



Agenda

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HISTORIC DISTRICTS REVIEW BOARD FIELD TRIP

TUESDAY, JUNE 11, 2013 at 12:00 NOON

HISTORIC PRESERVATION DIVISION, 2nd FLOOR CITY HALL

HISTORIC DISTRICTS REVIEW BOARD HEARING

TUESDAY, JUNE 11, 2013 at 5:30 P.M.

CITY COUNCIL CHAMBERS

- A. CALL TO ORDER
- B. ROLL CALL
- C. APPROVAL OF AGENDA
- D. APPROVAL OF MINUTES: May 28, 2013
- E. FINDINGS OF FACT & CONCLUSIONS OF LAW

Case #H-13-030A 460 Camino de las Animas
Case #H-12-033 243 Closson Street
Case #H-13-039 413 Arroyo Tenorio
Case #H-13-042 147 Gonzales #15 & 16
Case #H-13-027 420 Catron Street
Case #H-13-037 555 Camino del Monte Sol

Case #H-13-033 733 Galisteo Street
Case #H-13-019 925 Old Santa Fe Trail
Case #H-13-040 1545 Cerro Gordo Road
Case #H-13-043 924 Canyon Road #5 & 7
Case #H-13-030B 460 Camino de las Animas
Case #H-13-041 1160 Camino de Crux Blanca

- F. COMMUNICATIONS
- G. BUSINESS FROM THE FLOOR
- H. ACTION ITEMS

1. Case #H-12-098. 444 Galisteo Street. Downtown & Eastside Historic District. Michael Ryan, agent for New Mexico Association of Counties, owner, proposes an amendment to a previous approval to remodel a non-contributing commercial building by removing entry door alcoves and installing overhangs at the doors. (David Rasch).
2. Case #H-12-081. 436 Camino de las Animas. Downtown & Eastside Historic District. Jim Swearingen, agent/owner, proposes to construct a 2,591 square foot single-family residence to the maximum allowable height of 15' 8" on a vacant lot behind two non-contributing structures. (David Rasch).
3. Case #H-13-043. 924 Canyon Road #5 & 7. Downtown & Eastside Historic District. Green Desert Builders, LLC, agent for Paul Ostrovsky, owner, proposes to construct a 561 sq. ft. 10'4"-high, where the maximum allowable height is 16'0", attached two-bay garage and a 57 sq. ft. addition at this contributing residence. (John Murphey).
4. Case #H-13-044A. 541 Camino Rancheros. Downtown & Eastside Historic District. Robin Gray, agent for Phil Gardner & Louise Partello, owners, proposes an historic status review with a potential downgrade in historic status from Contributing to Non-contributing. (David Rasch).

5. Case #H-13-044B. 541 Camino Rancheros. Downtown & Eastside Historic District. Robin Gray, agent for Phil Gardner & Louise Partello, owners, proposes to remodel a non-contributing residential structure by constructing an approximately 200 square foot addition. (David Rasch).
6. Case #H-13-046. 373 Garcia Street. Downtown & Eastside Historic District. Genaro Viscarra, agent for Susan Peick, owner, proposes to remove a coyote street fence and replace it with a 58"-high, at the maximum allowable height for the streetscape, stucco-clad block wall at this contributing residence. (John Murphey).
7. Case #H-13-047. 1222 through 1286 Cerro Gordo Road. Downtown & Eastside Historic District. Thomas Gifford, agent, for the Santa Fe Civic Housing Authority, owner, proposes to renovate 24 apartments, including raising parapets from 11'4" to 12'6" and 13'6" to 14'0", where the maximum allowable height ranges from 14'3" to 15'3"; demolish one apartment; construct ten 851 sq. ft. 13'9"-high apartments and a 245 sq. ft. 13'9"-high laundry; renovate a street wall; construct interior 4'-high yard walls; and do related site work at this noncontributing residential apartment complex. (John Murphey).
8. Case #H-13-049. 623 Camino de la Luz. Downtown & Eastside Historic District. James and Claudia Horn, agents for Edward Epping and Margaret Diggs, owners, propose to remodel an existing building by changing windows and doors, demolishing an entry, and constructing an approximately 546 sq. ft. 15'4"-high studio addition at the maximum allowable height; build low yard walls and make other changes at this noncontributing residence. (John Murphey).
9. Case #H-13-021. 501 Garcia Street. Downtown & Eastside Historic District. Montoya Land Use Consulting, Inc., agent for Julia B. Hunkins, proposes to install a door on a significant house. An exception is requested to create an opening where one does not exist (Section 14-5.2(D)(5)(a)(ii)). (John Murphey).
10. Case #H-13-045. 434 and 434A Camino del Monte Sol. Downtown & Eastside Historic District. Elizabeth Wagner, agent for Joe & Angela Shaffer, owners, proposes to restore historic windows on primary elevations, replace windows on non-primary elevations, and perform other minor alterations on a contributing residence and propose to remodel a contributing guest house by constructing a 470 square foot addition on a primary elevation and perform other minor alterations. Two exceptions are requested to remove historic material (Section 14-5.2(D)(1)(a)) and (D)(5)(a)(1)) and to place an addition on a primary elevation (Section 14-5.2(D)(2)(c)). (David Rasch).
11. Case #H-13-048. 703 Alto Street. Westside-Guadalupe Historic District. Carolyn Sigstedt, agent/owner, proposes to remodel a non-statused residential structure and a contributing guest house by replacing non-historic doors and windows, constructing coyote fences and yardwalls to 6' and 8' high where the maximum allowable heights are 8' high on the west side lotline, 5' 8" high on Alto Street, and 5' on Lower Alto Street, and installing gates. An exception is requested to exceed the maximum allowable height (Section 14-5.2D)(9)). (David Rasch).

I. MATTERS FROM THE BOARD

J. ADJOURNMENT

Cases on this agenda may be postponed to a later date by the Historic Districts Review Board at the noticed meeting. Please contact the Historic Preservation Division at 955-6605 for more information regarding cases on this agenda.

Persons with disabilities in need of accommodation or an interpreter for the hearing impaired should contact the City Clerk's office at 955-6520 at least five (5) working days prior to the hearing date. Persons who wish to attend the Historic Districts Review Board Field Trip must notify the Historic Preservation Division by 9:00 am on the date of the Field Trip.

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HISTORIC DISTRICTS REVIEW BOARD

June 11, 2013

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MINUTES OF THE
CITY OF SANTA FÉ
HISTORIC DISTRICTS REVIEW BOARD

June 11, 2013

A. CALL TO ORDER

A regular meeting of the City of Santa Fé Historic Districts Review Board was called to order by Chair Sharon Woods on the above date at approximately 5:30 p.m. in the City Council Chambers, City Hall, 200 Lincoln, Santa Fé, New Mexico.

B. ROLL CALL

Roll Call indicated the presence of a quorum as follows:

MEMBERS PRESENT:

Ms. Sharon Woods, Chair
Ms. Cecilia Rios, Vice Chair
Mr. Edmund Boniface
Dr. John Kantner
Mr. Frank Katz
Ms. Karen Walker

MEMBERS ABSENT:

Ms. Christine Mather [excused]

OTHERS PRESENT:

Mr. David Rasch, Historic Planner Supervisor
Ms. Kelley Brennan, Assistant City Attorney
Mr. John Murphey, Senior Historic Planner
Mr. Carl Boaz, Stenographer

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

C. APPROVAL OF AGENDA

Mr. Rasch said three of the cases were postponed at the last meeting: 13-037, 13-043 and 13-030. So

there were no findings to be approved for those cases. And one administrative case, 13-038 - at 218 Ambrosio should be added.

Ms. Rios moved to approve the agenda as amended. Ms. Walker seconded the motion and it passed by unanimous voice vote.

D. APPROVAL OF MINUTES: May 28, 2013

Mr. Katz requested the following changes to the minutes:

On page 7 in the middle it said, "Ms. Mather said she briefly did some reading and found that they Nordfeldts were here 20 years."

On page 12 middle of page, it should be changed to say, "Mr. Katz said regarding the French doors how they could use storm doors to make them more energy efficient."

On page 37 at the top at the end of the first sentence it should say, "The- portion of the house to the right - garage and kiva. The roofline didn't go up and down." "And that would just lose that horizontal feeling."

He indicated that John Eddy lived on Camino Militar.

Ms. Rios requested the following changes to the minutes:

On page 8, 8th paragraph down should say, "Ms. Rios asked if other significant properties in Santa Fé were predominantly intact since their original time of construction."

On page 12, 5th paragraph down should read, "Ms. Rios said since the applicant is wanting to replace windows, she felt the Board should not act on that issue tonight until hearing from an expert consultant."

On page 36, third paragraph, it should say, "Ms. Rios thanked the owner for letting the Board go through the house, and stated that the original low ceilings in the home were great."

Mr. Boniface moved to approve the minutes of May 28, 2013 as amended. Mr. Katz seconded the motion and it passed by unanimous voice vote.

E. FINDINGS OF FACT & CONCLUSIONS OF LAW

Case #H-13-030A 460 Camino de las Animas This was postponed to the next meeting.

Case #H-13-033 733 Galisteo Street

Case #H-12-033 243 Closson Street
Case #H-13-019 925 Old Santa Fé Trail
Case #H-13-038 218 Ambrosio
Case #H-13-039 413 Arroyo Tenorio

Ms. Walked asked that the month of "John" be changed to the month of "June."

Case #H-13-040 1545 Cerro Gordo Road
Case #H-13-042 147 Gonzales #15 & 16
Case #H-13-043 924 Canyon Road #5 & 7 This was postponed to the next meeting.
Case #H-13-027 420 Catron Street
Case #H-13-030B 460 Camino de las Animas This was postponed to the next meeting.
Case #H-13-037 555 Camino del Monte Sol This was postponed to the next meeting
Case #H-13-041 1160 Camino de Cruz Blanca

Ms. Rios moved to approve the Findings of Fact and Conclusions of Law as amended. Ms. Walker seconded the motion and it passed by unanimous voice vote.

F. COMMUNICATIONS

Mr. Rasch thanked the Board for attending the awards ceremony.

Chair Woods thanked Mr. Rasch and Mr. Murphey for their hard work on it.

G. BUSINESS FROM THE FLOOR

There was no business from the Floor.

Chair Woods announced to the public that anyone wishing to appeal a decision of the Board could file the appeal to the Governing Body within fifteen days after the date the Findings of Fact and Conclusions of Law for that case were approved by the Board.

H. ACTION ITEMS

1. **Case #H-12-098. 444 Galisteo Street.** Downtown & Eastside Historic District. Michael Ryan, agent for New Mexico Association of Counties, owner, proposes an amendment to a previous approval to remodel a non-contributing commercial building by removing entry door alcoves and installing overhangs at the doors. (David Rasch).

