City of Santa Fe

Agenda

CITY CLERK'S OFFICE
DATE 7/16/14 TIME
SERVED BY
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HISTORIC DISTRICTS REVIEW BOARD FIELD TRIP

TUESDAY, July 22, 2014 at 12:00 NOON

HISTORIC PRESERVATION DIVISION, 2nd FLOOR CITY HALL

HISTORIC DISTRICTS REVIEW BOARD HEARING

TUESDAY, July 22, 2014 at 5:30 P.M.

CITY COUNCIL CHAMBERS

(AMENDED)

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF AGENDA

D. APPROVAL OF MINUTES: July 8, 2014

E. FINDINGS OF FACT & CONCLUSIONS OF LAW

Case #H-09-005	211 Old Santa Fe Trail	Case #H-13-056	797 Camino del Monte Sol
Case #H-14-027	653 Don Gaspar Avenue	Case #H-14-047	241 Rodriguez Street
Case #H-14-052	125 West Palace Avenue	Case #H-14-053	309 West San Francisco Street
Case #H-14-050	206 Anita Place	Case #H-13-085	100 North St. Francis Drive
Case #H-14-045	125 West Water Street		

F. BUSINESS FROM THE FLOOR

G. ACTION ITEMS

1. Case #H-11-081. 449 Camino Monte Vista. Downtown & Eastside Historic District. Sommer, Karns & Associates, agent for Theodora Portago, owner, proposes to construct a 6' high coyote fence along the west lot line of a contributing residential property. (David Rasch).

2. Case #H-13-095. 321, 325, 329 W. San Francisco Street. Downtown & Eastside Historic District. Lloyd & Associates Architects, agent for Columbus Capital dba 1640 Hospital Dr., LLC., proposes to demolish non-contributing commercial structures and to construct approximately 11,000 sq. ft. to a height of 27' 4" on a sloping site where the maximum allowable height is 20' 4". (David Rasch).

3. Case #H-14-034. 511 Paseo de Peralta. Downtown & Eastside Historic District. Architecture Alliance, agent for 511 PDP LLC, owner, proposes to construct four residential units in two structures totaling 11,476 sq. ft. and a 4,340 sq. ft. sub-grade parking structure to the maximum allowable height of 23' and to reduce the height of the street stone wall to 3' on a vacant property. (David Rasch).

4. Case #H-14-047. 241 Rodriguez Street. Downtown & Eastside Historic District. Architectural Alliance, agent for Peter J. and Victoire T. Gardener, owners, proposes to remodel a non-contributing property. (David Rasch).

5. Case #H-08-096. 1150 Canyon Road. Downtown & Eastside Historic District. Architectural Alliance, agent for Santa Fe Public Schools, owner, proposes to amend a previous approval to remodel a contributing property by removing historic material. An exception is requested (Section 14-5.2(C)(1)(c) and (D)(1)(a) and (D)(5)(a)(1)). (David Rasch).

6. Case #H-14-024. 350 Delgado Street. Downtown & Eastside Historic District. Eric Montoya, agent for Elizabeth Travis ETM Inc., owner, proposes to remodel a non-contributing residential structure and a contributing yardwall. An exception is requested to alter the character of a primary façade (Section 14-5.2(C)(1)(a) and (c) and (D)(1)(a) and (5)(b). (David Rasch).

7. Case #H-14-051. 120 Quintana Street. Westside-Guadalupe Historic District. Lisa Andree Falls, agent/owner, proposes to remodel a non-contributing residential property including the replacement of a portal with a larger portal to a height of 9 feet and to install a coyote fence pedestrian gate in an existing coyote fence. (David Rasch).

8. Case #H-14-054. 1025 Canyon Road. Downtown & Eastside Historic District. Jay Jay Shapiro, agent for Joyce Martinez, owner, proposes to remodel a contributing residential property. (David Rasch).

9. Case #H-14-055. 616-B East Alameda Street. Downtown & Eastside Historic District. Kevin Patrick, agent for Kevin Patrick and Linda Kochan-Patrick, owners, proposes to construct a 2,324 sq. ft. single-family residence on a vacant lot. (David Rasch).

10. Case #H-14-056. 258 Las Colinas Drive. Downtown & Eastside Historic District. Piedra Partners, LLC, agent/owner, proposes to construct a 2,873 sq. ft. single-family residence on a vacant lot. (David Rasch).

11. Case #H-14-057. 505 Apodaca Hill. Downtown & Eastside Historic District. Praxis Inc., agent for Iscah Carey, owner, proposes to remodel a non-contributing guest house. (David Rasch).

12. Case #H-14-058. 1231 Paseo de Peralta. Downtown & Eastside Historic District. O. Michael Duty, agent for New Mexico Municipal League, owner, proposes to remodel a significant commercial structure. An exception is requested (Section 14-5.2(D)(2)(c)). (David Rasch).

H. COMMUNICATIONS

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.

City of Santa Fe

Agenda

CITY CLERK'S OFFICE
DATE 07/2/14 TIME 4:05 pm
FILED BY
RECEIVED BY M Ortega

HISTORIC DISTRICTS REVIEW BOARD FIELD TRIP

TUESDAY, July 22, 2014 at 12:00 NOON

HISTORIC PRESERVATION DIVISION, 2nd FLOOR CITY HALL

HISTORIC DISTRICTS REVIEW BOARD HEARING

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CITY COUNCIL CHAMBERS

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF AGENDA

D. APPROVAL OF MINUTES: July 8, 2014

E. FINDINGS OF FACT & CONCLUSIONS OF LAW

Case #H-09-005	211 Old Santa Fe Trail	Case #H-13-056	797 Camino del Monte Sol
Case #H-14-032	929 Canyon Road	Case #H-13-095	321, 325, 329 W. San Francisco St
Case #H-11-105	237/239 East de Vargas Street	Case #H-14-027	653 Don Gaspar Avenue
Case #H-14-047	241 Rodriguez Street	Case #H-14-048	436 West San Francisco Street
Case #H-14-051	120 Quintana Street	Case #H-14-052	125 West Palace Avenue
Case #H-14-053	309 West San Francisco Street	Case #H-14-050	206 Anita Place

F. BUSINESS FROM THE FLOOR

G. ACTION ITEMS

1. Case #H-11-081. 449 Camino Monte Vista. Downtown & Eastside Historic District. Sommer, Karns & Associates, agent for Theodora Portago, owner, proposes to construct a 6' high coyote fence along the west lotline of a contributing residential property. (David Rasch).

2. Case #H-13-100. 603 Garcia Street. Downtown & Eastside Historic District. Tom Easterson-Bond, agent for Joe Nero, owner, proposes to amend a previous approval to remodel a non-contributing property. (David Rasch).

3. Case #H-14-034. 511 Paseo de Peralta. Downtown & Eastside Historic District. Architecture Alliance, agent for 511 PDP LLC, owner, proposes to construct four residential units in two structures totaling 11,476 sq. ft. and a 4,340 sq. ft. sub-grade parking structure to the maximum allowable height of 23' and to reduce the height of the street stone wall to 3' on a vacant property. (David Rasch).

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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.

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HISTORIC DISTRICTS REVIEW BOARD
July 22, 2014

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MINUTES OF THE

CITY OF SANTA FÉ

HISTORIC DISTRICTS REVIEW BOARD

July 22, 2014

A. CALL TO ORDER

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

B. ROLL CALL

Roll Call indicated the presence of a quorum as follows:

MEMBERS PRESENT:
Ms. Cecilia Rios, Vice Chair
Mr. Bonifacio Armijo
Mr. Edmund Boniface
Mr. Frank Katz
Ms. Christine Mather

MEMBERS ABSENT:
Ms. Sharon Woods, Chair [excused]
One vacancy

OTHERS PRESENT:
Mr. David Rasch, Historic Planner Supervisor
Mr. Zach Shandler, Asst. City Attorney
Ms. Lisa Roach, 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. Armijo moved to approve the agenda as presented. Mr. Boniface seconded the motion and it passed by unanimous voice vote.

D. APPROVAL OF MINUTES: July 8, 2014

Mr. Katz requested the following changes to the minutes:

On page 27, second to last paragraph, delete "that far" from his comment.

On page 36, third to the last paragraph, should say, "Ms. Marchand didn't think the south should be primary and that the ~~east~~ west could be seen."

Ms. Mather requested the following change to the minutes:

On page 31, towards bottom of the page, Mr. Mather should be Ms. Mather. And the sentence beginning with "Because," delete "it is."

Mr. Boniface requested the following change to the minutes:

On page 36, second paragraph, should say, "Mr. Boniface said on that west face it was actually one building, although it straddles a property line so he guessed that the status of other part was the same."

Mr. Boniface moved to approve the minutes of July 8, 2014 as amended. Ms. Mather seconded the motion and it passed by unanimous voice vote.

E. FINDINGS OF FACT & CONCLUSIONS OF LAW

Case #H-09-005 211 Old Santa Fe Trail

Case #H-14-027 653 Don Gaspar Avenue

Case #H-13-085 100 North St. Francis Drive

Case #H-13-056 797 Camino del Monte Sol

Case #H-14-047 241 Rodriguez Street

Case #H-14-052 125 West Palace Avenue

Case #H-14-053 309 West San Francisco Street

Case #H-14-050 206 Anita Place
Case #H-14-045 125 West Water Street

There were no changes requested.

Mr. Armijo moved to approve all Findings of Fact and Conclusions of Law as presented. Mr. Boniface seconded the motion and it passed by unanimous voice vote.

F. BUSINESS FROM THE FLOOR

There were no speakers from the public.

Mr. Rios asked that everyone be circumspect and stick to the issues under jurisdiction of this Board and state their point succinctly.

She also 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.

G. ACTION ITEMS

1. **Case #H-11-081. 449 Camino Monte Vista.** Downtown & Eastside Historic District. Sommer, Karnes & Associates, agent for Theodora Portago, owner, proposes to construct a 6' high coyote fence along the west lot line of a contributing residential property. (David Rasch).

Mr. Rasch gave the staff report as follows:

BACKGROUND & SUMMARY:

449 Camino Monte Vista is a single family residence was constructed between 1949 and 1953 in the Spanish-Pueblo Revival style. The structure is listed as contributing to the Downtown & Eastside Historic District.

In the past the Board has approved streetscape fences or walls on the south and east elevation and now the applicant proposes to construct a 6' high coyote fence along the west lotline beside a stuccoed retaining wall. The fence will have irregular latilla tops.

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.

Questions to Staff

Ms. Mather noted that currently there were big poles up and asked if those were at six feet high.

Mr. Rasch believed they were.

Ms. Mather said regarding the 20' set back on the west lot line from the road, that there was a nice attractive low wall there. The Board normally could rule on things 20' back and she asked if that was correct.

Mr. Rasch said the code tells staff how to determine maximum allowable heights and if a proposed wall or fence was 20' back staff followed the zoning standards and that was six feet. If it was less than 20' staff followed the standards of the historic district for creating maximum allowable heights by averaging heights of all the walls and fences along the streetscape.

The Board has practiced in the past was that as the side lot line wall or fence approaches the road, that the Board could require step down to the maximum allowable height. For Monte Vista it was 5' or already granted a height exception at six feet.

Mr. Sommer agreed it was an exception.

Mr. Rasch thought it was still pretty tall at 5.5'. He didn't think anyone looked at the visibility triangle. The Board could ask that it be stepped down for the last twenty feet.

Present and sworn was Mr. Karl Sommer, P. O. Box 2476, Santa Fe, who said that Zoning did look at the visibility triangle and signed off on it.

Mr. Sommer reported that Traffic did an analysis and signed off on the visibility triangle. He added that the story poles were actually higher than six feet by five inches.

Ms. Mather pointed out that this home was Contributing and the adjacent home was also Contributing. She asked if Mr. Rasch felt the proposed wall would threaten the status of either of these homes.

Mr. Rasch said he didn't do the primary analysis but it was reversible and the wall was not attached to the contributing building.

Applicant's Presentation

Mr. Sommer hearkened back to the May 13 meeting and said he talked with the homeowner and she

was pretty adamant about maintaining her right to build the wall in accordance with what the law required.

He said he intended to address that issue and also show the Board what the impact would be on this property for light, etc. He added that Ms. Janet Clow who was co-counsel with him and represented Ms. Portago generally.

He said at the beginning of this meeting, Vice Chair Rios said the Board had to give everyone their due process and should stick to the jurisdiction of the Board. He agreed those were two critical elements the Board faced in this case. The due process in New Mexico as defined, when the Board applied the Historic Ordinances, must apply them the way the ordinance was written and there was nothing in the code about diminution of the height along a side yard. He said he scoured through the minutes and could find no instance where the Board did not follow the underlying zoning in a residential district for a fence of the type they were dealing with here.

Secondly, he pointed out that the Board already granted an exception to allow the front of this lot have a fence of five feet. The Board had to make a findings in order to do that and the Board said this met the criteria. This was really a matter of preference: The Board made it clear they thought, and the neighbors made it clear that they also thought it would be unneighborly to build this fence.

But unneighborly or neighborly, the code requires and provides that Ms. Portago could have a six foot fence along this line. The Board already agreed that on the two other property lines of this property, she could have a six foot fence. We have an objection of the neighbor about light and preserving their view across someone else's property. Neither one is provided for or allowed by the code. New Mexico law is very clear that she has a property right in having the ordinance applied to her property as written. And as written, the Board is bound to allow her the underlying zoning on this fence.

He then spoke to the question about the impact of this project. It was mostly about light and a claim that the neighbor's room was going to be dark and it was the only light they had. The Board heard that the last time.

Mr. Sommer presented photographs taken at 9:15 in the morning of the house next door to Ms. Portago's property. [These photographs are attached to these minutes as Exhibit 1, 2, 3 & 4].

He said the photographs were taken in June. He pointed out the post and concluded that this proposed fence would not block the light to that window. This fence would not block the light and it was also beyond the jurisdiction of this Board. So Ms. Portago had the right to build the fence at six feet. The Staff recommended approval because it met the requirements of the Code. He understood the sentiment of the Board but the Board must allow the applicant's request. There was little, if any, discretion of the Board regarding the fence's height.

Vice Chair Rios asked if he then proposed that the fence be built at six feet. Mr. Sommer agreed.

Questions to the Applicant

Vice Chair Rios asked what type of poles would be used in the fence.

Mr. Sommer said they would be cedar posts.

Vice Chair Rios asked how tight the pole elements of the fence would be.

Mr. Sommer said they would abut one another and he presumed there would be gaps between them.

Vice Chair Rios asked if this fence was simply to delineate her lot line.

Mr. Sommer said Ms. Portago wanted privacy and had animals that she needed to keep in her property.

Ms. Mather asked if there was a gate.

Mr. Sommer agreed. It was proposed at this location shown. She was not building it right now.

Ms. Mather concluded that this fence would be in three different applications.

Mr. Sommer agreed. The gate has not been designed.

Mr. Rasch recalled at the hearing of the east and south lot line they did see a design of the gate in May but it was postponed then and it is not part of this application. That design was very baroque.

Mr. Boniface said Mr. Sommer made a compelling argument with the photographs. However, this was summer and in winter, this would be dark. And he was correct that the Board's jurisdiction had nothing to do with giving light to the neighbors. But what bothered him was the lack of compassion or neighborly behavior of one neighbor to another.

Anyone could obviously see that the fence was really going to make that neighbor's house terrible. These were the primary windows.

Mr. Rasch said he had not confirmed that but did believe they were the primary windows.

Mr. Sommer said there were windows on the other side of that house.

