City of Santa Fe

Agenda

CITY CLERK'S OFFICE
DATE 5/21/14 TIME 1:25 p.m.
SERVED BY Camille Trujillo
RECEIVED BY R. Ortiz

HISTORIC DISTRICTS REVIEW BOARD FIELD TRIP

TUESDAY, May 27, 2014 at 12:00 NOON

HISTORIC PRESERVATION DIVISION, 2nd FLOOR CITY HALL

HISTORIC DISTRICTS REVIEW BOARD HEARING

TUESDAY, May 27, 2014 at 5:30 P.M.

MAIN LIBRARY – COMMUNITY ROOM - 2nd FLOOR

145 WASHINGTON AVENUE

A M E N D E D

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF AGENDA

D. APPROVAL OF MINUTES: May 13, 2014

E. FINDINGS OF FACT & CONCLUSIONS OF LAW

Case #H-11-081	460 Camino de las Animas & 449 Camino Monte Vista
Case #H-14-027	653 Don Gaspar Avenue
Case #H-14-029	860 E. Palace Avenue
Case #H-11-030	1049 & 1051 Camino San Acacio
Case #H-14-031	607 Webber Street
Case #H-14-028	627 Webber Street

F. BUSINESS FROM THE FLOOR

G. ACTION ITEMS

1. Case #H-07-041. 1209 Canyon Road. Downtown & Eastside Historic District. Victor Johnson Architect, agent for City of Santa Fe, Public Works Department, owners, proposes to remodel a significant non-residential structure by replacing the primary entry doors and installing HVAC louvers on the dormers and grilles on the sluice. (David Rasch).

2. Case #H-12-061. 846 Old Santa Fe Trail. Downtown & Eastside Historic District. JenkinsGavin, agent for Lori Kunkel & Peter Quintana, owners, proposes to replace the portal and remove the exposed wood header and alter the character of the stuccoed posts on a non-contributing residential structure. (David Rasch)

3. Case #H-13-063B. 1224 ½ Cerro Gordo Road. Downtown & Eastside Historic District. Jess & Lisa Roach, agents/owners, proposes to amend a previous approval to remodel a non-contributing residential structure by changing windows and doors and adding three more windows. (David Rasch).

4. Case #H-14-026. 511 E. Palace Avenue. Downtown & Eastside Historic District. Wayne Lloyd, agent for Margaret Beacham, owner, proposes to construct an 8' tall trellis pedestrian entry with 5' tall wire fence and 2'6" tall planter on a contributing residential property. (David Rasch).

5. Case #H-14-020A&B. 125 W. Santa Fe Avenue. Don Gaspar Area Historic District. Robert Lemunyon, agent/owner, requests an historic status review for a contributing free-standing garage replace the pedestrian door with a window, and proposes to remodel a contributing residential structure by replacing windows and doors on non-primary elevations and constructing a 108 sq. ft. portal on the primary elevation. An exception is requested to place an addition on a primary elevation (Section 14-5.2(D)(2)). (David Rasch).

6. Case #H-14-032. 929 Canyon Road. Downtown & Eastside Historic District. Caliente Properties, agent for Dwight & Louise Gonzales, owners, proposes to construct a 3,306 sq. ft. single-family residence to a height of 16'6" where the maximum allowable height is 17' on a vacant lot. (David Rasch).

7. Case #H-14-034. 511 Paseo de Peralta. Downtown & Eastside Historic District. Architectural Alliance, agent for 511 PDP LLC, owners, 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).

8. Case#H-14-033. 359 Garcia Street. Downtown & Eastside Historic District. Will McDonald, agent for Jenny French, owners, proposes to construct a 50 sq. ft. arbor to a height of 8' and install a brown cloth awning on the south elevation of a contributing residential structure. (David Rasch).

9. Case #H-14-035. 557 San Antonio Street. Downtown & Eastside Historic District. Anne Gallagher, agent for Farquar Holdings, LLC, owners, proposes to replace a wire fence with a 5' and 6' tall coyote fence on the east and south lotlines and a 4'6" tall coyote fence and coyote vehicle gate on the west side of a non-contributing property. (David Rasch).

10. Case #H-14-036. 125 E. Palace Avenue. Downtown & Eastside Historic District. Duty& Germanas Architects, agent for Gerald Peters, owner, proposes to construct a 620 sq. ft. shade structure to a height of 11' in front of a significant commercial structure. An exception is requested to remove a section of historic railing (Section 14-5.2(D)(1)(a)) and (5)(b)). (David Rasch).

11. Case #H-14-037. 111 &119 Park Avenue. Westside-Guadalupe Historic District. O. Michael Duty, agent for Las Palomas, owners, proposes to replace windows on contributing commercial structures and to modify existing yardwalls and fences including artistic metal arches. Two exceptions are requested to remove historic material and alter opening dimensions on primary elevations (Section 14-5.2(D)(5)). (David Rasch).

12. Case #H-14-038. 507 Camino del Monte Sol. Downtown & Eastside Historic District. Mark Hogan, Hogan Group Inc., agent for Gail Gilbert, owner, proposes to remodel a contributing residential structure by replacing non-historic windows and a non-historic portal and constructing an approximately 554 sq. ft. garage to less than the maximum allowable height of 17'2". An exception is requested to construct a pitched roof where it is not allowed (Section 14-5.2(D)(9)(d)). (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 5/8/14 TIME 4:20
SERVED BY Camille Trujillo
RECEIVED BY JD

HISTORIC DISTRICTS REVIEW BOARD FIELD TRIP

TUESDAY, May 27, 2014 at 12:00 NOON

HISTORIC PRESERVATION DIVISION, 2nd FLOOR CITY HALL

HISTORIC DISTRICTS REVIEW BOARD HEARING

TUESDAY, May 27, 2014 at 5:30 P.M.

MAIN LIBRARY – COMMUNITY ROOM - 2nd FLOOR

145 WASHINGTON AVENUE

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF AGENDA

D. APPROVAL OF MINUTES: May 13, 2014

E. FINDINGS OF FACT & CONCLUSIONS OF LAW

Case #H-11-081	460 Camino de las Animas & 449 Camino Monte Vista
Case #H-14-027	653 Don Gaspar Avenue
Case #H-14-029	860 E. Palace Avenue
Case #H-11-030	1049 & 1051 Camino San Acacio
Case #H-14-031	607 Webber Street
Case #H-14-028	627 Webber Street

F. BUSINESS FROM THE FLOOR

G. ACTION ITEMS

1. Case #H-07-041. 1209 Canyon Road. Downtown & Eastside Historic District. Victor Johnson Architect, agent for City of Santa Fe, Public Works Department, owners, proposes to remodel a significant non-residential structure by replacing the primary entry doors and installing HVAC louvers on the dormers and grilles on the sluice. (David Rasch).

2. Case #H-12-061. 846 Old Santa Fe Trail. Downtown & Eastside Historic District. JenkinsGavin, agent for Lori Kunkel & Peter Quintana, owners, proposes to replace the portal and remove the exposed wood header and alter the character of the stuccoed posts on a non-contributing residential structure. (David Rasch)

3. Case #H-13-063B. 1224 ½ Cerro Gordo Road. Downtown & Eastside Historic District. Jess & Lisa Roach, agents/owners, proposes to amend a previous approval to remodel a non-contributing residential structure by changing windows and doors and adding three more windows. (David Rasch).

4. Case #H-14-026. 511 E. Palace Avenue. Downtown & Eastside Historic District. Wayne Lloyd, agent for Margaret Beacham, owner, proposes to construct an 8' tall trellis pedestrian entry with 5' tall wire fence and 2'6" tall planter on a contributing residential property. (David Rasch).

5. Case #H-14-027A. 653 Don Gaspar Avenue. Don Gaspar Area Historic District. Mercedes Marchand, agent/owner, requests primary elevation(s) designation for two contributing residential structures. (David Rasch).

6. Case #H-14-020A&B. 125 W. Santa Fe Avenue. Don Gaspar Area Historic District. Robert Lemunyon, agent/owner, requests an historic status review for a contributing free-standing garage replace the pedestrian door with a window, and proposes to remodel a contributing residential structure by replacing windows and doors on non-primary elevations and constructing a 108 sq. ft. portal on the primary elevation. An exception is requested to place an addition on a primary elevation (Section 14-5.2(D)(2)). (David Rasch).

7. Case #H-14-032. 929 Canyon Road. Downtown & Eastside Historic District. Caliente Properties, agent for Dwight & Louise Gonzales, owners, proposes to construct a 3,306 sq. ft. single-family residence to a height of 16'6" where the maximum allowable height is 17' on a vacant lot. (David Rasch).

8. Case#H-14-033. 359 Garcia Street. Downtown & Eastside Historic District. Will McDonald, agent for Jenny French, owners, proposes to construct a 50 sq. ft. arbor to a height of 8' and install a brown cloth awning on the south elevation of a contributing residential structure. (David Rasch).

9. Case #H-14-034. 511 Paseo de Peralta. Downtown & Eastside Historic District. Architectural Alliance, agent for 511 PDP LLC, owners, 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).

10. Case #H-14-036. 125 E. Palace Avenue. Downtown & Eastside Historic District. Duty& Germanas Architects, agent for Gerald Peters, owner, proposes to construct a 620 sq. ft. shade structure to a height of 11' in front of a significant commercial structure. An exception is requested to remove a section of historic railing (Section 14-5.2(D)(1)(a)) and (5)(b)). (David Rasch).

11. Case #H-14-038. 507 Camino del Monte Sol. Downtown & Eastside Historic District. Mark Hogan, Hogan Group Inc., agent for Gail Gilbert, owner, proposes to remodel a contributing residential structure by replacing non-historic windows and a non-historic portal and constructing an approximately 554 sq. ft. garage to less than the maximum allowable height of 17'2". An exception is requested to construct a pitched roof where it is not allowed (Section 14-5.2(D)(9)(d)). (David Rasch).

12. Case #H-14-035. 557 San Antonio. Downtown & Eastside Historic District. Anne Gallagher, agent for Farquar Holdings, LLC, owners, proposes to replace a wire fence with a 5' and 6' tall coyote fence on the east and south lotlines and a 4'6" tall coyote fence and coyote vehicle gate on the west side of a non-contributing property. (David Rasch).

13. Case #H-14-037. 119 Park Avenue. Westside & Guadalupe Historic District. O. Michael Duty, agent for Las Palomas, owners, proposes to replace windows on contributing commercial structures and to modify existing yardwalls and fences including artistic metal arches. Two exceptions are requested to remove historic material and alter opening dimensions on primary elevations (Section 14-5.2(D)(5)). (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.

SUMMARY INDEX
HISTORIC DISTRICTS REVIEW BOARD
May 27, 2014

ITEM	ACTION TAKEN	PAGE(S)
Approval of Agenda	Approved as amended	1-2
Approval of Minutes May 13, 2014	Approved as amended	2
Findings of Fact & Conclusions of Law	Approved as presented	2
Matters from the Floor	Comments	2
Action Items		
1. Case #H-07-041. 1209 Canyon Road	Approved as recommended	2-6
2. Case #H-12-061. 846 Old Santa Fe Trail	Approved as presented	6-7
3. Case #H-13-063B. 1224 ½ Cerro Gordo Road	Approved with conditions	7-10
4. Case #H-14-026. 511 E. Palace Avenue	Approved as presented	10-12
5. Case #H-14-020A&B. 125 W. Santa Fe Avenue	Approved as recommended	12-16
6. Case #H-14-032. 929 Canyon Road	Postponed with directions	16-20
7. Case #H-14-034. 511 Paseo de Peralta	Postponed with directions	20-27
8. Case#H-14-033. 359 Garcia Street	Postponed	28
9. Case #H-14-035. 557 San Antonio Street	Postponed	28
10. Case #H-14-036. 125 E. Palace Avenue	Approved with conditions	28-33
11. Case #H-14-037. 111 &119 Park Avenue	Approved with conditions	33-40
12. Case #H-14-038. 507 Camino del Monte Sol	Approved as presented	40-44
H. Matters from the Board	Discussion	44
I. Adjournment	Adjourned at 9:21 p.m.	44

MINUTES OF THE

CITY OF SANTA FÉ

HISTORIC DISTRICTS REVIEW BOARD

May 27, 2014

A. CALL TO ORDER

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

B. ROLL CALL

Roll Call indicated the presence of a quorum as follows:

MEMBERS PRESENT:
Ms. Sharon Woods, Chair
Ms. Cecilia Rios, Vice Chair
Mr. Bonifacio Armijo [arriving later]
Mr. Edmund Boniface
Mr. Frank Katz
Ms. Christine Mather

MEMBERS ABSENT:
One vacancy

OTHERS PRESENT:
Mr. David Rasch, Historic Planner Supervisor
Ms. Kelley Brennan, Interim City Attorney [arriving later]
Mr. Carl Boaz, Stenographer

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

C. APPROVAL OF AGENDA

Mr. Rasch said the first tow Findings were postponed. There were no other changes.