Mr. Rasch gave the staff report as follows:

BACKGROUND & SUMMARY:

444 Galisteo Street is a commercial building that was constructed after 1975 in the Territorial Revival style. The building is listed as non-contributing to the Downtown & Eastside Historic District.

On December 11, 2012, the HDRB conditionally approved remodeling to the structure. Now, the applicant proposes an amendment with the following two items.

1. Two existing entry alcoves on the south and east street-facing elevations would be infilled. In order to provide relief to the rectangular box massing, 4" recesses are retained at the alcove areas in the exterior walls and 18" cantilevered overhangs are proposed above the doors. The overhangs would be white-painted wood to match the north elevation portal.
2. The approved ADA-compliant ramp would be deleted from the south elevation of the remodel plans.

STAFF RECOMMENDATION:

Staff recommends approval of this application which complies with Section 14-5.2(D)(9) General Design Standards, Height Pitch Scale and Massing and (E) Downtown & Eastside Historic District.

Present and sworn was Mr. Santiago Chávez, 1679 Los Arboles in Bernalillo who thanked the Board for hearing them. He worked closely with staff on it. They outgrew the historic facility they were in on Old Pecos Trail and appreciated staff's recommendations. He had the architect and contractor here as well.

Chair Woods was concerned that the building was a very rectangular building and he was taking away two façades and putting on an eyebrow, basically. She asked if he could add detail to those façades such as posts or a corbel or something for relief because the detail was gone.

Mr. Chávez agreed and asked his architect to speak to that.

Present and sworn was Mr. Michael Ryan, 4705 Haines NE, Albuquerque.

Chair Woods said her concern was that the only relief on the south and east façades was only the

doors and that was referred to when you first brought the application. The plan added an eyebrow but she asked if he could turn it into a small portal or something with a little more detail.

Mr. Ryan agreed. The recesses didn't have much impact but some. The projection would have more visual impact but less area. He didn't envision a corbel but maybe a double column and pedestal down at the ground.

Chair Woods agreed that would work.

There were no speakers from the public regarding this case.

Ms. Rios moved to approve Case #H-12-098 with the condition that where the doors were located it would have two double columns like a portal and to submit the revised drawings to staff for review and approval. Ms. Walker seconded the motion and it passed by unanimous voice vote.

2. **Case #H-12-081. 436 Camino de las Animas.** Downtown & Eastside Historic District. Jim Swearingen, agent/owner, proposes to construct a 2,591 square foot single-family residence to the maximum allowable height of 15' 8" on a vacant lot behind two non-contributing structures. (David Rasch).

Mr. Rasch gave the staff report as follows:

BACKGROUND & SUMMARY:

436 Camino de las Animas is a vacant area in the rear of 442 Camino de las Animas where two non-contributing structures exist. The applicant proposes to construct a 2,611 square foot single-family residence. Elevations show that the structure will be constructed to a height of 13' 8" where the maximum allowable height is 15' 8". However, examination of topographic information reveals that the northwest corner of the structure may require fill or a floor step-down which could propose the height at a maximum of 16' 8". If this is the case, then the topographic information also reveals that the footprint of the structure has a 2' grade change and the Board could approve a maximum allowable height of 19' 8" without an exception. This would allow for needed additional height in a downward expansion with no change in maximum parapet height above sea level.

The building is designed in the Spanish-Pueblo Revival style. It will feature stepped massing (especially on the west end), battered and rounded edges, an 18" wooden overhang along most of the south elevation, portals with standing seam shed roofs, beveled window and door openings, and divided-lite windows and doors. Stucco will be cementitious "Buckskin" and cladding color will be "Sand".

14-5.2(D)(9)(c)(iii) General Design Standards for All H Districts, Height

In historic districts, height shall be the vertical distance measured between the highest part of a structure

and the existing grade or finished grade, whichever is more restrictive, at the midpoint of the street facing façade, excluding rooftop appurtenances, the increased height of walls or fences over pedestrian and vehicular openings, and gates (either in opened or closed position). For structures which do not have street frontage, height shall be determined by the façade which contains the tallest vertical distance measured between the highest part of a structure and the existing grade or finished grade, whichever is more restrictive.

14-5.2(D)(9)(c)(ii)(F) General Design Standards for All H Districts, Height

In exercising its authority under this section, the board shall limit the height of structures as set forth in this section. Heights of existing structures shall be as set forth on the official map of building heights in the historic districts. The board may increase the allowable height for proposed buildings and additions located on a sloping site where the difference in the natural grade along the structure's foundation exceeds two (2) feet. In no case shall the height of a façade exceed four (4) feet above the allowable height of the applicable streetscape measured from natural or finished grade, whichever is more restrictive. This increase in height shall be constructed only in the form of building step backs from the street.

STAFF RECOMMENDATION:

Staff recommends approval of this application which complies with Section 14-5.2(D)(9) General Design Standards, Height Pitch Scale and Massing and (E) Downtown & Eastside Historic District.

Chair Woods asked if this building would be built on a grading plan that has been approved by the City.

Mr. Rasch agreed. It was approved a couple of years ago and the grading was to 7072 in elevation.

Chair Woods asked if that would be greater or lesser.

Mr. Rasch said about six feet was cut from the original elevation.

Chair Woods asked if the building as proposed met the height standards in the ordinance.

Mr. Rasch agreed but needed to clarify if they would put a couple of feet fill in the northwest corner or drop the portal there. The Board could grant that because there was more than two feet of change over the footprint of the building.

Present and sworn was Mr. Jim Swearingen, 436 Camino Las Animas, who said the plans called to cut down to 7074 but with the protests of Mr. Klein with the Planning Commission they asked if he would agree to mediation. He met with Mr. Klein and Mr. O'Reilly and agreed to cut it down to 7072 and limit the parapet to 14' if Mr. Klein would end the protest. When he submitted the plans for the house, the staff pointed out a problem with the west end of the garage so he removed the garage so now the entire house was on the same level at 7072 which was about the same as 1977.

Mr. Rasch pointed out the area on that northwest corner where it might need fill to get to 72.

Mr. Swearingen agreed he wanted it all on one level.

Ms. Rios asked Mr. Rasch to describe the proposed height in relation to the surrounding homes.

Mr. Swearingen said there was a six foot wall behind it and to the east and west that he built and it was part of the rationale in limiting the parapet to 14'. He was below the maximum which was 15' 8".

Chair Woods asked Ms. Brennan to remind everyone what the Board's jurisdiction was.

Ms. Brennan said this Board has jurisdiction on height and style but not the grade.

Mr. Rasch said on page 5 it showed the heights of nearby buildings. Most of them were 14, 13, 10, and 12; one was 20 but most were around 14 so it was in harmony with the surrounding heights.

Dr. Kantner said they were much higher than down at Camino de las Animas.

Ms. Rios asked if he would have anything on the roof.

Mr. Swearingen said he would not.

Ms. Rios asked if he was using true divided light windows.

Mr. Swearingen agreed. He said the walls would be a foot thick and the window recess would be midway.

Mr. Boniface asked what the roof color and finish would be.

Mr. Swearingen said he would use weathered zinc or the red blue or green - whatever the Board would approve.

Mr. Boniface asked if it was galvalume that looked a little aged.

Mr. Swearingen said he would like that.

PUBLIC COMMENT

Present and sworn was Mr. Richard Kline, 801 Old Santa Fé Trail, Unit C, who shared three exhibits [attached as exhibits 1, 2 and 3]. They showed the site the way it was before it was graded so the Board could see how he exceeded his maximum height limits and showed why it wasn't immediately brought to the Board. He named others who were present who were adjacent neighbors to the west that he said would be affected by this excess height.

He said if you measure from the natural topography (before he changed the site) it didn't exceed the height. He had graded it twice. He acknowledged that the Board had the ability to grant him up to four feet high but asked the Board to reject the proposal.

He explained that Exhibit 1 showed the property originally sloped from SE to NW and now there was a big pad up there.

Exhibit 2 showed in the highlighted part the area that exceeded the height. That was below 7072 back in 1976. The proposed house would go to 7085 and the actual amount it exceeded was 15 inches and was more than two thirds of the footprint on the south and on the east. It was more than a foot. The fifteen inches was significant to us because he was right between us and our views to the ski basin. And once you grant the exception you should look at the circumstances. Here there were no extraordinary circumstances. He could lower the site 15" and have the same project and it would not harm him or the neighbors or their views or the quality of their life. He has just moved dirt.

He thought it was a bad precedent to do this when there were alternatives. Mr. Swearingen had plenty of area to build it in his right hand corner. This Board was the guardian of this historic district and in such a height restricted area, this would be the highest building on this street.

Present and sworn was Ms. Natalie Kent, 428 Camino de las Animas just west of this property. She said she had been here since 1992 and understood Mr. Swearingen wanted to build a house. The only sad thing was that she had seen the hill growing higher each year and knew it was for building a house one day. "And it was like he would be living in my kitchen. When I stand up at the window I can actually see the top of the dirt passing the wall which is a six foot wall in between. So that, plus whatever height it is going to be, I'm going to be living in the dark."

Chair Woods asked the applicant if he wished to respond to the Board regarding their testimony.

Mr. Swearingen said he bought the property in 1972 and the dirt was put there in 1977 when he remodeled the front house which was really just a garage to which he added a kitchen, bedroom and bath. And that was always intended to be a guest house and he put the dirt from the footings and the patio up there on that site. And then with the permit two years ago he lowered the site back down. Everyone knew there was a potential for putting the house there and limited the height to two feet below allowable. He would do landscaping there and other improvements and was just trying to fit in.

Mr. Klein said some things Mr. Swearingen said were not accurate. His memory wasn't as good as it was earlier. The statements here didn't comport with the facts. He didn't know how to bring it to the Board's attention other than to say that. Grading was done a year ago and unlawful grading done in 2008. So many things Mr. Swearingen stated, he didn't think were intentionally incorrect. But circumstances left him speechless. They were not true including the proceedings that took place.

Mr. Swearingen said he put up story poles after the agreement with the City so that Mr. Klein could see

from his house that the house would not obstruct his view. Mr. Klein's house was not contiguous to this lot. Mr. Klein's house was behind Natalie's.

Mr. Klein responded that it was true the story poles were put up but he had no idea where Mr. Swearingen was putting his house and could only guess at its location. They didn't know what the grading was going to be at the time. He thought it would be according to what the height limitations were. There was nothing decided then.

There were no other speakers from the public regarding this case and the public comment period was closed.

Ms. Rios asked for clarification from staff whether the applicant removed six feet of dirt from the site.

Mr. Rasch said that was correct and the City approved it at 7072.

Ms. Rios asked if more dirt was added after that. Mr. Rasch didn't know.