Mr. Boniface felt this was very heavy-handed and didn't show any regard for the neighbors. By the letter of the law the Board would have to grant it. But he didn't think the spirit of the law would permit a "'Berlin Wall" right in front of this neighbor's house. He went on record to say that he would only vote in favor in protest.

Vice Chair Rios asked him to tell the Board what the length and height were and if it would be the same height from beginning to end.

Mr. Sommer said it would have irregular latilla tops and the beams at the corner of the property. It would go from the pole shown on the corner all the way to the back of the property. He added that just beyond the photo was the neighbor's wall at 6' 5" and on Ms. Portago's side it was about six feet tall.

Vice Chair Rios asked Mr. Rasch how the streetscape issue played a role in this application.

Mr. Rasch said it would only play a role in the southernmost 20' of this proposed fence. Otherwise it was only looking at lot interiors and not streetscape. He said he was not looking specifically for the perpendicular part when they were on the site visit.

Mr. Sommer stated that the wall at the back was 7.5' high on the neighbor's property measured on his client's property. There was a 6.5' wall on the adjacent property line and went to an east-west direction. His client owned that property and it had at the back a 7' coyote fence.

Mr. Armijo understood she got an exception on the south fence for 5' 6".

Mr. Rasch said she got a height exception for 6' and it was on street frontage on Monte Vista.

Mr. Armijo asked Mr. Sommer if Ms. Portago didn't consider lowering it to 5' 6".

Mr. Sommer agreed she did not consider it.

Mr. Armijo agreed with Mr. Boniface that it was putting something in the neighbor's face. It was not a pretty thing to have to vote on.

Mr. Boniface said Mr. Sommer talked about their 6 and 7' height toward the rear of that adjacent property but there was no house within three feet of that 7' wall there.

Mr. Sommer said it was 5' from that 7' wall.

Public Comment

Present and sworn was Mr. Joshua Maez, 1621 Via Estrada, who suggested another idea. He suggested they set it back five feet and allow her to build it at 6'. He said he did talk to the other neighbors: the one directly in the back, who was in opposition and the President of the Neighborhood Association who was also upset. He proposed that she move the driveway to the east which would be amenable to everyone because that would give enough breezeway and would allow enough light to go into the house. She could move it away from the wall that way and still see the house. That side was the primary elevation.

Vice Chair Rios clarified that he was proposing she move the fence away from the wall.

Mr. Maez agreed - five feet to the east and then just take it down and then dog ear it towards where the wall does go up to around six feet and then continue on that way. It would leave that open space and the integrity of the street and people going by could see the house instead of just a wall and a bush.

Present and sworn was Mr. Melissa Colburg, 1621 Via Estrada, who said Mr. Boniface raised the issue of winter light and arose and she thought that should be calculated because it could make a difference. She asked what allowances were there when solar was being considered with its impact on structures. There were other considerations the owner would consider for an appeal. She thought it did impact property values on that property. The last question was the streetscape which might not be in the purview of this Board but it was part of the outer limits of preservation. She had been here since 1981 and it was enough time to realize that street was unusual now but was more typical just a few years ago. This would be different from what the general fence lines and general appearance and character of the street would be. She added that she was going to look at these things too

Vice Chair Rios said the streetscape was under the Board's jurisdiction but not light and solar issues.

Mr. Shandler agreed that she was correct.

Present and sworn was Mr. Marshall Miller, 445 Camino Monte Vista, who said he owned the property to the north of this property after buying it in 2006. He did some landscaping and raised the height of the existing wall to 5.5', not 6' as the Mr. Sommer stated. He said categorically that it was a 5.5' wall. The elevation of land at 449 was higher than 445 so it was actually lower than 5.5' when viewed from 449 Camino Monte Vista.

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

Board Discussion

Mr. Katz said he was curious about whether the code regulated side walls height as opposed to street-facing walls. There were a number of code sections talking about walls in some of the districts and what they could be made of. That was relevant as to whether it was visible from a public street. It said height was measured from the street facing side so it was only directed to front walls and not side walls. He shared the feeling of unneighborliness. He would hope the applicant could consider moving it east and consider the Water Park and the Cristo Rey Church. The end posts could taper on the top and give more light to the neighbors.

Mr. Armijo asked if the applicant could consider the suggestion of setting it back.

Mr. Sommer said the owner was not willing to give up that five feet. In effect it would create a yard for the neighbor and would be unusable for Ms. Portago.

Ms. Mather said she was hopeful when they left the last time that they could work with neighborhood to come up with a solution and now it looked to not be the case.

Mr. Sommer said he didn't talk with her about the particular design at the Water Park. Mr. Katz was referring to tapering and spacing of the fence.

Ms. Mather thought it might still define her property and the keeping of dogs.

Mr. Sommer said he would raise that with her and raise the design referred to.

Vice Chair Rios asked Mr. Rasch about the type of posts there.
Mr. Rasch said they were Juniper or Cedar and left natural so they would taper a lot toward the top. That was a very traditional design for a coyote fence.

Vice Chair Rios said the Board could specify the type of fencing she could use and how far apart the latillas should be in the appearance of the fence.

Action of the Board

Ms. Mather moved to approve Case #H-11-081 at 449 Camino Monte Vista with the following conditions:

1. **That the fence be 5.5' for first 20' [from the street] and then raise gradually to six feet in height;**
2. **That the Board recommends the coyote fencing be spaced and tapered , following the design at the Water Works on Upper Canyon Road**
3. **That staff could be referred to for photographic illustrations of that fencing.**

Mr. Armijo seconded the motion for discussion.

Mr. Armijo noted that the Board didn't have any drawing of what they were recommending. He didn't think it was even Cedar so he had concerns that they were voting on something for which they had no layout.

Vice Chair Rios said the motion could include a requirement to have it drawn as indicated and presented to staff.

Ms. Mather agreed and added a condition:

4. **That the project as indicated be drawn and drawings submitted to staff.**

Mr. Katz appreciated the intent of the motion but didn't think the Board had jurisdiction to require it at 5.5'. He said he would vote against the motion for that height. He suspected that, given the obduracy of the applicant that she would appeal that action of the Board and didn't want to clutter up the Council's agenda

with it.

Mr. Katz asked for a friendly amendment to approve the fence at six feet and a recommendation to use the type of fence used at the Water Park that tapered very much at the top. Ms. Mather accepted the amendment as friendly.

He thought it worth the applicant's consideration to try to make this work. The neighbor could install a video camera on top of their house and subvert the applicant's privacy.

Mr. Armijo asked Mr. Shandler if the board had that right to require that spacing. In the traditional coyote fence the latillas abut each other. So he asked if the Board had a right to require the separation in such a fence.

Mr. Shandler advised that the Board did have the right to make that kind of motion.

Mr. Armijo accepted the amendment as friendly.

Vice Chair Rios said the Board had recommended that before.

The motion, as amended, passed by unanimous voice vote.

2. **Case #H-13-095. 321, 325, 329 W. San Francisco Street.** Downtown & Eastside Historic District. Lloyd & Associates Architects, agent for Columbus Capital dba 1640 Hospital Dr., LLC., proposes to demolish non-contributing commercial structures and to construct approximately 11,000 sq. ft. to a height of 27' 4" on a sloping site where the maximum allowable height is 20' 4". (David Rasch).

Mr. Rasch gave the staff report as follows:

BACKGROUND & SUMMARY:

San Francisco Plaza includes four structures on the corner of San Francisco Street (SFS) and Guadalupe Street. Building addresses are as shown on the attached map.

321-323 SFS is a Spanish-Colonial or Spanish-Pueblo building that was constructed in the late 19th century and additions in the 1920s with a central courtyard design. It is listed as significant to the Downtown & Eastside Historic District. There are presently no requests for exterior alterations on this structure.

325 SFS is a Territorial building that was constructed before 1902 and additions between 1921-1930 and after 1945. It is listed as non-contributing.

329 SFS (also referred to as 107 North Guadalupe Street) is a Territorial building that was constructed

before 1902 and additions after 1945. It is listed as non-contributing.

109 North Guadalupe Street (attached to rear of 329 SFS) is a vernacular structure that was originally constructed between 1930 and 1948 with a large addition to the south between 1960 and 1965. It is listed as non-contributing.

On November 26, 2013, the HDRB postponed action on the demolition of the non-contributing structures and the preliminary hearing on the replacement structure pending redesign that incorporates the essential street section character which shall be reestablished. The Board found that the essential street section character consists of massing that reads as three separate buildings, with façades three feet from the street, with modest window and door openings, with a narrow sidewalk, without a portal, with distinctive parapet, and with a setback on the second floor that gives as sense of low façades. Additionally, the Board required that the new structure shall not encroach into San Francisco Plaza (previous hearing minutes attached).

Now, the applicant proposes to remodel the property by demolishing the non-contributing structures and constructing an approximately 14,100 square foot multi-use structure.

The non-contributing buildings to be demolished (a) are not of historical importance, (b) do represent an essential part of the streetscape (but elements of it do), and (c) the City Building Official has submitted the required report about code and structural compliance. Also, as reported by the applicant's structural engineer, the roofs are inadequate for potential snow loads.

The new buildings are designed in a blend of Spanish-Pueblo Revival and Territorial Revival styles with a tower element at the corner of the two streets to a height of 26' 4" on a sloping site where the maximum allowable height is 20' 4". The applicant requests additional height due to slope which would grant a maximum height of 24' 4". A height exception (Section 14-5.2(D)(9)) has not been requested for the additional three feet needed for the tower element at the corner.

The proposal partially meets the streetscape character as defined. The portal on San Francisco and the larger windows on the ground floor at both street frontages appear to be in conflict with the streetscape character. The proposed building does present a one story street frontage mass with second story stepback and distinctive design details that separate the building into the appearance of separate buildings. The brick coping is somewhat distinctive, but not as much as the existing parapet.

<u>Relevant demolition code citation in 14-3.14:</u>

(G) Standards

(1) In determining whether a request for demolition in a historic district should be approved or denied, the HDRB shall consider the following:

(a) Whether the structure is of historical importance;

(b) Whether the structure for which demolition is requested is an essential part of a unique street section or block front and whether this street section or block front will be reestablished by a proposed structure; and

(c) The state of repair and structural stability of the structure under consideration.

Relevant height code citation in 14-5.2(D)(9):

(c) Height

(ii) 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.

A. If a proposed building has a parapet, the façade shall not be in excess of two (2) feet of the average of the height of the façades in the streetscape.

F. 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 stepbacks from the street.

(e) Scale

The height of a proposed building or addition, its façade length, and its roof form and pitch shall appear to be in proportion to the height, façade length, and roof form and pitch of buildings in the applicable streetscape, or the building on which the addition is proposed.

(f) Massing and Floor Stepbacks

The Board may require that upper floor levels be stepped back, to carry out the intent of this section; provided that the board in making such determinations shall take into account whether the height of the proposed building, yard wall, fence, or proposed stepback of upper floor levels is in harmony with the massing of the applicable streetscape and preservation of the historic and characteristic visual qualities of the streetscape. The Board shall also require that the publicly visible façades of the structure be in conformance with Subsections 14-5.2(E) through (H), and in meeting those requirements, may require that different floor levels be stepped back.

STAFF RECOMMENDATION:

Staff defers to the Board regarding the demolition request for the three non-contributing structures and the design of the replacement structure as not complying with the essential street section character which shall be reestablished with the new structure (Section 14-3.14(G)(b)).

Questions to Staff

Vice Chair Rios noted that for the tower there was no height exception for the added 3' so the Board couldn't consider that this evening.

Mr. Rasch said there were several options for the Board. They could postpone for a height exception for the tower element and ask the applicant to come back; the Board could remove the tower element or could allow them to exceed the height with the tower by determining that the tower was an accent.

Vice Chair Rios asked who verified that the grade exceeded two feet.

Mr. Rasch said there was a topo in the packet and it showed a slope in excess of two feet so the Board could consider granting four feet of additional height without an exception.

Ms. Mather reasoned that the Board had six elements that the Board had laid out for the applicant that they felt were essential to maintain the streetscape in particular. She added that she couldn't find it in the minutes but knew that the Board did discuss the tower element as not in keeping with the streetscape and so in order to move forward with a demolition application, one item was whether the structure for which demolition was requested was an essential part of a unique streetscape or block front and whether this street section or block front would be re-established by a proposed structure.

That was why the Board was offering that information.

But she was stunned to see that this was pretty much the same kind of building and didn't see that any of those elements had been addressed by the applicant. She asked if the Board needed to keep sending the case back until he got it or how this would work.

Mr. Rasch said he saw those street character features as defined by the Board. When he examined this request, some of them seemed to be met and others not.

Ms. Mather asked him to go through which he felt had been met.

Mr. Rasch believed the proposed building showed a street façade of one story and the second story was set back enough that it didn't read as two-stories from the street frontage. So that character was met.

In looking at the design of the west elevation and the south elevation, the building appeared to be broken up into separate masses. For example, on page 34, on the back of the building, those same kind of characters were kept as one moved along that second story, areas with brick coping, an area with a portal with stuccoed parapet without coping. So the applicant had made an effort to break the single mass out into separate sections. On page 32, the south elevation, the second story and even the first story on the portal, that aspect was clearly drawn. The portal roof had an area with stuccoed parapet and part with a brick parapet.

So the set back, the separate building aspect, and also seen on the south elevation, the parapet might not be as large as the existing parapet but was not typical - it was distinctive.

Probably the biggest area where the application did not comply with the street was that the applicant was proposing a portal where the streetscape width standard said there would be no portal.

On the existing elevations in relation to the proposed elevation, on the south elevation, there was one rather large window. That was well mimicked above but the remainder of the windows seemed to have rather modest openings so not all of the character was been re-established but some had.

Ms. Mather countered that the portal was there and the Board had requested that there not be a portal there because was the single most essential part of the streetscape and not being re-established.

Mr. Rasch agreed. That defined streetscape character was an action that was not appealed so that action would stand.

Ms. Mather thought the tower was part of the Board's discussion.

Mr. Rasch said the applicant did need a 3' height exception but thought the applicant was prepared to speak about the tower.

Vice Chair Rios asked Mr. Rasch to compare the existing height with the proposed height.

Mr. Rasch said most of the existing non-contributing buildings were lower than the significant building in proposed as shown on page 32. Very clearly, the right half of that elevation was substantially taller that the existing buildings but it was the maximum allowable height that enabled them to get quite close to the proposed height. The applicant was asking for the four additional feet due to slope and then perhaps the three feet additional for the tower.

Mr. Rasch pointed out those heights. On page 32 on the far left, the height of that one building was 14', 7.5". The next building was 14' 9" and the significant building at the west end was drawn at 20'. So clearly, those existing buildings were not two-story buildings.

Mr. Armijo asked how much the street sloped.

Mr. Rasch said from the east end to the west end, it slope change was listed at 5' 1.5" of grade change at sleep level.

Mr. Armijo reasoned that with that slope, the west height would be the same as existing.

Mr. Rasch agreed.

Applicant's Presentation

Present and sworn was Mr. Wayne Lloyd, 100 North Guadalupe Street and with him was Mr. Karl Sommer (previously sworn).

Mr. Sommer said Jack Branch, Greg Gonzales and Mark Ruhlman were among the owners. The Board sent back the design in the context that the property was not designated as contributing. It was downgraded and that meant it could be demolished.

Mr. Sommer thought the question that was central to the Board's determination here was what the meaning of the code that was referenced by Ms. Mather. That was that when the code said you were allowed to demolish a building but must show how you would re-establish the street scape. That was the central question in front of the Board.