Ms. Rios moved to approve the agenda as amended. Mr. Katz seconded the motion and it passed by unanimous voice vote. Mr. Armijo was not present for the vote.

D. APPROVAL OF MINUTES: May 13, 2014

Mr. Katz requested a change on page 27, 2nd paragraph should say, "any requirement of preserving visibility to preserve contributing status."

Mr. Katz said that two paragraphs down from there, the f was off of the word "of."

Ms. Mather requested a change on page 28, 3rd paragraph where she wanted to change "front" to "forces."

Chair Woods requested a change on page 28 to add after "Mr. Sommer" "as a lawyer..."

Ms. Rios moved to approve the minutes of May 13, 2014 as amended. Mr. Boniface seconded the motion and it passed by unanimous voice vote. Mr. Armijo was not present for the vote.

E. FINDINGS OF FACT & CONCLUSIONS OF LAW

Case #H-11-081	**460 Camino de las Animas & 449 Camino Monte Vista**
Case #H-14-027	**653 Don Gaspar Avenue**
Case #H-14-029	**860 E. Palace Avenue**
Case #H-11-030	**1049 & 1051 Camino San Acacio**
Case #H-14-031	**607 Webber Street**
Case #H-14-028	**627 Webber Street**

Mr. Boniface moved to approve the Findings of Fact and Conclusions of Law as presented. Ms. Mather seconded the motion and it passed by unanimous voice vote. Mr. Armijo was not present for the vote.

F. BUSINESS FROM THE FLOOR

Present and sworn was Ms. Stefanie Beninato, P. O. Box 1601, Santa Fe, who raised a point of order. She saw on a posted notice for a case at this meeting that the location was crossed out. But on another posted notice it was not changed. She asked if the posted notices were adequate if they didn't put the

correct location on it. She was sorry the attorney wasn't here.

Mr. Armijo arrived at this time.

G. ACTION ITEMS

1. **Case #H-07-041. 1209 Canyon Road.** Downtown & Eastside Historic District. Victor Johnson Architect, agent for City of Santa Fe, Public Works Department, owners, proposes to remodel a significant non-residential structure by replacing the primary entry doors and installing HVAC louvers on the dormers and grilles on the sluice. (David Rasch).

Mr. Rasch gave the staff report as follows:

BACKGROUND & SUMMARY:

1209 Canyon Road is an abandoned hydroelectric plant for the water works on Canyon Road at the Santa Fe River. The brick building is constructed in 1894 in a Victorian pitched roof style. During the second quarter of the 20th century the building is remodeled in an attempt to make it more compliant to Santa Fe Style. The brick is stuccoed over and the pitched roof is removed and replaced with a flat roof and parapet walls. The building is listed as significant to the Downtown & Eastside Historic District. The property is being developed as a new Water History Museum and Park.

On September 23, 2008, the HDRB granted approval to remodel the building with height and pitched roof exceptions and on July 27, 2010, the HDRB approved replacing a perimeter chain-link fence with a 12' high coyote fence.

Now, the applicant proposes to amend the previous approval to remodel the building with the following four items.

1. The two temporary plywood entry doors and transom will be removed and replaced with one 2-lite 2-panel door and a 1-lite 1-panel sidelight that matches the door and a 3-lite transom window in the same opening dimensions. The visual effect will be an entry with harmonious triple design elements.

2. The non-historic east elevation dormer window will be replaced with a ventilation grille.

3. The north and south elevations of two non-historic dormers will have louvered ventilation grilles installed in the siding.

4. The east elevation sluice openings will be fitted with closure grilles.

STAFF RECOMMENDATION:

Staff recommends approval of this application which complies with Section 14-5.2(C) Regulation of Significant Structures, (D) General Design Standards, and (E) Downtown & Eastside Historic District.

Questions to Staff

Ms. Mather noted regarding the proposed west elevation on page 28 that beside the door it said, "See details." But she didn't see any details. She asked if that was just missing.

Mr. Rasch said she should ask the applicant.

Ms. Mather noted that the applicant said there were no photos of the original door.

Mr. Rasch said they had seen photos but not with the proper orientation or large enough for details. So they didn't know what was there originally.

Applicant's Presentation

Present and sworn was Mr. Victor Johnson, P.O. Box 1866, Santa Fe who had nothing to add to the staff report. He apologized that they were not able to find any photos. And the door detail would have been in the construction documents.

Questions to the Applicant

Ms. Mather asked on what he based the conjectural details on the door.

Mr. Johnson said the opening was 5' 4" so they couldn't do double door so they had to do a single sidelight.

Ms. Mather asked if the transoms were operable.

Mr. Johnson said the middle one was.

Ms. Mather asked if it was made of maple.

Mr. Johnson said it was made of pine and painted the same.

Ms. Brennan arrived at this time.

Ms. Rios asked if he was the original architect.

Mr. Johnson said he was in 1984.

Mr. Katz said it was a beautiful job. He noticed on the east dormer there were two vents on either side and asked their purpose.

Mr. Johnson said that was a tough one. The building has no back yard or service yard so the HVAC would go in the attic - both units. The dormer was a recent window and they have to move a lot of air past it and couldn't get quite enough air with only the louvers. It would be molded very much like the window but have a bird screen on it.

Mr. Boniface asked what it would be constructed of.

Mr. Johnson said it would be steel and harbor cloth on it and painted grey.

Ms. Rios asked about the louvers.

Mr. Johnson described the louvers and gave dimensions.

Mr. Armijo asked how he came up with the entry door design.

Mr. Johnson said there were no photos so it was sympathetic to the window style and they wanted the public to be able to see inside.

Mr. Armijo asked about the glass to be used.

Mr. Johnson said it would be straight insulated glass panels. They had one original glass pane on the east side but it got destroyed by someone with a dog.

Mr. Johnson said they rehabilitated the structure so on the inside it would be preserved but look the same on outside.

Chair Woods asked if the panels were different sizes.

Mr. Johnson said no. The glass panes were all the same size.

Chair Woods asked if a double door could not be used there.

Mr. Johnson agreed. One door had to be at least three feet wide for access.

Chair Woods asked if they could with one being fixed.

Mr. Johnson said that would be necessary.

Chair Woods asked about the lintel above the door.

Mr. Johnson said the stone lintels were still there.

Public Comment

Present and sworn was Mr. Allen Watson, 1517 Canyon Road. He said, since the beginning of this work about 14 years ago, he had been the liaison between City and OSFA. He wanted to share some of the virtues of this design. They went to tremendous effort to hide all the HVAC. Imagine what happened to the Valdez Street on DeVargas - how he hid it in the attic and what that required.

He said Mr. Johnson didn't mention that some of the louvers provided not only the capacity to cool the entire building but also the crawl space.

On the door, they went round and round. They didn't have a clue what they should do. They looked at other power plants and could find nothing comparable. They tried to make the doors fit the opening so it had to be with the dimensions he stated. They went through several iterations including a roll down steel door but it didn't look right. So after many tries, and discussion among architects, this was the best they could do. They needed to get approval to go forward with it.

Ms. Beninato (previously sworn) said she had been up there. They did a great job and she really appreciated what they did with HVAC but the door design was really awkward and she didn't understand why they couldn't do a double door.

Action of the Board

Ms. Rios moved to approve Case #H-07-041 at 1209 Canyon Road per staff recommendations and indicating the door would be as proposed. Mr. Boniface and Ms. Mather seconded the motion.

Mr. Armijo said as much research on the door as was done, he was opposed to the door design.

The motion passed by unanimous voice vote.

Ms. Beninato asked about time limits on the meeting tonight.

Chair Woods said they had to be out of the library by 8:00 p.m. and whatever they didn't get to was postponed.

2. **Case #H-12-061. 846 Old Santa Fe Trail.** Downtown & Eastside Historic District. JenkinsGavin, agent for Lori Kunkel & Peter Quintana, owners, proposes to replace the portal and remove the exposed wood header and alter the character of the stuccoed posts on a non-contributing residential structure. (David Rasch)

Mr. Rasch gave the staff report as follows:

BACKGROUND & SUMMARY:

846 Old Santa Fe Trail is a single-family residential structure that is built in 1959 in a simplified Spanish-Pueblo Revival style with a free-standing garage to the west. During non-historic dates, an addition at the rear connected the two structures, the carport is enclosed, original aluminum casement windows and box headers were removed, and 1000 square feet of additions are presently underway. The building is listed as non-contributing to the Downtown & Eastside Historic District due to the extensive loss of historic materials and non-historic additions.

Now, the applicant proposes to amend previous approvals to remodel the building. In this case, most of the last vestiges of character-defining features will be removed. The front entry portal with projecting wooden beams and wooden box lintel will be removed and replaced with a stucco finish. The wooden balustrade will be removed. The odd tapered pilaster supports will be retained.

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 Mr. Rasch suggested a downgrade and she thought so for two reasons. One was from all the changes made and also that it was not really contributing to begin with. Mr. Rasch agreed.

Applicant's Presentation

Present and sworn were Mr. Peter Quintana and Ms. Colleen Gavin

Mr. Quintana said they agreed with staff's recommendation.

Questions to the Applicant

Mr. Boniface asked why they were removing the corbel and beam.

Mr. Quintana said they were rotten to the core. To do any repair on them, they had to take out the whole thing. It is not a bearing beam. The corbels were also rotten.

Public Comment

There were no speakers from the public regarding this case.

Action of the Board

Mr. Boniface moved to approve Case #H-12-061 at 846 Old Santa Fe Trail as presented. Ms. Rios seconded the motion and it passed by unanimous voice vote.

3. **Case #H-13-063B. 1224 ½ Cerro Gordo Road.** Downtown & Eastside Historic District. Jess & Lisa Roach, agents/owners, proposes to amend a previous approval to remodel a non-contributing residential structure by changing windows and doors and adding three more windows. (David Rasch).

Mr. Rasch gave the staff report as follows:

BACKGROUND & SUMMARY:

1224½ Cerro Gordo Road is a single-family residence that is constructed in the Spanish-Pueblo Revival style in 1949 with multiple alterations at later dates. The building is listed as non-contributing to the Downtown & Eastside Historic District.

The applicant proposes to amend the previous approval with the following four items.

1. Four non-conforming single-lite casement windows on the east elevation will be removed and replaced with four 4-lite metal clad casement windows in the same opening dimensions.

2. Three large fixed-lite windows on the east elevation will be removed and replaced with an 8-lite French door with 4-lite sidelites at both sides in a narrower opening.

3. Three single-lite small square windows will be installed high on the east elevation. A 3' corner without openings is not provided and an exception has not been requested. The applicant has some handouts for you on it.

4. An option for a standing-seam metal finish on the portal roof is requested if corroded corrugated metal cannot be acquired.

STAFF RECOMMENDATION:

Staff recommends approval of this application with the condition that the 3' corner rule on the southeast should be discussed for possible solutions. Otherwise, this application 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 were Mr. Jesse Roach and Ms. Lisa Roach, 1224½ Cerro Gordo Road. Mr. Roach briefly reviewed what they intended to do with window replacements and the metal roof design. They also would like to move the French door from the east elevation to the south elevation.

Questions to the Applicant

Ms. Mather didn't see where it was located.

Mr. Roach said in the packet there was a change to the east elevation with the French door to replace the three windows on east elevation.

Ms. Roach said they changed their minds on that door.

Mr. Rasch pointed out where the front entrance would be.

Mr. Armijo asked if this was shown on the handout.

Mr. Rasch asked about the four items in the packet.

Mr. Roach asked them to disregard the packet they first received and to use the handouts.

Ms. Roach said the fourth was about the finish of the standing seam roof that would just change the color.

Chair Woods asked what the color would be.

Mr. Roach explained they were first approved to use rusted corrugated and now they wanted galvanized.

Chair Woods asked if it was to be standing seam.

Mr. Armijo explained to them that standing seam was custom made in either corrugated or ProPanel.

Mr. Roach said they wanted corrugated galvanized metal.

Chair Woods said galvanized was very bright. Its reflection would affect other people.

Mr. Roach said the finish was Galvalume on both choices. He asked if they could get a list of acceptable roofing materials. Mr. Rasch agreed.

Chair Woods asked about the overhang.

Mr. Roach said it was a two foot overhang.