Chair Woods asked Mr. O'Reilly to speak to the issue.

Mr. O'Reilly said there was a survey done in the seventies and the grading cut that grade substantially lower from 1976 down. It varied from probably was six to eight feet at the southeast corner down to zero and a little bit of fill at NW corner. On average it was 4-5 feet cut down at the building pad area.

Ms. Walker asked if he was saying in the NW corner it was actually increased.

Mr. O'Reilly explained that they were working from the 1976 survey. The pad now sits at 7072 and it had been as much as 7080 and it was at about 7070 or 7069 at the northwest corner so a small amount of fill was needed to make it flat.

Ms. Rios noted Mr. Rasch indicated the proposal was in harmony with surrounding homes. But if this pad was higher than the grade of surrounding homes, she wasn't sure. She was trying to find out how much higher this pad was than the homes around it.

Mr. Rasch said he hadn't looked at the topo of all the neighborhood. There were other homes south of this that were higher.

Dr. Kantner asked for some clarification - when they talked about natural and finished grade - whether the natural grade was post grading.

Mr. Rasch said they used a radial calculation. The Code reads "from existing or finished grade which ever was more restrictive" and explained it further.

Dr. Kantner said in the Code (14-5.2 (9c2f) it uses "natural" and he asked if Mr. Rasch was equating it

with "natural."

Mr. Rasch said staff measured it from highest part of structure to finished grade. And it didn't include natural grade. In this code section it says that the Board may increase the building up to four feet above finished or natural which ever was more restrictive when there is more than a two foot change in the grade of the footprint.

Mr. Katz reasoned that because of the fill in that corner, the Board would need to agree some of that four feet that was discretionary.

Mr. Rasch said Exhibit 2 showed 7070 at that corner so while he agreed it needed fill, it was not as extensive as this exhibit showed.

Mr. Katz said his concern was that there seemed to be a lack of understanding on the part of neighbors what was going on. He thought Swearingen had tried to be sensitive to his neighbors. He suggested postponing the case now for story poles to be put up again and determine whether it would make a significant difference.

Chair Woods pointed out that this was not adding to the height. The height stayed the same. If they were working from an approved grading plan from the city, that would be appropriate.

Mr. Katz - because of the low corner he wants that raised and maybe that was fine or not. And to allay his concern for fill or grading it down 15" it might make a big difference to the neighbors. So they Board should decide if it was higher than it needed to be.

Mr. Boniface agreed with that proposal to put up story poles and it would give neighbors the opportunity to see what was going on. But he noted that neighbors would surely quit protesting if the owner could grade down 15" and make that work.

Mr. Swearingen said he had already taken it down four feet and did put up story poles. But Mr. Klein would still protest because he doesn't want to see a house there.

Ms. Brennan said the jurisdiction of the Board was to decide if the application meets the code. If the Board felt story poles were necessary she assumed the Board could do that.

Ms. Walker asked Mr. Katz if he was talking about the height of the story pole.

Mr. Katz said it was the height of what Mr. Swearingen wanted to build.

Mr. Katz moved to postpone Case #H-12-081 poles on the west side at the two corners to show the finished height. Ms. Rios seconded the motion.

Chair Woods asked for an amendment that the story poles be placed at all four corners of the

building.

Mr. O'Reilly stated a point of clarification - that the story poles be at the height of the parapet at that location.

Mr. Katz agreed those amendments were friendly to the maker and the motion passed by unanimous voice vote.

3. **Case #H-13-043. 924 Canyon Road #5 & 7.** Downtown & Eastside Historic District. Green Desert Builders, LLC, agent for Paul Ostrovsky, owner, proposes to construct a 561 sq. ft. 10'4"-high, where the maximum allowable height is 16'0", attached two-bay garage and a 57 sq. ft. addition at this contributing residence. (John Murphey).

Mr. Murphey gave the staff report as follows:

BACKGROUND AND SUMMARY:

Tucked away from Canyon Road, 924 #5 is a long, rambling one-story house made of several buildings conjoined at one time to form a single residence. Constructed mostly of adobe, the house is part of the Cassidy Placita of separate private residential units. The compound began in the 1920s, when artist, Gerald Cassidy (1879-1934), and his poet, writer wife, Ina Sizer Davis Cassidy (1869-1965), subdivided the property, creating *La Plaza Encantada*, their second residence on Canyon Road. Sometime after, the separate residences, titled as Tracts 3A and 4A, and consisting of potentially three buildings, were joined together to form the present 4,025 sq. ft. home. The house is accessed by a private drive, with no public-way visibility from Canyon Road. However, the rear (southeast) portion of the residence is visible from Acequia Madre. The Spanish-Pueblo Revival residence is contributing to the Downtown and Eastside Historic District.

Primaries

Given limited access to the property, staff was unable to perform a primary façade study. However, the elevations that were visible—the east and south—showed alterations of wall plane, window size openings and window types. Staff can assure the Board that the elevations proposed for work would not be considered “primary” if a full study were conducted.

Project

The applicant requests review of a project to build a small bathroom addition and an attached two-car garage.

Bathroom

Attaching to the southeast corner of the east bedroom is proposed an approximately 57 sq. ft. ¾ bathroom. It will be constructed of adobe, enlarging the opening of an existing non-historic window, and will include one small double-hung aluminum-clad window across the south elevation.

Garage

Proposed for the extreme southeast corner is a 561 sq. ft., 10'-4"-high (where the maximum allowable height is 16'-0") two-car garage. Constructed of foamed frame, it will attach in front of the south bedroom, which by inferential evidence, does not appear to be a historic section of the house. Stuccoed to match the residence, it will feature two custom wood carriage doors with windows. Across the publicly visible south façade were three small, either double-hung or awning aluminum-clad units. Given the public visibility, they will of true-divided light design.

STAFF RECOMMENDATION:

Staff recommends approval of the application, as it complies with Section 14-5.2 (D)(9), General Design Standards (Height, Pitch, Scale and Massing), and the standards of the Downtown and Eastside Historic District, Section 14-5.2 (E).

Ms. Walker wondered if the City had any problem with lot coverage since it already exceeded the maximum lot coverage for that zoning.

Mr. Murphey said staff were reliant upon planning staff that this met the lot coverage limits.

Mr. Rasch thought it was a compound that allowed greater density.

Ms. Walker said at R-5 this already exceeded maximum lot coverage and the additions request would further exceed it.

Mr. O'Reilly said he was not involved in the review but the staff signed off on it.

Ms. Walker recalled the Board ran into this issue two meetings ago.

Mr. O'Reilly said it was possible with private open space to go higher than 40%.

Chair Woods noted that today it was 46% and asked if that was before additions or after additions.

Mr. O'Reilly thought 46% included both existing and the proposed addition but couldn't answer whether it was compliant or not.

Present and sworn was Ms. Annette Vigil, 2300 Jacona Road, who had nothing to add to the staff report.

Chair Woods asked if the windows on the garage addition were true divided light.

Ms. Vigil thought they were small enough to not need divisions.

Chair Woods agreed but said she drew them with divisions.

Ms. Vigil said there would be wood separations but not true divided lites.

There were no speakers from the public regarding this case.

Ms. Rios moved to approve Case #H-13-043 per staff recommendations. Mr. Boniface seconded the motion and it passed by unanimous voice vote.

- 4. Case #H-13-044A. 541 Camino Rancheros.** Downtown & Eastside Historic District. Robin Gray, agent for Phil Gardner & Louise Partello, owners, proposes an historic status review with a potential downgrade in historic status from Contributing to Non-contributing. (David Rasch).

Mr. Rasch gave the staff report as follows:

BACKGROUND & SUMMARY:

541 Camino Rancheros is a single-family residence that was constructed in 1915 in the Spanish-Pueblo Revival style. The building is listed as contributing to the Downtown & Eastside Historic District, although an HCPI was not found in HPD files.

The current inventory identifies that extensive alterations have occurred since 1997 including additions, two of which are two-story.

STAFF RECOMMENDATION:

Staff recommends an historic status downgrade from contributing to non-contributing due to extensive non-historic alterations that have significantly altered the original historic integrity.

Ms. Rios thought the footprint had significantly changed too. Mr. Rasch agreed.

Present and sworn was Ms. Robin Gray, 1022 Osage, who stood for questions.

Chair Woods told her the Board couldn't get in to see it.

Ms. Gray apologized. She showed the hatched area which was the original house and in the 1990's the rest was added. She added that one could no longer distinguish them from each other.

There were no speakers from the public regarding this case.

Dr. Kantner moved in Case #H-13-044A to downgrade the status to non-contributing. Ms. Rios seconded the motion and it passed by unanimous voice vote.

5. **Case #H-13-044B. 541 Camino Rancheros.** Downtown & Eastside Historic District. Robin Gray, agent for Phil Gardner & Louise Partello, owners, proposes to remodel a non-contributing residential structure by constructing an approximately 200 square foot addition. (David Rasch).

Mr. Rasch gave the staff report as follows:

BACKGROUND & SUMMARY:

541 Camino Rancheros is listed as a non-contributing property in the Downtown & Eastside Historic District. The applicant proposes to remodel the building by constructing an approximately 200 square foot kitchen addition on the rear, north elevation that will match the existing adjacent parapet height at 12'. The addition will feature a wedge-shaped footprint, conforming to the required lotline setback, with triple 8-lite windows and a 10-lite door on the north elevation. The windows will be clad in white. Stucco will match existing conditions, but it was not identified in the proposal letter. Light fixtures will be reused or new fixtures will match existing fixtures which appear to be a dark metal lantern in style.

STAFF RECOMMENDATION:

Staff recommends approval of this application which complies with Section 14-5.2(D)(9) General Design Standards, Height Pitch Scale and Massing and (E) Downtown & Eastside Historic District.

Ms. Rios asked what stucco color they would use.

Ms. Gray wasn't sure what the name of the color was but the new stucco would match existing and was cementitious.

There were no speakers from the public regarding this case.

Ms. Walker moved to approve Case #H-13-044B per staff recommendations. Ms. Rios seconded the motion and it passed by unanimous voice vote.

6. **Case #H-13-046. 373 Garcia Street.** Downtown & Eastside Historic District. Genaro Viscarra, agent for Susan Peick, owner, proposes to remove a coyote street fence and replace it with a 58"-high, at the maximum allowable height for the streetscape, stucco-clad block wall at this contributing residence. (John Murphey).

Mr. Murphey gave the staff report as follows:

BACKGROUND AND SUMMARY:

Constructed prior to 1912, with subsequent additions, 373 Garcia Street is a long, linear house exhibiting the Territorial Revival style. (There is a suggestion that architect John Gaw Meem remodeled the house, but this has not been substantiated by staff). It is contributing to the Downtown and Eastside Historic District.

