimney, which the design and profile are based on the east elevation chimney of the main residence. The chimney will be finished with a stone cap. Exposed vigas are proposed as well for the north elevation.

"Canales lining and viga cap material is proposed to be copper. A rooftop cooling unit is proposed but will be hidden by the parapet. The building will be stuccoed to match texture and color of the main residence. Exterior light fixtures are proposed to be weathered wood and cast iron down-lit wall sconces.

"This application also proposed the following alterations to the non-contributing garage:

"Replace the window on the non-publicly visible west elevation with a four-light wood door. The garage doors on the east elevation will be shored up through interior bracing and a pedestrian door will be cut into the eastern door. The motion sensor light fixture will be removed and a wall sconce light fixture to match those proposed on the new guesthouse will be installed above the garage doors.

"Construct an approximately 60 square foot ramada to a height of 9' where the maximum allowable height is 19' 4". The ramada posts will match posts of the proposed

portal.

“Lastly proposed is a 3½' high coyote fence and stone wall at the northeast edge of the portal on the guesthouse. A stone path will be constructed as well. The 6'-8' high coyote fence that runs from the southwest corner of that garage to the main house will be cut down to the maximum allowable height and will be renovated to act as a manual vehicular gate to gain access to the new parking area for the guesthouse. The existing latillas will be used and will be cut from the bottom as to retain the irregular latilla ends. The new driveway and parking area will be finished with base course and gravel.

STAFF RECOMMENDATIONS:

“Staff recommends approval of this application which complies with Section 14-5.2 (D) General Standards for all H Districts, and Section 14- 5.2 (E) Downtown and Eastside Historic District design standards.”

Ms. Rios asked how the guesthouse related to the main house.

Ms. Barrett said it was set back 10' and not visible.

Ms. Farrar asked about the historic status.

Ms. Barrett said it was new construction.

Ms. Rios asked if the main house was significant.

Ms. Barrett said it was.

Present and sworn was Mr. Thor Sigstedt, 82 Spirit Valley, who said he had nothing to add.

Ms. Shapiro asked if the copper on viga and canales was on the main house.

Mr. Sigstedt said he could use copper or tin.

Ms. Shapiro suggested he keep it the same.

Ms. Shapiro asked about lighting fixtures.

Mr. Sigstedt said the design was in the packet with pictures of the cast iron.

Ms. Barrett said it was on page 39-40.

Ms. Shapiro asked if he was making these.

Mr. Sigstedt agreed. He brought samples of the weathered wood to show. He described how they would fit into the wood. They would attach to the wall with bolts.

Mr. Frost asked if the material in the front was cast iron.

Mr. Sigstedt agreed.

Chair Woods asked if he would hasten aging of the copper.

Mr. Sigstedt said he would apply a patina.

Ms. Farrar asked if the vehicular gates would swing outward.

Mr. Sigstedt said they would swing inward against the existing building and would have a non-visible metal post on the inside and be manually operated.

Ms. Farrar asked if there were rooftop appurtenances.

Mr. Sigstedt said they wanted a cooler but it would be hidden by parapets where it would be located.

Ms. Farrar noted the siting from historic houses looked down on that building and she was concerned about it. She asked if the parapet would really hide it enough.

Mr. Sigstedt said it would be hidden completely from Monte Sol and basically hidden from all other sides except maybe the neighbor to the southwest from their upstairs window.

Ms. Farrar asked if the stucco was cementitious and how much reveal of the windows there would be.

Mr. Sigstedt said windows would be inset 4-6 inches. Trim was wood painted the same as existing house and he would use cementitious stucco.

Ms. Rios asked if, on the south elevation, the applicant met the percentage of glazing rule.

Ms. Barrett said she did not calculate it.

Mr. Sigstedt said it was way below 40%.

There were no speakers from the public regarding this case.

Mr. Frost asked about proposed colors.

Mr. Sigstedt said they would match existing.

Chair Woods said the motion should include that the parapet hides cooling unit; that staff check the 40% rule; that the copper have a patina applied.

Ms. Rios moved for approval of Case #H 07-040 per staff recommendations and conditions that copper be darkened; stucco be cementitious matching the main house, no rooftop equipment be publicly visible; reveal be 4-6 inches; that glazing meet 40% glazing rule; and that trim be painted to match main house. Ms. Farrar seconded the motion and it passed by unanimous voice vote.

3. **Case #H-07-42-A.** 408 Sosaya Lane. Downtown & Eastside Historic District. Staff proposes an historic status review for this Non-Contributing property.

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

BACKGROUND AND SUMMARY:

“The approximately 1,984 square foot Spanish Pueblo Revival style single-family residence was first constructed in the 1930s with additions in the 1950s. The building was formerly owned by long time resident Sara Melton, who remodeled the building extensively in the 1980s. Remodeling included changing most doors and windows (windows were often replaced with non-compliant plate glass), additions, height increase, and construction of a yard wall. The 1980s additions include the conversion of a freestanding garage built in the 1950s to a guest room and connected to the main residence on the south elevation. A later 1980s addition was constructed to the street-facing east elevation.

“Both the recent 2006 Historic Cultural Property Inventory (HCPI) and the 1991 HCPI suggest that the building is non-contributing due to major remodeling. The surveyor of the recent HCPI states that the building lacks architectural character and

historic significance. The Official Map lists the building as non-contributing to the Downtown and Eastside Historic District.

STAFF RECOMMENDATIONS:

“Staff recommends that the historic status of non-contributing is retained due to major remodeling which includes loss of historic material and major massing alterations.”

She clarified that staff brought forth this case.

Ms. Farrar noted that in the inventory of 1983, it said “minor remodeling.” She said she was curious.

Ms. Barrett noted that the 1991 survey said “major remodeling.”

Mr. Frost suggested maybe the 1983 was done before major remodeling.

Ms. Barrett pointed out that two were done in the 1980's.

Ms. Rios asked if the footprint changed dramatically.

Ms. Barrett said it had.