Mr. Rasch added that it had supports.

Ms. Rios asked if the windows were conforming.

Mr. Rasch said all new windows met the 30" rule.

Ms. Mather had a concern with the small windows in a row there. It looked very contemporary compared to rest of the house. On page 14 it shows the small two lite window that had a vernacular quality and wondered if the applicants could mimic that.

Mr. Roach said that window was removed in the remodel and the other side of the wall could not have windows there. They asked for the windows at that height so they didn't lose functionality there.

Chair Woods suggested that two over twos would help.

Mr. Boniface suggested having three small 4-lite windows put together.

Public Comment

Ms. Beninato thought these changes made the building more interesting and liked that they pushed the windows back from the corner. She recalled the Board's approval of three small windows on Paseo that were up high and very visible from the street. This one was a residential street with less traffic. She just requested the applicants come back with the actual roofing material that the Board could see and changes

the Board requested of the windows.

Action of the Board

Ms. Mather - moved for approval of Case #H-13-063B at 1224 ½ Cerro Gordo Road as recommended by staff with the changes the Board requested at this meeting on the 3 small windows and the materials for windows and that the roofing materials and the overhang design be brought back to staff for review and approval.

Mr. Armijo asked for a friendly amendment that the changes per the handout be approved.

Ms. Mather agreed the amendment was friendly.

Ms. Rios requested that any exterior lighting be taken to staff for review and approval. Ms. Mather agreed. Mr. Boniface seconded the motion and it passed by unanimous voice vote.

4. **Case #H-14-026. 511 E. Palace Avenue.** Downtown & Eastside Historic District. Wayne Lloyd, agent for Margaret Beacham, owner, proposes to construct an 8' tall trellis pedestrian entry with 5' tall wire fence and 2'6" tall planter on a contributing residential property. (David Rasch).

Mr. Rasch gave the staff report as follows:

BACKGROUND & SUMMARY:

511 Palace Avenue is a single-family residential building that is constructed in a simplified Spanish-Pueblo Revival style before 1928. The building is listed as contributing to the Downtown & Eastside Historic District and the south elevation is designated as primary.

The applicant proposes to remodel the property by constructing a 5' high fence with an 8' high pedestrian arbor gate and a 2' 6" high planter between the south, primary elevation of the residence and the front streetscape yardwall. The fence and gate will be constructed with square wire, the gate arbor will be constructed of wood, and the planter will be finished with stucco that matches the residence. The fence will standoff from the primary façade of the building and the north face of the yardwall by 4".

STAFF RECOMMENDATION:

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

Questions to Staff

There were no questions to staff.

Applicant's Presentation

Present and sworn was Mr. Wayne Lloyd, 100 North Guadalupe, who had nothing to add to the staff report.

Questions to the Applicant

Chair Woods asked how high it was to the top of the gate.

Mr. Lloyd said it was 7' 5" or 7' 6".

Ms. Rios asked if the gate was inside the wall.

Mr. Lloyd agreed. He pointed it out on the site plan.

Mr. Boniface asked what the size of the opening was.

Mr. Lloyd said it was 4x4 and just a wire fence. He said he was told the Board didn't like the trellis so it was simple.

Public Comment

Ms. Beninato (previously sworn) was not clear where it was going.

Mr. Lloyd said it was perpendicular with primary façade and didn't touch the primary façade.

Ms. Beninato thought it had to be ten feet from the building and would require an exception.

Mr. Rasch said they only required an exception if it was an addition and it was not because it wasn't attached, it was not an addition.

Action of the Board

Mr. Boniface moved to approve Case #H-14-026 at 511 E. Palace Avenue as presented. Ms. Rios seconded the motion and it passed by unanimous voice vote.

5. **Case #H-14-020A&B. 125 W. Santa Fe Avenue.** Don Gaspar Area Historic District. Robert Lemunyon, agent/owner, requests an historic status review for a contributing free-standing garage replace the pedestrian door with a window, and proposes to remodel a contributing residential structure by replacing windows and doors on non-primary elevations and constructing a 108 sq. ft. portal on the primary elevation. An exception is requested to place an addition on a primary elevation (Section 14-5.2(D)(2)). (David Rasch).

Mr. Rasch gave the staff report as follows:

BACKGROUND & SUMMARY:

125 West Santa Fe Avenue is a single-family residential building with a free-standing single-car garage that is constructed in a vernacular manner by 1930. Both structures are listed as contributing to the Don Gaspar Area Historic District.

On April 22, 2014, the HDRB designated the south elevation of the residence as primary excluding the eyebrow overhang due to loss of integrity and requested that an historic status review of the garage be presented. The owner of the property altered the character-defining vehicle entrance to the garage in 1990 by removing the carrier beam over the vehicle entrance and replacing the historic doors with a single wooden carriage door.

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

1. The degraded south elevation eyebrow will be removed along with the grey concrete slab. An "Omaha Tan" concrete slab will be installed to carry a 108 square foot portal that includes viga posts, carved corbels, an exposed header, and a stuccoed parapet to a height of approximately 11'. An exception is requested to construct an addition on a primary elevation (Section 14-5.2(D)(2)) and the required exception criteria are at the end of this report.

2. Both windows and the entry door on the primary elevation will be repaired, repainted in a "bronze" color, and retained.

3. Windows and some doors on non-primary elevations will be replaced in-kind with "bronze" metal cladding.

4. The pedestrian door on the garage south elevation will be removed and replaced with a single-lite window in the same location.

5. The buildings will be reroofed and restuccoed with El Rey cementitious "Buckskin".

EXCEPTION TO PLACE AN ADDITION ON A PRIMARY ELEVATION

(I) Do not damage the character of the streetscape

We feel that because the existing streetscape on West Santa Fe Avenue is consistent with homes with entry portales that this will only enhance and will not impinge on the character of the streetscape.

Staff response: Staff agrees with this statement.

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

We propose to install a new portal we feel that having the main entry uncovered leads to dangerous hardships due to slippery conditions with snow and ice during winter months and rain in the summer months. We feel that by adding the portal not only prevents these hardships but also protects the existing door and window from the direct south sun and dangers. We also feel that this home has no traditional portal at the entry similar to other traditional homes on Santa Fe Avenue and Santa Fe itself.

Staff response: Staff agrees with this statement.

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

There are a few options to cover the entry door and existing window such as a new overhang similar to the one we will remove, an awning type cover or just an eyebrow overhang over the door. We feel that these types of coverings are definitely not consistent with the streetscape nor are they consistent with traditional Pueblo architecture on West Santa Fe Avenue.

Staff response: Staff agrees with this statement. However, the building's architectural style is not Spanish-Pueblo Revival and traditional (pre-contact) Pueblo architecture does not include portals as a design feature. Portals with viga posts and carved corbels were introduced by the Spanish.

(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 majority of homes on West Santa Fe Avenue streetscape have portales with the exception of this house. We feel that adding a portal keeps it consistent with the surrounding neighborhood. Providing an eyebrow or awning cover would not provide cover from weather and is not consistent with other homes on

the streetscape.

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

Mr. Lemunyon purchased the property in 1990 and because the house had no weather protection at the entry door when purchased, we feel that this should not be a hardship to the applicant.

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)

We feel this proposal would have a positive impact with respect to existing residences on West Santa Fe Avenue by constructing a new portal that is harmonious with traditional Pueblo architectural style appropriate to the existing house and being proportionate in height, color and design to be consistent with traditional Pueblo design throughout the City.

Staff response: Staff agrees with this statement, with the clarification of architectural style as noted above.

STAFF RECOMMENDATION:

Staff recommends downgrading the historic status of the free-standing garage from contributing to non-contributing due to the non-historic change of the primary character-defining feature of a garage and recommends approval of the exception request to construct an addition on a primary elevation which otherwise complies with Section 14-5.2(C) Regulation of Contributing Structures, (D) General Design Standards, and (H) Don Gaspar Area Historic District.

Questions to Staff

Ms. Rios asked if the bronze color could be considered a historic color.

Mr. Rasch said they were all blue now and bronze was new but was the color of the proposed windows and door and the proposal was to paint the rest bronze.

Applicant's Presentation

Present and sworn was Mr. Ron Adams 1228 Parkway Drive Suite A, who had nothing to add to the staff report.

Questions to the Applicant

Chair Woods asked how high the parapet was above the new portal.

Mr. Adams said it was three feet. He said they were following the existing parapet height.

Chair Woods said this was a new feature. She would still keep it separate from the rest of the building. Where the vigas come out, she would put a strip around the top above the vigas and the beams to keep it lighter and separate. She said it was just a suggestion.

Mr. Adams said he could confer with the owner about it. He asked if the Board was in agreement that they would like that.

Mr. Rasch agreed. Without it the portal it would mimic the eyebrows being removed.

Ms. Rios liked it as a wide parapet.

Public Comment

Ms. Beninato (previously sworn) thought the portal should be allowed. A lot of buildings on Santa Fé Avenue have portals. She was very happy that Mr. Lemunyon was doing something about the doors and encouraged the Board's approval.

Action of the Board

Ms. Rios thought the blue color was probably a historic color that should remain rather than bronze.

Mr. Adams didn't know how long it had been there but he did not care for the blue color.

Mr. Katz moved to approve Case #H-14-020A&B at 125 W. Santa Fe Avenue per staff recommendations with the option of doing a portal not as high or the style of no parapet. Mr. Armijo

seconded the motion and it passed by unanimous voice vote.

Chair Woods explained to him that he had the choice of a lower parapet or no parapet.

6. **Case #H-14-032. 929 Canyon Road.** Downtown & Eastside Historic District. Caliente Properties, agent for Dwight & Louise Gonzales, owners, proposes to construct a 3,306 sq. ft. single-family residence to a height of 16'6" where the maximum allowable height is 17' on a vacant lot. (David Rasch).

Mr. Rasch gave the staff report as follows:

BACKGROUND & SUMMARY:

929 Canyon Road is a vacant lot behind a street-frontage lot with a non-contributing residence in the Downtown & Eastside Historic District. On August 27, 2013, the Historic Districts Review Board approved an application to demolish a non-contributing garage on this lot.

Now, the applicant proposes to construct a 3,306 square foot single-family residence in the Spanish-Pueblo Revival style to a height of 15' where the maximum allowable height is 17'. At the site visit we noticed some visibility of the story poles from the street. The proposal letters states heights up to 16' 6". Among the submitted drawings floor plans are not consistent in showing opening dimensions and locations. The building will feature room-block massing with rounded corners and edges, decorative wall finishes that appear to be clay tile and stone, a covered porch with corbel-like brackets, single-lite metal-clad casement windows and doors which do not meet the 30" rule, and contemporary-styled repeated small square windows. The building will be stuccoed in synthetic material of "Deer Skin" color with "Desert Sand" for trim color. Light fixtures are stated as ceramic fixtures, but designs were not submitted.

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 as long as the non-divided lites are not publicly-visible and defers to the Board on certain details that are not clear in the proposal. If there are windows that are publicly-visible, then staff recommends that they have simulated or true divided lites, not snap-in muntins, to meet the 30" rule (Section 14-5.2(E)(1)(c)).

Questions to Staff

Ms. Rios asked about visibility from Canyon Road.

Mr. Rasch said the wall blocked the view and also a garage that had not been demolished yet. But from Alameda, the back lot was very visible so portions would be visible.

Ms. Rios asked if the style was Spanish revival.

Mr. Rasch said it was simplified without vigas or corbels or headers.

Chair Woods surmised the wall could come down and it would become visible so she would definitely consider the south and possibly the east as well.

Ms. Mather was concerned with the submittal. The floor plan had the HVAC or the electrical plan that didn't allow the Board to see what was going on. The floor plans were not consistent and she couldn't figure it out.

Mr. Rasch agreed. He saw a bay window on the east side in the floor plan was shown but it was not shown on the elevation.

Ms. Rios asked if the stone was cultured stone or natural stone.

Mr. Rasch didn't know.

Applicant's Presentation

Present and sworn was Mr. Leo Moya, 5619 Maryola, Albuquerque, who said regarding the question about cultured stone that their intent was to make an actual stone façade.

Questions to the Applicant

Ms. Mather asked where it was occurring

Mr. Moya said it was on the front and around to the side and it also was over the top of the other porch.

Ms. Rios asked if they were like panels being glued on.

Mr. Moya said it was mortared on. It was browns and reds.

Ms. Rios asked what was over the garage.

Mr. Moya said it was Spanish tile and the doors would be inset four inches there to give an adobe look to it.

Ms. Rios asked what the garage door material was.

Mr. Moya said it was metal.