Project

The applicant requests review of a project to replace a street-facing coyote fence with a stuccoed block wall of the relative same height.

Street Wall

Stretching across the west property line along Garcia Street, is an approximately 59"-high coyote fence with a wood plank gate. While the origin of the fence is not known, its poles are deeply weathered, and it may be the same structure captured in the 1984 survey.

The applicant wishes to replace the fence with a stuccoed block wall measuring 59", the maximum allowable height for the address. It will retain the plank gate and will be stuccoed with a cementitious application to match the approximate "Suede" color of the house.

Following the intent of the "Walls and Fence Guidelines," staff recommends a condition of approval to include a "plane change" along the 53' north section of the structure.

STAFF RECOMMENDATION:

Staff recommends approval of the application, as it complies with Section 14-5.2 (D)(9), General Design Standards (Height, Pitch, Scale and Massing), and the standards of the Downtown and Eastside Historic District, Section 14-5.2 (E), with a condition that wall height will vary, following the intent of the "Walls and Fence Guidelines."

Chair Woods said the Board members talked a little bit about how long this wall was without being broken up to meet the ordinance. She asked Mr. Murphey to be a little more specific.

Mr. Murphey explained that the guidelines required it to have some relief in plane and in height for that length.

Chair Woods asked if they put pilaster on either side of gate if it would meet that requirement. Mr. Murphey agreed.

Mr. Boniface asked what the maximum height was.

Mr. Murphey said the wall would be 59".

Mr. Boniface noted that on page 3 it said the wall would be 59" high but on the applicant drawing it said the height was 56".

Mr. Murphey said he requested 59".

Mr. Boniface added that on page 11 it said the length was 73' and on page 10 it said 90'.

Mr. Murphey said that was from the existing gate going north. He was not sure of the entire length.

Ms. Rios asked if the proposed wall would have the same height as fence.

Mr. Murphey said the average height of the latillas was 59".

Ms. Walker didn't see anything that said the height had to change.

Mr. Murphey pointed out the second sentence that said it had to change a minimum of 8".

Ms. Walker agreed.

Present and sworn was Mr. Genaro Viscarro, 71 Paseo Nopal, who had nothing to add to the staff report.

Chair Woods asked him to respond how he would meet the guidelines.

Mr. Viscarro said he would vary that section the guidelines were talking about.

Chair Woods asked him if he would be willing to put pilasters on either side of the gate.

Mr. Viscarro said if the Board required that, he would do that too.

Mr. Murphey clarified that they were just saying he would have to modulate it both in plane and in height.

Chair Woods said he could also do a series of pilasters and divide it into three sections and put pilasters that would be thicker than the wall. She asked how thick his wall would be.

Mr. Viscarro said it would be 8" wide.

Mr. Boniface said the pilasters should be 2' square and between the pilasters it would have to step

down.

Mr. Rasch suggested that pilasters above the wall could take care of that.

Ms. Walker asked if they didn't have to be 12".

Mr. Rasch explained that he would be meeting the intent by varying the plane.

There were no speakers from the public regarding this case.

Chair Woods said the applicant had a couple of guidelines but no drawings, so the motion might including having staff approve the drawings.

Dr. Kantner moved in Case #H-13-046 to approve the wall as proposed with the addition of pilasters as suggested both at gate and at sufficient lengths to break up the wall and to submit drawings of the revised design to staff for approval. Ms. Walker seconded the motion and it passed by unanimous voice vote.

7. Case #H-13-047. 1222 through 1286 Cerro Gordo Road. Downtown & Eastside Historic District. Thomas Gifford, agent, for the Santa Fé Civic Housing Authority, owner, proposes to renovate 24 apartments, including raising parapets from 11'4" to 12'6" and 13'6" to 14'0", where the maximum allowable height ranges from 14'3" to 15'3"; demolish one apartment; construct ten 851 sq. ft. 13'9"-high apartments and a 245 sq. ft. 13'9"-high laundry; renovate a street wall; construct interior 4'-high yard walls; and do related site work at this noncontributing residential apartment complex. (John Murphey).

Mr. Murphey gave the staff report as follows:

BACKGROUND AND SUMMARY:

Built across a 2.97-acre site south of Cerro Gordo Road, *Cerro Encantado* is a 25-unit public housing complex built by contractors of the U.S. Department of Housing and Urban Development in 1971-1972, under the Housing and Urban Development Act of 1965, a program that would be severely curtailed a year later under President Richard M. Nixon's administration. Clustered around a parking lot and two separate courtyards, the duplex units are designed in economized versions of the modern Spanish-Pueblo and Territorial Revival styles. Individually and collectively they are noncontributing to the Downtown and Eastside Historic District.

Project

The applicant, the Santa Fé Housing Authority, requests review of a project to renovate the existing apartments and to build an additional ten structures.

Existing Units

In order to update the units for better design and energy efficiency, the applicant proposes a total renovation project, including the demolition of one fire-impacted apartment.

The exterior remodeling will include strengthening the architectural style of the units, by selecting the Spanish-Pueblo Revival as the template for the complex. As such, window and door reveals will be deepened, corners will be rounded and parapets will receive a battered profile. In addition, the existing shallow portals will be removed and replaced with deeper wood structures. Existing casement windows will be replaced with Anderson 100 series double-hung, divided-light units in the "Terratone" color. Rough openings for window and door replacements will remain the same.

Parapets will be raised to hide new solar equipment, to be installed to meet desired LEED Platinum certification. Depending on location, parapets will increase from 11'-4" to 12'-6" or 13'-6" to 14'-0", where the maximum allowable height ranges from 14'-3" (interior) to 15'-3" (street side).

The buildings will receive a 4" spray-foam treatment and will be finished with a traditional El Rey cementitious stucco in one of the company's "Buckskin," "Sahara" or "Adobe" colors—each approved by the Board. A white color will be used as accent along the revised portals.

New Units

Proposed for open areas, mostly along the street frontage and the northeast corner of the property, are ten new units and a laundry room. The two-bedroom units—three stand-alone duplexes and four attached to existing dwellings—will be designed in the same Spanish-Pueblo Revival manner and detail as the renovated units. They will 13'-9"-high, with tall parapets used to hide solar equipment. Included with the new construction is a 245 sq. ft., 13'-9"-high detached laundry designed in the same style.

Site Improvements

A major site improvement is to change the current parking lot-dominated landscape to a landscape of flowing spaces defined short 4'-high stucco-covered perimeter walls, meandering paths and greenery. The current parking lot will be greatly reduced in footprint, changing some of the once asphalted surface to planted "landscape islands."

The long stuccoed block street wall along Cerro Gordo Road will be improved to meet the intent of the "Walls and Fence Guidelines." This will include adding eight "curved inlets" and parging the top of the wall to give it more of a sloping appearance. The wall will be re-stuccoed with El Rey cementitious stucco in the company's "Buckskin" color.

STAFF RECOMMENDATION:

Staff recommends approval of the application, as it complies with Section 14-5.2 (D)(9), General Design Standards (Height, Pitch, Scale and Massing), and the standards of the Downtown and Eastside Historic District, Section 14-5.2 (E).

Present and sworn was Ms. Heather Lamboy, City Planner, 200 Lincoln Avenue, who said one of her functions in Planning was for conformance to the Land Development Code. The proposal for ten new dwelling units sums less than 9,000 sq. ft. and since the Code said greater than 10,000 sq. ft. would trigger the need for a develop plan, this project was exempt from that requirement. So they would submit an administrative development plan. It would be reviewed by planning, wastewater, traffic, etc. for conformance to code and filed on record for future changes.

She did the research and determined this property was rezoned in the 1971 and had no limits for this development as proposed.

Chair Woods asked about the style of this project.

Ms. Lamboy said her role was just on conformance with the Land Development Code.

Present and sworn was Mr. Tom Gifford who was present to address the architectural style.

Ms. Walker pointed out that while there was a mix of styles there before, the project was now eliminating any Territorial design.

Mr. Gifford agreed. The rooms were small and it was block construction. They couldn't save the brick coping with the 4" foam spray on top. It would be too costly to put coping back on.

Ms. Rios asked if there would be anything visible on the roof.

Mr. Gifford said nothing would be visible. The solar panels were less than the height of the parapets.

Ms. Rios asked if they were adding landscaping.

Mr. Gifford agreed.

Ms. Walker asked about the rooftop visibility from Cerro Gordo Road.

Mr. Gifford said it would not be from any place he walked.

Chair Woods asked if they were changing the brocade stucco pattern. Mr. Gifford agreed.

Chair Woods noticed it would have several stucco colors.

Mr. Gifford listed the colors and said he had some 3-D views.

Mr. Rasch said they were in the packet.

Mr. Gifford said they started on page 22 and referred to page 27. That was the front entry as you enter the project and having structures on either side of the wall. Looking down Cerro Gordo as well.

Ms. Walker thought on page 23 the roofs were visible.

Mr. Gifford said that was just an overall view and the only new unit was on the far right side.

Chair Woods asked if the ones on Cerro Gordo were all lined up.

Mr. Gifford said they staggered them along the street. They all stagger back from each other. The duplexes staggered as well. They worked to integrate them into the site.

Ms. Rios asked how they were applying the colors.

Mr. Gifford said they would not uniformly rotate the three different colors but chose each of them while looking at the properties.

Mr. Boniface asked him to describe the Anderson windows and doors.

Mr. Gifford said the material was almost like fiberglass. The windows had simulated divided lights with muntins on both sides and a wood spacer in the middle. They had great success with them. They have crisp edges.

Mr. Boniface referred to page 23 and saw how they were breaking up the wall. It was a nice detail and broke up the streetscape and provided trees to the exterior. He thought it was a nice project.

PUBLIC COMMENT

Present and sworn was Ms. Carolyn Sigstedt, 628½ Camino de la Luz, who said she worked as a social worker there and the parking lot was unsafe for the children so this change was much better and there was a park there on Cerro Gordo to support the young people of this community.

Present and sworn was Ms. Vicky Ortega who said she lived on Cerro Gordo and her family had been there for over a hundred years. She explained that she was not opposed to the project and the remodel was overdue. But she had concerns about the number of units being added. She felt that ten units would make it too crowded. She had spoken with architect about some of her concerns. She lived down by Armijo Lane and they have had an extreme influx of traffic there in the last couple of years. It was a very narrow road and it seemed like everybody who came to town found them and speed through the area.

They had lots of people who walk through there with dogs and not having them on leashes or picking up after their dogs. She said her mom was 80 years old and the people walking by were not friendly. People

didn't pay attention to the speed limit and they didn't pay attention to her efforts to slow them down. She found empty beer and whisky bottles in her own yard.