There were no speakers from the public regarding this case.

Ms. Farrar noted the wall read as a courtyard wall and asked about the garage area.

Ms. Barrett said they liked to have additions done on the rear but this had been done recently.

Mr. Newman moved to approve Case #H 07-42-A per staff recommendation to retain its non-contributing status. Mr. Frost seconded the motion and it passed by majority voice vote with all voting yes but Ms. Farrar who voted against.

Case #H-07-42-B. 408 Sosaya Lane. Downtown & Eastside Historic District. Robin Gray, agent for Richard Taubman, proposes to remodel a Non-Contributing building by enclosing an approximately 57 sq. ft. portal, constructing approximately 351 sq. ft. of portal additions, constructing approximately 339 sq. ft. of additions, removing an approximately 72 sq. ft. shed addition, replacing windows and doors, increasing a portion of the parapet to 13' 5" where the maximum allowable height

was 14' 6", re-stuccoing, rehabilitating windows and doors and re-stuccoing the Contributing guest house and construct a yard wall to a height of 5' 6" where the maximum allowable height is 5' 4".

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

BACKGROUND AND SUMMARY:

"This application proposes the following alterations to the non-contributing Spanish Pueblo Revival style single-family residence and contributing guesthouse located at 408 Sosaya Lane:

"Remove the approximately 72 square foot non-historic attached shed located at the southwest corner of the building. The shed will be replaced with an approximately 113 square foot addition to a height of 9' 5" where the maximum allowable height is 14' 6".

"Enclose approximately 57 square foot inset portal on the south elevation and construct an approximately 111 square foot portal in front of the enclosure. A section of the wall along the south elevation will be reconfigured to align with the rest of the south elevation wall. The shed roof will be replaced with a flat roof with parapet to a height of 13' 5" where the maximum allowable height is 14' 6" and the clerestory windows will be replaced with divided light units.

"Construct an approximately 111 square foot addition at the northeast corner of the building, an approximately 175 square foot portal and outdoor fireplace and an approximately 115 square foot addition on the north elevation to not exceed the existing height.

"Construct an approximately 65 square foot portal on the east elevation to not exceed the existing height. All three proposed portals will have wood posts, beams, carved corbels, and exposed vigas. Wood finish was not submitted. Also proposed for the east elevation is raising a small section of the roof from 6' 9" to 8' 2" where the maximum allowable height is 14' 6".

"Replace all single light windows with divided light clad wood casement units. Window finish was not submitted. One window on the west elevation will be removed and stuccoed over.

"It appears that three skylights are being removed, one is being retained, and one new one is proposed. The building will be stuccoed. Stucco type and color was not submitted.

"All doors and windows of the guesthouse will be repaired and re-painted to match the color underneath the peeling paint. The building will be re-stuccoed with a cementitious stucco to match the existing color and texture.

"Lastly proposed is the construction of a yard wall and pedestrian gate to the maximum allowable height of 6' on the west property line between the main residence and the guesthouse. A yard wall to a height of 5' 6" where the maximum allowable height is 6' is proposed along the new north property line (lot recently received a lot line adjustment). Also proposed is constructing a yard wall and wood pedestrian along the east elevation to a height of 5' 6", where the maximum allowable height is 5' 4". Wood finish was not submitted.

STAFF RECOMMENDATIONS:

"Staff recommends approval of this application on the condition that wood, window, and stucco finish are clarified, that the skylights are not publicly visible, and that the yard wall does not exceed the maximum allowable height. Otherwise, this application complies with Section 14-5.2 (D) General Standards for all H Districts, and Section 14- 5.2 (E) Downtown and Eastside Historic District design standards."

Chair Woods asked what the maximum wall height was.

Ms. Barrett said it was 5' 4".

Present and sworn was Ms. Robin Gray, 1042 Osage Circle.

Chair Woods asked if she was asking for what had been stated.

Ms. Gray agreed. She showed the Board the Cascade blue chip for clad color. She said they would keep the wood on the portals the same. Stucco was Buckskin, cementitious.

Ms. Rios asked what the color on guesthouse was that they discovered.

Ms. Gray said they didn't plan to change the color on the guesthouse.

Ms. Shapiro asked if the tree in the entry way was coming down.

Ms. Gray agreed.

Ms. Shapiro said they observed on the northeast area the moving of the coyote fence and asked how the courtyard would be done.

Ms. Gray said her clients purchased the property to the north and showed the fence location on the site plan. She explained where it was to be relocated.

Ms. Shapiro asked what the wall material would be.

Ms. Gray said they would use ten inch block. She showed where the stuccoed wall would go.

Ms. Shapiro felt the wire and coyote and silver lace was softer and the stuccoed wall would change the streetscape dramatically. There are some walls there now but was balanced by landscaping. She asked if the applicant would consider just moving the coyote fence there.

Ms. Gray said she couldn't answer for her client but it might be possible. They plan to plant more silver lace. She asked if that could be just the front of property.

Ms. Shapiro agreed.

Mr. Newman said that was one of his concerns. The other was the scale of the gates and piers of entry. Page 13. Given the height of the house, he found it a little massive and asked if it could be a little narrower.

Ms. Gray said it could be a three-foot single gate.

Ms. Farrar asked if the gate was made of wood.

Ms. Gray said it was made of old wood. She said the current proposal was four feet wide. She said she would bring the design to staff.

Mr. Newman asked about the connection of coyote to masonry.

Ms. Gray said the gate would be in the coyote fence. She said she would use steel supports but not visible.

Ms. Rios asked about wall height.

Ms. Gray said it was 5' 6". The coyote was higher at 6'.

Ms. Barrett said the maximum was 5' 4".

Mr. Rasch said the wall and fence guidelines allowed the Board a 20% discretion.

Ms. Farrar asked about the door in the wall.

Ms. Gray said it was a regular door weathered, not painted.

There were no speakers from the public regarding this case.