The code didn't require an applicant who demolishes a building must replicate the existing streetscape. This code had been applied many times over and one of the policies of the Code was to make sure you are not creating a streetscape by allowing the demolition and then nothing was going to be there. It would be like having a tooth mission in a smile.

The other policy to make sure that what was being proposed there was in keeping with historic styles ordinance. It was not about historic preservation. So it was what was included in the design ordinance.

The bottom line here was what kind of streetscape you were talking about. The Code was very expansive and when it talked about heights, it used streetscapes that ran great distances and in many directions and at intersections, was highly defined to include specific angles and it was not just a single block. It was an expansively used term. It was also found in the townscape ordinances that applied in the BCD.

Mr. Sommer said with respect to the vast majority of the elements the Board discussed with the applicant at the last meeting, they had been addressed in a meaningful way.

There were two elements and one of them was a little bit confusing and it related to the tower. It was in the minutes, but the letter didn't address it specifically and Mr. Lloyd would address that specifically with the Board. The other was the portal element and that had not changed. Then they would have some concluding remarks to answer questions raised by the public and by the Board.

Questions to the Applicant

Ms. Mather appreciated Mr. Sommer's spin on this but the code actually said was whether the structure for which demolition was requested was an essential part of a unique street section or block front. And as a historian on this Board, she said it was a unique street section in Santa Fé and then it dealt with whether the street section or block front was reestablished so she agreed it shouldn't be a vacant lot. Something needed to be reestablished.

But what should be reestablished was the uniqueness - the closeness to the street and that was one of the few places in downtown Santa Fé where that still exists.

Mr. Sommer said he was not contesting the Board's discretion in these matters and was not saying the Board had no choice. He agreed with her interpretation but he was focusing on the second part. She was focusing on whether it should be demolished or not.

Mr. Lloyd said he carefully went over the letter he received after the last meeting. He was dismayed that his work to address each one of the items in it was not recognized. He said the portal and the tower were the exceptions and he would explain why he held onto those elements.

He read from the letter that first, it was to reestablish the essential character of the existing San Francisco streetscape - not a block - "the San Francisco streetscape, defined as representing distinct buildings that are built to the sidewalk" which they were doing "without portales, with a sense of low façades with distinct parapet details with modest façade openings and that the replacement structures shall not encroach into the plaza." He said the floor plan showed there was no encroachment into the plaza. So they took care of that item. The parapet that was reestablished on the new building was to the sidewalk; the sidewalk was just deeper. So they agreed that the building should be to the sidewalk.

They also agreed with the MPO and their recent studies with pedestrians getting from the core of town to the train station. The MPO encouraged wider sidewalks and portals that allow people feel comfortable on the street without having to step aside when encountering another person on the sidewalk on a fairly heavily traveled San Francisco Street that puts them in danger of the traffic. He thought as a licensed architect, he was responsible to not put pedestrians in danger. So he agreed there should not be landscaping; that the building should be to the sidewalk. The sidewalk just needs to be deeper. So they met that item.

The lower elevation there was the level of the existing buildings. The entire building to the right was the significant building and they were not doing anything to that building. The next building where Yoplait has been was just a rounded parapet. That width and height was identical in the new structure. The portion up above was in line with what was below and would have no brick on it. So it would maintain that distinctive look. They were trying to rebuild that existing wall but trying to maintain that same character.

On the next building, the Thai restaurant, they put the same brick coping and at the same height and in his letter he said they would reuse that existing brick in the new parapet. It was within an inch in depth of the old brick parapet. He clarified that he was not trying to duplicate it but it would be the same height and width.

The window was the same width as the one below. The next opening was the door into Yoplait and it would be the same width. The next two windows were same width as the two new windows in the upper elevation. There was lots of glass at the corner of the Thai restaurant and in line with the window in the elevation above. He added one window of the same size into that entire façade. So he did what the Board

suggested as modest façades.

They pulled back the second floor out of the plaza. He said he went through all of the details with Mr. Rasch last week to make sure he was addressing as many of the Board's recommendations as he could. He reminded the Board that the last time they had a staff recommendation for approval and the only thing that had changed since then was that the Board didn't think a portal was appropriate.

Now he thought the Board had taken a narrow view of the streetscape as Mr. Sommer suggested. He pointed out that they weren't making it any higher to the east elevation but it would get taller as they got to the west because the grade became lower. It didn't need an exception for eight. He added that the classic pueblo building was like those found at the Railyard.

Mr. Lloyd said the Board has the ability to make a condition and pull that down three feet or to treat it as an appurtenant structure or as an architectural element that churches and other buildings have that break up that constant horizontal line which makes it more interesting. Or the Board could say no and stick with that height. It was a mechanical equipment room. Or the Board could ask that he come back for an exception.

Mr. Lloyd said the only thing he had not addressed was the "quick reaction" that the Board felt a portal should not be there. But in the 600' section of streetscape, there were a number of buildings with portals. He asked why the streetscape was only valid for height. There were six portals on each side within 600'. It was recommended by the San Francisco and Plaza Subdistrict. And further east on San Francisco were many, many more portals. So he thought they needed to look at that streetscape the way the code looked at it. And he believed this made it a better building.

He said the MPO pedestrian plan encouraged wider sidewalks and portals and his client very much wanted one.

Vice Chair Rios commented that some of these buildings were over a hundred old although they might not be contributing now. Two of them were built in 1902. So to her, it was important to reestablish the streetscape. In Section 14-3.14 it indicated that the block front would be reestablished by a proposed structure. She thought that was really important. In some instances it was okay to do a porch but not here and not the big tower either. If these buildings were to be demolished, the owners need to mimic the buildings there now as closely as possible.

She asked regarding widening the sidewalks, what their width was now.

Mr. Lloyd said they went from 3' 4" and might get to five feet wide at the Thai restaurant.

Vice Chair Rios asked if under the portal, the sidewalks would be 3' 4" to 5'.

Mr. Lloyd said the new wall was set back so he thought it would be seven feet wide there. They go back to the building façade.

After examining the drawings, he said the sidewalks were 8' from the curb.

Mr. Boniface asked if that was on the south or the west.

Mr. Lloyd said it was on the south.

Ms. Mather said some of the elements were conjectural. They didn't exist there on that streetscape now. A number of portals around Santa Fé were conjectural. They were added at a later time - even at Sena Plaza. Her concern was that this was the streetscape we have now without those conjectural elements. And Mr. Lloyd hoped to introduce those new elements. We need to continue with the style that was there now, regardless of the fact that it was not as wide as someone might like now. But we must preserve those elements in this town.

Mr. Katz pointed out that it was not streetscape as Ms. Mather noted. It was a block front or street section that was a very different term than streetscape but this was a place where there were two or three buildings in that block front. The code said if it was a unique block front, demolition couldn't be done without reestablishing that unique block front.

Mr. Lloyd contended that every building was unique.

Mr. Katz agreed and there was judgment on the historic value of a façade. Garrett's Desert Inn was now over 50 years old. These were very old buildings and the Board said it was a unique block front and it had a narrow sidewalk. But a portal, and a wide sidewalk and tower masked the current façade on that street side first floor.

Mr. Armijo asked the Board why, if we consider this unique, we don't keep it as contributing or significant.

Ms. Mather said it was not that each building was unique but the block front was unique. The Board determined that these buildings could not be preserved but wanted the block front preserved.

Vice Chair Rios said the downgrade was due to the openings that were changed.

Mr. Rasch agreed. That were enough modifications that the Board decided to downgrade them.

Mr. Lloyd said they were already non-contributing.

Mr. Rasch agreed. The one furthest east was downgraded and the other two were always non-contributing. Gayla Bechtol did the status inventory and the Board determined there were enough changes to keep the other two noncontributing. It was at that time that Mr. Rasch questioned the Board about this new situation where the Board had a noncontributing building having a unique street section.

Mr. Katz said to be contributing, it had to be 50 years old and he could imagine a block front not fifty years old but had a very unique street front or block front that needed to be maintained in a demolition.

Mr. Armijo said that to him, if the Board designated them contributing, they could more easily protect them. He added that he liked the design of this place. Mr. Lloyd had taken elements from the surrounding area in his design and he liked it. The uniqueness was in the spirit of how we look at things.

Mr. Boniface said he thought he would be the first to say that he thought the portal helped to break up the massing of the building. He understood the distinct difference between those buildings and the street block section. Personally he liked the addition of the portals because, as an architect, he now had three layers of space - the façade of the portal, the wall behind it which he believed was their balustrade for the second floor and then the buildings behind that. Having said that, the one thing that really bothered him was the tower which felt like it was not part of the design. He asked if the openings on second level if they could be looked through.

Mr. Lloyd said they were not openings. They were just a recess that could be seen publicly. He only opening was on the back side to get enough louver space for the mechanical equipment. The other three sides were only recesses.

Mr. Boniface said they had a height of 24' 4" plus 3' so it made a height of 27' 4" from grade to top of tower. The portal was 11' 4" so the tower was 15' 10" above the top of the parapet on the portal. That was the height of a highway overpass. The mass was overpowering. It has mechanical equipment there and he asked if there was any other mechanical equipment in other places.

Mr. Lloyd said there would be an elevator overrun on the north elevation and vent pipes for plumbing. All HVAC would go in that tower.

Mr. Boniface understood and said if the Board denied the tower, they would have to put it elsewhere and if put on the roof it could be screened.

Mr. Lloyd agreed but harder to dampen the vibration and noise on those residential units.

Mr. Boniface asked, concerning the proposed brick coping on the south elevation, if that brick coping matching existing would not be the same as the coping on the Thai Restaurant which had a height of five feet but matching coping somewhere else.

Mr. Lloyd said they wanted to actually use that brick.

Vice Chair Rios said that coping had about eleven courses and asked how many courses Mr. Lloyd was proposing.

Mr. Lloyd said it was 8-10 layers. The brick was 2.25" plus the mortar joint.

Mr. Boniface wasn't sure where to go with that. The rest were just detail questions. He said he'd like to see divided lights on the French doors. Mr. Lloyd agreed to do that.

Vice Chair Rios said there would be no visible rooftop equipment. Mr. Lloyd agreed.

Vice Chair Rios asked how far back the second floor would start.

Mr. Lloyd said it varied. He pointed out where they were. The closest was 11-12' back all the way around to the east side. The corner on the north side set back only about 3-4' from the front wall but probably seven feet from the face of the portal.

Ms. Mather clarified that she did not object to Mr. Lloyd's design but objected to it in this location. There were attractive elements although she would remove the tower.

Mr. Sommer said the corner with the protruding tower doesn't have anything that was a parking lot so they would establish something there as an element as an entrance. So they didn't need all that height for the equipment but as an inviting nature as an entrance. The problem they were trying to solve was an entrance to this building and it had to be something. Any suggestions of what would be acceptable in height and style was desired from the Board.

Ms. Mather said it looked like a church tower set on this building.

Vice Chair Rios asked for Board preferences and Vice Chair Rios, Mr. Boniface and Ms. Mather wanted it gone. Mr. Armijo felt reducing the height would work and with some kind of grille instead of a recess, he would be fine with it.

Mr. Katz said he was not comfortable with the tower at all. This was on the edge of residential at one-story. It comes down from the Eldorado to residential.

Mr. Lloyd said that was not even mentioned in the letter he received and would have paid more attention to that if it had been stated in the letter.

Public Comment

Present and sworn was Mr. John Pen La Farge, 647 Old Santa Fé Trail, President of the Old Santa Fé Association (OSFA), who said the board discussed the design but not this iteration of it. He had listened to the presentation with amusement and astonishment. It was that they said they were going to change the front completely but that the Board should approve it because it would not change at all. This block front was changed so much that it was not what it has been.

He said in his whole life, the buildings on San Francisco Street had always been close to the street. And it used to be than none of SFS had portales on it. That defines what SFS is. The argument was to add

a portal and widen sidewalks. As many of the Board had indicated, they liked the design but not at this particular place. The Empire State building was a fine design but not here.

The street has buildings to the street, narrow sidewalks, etc. and wider sidewalks and portales might be what was recommended at other places but that was irrelevant.

This was Santa Fé was irregular and not in a grid pattern and part of its historic charm was why people come here. It was made it Santa Fé.

It was important to say it was impossible to change the front so much and add a second story to say it fits and was not essentially changed. He thought it was a perfectly good design but not good for this block and he urged the Board not to pass this.

Present and sworn was Mr. Randall Bell, 314 Garcia, who said he was likewise on the OSFA board so in part speaking for their interests too. He contacted Mr. Rasch because he was concerned that the record had board minutes from November 2013 and there was a record of comment appended with a letter he sent and asked Mr. Rasch to include it but it wasn't there.

He said he raised a lot of concerns then - first on the status of these that the Thai Restaurant that had been downgraded. He was on the Board and would never have allowed that but it was downgraded.

He quoted from the inventory done by Gayla Bechtol, question 22 that asked "Do you think this property is eligible for listing on the national registration" with an answer of yes.

There were times when applicants came before the Board where openings had been altered. The Board recognized its historic value and asked the owner to restore the openings. He was recently in New Orleans at a building that in the early 20th century was stripped of its brick and decorative elements. All the fenestration had been changed. But the current developer was restoring it through photographs and he would hope there were people here with that kind of consciousness. Just the fact that the structure had now been labeled as non-contributing didn't mean it was not historic. It was a very old building with lots of integrity and a unique brick coping that is highly unusual and to his mind, an integral part of the streetscape.

Ms. Bechtol, in her inventory, on category 15 - relationship to surroundings, said, "Historically, the buildings on this street came to the edge of the street, single story, one [??] adobe buildings, some with courtyards." That was the essence of the streetscape. He pointed out that he once had an office a few doors down and was very familiar with this neighborhood. It was one-story on Guadalupe Street in both directions, from there to Kinkos and the other way up to Santuario Guadalupe was single story and up SFS up to the Eldorado was single story. "If you look at the west elevations before and after the building above is so shockingly different as a streetscape presentation that it really bears no resemblance to the historic streetscape. And you can start with the height. The two story there I think is inappropriate. If you do, I don't think it should be as high as it is.

There is this presumption, or not a presumption but there is this tendency to automatically grant this extra height, given that there is some differential on the slope. But that is discretionary with the Board. And I think there has been this tendency to automatically grant these height exceptions based on that. I think it is an error in previous minutes where it is reflected an element of the streetscape is two story. There are not two stories on there.

"I think I understand what Mr. Katz referenced there was to that if there was going to be two-stories it should be stepped back. But it is not part of the current streetscape."

"Also there is this tendency to presume that if a building has been downgraded, it automatically gets to be demolished. And that is, in fact, not the case. It is potentially capable of being demolished, should the applicant meet certain criteria - one of which is whether the structure is of historical importance. I confirmed that the structure, by their own inventory states that it is eligible for listing - that it is, in fact, historical. In fact it is a 19th century building.

"Number 2 - whether the structure for which demolition is requested is an essential part of a unique street section or block front. Now, I believe this Board seems to be of the opinion that, in fact, it is an essential part of the unique street section. Therefore, the demolition should be denied. I don't have a problem with the Yogurt shop and the Spanish Table buildings being demolished. But if they were, they should be reestablished appropriately. When Mr. Lloyd pretends that this streetscape is reestablished when there is all these radically different elements, much larger fenestration; portals should not exist there. And then the corner element which his intention is for it to be iconic. It is not what has ever been part of the streetscape in that area. It's not the fine arts museum. It's the kind of thing that you hearken to a strip mall if you want to get a little commercial attention.