She said her uncle was elderly and liked to take a stroll to check their mail but it was getting dangerous for them because of a small curve in the road. There could be a bad accident there.

She was also concerned about the new gate on Armijo for emergency vehicles. She felt that would increase the traffic even more.

She asked the Board to consider fewer units and better parking and that during construction all traffic be diverted north on Armijo Lane to reduce traffic there. She said their quality of life has taken a beating there. The changes there have taken away from historic conditions there.

Ms. Brennan explained that the HDRB jurisdiction was not over traffic but that could be addressed through the Land Use Department.

Chair Woods agreed that dogs and traffic were not the Board's responsibility but that Ms. Ortega could share those concerns with staff.

Present and sworn was Ms. Nora Martínez, 1224 Cerro Gordo. She said she was Vicky's sister and wanted to back up everything she said. She felt they were almost no longer part of historic Santa Fé Up their drive way were concrete homes that didn't fit it in. They were now looking at doubling the low income housing there. We can't close off part of the road up there so we have people who live up there and work out of their homes and lots of people come through there and so many that you wouldn't want to live there. We can't get anybody in the city or county to help us. We need to close off that road.

Chair Woods explained that the HDRB didn't have anything to do with closing off the road and didn't have the jurisdiction to solve that problem.

Ms. Martínez said the Board had some control that maybe instead of having a small confined area with ten homes already and they wanted to double that. She asked if the Board could help the residents with that.

Chair Woods said she could testify to the street scape but the lot coverage was very low at 26%. So although they might feel it was too dense for the streetscape it really wasn't.

Ms. Martínez said that was what she believed. She asked the Board members to come out and look at the area and see if they would want to move in there. She said they didn't want this project. There would be nothing historic about this place anymore.

Chair Woods said the Board did spend time up there today. She added that she raised her kids on Cerro Gordo and knew all the Ortega's while she lived there.

Present and sworn was Mr. Peter Culbert who said he understood the limits of the Board's jurisdiction. However there was a concern with having two entrances on Camino Armijo. It changes the streetscape on Camino Armijo. The concern of people was that in increasing the density of this project it didn't look like anything else in that district. South Armijo was now a relatively quiet street although he agreed there was lots of traffic there recently. It was a fundamental change in streetscape by punching in those two entrances and would make a race track down Cerro Gordo to South Armijo Street and would increase cutting into the project as well as the dirt road to the south. He asked if the board could require only one entrance there. It creates a severe eyesore. As far as specific remodeling of the buildings it would be jamming all those buildings in there, particularly in the NE corner. The one driveway to access a few of the buildings makes sense but the one further south would create racetrack and should be closed off.

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

Mr. Gifford explained that the south gate was only for emergency vehicles and have a gate that could only be opened by emergency vehicles.

Chair Woods asked how wide that gate would be.

Mr. Gifford said it would be 24'. Traffic requires it to be 24'. Fire code was 20'. They looked at several sites and these were the best places. A fire department egress was required by life safety standards.

Chair Woods understood life safety but commented that it was a little street with driveways.

Mr. Rasch said 20' was the minimum. The fire department does need a turning radius and this would not be used by residents ever. He was trusting that the traffic department and fire department would do only what was required. He reminded the Board that it was R-24 PUD so it was much more dense.

Mr. Boniface moved to approve Case #H-13-047 as the applicant has submitted it. Mr. Katz seconded the motion and it passed by unanimous voice vote. (Ms. Walker was not present for the vote, having excused herself before this vote was taken.)

Chair Woods explained to the neighbors that they could appeal the decision.

- 8. Case #H-13-049. 623 Camino de la Luz.** Downtown & Eastside Historic District. James and Claudia Horn, agents for Edward Epping and Margaret Diggs, owners, propose to remodel an existing building by changing windows and doors, demolishing an entry, and constructing an approximately 546 sq. ft. 15'4"-high studio addition at the maximum allowable height; build low yard walls and make other changes at this noncontributing residence. (John Murphey).

Mr. Murphey gave the staff report as follows:

BACKGROUND AND SUMMARY:

623 Camino de la Luz (formerly 1200 Camino Delora B), sits on a small hill at the back of its lot, mostly hidden from street view. With no historic survey, the origin of this approximately 2,228 sq. ft., single-story Spanish-Pueblo Revival house is unknown. However, from a review aerial photographs, the house was built by the 1960s, with the west studio addition in place by 1981. Together, the main house and connecting studio were noncontributing to the Downtown and Eastside Historic District.

Project

The applicant requests review of a project to build a second studio and make other alterations to the existing house.

Studio Addition

Proposed across part of the north elevation is an approximately 546 sq. ft. studio, at the maximum allowable height of 15'-4." (The parapet of the existing house will need to be raised 6" to accommodate the roof of the new structure).

The studio will be constructed of an Insulated Concrete Form system, with wall thickness ranging from 11" to 17." The walls will be finished with traditional cementitious stucco in El Rey's "La Luz" color.

The new studio will necessitate demolishing the current entry and, thereby changing the entry sequence to the home. The new entry will be along the west elevation of the addition and consist of a sequence of steps leading from a developed parking area to the porch and entry foyer of the studio addition.

The new space will be fenestrated with a horizontal band of windows forming a clerestory across the north elevation, with similar units arranged vertically on the east and west elevations. The specific windows were hopper units with white cladding to harmonize with existing windows.

Window Changes

A number of windows of the existing house will be removed and replaced with new units. In some circumstances, the new windows will replace non-code conforming units, by filling in large non-conforming openings and replacing existing units with code-compliant, divided-light windows.

Landscaping/Walls

A separate phase of the project includes extensive landscaping improvements. This will consist of erecting interior stucco-over block walls and coyote fences. Specifically, a new stucco-block wall topped with coyote latilla will form a privacy screen along the property's north boundary. Following Board policy, the poles will have irregular-height tops, with the structural assembly facing inward toward the property. Another item will remove a section of existing 5'-7"-high fence and vehicular gate along Camino de la Luz and replace them

with a lower fence and a horizontal board gate painted gray.

STAFF RECOMMENDATION:

Staff recommends approval of the application, as it complies with Section 14-5.2 (D)(9), General Design Standards (Height, Pitch, Scale and Massing), and the standards of the Downtown and Eastside Historic District, Section 14-5.2 (E).

Ms. Rios asked Mr. Murphey if he could characterize the new style.

Mr. Murphey said it appeared to be a modernist interpretation of recent Santa Fé style.

Chair Woods asked if it worked within the streetscape. She asked if there was a wall like this in the streetscape with the new entry and the changes in the wall.

Mr. Murphey said they drove through the area and saw a variety of walls and this one was not too out of keeping.

Dr. Kantner asked about the visibility of the windows in the studio.

Mr. Murphey said the north-facing windows would be visible obliquely from up the hill.

Present and sworn was Ms. Claudia Horn, 1300 Luisa, Suite 24, who said one thing they were looking at doing - this was subdivided and had a north-facing slope - they had the opportunity to access it from Camino de la Luz and their exercise was to see if there was a better way to access for an aging couple during the winter, providing access to their house and the new studio.

Ms. Rios asked Ms. Horn to describe the fence and gates including length and materials.

Ms. Horn said the first one was the one on Camino de la Luz where they were taking down coyote and replacing with a 3' fence out of coyote. It was lower due to driveway access requirements -

Chair Woods asked what the gate was made out of that was shown on page 20 on the proposed east elevation.

Ms. Horn said it was steel frame with six inch horizontal wood slats on it.

Mr. Boniface asked how wide the gate would be.

Ms. Horn said it was 12' wide and three feet high.

Ms. Rios asked if that was the south elevation.

Ms. Horn said that should be the north elevation. The height of the existing fencing there was about 5' high above existing grade and the proposed fencing was of coyote latillas.

Chair Woods asked if part of it sat on the stucco wall.

Ms. Horn agreed. They were taking the same vocabulary to act as subdividing the two lots to give more privacy.

Chair Woods asked if none of it would exceed five feet from the grade.

Ms. Horn explained that was true from the interior but maybe not from the exterior side.

Chair Woods said the Board needed the external height.

Ms. Horn said it would be a maximum of about six and a half feet.

Chair Woods asked if that would be within code.

Mr. Murphey said it was not.

Mr. Rasch asked if part of was a retaining wall. Ms. Horn agreed.

Chair Woods asked if that was on the north elevation.

Ms. Horn said it was retaining and had coyote above it.

Mr. Murphey said it could go six feet above grade.

Ms. Rios asked about the visibility.

Mr. Murphey said it wasn't very visible because it divides the lots.

Ms. Horn added that it was about 50' back from the road and there was another coyote fence directly on the property line.

Ms. Rios commented regarding the style of the house that the existing was Pueblo Revival and this proposal was introducing a very modernist addition.

Ms. Horn said there was a studio on the north with modern elements so it was a hybrid with much glazing.

Chair Woods said on the drawing for the north elevation that the top (existing) elevation had nice Pueblo style and below it the proposed showed it was being replaced with a lot that should make it lose the

character of the house.

Ms. Horn said the existing entrance was not functional so it was the only logical place for the addition but in adding elements into the addition she was not sure what Chair Woods was suggesting.

Chair Woods said she was suggesting putting some Pueblo elements into the proposed addition.

Ms. Horn asked if she meant more divided lights.

Chair Woods said this design was losing the character of this house. She asked if on the west elevation there were two verticals proposed. Ms. Horn agreed.

Chair Woods concluded it was becoming quite contemporary.

Mr. Katz had a real problem with those windows and why they couldn't be more in character with the rest of the neighborhood. They didn't seem to fit in.

Ms. Horn said they were responding to the other addition that was done so it wasn't just pieces of Pueblo revival but the addition to the west.

Mr. Katz said it looked substantially more modern than the plain vanilla addition with the big window.

There were no speakers from the public regarding this case.

Ms. Rios moved to postpone Case #H-13-049 to give the applicant an opportunity to redesign in a more compatible house style which was Pueblo revival and more in compliance with the ordinance. Mr. Katz seconded the motion.

Chair Woods was concerned with the fence on the east and the gate being proposed with the combination of horizontal and vertical was quite contemporary. Mr. Katz agreed.

The motion to postpone passed by unanimous voice vote.

9. Case #H-13-021. 501 Garcia Street. Downtown & Eastside Historic District. Montoya Land Use Consulting, Inc., agent for Julia B. Hunkins, proposes to install a door on a significant house. An exception is requested to create an opening where one does not exist (Section 14-5.2(D)(5)(a)(ii)). (John Murphey).