Chair reviewed the conditions for approval of Buckskin stucco, Cascade blue Marvin windows; coyote fence, not CMU without pilasters and 3' wide gate.

Mr. Frost moved to approve Case #H 07-042B per staff recommendations with conditions:

- 1. That the coyote fence currently there be moved forward in place of the proposed CMU wall behind the current wire fence;**
- 2. That the window trim be finished in Cascade Blue,**
- 3. That the stucco be Buckskin,**
- 4. That the new gate width be 3' and gate design be in same mode as the courtyard gate and submitted to staff for approval. Ms. Rios seconded the motion and it passed by unanimous voice vote.**

- 4. Case #H-07-45. 519-521 Camino Don Miguel. Downtown & Eastside Historic District. Doug Cook, agent for Peter & Cosima Bryant, proposes to remodel a Non-Contributing building by constructing an approximately 270 sq. ft. addition to match the existing height of 18' 6", replace doors and windows, and to construct a parapet below the existing height.**

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

BACKGROUND AND SUMMARY:

"The two-story, single-family Spanish Pueblo Revival style residence located at 519-521 Camino Don Miguel was first constructed in 1938 according to the 1992 Historic Cultural Property Inventory (HCPI). The building has received major remodeling which includes connecting two separate buildings together before the 1960s, the addition of a second story, replacement of windows with non-compliant units, and an entry and portal addition. The HCPI suggests that the additions were done in the late 1980s and the applicant states that the second story addition was done in 1987. The Official Map

lists the building as non-contributing to the Downtown and Eastside Historic District.

"This application proposed the following alterations:

"Construct an approximately 270 square foot second story addition on the south elevation to match the existing adjacent height of 18' 6". The addition will have round windows on the east, west, and north elevations which are not typical of the Spanish Pueblo Revival style. The round window on the north elevation does not meet the 36" corner opening rule. The south elevation of the addition will have four divided-light casement windows. The window at the southwest corner does not meet the 36" corner opening rule. Window material was not submitted. Windows will be finished to match existing.

"Remove exposed vigas on the first floor of the south elevation. An overhang with supports is proposed in that location. The existing roof deck will be altered with the addition of a 3' high handrail to meet the safety code. Material and finish for the handrail was not submitted.

"Replace two sets of paired four-light windows with two sets of paired 6-light casement windows to meet the egress requirement on the east elevation. Windows will be finished to match existing. Window material was not submitted.

"Replace a prairie style door on the first floor of the west elevation where the interior stair is proposed. A 6-light casement window will be installed instead.

"Remodel a small work space to a screened porch at the southwest corner of the building by constructing a parapet to a height of 10' 6" where the existing height is 11' 6" on the west elevation, installing three screened panels with divided lights on the west elevation, replacing windows and doors on the south elevation with two windows to match the west elevation replacements and installing wood divided light screen doors. Also proposed is to replace the corrugated tin roof in kind except that the height will be increased as to not exceed the adjacent height of 12' 8".

"The addition and area of remodeling will be stuccoed to match the existing 'buckskin' color and texture.

STAFF RECOMMENDATIONS:

"Staff recommends approval of this application on the condition that the round windows are removed and replaced with square, divided-light units, that all publicly visible windows meet the 36" corner opening rule, that window material and handrail

material and finish are clarified. Otherwise this application complies with Section 14-5.2 (D) General Standards for all H Districts, and Section 14- 5.2 (E) Downtown and Eastside Historic District design standards.”

Present and sworn was Mr. Doug Cook 1306 Escalante, who said his client was willing to go with square windows instead of round. He said they did find several within a few blocks of their building. He added that the window not 36" from the corner was perpendicular to the street and not visible.

Chair Woods asked about materials to be used.

Mr. Cook said they had brown windows in 4 different shades and some green and cream painted windows. He said the owner would like to get away from the brown. He said the 1987 window was clad and didn't match anything there. On the other side of the courtyard away from the street were old pane windows.

Chair Woods said it was hard to visualize, too hard to follow.

Ms. Barrett said that non-visible windows could be closer but she could not verify if it was visible or not.

Ms. Shapiro referred to page 16 that had the site plan.

PUBLIC COMMENT

Present and sworn was Ms. Cosima Bryant who said the window they were talking about was above the entrance. She said even on the second floor, one could not see the house because it was on a hill.

Ms. Farrar asked how large that window was.

Mr. Cook said it was two foot square and proposed to photograph it to show non visibility.

Ms. Barrett said it was only about 18" away from a corner.

Chair Woods said it needed to be 36".

There were no other speakers from the public regarding this case.

Ms. Rios asked Ms. Bryant if she wanted the windows to all be the same color.

Ms. Bryant said yes, except for northeast side. She asked what those were now.

Mr. Cook said they were gray anodized.

Ms. Rios asked for the proposed color.

Ms. Bryant said they proposed Sage Green.

Ms. Barrett read the ordinance on the 36" opening rule. She said staff would verify if the proposed location was publicly visible or not.

Chair Woods asked about the round windows to 2'x2' and asked about the railing material.

Mr. Cook said railings would match the light pine material and they could furnish the railing design and it would match.

Chair Woods asked on which façade the window in question was.

Ms. Barrett said it was on the south.

Ms. Rios moved to approve Case #H 07-45 per staff recommendations and the following conditions:

- 1. That all windows meet the 36" rule if visible from a public way;**
- 2. That windows on the northeast be gray and the rest be Sage Green**
- 3. That there be no visible rooftop appurtenances;**
- 4. That the railing be light Pine;**
- 5. That the proposed round windows will be square and all will meet the 30" rule.**
- 6. That any exterior lighting be submitted to staff for review and approval;**
- 7. That the garage windows will remain as they are.**

Ms. Shapiro seconded the motion.

Mr. Newman said the railing design needed to be submitted to staff. Ms. Rios agreed and the motion passed by unanimous voice vote.