"So I personally feel like that element - the portals. There is the question of the courtyard. There is a fantastic historic courtyard in the back which the owner unfortunately cut down the largest apricot tree in Santa Fe a few years ago without permission. And that courtyard is defined by single story all the way around. There is an indication in the packet that this new structure is not going to encroach on that. Well, it is not going actually physically encroach on the footprint of the structure but the fact that you are now going to be sitting in the courtyard with these very tall second stories looming over it and darkening the entire courtyard which the purpose of the courtyard is to open a property to light.

My feeling is that is a strong negative impact on a very significant feature of the historic part of this building. So I would recommend that the Board deny the application to demolish at least the corner structure for the reasons I've stated below - before - and deny the current plans."

Present and sworn was Ms. Marilyn Bane, 622½ B Canyon Road, who said, "Since I came on the board of OSFA, I think you can get the idea that as an organization we are less than thrilled with this project. We certainly do not believe it reestablishes the streetscape. I will try not to repeat what has been said before. However, there are two things I would like to focus on.

"I am personally offended by the tower and the fact that it is called Santa Fé Plaza. We have a plaza

and it is not at the corner of Guadalupe and west San Francisco Street. And I think that is both arrogant and inappropriate. So that's a personal comment that has also been repeated by our board.

I think I have a little bit different of a take in the sense of the one-story or two story in the presentation - not in terms of actual design. I'm not equipped to really talk about that. But what I am equipped to talk about is that Santa Fé for many years - and I have been coming here since 1947 and lived here for twenty years - Santa Fé has always been known not only as a spiritual city but as a city of humility. And I think that's why you see so many one-story buildings. There were other things, including food on the table, to worry about when these were built. And I think that sense of humility, even through the churches that we have here - I think that flows through Santa Fé culturally, traditionally, architecturally. I think this is the antithesis of that and I think that's why it is jarring to so many of us. It is overscaled for the land that it's on in my opinion - in our opinion. We are concerned about the courtyard and the intent of the courtyard. Mostly, we don't want a building that looks like that - big, bad, or indifferent, on that corner."

Vice Chair Rios asked Mr. La Farge if OSFA was opposed to the whole project - the entire demolition - or the second story.

Mr. La Farge said they certainly were opposed to the second story. If the end at Spanish Table were torn down it would not be a great loss but the rest was not being given the credit due it. The courtyard needs to be maintained. Some of the essence of what their board felt was that the look and feel and historicity of this entire block was important whether contributing or not. And it did establish a unique streetscape and contributed to the entire streetscape. OSFA was certainly against the tower.

Present and sworn was Mr. Han Holland Cué, 3 Camino Oriente, who said, "I am a social designer and have lived here a year. You may not like this but I am going to completely disregard historics and talk about Santa Fé. I think the way to move forward is to allow more higher residences. Within the historic district, the City is a huge promoter of urban sprawl and that is quite unfortunate. I'm from the city and we all like to walk everywhere and the transportation systems in Santa Fé is - I cannot use it from where I live in Sunlit Hills. I think it is important to set a precedent where we are able to build more stories in historic district. Because this is the core of Santa Fé and the hub where people have to go.

Vice Chair Rios asked if he had a comment on this particular project.

Mr. Cué said that if they allowed the second story, it will set a precedent and allow other architects to building multi-stories within the historic district."

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

Board Discussion

Ms. Mather asked if, given the significance of the contributing structure the Board was trying to maintain, whether this design as proposed would affect the status of that structure.

Mr. Rasch said the furthest east building was significant and was where the courtyard was located. And the code said if a project would affect the adjacent significant structure "it shall be denied." It is a zero lot line and the same height. He didn't feel it would cause the significant building to lose its status.

Vice Chair Rios asked what the second story ceiling heights were.

Mr. Lloyd said the living rooms were at 9.5' and the bedrooms at 8'. The significant structure was higher than what he proposed. So they were not building higher than that building. Yet they were getting two stories.

He said Mr. Bell seemed to be under the impression that the Board downgraded the Thai Restaurant but in fact, the Board just kept it at its current status.

Mr. Armijo asked Mr. Lloyd if he had structural issues with each of these buildings.

Mr. Lloyd pointed out that this Board had approved demolitions of contributing structures recently and said they were not requesting demolition of a contributing structure. They had Mr. Jon Rader drill down in the yogurt shop. He found there was no footing under that building whatsoever. He added that Mr. Rader actually found quite a bit of moisture which surprised everyone. The adobe was just kind of mud there.

He recalled what Sharon Woods recently asked when considering demolition of a contributing structure how anyone could keep a wall when there was no footing and the rest of the walls were gone.

Mr. Armijo noted that the Board didn't have much information about except a little from Mr. Walker.

Mr. Lloyd said Mr. Walker analyzed the Spanish Table and said the roof load was severely lacking for even the present load. That was part of the previous submittal.

Vice Chair Rios pointed out the letter from Mike Purdy that all of these buildings were structurally sound. She guessed it sometimes depended on who was doing it.

Mr. Lloyd said Mr. Purdy was not an engineer but he could have an engineer look at it.

Mr. Armijo said he would like to see a lot more information on it. If it was just on a footing, then most of the east side would be demolished. He would like to even see structural engineers show up at the meeting.

Action of the Board

Ms. Mather moved to deny the demolition request in Case #H-13-095 because the unique street section or block front was not being reestablished by the proposed structure. There was no second to the motion.

Mr. Katz moved to approve the demolition in Case #H-13-095 with the following conditions:

1. **That in reestablishing the street section and block front that the sidewalk remain be same width that it is currently,**
2. **That there be no tower;**
3. **That there be no portal but there could be a portal on the Guadalupe (west) side.**

Mr. Armijo seconded the motion and it passed by majority (3-1) voice vote with Ms. Mather voting against.

Vice Chair Rios asked if she needed to vote and Mr. Shandler explained that as long as the Board had 3 votes the chair didn't need to vote.

3. **Case #H-14-034. 511 Paseo de Peralta.** Downtown & Eastside Historic District. Architecture Alliance, agent for 511 PDP LLC, owner, proposes to construct four residential units in two structures totaling 11,476 sq. ft. and a 4,340 sq. ft. sub-grade parking structure to the maximum allowable height of 23' and to reduce the height of the street stone wall to 3' on a vacant property. (David Rasch).

Mr. Rasch gave the staff report as follows:

BACKGROUND & SUMMARY:

511 Paseo de Peralta is a 16,449 square foot vacant lot in the Downtown & Eastside Historic District. The applicant proposes to construct four residential units in two above-grade structures totaling 11,476 square feet and a 4,340 square foot sub-grade parking structure to the maximum allowable height of 23' on the street-facing elevation. The west elevation of the structure shows a height of 30' from cut grade to top of parapet. The above grade structures overlap the garage which is placed in a lot cut. The two elevator overruns and chimneys are not applicable to the height measurement.

On May 27, 2014, the HDRB postponed action on this application pending redesign that incorporated the Board's concerns.

The applicant states that the architectural design is Recent Santa Fe Style with varied massing, stuccoed and stone facing, flat roof overhangs that do not exceed 30", and metal finish details such as windows, cornices, and gates. The street-facing stone wall would be reduced in height to meet traffic standards instead of relying on signage with flashing lights and a mirror.

STAFF RECOMMENDATION:

Staff defers to the Board regarding the measurement of height and architectural style of the building which shall comply with Sections 14-5.2(D)(9) General Design Standards, Height Pitch Scale and Massing and (E) Downtown & Eastside Historic District.

Questions to Staff

Vice Chair Rios noted there was a lot of metal being used on windows, cornices and gates in this case and asked if it was according to recent Santa Fe style.

Mr. Rasch read from Section 14-5.2 E-2.

Vice Chair Rios asked if the use of metal here was a retention of material of Santa Fé Style.

Mr. Rasch felt this was a really important discussion that he was hoping to have with our community. He believed that classic Santa Fé style certainly used elements of wood but he questioned whether requiring wood was advisable in the 21st century for sustainability. So we do need vigas and corbels but as long as it harmonized, perhaps it was sufficient to use metal. Similarity of material was part of the vocabulary and that might be sufficient.

Mr. Boniface thought it was fairly common to find steel sash windows throughout the historic districts. Mr. Rasch agreed.

Mr. Boniface concluded that metal has been used so it would be an acceptable material to use.

Mr. Rasch agreed for sure with windows.

Ms. Mather said she had trouble distinguishing the two buildings. They had one foundation and shared walls.

Mr. Rasch agreed and to him it was one building. But the applicant shared pertinent citations.

They were different colors so the Board would have to determine it as two buildings or ask for an exception.

Applicant's Presentation

Present and sworn was Mr. Eric Enfield, 612 Old Santa Fé Trail, who said the Board approved metal windows all the time and metal beams such as on the New Mexican building so he agreed with Mr. Boniface.

Vice Chair Rios asked if he was proposing metal parapets.

Mr. Enfield agreed - fascia, overhangs, etc.

Vice Chair Rios asked what the metal would look like.

Mr. Enfield said it would be a dark bronze color.

Mr. Enfield explained that the way you determine that they are separate buildings is by the building code and in it, [IBC] Section 509.9 that specifically addressed multiple buildings above parking structures. "Buildings are considered separate and distinct when located over a parking structure if they are separated from the parking structure by a horizontal assembly. He said this design fit that definition.

He said there was no visible parking on this project. They felt to do a high density project and have exposed parking (as previously approved) was an injustice to the units so by the IBC code it was chosen. You could say it looks like one building but so were those on San Francisco Street. The last case had three addresses but looked like one building.

There was a list of items in his original letter and he recalled that he showed the Board last time that the color nearest to the street was Madeira and further away was the Sahara color and they were very complementary colors yet the dark was more traditional and under portal was Ivory, a lighter color.

Mr. Enfield said he had submitted 8.5x11 renderings in color and hoped they were in the packet.

He appreciated the Board's comments and allowing the revised drawing and he thought he had addressed all of the Board's comments:

1. He was asked to reduce the overhangs and he did.

2. The second was stepping the elevation on the south buildings, 1 and 2 to transition from one to two stories along Paseo.

3. The third Board comment was to reduce the amount of rock. The rock on the elevator overrun was reduced and he reduced the metal overhangs to wood.

4. The fourth was to provide a massing model on site and he brought it.

5. He also gave Mr. Rasch a plan on story poles and how they related on this building. He provided three exhibits on the story poles.

6. He reduced the overhang depth from 30" to 24".

He also stepped the south elevation on Paseo on building two and created a second floor deck off the master bedroom of Unit 4.

He created a new one-story façade directly on Paseo as represented by the story poles. Stepping the west elevation of the building

He described a few others and clarified that these changes increased the footprint by 160 square feet. He thought it really helped the building's façades and the transition from one story to two.

The massing model he said was dimensionally accurate.

They reduced the width of the elevator towers to the actual width of the elevators and reduced stone on it. Regarding having too many overhangs, he eliminated the overhangs on the elevator to simple fascia. He also eliminated the metal beams at portals for wood decking. So actually all the overhangs had wood beams except the metal carrier beam across whole portal and at the rock columns. The metal and wood would remain dark brown.

He asked if the Board could take time to look at it.

Vice Chair Rios agreed.

The Board took a brief break from 7:50 p.m. to 7:55 p.m.

Mr. Enfield said he emailed all adjacent neighbors including the ENN attendees and thought they all supported it. The immediate neighbor, Dorothea Gabel, couldn't come to this meeting and sent an email which Mr. Enfield distributed [attached as exhibit]

As a team, they were pleased with the amended design with the Board's feedback.

After that meeting, he drove through the neighborhood and looked at the buildings around it. He did a footprint map on the fabric of the neighborhood and handed it out (exhibit). It showed a very transitional site from large buildings. There were 3-story buildings in the immediate neighborhood.

Questions to the Applicant

Vice Chair Rios asked how high the building was at its highest point.

Mr. Enfield said it was under 23' except for the elevator and chimney which were 3' above the parapet.

Vice Chair Rios asked if the corners would be rounded.

Mr. Enfield said they would be slightly rounded.

Vice Chair Rios asked how much the windows were inset.

Mr. Enfield said about 3-4".

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

Mr. Enfield said there was no rooftop equipment at all and they would locate the condensers on the

ground.

Vice Chair Rios asked for the stucco type.

Mr. Enfield said it would be cementitious.

Ms. Mather thanked Mr. Enfield for the presentation and appreciated that he was taking the Board's suggestions to heart. She felt this was much improved and appreciated the written summary. It was much more handsome than the empty lot.

Ms. Mather asked if there were any light fixtures.

Mr. Enfield agreed but didn't have designs yet.

Mr. Armijo asked if the columns were to be faced with stone.

Mr. Enfield agreed. He thought he had presented it already. It complements the wall on Paseo and was a different color.

Vice Chair Rios asked if it was rock veneer.

Mr. Enfield agreed. He said it would stop when it hit the courtyard. There were small wings off the elevator toward the courtyard and would stops at yardwall.

Mr. Armijo asked about the appearance of the carrier beam.

Mr. Enfield said it would be dark bronze and above was a lighter color (white birch). As decking, it had a matching metal fascia.

Mr. Katz asked if the elevator and stairways would be faced with that stone.

Mr. Enfield said it was only the two elevator areas, east and south of Building 1and south of building 2 was a stair with rock. They were trying to make breaks in the mass of stucco.

Mr. Katz noted the one story pole for the elevator seemed too tall. It was just a very tall living room there. He asked if there was any way to make that living room any lower since it was right on Paseo.

Mr. Enfield said the only way he could would be to turn it into a flat roof and lower it by 2-3 feet but that would mean more overhangs. The problem it posed was the window fenestration and natural lighting. They tried to have a loft concept with those volumes in those spaces.

Vice Chair Rios asked why he wanted to use that fake rock.

Mr. Enfield they could use real stone veneer.

Vice Chair Rios said it was still veneer. She asked if the entire portals were of stone.

Mr. Enfield said yes and the elevator would be stone.

Vice Chair Rios asked about the garage gates.

Mr. Enfield said they were metal gates and he would be happy to bring the ironwork back to the Board for approval. Wood was not an appropriate material for a gate of that size. It was 8' x 8'.

Vice Chair Rios asked what he was doing to the historic wall and why.

Mr. Enfield said that went all the way to City Council and he agreed to meet with the traffic engineer if it had mirrors and flashing lights. It was at four feet. He agreed that he didn't go back 100' to cut it down. He didn't have the linear footage but it only about 4-5' left at the existing height.

Mr. Armijo asked if it would have shutters.

Mr. Enfield said- no.

Mr. Armijo referred to sheet A-6.

Mr. Enfield said those were divided metal doors with glazing with metal stiles and rails to distinguish them from windows. On the section, there were 3 windows from the right and then a door to the courtyard and portal.

Public Comment

Present and previously sworn was Ms. Marilyn Bane, who said she was President of OSFA when this property first came to the Board. A promise was made that roughly 3' feet would be the only lowering and that would be done hand chiseled. Mr. Enfield worked on it and now it had more length was being reduced. She asked if the traffic engineer had looked at the existing plan and if there was any way to avoid additional cuts that should be considered.

Present and sworn was Ms. Marilyn Harris, 2683 Via Caballero del Norte. Manager of the compound above the development, who said she had lived there since 1976 and her children grew up here. She enjoyed the work of this Board as our city moves forward. The board has a heavy responsibility but not every decision was a home run. She thought the development went back to a problem there - an extraordinary removal of material from this property for almost a decade. She had drawings from 2004 when it first came here. When people come to Santa Fé they take away whatever was going on at the time. She doubted many have left with favorable impression of this property.