Mr. Murphey gave the staff report as follows:

BACKGROUND AND SUMMARY:

Located at the southeast corner of the five-way intersection of Garcia Street, Acequia Madre and Arroyo Tenorio, the former B. B. Dunne house is a compound of three separate buildings pieced together by connecting walls. The former garage, connecting wall and guesthouse facing Garcia Street, show a predominant Spanish-Pueblo Revival appearance with rounded corners, deep door and window reveals and projecting vigas, but also clay tile accents, an element more indicative of the Spanish Eclectic style. Built in stages, starting in the 1930s, the house is significant to Downtown and Eastside Historic District.

Historical/Architectural Overview

Brian Ború Dunne, writer-gadfly, arrived in Santa Fé, like many in the early 1900s as a lunger, seeking recovery from tuberculosis. Before coming to Santa Fé, Dunne, an American-born journalist, drifted around Italy, often in the company of fellow writers, George Gissing, Conan Doyle, and H. G. Wells. In 1914, Dunne published a book entitled, *Cured! The 70 Adventures of a Dyspeptic*, with a forward by Wells.

Upon arriving in Santa Fé, Dunne worked for a time as a secretary for Bronson Cutting. But he made his name here as a gossip columnist for *The New Mexican*, and as a fixture of the La Fonda literary scene, where he spent countless hours in the lobby, often popping up to do an ambush interview with a visiting politician or local socialite. Dressed in his characteristic flat-top, wide-brim Western hat, he was once described as being “hummingbird-like with a bony face and sharp nose.”

Starting in the early 1930s, Dunne began to build an eccentric house on undeveloped land, formerly owned by Max Bernstein, southeast of the five-point intersection. As described later in a 1975 *Santa Fean* piece, “When [Dunne’s] adobe tended to lean outward, he buttressed them on the outer side, when they listed inward, he buttressed that side thus achieving single walls three walls thick.” It took on its current compound shape by 1965, when Dunne died at 84. Tom Brown took over the property soon after and made alterations to the house, including adding a bathroom, installing skylights, and changing a portal into a garage (now a studio).

The current owner, Julia B. Hunkins, through reviewing c.1969 home movie footage (included with the package as two stills), identified three post-movie changes to the west—the subject of this review—elevation. These include 1) a change of wall transition at the guesthouse; 2); the reworking of the cobble stone “garden” on top of the current gate; and 3) the construction of projecting walls out from the garage.

Curiously, the subject wall, containing the current entry and connecting the former garage to the guesthouse, is not colored green, representing significant status, on the City’s GIS layer. This may simply reflect the relative small scale of this feature. Regardless, staff requests the Board affirm the connecting wall’s status as part of the significant residence.

Project

The applicant requests review of a project to construct a new opening for a wood gate along the west elevation.

New Gate

To provide exterior egress at level grade, the applicant is proposing to build a new opening just south of the current gate, which is situated below grade and is problematic for the applicant and prone to snow buildup and flooding.

The new opening will penetrate the entire height of the wall and will accommodate a 5'-8"-high rustic wood gate without a header. An exception is required to create an opening where one does not exist on a primary façade (Section 14-5.2(D)(5)(a)(ii)).

Exception Questions Responses

- (i) ***Does not damage the character of the district:*** We submit that the new gate will not damage the character of the historic district. It is intended that the design of the new gate will harmonize but not replicate the existing gate.

Staff Response: Staff agrees with response.

- (ii) ***Are required to prevent a hardship to the applicant or an injury to the public welfare:*** The sole purpose for the new gate is to prevent a hardship to Ms. Hunkins. She is in desperate need of a means to access her home without maneuvering steps. The current condition at some times forces her to stay in her home unless she has assistance by 2 people coming and going. She finds herself in a dangerous situation and worries about safely exiting her home in an emergency.

Staff Response: Staff agrees with response. Staff understands from speaking to the applicant that other options were explored by the homeowner, the contractor and an architect with historic preservation expertise. This included considering an egress path through the former garage, which aside from being circuitous, would require creating a new opening at the garage door or the north elevation, with a further complication that the north wall is situated along a narrow driveway easement. From the applicant, staff understood that changing the grade of the existing opening would result in drainage issues. For this reason, it appears that a parallel opening is the only means of providing a direct egress path from the house.

- (iii) ***Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts;***

Ms. Hunkins and folks like her have generations of families living in the historic districts. Ms. Hunkins mother lived in this home for 25 years and Ms. Hunkins is 75 years old and wants to be able to live in this home throughout her life. Her daughter will live in this home in the future. It is important to consider that many of the homes in the historic district were built without handicap access in mind. Ms. Hunkins and many like her need the assistance of the City to

consider that (yes) it is important to maintain the integrity of historic structures but at the same time, it is equally important to consider that safe access is necessary. There must be a way to achieve both through design and architecture.

We propose that the design allows the yard wall and residence to remain historically unique and at the same time provide a safe means for Ms. Hunkins to enter and exit her home. The location is unique because it is in close proximity to the parking.

We ask the Board to consider that the design of the new gate meets the minimum requirements for architectural style established in the Historic District Ordinance and in turn provides Ms. Hunkins with safe access to her home. The existing gate will remain as an important architectural feature to the character of the property

Staff Response: Staff agrees with response.

STAFF RECOMMENDATION:

Staff recommends approval of the application, as it complies with Section 14-5.2 (D)(9), General Design Standards (Height, Pitch, Scale and Massing), and the standards of the Downtown and Eastside Historic District, Section 14-5.2 (E). Staff believes the applicant has met the requested exception to create an opening where one does not exist on a primary façade (Section 14-5.2(D)(5)(a)(ii)).

Present and sworn was Ms. Monica Montoya, 726 Gregory Lane, who indicated the owner, Ms. Hunkins, would like to speak. She brought her daughter who might like to speak and Mr. Bonifacio Armijo was the contractor. All were sworn in.

Ms. Montoya thanked the staff for their assistance and patience with her in putting this together. She summarized that the bottom line was that they were wholeheartedly trying to provide Ms. Hunkins with a safe pedestrian access to her home. She has lived there very long time it was now very difficult for her to get into her home because of existing conditions there.

The drawing showed the new pedestrian gate and it was the only place they had been able to identify for this pedestrian gate, first because the grade from parking to the interior courtyard was flat there and also because it lent itself very well for the new gate. The position from parking was close to her house. Thirdly, there was no other logical location for the gate.

It would be a custom made gate. She took pictures of other gates in the area that the Board might like to consider or if not approvable they would work with staff for something in keeping with that neighborhood. She asked the Board to consider that it was a way to maintain historic integrity but also important for safety of the occupant to find a way to accommodate both.

Mr. Katz asked what happens on the other side, and adding that the Board could not see it today.

Ms. Montoya said it was a courtyard with stone and landscaping. There was an entrance to her home.

Dr. Kantner said it was on page 32.

Ms. Montoya described the features in the site plan.

Mr. Katz asked if the courtyard was at a single level.

Ms. Montoya said it was except where the existing gate was. Steps went down to that gate and there were steps back up to the level of the courtyard.

Dr. Kantner asked how deep that well was.

Ms. Montoya said it was at least 24".

Present and previously sworn was Ms. Julia Hunkins, 501 Garcia, who said she had been living there 20 years and her mother before her for 20 years. There was only one exit from the property and this pit was dangerous for her and for others. A few months ago she had to be carried out and taken to the doctor's office and in an emergency she would have to crawl out. Her ankle was broken in three places.

She said her mother turned the garage into a studio. One day she fell and her keys went flying into the snow and she couldn't get out of there. She crawled to the front door of the house and four hours later a neighbor tried to reach her and came to help. Her doctor told her she couldn't live there any longer. So she thought the proposed gate was reasonable and could be historically maintained.

PUBLIC COMMENT

Present and sworn was Ms. Susan Bartle, 503 Garcia, just south of Ms. Hunkins, who said over the years they had tried to work together in maintaining the streetscape to make it pleasing and harmonious. She supported this plan and thought it would be very aesthetically done and would incorporate what was already in place. She was one of the neighbors who helped Ms. Hunkins back and forth from the hospital. After the night the EMTs had to collect her and take her to the hospital. She was able to shovel and deice the steps but the next day it was a problem again for them to lift her down, open the door and carry her back up into the house.

She said Ms. Hunkins was an artist and it was very important to her. She hoped the Board would pass this request.

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

Ms. Rios suggested they use weathered wood for the door - something simple.

Chair Woods agreed. They should keep it simple with a similar finish. She suggested having it the

same color as the gate. Mr. Boniface agreed.

Mr. Boniface asked about the cobblestone on top of the current gate and what they planned to do there.

Ms. Montoya said they would have nothing there including the cactus which was real.

Ms. Rios moved to approve Case #H-13-021 as proposed with the door to be of the same texture, finish and color in a simple style, that the drawings be reviewed by staff, and accepting the responses to the exception criteria. Dr. Kantner seconded the motion and it passed by unanimous voice vote.

10. Case #H-13-045. 434 and 434A Camino del Monte Sol. Downtown & Eastside Historic District. Elizabeth Wagner, agent for Joe & Angela Shaffer, owners, proposes to restore historic windows on primary elevations, replace windows on non-primary elevations, and perform other minor alterations on a contributing residence and propose to remodel a contributing guest house by constructing a 470 square foot addition on a primary elevation and perform other minor alterations. Two exceptions are requested to remove historic material (Section 14-5.2(D)(1)(a)) and (D)(5)(a)(1)) and to place an addition on a primary elevation (Section 14-5.2(D)(2)(c)). (David Rasch).

Mr. Rasch gave the staff report as follows:

BACKGROUND & SUMMARY:

434 and 434A Camino del Monte Sol are a primary residence and attached guest house that was constructed in the Territorial Revival style by 1932. Both structures are listed as contributing to the Downtown & Eastside Historic District. The east and south elevations of 434 are designated as primary elevations and the east elevation of 434-A may be considered as primary.

The applicant proposes to remodel the property with the following nine items at 434.

1. Primary elevation historic windows will be repaired and retained. The single-light window on the east elevation will be replaced with triple 8-lite windows. Other windows will be replaced with similar units.
2. The canales and projecting viga tails will be repaired or replaced in-kind if they are beyond repair.
3. The subgrade door and concrete steps on the north elevation will be removed.
4. The concrete patio on the west side (rear) of the residence will be removed and replaced with flagstone.
5. At 434A, a 470 square foot addition will be constructed on the east (primary) elevation to match

existing adjacent height. Two exceptions are requested to remove historic materials (Section 14-5.2(D)(1)(a) and (D)(5)(a)(1)) and to construct an addition on a primary elevation (Section 14-5.2(D)(2)(c)) and the required criteria responses are at the end of this report.