Mr. Rasch pointed out the end of the eyebrow of Spanish tile.

Mr. Boniface referred to the north elevation and asked what the stone was there.

Mr. Rasch said it was wainscot.

Mr. Boniface asked if it went through the doorway as shown.

Mr. Moya explained the stone was a low wall on the porch in front.

Chair Woods said it was a yard wall and not a parapet.

Mr. Boniface didn't see the yardwall in the floor plan.

Mr. Moya pointed it out.

Chair Woods felt there were too many inconsistencies with this plan. The floor plan had to match the elevations. It did not meet the historic ordinance. The applicant also needed to bring the materials and colors to the Board. There was a lot of misinformation and inconsistencies. This was right on the east side on the most historic road in Santa Fe.

She believed the Board would need for the applicant to come back since there were too many inconsistencies and not enough of a package to present to the Board.

Ms. Mather thought the Board should give comments and suggestions if they decided to postpone. Chair Woods agreed.

Public Comment

Ms. Beninato (previously sworn) said she really appreciated their suggestion to postpone this case and be fair to the applicant. It was an electrical plan and not just a floor plan. A metal door on the garage facing Canyon Road was not appropriate and there were too many different materials.

Action of the Board

Ms. Mather said cultured stone was inappropriate on Canyon Road. She was concerned with the windows which should be true divided lites. She was not comfortable with the style which needed to be more in harmony with Canyon Road style and not contemporary. Adding the tile was out of character and didn't fit in to the neighborhood. She would appreciate a true floor plan and site plan in the packet.

Mr. Boniface agreed with all of that. He emphasized that the floor plan coordinate exactly with the elevations. He also had a concern with the materials, especially the tile over the garage door and the faux stone. He suggested the applicant look at other buildings on the east side that had brick coping and divided light windows.

Ms. Rios said he should use true divided lites, no bay windows, use appropriate colors, submit lighting designs and look at other buildings in the area for guidance.

Mr. Armijo said he needed some separation of the door on the north elevation. He knew Mr. Rasch was overburdened but concerned with why this came to the Board in the first place. It needed to be designed in the historic style.

Chair Woods said what the applicant put in front of the Board needed to be complete and he couldn't add things that weren't there in the packet. These discrepancies needed to be resolved and the applicant couldn't use so many different materials on the building - like the rock on the parapet. It needs to be compatible with the streetscape and this was not compatible with it at all.

Mr. Moya said he wanted to make sure before he came back on the issues. He said it was pretty impossible to see the garage door from the street. If the Board wanted a different material, that was fine but

it was pretty invisible from any angle.

Chair Woods said three of the Board members were working in the industry and couldn't figure it out.

Mr. Moya said he could simplify the site plan to identify everything for the Board. He understood about the tile over the garage.

Chair Woods explained that the Board couldn't design it but what he had wasn't working. Cultured stone was often very bad to use in the historic district. She asked him to check with Mr. Rasch before coming back to us. Without the front wall, the design wouldn't work.

Mr. Katz moved to postpone Case #H-14-032 at 929 Canyon Road to a future meeting. Mr. Boniface seconded the motion and it passed by unanimous voice vote.

Chair Woods asked Mr. Moya to work with Mr. Rasch on the schedule.

7. **Case #H-14-034. 511 Paseo de Peralta.** Downtown & Eastside Historic District. Architectural Alliance, agent for 511 PDP LLC, owners, 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. However, the more centrally located elevator shaft is much smaller than the tall mass and it is unclear what else is enclosed in this tall space. Windows in this mass are located nearer than 3' to a corner and an exception has not been requested.

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", metal windows, metal eyebrows over windows and metal portals, and metal gates. The street-facing stone wall will 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.

Mr. Rasch said he forwarded the previous minutes of this property and not the Governing Body appeals. The Governing Body voted to maintain the stone wall but required a sign with flashing lights and mirrors for people to exit the property.

Questions to Staff

Chair Woods referred to the floor plan and noted there was a hallway and laundry that opened up on the side. She assumed, based on code, that it would require a height exception. It was not just an elevator. The elevator was less than a fourth of that area.

Mr. Rasch read the definition and what was not applicable to height. The other masses would be part of the height allowance. He agreed that would require an exception.

Ms. Mather said on this drawing she didn't see recent Santa Fé Style. She didn't see Santa Fé at all in it. She didn't understand how the elements related to the streetscape in that area. She asked if anything goes was approvable there.

Mr. Rasch said the applicant cited all of the recent Santa Fé style standards and elements. It was how he put them together that the Board was questioning streetscape harmony.

Applicant's Presentation

Present and sworn was Mr. Eric Enfield who said he obviously needed to address the elevator tower and the question of recent Santa Fé Style. He included some photos of recent Santa Fé style to show where he got some of it and had that information for the Board.

He read his presentation to the Board, pointing out that he already had the ENN meeting on April 17 and had some people from the adjacent compound above and the woman who owned the house next door with whom they had a zero lot line agreement. The previous application was for seven units.

Neighbors raised concerns - one was when construction would be done. They had a hole there. Cody North was the second or third owner there. It would have underground parking.

Other concerns mentioned were the mechanical units; strength of retaining walls, and height of structures. There would be no rooftop equipment and they agreed to locate the condensers away from any neighbor's view.

They were the third and hopefully final group trying to finish this project. The neighbors liked his better than the previous two. The site was unusual - a transition from high commercial properties to residential on the east side. He handed out the photos as an exhibit. (They are attached to these minutes as an exhibit).

Chair Woods asked about the streetscape.

Mr. Rasch said the Scottish rite temple was not part of this streetscape. The Scottish Rite temple was a block up on the same street.

Mr. Enfield said they used the height map as reference to the streetscape. The Scottish Rite was 22' high so they were one foot higher at 23'. They wanted to provide a transition. On the east side it was a one story that faced toward the residential area and becomes two story on the west and only 20' high at the street. It was two-story toward Wells Fargo and Scottish Rite. Even the parking structure would not be visible because of the existing retaining wall. He said the photos were of recent Santa Fé Style structures recently approved in Santa Fé. The first was on Cerro Gordo, then Alameda, then Cerro Gordo, then Palace, etc. You could see we were using the same materials. He also included photos of historic structures on the east side that had similar dimensions with flat roof and overhangs. He did drive around and spent time looking at those recent Santa Fé style buildings and then used the definition as his guide.

The defining points for those were stucco, 30" overhangs, no more than 20% of different material on any façade. The design itself provided different heights and except for the elevator overruns - the façades were defined by code.

Up to four feet could be granted on sloping site without need for an exception. And elevators and

chimneys were allowed 4' overruns. They had caps on elevators towers. In the pictures, they have the same stepped overhangs and step backs and he proposed his to be of metal. He did flat roofs and then parapet roofs with caps. He pointed out the south façade that had metal coping and metal beams, allowed by recent Santa Fé Style. All windows would meet the 30" rule and the 3' rule. They would have two different colors of stucco. Building One had lighter Sahara and #2 was darker - Madeira along the street.

He created flat roofs and parapet roofs and the elevator as an overrun. There was a walkway in front of the elevator which had to be provided. One elevator serves both units.

The parking structure was totally enclosed and had to have ventilation. He pointed out the location of the ventilation. He then explained the floor plans and pointed out the elevator tower. It did encompass a small portion on the first level and on the second level.

They would reuse the rock from the street wall as they lowered it to 3'. The building was L shaped with landscaped courtyard. He pointed out the stone base and stone columns. The elevator was 27' high. There was no natural grade left on the site. The overhang over the windows was only 18" deep. They had a stair to access the rear units. They were introducing planters all the way down with 4' series of walls.

They presented to the neighbors on the east side a straight retaining wall. It did step down and portions of building start showing and on the east was below grade so all they saw was one story. The overhangs and fascia were just like those elements throughout east side.

The stone was called Chesapeake and was a cast stone. He had samples for the Board. Windows were Ginger Spice and he had all the colors for the Board.

This didn't require hot box. The separate garage was an IBC code issue. It has three separate buildings by code. The other was the historic wall in front. The Council preferred to retain the wall and approved mirrors and bells to warn people. He preferred to lower it and reuse the rock on the property. Mr. North met with HSFF and the meeting went well.

They measured height from the sidewalk which didn't exist there and measured 28'. It was more 25' from the road. So it did meet the height allowed there.

Questions to the Applicant

Ms. Rios asked for the percentage of lot coverage.

Mr. Enfield said it was 40% and didn't include the structure that was landscaped above it.

Ms. Rios asked about the set back.

Mr. Enfield said it was 15'.

Ms. Rios asked about the street wall.

Mr. Enfield said foot and a half would come off the wall. And it stepped up to the east. The west portion was to be demolished for access to the property with a gate at the stairs to the garage. The garage top was at the east grade.

Ms. Rios said he was using a lot of metal.

Mr. Enfield said the portals, parapets and fascia with projecting beams would use metal which would be dark brown.

Ms. Rios asked about the garage doors.

Mr. Enfield said the door would be a metal grate gate to match the pedestrian gates.

He said the stone work was to break up the stucco.

Ms. Rios asked if the towers could come down some.

Mr. Enfield agreed. They could probably be reduced 18" to 2'.

Mr. Boniface complimented him on taking on this ugly site and liked the significant amount of landscaping. But he had questions about the stone tower and rock wall and overhang. He asked how far east he would take it down 18".

Mr. Enfield said it was 50'. He said Mr. Romero at the City required that. He wanted it to go to property line.

Mr. Boniface asked about grate visibility.

Mr. Enfield said the grates were recessed so they were not visible. They would match the garage door.

Mr. Boniface thought the overhangs were long and low, typically of one story buildings as opposed to narrow, tall and skinny. While he liked the massing created and the L shape, the roof overhangs looked like add ons.

Mr. Enfield said this was similar to the previous approval. The challenge for him was to get it compatible vertically.

Chair Woods pointed out that there were no two-story buildings on Paseo and felt his comparison to the first design was not appropriate.

Mr. Enfield said he was comparing it to the second design. He provided the plans from the second proposal.

Mr. Katz understood he needed height at the elevator but didn't need it for the halls so suggested he could shrink that area to just the size of the elevator. Mr. Enfield agreed.

Ms. Mather shared the concern about the overhang. What we see was a continuous overhang. They end up being caps on the top of these towers and emphasize its height by putting a hat on it. There was a lot going on. She admired how much he did put onto the site. The floor plans were inviting for the units. But the overall visual impact was a little off because of the up and down and overhangs.

Chair Woods asked from the street what the height was to the top of that tower.

Mr. Enfield said he didn't know. The tower was 40' behind the street.

Chair Woods said that was important to figure out. She noted he said the structure was 15' back.

Mr. Enfield said that was just the front building.

Mr. Enfield aid that was 20' high and the grade was five feet above the street.

Chair Woods said there was a lot of mass on Paseo and she was concerned about that. It was a sheer façade going up 20' so she was concerned about the streetscape.

Mr. Enfield said the east end was 23' high.

Chair Woods said she wasn't sure it was 3 buildings.

Mr. Enfield said the City didn't define it; the IBC did define it.

Chair Woods said it had to do with the mass. Mr. Enfield agreed.

Chair Woods said the code defined the exempt portion as vertical transportation so it was not other things. She was very concerned about height, size, mass and all of the steel. It was about the context.

Public Comment

Chair Woods asked a letter from Pen La Farge and shared copies with the board as she read the letter to the Board. Some members of OSFA expressed doubts about it.

Present and sworn was Ms. Dorothy Gabel, 238 Bent and an immediate neighbor, who said the wall tapered down to about nothing at her drive. She thought tapering the wall down 1.5' would make it much more attractive than bells and mirrors.

She was also at the meeting for the original plan. They came back and requested to dig the enormous hole there and tore down the three retaining walls. So there was really no other way that to fill that in to have one story buildings.

She was born here and in the 1940s and 1950s it was all about architecture variety and she thought it was a shame that Santa Fe didn't allow other types of architecture from that time. She had pictures dating back to when her grandfather was here in 1912. She thought this design would fit in very well. They didn't need the other Campanilla compound. In terms of mass, there was one that came down to the street at Paseo that was massive.

This project was set back so the mass was something that she saw all over the neighborhood in tall buildings. To put one story adobe stuccoed with consistent architecture would not be as attractive as this design.

Ms. Beninato (previously sworn) really appreciated the architect's intent, knowledge of code and trying to comply with it. She also appreciated the ENN and it addressed the concerns of neighbors. She liked the

building as it appeared but in another context. It was a very contemporary design and would look better someplace else. She was also concerned about going in and out there at Washington. That would be horrendous. She didn't think it was 80% mass on some façades and had big windows. She didn't find it very useful to go all around Santa Fé to see what recent style was because they should be looking for harmony in this streetscape. It was difficult to establish streetscape here with all the big massive buildings nearby but they all had significant setbacks.