So it seemed wrong to leave it unfinished. It has been full of graffiti and was seedy. She hoped the Board would find a way to come to a speedy conclusion with approval of plans for this property. They were ready to move forward and she trusted their judgment in making this possible and before long it could be developed and be an enhancement.

Present and sworn was Ms. Carmen Burt, 228 Otero Street, who had lived there since 1947. She admired Cody North and the best architect possible with Mr. Enfield. She admired their courage with this project and it would be a benefit to all of Santa Fé and she wanted to stand up and say hooray. Once done it was done. They were a jewel and hoped they didn't lose faith. Thank God for what they have taken on.

Present and previously sworn was Mr. Randy Bell, who said he mainly want to address questions of materials. He disagreed with Mr. Rasch's statement that steel was somehow more sustainable than wood and was not sure what studies would back that up. But he did know and Mr. Enfield confirmed in looking at the colored elevations that were nice but thought this would have the entire top of the building be steel or bronze.

Mr. Enfield agreed it would be metal.

Mr. Bell said there was no precedent to his knowledge in the Historic District for using metal with flat roofs. They might have a brick coping or a typical rounded parapet but he had not ever seen it be sheathed in metal and that was not a similarity of details under recent Santa Fé style. He also didn't know of any on the east side with rock veneer and not even sure that actual rock veneer would be appropriate. But if this Board required it to be an actual rock material, he would also question the amount of it. The large elevator shaft to be clad in this veneer would be completely out of harmony with what anyone had ever seen on the east side.

Present and previously sworn was Mr. Pen La Farge, who agreed it was nice to have something fill in that empty space. He said ditto to Mr. Bell's statement. He objected to the entire top being metal and agreed that real rock was preferable to faux rock, if there was to be a rock veneer.

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

Vice Chair Rios agreed with the comment of too much metal and was why she questioned it at the beginning.

Mr. Enfield said he would get rid of all metal caps on the parapets and have just a stuccoed parapet and no metal caps and go to all wood on the carrier beams. He was willing to use real stone veneer.

Vice Chair Rios asked if it would have any metal material.

Mr. Enfield said the windows, doors and fascia and chimney caps and elevator overruns would be metal.

He added that the Board would see more and more metal coming before them. He provided many pictures of metal being used in the historic district. The rock veneer was used all over the east side and approved by the Board in many places.

Action of the Board

Mr. Boniface moved to approve Case #H-14-034 at 511 Paseo de Peralta with conditions:

1. **That there be no visible rooftop appurtenances;**
2. **That only natural stone be used on exterior façades;**
3. **That the metal caps on tops of parapets be removed.**

Ms. Mather seconded the motion and requested two friendly amendments:

4. **That exterior light fixtures be submitted to staff;**
5. **That the applicant return to traffic control with current plans and seek any relief on wall tapering and that it be done only by hand. Mr. Boniface accepted these amendments as friendly.**

Mr. Katz requested an amendment:

6. That the elevator shafts and the stairway not be clad in stone.

Mr. Boniface didn't accept Mr. Katz' amendment as friendly.

The motion with five conditions passed by unanimous voice vote.

4. **Case #H-14-047. 241 Rodriguez Street.** Downtown & Eastside Historic District. Architectural Alliance, agent for Peter J. and Victoria T. Gardener, owners, proposes to remodel a non-contributing property. (David Rasch).

Mr. Rasch gave the staff report as follows:

BACKGROUND & SUMMARY:

241 Rodriguez Street, also known as 542, is a single family residential building that was constructed at approximately 1946 in a vernacular manner. Post 1966 additions have increased the square footage at the rear of the building. There are no historic windows in the original part of the building. Also, a post 1966 yardwall was constructed on the south lotline. The building is listed as non-contributing to the Downtown & Eastside Historic District.

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

1. A 42 square foot addition will be constructed on the north elevation. The addition will match existing adjacent height and finishes with a large vertical 3-lite window on the non-publicly visible east elevation.

2. All windows and doors will be removed and replaced with units that will have 30" compliant lites. Opening dimensions and locations will be altered.

3. A 155 square foot deck will be constructed on the rear east elevation on the downslope. The total building height will be increased from 13' 6" to 17', where the maximum allowable height is 13' 10" and the Board may grant an addition 4' of height due to the sloping site for a potential maximum allowable height of 17' 6". Below the deck there will be a stuccoed storage shed.

4. A 6' high yardwall will be constructed at the front of the building to separate the parking area from the yard. A bi-leaf wooden pedestrian gate is also proposed.

STAFF RECOMMENDATION:

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

Questions to Staff

There were no questions of staff.

Applicant's Presentation

Mr. Enfield said the elevation was tall right now because it had a basement elevation. The addition would be lower than the existing building.

Questions to the Applicant

Vice Chair Rios asked if it would have no rooftop visible appurtenance. Mr. Enfield agreed.

Vice Chair Rios asked why he was using pavers rather than real brick.

Mr. Enfield said he could use real brick.

Mr. Boniface asked what the rear guard rail was constructed of.

Mr. Enfield said it was metal. It would have steel posts with high tension wires. It was not publicly visible.

Vice Chair Rios asked Mr. Rasch if this project complied with the 30" rule. Mr. Rasch agreed.

Public Comment

There were no speakers from the public regarding this case.

Action of the Board

Mr. Katz moved to approve Case #H-14-047at 241 Rodriguez Street per staff recommendation with the condition that the paving be of real brick. Mr. Boniface seconded the motion and it passed by unanimous voice vote.

5 **Case #H-08-096. 1150 Canyon Road**. Downtown & Eastside Historic District. Architectural Alliance, agent for Santa Fe Public Schools, owner, proposes to amend a previous approval to remodel a contributing property by removing historic material. An exception is requested (Section 14-5.2(C)(1)(c) and (D)(1)(a) and (D)(5)(a)(1)). (David Rasch).

Mr. Rasch gave the staff report as follows:

BACKGROUND & SUMMARY:

1150 Canyon Road, known as Manderfield Elementary School, was originally constructed with hollow clay tile in the Territorial Revival style by John Gaw Meem in 1927 with approximately 3,000 square feet. The building was designed for future expansion along a north-south hall axis. The building features a flat roof with brick coping at the parapets and windowsills, earth-toned stuccoed walls, and white-painted window and door trim. On August 26, 2008, the HDRB listed the building as contributing to the Downtown & Eastside Historic District and on February 28, 2012 the HDRB designated as primary all elevations facing west, all elevations facing east except the northernmost block, and the easternmost block of the north elevation, excluding the three non-historic additions and all non-historic windows. The School Board appealed this designation to the Governing Body on May 9, 2012 where the Board's designation was upheld with most of the primary elevations, but they removed the west as a primary elevation (see attached floorplan for final designation) with the condition that the 26 historic windows on the west façade be, to the greatest extent practicable, preserved and reused and, to the greatest extent practicable, in their historic pattern.

On January 14, 2014, The HDRB conditionally approved remodeling of the property including removing some historic windows for doors, replacing non-historic windows, restoring previous openings, repainting the walls, and constructing portals on the contributing structure, constructing a free-standing single-family residence with attached garage, and constructing yardwalls.

On March 11, 2014, the HDRB approved amendments to the remodeling and new construction project. Now, the applicant proposes to amend the approval with the following two items.

1. All windows would be removed and replaced in-kind. All windows on the contributing building were

inspected by staff with the applicant and former contractor. Only a few historic windows on non-primary elevations are more than 30% beyond repair. An exception is requested to remove historic material (Section 14-5.2(C)(1)(c), (D)(1)(a), and (D)(5)(a)(1)) and the required exception criteria responses are at the end of this report.

2. Stone planters would be finished with a reddish brown sandstone or white limestone.

EXCEPTION TO REMOVE HISTORIC WINDOWS

(I) Do not damage the character of the district
The finished appearance of the windows will be virtually identical regardless of if the windows are replaced or restored. The proposed replacement windows will be modeled on the existing windows and will match the existing profiles. In fact, the replacement windows will match the look of the original windows when the building was first constructed as the restored windows might present incongruent wood grain and patch lines. For these reasons the character of the district will not be damaged.

Staff response: Staff agrees with this statement.

(ii) Are required to prevent a hardship to the applicant or an injury to the public welfare
Full restoration of the existing windows is the most impractical, time consuming and expensive option. It will require replacing the muntins with new muntins to hold the thicker insulated lites. The sash frames will have to be repaired and strengthened to support the increased sash weight. The counter weights will have to be heavier to offset the heavier sashes. The extent of replacement of frame material with new material would not be fully known until the work commences. Thus the cost listed in the report is an open ended quote with a 30% contingency added as shown.

The report recommends replacing the windows with fully insulated and weather stripped historically accurate replicas manufactures by a reputable company that specializes in reproduction work on historic projects. The new windows would be thermally efficient, easy to operate, minimize long term repairs, and match all existing profiles of the original windows. The existing window frames and trim will be replaced also but match the historic window frames. In addition, it is the most cost effective solution. While economics should not be the driving factor in making design decisions, economics and construction schedule remain a crucial consideration while designing and constructing any project in historic districts.

Full restoration, rather than replacement, of the windows would place a financial hardship on the applicant as it is the most expensive option yet would provide the lowest quality finished product. Full restoration versus replacement also presents the most potential harm to the residents and general public as the structural integrity of the restored window and frames cannot be guaranteed on either a short or long term basis. By allowing us to replace the windows an economic and scheduling hardship will not be incurred by

the applicant.

Staff response: Staff does not agree with this statement.

(iii) Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents could continue to reside within the historic districts
Manderfield School enjoyed a long and vibrant life as a public school building. The Manderfield School Studios project offers a unique opportunity to recycle an obsolete public building and site into an appropriate residential use. Thus, the proposed project celebrates and strengthens the heterogeneous character of the City and ensures that residents could continue to reside in the historic districts and utilize this historic structure.

Therefore, the applicant requests that the Board approves full replacement of all windows with historic replicas. The window frames and trim will also be replaced to match all existing details and profiles.

Staff response: Staff agrees with this statement.

RELEVANT CODE CITATIONS

14-5.2(C) Regulation of Contributing Structures in the Historic Districts

(1) Purpose and Intent

It is intended that:

(c) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a structure be preserved

14-5.2(D) General Design Standards for All H Districts

In any review of proposed additions or alterations to structures that have been declared contributing in any historic district, the following standards shall be met:

(1) General

(a) The status of a contributing structure shall be retained and preserved. If a proposed alteration will cause a structure to lose its contributing, the application shall be denied. The removal of historic materials or alteration of architectural features and spaces that embody the status shall be prohibited.

(5) Windows, Doors, and Other Architectural Features

(a) For the primary façade s of contributing structures:

(I) Historic windows shall be repaired or restored wherever possible. Historic windows that cannot be repaired or restored shall be duplicated in the size, style, and material of the original. Thermal double pane glass may be used.

STAFF RECOMMENDATION:

Staff defers to the Board regarding the exception request to remove all historic windows which are not beyond repair and otherwise recommends approval of this application which complies with Section 14-5.2(C) Regulation of Contributing Structures, (D) General Design Standards, and (E) Downtown & Eastside Historic District.

Questions to Staff

Vice Chair Rios asked if this full scale replacement of all windows would alter the historic status.

Mr. Rasch said the windows were not in great condition but most of them were restorable but the applicant planned to replace them and had a contractor who would replicate these windows and not change their appearance. That meant there was no cause for downgrading.

Applicant's Presentation

Present and previously sworn was Mr. Enfield said he had a longer presentation prepared. They started an interior demolition that allowed them to do exploratory work with different contractors including window renovation. They wanted to resolve that one issue.

He said they were not able to restore the windows so they wanted to replicate them. There were already a lot of new windows in our last approval that matched original profiles including the knifing and tooling of the detail in the muntins and the frames. It was a historic replica of what was there.

The proposed windows would replicate all historic styles and he wanted permission to replicate rather than restore. 14 out of 52 had already been approved. 27 windows were suspect and not repairable but they would deal with them on a sash by sash rendering. He had a color rendering of what Mr. Rasch and he talked about on the windows. (Exhibit) He explained the color legend - the blue ones were okay and the red ones were suspect, subject to Mr. Rasch's review.

The notation was inaccurate that said sashes would have to be determined after pulling them out of the frames. Every one of them has severe damage. He hoped the Board was able to review them on the site visit.

He asked to have his contractor speak about what he found there in terms of pricing and accurate descriptions there.

Vice Chair Rios said the Board had no jurisdiction regarding pricing. Mr. Enfield clarified he meant construction issues.

Mr. Enfield said the windows were built at different times by different people. All were factory made.

Present and sworn were the two contractors. The first was CJ Martin, 132 Rio Seco, who said he started out to restore the windows in the building and find people who could do it. He spoke with PK Works who had done a full assessment and John Brightenger and Paul Bagiloni. He wanted to address appearance, function and performance and wanted to preserve what was in place.

PK Woodworks did the proposal in the packet. They said over time, they could restore most of the windows but they found out that none of the windows worked. They were painted in place, the ropes broken and wood scabbed onto them to hold the window in place but that didn't allow the rain to drain off and they had rotted away. The stamped metal pulleys had broken and were worn out. So the plan was to replace them and the ropes.

Their condition now was very fragile and touching them deflected the panes. A storm could make them fall apart. Maintenance had been delayed so long that the glue had failed. To address performance, these windows would be for the residences and they needed to address wind and heat/cold. Mr. Brightenger looked at that.

With window stripping, it would have different requirements. Glazing was a problem because they were all single panes and subject to condensation, ice buildup and if left alone, it would create a condition where windows would deteriorate from water and cold drafts. The solutions included double glazing or storm sashes. Storm sashes were never used and with 4x8 sizes would be very heavy. So we looked at insulated glass and the wider shoulder required that would require muntins at 1/4 inch wider and they wouldn't change the appearance because of excess putty and paint on them now.

They looked at vacuum insulated but those were sealed by metal buttons about the size of a quarter and couldn't use those in smaller windows. The insulated glass could not be placed in a window that was puttied. The manufacturers said the oil in putty would break down and create failures in a 10-15 year period.

In this discovery, the manufacturer has addressed it in historic replicas and use a two-shaped muntin to

replace it from the inside that was milled to the historic muntin sash to hold it in place.

That left the function. The increased weight of the glass would require stronger pulleys. The operating double-hung window with venting from top and bottom meant the A/C could be used less. What they found was that they really could not increase the weights without replacing the entire jambs because there was not enough room in there for larger weights. In the 1927 core of the building the weight pockets were outside of the glazing and exposed to the weather. So it required complete removal and replacement. With the new windows, the weight pockets would be on the inside.

After going around the circle, he usually could make them work but not these. They would change so dramatically and the material left in the sashes would be less than 20% of the original wood. It was frustrating because he really wanted to restore them to their original condition and still make them work for the tenants.

Questions to the Applicant

Vice Chair Rios asked if he was a window restoration expert.

Mr. Martin said he was not. He was a builder working many years here in Santa Fé who had been a cabinet maker and carpenter.

Vice Chair Rios asked if he had restored many windows. Mr. Martin agreed.

Mr. Martin said he was also concerned about safety. The School Board addressed the safety by sealing the top sashes and scabbing on wood.

Ms. Mather asked if the new windows would have the same mechanism for operation.

Mr. Martin said the pockets needed a little more room but the muntin pattern would be the same. They would be working with John Gaw Meem's drawings and have Mr. Rasch approve the changes.