6. Non-primary elevation windows and doors will be replaced with divided-lite units.
7. A non-historic garden wall and gate will be removed for the new addition.
8. A section of the street-facing rock wall will be removed to provide access for parking.
9. The roof, decking, and vigas will be removed and replaced in-kind

EXCEPTION TO REMOVE HISTORIC MATERIAL

- (i) Do not damage the character of the district;

The addition is proposed not only in the most logical position for the floor plan, but it is also the only place on the property for expansion. This necessitates the removal of the bay window, portal and steel casement window. While the infill addition would add much needed space to this home, the removal of historic material from this building would not damage the character of the district. The memory of the bay window (poorly built and executed originally and beyond repair today) would be recalled at the east elevation of the addition and will look out onto a streetscape, for the most part, unchanged: a garden privacy wall, mature trees, and a parking court. Additional landscaping will improve the parking area and the publicly-visible character of the streetscape and will enhance the ambiance of the Camino. While the portal is officially located on the primary façade, it is not publicly visible due to the garden wall.

Staff response: Staff agrees with this statement.

- (ii) Are required to prevent a hardship to the *applicant* or an injury to the public welfare;

The Shaffer family has lived on the property since 1995. By purchasing 434-A, they were able to put the family compound back together in 2007. They have slowly and meticulously restored their home at 434. Their daughter and her son now live at 434-A. Due to inadequate heat and light, awkward changes in floor elevation, substandard electrical and plumbing, they are able to live in only a few rooms. The interior, a warren of dark rambling spaces, attached structures erected at different times, needs to be upgraded and reconfigured to meet the needs of this modern family. Two small bedrooms will be on the north. The main living space will face a bright southern exposure and private outdoor space. Removal of the windows and door on the east façade is necessary to allow this addition. By re-purposing the rooms, renovating and expanding, the Shaffers will be spared the hardship of re-locating/dividing the family.

Staff response: Staff agrees with this statement.

- (iii) Strengthen the unique heterogeneous character of the *City* by providing a full range of design options to ensure that residents can continue to reside within the historic districts.

The Shaffers want to recycle, reconfigure, and build upon the potential of the property. The removal of the windows and door at the present east façade will not undermine the character of the City. Left unattended the property could remain an eyesore to the streetscape and a burden to the family. By allowing the removal of some of the existing material, the proposed renovation and expansion would complete this historic compound, would enhance the

ambiance of the neighborhood, and would allow the Shaffer family to remain in their homestead.

Staff response: Staff agrees with this statement.

EXCEPTION TO CONSTRUCT AN ADDITION ON A PRIMARY ELEVATION

(i) Do not damage the character of the *streetscape*;

While the proposed "infill" addition will add much needed space to this home, the character of the family compound will be reinforced and by extension the neighborhood as a whole. The memory of the bay window (poorly built originally and beyond repair today) will be recalled at the east elevation of the addition and will look out onto a streetscape, for the most part, unchanged: a garden privacy wall, mature trees, and a parking court. Additional landscaping will improve the parking area and the publicly-visible character of the streetscape, and will enhance the ambiance of the Camino. The small addition with similar massing and complementary detailing will provide a sense of familiarity and harmony to the neighbors.

Staff response: Staff agrees with this statement.

(ii) Prevent a hardship to the *applicant* or an injury to the public welfare;

The Shaffer family has lived in the family homestead since 1995. By purchasing 434-A, they will be able to put the family compound back together. They have slowly and meticulously restored their home at 434. Their daughter and her son now live at 434-A. Due to inadequate heat and light, awkward changes in floor elevation, and substandard electrical and plumbing, they are able to live in only a few rooms. The interior, a warren of dark rambling spaces, attached structures erected at different times, needs to be upgraded and reconfigured to meet the needs of this modern family. Two small bedrooms will be on the north. The main living space will face a bright southern exposure and private outdoor space. By re-purposing the rooms, renovating and expanding, the Shaffers will be spared the hardship of re-locating/dividing the family. "It is essential that the qualities relating to the history of Santa Fé, and harmonious outward appearance, which preserve property values and attract residents, be preserved" 14-5.2(A)(1).

Staff response: Staff agrees with this statement.

(iii) Strengthen the unique heterogeneous character of the *city* by providing a full range of design options to ensure that residents can continue to reside within the historic districts;

History should not be a constraint that limits what local eastside families can do. The Shaffers consider this property as a resource to be recycled, reconfigured, and built upon. The ad hoc set of additions built over the years can be adapted and reinvented. By taking advantage of a range of design options: a) Harmonious, orderly, efficient growth; b) Sensitively maximizing the potential of the property with a small infill addition; and c) strengthening the character of the historic compound with conforming massing and complementary detailing.

Staff response: Staff agrees with this statement.

(iv) Are due to special conditions and circumstances which are peculiar to the land or *structure* involved and which are not applicable to other lands or *structures* in the related *streetscape*;

The set of additions and alterations built over the years was logical for the time. For economic reasons, the house grew organically room by room as family needs arose. The house grew to property lines. What is left of the property

is unique to this property in that the only land left in to the east (front) of the building. Vacant land is generally in the rear, which is more typical of homes on the Eastside. This is fortuitous for the Shaffers in that an addition can be oriented on an east-west axis and can provide a much needed southern exposure.

Staff response: Staff agrees with this statement.

(v) Are due to special conditions and circumstances which are not a result of the actions of the *applicant*;

The Shaffers want to recycle, reconfigure, and rebuild upon the potential of the property. They have proven to be good stewards of the land, the history, and the vernacular architecture. They have been presented with this set of challenges, conditions not a result of their actions. They have studied their options for many years and are willing to make the investment to their family and to their history by undertaking this renovation.

Staff response: Staff agrees with this statement.

(vi) Provide the least negative impact with respect to the purpose of this section as set forth in Subsection 14-5.2(A)(1).

The proposed addition with its compatible massing, complementary window composition, and architectural detailing would provide the least negative impact to the historical ordinance. By completing the compound built by an admired relative and a respected historical figure, while respecting the history, the vernacular architecture, the streetscape, and the landscape, this proposal to renovate and revive a historic compound would cause the property to not only retain its historic status, but more than likely would cause it to be upgraded.

Staff response: Staff agrees with this statement.

STAFF RECOMMENDATION:

Staff recommends approval of the exception requests to remove historic material and to construct an addition on a primary elevation and recommends that the Board approval this application which otherwise complies with Section 14-5.2(C) Regulation of Contributing Structures, (D) General Design Standards, and (E) Downtown & Eastside Historic District.

Present and sworn was Ms. Elisabeth Wagner, 1402 Cerro Gordo Road, who had nothing to add to the staff report.

Chair Woods asked what color of stucco she was using.

Ms. Wagner said they would continue with the same color for both units.

There were no speakers from the public regarding this case.

Ms. Rios moved to approve Case #H-13-045 per staff recommendations and affirming that the applicant met the exception criteria. Mr. Katz seconded the motion and it passed by unanimous voice vote.

- 11. Case #H-13-048. 703 Alto Street. Westside-Guadalupe Historic District.** Carolyn Sigstedt, agent/owner, proposes to remodel a non-statused residential structure and a contributing guest house by replacing non-historic doors and windows, constructing coyote fences and yardwalls to 6' and 8' high where the maximum allowable heights are 8' high on the west side lotline, 5' 8" high on Alto Street, and 5' on Lower Alto Street, and installing gates. An exception is requested to exceed the maximum allowable height (Section 14-5.2D)(9)). (David Rasch).

Mr. Rasch gave the staff report as follows:

BACKGROUND & SUMMARY:

703 Alto Street is as single-family residence and guest house that was constructed at approximately 1915-1920s in a vernacular manner. The primary residence has no apparent massing changes but has lost all historic windows and it has no historic status in the Westside-Guadalupe Historic District. Similarly, the guest house has no apparent massing changes but it has lost all historic windows and it is listed as contributing to the district.

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

1. Both buildings will be raised in height from approximately 10' to approximately 12', where the maximum allowable height is 14' 1".
2. All windows and doors will be replaced with units that have divided-lites in the same opening dimensions. On the primary residence, the bedroom window on the south elevation will be altered for a door with a sidelight in the same opening width and height to meet ingress/egress requirements.
3. The buildings will be restuccoed with El Rey cementitious "Soapstone", windows and doors will be painted in "Eggshell Blue", and the primary residence portal will be painted in "Cape Cod Grey".
4. Exterior light fixtures will be Artesanos tin with glass.
5. A coyote fence and stuccoed yardwall will be constructed along the west lotline to the maximum allowable height of 8'.
6. A coyote fence along the north lotline (Lower Alto Street) will be constructed to 8' high where the maximum allowable height is 5'. In this fence, an 18' wide, 6' 6" high sliding wrought iron arched vehicle gate will be installed between 6' high stuccoed pilasters. A height exception is requested (Section 14-5.2(D)(9)) and the required criteria responses follow.

EXCEPTION TO EXCEED MAXIMUM ALLOWABLE HEIGHT

- (I) Do not damage the character of the *streetscape*;

My interest in restoring the 703 Alto property is not only to not damage the character of the streetscape but to in fact restore and enhance it.

Staff response: Staff agrees with this statement.

(ii) Prevent a hardship to the *applicant* or an injury to the public welfare;

This property is particularly susceptible to vagrants and physical damage to windows set near to property line. The proposed sliding gate standard size is 6 ½ ft. height. Custom size would make such a gate unaffordable. The coyote fence on the west-side is 8 ft. height and my desire is to graduate from 8 ft. to 6 ft. on the Lower Alto Street side to protect windows and visually make pleasing.

Staff response: Staff agrees with this statement.

(iii) Strengthen the unique heterogeneous character of the *city* by providing a full range of design options to ensure that residents can continue to reside within the historic districts;

I have always been a supporter of the Historic Standards of the city and only choose to restore older properties respecting these old established neighborhoods and the historic standards whenever possible.

Staff response: Staff agrees with this statement.

(iv) Are due to special conditions and circumstances which are peculiar to the land or *structure* involved and which are not applicable to other lands or *structures* in the related *streetscape*;

This property has special conditions and circumstances since it is located next to a park with a high degree of vandalism. This is a security, safety and liability issue for both the city and the residents.

Staff response: Staff agrees with this statement.

(v) Are due to special conditions and circumstances which are not a result of the actions of the *applicant*;

As an applicant my interest is to restore the property and also make the area more safe and secure for all who reside in the vicinity.

Staff response: Staff agrees with this statement.

(vi) Provide the least negative impact with respect to the purpose of this section as set forth in Subsection 14-5.2(A)(1).

This small request will have the least impact. Another alternative is to put grates on the windows but I feel that is not in keeping with the integrity of the property or neighborhood. This would also cut down on the light in these small homes.

Staff response: Staff agrees with this statement.

STAFF RECOMMENDATION:

Staff recommends approval of the exception request to exceed the maximum allowable fence height and recommends that the Board approve this application which otherwise complies with Section 14-5.2(C) Regulation of Contributing Structures, (D) General Design Standards, and (I) Westside-Guadalupe Historic District.