To her this was very contemporary and mixing of materials was of concern.

Present and sworn was Mr. Cody North, who clarified that the wall calculation was from 185 to the center of the road. It gives a 30' triangle window there.

He said they only used styles from the historic east side to show the continuity of the 30" overhangs. The old courthouse had similar overhangs. This metal would be dark brown similar to those. They tried to gain a lot of softness with the large mass to get different heights. Under the portals there would be blond T/G lumber. Landscaping was soft right along Paseo de Peralta.

The garage door wouldn't be seen from the street. It was a louvered style door similar to other underground garages in Santa Fé.

Mr. Armijo saw it as futuristic Santa Fé instead of recent Santa Fé. He liked the design but in a different location. He was concerned about the streetscape.

Mr. Katz had concerns with masses on the elevator. He liked the way Mr. Enfield designed the whole project but this wasn't the appropriate place to have an extreme version of recent Santa Fé style. It needed to look more like the rest of Santa Fé.

Ms. Rios felt on Paseo it needed to be a one-story structure. It had too much wall. She liked the setback. She suggested using a model for the Board to see.

Mr. Boniface didn't have an issue with lowering the wall. It was much better than flashing lights. Regarding the landscaping, he liked that and what he started to do with the massing horizontally and set back from the road. He would like more horizontal steps. The thing that bothered him the most was the overhangs and Ms. Mather said it best - it looks like hats.

What he attempted to do was get more vertical stepping in the building and if he took way the hats, it

would almost be one parapet height with a minimum two foot differential in parapet heights so more of that would break up the massing visually.

Ms. Mather said this read as a single building visually and they just needed to keep that in mind. She didn't have a problem with the metal.

Chair Woods felt the harmony of streetscape didn't meet the requirements. The portal tried to do it but had too much verticality. That was her biggest concern. She didn't realize how much the tower went up in elevation. He had an opportunity to lower all that was beside the elevator and just have the elevator itself above. There were a lot of different ways to address it.

Mr. Katz asked if the western part was two story to the right. Mr. Enfield agreed.

Mr. Enfield said he understood what the Board was saying about overhangs being too dominant and the need to step back the two elements. Those were all good comments.

Action of the Board

Ms. Rios moved to postpone Case #H-14-034 at 511 Paseo de Peralta to give the applicant an opportunity to incorporate the suggestions of the Board. Mr. Boniface seconded the motion.

Chair Woods suggested he prepare a model.

The motion passed by unanimous voice vote.

8. **Case#H-14-033. 359 Garcia Street.** Downtown & Eastside Historic District. Will McDonald, agent for Jenny French, owners, proposes to construct a 50 sq. ft. arbor to a height of 8' and install a brown cloth awning on the south elevation of a contributing residential structure. (David Rasch).

Mr. Rasch noted that the applicant was not present.

Ms. Rios moved to postpone Case #H-14-033 to a future meeting. Mr. Katz seconded the motion and it passed by unanimous voice vote.

9. **Case #H-14-035. 557 San Antonio Street.** Downtown & Eastside Historic District. Anne Gallagher, agent for Farquar Holdings, LLC, owners, proposes to replace a wire fence with a 5' and 6' tall coyote fence on the east and south lotlines and a 4'6" tall coyote fence and coyote vehicle gate on the west side of a non-contributing property. (David Rasch).

Mr. Rasch noted that the applicant was not present.

Ms. Rios moved to postpone Case #H-14-035 to a future meeting. Mr. Katz seconded the motion and it passed by unanimous voice vote.

10. **Case #H-14-036. 125 E. Palace Avenue.** Downtown & Eastside Historic District. Duty& Germanas Architects, agent for Gerald Peters, owner, proposes to construct a 620 sq. ft. shade structure to a height of 11' in front of a significant commercial structure. An exception is requested to remove a section of historic railing (Section 14-5.2(D)(1)(a)) and (5)(b)). (David Rasch).

Mr. Rasch gave the staff report as follows:

BACKGROUND & SUMMARY:

125 East Palace Avenue, known as Sena Plaza, is constructed in the Territorial style by 1864. The building is listed as significant to the Downtown & Eastside Historic District.

The applicant proposes to construct a free-standing outdoor bar at the east side of the interior courtyard. The 216 square foot bar will be protected with a 620 square foot shade structure to a height of 11' 2". The wooden structure will be painted blue to match existing conditions and the bar surface will have a cultured stone top.

An exception is requested to remove a portion of the historic iron railing at the existing deck (Section 14-5.2(D)(1)(a) and (5)(b)) and the required exception criteria responses are as follows.

EXCEPTION TO REMOVE HISTORIC MATERIAL

(i) Do not damage the character of the district

This removal of this piece of historic material will not damage the character of the district because it is such a minuscule piece in the larger fabric of the district, furthermore we are retaining and preserving the ends of

the existing rails, at the steps on either side, and its character will be retained.

Staff response: Staff agrees with this statement.

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

The removal of this section of rail is necessary to continue to serve the public at this dinning and drinking establishment within the design of new proposed outdoor bar design.

Staff response: Staff does not agree with this statement. There are other design options that would allow for placement of the bar in this location without removing the railing. Retaining the railing by making a gate out of one section would achieve the desired results without removal of the section. The simplest solution is not necessarily the most appropriate solution when it comes to a significant historic resource.

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

This exception will allow for the heterogeneous character to be maintained while allowing for continued use of the restaurant in this specific area and does not affect the residents use to reside within the Historic Districts.

Staff response: Staff agrees with this statement.

STAFF RECOMMENDATION:

Staff feels that the applicant has not met the exception criteria to remove historic material and otherwise recommends approval of this application which complies with Section 14-5.2(C) Regulation of Significant Structures, (D) General Design Standards, and (E) Downtown & Eastside Historic District.

Questions to Staff

There were no questions to staff.

Applicant's Presentation

Present and sworn was Mr. Charles Weisenberg, 404 Kiva Court, who asked why the exception responses were not accepted.

Mr. Rasch said it was the third criterion.

There were other design options without removing the railing that could have been mentioned.

Questions to the Applicant

Mr. Weisenberg said the needs of the client required that the bar be located there so it was necessary to remove the railing or else remove the entire platform but that would disturb more materials.

Chair Woods asked if he could move it two feet and just have an opening there. The Board wasn't sure why he would have to remove it.

Mr. Weisenberg explained it was to serve from both sides of the bar and still preserve it. They could continue to serve there but the railing was taller than the bar.

Mr. Katz asked what kind of bar it was.

Mr. Weisenberg said it was a 30" bar top which was typical table height. The bar side closest to the courtyard was a typical bar top height. But on the other side it would make it close to six feet and too high for the servers. This was a comfortable way to deal with it.

Chair Woods thought, in the cross section, on the other side he could get it down some and not push it up so high. It was still visually coming up higher.

Mr. Weisenberg didn't think they could lower it much because there were existing windows just beyond that. They could probably change it six inches.

Mr. Boniface thought it could be one foot.

Mr. Weisenberg agreed to do that.

Ms. Rios thought to remove it would be a huge mistake in my view. Maybe down the road someone might want that historic railing back.

Chair Woods what the color of the bar on the west elevation was.

Mr. Weisenberg said it was natural wood color (Cedar) and the posts matched the blue on the balcony.

Mr. Boniface asked how they would deal with the slope on that roof.

Mr. Weisenberg said it was virtually flat and actually overhangs some of the landscaping.

Mr. Boniface asked if they would have to take care of drainage then.

Mr. Weisenberg said there were no sleepers. They would shim up the back rafters or joists so it slightly

sloped to the front.

Chair Woods asked what the canvas was.

Mr. Weisenberg said there was no canvas.

Mr. Rasch said it appeared that the south elevation of the courtyard differed from the west elevation and were not the same grade.

Chair Woods thought they added where the steps were.

Mr. Weisenberg said no. The current level of the bar was the existing platform and it was all about two feet higher. The proposed bar was where you see all the seats in front of it. They were not changing any grade. The lower grade would be unchanged.

Mr. Boniface went to page 21 where the proposed south elevation showed steps up to the bar area.

Mr. Weisenberg said that was beyond - the south elevation.
Mr. Boniface asked if that shouldn't be dropped down on the elevation.

Mr. Weisenberg said it would have been a better drawing with a dashed line there.

Mr. Boniface said what was confusing was the steps. It should be lower.

Mr. Katz asked if there were steps on the portal.

Mr. Weisenberg said those were under the portal.

Mr. Boniface said it should be north.

Mr. Weisenberg said it was just the slope in the courtyard.

Chair Woods pointed out two conflicting things going on.

Mr. Weisenberg said it was a complete survey. Where the steps were in the upper south elevation there was actually a stone wall that he eliminated in the drawing to show the entire elevation.

Public Comment

Ms. Beninato (previously sworn) thought it would be a mistake to eliminate the railing. There was no hardship there to destroy historic material. So they would have to walk around. She just thought the

applicant didn't need to do it.

She said she visited all the time in Plaza Sena and was there today with a tour. There were a couple of steps to the west and not a significant change in elevation where the proposed bar was. Those steps went from east to west.

She asked if he had thought of any way to preserve the historic material.

Mr. Weisenberg said no but they could consider it.

Action of the Board

Mr. Katz didn't think they met the exception criteria. He thought they could leave it there. It was not optimum and he understood that. He might want to come back and show how it could be done differently.

Chair Woods thought they could approve it with a condition to show the other way to access it and create an opening for the bar - one small opening.

Mr. Weisenberg thought the bar could probably work that way.

Ms. Rios moved to approve Case #H-14-036 at125 E. Palace Avenue, denying the exception request, with the condition that the applicant to keep the railing intact and work the bar around it. Mr. Armijo seconded the motion.

Chair Woods asked that it included lowering the whole structure by one foot. Ms. Rios agreed and the motion passed by unanimous voice vote.

11. **Case #H-14-037. 111 &119 Park Avenue.** Westside-Guadalupe Historic District. O. Michael Duty, agent for Las Palomas, owners, proposes to replace windows on contributing commercial structures and to modify existing yardwalls and fences including artistic metal arches. Two exceptions are requested to remove historic material and alter opening dimensions on primary elevations (Section 14-5.2(D)(5)). (David Rasch).

Mr. Rasch gave the staff report as follows:

BACKGROUND & SUMMARY:

119 Park Avenue, known as Las Palomas, is a compound of free-standing commercial structures that were originally constructed in a vernacular manner by 1930 and 1948 with subsequent alterations. The center building is listed as non-contributing and both the north and south buildings are listed as contributing

to the Westside-Guadalupe Historic District. The north building appears to have non-historic small additions on the south elevation at the center area and the east end. Character-defining features are represented on the historic sections of the south elevation. The south building, formerly known at 111 Park Avenue, has non-historic additions on the north end. Character-defining features are represented on the west elevation of the original southern block. The historic south elevation sections of the north building may be considered as primary and the west elevation of the south block of the south elevation may be considered as primary. However, both structures may be eligible for an historic status downgrade.

The applicant proposes to remodel the property and Units 3 and 21 with the following twelve items.

1. On the historic south elevation of the north building, (window A) three deep set 8-lite wood casement windows will be removed and replaced with paired 8-lite clad sliders to meet egress/ingress standards in a slightly narrower opening. An exception is requested to remove historic materials and to alter the opening dimensions on a primary elevation (Section 14-5.2D)(5)) and the required exception responses are at the end of this report.

2. On the historic south elevation of the north building, (window B) three 3-lite steel casement windows will be removed and replaced with paired 3-lite clad windows in a slightly narrower opening. The operation is not identified. An exception is requested to remove historic materials and to alter the opening dimensions on a primary elevation (Section 14-5.2D)(5)) and the required exception responses are at the end of this report.

3. (Window E), a 2-lite steel casement window on the east elevation of Unit 21 will be removed and replaced with a thermal-paned 2-lite clad window.

4. (Window C), a triple 3-lite steel casement and fixed window (not drawn correctly on elevation drawings) on the north elevation of Unit 21will be removed and replaced with paired 3-lite clad windows, operation not identified.

5. (Window D) a paired 3-lite steel casement window on the north elevation of Unit 21 will be removed and replaced with paired 3-lite clad windows, operation not identified.

