



Agenda

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HISTORIC DISTRICTS REVIEW BOARD FIELD TRIP

TUESDAY, September 23, 2014 at 12:00 NOON

HISTORIC PRESERVATION DIVISION, 2nd FLOOR CITY HALL

HISTORIC DISTRICTS REVIEW BOARD HEARING

TUESDAY, September 23, 2014 at 5:30 P.M.

LAMY ROOM AT THE CONVENTION CENTER

AMENDED

- A. CALL TO ORDER
- B. ROLL CALL
- C. APPROVAL OF AGENDA
- D. APPROVAL OF MINUTES: September 9, 2014
- E. FINDINGS OF FACT & CONCLUSIONS OF LAW

Case #H-13-020. 523 Canyon Road
Case #H-14-080. 729 West Manhattan Ave #5
Case #H-14-078. 851 Camino Ranchitos

Case #H-14-077. 461 Camino de las Animas
Case #H-14-075. 575 West San Francisco St.
Case #H-14-076. 109 North Armijo Lane

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

1. Case #H-14-053. 309 W. San Francisco Street. Downtown & Eastside Historic District. Lloyd & Associates Architects, agent for Heritage Hotels, owner, proposes replace a 5th floor pergola with an approximately 150 square foot addition, to replace sliding glass doors with French doors, to replace a pergola, and to install mechanical equipment with a stuccoed buttress chase on a non-contributing commercial building. (David Rasch).
2. Case #H-14-078. 851 Camino Ranchitos. Downtown & Eastside Historic District. Dolores Vigil of Liaison Planning Services, Inc., agent for Laura Ellis, owner, proposes to construct a coyote fence trash enclosure and a street facing yard wall with pedestrian gate on the north side of the main non-contributing residence. An exception is requested to exceed the maximum allowable height for the street-facing yard wall and fence (Section 15-5.2(D)(9)). (Lisa Roach).
3. Case #H-14-081. 616 (E) East Alameda. Downtown & Eastside Historic District. Philip Alarid, owner, proposes to construct a 2,371 square foot residence on a vacant lot to the maximum allowable height of 14' 5". (Lisa Roach).
4. Case #H-14-083. 208 and 208 ½ Polaco Street. Westside-Guadalupe Historic District. Jennica Kilbride, owner, proposes to remodel an approximately 460 square foot dwelling unit in an approximately 1,196 square foot non-contributing residential duplex. (Lisa Roach).

5. Case #H-14-084. 492 West Water Street. Westside-Guadalupe Historic District. Lorn Tryk Architects, agent for Southwest Regional Council of Carpenters, owners, requests a historic status review of these non-contributing and non-statused commercial buildings. (Lisa Roach).
6. Case #H-14-086. 238 Rodriguez. Downtown & Eastside Historic District. Lorn Tryk Architects, agent for Leslie Larsen, owner, proposes to construct a 2,243 square foot residence on a vacant lot to a height of 13' where the maximum allowable height is 13' 7" and requests a height exception to construct a 6' high yard wall where the maximum allowable yard wall height is 4' 11" (Section 14-5.2(D)(9)). (Lisa Roach).
7. Case #H-14-087. 524 & 525 ½ & 526 Canyon Road. Downtown & Eastside Historic District. Chris Sandoval, agent for Theres Salazar, owner, requests primary elevation designation for this contributing commercial structure. (David Rasch).
8. Case #H-14-085. 628 East Palace Avenue. Downtown & Eastside Historic District. Jenkins Gavin, agent for Nicole Hixon, owner, proposes to construct 558 sq. ft. of additions to replace the pitched roof surface and to perform other modifications on a contributing residential property. An exception is requested to replace the roof surface not in-kind. (Section 14-5.2(D)(6)). (David Rasch).
9. Case #H-14-082. City of Santa Fe Bridges. Downtown & Eastside Historic District. Historic Preservation Division staff requests Historic Districts Review Board approval to bring forward a historic status review of the Grant Avenue Bridge, the Don Gaspar Avenue Bridge, and the Delgado Street Bridge, all non-statused structures. (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.

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HISTORIC DISTRICTS REVIEW BOARD
September 23, 2014

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MINUTES OF THE
CITY OF SANTA FÉ
HISTORIC DISTRICTS REVIEW BOARD

September 23, 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 Lamy Room, Santa Fe Convention Center, Santa Fé, New Mexico.