- 5. Case #H-07-46. 654 Old Santa Fe Trail. Downtown & Eastside Historic District. Wyndham, agent for Peter Wolf, proposes to remodel a Contributing building by replacing windows which includes restoring historic openings and fenestration pattern.**

The applicant was not present and Mr. Rasch proposed tabling.

Ms. Rios moved to table Case #H 07-46 to the end of the agenda. Ms. Shapiro seconded the motion and it passed by unanimous voice vote.

6. **Case #H-07-47.** 460 Arroyo Tenorio. Downtown & Eastside Historic District. Wyndham Carlisle, agent for Mary Irene Stevens-Garner, proposes to remodel a Contributing building by replacing non-historic windows, to construct an approximately 498 sq. ft. guest house under the maximum allowable height at 12', and to construct a coyote fence to the maximum allowable height of 6'.

The same applicant was not present.

Mr. Frost moved to table Case #H 07-47 to the end of the agenda. Ms. Rios seconded the motion and it passed by unanimous voice vote.

7. **Case #H-07-48.** 403 San Antonio. Downtown & Eastside Historic District. Chris Ferguson, agent for Grete Meilman, proposes to construct an approximately 65 sq. ft. addition lower than the existing height of approximately 16', replace doors and windows, and to re-stucco a Non-Contributing building.

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

BACKGROUND AND SUMMARY:

"According to the 1991 Historic Cultural Properties Inventory (HCPI), the approximately 1,835 square foot single-family residence was first constructed in the 1920s and is described as a Mission/Bungalow style building. The Official Map lists the building as non-contributing to the Downtown and Eastside Historic District due to alterations. Alterations include the loss of historic material through window alterations, and massing changes which include three later additions. The HCPI includes a statement from the neighbors which 'report that the house has been remodeled and sold several times.'

"This application proposes constructing an approximately 65 square foot adobe masonry addition to the east elevation. The addition will match the existing pitch height of 12' 9" where the maximum existing height is 16'. Roof material will match existing.

“Two new windows will be installed on the north elevation of the addition and two windows will be installed on the east elevation of the addition. Windows will match existing in pattern. French doors will be installed on the east elevation in place of a single door and the two flanking windows will be infilled. The divided light French doors on the north elevation will be replaced with divided light and wood panel French doors and the two flanking windows will also be infilled. All doors and windows will be painted to match the existing white finish.

“The building will be re-stuccoed using a lime plaster in a smooth trowel finish. Stucco color will be submitted at the hearing.

STAFF RECOMMENDATIONS:

“Staff recommends approval of this application on the condition that stucco color is clarified. Otherwise, this application complies with Section 14-5.2 (D) General Standards for all H Districts, and Section 14- 5.2 (E) Downtown and Eastside Historic District design standards.”

Present and sworn was Mr. Chris Ferguson, PO Box 794, Arroyo Seco, New Mexico, who said he had nothing to add and would answer questions.

Ms. Rios asked if he would use El Rey Adobe.

Mr. Ferguson said no, that he thought it was Terra Cotta. He said it would be lighter and be cementitious.

Ms. Farrar said she remembered this house from her childhood and did not remember the arches on the windows and it was in a lighter color.

Mr. Frost asked if the trim would be white.

Mr. Ferguson agreed and said it would match existing.

Ms. Shapiro asked if the new addition would have same red standing seam roof.

Mr. Ferguson agreed.

Ms. Shapiro asked if it would be painted.

Mr. Ferguson said that it was that color by manufacturer.

The Board discussed the difference of one single arch over both French doors versus two small arches.

Mr. Ferguson said they could consider one larger arch.

Chair Woods suggested that with the red roof, Adobe El Rey would make it even brighter and asked him to consider Buckskin which was a little lighter.

Mr. Ferguson said they could consider it.

There were no speakers from the public regarding this case.

Chair Woods if there would be any rooftop equipment.

Mr. Ferguson said no and added they would consider sconces to match existing at the doors.

Chair Woods reviewed the recommendations.

Mr. Newman moved to approve Case #H 07-48, per staff recommendations with the condition that the lighting fixtures be brought to staff for approval. Ms. Farrar seconded the motion.

Ms. Farrar moved to amend the motion with the condition that it harmonize in general detail that the east elevation by having the arched opening matching the door. It was not friendly and Mr. Frost seconded the motion.

Mr. Newman noted the applicant wanted to use the existing vocabulary instead of something from the 1990's. It was peculiar but there was an existing door on south that has those two little ears.

Ms. Farrar said on all the other elevations that was not so. Only the south, the least visible elevation. She said she didn't remember it from childhood.

Ms. Rios agreed with Ms. Farrar that it was a very small detail and would be in harmony.

The amendment passed by majority voice vote with all voting in favor except Mr. Newman who voted against.

The amended motion passed by unanimous voice vote.

8. **Case #H-07-49.** 355, 357, 357 ½ E. DeVargas. Downtown & Eastside Historic District. Jim McGorty, agent for Elizabeth McGorty & Heather Street, proposes to rehabilitate doors and windows, replace pipe railing, and re-stucco three Contributing buildings, remove a 6' high wood slat fence and construct a coyote fence to the maximum allowable height of 6' and construct two yard walls to the maximum allowable height of 6'.

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

BACKGROUND AND SUMMARY:

"The three Spanish Pueblo Revival style buildings located at 355, 357, and 357½ De Vargas Avenue were built before 1938 and retain their original single-pane true-divided light wood windows and doors. They appear to also retain their original massing. All three buildings are listed as contributing to the Downtown and Eastside Historic District.

"This application proposes the following:

"Spray foam the roof of all three units. All rooftop appurtenances (skylights and vents) will be under the parapet and therefore will not be publicly visible.

"Rehabilitate all doors, windows, and screens on all four elevations of all three buildings. Where wood decay is less than 30% the wood Dutchman process will be used and where wood rot is over 30% the wood will be replaced in kind. The eastern door on the south elevation of 357½ will be closed off from the interior but will retain the exterior look. The wood trim for 355 and 357 will be painted a turquoise color (Tropical Tide) and wood trim for 357½ will be painted white (Navajo White).