The wood used was treated Pine with a vinegar seal and offer a warranty of 50 years so this repair would be more than just decade.

Ms. Mather said in her opinion all of these windows had outlived their usefulness, especially because of their enormous size.

Mr. Martin said many of their elements were really designed for a lighter window. He could provide the same look but require a new product.

Mr. Armijo asked if when he replaced the ropes and weights the function would be the same.

Mr. Martin agreed but added that they would use a chain instead of a rope.

Mr. Armijo asked what the difference of the R factor would be.

Mr. Martin said it make it about 2.5 times for the R factor.

Mr. Armijo commented that a 2.5 R factor didn't help much.

Mr. Martin explained that it reduced the temperature of the glass between the inside and the outside to reduce the dew point to eliminate condensation.

Mr. Armijo asked if it would it reduce cost to restore.

Mr. Martin said the estimates to repair the windows was 200% of the cost of replacement.

Mr. Enfield said the restoration estimate was $500,000 and historic replicas estimate was $200,000.

Mr. Martin said one reason it was higher to restore was from removing the layers of paint and dealing with broken joints. Some would require removal and putting the window back in place. It was done one unit at a time rather than a mill shop doing reproductions. The firm they found would do only large jobs like 50 windows.

Mr. Enfield shared a handout.

Mr. Boniface went to page 34 that showed a greatly deteriorated window and a good example if you try to repair them. He was an architect and prior to that he made doors and windows. He knew what it takes to repair them and had done many historic windows as a cabinet maker. They used bondo and epoxy. But even with careful maintenance over years, the differences in expansion and contraction would show through. If John Gaw Meem were here today he would say get rid of them and put in some windows more efficient and get on with it.

Mr. Boniface really thought this was the answer that was being proposed instead of repairing little pieces.

Mr. Martin said that echoed his biggest concern.

Mr. Enfield said if the Board was comfortable, that would cover it.

Ms. Mather asked if the sandstone was white or brown.

Mr. Enfield said it was brown sandstone.

Mr. Armijo thought John Gaw Meem would say restore it. But it would come down to what you want to save and what you want to spend. Meem's comment would be the opposite in his view.

Public Comment

There were no speakers from the public regarding this case.

Action of the Board

Mr. Boniface moved to approve in Case #H-08-096 at 1150 Canyon Road, the removal of historic windows and replacing with historic replicas and that the applicant met the exception to remove historic material and that the stone planters would be of brown sandstone. Mr. Katz seconded the motion and it passed by unanimous voice vote.

6. **Case #H-14-024. 350 Delgado Street.** Downtown & Eastside Historic District. Eric Montoya, agent for Elizabeth Travis ETM Inc., owner, proposes to remodel a non-contributing residential structure and a contributing yardwall. An exception is requested to alter the character of a primary façade (Section 14-5.2(C)(1)(a) and (c) and (D)(1)(a) and (5)(b). (David Rasch).

Mr. Rasch gave the staff report as follows:

BACKGROUND & SUMMARY:

350 Delgado Street is a single-family residence that was constructed in the Spanish-Pueblo Revival style at approximately 1925. Later historic additions include a guesthouse and garage on the north elevation and portals on the east and west elevations. In 1998, additional alterations occurred. The street

frontage is enclosed by yardwalls, sections of which are historic and other sections are not historic. The residence is listed as non-contributing to the Downtown & Eastside Historic District and the street-facing yardwall on Delgado Street from Acequia Madre to the driveway entry is listed as contributing to the District.

Now, the applicant proposes to remodel the property with the following two items.

1. The roof-mounted mechanical system has been redesigned in a manner that there will not be ductwork that requires screening. The three ground-mounted units will be screened with coyote fencing.

2. The yardwalls have been redesigned by removing much of the added detail. A few ventanas and raised accents are proposed along with a significant alteration of the simple gate area.

EXCEPTION TO ALTER HISTORIC CHARACTER OF YARDWALL

(I) Do not damage the character of the streetscape
The property owner purchased the property as non-contributing, and looking at wall which was approved by board that sits on 345 to 347 Delgado directly east of 350, the wall masses close to 7'-0" in given areas and has quote all the bells and whistles denied on our previous submittals.

Staff response: Staff does not agree with this statement.

(ii) Prevent a hardship to the applicant or an injury to the public welfare
The Property owner at 350 Delgado is in serious need of protection from given paparazzi harassment. The property owner also needs an operable pedestrian gate to access property for guests visiting who want to go for walks and enjoy the beauty of the historic district. The current pedestrian gate is not functional and is too shallow to walk through. Again 345 and 347 across the street were allowed a pedestrian gate to access their properties as well as the vehicle gates also standing close to 7'-0", so only allowing the vehicle gate to access property causes a serious hardship due to lack of functionality of the given property.

Staff response: Staff does not agree with this statement.

(iii) Strengthen the unique heterogeneous character of the city by providing a full range of design options to ensure that residents could continue to reside within the historic districts
As noted before just looking at the so called "bells and whistles" clearly seen across the street, the Property owner at 350 Delgado has significantly toned down previous submittals even going as far as removing the planters, rock work and mass. The current design not only adds character and beauty to Delgado it also lends well to previous approvals granted by board across the historic district. These design characteristics will not only enhance the current setting of the wall but ensure functionality and usability by the current property owner while still keeping the historic integrity.

Staff response: Staff does not agree 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 current proposed wall is lower than adjacent walls and has less "bells and whistles". What we are requesting is to add some privacy and character to existing wall while still keeping its historic nature.

Staff response: Staff does not agree with this statement.

(v) Are due to special conditions and circumstances which are not a result of the actions of the applicant
Again Property owner purchased and followed regulations for submittal processes even hiring a well-respected historian to prove evidence of non-contributing status. The result of board decision to make contributing based off one individuals recollection from memory, who also provided no evidence of such, has in no way been a result of the actions of the applicant.

Staff response: Staff does not agree 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)
Property Owner has submitted minimal revisions to existing wall and the proposal will only add to the historic community while affording the property owner their due rights.

Staff response: Staff does not agree with this statement.

Relevant Code Citation

14-5.2(C) Regulation of Contributing Structures in the Historic Districts

(1) Purpose and Intent

It is intended that:

(a) Each structure to be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as the addition of conjectural features or architectural elements from other buildings, shall not be undertaken;

(c) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a structure be preserved; and

14-5.2(D) General Design Standards for All H Districts

In any review of proposed additions or alterations to structures that have been declared contributing in any historic district, the following standards shall be met:

(1) General

(a) The status of a contributing structure shall be retained and preserved. If a proposed alteration will cause a structure to lose its contributing status, the application shall be denied. The removal of historic materials or alteration of architectural features and spaces that embody the status shall be prohibited.

(5) Windows, Doors, and Other Architectural Features

(b) For all façades of contributing structures, architectural features, finishes, and details other than doors and windows, shall be repaired rather than replaced. In the event replacement is necessary, the use of new material may be approved. The new material shall match the material being replaced in composition, design, color, texture, and other visual qualities. Replacement or duplication of missing features shall be substantiated by documentation, physical or pictorial evidence.

STAFF RECOMMENDATION:

Staff defers to the Board regarding the proposed character change to the contributing yardwall and otherwise 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.

Questions to Staff

Ms. Mather noticed that Mr. Rasch disagreed with all exception responses.

Mr. Rasch agreed.

Ms. Mather asked if he wanted to talk about it.

Mr. Rasch said sometimes the answers were not so relevant to the criteria and for others he was not convinced.

Ms. Mather said there was quite a group of photos. The applicant thought that any element occurring in the streetscape might be appropriate for this property.

Mr. Rasch said at the property level, he looked at the status of changing its character. Second would be streetscape harmony along Acequia Madre and Delgado and the third level was on the district, itself.

Ms. Mather recalled they designated the entire yard wall up to the driveway as contributing.

Mr. Rasch agreed and they were now asking for an exception to change that wall character and mostly at the gate.

Ms. Mather asked if it would change the status.

Mr. Rasch said that was hard to say. The Board made it contributing because of its simplicity with no variation except the gate area. He realized this Board decided the simpler wall was better.

Applicant's Presentation

Present and sworn was Mr. Joseph Cordova, P. O. Box 1447, Española.

Also sworn was Mr. Eric Montoya, P. O. Box 153, Española.

Mr. Cordova said they made the changes the Board recommended. The first couple of issues were that the units would all be with a split condenser unit system that would be ductless and the parapets were left as on the drawing. They found a viable option to break it up into four zones and was a LG system with small condensers and they would be screened with coyote.

Secondly, the Board felt there was so much happening to the wall along Delgado and Acequia Madre. At 55-1 was where the contributing status began so the gate area was not contributing. The gate was a solid panel and the Board wanted to see through it. He showed pictures of where the Board had approved solid gates before. He said they were not asking for special privileges in that regard. They added some cutouts on the panels for some daylight but it was at six feet, equal to the columns. In the pictures there

were some gates up to 8'. Those far exceeded what was requested here.

On the contributing part of the wall, it was at 4' 10" and very long. The owner purchased it when it was all non-contributing and presented evidence that it had been changed. The contributing status was changed at the last meeting. From the previous design they removed the bells and whistles, the planters and excessive decoration, and stepping it up in two locations where the panels were and an accessible pedestrian gate. The one now was inoperable. So based off what we were asking for, it was not excessive but in line with the current property.

Questions to the Applicant

Vice Chair Rios asked what part of it was noncontributing.

Mr. Rasch said none of it on Acequia Madre was contributing and on Delgado it was Contributing to the driveway. They would be adding more to the north but that was not part of this case.

Ms. Mather asked if the gate was set back.

Mr. Cordova said it was set back 18.3.5" and the columns were 32" square.

Vice Chair Rios asked about the exterior lights.

Mr. Cordova said they were shown in the packet on pages 45-46.

Ms. Mather said she was interested in maintaining the Delgado wall as was including the gate and wondered if they could get house access on the new diagonal wall instead to provide house access. Most people do access properties by car but on the diagonal it could have a pedestrian access.

Mr. Cordova said the property owner had the main entry point was for cars and the main landscaped part had the living spaces toward Delgado. The owner didn't want to have visitors had to enter where cars came in.

Ms. Mather asked if it had a gate on the side.

Mr. Cordova agreed but said the main landscaped area was where the existing pedestrian gate was now. That gate was operable at one time but must have been for a very short individual.

Ms. Mather clarified that she was talking about the diagonal area. It had a gate on the north facing wall and asked if they were removing that and if he could move it up to this area. People have historically gone in from the side at that gate. She asked if there wasn't a gate on the north side and that would allow that same use. They could put it a couple of feet from the street and not be in the way of a car. The diagonal was quite long.

Mr. Cordova said it was not very inviting to put the gate there. They would have to come from the garage. But the pleasing area to exit would be through the existing gate or from Acequia Madre. They had proposed a much larger one but toned it down.

Ms. Mather was pleased that they did remove some of those elements but she was concerned at preserving the historic wall.

Mr. Boniface said on the site plan he saw that their entry went right out to the parking court and not out to the area where they wanted to put the gate.

Mr. Cordova said they had access from part A to part B.

Mr. Boniface said there was an existing yardwall that connected from both proposed and existing yard wall. So if a person walked out the front door, they would go into the parking area.

Mr. Cordova explained that when guests come in, that was a formal entry and for the owner to utilize the property, they would have to enter through the garage. That was what the property owner was going to use as the property owner. To now allow a gate elsewhere, they had to come out the formal entry to egress the property. The wall along Acequia Madre was not contributing and would have the same characteristics as along the contributing wall. She was asking for an additional characteristic along that wall and others have been allowed to dress up that property and this owner was not being allowed the same consideration. It went from 4' 10" to 5' and made that gate operable there. A little acequia runs through the property. So at that corner was not an option either. So the contributing wall where she lives was the only place.

Ms. Mather said it looked like this was a new contributing door. The new entry door goes not out to the existing yard but into the parking area. So she just didn't understand why they had to change that gate. It would be different if they had a formal entry in that area but they didn't.

Mr. Katz asked if they couldn't fix the gate.

Mr. Cordova said it was only four feet high.

Mr. Katz said he understood that but this was not for formal entry- just for the owner. He felt they could fix the gate.

Ms. Mather said the concern for her was that they didn't have to have the yard wall and believed there was a gate there.

Mr. Katz didn't think so.

Mr. Montoya said it was there but only about 5' and was not fully compliant. It hangs up now.

Ms. Mather asked why they did not repair it and widen it.

Mr. Montoya said the owner didn't want that gate. She bought it as noncontributing wall and all she was asking was a pedestrian gate for her own use.

Ms. Mather said the applicant was asking the Board to change a historic wall and character of the gate and the wall and she was not in favor of doing it.

Mr. Montoya added that it was modified through the mission there once. It was not the original wall as it was. He just wanted fully compliant doors and they reduced the mass of it.

Vice Chair Rios said the Board looked at each case on its own merits. They could have a wall that was high but in this case, it was a historic wall that the Board was obliged to preserve it. They were looking at the exceptions that being requested. She thought the applicant had done a nice job on the house but regarding the gate and wall, it was fine as it was.

Vice Chair Rios asked them to describe the wall on Acequia Madre which was at 4' 10" and they wanted to increase it to six feet.

Mr. Cordova disagreed. It started on Delgado to Acequia Madre and giving up that corner. For easier access. That would be six feet maximum and dropping down to five feet. The six feet was stepped back into the property approximately 18' and stepped back from the corner. It was stepping down to 5' 6".

Public Comment

There were no speakers from the public regarding this case.

Action of the Board

Mr. Katz moved to approve in Case #H-14-024 at 350 Delgado Street the portion for the house, three ground mounted units with coyote fencing and to deny any change to the historic portion of the wall and approve the rest of the wall as proposed, indicating the applicant had met none of the six criteria for an exception. Ms. Mather seconded the motion.

Mr. Armijo asked if the Acequia Madre and diagonal was approved. Mr. Katz agreed.

Mr. Armijo said as far as adding access, it would have code compliance access along that wall.

Mr. Boniface said as long as the fire department could get through it, it was compliant.

Ms. Mather requested an amendment that the light fixtures needed to be submitted to staff. Mr. Katz agreed it was friendly.

7. **Case #H-14-051. 120 Quintana Street.** Westside-Guadalupe Historic District. Lisa Andree Falls, agent/owner, proposes to remodel a non-contributing residential property including the replacement of a portal with a larger portal to a height of 9 feet and to install a coyote fence pedestrian gate in an existing coyote fence. (David Rasch).

Mr. Rasch gave the staff report as follows:

BACKGROUND & SUMMARY:

120 Quintana Street was a single-family residential structure that was constructed in a simplified Spanish-Pueblo Revival style after 1945. A large addition was constructed on the south elevation after 1975. The building is listed as non-contributing to the Westside-Guadalupe Historic District.

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

1. The single pedestrian door on the south elevation will be removed, the opening will be enlarged, and 5-lite paired French doors with a 5-lite sidelite will be installed.

2. The paired awning windows on the east elevation will be removed and replaced with paired 3-lite casement windows.

3. The primary entry door on the east elevation will be removed and replaced with a 5-lite door.

4. The existing portal on the south elevation will be removed and replaced with an approximately 175 square foot "L"-shaped steel ramada to a height of 9'. A stucco clad oven will be installed in the ramada corner.

5. A 3' wide section of the existing street-facing coyote fence will be converted to a coyote fence pedestrian gate at the same height.