Dr. Kantner asked if the Board needed to deal with the status of the primary residence and if it mattered.

Mr. Rasch believed it was contributing but the project wouldn't affect that status.

Present and previously sworn was Ms. Carolyn Sigstedt who mentioned that she was raising the height and she considered them both historic. The reason to raise the firewall was that they were nonexistent and needed to be reconstructed. She needed that much space after she spoke to a roofer because she was reroofing them as well since the house puddled and leaked. She said she would only take the firewall as high as required.

She said the windows were Pella architectural series and white. She added that in her application she indicated the sliding gate would be a pale blue but since found out that it needs to be black.

Chair Woods asked if the gate could be simplified.

Ms. Sigstedt said the gate was six and half feet tall only at the apex but she was not married to this gate design but it had to slide. The choices were fewer for sliding gates. There was a serious problem with vandalism in this neighborhood so they couldn't invite people in. She was not normally in favor of gates but in this location at this time, it was essential to keep out vagrants.

Chair Woods pointed out one on her sheet that was simpler.

Ms. Sigstedt said she was fine with that.

There were no speakers from the public regarding this case.

Dr. Kantner moved to approve Case #H-13-048 as proposed with the recognition that windows were architectural series, that the exception criteria had been met and a condition that the Essex gate style be used and be black as proposed. Mr. Boniface seconded the motion and it passed by unanimous voice vote.

I. MATTERS FROM THE BOARD

Mr. Rasch said staff found the maximum lot coverage in R-5 zones was 40% and may increase to 50% open space if open space was provided.

Mr. Katz asked about Atalaya School. As he understood it, the city ordinance only applied to capital outlay and this looked like a capital outlay project to him. He asked why the Atalaya School project wasn't a capital outlay project.

Ms. Brennan said they got a memo and she glanced at it and it talked about the funding. She thought

they were using a GO Bond fund which was a different category.

Mr. Rasch said a bond issuance was not considered a capital outlay. He agreed to forward the memo to the Board members.

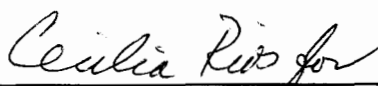
Ms. Rios noted that on the old Mission Café building El Castillo removed the roof.

Mr. Rasch said the Board had given them permission to remove it but the older rectangular part the Board wanted them to restore the roof and repair the coping. In hindsight he wished they had spent more time on it as a residence. It would have a major upgrade in climate control. They can't have rotten dirt on the ceiling.

J. ADJOURNMENT

The meeting was adjourned at 8:16 p.m.

Approved by:



Sharon Woods, Chair

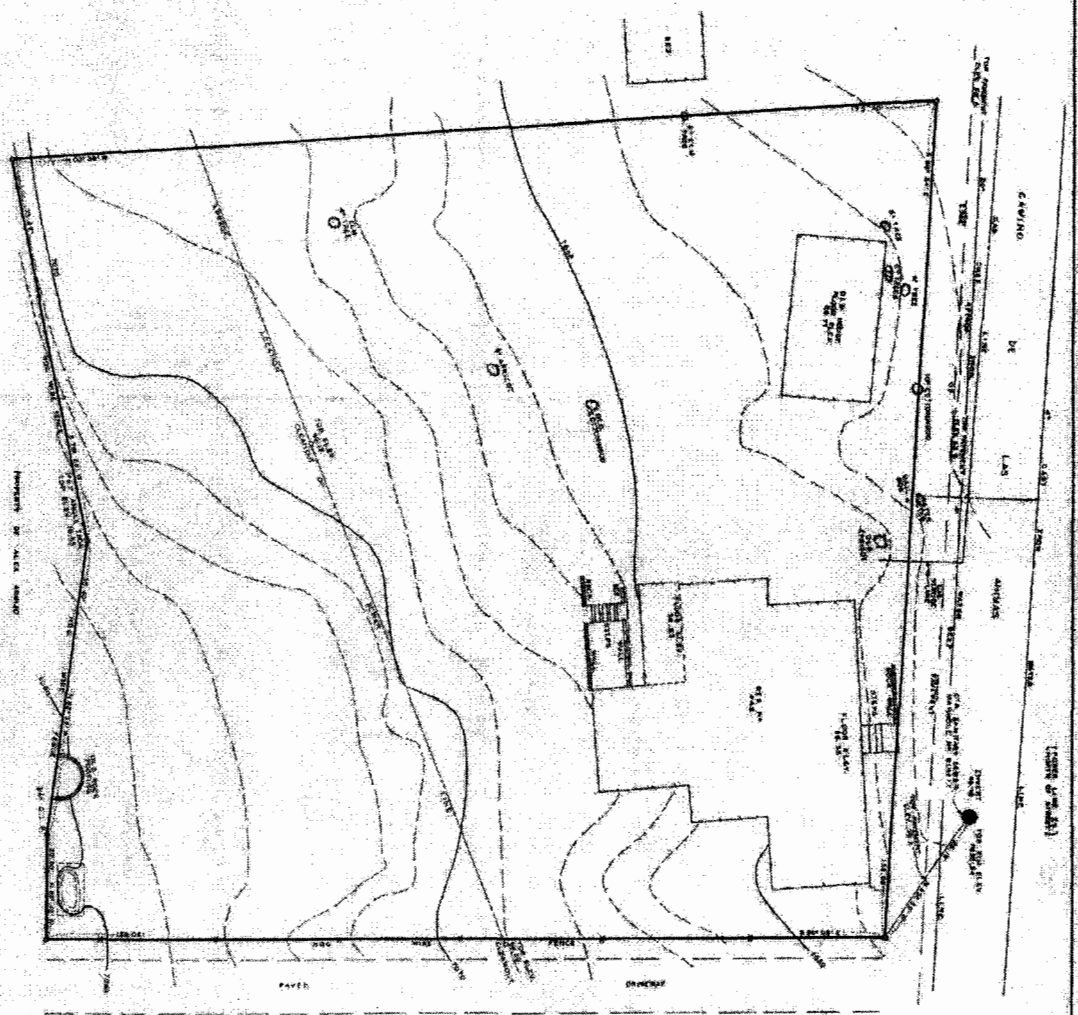
Submitted by:



Carl Boaz, Stenographer

Topographic Map
 1:50,000 Scale
 U.S. Geological Survey

TOPOGRAPHY & CONTOURS
 1:50,000 Scale
 U.S. Geological Survey



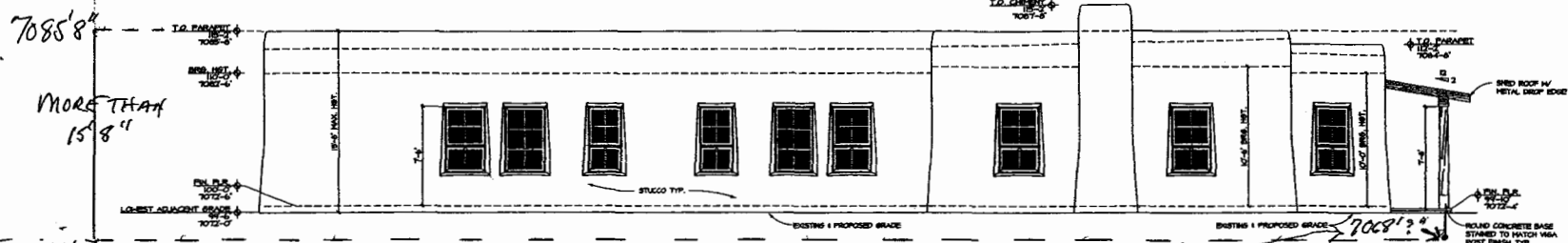
KLEIN EXHIBIT 1

1:50,000 Scale
 U.S. Geological Survey
 Topographic Map
 1:50,000 Scale
 U.S. Geological Survey

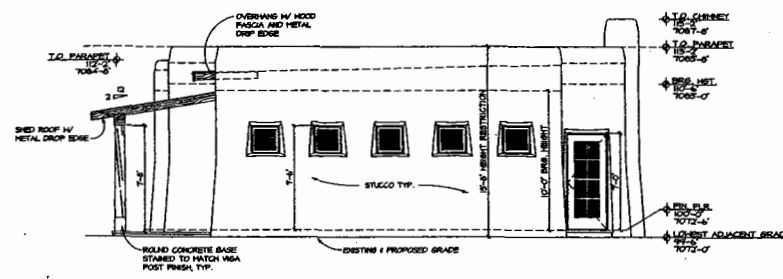
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Units	Meters



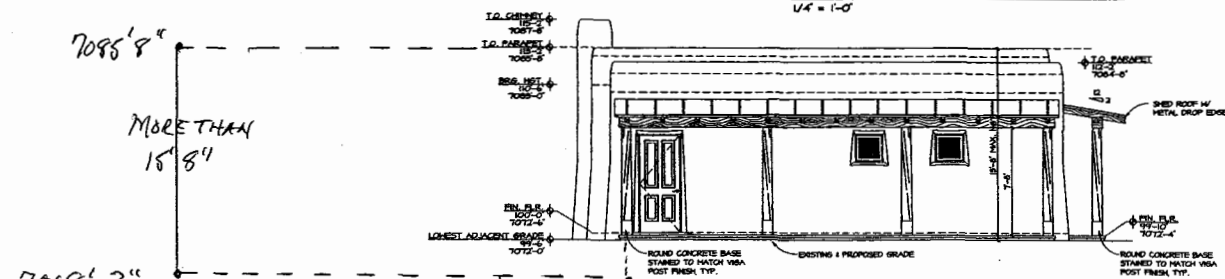
PROPOSED SOUTH ELEVATION
1/4" = 1'-0"



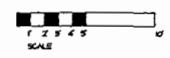
PROPOSED NORTH ELEVATION
1/4" = 1'-0"



PROPOSED EAST ELEVATION
1/4" = 1'-0"



PROPOSED WEST ELEVATION
1/4" = 1'-0"



7085' 8"
MORE THAN
15' 8"
Natural Terrain 7068' ?"

7085' 8"
MORE THAN
15' 8"
7068' ?"
NATURAL TERRAIN 7068' ?"
Klein Exhibit 3

APPROVALS	DATE
OWNER	
DRAWN BY	
CHECK BY	
ENGINEER	

DESIGN SOLUTIONS®
DESIGN AND DRAFTING SERVICES
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DESIGN SOLUTIONS

SWEARINGEN RESIDENCE
436 CAMINO DE LAS ANIMAS
SANTA FE, NEW MEXICO

DATE	29 SEPTEMBER 2002
REVISIONS	DATE
1	8 MAY 2003
2	8 MAY 2003

A-2