6. (Window A) a triple 3-lite steel casement and fixed window on the west elevation of Unit 21 will be removed and replaced with paired 3-lite clad windows, operation not identified, in a slightly narrower and lower opening. An exception is requested to remove historic materials and to alter the opening dimensions on a primary elevation (Section 14-5.2D)(5)) and the required exception responses are at the end of this report.

7. (Window A) a triple 3-lite steel casement and fixed window on the west elevation of Unit 21 will be removed and replaced with paired 3-lite clad windows, operation not identified, in a slightly narrower and shorter opening. An exception is requested to remove historic materials and to alter

the opening dimensions on a primary elevation (Section 14-5.2D)(5)) and the required exception responses are at the end of this report. This façade will not retain the symmetrical window openings.

8. Stone pilasters at 7' high were constructed at both sides of the north vehicle entry between the existing yardwall without permission or a construction permit.

9. A coyote bi-leaf vehicle gate will be installed at the north entry at 5' 8" high.

10. A 4' high stuccoed yardwall will be constructed at the north end of the parking area.

11. Artistic steel arches were installed at both vehicle entries at 10' 8" high and 18' 8" wide without approval or a construction permit.

12. A coyote fence extension is installed on the existing yardwall to a height of 6' and a 6' high coyote fence is constructed to enclose the electric transformer without approval or a construction permit.

EXCEPTION TO REMOVE HISTORIC MATERIAL AND ALTER OPENINGS

(i) Do not damage the character of the district

Every window being replaced is similar in character to the existing windows based on availability of replacement windows. Change in materials is from steel to clad wood, maintaining the metal appearance and character. Change in size is very limited (in order to fit the new windows in and maintain the stucco surround. There is no damage to the character of the district because we are returning the existing window openings and character.

Staff response: Staff agrees with this statement.

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

The replacement of these windows is necessitated to achieve energy conservation (single-pane to thermo-pane), or to allow egress from sleeping areas as required by code. These minor exceptions are required to allow the applicant to upgrade as required by code and safety.

Staff response: Staff agrees with this statement. However, as existing historic structures with historic character-defining materials, the issues at hand are qualified as legally non-conforming and can remain in place until modifications are proposed.

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

These exceptions allow for the heterogeneous character to be maintained while providing code conformance allowing for continued use of the residential facilities as currently used.

Staff response: Staff agrees with this statement.

STAFF RECOMMENDATION:

Staff recommends approval of the exception requests to remove historic materials and alter openings on primary elevations and recommends approval of the application with the condition that if window B on the south elevation of the north building is not required for egress/ingress, then window A could be preserved and placed in this location and with the condition that the egress/ingress window of Unit 21 could be changed from the primary west elevation to the non-primary north elevation to retain the historic character. Otherwise, staff defers to the Board regarding the artistic vehicle gate arches and other improvements to the streetscape yardwalls and fences.

Questions to Staff

Chair Woods asked for a picture of the gate. Mr. Rasch showed it and it showed both existing vehicle gate openings.

Mr. Armijo reasoned that there were violations on this.

Mr. Rasch agreed. There were numerous violations on this agenda. The last five agenda cases had violations.

Ms. Mather asked if all of them had been constructed.

Mr. Rasch said not all. The windows still waited for approval.

Ms. Mather asked if there were electric lights on the pilasters.

Mr. Rasch was not aware those were new.

Ms. Mather asked when the other changes were done.

Mr. Rasch said it was a year to a year and a half.

Ms. Mather asked if he mentioned a downgrade.

Mr. Rasch said the original south building has had lots of additions and also the north. The central building was never contributing.

Applicant's Presentation

Present and sworn was Mr. Michael Duty, 404 Kiva Court, Suite E, who said he was contacted after the work was done with the exception of the windows. He showed a drawing before the recent unapproved work was done. He said he informed them they couldn't do it without approval. The applicant matched the existing stone at the entrances but didn't change the opening. He built a coyote fence at another entrance. He built a four foot wall without permission and installed sculpture pieces over the entrances without permission. Those were the later items in the proposal.

The windows were to be replaced with like style windows, bringing them up to code and egress in a couple of instances.

On Unit 3, the two historic windows were proposed to be replaced. They were changing size only by inches. On Unit 2 on the east elevation, which was invisible, it had a little window being replaced. On the north elevation, there were two windows to be replaced with slightly smaller windows and no exception required. The windows would be wood clad. On the west elevation they were replacing two windows - and one would be a different size for egress. The width was never made wider and new windows would fit inside openings except for the egress windows.

He quoted the window dimension on the south elevation and said the old wood casement would be replaced with a new wooden slider and the old steel casement with a wood slider. Those both required exceptions for removing historic material and changing sizes.

On the east elevation, the 1 by 2 would have the same size window replacement and no exception was required.

On Unit 2 on the north, window B was 3'2" and the new was 2' 11" so slightly smaller and same lite pattern. Window C and D were 1-2" smaller in replacements and not on a primary elevation.

The west elevation has A and B windows. A was slightly larger for egress requirements. That's the only one that gets bigger. It was wood clad - slider. B was slightly smaller and requires exception wood clad and was a slider.

Questions to the Applicant

Mr. Katz asked regarding the window that gets larger if both were in the same room.

Mr. Duty agreed but the north window was for a different room.

Ms. Rios asked on unit 3 why he couldn't make the north the egress window.

Mr. Duty said egress was not at issue here. He could replace the sash with insulated glass.

Chair Woods agreed or storm panels.

Mr. Duty agreed although less attractive.

Ms. Mather asked if the window replacements on Unit 3 would affect historic status.

Mr. Rasch said it had a mixture of windows. The wood casements were totally unique. So if those could be moved where the casement was, it would be great.

Ms. Mather asked what would remain that was historic.

Mr. Rasch said he wasn't as concerned about losing the metal casements but this wood window was worthy of keeping.

Chair Woods said sliders were not close to being a historic style and suggested he could do casements. She totally disagreed with this proposal. She asked why the Board should approve sliders. They were not flush on the outside. She was much more against that than the change in size.

Mr. Duty said this was the presentation his client wanted and he agreed to bring it to the Board. He couldn't think of any reason why a casement wouldn't work.

Ms. Mather asked about the arches. From A-1 to A-2, they not only added a gate but also coyote on top of the wall.

Mr. Duty commented that even though the client did it without approval, it was all approvable. If he brought that to the Board as a brand new item he couldn't see what objection the Board would have.

Ms. Mather said they would have required irregular tops and she would never have approved the arches. The openings were disharmonious with the streetscape. The Board would have requested the lighting be brought to staff for approval. She would have approved coyote only with irregular tops and the stone work.

Mr. Duty said there was no request for lighting. He didn't do any lighting and what was there has been there for a long time. As far as coyote was concerned, it wasn't a problem to make the tops irregular. He saw lots of unstaggered coyote - about 30% of the time. It never came to his attention that it was required but it would be hard to make them staggered. There was no lighting with the exception of the sculpture work. He didn't have a good feeling for that. The owner wanted to retain them.

Ms. Mather said there was lighting on the wall so the Board had no way to know when it was done.

Ms. Rios thought it was a camera and not a light.

Mr. Duty said whatever it was had been there many years.

Mr. Rasch pointed out a light he didn't think had been approved.

Mr. Duty said the new coyote on top of the wall was added because of the high voltage equipment added.

Ms. Rios thought this coyote was not that wide bit should be staggered. She didn't have a problem with the pilasters.

Public Comment

Ms. Beninato (previously sworn) said it was distressing to see him come and ask for approval after the fact. The arch was a structure and totally out of harmony with the streetscape. The Board should ask that the arch be removed. Straight coyote was not engaging. She was happy the Board was considering retaining the one historic window.

She recalled a project on Canyon Road was going to insulate from inside and showed the Board how they did it without having storm window outside. She believed Mr. Enfield worked on that project. The egress needs should be approved. The metal windows were historic but replacing all of them really changed the building out of contributing status.

Action of the Board

Ms. Mather moved to approve Case #H-14-037 at 111 &119 Park Avenue with the following conditions:

1. **That the applicant met the exception to remove historic material except on Unit 3 on the historic casement window;**
2. **That the other windows would be replaced with casement windows;**
3. **That the two archways and sculpture at the corner of the building would be removed;**
4. **That any exterior light fixtures would be submitted to staff for review and approval.**

Mr. Boniface seconded the motion.

Ms. Rios proposed another condition but Ms. Brennan said even though it was noncompliant, it was not part of the application so the Board could not consider it in this case.

Mr. Armijo requested an amendment that the fence be left as is. Ms. Mather accepted it as a friendly amendment and the motion passed by unanimous voice vote.

12. **Case #H-14-038. 507 Camino del Monte Sol.** Downtown & Eastside Historic District. Mark Hogan, Hogan Group Inc., agent for Gail Gilbert, owner, proposes to remodel a contributing residential structure by replacing non-historic windows and a non-historic portal and constructing an approximately 554 sq. ft. garage to less than the maximum allowable height of 17'2". An exception is requested to construct a pitched roof where it is not allowed (Section 14-5.2(D)(9)(d)). (David Rasch).

Mr. Rasch gave the staff report as follows:

BACKGROUND & SUMMARY:

507 Camino del Monte Sol is a single-family residence with a free-standing single-car garage that is constructed by 1923 in the Spanish-Pueblo Revival style. A large addition is constructed at the northwest corner of the residence and an addition is constructed at the north side of the garage that connected it to the residence at an unknown non-historic date. In addition, a portal is added to the west elevation of the residence and a carport is added to the front of the garage along with removal of the garage door during non-historic times. The building is listed as contributing to the Downtown & Eastside Historic District. The original north elevation has the least alteration and may be considered as primary.

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

1. The non-historic portal on the west elevation of the original residence will be removed and a 705 square foot portal will be constructed in this location and wrap around to cover the south elevation of the original residence and the west elevation of the garage. The non-historic carport is removed without permission or a demolition permit.

2. The historic door on the west elevation of the original residence will be removed and reinstalled on the south elevation of the northwest addition. The remaining opening dimension will be enlarged for French door installation.

3. All historic windows will be repaired and retained and all non-historic windows will be replaced with windows that harmonize with the historic windows.

4. The south portal of the northwest addition will be redesigned in the Spanish-Pueblo Revival style.

5. The shed roof finish over the main entry door will be replaced with tin shingles.

6. A 554sqaure foot garage will be constructed on the east side of the residence to the maximum allowable height of 17' 2". A pitched roof is proposed where a pitch is not allowed and an exception is requested with the required criteria responses as follows. The pitched roof will be finished with tin shingles.

EXCEPTION TO CONSTRUCT A PITCHED ROOF

(i) Do not damage the character of the streetscape

The pitch exception requested will not alter the character of the streetscape for two reasons. The first is that the view from the streetscape is completely screened by the existing stone wall along Camino del Monte Sol and also by the existing house. The location of the proposed garage is on the east side of the existing house and well below the grade of the house's floor level. View of the proposed garage is impossible from anywhere to the west of the existing house. Also, no streetscape will be affected by this exception since the proposed garage is not part of any existing block. In addition, the grades of the site drop toward the interior of the site where the proposed garage is located the effect of the change in grade is that no portion of the pitched roof will be visible above the existing structure. Therefore the exception will not change the character of the streetscape at all.

Staff response: Staff agrees with this statement.

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

The portion of the subject property where the pitch exception is requested is to the east of an existing studio structure that has windows with dramatic views to the Sangre de Cristo Mountains. The proposed garage structure is sited below those windows so as not to obstruct those views. The effect of a flat roof structure will be to add an unsightly roof top to the view out of the studio windows so that the Mountain View would be across the material of the flat roof. The owner proposes a pitched roof with tin shingles also found in the same area of this district to provide a finish material that will complement the view out the studio windows to the mountains. Literal application of the flat roof requirement would deny the applicant the full range of design options to integrate the new construction with the conditions of the structures already established on this site.

Staff response: Staff agrees with this statement.

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

(no response provided)

Staff response: Staff recommends that the Board request the applicant to respond to this criterion.

(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 portion of the subject property where the style variance is requested has an existing grade that is some 6 feet below that existing grade of the adjacent structure to the West and is completely screened from public view. Therefore this exception applies to the special circumstances unique to this property and not applicable to other properties within the surrounding streetscapes.

Staff response: Staff agrees with this statement.

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

The portion of the subject property where the style exception is requested is surrounded by unique conditions particular to this site. The design responds to these unique conditions including the mountain views and grade elevations. There is not a suitable alternate location for the garage where it can find suitable access and also not infringe on the historic character of the existing adjacent structure. These conditions were not created by the applicant but require the applicant to respond with appropriate Architectural Designs. The pitch roof structure of the garage responds to the existing architectural context created by the proximity of the adjacent house and the unique conditions of the site.