B. ROLL CALL

Roll Call indicated the presence of a quorum as follows:

MEMBERS PRESENT:

Ms. Sharon Woods, Chair
Mr. Edmund Boniface
Mr. Frank Katz
Mr. William Powell

MEMBERS ABSENT:

Ms. Cecilia Rios, Vice Chair [excused]
Mr. Bonifacio Armijo [excused]
Ms. Christine Mather [excused]

OTHERS PRESENT:

Mr. David Rasch, Historic Planner Supervisor
Mr. Zach Shandler, Asst. City Attorney
Ms. Lisa Roach, Senior Historic Planner
Ms. Lisa Martínez, Land Use Director
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 agenda item #6, #H-14-086 at 238 Rodriguez, was postponed by the applicant.

Mr. Boniface moved to approve the agenda as amended. Mr. Katz seconded the motion and it passed by unanimous voice vote.

D. APPROVAL OF MINUTES: September 9, 2014

Mr. Katz moved to approve the minutes of September 9, 2014 as submitted. Mr. Boniface seconded the motion and it passed by unanimous voice vote.

E. FINDINGS OF FACT & CONCLUSIONS OF LAW

Case #H-13-020. 523 Canyon Road

Case #H-14-075. 575 West San Francisco St.

Case #H-14-076. 109 North Armijo Lane

Case #H-14-078. 851 Camino Ranchitos

Case #H-14-077. 461 Camino de las Animas

Case #H-14-080. 729 West Manhattan Ave #5

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

F. BUSINESS FROM THE FLOOR

Present and sworn was Mr. Alan Watson, 1517 Canyon Road who wanted to comment on the bringing the status review application forward on the Santa Fé bridges. He asked if it was allowed to make his statement at this time about that last case.

Chair Woods suggested that he speak when the case was being heard.

Mr. Watson said he had heard there would be no public testimony during the hearing of that case.

Mr. Rasch clarified that the Board was voting tonight on whether staff should bring forward a public hearing for status of these bridges. Any public testimony allowed tonight would solely be on whether the case should come forward; not about the merit of the status.

Chair Woods understood all the Board would vote on at this meeting whether the Board thought these bridges should be looked at for designation.

Mr. Watson agreed and said he would like to urge the Board to approve the staff recommendation to bring the status review application forward.

There were no other speakers from the public.

G. ACTION ITEMS

1. **Case #H-14-053. 309 W. San Francisco Street.** Downtown & Eastside Historic District. Lloyd & Associates Architects, agent for Heritage Hotels, owner, proposes replace a 5th floor pergola with an approximately 150 square foot addition, to replace sliding glass doors with French doors, to replace a pergola, and to install mechanical equipment with a stuccoed buttress chase on a non-contributing commercial building. (David Rasch).

Mr. Rasch gave the staff report as follows:

BACKGROUND & SUMMARY:

309 West San Francisco Street, known as the Eldorado Hotel, was constructed in 1984-85 in the Spanish-Pueblo Revival style. The building is listed as non-contributing to the Downtown & Eastside Historic District.

On July 8, 2014, the H-Board approved remodeling to enclose the east courtyard.

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

1. An existing fifth floor pergola near the northeast corner of the building will be removed and the area will be infilled with approximately 150 square feet of heated space that will match the existing adjacent parapet height. Paired multi-divided-lite French doors will be installed on the north and east elevations.
2. Although the proposal letter does not itemize additional remodeling in this fifth floor area, the drawings submitted indicate that the existing sliding glass doors will be removed and replaced with multi-divided-lite paired French doors in three locations on the north elevation and two locations on the east elevation. In addition, the existing 407 square foot pergola on the east elevation will be removed and replaced with a similar pergola that expands the footprint to 649 square feet at the

same height.

3. Three large condensers will be placed on the north end of the roof in a location that will not be publicly-visible for the applicable streetscape.
4. A mechanical chase will be constructed in a stuccoed buttress on the south elevation near the infilled east courtyard that matches other buttresses in this area.

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 the Staff

Chair Woods didn't understand the staff report statement that it was not visible from the applicable streetscape and asked if the unit was publicly visible or not.

Mr. Rasch explained that the practice was of applicable streetscape. The public visibility was measured as up to 600' from midpoint on all street frontage. As an example, a house on Canyon Road being visible from Cerro Gordo is not applicable [being beyond 600'.]

Applicant's Presentation

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

Questions to the Applicant

Mr. Boniface asked how much taller the parapet is than the top of the A/C unit.

Mr. Lloyd said the A/C is taller than the parapet but it won't be seen from the applicable streetscape. He showed some pictures taken today of the roof. He referred to the site plan that showed equipment and gave the dimensions. He added that Mr. Rasch stood on points in the applicable streetscape and while Mr. Lloyd moved the pole away from the edge of the roof until it was no longer seen. That determined where they would place the rooftop units.