"The building will be stuccoed with an El Rey cementitious stucco in an adobe color.

"Construct a yard wall and wood pedestrian gates along the west property line to a height of 5' 9" where the maximum allowable height is 6'. The wall will not connect to the contributing structures and will be stuccoed to match the buildings. The wood panel gates will have a weathered natural gray finish.

"Replace the pipe rail on the east elevation on 355 and the west elevation of 357 with a wrought iron rail. The stairs for both buildings will be repaired. Also proposed is a yard wall and wood pedestrian gate to a height of 5' 8" where the maximum allowable

height is 6'. The wall will be set back 23' 3" from East De Vargas Street painted turquoise to match the window trim.

"Remove the wood slat fence and coyote fence located at the north elevation of 355 and 357. The fence at the northeast corner of 357 will be replaced with a coyote fence to the maximum allowable height of 6'.

"Lastly proposed is the continuation of flagstone paving behind 355 and in front of 357 and 357½.

STAFF RECOMMENDATIONS:

"Staff recommends approval of this application on the condition that stucco color is specified. Otherwise, this application complies with Section 14-5.2 (C) Regulations for Contributing Structures, Section 14-5.2 (D) General Standards for all H Districts, and Section 14- 5.2 (E) Downtown and Eastside Historic District design standards."

Ms. Barrett was asked on site visit and replied that this was not a historic compound on the map.

Ms. Rios contacted a person who was the father-in-law to the person at 355 and was told that they were all owned by the same person. Pedro Gomez was the first owner. He named the two succeeding owners.

Mr. Newman asked which were primary elevations.

Ms. Barrett said she didn't state them because they were not altering any of them but they were the south elevations.

Mr. Newman asked if the west was not primary. He said he was trying to understand the context of the wall.

Mr. Frost agreed with Mr. Newman on 357½ that the west and south were primary and were highly visible.

Chair Woods asked for clarification.

Ms. Barrett said that a primary façade has the defining features and most going on architecturally. She didn't think windows would make the façade primary. There were other windows on the east elevation that were not visible.

Present and sworn was Mr. Jim McGorty, 905 Camino Santander, who said he had nothing to add except they were keeping them basically as they were.

Chair Woods asked about stucco.

Mr. McGorty said they were matching existing with cementitious El Rey Adobe.

Ms. Rios asked if he would consider bringing the wall down.

Mr. McGorty said they would.

Mr. Newman said on the site visit, they were thinking 3' 6".

Mr. McGorty said he would go to 4' 8".

Chair Woods explained the Board's concern that the buildings be still visible. That was the reason for the height difference.

Ms. Rios asked if the window color was turquoise.

Mr. McGorty agreed. He said one of the reason the wall was that there was a parking lot right next to it and the only way into it was east DeVargas. He pointed it out on the site plan and said it was parking for the galleries there and his client needed some protection. It was more of a privacy issue and protection.

Ms. Farrar said obviously this was a family compound and should be surveyed. It seemed the applicant was doing everything to preserve the buildings.

Mr. Rasch agreed. He thought this was the first one they found that was eligible but not recommended by Colby.

Ms. Shapiro asked if they would consider changing the height closer to the gate at 3' 6". She agreed she wouldn't want headlights shining in her window.

Mr. McGorty said okay.

There were no speakers from the public regarding this case.

Ms. Rios asked Mr. McGorty, if he would consider going down to 5'.

Mr. McGorty said he would.

Chair Woods commended Mr. McGorty for restoring the original fabric on this building.

Mr. Frost asked if was making changes to the canales.

Mr. McGorty said no.

Mr. McGorty said the only exterior lighting was just at doorways using Thompson Arts and Craft.

Chair Woods summarized that the wall on the west was lowered to 4' 8" and dropping to 3' 6" at the gate and the wall on the south elevation at 5'.

Ms. Shapiro moved to approve Case #H 07-49 per staff recommendations with the conditions that stucco be El Rey Adobe cementitious, that the wall on the west be at 4' 8" and stepped down to 3' 6" by the gate, that the wall on the south be at 5' and lighting be brought to staff. Mr. Newman seconded the motion and it passed by unanimous voice vote.

9. **Case #H-07-50.** 1260 Upper Canyon. Downtown & Eastside Historic District. Elisabeth Wagner, agent for Roy Trice, proposes to remodel a Non-Contributing building by constructing approximately 80 sq. ft. of additions, construct approximately 468 sq. ft. of portal additions, alter doors and windows, construct an approximately 1,500 sq. ft. guest house and 584 sq. ft. of portals to a height of 14' where the maximum allowable height was 15' 6", construct an approximately 750 sq. ft. free standing garage to a height of 14' 6" where the maximum allowable height was 15' 6", and construct a yard wall to the maximum allowable height of 6'.

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

BACKGROUND & SUMMARY:

"1260 Upper Canyon is a single-family, two-story residence that was constructed before 1951 in a vernacular style. Major remodeling occurred in 1968 with non-compliant elements. The building is listed as non-contributing to the Downtown & Eastside Historic District as supported by 1983 and 2007 historic cultural property inventories.

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

- "1. The non-compliant elements, including roof overhangs, windows closer than 3' to a corner, arched windows, contemporary-styled glazing, and excessive glazing that don't meet the 40% rule or the 30" window rule, will be removed.
- "2. All windows will be replaced with divided-light double-hung and casement windows. All doors will be replaced. Opening dimensions will be altered in shape and location.
- "3. The building will be redesigned in the Spanish-Pueblo Revival style. The massing will be mostly retained with moderate alterations on the west and north elevations.
- "4. Shed roof portals will be constructed on the north and east elevations. The roofing material appears to be standing seam.
- "5. The building will be restuccoed in cementitious 'Driftwood' and the trim will be painted 'Atrium White.'
- "6. A 1,500 square foot guesthouse will be constructed to a height of 14' where the maximum allowable height is 15' 6" as determined by a radial calculation. The guesthouse is designed to match the main residence redesign in style and colors with two shed-roof portals at a total of 584 square feet.
- "7. A 750 square foot garage will be constructed to a height of 14' 6". The garage will feature carriage style doors on the east elevation. The building will match the other two buildings in colors.
- "8. A north courtyard wall will be constructed to the maximum allowable height of 6'.