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)

Since there is no negative impact of a pitch roof at this location there is no conflict with this exception request and the Code for development in Historic Districts. The proposed design supports the purpose and intent of 14-5.2 in preserving harmony in outward appearance and preserving the integrity of historic properties values and attract visitors and residents alike. A general harmony as to style, form, color, height, proportion, texture and material is accomplished between buildings of historic design and the proposed structure.

Staff response: Staff agrees with this statement.

STAFF RECOMMENDATION:

Staff recommends approval of the pitched roof exception and recommends approval of the application which otherwise complies with Section 14-5.2(C) Regulation of Contributing Structures, (D) General Design Standards, and (E) Downtown & Eastside Historic District.

Questions to Staff

There were no questions to staff.

Applicant's Presentation

Present and sworn was Mr. Mark Hogan, 994 Old Pecos Trail, who clarified that when his client purchased the property the garage had already been turned into a studio and the garage behind it was not something his client did.

Questions to the Applicant

Ms. Rios asked about the pitched roof.

Mr. Hogan said it was on the back side and below so it was not visible from any public way.

Ms. Mather said she liked the design and the pitched roof was a nice counterpoint.

Public Comment

Ms. Beninato (previously sworn) said it was a nice addition and not visible from the street. It wasn't in harmony with the streetscape but it was approvable.

Action of the Board

Ms. Rios asked if there would be any rooftop appurtenance.

Mr. Hogan said there was none.

Ms. Rios moved to approve Case #H-14-038 at 507 Camino del Monte Sol, noting that the responses for the exception were met. Mr. Katz seconded the motion and it passed by unanimous voice vote.

H. COMMUNICATIONS

There were no communications.

I. MATTERS FROM THE BOARD:

Chair Woods asked for help to break down the room before they left.

J. ADJOURNMENT

The meeting was adjourned at 9:21 p.m.

Approved by:

Sharon Woods, Chair

Submitted by:

Carl G. Boaz for Carl G. Boaz, Inc.

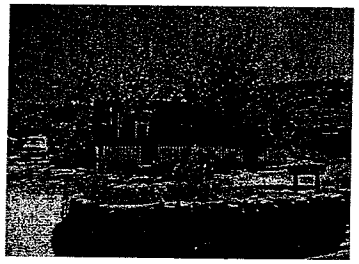
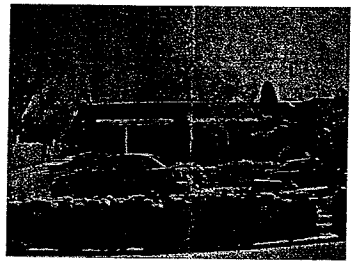
Sharon Woods
Chairman, Historic Districts Review Board
Re: Architectural Alliance's project on Paseo de Peralta at Washington Ave.

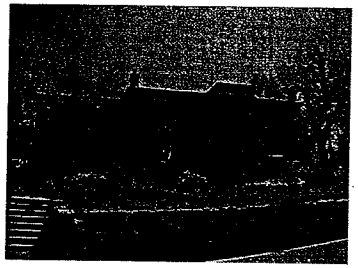
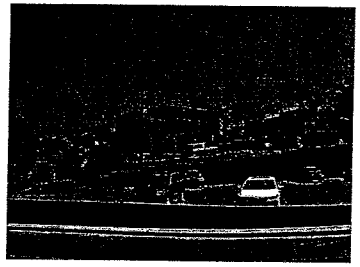
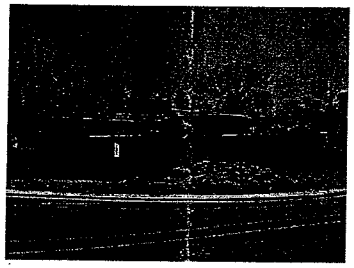
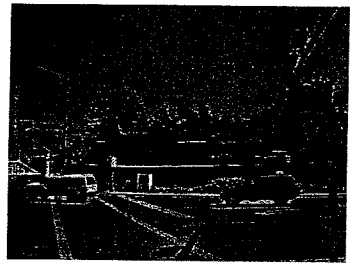
As president of The Old Santa Fe Association, I think it wise of me to clarify the association's position on the project in question. Mr. Enfield was gracious enough to show Marilyn Bane and me the project as planned. He, then, sent representatives to explain the project to our board, last week, which they did in some detail. All this was much appreciated. However, because of a long and pressing agenda, the board did not long discuss nor did it take a vote on the project. Thereby, although some of our board members expressed doubts concerning the project, the association can take no stance on it, pro or con.

I trust this is clear, if not, please feel free to contact me.

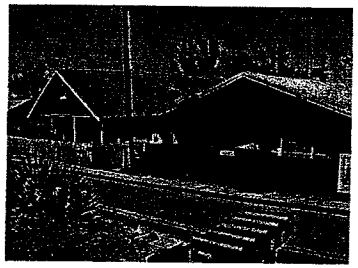
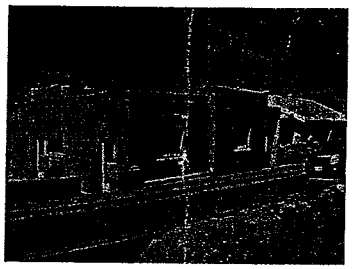
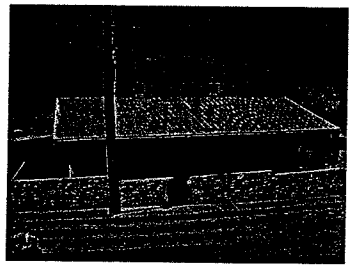
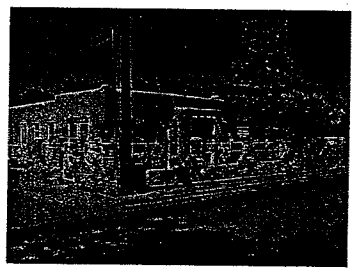
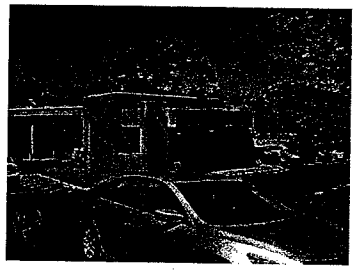
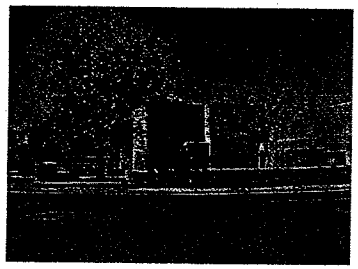
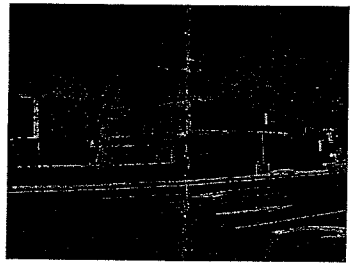
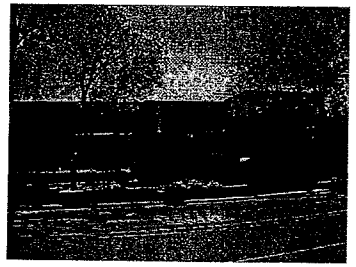
John Pen La Farge

VIEWS LOOKING NORTH FROM PASEO DE PERALTA

VIEWS LOOKING SOUTH FROM PASEO DE PERALTA

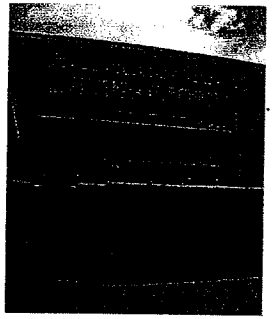
PASEO NORTH

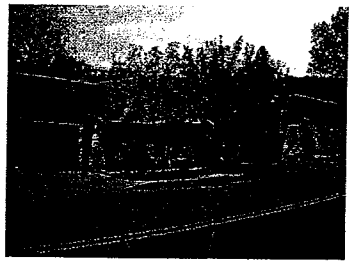
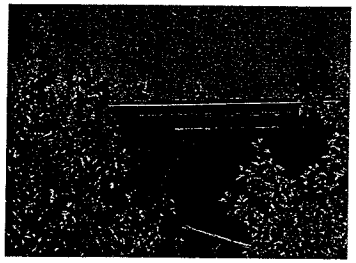
511 Paseo de Peralta

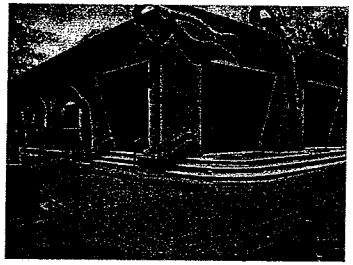
ARCHITECTURAL ALLIANCE

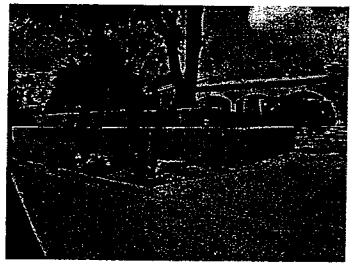
612 Old Santa Fe Trail
SANTA FE NEW MEXICO
Telephone: 505-988-5269
Fax: 505-986-1270

RECENT SANTA FE STYLE

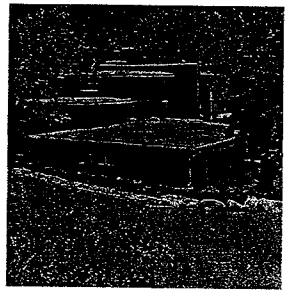


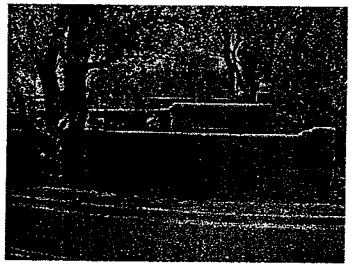



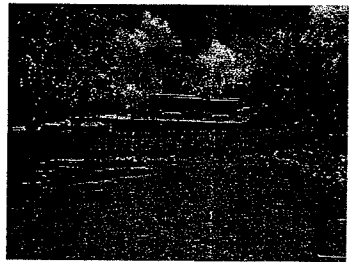




HISTORIC SANTA FE STYLE





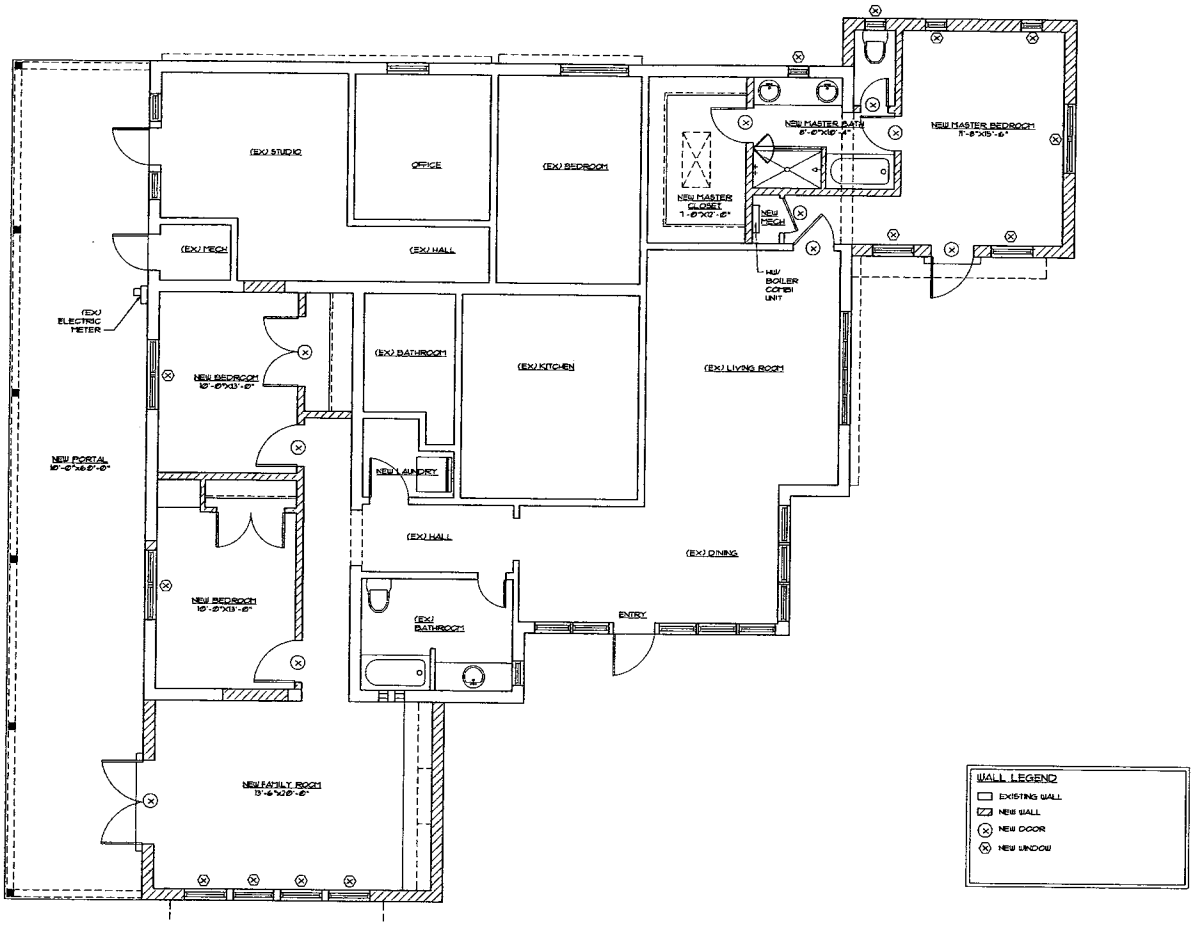


PASEO NORTH

511 Paseo de Peralta

ARCHITECTURAL ALLIANCE

612 Old Santa Fe Trail
SANTA FE NEW MEXICO
Telephone: 505-988-5269
Fax: 505-986-1270



PREVIOUSLY APPROVED FLOORPLAN

SCALE: 1/4" = 1'-0"