STAFF RECOMMENDATION:

Staff recommends approval of this application which complies with Section 14-5.2(D) General Design Standards, Height Pitch Scale and Massing and (I) Westside-Guadalupe Historic District.

Questions to Staff

Ms. Mather was a little concerned and didn't know if the ordinance speaks to 3" x 3" poles holding up the ramada that were metal.

Mr. Rasch said the Westside Guadalupe District had relatively few standards. He read the restrictions. Wood and other materials may be used for details.

Ms. Mather asked if there were colored drawings. Mr. Rasch was not sure.

Applicant's Presentation

Present and sworn was Ms. Lisa Andree Falls, 120 Quintana Street who said the staff report described her project and would answer questions. She hoped the steel framing would get a nice patina. The house was small and the metal was a lighter mass. Latillas would be of cedar. The roof part was very traditional. Hard scape is flagstone from New Mexico so it was not a radical project.

Questions to the Applicant

Vice Chair Rios asked about the stucco.

Ms. Falls said it was cementitious and would match what was there now.

Vice Chair Rios asked what the public visibility was.

Mr. Rasch said it had a very tall coyote fence fronting the property so there was minimum visibility.

Vice Chair Rios asked if there was anything on the roof.

Ms. Falls said there was not.

Vice Chair Rios asked about exterior lighting.

Ms. Falls said there would be none.

Mr. Armijo asked for a description of the horno.

Ms. Falls said it was a prefab horno. It was portable but here it would be covered in stucco to match the stucco on the house.

Public Comment

There were no speakers from the public regarding this case.

Action of the Board

Mr. Boniface moved to approve Case #H-14-051 at 120 Quintana Street as submitted. Ms. Mather seconded the motion and it passed by unanimous voice vote.

8. **Case #H-14-054. 1025 Canyon Road.** Downtown & Eastside Historic District. Jay Jay Shapiro, agent for Joyce Martínez, owner, proposes to remodel a contributing residential property. (David Rasch).

Mr. Rasch gave the staff report as follows:

BACKGROUND & SUMMARY:

1025 Canyon Road is a single-family residential structure that was constructed between 1929 and

1934 in a southwestern vernacular manner. The building is listed as contributing to the Downtown & Eastside Historic District and the south elevation with portal may be considered as primary.

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

1. The living room, dining room, and kitchen area parapets will be raised from 11' 4" to 13' 4" where the maximum allowable height is 15' 5".

2. The non-historic entry portal with wooden fence and gate on the east elevation will be removed and a 113 square foot addition will be constructed between the residence and the carport at 10' high. The main entry door will be relocated.

3. All windows, except for the paired 8-lite wood casements under the front portal will be removed and replaced with true divided-lite windows that comply with the 30" lite standard. The three non-historic windows in the south elevation will be removed and replaced with true divided-lite windows in shorter openings. The continuous sill will be re-established. Trim color will be "white" with exposed wooden elements stained "Mahogany".

4. The coyote fence along the west lotline and south to the front portal will be removed and replaced with a 6' high coyote fence that is relocated to the outside of the front portal.

5. The existing wooden balustrade at the front portal will be removed and replaced with a stuccoed yardwall to 5' high, where the maximum allowable height is 6'

6. The building and yardwall will be stuccoed with cementitious "Adobe" or "La Luz".

STAFF RECOMMENDATION:

Staff recommends approval of this application which complies with Section 14-5.2(C) Regulation of Contributing Structures, (D) General Design Standards, and (E) Downtown & Eastside Historic District. However, the Board may find that the stuccoed wall under the portal is not harmonious to traditional design or the streetscape.

Questions to Staff

Vice Chair Rios asked what the depth of the porch was. Mr. Rasch said it was less than 5'.

Vice Chair Rios asked if the south elevation was primary with the wooden balustrade. Mr. Rasch agreed.

Ms. Mather said if he was thinking the entire south elevation was primary - not just the portal.

Mr. Rasch agreed, plus 3 windows.

Applicant's Presentation

Present and sworn was Mr. Jay Jay Shapiro who said his client was born there and this was just deferred maintenance.

Questions to the Applicant

Vice Chair Rios asked why they wanted the wall instead of the wooden balustrade.

Mr. Shapiro said it was right on the street and a lot of traffic there on Canyon Road.

Ms. Mather understood that by adding a wall that was not there now instead of a lower wall that matched the balustrade, it would create a dark corridor that closes off that area and was not harmonious to the building.

She asked if he was changing the portal roof.

Mr. Shapiro said he was not.

Ms. Mather asked if it was in good condition.

Mr. Shapiro said it hadn't been inspected but it appeared to be in good condition. They rolled roofing material to it and he was going to straighten that out.

Mr. Rasch pointed out that the windows were less deep and he had no proof those were the same openings. The sill there was an odd feature but it would remain as is.

Public Comment

There were no speakers from the public regarding this case.

Action of the Board

Mr. Katz moved to approve in Case #H-14-054 at 1025 Canyon Road items #1, #2, #4 and #6 as recommended and to not approve #5 but require that the balustrade be retained and repaired if needed. Regarding the three windows on the south his motion was that they be the same size as the openings there and that the sill would remain. His motion included that the south elevation would be primary façade.

Ms. Mather seconded the motion with an amendment to allow the sill to be raised because it was in the kitchen. Mr. Katz agreed the amendment was friendly and it passed by unanimous voice vote.

9. **Case #H-14-055. 616-B East Alameda Street.** Downtown & Eastside Historic District. Kevin Patrick, agent for Kevin Patrick and Linda Kochan-Patrick, owners, proposes to construct a 2,324 sq. ft. single-family residence on a vacant lot. (David Rasch).

Mr. Rasch gave the staff report as follows:

BACKGROUND & SUMMARY:

616-B East Alameda Street is a vacant lot in the Downtown & Eastside Historic District. The applicant proposes to construct a 2,324 square foot single-family residence to the maximum allowable height of 14'. The building is designed in the Spanish-Pueblo revival style with room-block massing, rounded edges and corners, and exposed wooden elements at the pergola including viga posts, carved corbels, headers and rafters. Trim color will be "Antique Red" and cementitious stucco in "La Luz".

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.

Questions to Staff

There were no questions to staff.

Applicant's Presentation

Present and sworn was Mr. Kevin Patrick, 616-B East Alameda Street who said they designed this with their architect and submitted it to Mr. Rasch. They didn't ask for any exceptions and tried to follow the guidelines.

Questions to the Applicant

Mr. Armijo asked if the garage door was wooden. Mr. Patrick agreed.

Vice Chair Rios asked if it had anything on roof. Mr. Patrick said no.

Ms. Mather asked if he could describe the obscure lighting.

Mr. Patrick said the fire fly was a traditional style with mica for glass and complied with code. It was a wrought iron style.

Vice Chair Rios asked if they would have any exterior lighting.

Mr. Patrick said just the ones that were required and the one he just mentioned.

Public Comment

There were no speakers from the public regarding this case.

Action of the Board

Mr. Armijo moved to approve Case #H-14-055 at 616-B East Alameda Street per staff recommendations. Mr. Boniface seconded the motion and asked for a friendly amendment with the conditions that there be no rooftop appurtenances and that lighting would be submitted to staff for review. Mr. Armijo agreed and the motion passed by unanimous voice vote.

10. **Case #H-14-056. 258 Las Colinas Drive.** Downtown & Eastside Historic District. Piedra Partners, LLC, agent/owner, proposes to construct a 2,873 sq. ft. single-family residence on a

vacant lot. (David Rasch).

Mr. Rasch gave the staff report as follows:

BACKGROUND & SUMMARY:

258 Las Colinas Drive (Lot 3) is a vacant lot Las Colinas subdivision off Gonzales Road. The applicant proposes to construct a 2,873 square foot single-family residence to a height of 15' 6" where the maximum allowable height is 16' 6" at midpoint on the primary elevation and not to exceed 18' 6" at any other point. The building is designed in a simplified Spanish-Pueblo Revival style with room-block massing and exposed wooden elements at the portal including viga posts, carved corbels, and exposed header. The trim color will be Sierra Pacific "TW Brown" and elastomeric "Pecos" stucco.

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.

Questions to Staff

There were no questions to staff.

Applicant's Presentation

Present and sworn was Mr. Anthony Odai, who had nothing to add to staff's report.

Questions to the Applicant

Mr. Armijo asked if it was an open front on the portal on the north elevation.

Mr. Odai said it was an open trellis on both ends.

Mr. Armijo asked if it sat on top of the headers.

Mr. Odai agreed.

Public Comment

There were no speakers from the public regarding this case.

Action of the Board

Mr. Armijo moved to approve Case #H-14-056 at 258 Las Colinas Drive per staff recommendations. Ms. Mather seconded the motion and it passed by unanimous voice vote.

11. **Case #H-14-057. 505 Apodaca Hill.** Downtown & Eastside Historic District. Praxis Inc., agent for Iscah Carey, owner, proposes to remodel a non-contributing guest house. (David Rasch).

Mr. Rasch gave the staff report as follows:

BACKGROUND & SUMMARY:

505 Apodaca Hill is a single-family residential building and a free-standing casita that were constructed in a vernacular manner at an unknown date, probably in the 1960s. The residential building is listed as non-contributing to the Downtown & Eastside Historic District and the casita has no historic status designation.

On October 22, 2013, the HDRB granted approval to remodel the residential structure including construction of an addition, increasing the height of subordinate massing, and replacing windows.

Now, the applicant proposes to remodel the property with the following six items.

1. The shed roof with overhang on the residence north side of the new addition has been redesigned with a parapet. The new parapet will match the adjacent parapet height.

2. A single-lite window on the residence east and another single-lite window on the residence north elevation will be enlarged by raising their header heights.

3. The height of the casita will be increased from 10' 6" to 14' where the maximum allowable height is 15'.

4. All windows and the pedestrian door in the casita will be removed and replaced with single-lite windows and doors in different locations and dimensions. A window of 10 glass blocks will be installed on the south non-visible elevation to allow light into the room where there is a non-conforming setback to the lotline.

5. The existing awning over the entry door in the casita will be removed and a larger awning will be constructed over the relocated paired French doors and window. The awning will be supported with brackets.

6. Six skylights are proposed to be not visible above the parapets of the casita.

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.

Questions to Staff

Ms. Mather said when the Board was there on the site visit, they noticed a number of windows seemed to not be compliant with the 30" rule.

Mr. Rasch explained that those were not publicly visible.

Applicant's Presentation

Present and sworn was Mr. Michael Grant, 2407 Agua Fria Street, who had nothing to add to the staff report. He said the studio was burned by fire five years ago and the owner was anxious to get it restored.

Also sworn was Mr. Garcia who lived at 3095, Jemez Road.

Questions to the Applicant

Mr. Armijo said the east elevation showed a French door with a window next to it on main residence.

Mr. Grant said it was a patio door next to the window. There would be no change to the door but they were raising the window.

Mr. Armijo thought it just looked a little strange. He was not sure why they had such a big window next to a glass door.

Mr. Katz said on the casita, west elevation, he noticed they were changing the opening and making them smaller. He wondered why since the existing looked more traditional.

Present and sworn was Ms. Iscah Carey, owner, 505 Apodaca Hill, who said what happened was that the windows on the existing structure were mismeasured. A fire happened in the casita and the windows were destroyed by the firemen. The primary reason why she was changing the opening was that she was a photographer and was using it as her "shooting wall."

Public Comment

There were no speakers from the public regarding this case.

Action of the Board

Ms. Mather moved to approve Case #H-14-057 at 505 Apodaca Hill the case per staff recommendations. Mr. Katz seconded the motion.

Mr. Boniface asked that there be no visible rooftop appurtenances on either building and that exterior light fixtures be taken to staff for final review and approval. Ms. Mather accepted the amendment as friendly and the motion passed by unanimous voice vote.

12. **Case #H-14-058. 1231 Paseo de Peralta.** Downtown & Eastside Historic District. O. Mr. Grant Duty, agent for New Mexico Municipal League, owner, proposes to remodel a significant commercial structure. An exception is requested (Section 14-5.2(D)(2)(c)). (David Rasch).

Mr. Rasch gave the staff report as follows:

BACKGROUND & SUMMARY:

1231Paseo de Peralta, known as the Digneo-Valdes House, was constructed in the Italianate style in 1889. An addition was constructed in the 1970s on the rear south elevation historic addition of the building. The building is listed as significant to the Downtown & Eastside Historic District.

The applicant proposes to remodel the building with the following three items.

1. A 517 square foot addition will be constructed on the rear south elevation and connected to the non-historic addition at an existing opening with a narrow connecting corridor. The addition will be 6" lower than the adjacent parapet. An ADA-compliant ramp will be installed under a portal that is designed in the Territorial Revival style. All finishes will match existing finishes.

2. A 1-over-1 window will be installed in the west elevation of the non-historic addition to match all other windows.

3. A ground-mounted mechanical unit on the west side of the property will be upgraded and screened with coyote fencing. Additionally, two more ground-mounted units will be installed on the west side and screened with coyote fencing, both at less than 4' high.

He added that an exception was required to place an addition on this building and the responses to the criteria were attached.

EXCEPTION TO CONSTRUCT AN ADDITION ON A SIGNIFICANT BUILDING

(I) Do not damage the character of the streetscape.
The addition does not damage the character of the streetscape. Most of the square footage addition requested is already existing, and is done in a manner harmonious with the significant structure. The new addition is only 517 Santa Fé, is done in a harmonious fashion and is connected by way of a minimal connector. The new addition is at the rear of the existing structure and is in keeping with previous additions and not visible from the public way.

Staff response: Staff agrees with this statement.

(ii) Prevent a hardship to the applicant or an injury to the public welfare.
The site will accommodate the additional square footage in every aspect. It is of sufficient size and has adequate parking and is generally developable in every way. It would be a hardship on the applicant to not be able to increase his office size in order to accommodate the expansion of the operation and remain in the district.

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 could continue to reside within the historic districts.
This addition employs a design option which is sensitive to the historic structure and helps ensure that the

owner could continue to meet expanded office needs within the historic district.
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 is uniquely suited to expansion because it has sufficient buildable area to be built on and still meet all development and zoning guidelines and work with existing circulation patterns. There is sufficient room on the site to locate this addition to the rear, preserve the streetscape, and attach in a sensitive manner. Similar parcels in close proximity do not have the room for expansion and still provide adequate parking and preserve existing circulation.

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.
No actions of the applicant have caused any special circumstances or conditions to exist which would require relief. In fact the applicant has maintained the historic character of the existing structure and it's uniquely able to provide this addition in a sensitive manner.

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 addition precisely promotes the general welfare and ensures orderly and efficient growth in the City. This design continues the existence and preservation of the historical area and building. It continues the construction of building in the historic style, and is in general harmony with the existing building while sensitively attaching a distinct new element.

Staff response: Staff agrees with this statement.

STAFF RECOMMENDATION:

Staff recommends approval of the exception to place an addition on a significant historic structure and otherwise recommends approval of this application which complies with Section 1-5.2(C) Regulation of Significant Structures, (D) General Design Standards, and (E) Downtown & Eastside Historic District.

Questions to Staff

Vice Chair Rios noted this was a significant structure and asked if the 50% footprint rule came into play.

Mr. Rasch pointed out the street frontage. It had a historic addition and they didn't need a 50% exception yet.

Mr. Boniface understood what he was saying that this addition was not exceeding the 50% footprint. It looked like the two addition were about the same size of the historic building.

Mr. Rasch said any more proposed additions would require an exception.