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 Ms. Elisabeth Wagner, 1402-C Cerro Gordo Road, who said she had nothing to add but would answer questions.

Mr. Newman asked about the grade elevation coming up driveway. He was trying to figure out how they sat on the slope in relation to the main house because they

didn't have contours.

Ms. Wagner said she didn't either. She said the guest house wouldn't be higher than the fixed windows. She pointed out that the garage doors got tall.

Chair Woods noted that she was showing a flat grade so all walls were the same height yet the lot slope dropped significantly.

Ms. Wagner said the guesthouse was on the flat site. Garage was on flat site and the contours on main house were correct. She said the guest house was lower than main house and she thought the garage was lower than the guest house.

Ms. Shapiro wondered if she had considered depressing the garage in the ground at all.

Ms. Wagner said she would prefer to lower the parapet rather than digging.

Ms. Shapiro was concerned it would overpower everything.

Chair Woods asked how tall the doors were.

Ms. Wagner said originally drew them at 7' but didn't know.

Mr. Rasch said the doors were 11' as drawn and the top of the parapet was 14' 6".

Mr. Frost asked what personal needs made the doors so high.

Ms. Wagner said it was large vehicles.

Ms. Farrar asked about an area that looked like a bowl.

Ms. Wagner said that was where the guesthouse would go and the garage was set two feet back from the guesthouse.

Ms. Rios said if 13' was the garage height, how high would the doors be.

Ms. Wagner said they would be 8' high.

Ms. Rios asked for the material on the shed roof.

Ms. Wagner said it was Galvalume C panel.

Chair Woods asked if she had rooftop equipment or exterior lighting.

Ms. Wagner said there would be lights at the French doors from Artesanos and she would bring the design to staff.

PUBLIC COMMENT

Present and sworn was Ms. Joan Blythe who lived next door. She said they were concerned about where the parking was because it would shine into their bedroom. She said she had nightmares of large vehicles.

Mr. Rasch suggested the Board could request a wall or fence to block headlights.

Ms. Blythe showed where she lived and said they were also concerned with preservation of trees. There was not much vegetation left and they would like to have some sensitivity to it.

Ms. Blythe asked how many structures could be built there.

Mr. Rasch said their proposal was only 11% lot coverage.

Chair Woods suggested she check with Dan Esquibel at the City zoning.

Ms. Blythe said the massing of buildings was in proportion to lot but everything was being constructed on a relative small space because of the drop off.

Chair Woods agreed.

Ms. Wagner said the owner was a remarkable steward and he would maintain the landscape and add to it. She explained that they were required to have two spaces for each structure. She said she could propose that he build a solid masonry wall just east of those and leave the rest coyote.

Mr. Rasch said the maximum height would be six feet.

Ms. Wagner said she would prefer a solid wall.

Chair Woods reviewed the terms discussed: Six foot masonry wall in front of proposed parking areas; that the garage would be reduced to 13' roof was standing seam galvanized. Drawings back to staff on lighting.

Ms. Farrar said there was also parking.

Ms. Rios asked if a six foot wall would take care of the problem.

Ms. Blythe said they already built a masonry wall so it could be just a matter of extending the wall. She said they would like a masonry wall down to their wall.

Mr. Rasch said there was no way the lights would be six feet high.

Ms. Wagner asked for clarification on where the wall was.

Ms. Blythe clarified it for her.

There were no other speakers from the public regarding this case.

Ms. Rios asked what was public visibility of that wall was.

Ms. Wagner the wall wouldn't impact the east elevation at all.

Mr. Newman moved to approve Case #H 07-50 per staff recommendations and conditions:

- 1. That the parapet height of garage be reduced to 13' and doors be 8' high;**
- 2. That the lighting be brought back to the Board for review;**

Mr. Frost seconded the motion.

Mr. Newman added:

- 3. Six foot masonry wall from existing wall on east property line down to the location of existing chain link fence and it be replaced with six foot masonry wall and details of gate, pilasters, lighting be brought back to Board**
- 4. That roof be standing seam Galvalume unfinished. Mr. Frost seconded the motion and it passed by unanimous voice vote.**

- 10. Case #H-07-41. 1209 Canyon. Downtown & Eastside Historic District. Victor Johnson, agent for the City of Santa Fe, proposes to rehabilitate windows, replace non-historic doors, and re-construct a pitch roof to a height of 26' where the existing flat roof height is 16' and the maximum allowable height is 16' 7" on a Significant building. An exception to the pitch calculation Section 14-5.2(D,3,d) and a height exception Section 14-5.2(D,3,c) are requested.**

This case was postponed to the next meeting under Approval of the Agenda.

11. **Case #H-07-43.** 833 E. Palace Avenue. Downtown & Eastside Historic District. Joseph Sembrat, agent/owner, proposes to remove an approximately 180 sq. ft. carport, replace stucco railings to meet code and to insert iron grill openings on a Contributing building. An exception to alter a primary elevation Section 14-5.2(D,3,b) is requested.

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

BACKGROUND & SUMMARY:

"833 Palace Avenue is a two-story single-family residence that was constructed before 1930 in the Spanish-Pueblo Revival style. An approximately 180 square foot attached carport was constructed on the front elevation in the 1980s. The building is listed as contributing to the Downtown & Eastside Historic District. The south, front elevation is primary.

"The applicant proposes to remodel the property with the following two items:

- "1. The non-historic carport structure was failing and the applicant removed the structure without approval or a permit. A stop work order was issued on June 19, 2006. The applicant does not intend to replace the carport structure.
- "2. The second story stuccoed wood-frame railing will be removed and replaced with a stuccoed CMU railing with three iron grille panel inserts. The stucco will match existing type and color.
- "3. An existing yardwall will be stuccoed.