REVISIONS

NO.	REVISION/SUBMISSIONS	DATE
1	HISTORIC REVISION	4/30/14

PROJECT TITLE

REMODEL AND ADDITIONS

FOR: JESSIE & LISA

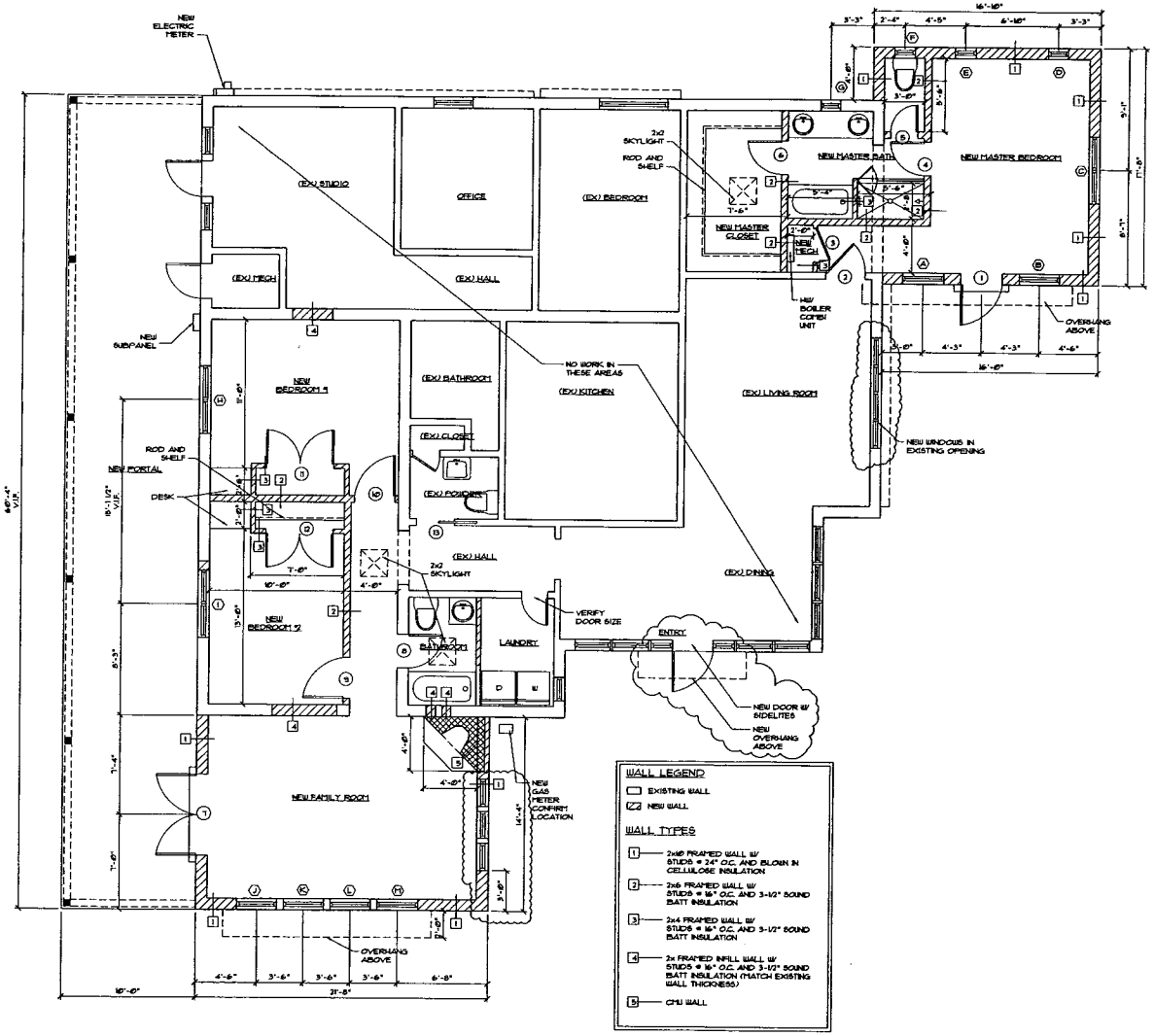
1224 1/2 CERRO GORDO ROAD
SANTA FE, NEW MEXICO 87505

SHEET TITLE

PREVIOUSLY APPROVED FLOORPLAN

SHEET NO.

A-1



PROPOSED FLOORPLAN

SCALE: 1/4" = 1'-0"

REVISIONS

NO.	REVISION/SUBMISSIONS	DATE
1	HISTORIC REVISION	4/30/14

PROJECT TITLE

REMODEL AND ADDITIONS

FOR JESSE & LISA

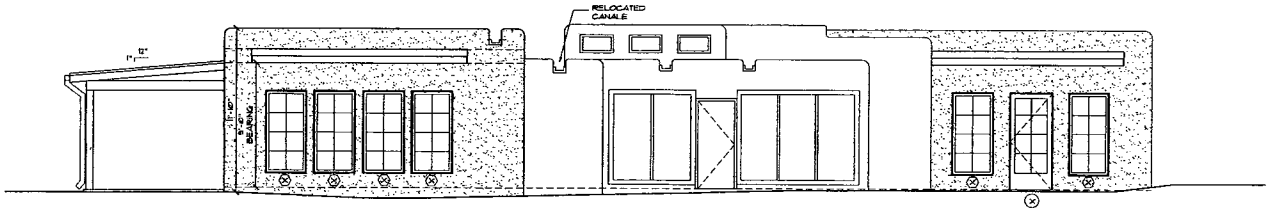
1224 1/2 CERRO GORDO ROAD
SANTA FE, NEW MEXICO 87505

SHEET TITLE

PROPOSED FLOORPLAN

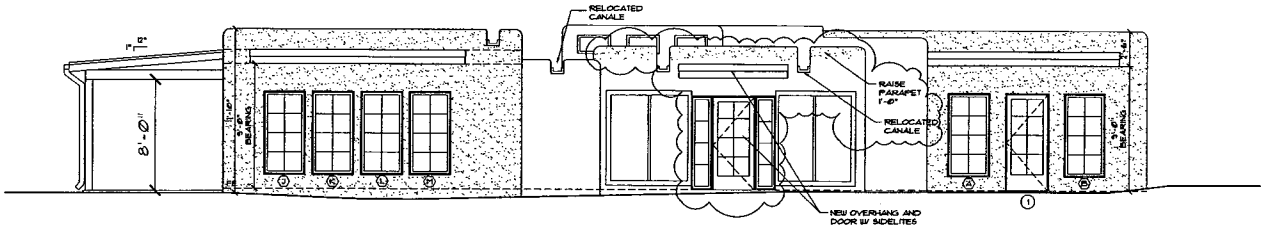
SHEET NO.

A-2



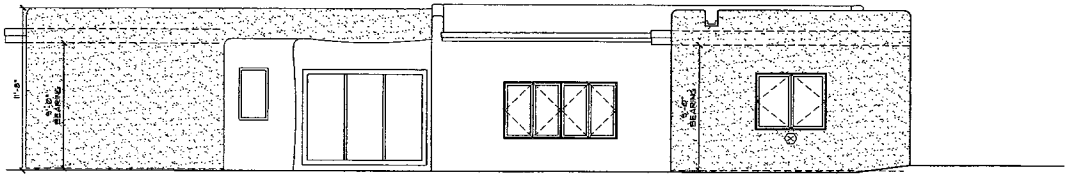
PREVIOUSLY APPROVED SOUTH ELEVATION - ~~NO CHANGE~~

SCALE: 1/4" = 1'-0"



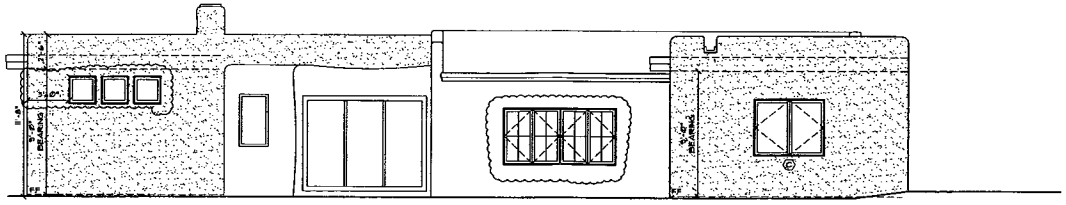
PROPOSED SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



PREVIOUSLY APPROVED EAST ELEVATION

SCALE: 1/4" = 1'-0"



PROPOSED EAST ELEVATION

SCALE: 1/4" = 1'-0"

REVISIONS

NO.	REVISION/SUBMISSIONS	DATE
1	HISTORIC REVISION	4/30/14

PROJECT TITLE

REMODEL AND ADDITIONS

FOR JESSE & LISA

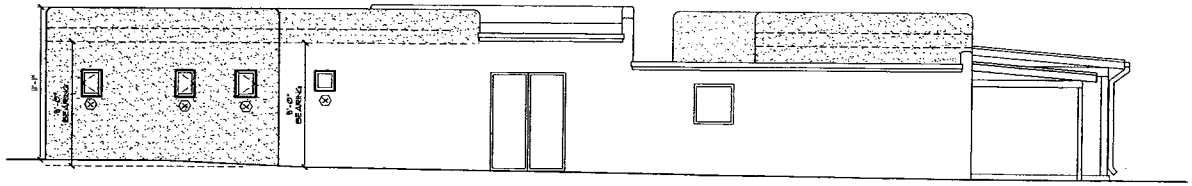
1224 1/2 CERRO GORDO ROAD
SANTA FE, NEW MEXICO 87505

SHEET TITLE

PREVIOUSLY APPROVED & PROPOSED ELEVATIONS

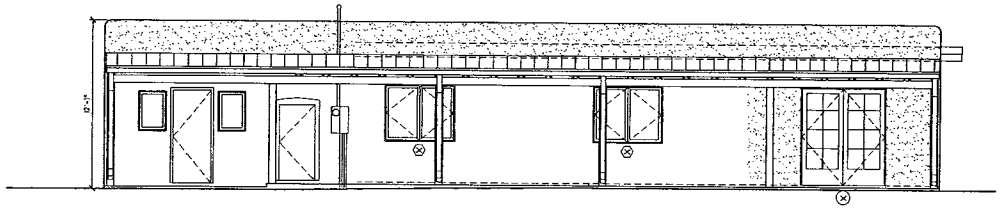
SHEET NO.

A-3



PREVIOUSLY APPROVED NORTH ELEVATION - NO CHANGE

SCALE: 1/4" = 1'-0"



PREVIOUSLY APPROVED WEST ELEVATION - NO CHANGE

SCALE: 1/4" = 1'-0"

REVISIONS

NO.	REVISION/SUBMISSIONS	DATE
1	HISTORIC REVISION	4/30/14

PROJECT TITLE

REMODEL AND ADDITIONS

FOR: JESSE & LISA

1224 1/2 CERRO GORDO ROAD
SANTA FE, NEW MEXICO 87505

SHEET TITLE

EXISTING & PROPOSED ELEVATIONS

SHEET NO.

A-4