Applicant's Presentation

Present and sworn was Mr. Charles Rosenberg, 404 Kiva Court, who said the addition was needed because their staff had exceeded the confines of the building. The building was not ADA accessible so a single ramp would make it accessible.

Questions to the Applicant

Mr. Katz asked why it had no windows on it.

Mr. Rosenberg explained that the existing dumpster was on that side. They had taken three parking spots and just pushed the dumpster and in lieu of that, it had only one window in each office.

Ms. Mather liked the design they did. It harmonized nicely.

Mr. Boniface said it had a flat roof on it and asked if there would be any rooftop mechanical equipment.

Mr. Rosenberg said there would not be any.

Mr. Boniface asked if any hot boxes were needed.

Mr. Rosenberg said no hot boxes were required on this building.

Present and sworn was Mr. Mike Duty who said the question about windows was appropriate. Staff might prefer to have windows in their offices and they offered it. He and Mr. Rosenberg would like the opportunity to place windows on them to match.

Mr. Katz thought those poor folks on the north might too. He would be happy to give that option.

Mr. Duty explained that they had lots of files so the walls were better opportunity than windows.

Mr. Armijo asked if they were replacing that A/C unit on the west.

Mr. Rosenberg said that was correct. They were just increasing the opening on that wall and there was no window there but just an opening for the A/C through the brick.

Mr. Armijo asked if they were changing the heating, etc to change piping to the rooftop.

Mr. Rosenberg didn't believe so. There were two flues. The mechanical engineer might decide it needed to be increased in size, however.

Mr. Armijo asked if there were no new vents.

Mr. Rosenberg agreed.

Public Comment

There were no speakers from the public regarding this case.

Action of the Board

Mr. Boniface moved to approve Case #H-14-058 at 1231 Paseo de Peralta with conditions that there would be no rooftop appurtenance nor any hot box and recognizing that the exception criteria were met. Ms. Mather seconded the motion.

Mr. Katz asked for a friendly amendment that they could put two windows to match on the south. Mr. Boniface agreed that amendment was friendly and the motion passed by unanimous voice vote.

H. COMMUNICATIONS

Mr. Rasch introduced Ms. Lisa Roach as the new historic planner.

Vice Chair Rios asked him to introduce her formally at the next meeting.

I. MATTERS FROM THE BOARD

Mr. Katz said he would not be present at the next meeting.

J. ADJOURNMENT

The meeting was adjourned at 10:25 p.m.

Approved by:

Cecilia Rios

Cecilia Rios, Vice Chair

Submitted by:

Carl G. Boaz

Carl Boaz for Carl G. Boaz, Inc.

Attachment 1

Photograph 1
On Camino Monte Vista looking west toward Old Santa Fe Trail. Units 441 through 447 ½ Camino Monte Vista are on the north side (right), and 448 Camino Monte Vista is on the south side (left).

Photograph 2
On Camino Monte Vista looking west toward Old Santa Fe Trail. 448 Camino Monte Vista is on the south side (left).

Photograph 3
On Camino Monte Vista looking east. Units 447 and 447 ½ Camino Monte Vista are on the north side (left), and 448 Camino Monte Vista is on the south side (right).

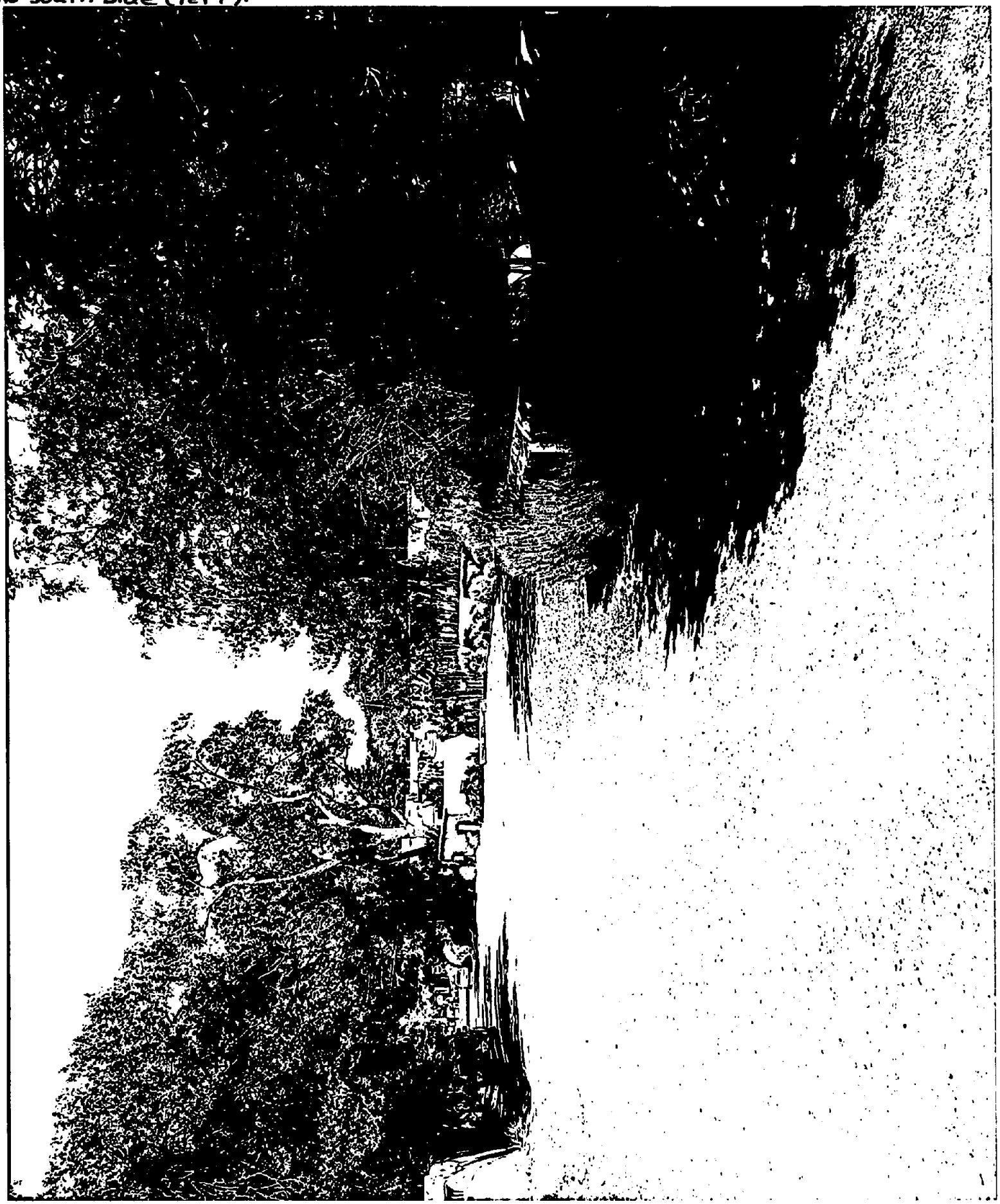
Photograph 4
On Camino Monte Vista looking east. Units 441 through 447 ½ Camino Monte Vista are on the north side (left).

Photograph 5
On Camino Monte Vista looking west at Unit 447 ½ showing the fence posts where fence construction is proposed at 449 Camino Monte Vista.

EXHIBITS "1, 2, 3, 4"

Photograph 1

On Camino Monte Vista looking west toward Old Santa Fe Trail. Units 441 through 447½ Camino Monte Vista are on the north side (right), and 448 Camino Monte Vista is on the south side (left).



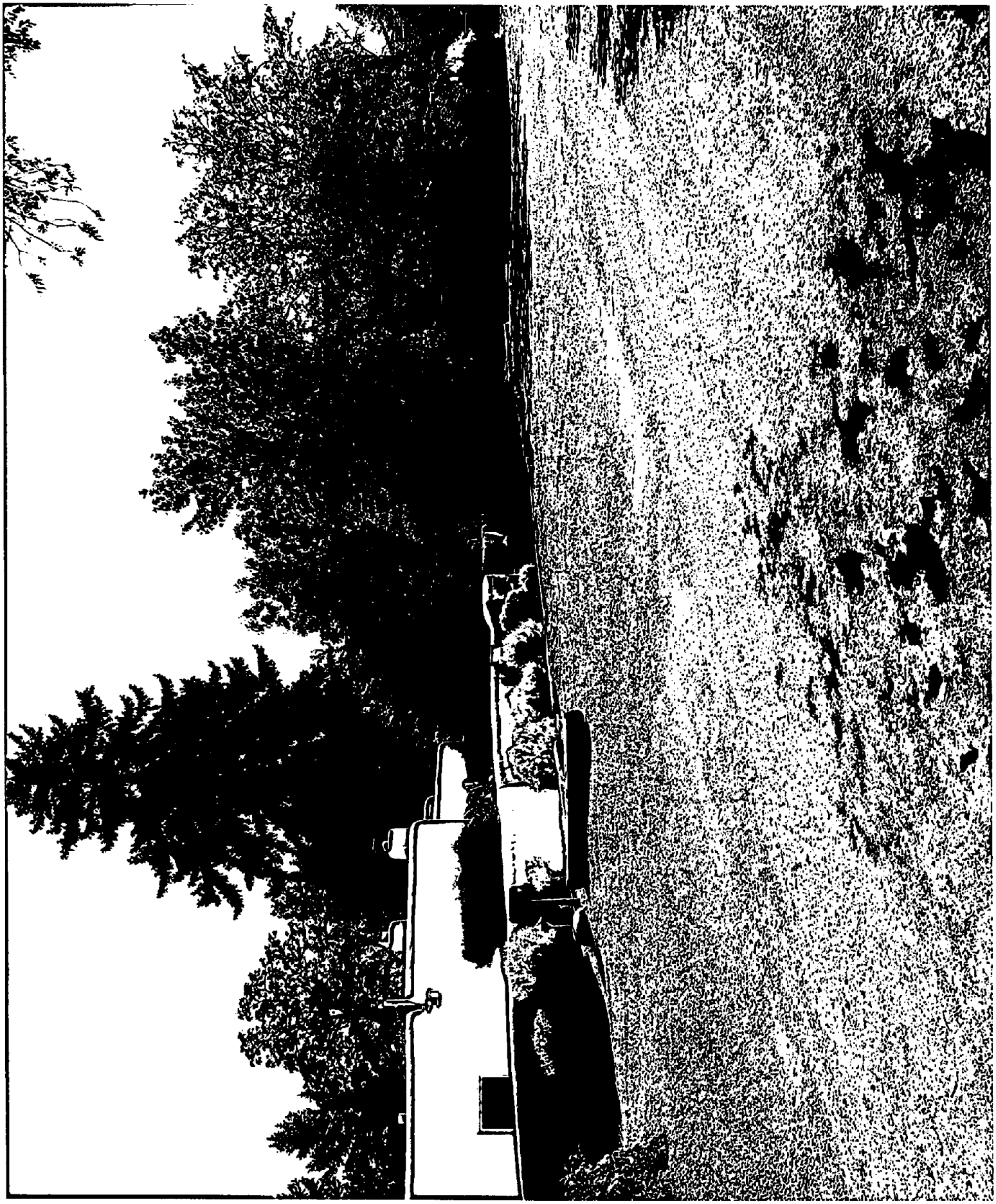
Photograph 2
On Camino Monte Vista looking west toward Old Santa Fe Trail.
448 Camino Monte Vista is on the south side (left).

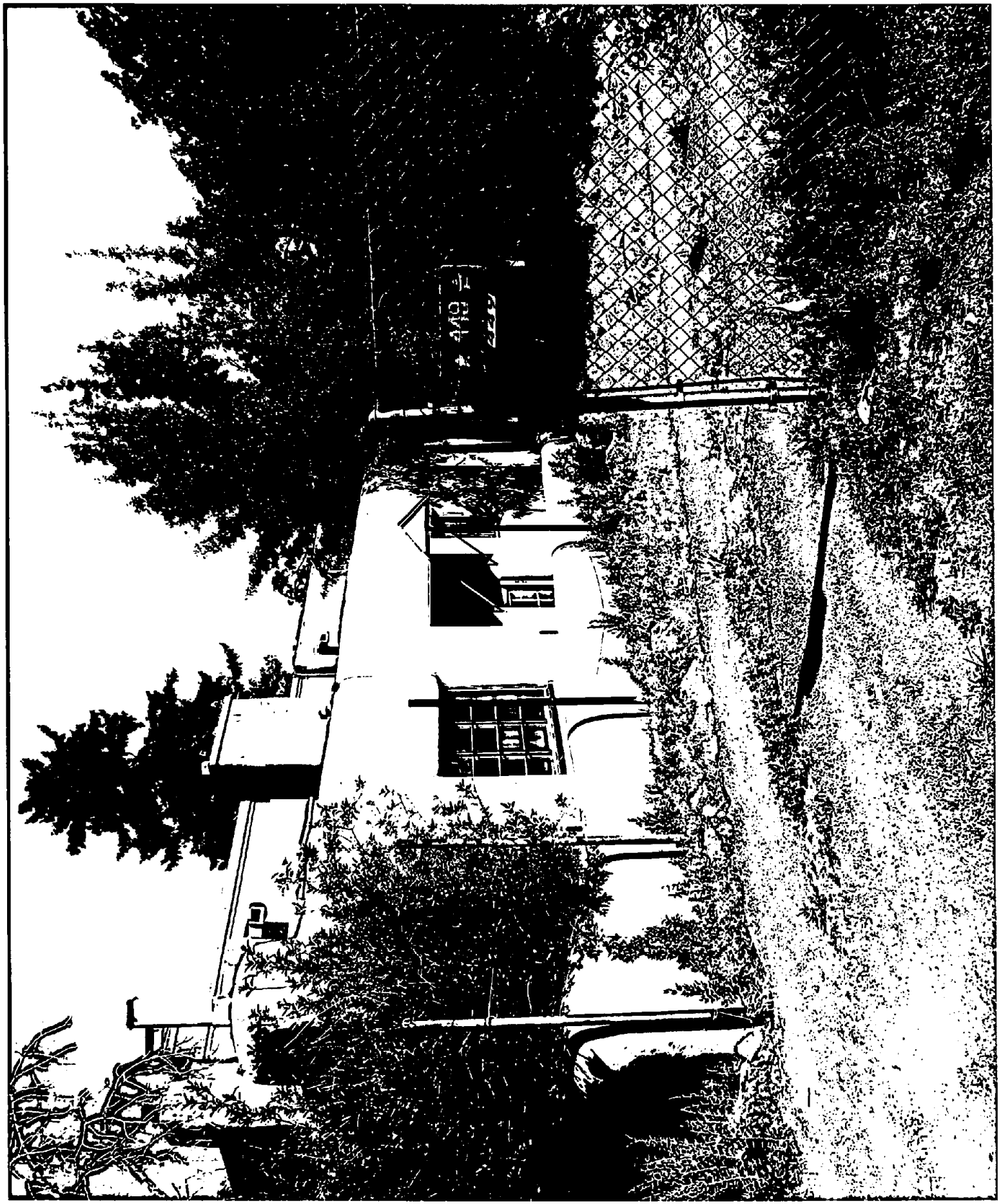
Photograph 3

On Camino Monte Vista looking east. Units 447 and 447½ Camino Monte Vista are on the north side (left), and 448 Camino Monte Vista is on the south side (right)

Photograph 4

On Camino Monte Vista looking east. Units 441 through 447½ Camino Monte Vista are on the north side (left).



Photograph 5

On Camino Monte Vista looking west at Unit 447½ showing the fence posts where fence construction is proposed at 449 Camino Monte Vista.