"The applicant requests an exception to alter the character of a primary elevation (Section 14-5.2 D, 3, b) and the required criteria responses are attached.

STAFF RECOMMENDATIONS:

"Staff recommends denial of this application unless the Board has a positive finding of fact to grant the exception needed for this project."

Chair Woods asked what staff's specific denial was.

Mr. Rasch said the iron grills were a change to the primary elevation. The carport was not part of the historic façade.

Chair Woods asked if without iron grills it would be okay. She asked if a wooden fence would be okay there.

Mr. Rasch said what the existing wall had been would be needed.

Present and sworn was Mr. Joseph Sembrat, 833 E. Palace Ave., who said regarding the railings, that he was open. There was no indication of what was there before or what was under the stucco.

Mr. Sembrat said he would like to retain the grills because there was very little air circulation and no air conditioner there now.

Chair Woods said if he wanted to take the time and talk with neighbors, people who lived there, to see what was there originally, like a railing there, that would be fine. If there was something that he could reference historically.

Mr. Sembrat said he would go with the solid wall then.

Ms. Shapiro showed pictures of the wall that was there.

Mr. Sembrat said that was what was removed.

Ms. Rios said the solid wall could be approved without an exception.

Mr. Rasch agreed.

Mr. Sembrat referred to the portal railing in front of house. He said that was the other part that has stucco over 2x4 construction and he was replacing it with CMU if that was okay.

Chair Woods agreed.

There were no speakers from the public regarding this case.

Chair Woods recommended approval with the condition that it be solid stucco wall without iron grill inserts and then he could move forward.

Ms. Rios asked for the height of the wall.

Mr. Sembrat said it was 42".

Ms. Rios moved for approval of Case #H 07-43 with the conditions that the wall would be solid stucco to match the existing house at 42" and the part at the carport to be stuccoed as well. Ms. Farrar seconded the motion.

Mr. Newman said he was confused about height. He thought the railing had to be 42" and said he was corrected. The new code says 3' so he suggested a height of railing to meet code.

Mr. Rasch said the third was to stucco the yardwall as well.

Chair Woods explained that it was included in the application.

The motion passed by unanimous voice vote.

5. **Case #H-07-46.** 654 Old Santa Fe Trail. Downtown & Eastside Historic District. Wyndham, agent for Peter Wolf, proposes to remodel a Contributing building by replacing windows which includes restoring historic openings and fenestration pattern.

The Board removed Case #H 07-46 from the table to consider it.

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

BACKGROUND & SUMMARY:

"654 Old Santa Fe Trail is a single-family residence that was constructed before 1912 in the Territorial style. Moderate alterations have occurred, including replacement of historic windows and installation of a gutter on the front elevation. The building is listed as contributing to the Downtown & Eastside Historic District. The east elevation is considered to be primary.

"The applicant proposes to remodel the building with the following four items:

- "1. The non-historic fixed window on the south end of the east elevation (#3) will be removed and replaced with a hand-made wooden 3-over-3 double-hung window in a restored opening dimension as shown by revealing the original opening dimension on the interior.

"The non-original fixed and casement window on the north end of the east

elevation (#2) will be removed and replaced with a hand-made wooden e-over-3 double-hung window in a restored opening dimension as shown by revealing the original opening dimension on the interior.

"The non-original fixed and casement window on the north elevation (#1) will be removed and replaced with paired 2-light casement windows. The non-compliant opening will be moved to three feet from the corner.

"2. The front entrance door will be removed and replaced with a 6-panel door. The opening dimension will not be altered.

"3. The gutter will be removed from the east elevation. A date for the gutter installation was not provided. The center canale will be removed and sealed.

"4. The building will be restuccoed to match existing color and texture.

STAFF RECOMMENDATION:

"Staff recommends approval of this application with the condition that the center canale not be removed but functionally blocked. Otherwise, this application complies with Section 14-5.2 (E) Downtown and Eastside Historic District design standards."

Present and sworn was Mr. Carlisle Wyndham, who apologized for his lateness. He said the dates of alterations were determined by Peter Wolf. It was done in the late 1960's. He said he and Mr. Rasch discussed the center canale and agreed to keep it and block it off.

Chair Woods asked if there was brick under the stucco or was it gone.

Present and sworn was Mr. Peter Wolf who said there were some parts of the brick left but mostly it had been filled in with cinder block.

Ms. Rios asked what the color of the doors and windows would be.

Mr. Wolf said it would be "Wildwood" matching 652 Old Santa Fe Trail.

Mr. Newman asked if there would be exterior lighting.

Mr. Wolf said there would be none.

There were no speakers from the public regarding this case.

Chair Woods summarized that windows and doors were wood; no lighting; the center canale would be retained and blocked.

Ms. Farrar noted the window on the north elevation was not of historic design and thought it should mimic that historic style.

Mr. Wolf said that was his mistake. He said it would be three not four and divided light.

Mr. Newman asked if he was proposing to change it into one three light panel.

Mr. Wolf clarified that on Old Santa Fe Trail it would be six over six, divided light.

Mr. Newman asked if the windows would be double-hung windows.

Mr. Wolf agreed.

Mr. Wyndham added that it was not an original window.

Mr. Frost said a three over one was also traditional.

Mr. Newman moved to approve Case #H 07-46 per staff recommendation including center canale condition with the following conditions:

- 1. That the windows on the east elevation be six over six double hung windows at the same opening dimensions shown on drawings,**
- 2. That the new windows on the north elevation be three casements with center fixed and each divided into four lights and that these window designs be submitted to staff (drawings);**
- 3. that there be no up lighting and if fixture was required by City, it be submitted to staff for approval.**

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

Chair Woods clarified the windows would be true divided light.

- 6. Case #H-07-47. 460 Arroyo Tenorio. Downtown & Eastside Historic District. Wyndham Carlisle, agent for Mary Irene Stevens-Garner, proposes to remodel a Contributing building by replacing non-historic windows, to construct an approximately 498 sq. ft. guest house under the maximum allowable height at 12', and to construct a coyote fence to the maximum allowable height of 6'.**

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

BACKGROUND & SUMMARY:

"460 Arroyo Tenorio is a single-family residence that was constructed before 1934 in a vernacular style. The steel casement and 8-light wood casement windows have been replaced at an unknown date. The building is listed as contributing to the Downtown & Eastside Historic District. The north elevation is considered to be primary.

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

"1. The non-historic and non-compliant 1 over 1 double-hung windows will be replaced with 3 over 3 wood-clad double-hung windows in the existing opening dimensions, except for one window on the south elevation. The south elevation window will be replaced with paired double-hung windows in an opening that is 18" wider than the existing opening.

"2. The rear entry door will be removed and replaced with a slightly wider door.

"3. The south elevation shed-roof porch at the rear entry door will be removed. This element is similar to an element on the front, primary elevation.

"4. The building will be restuccoed to match the existing color and texture.

"5. A 498 square foot, freestanding studio will be constructed on the rear of the lot to a height of 12' where the maximum allowable height is 14' 4" as determined by a radial calculation.

"The studio is designed in a simplified Spanish-Pueblo Revival style. It will feature a circular central mass at 12' high with rectangular wings on the north and east at 9' 6" high. The main pedestrian entry will have 8-light French doors. Windows will be 4 over 4 double-hug with single-light fixed clerestory windows. The clerestory windows are shown with deeper recesses than the double-hung windows and doors.

"The studio will be stuccoed to match the main residence.

"6. A 6' high coyote fence will be constructed along the east side of the property from the existing residence to the rear lot line. The fence will approach the east elevation of the residence in a similar fashion to an existing coyote fence at the

front of the building.

STAFF RECOMMENDATION:

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

Ms. Rios asked about how the rounded areas fit with the ordinance.

Mr. Rasch said there were no mention of torreons in the ordinance.

Ms. Shapiro said if the openings were made wider, how would that affect the contributing status.

Mr. Rasch said the opening on the south elevation was not primary and they were keeping openings on north or east retained.

Present and previously sworn was Mr. Carlisle Wyndham, 113 San Salvador, who said he had nothing to add. He believed a torreón was part of the historic vocabulary.

Mr. Newman felt the form was overly aggressive and in this tiny space he was concerned with overall height and with form.

Ms. Rios asked for the lot coverage.

Mr. Wyndham said it was 39.8%. He explained that Mr. Esquibel said that for the studio to be permitted as an accessory structure the owner had to certify it wouldn't be used as a guesthouse or rented out to avoid the extra space requirement.

Mr. Frost asked if the lights would be visible from the street or impact on neighbors.

Mr. Wyndham said no. He said the neighbor to south had a tall masonry wall and to the west, the house was to the front with a 7' high coyote fence. He said the residence was about 12' and this was not higher.

Mr. Frost said he was not talking about windows below but about the clerestory windows which might be intrusive.

Mr. Wyndham said the owner was an oil painter and the windows would be covered with cotton on the interior.

Chair Woods, like Mr. Newman, was concerned that it was an aggressive little building on this tiny lot with very small houses around it. It was an interesting design but she questioned if it fit in the streetscape and didn't know how much he was willing to calm it down.

Mr. Wyndham asked her to be a little more specific rather than aggressive.

Mr. Newman suggested square.

Mr. Wyndham said the majority of schemes leading up to this had square designs but the client felt she wanted a space without corners.

Chair Woods said she could still have square walls on the outside.

Mr. Wyndham said this was about streetscape and asked if the Board could allow the part that was not visible as shown.

Mr. Rasch said rounded walls that were not a torreon were even more rare.

Mr. Wyndham pointed out the part that was not visible.

Chair Woods asked about the parapet above the blocks.

Mr. Wyndham said it then would no longer be a torreon. He said he would prefer to leave it round but if that was not acceptable he would change it.

Chair Woods asked if he would agree to work on it further or if it had to be done tonight.

Mr. Wyndham said that sounded appealing to him.

Mr. Rasch said today was the deadline of posting the agenda and he would need an idea by 5:00 tomorrow for the caption items.

Mr. Wyndham said they would not change.

Ms. Rios moved to postpone Case #H 07-47 to the next HDRB meeting to give the applicant an opportunity to redraw. Mr. Frost seconded the motion and it passed by unanimous voice vote.

MATTERS FROM THE BOARD

Mr. Newman mentioned a letter being involved in a project from months ago. He said it should have become part of the record but it didn't.

Mr. Rasch said there were many possibilities and it could have been removed.

Mr. Frost said there were certain things the Board always needed in the packet: stucco, colors, lighting, rooftop equipment. He asked if there was some way they could avoid incomplete packets by forcing the applicant to submit a completed packet.

Mr. Rasch said staff could not hold back an application for lack of an item not in the Code.

Mr. Frost asked if they could just say that they were sorry but the packet was incomplete.

Mr. Rasch agreed that it was the Board's authority to decide.

Mr. Frost noted that if all of that was listed in the report, they would not have to list conditions.

Mr. Rasch agreed.

Mr. Newman asked if it needed to be a modification to the ordinance.

Mr. Rasch said that was correct.

Mr. Newman said he had very strong feelings about what should be presented.

Chair Woods said she could put it on the agenda and they could discuss it.

Ms. Rios said if something goes to Council, they look at the motion more than the report; whatever was stated in the motion.

ADJOURNMENT

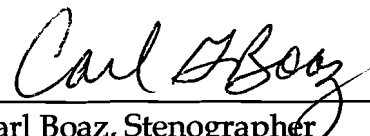
Having completed the agenda and with no further business to come before the Board, the meeting was adjourned at approximately 9:30 p.m.

Approved by:



Sharon Woods, Chair

Submitted by:



Carl Boaz, Stenographer