Mr. Rasch said he was standing by the parking garage on San Francisco.

Mr. Lloyd explained that from further away than that, existing buildings on San Francisco Street would obscure the unit from view.

Chair Woods asked if the chimney was housing the vents.

Mr. Lloyd said they would bring the condenser pipes down and through the parapet. So you wouldn't see it.

Public Comment

There were no speakers from the public regarding this case.

Action of the Board

Mr. Boniface moved to approve Case #H-14-053 at 309 W. San Francisco Street as presented. Mr. Katz seconded the motion and it passed by unanimous voice vote.

2. **Case #H-14-078. 851 Camino Ranchitos.** Downtown & Eastside Historic District. Dolores Vigil of Liaison Planning Services, Inc., agent for Laura Ellis, owner, proposes to construct a coyote fence trash enclosure and a street facing yard wall with pedestrian gate on the north side of the main non-contributing residence. An exception is requested to exceed the maximum allowable height for the street-facing yard wall and fence (Section 15-5.2(D)(9)). (Lisa Roach).

Ms. Roach gave the staff report as follows:

BACKGROUND & SUMMARY:

851 Camino Ranchitos is a 1,865 square foot existing residence constructed in a blended Spanish-Pueblo Revival and Territorial Revival Style in 2007. The building features wall-dominated massing with tapered parapets finished in cementitious "Buckskin" stucco. True divided lite windows and doors are painted "Poplar White" and include wooden surrounds and shutters on the windows under the front (West) portal and transoms over the south windows. The portal features square painted wooden posts and a "tan" standing seam metal shed room over exposed rafters.

On September 9, 2014, the applicant proposed to construct a 6' high stuccoed cmu yardwall with gate and 5' high coyote fence trash enclosure on the West elevation of the existing main residence. Because the drawings submitted did not accurately reflect the lot topography, the request was continued to the September 23, 2014 hearing of the Historic Districts Review Board.

Now, the applicant has presented revised drawings which accurately depict the existing grade at the street frontage, and which show the proposed yard wall stepping down 8" as required by the "Wall and Fence Guidelines for Santa Fe Historic Districts." A lighting sconce is also depicted on the pilaster to the north of the pedestrian gate, and the lighting design is included in the submittal. An exception is requested to exceed the maximum allowable height for a yard wall or fence at the street frontage is 58", and the relevant code citation and exception criteria responses may be found below.

RELEVANT CODE CITATION:

Section 14-5.2(D)(9)(c)(ii)(C): Yard walls and fences shall be limited to a height that does not exceed the average of the height of the other yard walls and fences in the streetscape.

EXCEPTION TO EXCEED THE MAXIMUM ALLOWABLE WALL HEIGHT

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

The construction of the 6' yard wall will not damage the character of the streetscape. The predominant height of yard walls and coyote fences along Camino Ranchitos and El Caminito are higher or equal to the proposed 6'.

Staff Response: Staff does not agree with this response.

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

The applicant requests an approval for the proposed 6' yard wall height for safety reasons. The bedroom is located at the front of the home and can be seen by pedestrians and is vulnerable to oncoming traffic from the El Caminito cul-du-sac. The applicant asserts that the proposed 6' height would provide safety, privacy and noise remediation.

Staff Response: Staff does not agree with this response.

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

The request to allow for an increase in yard wall height is the minimum variance that will make reasonable use of the property. The applicant will adhere to all other development requirements. There is no request for a greater variance and no additional variances are requested allowing for residents to continue to reside within the historic district.

Staff Response: Staff does not agree with this response.

- (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 lot is unique in character, having a drainage easement and slopes over 30% minimizing buildable area. Thus, the home was constructed within the minimum allowable front yard setback along Camino Ranchitos and at the same elevation as the street minimizing safety and privacy for the homeowner. Homes within the area are either setback or constructed above street elevation with yard walls and coyote fences.

Staff Response: Staff agrees with this response.

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

The current owner recently purchased the property and was advised by previous owner and designer Doug Atwill to construct a 6' yard wall for safety purposes. The house is at the minimum setback of 7' from the front property line and is approximately 14' high. The maximum allowable yard wall height of 4'-6" would not serve this purpose to the full extent.

Staff Response: Staff does not agree with this response.

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

This exception is in harmony with the purpose and intent of the City's Land Development ordinances. The City's Historic District by its express provisions states "that one of its objectives is to seek to promote the economic, cultural, and general welfare of the people of the city and to ensure the harmonious, orderly and efficient growth and development of the city, it is deemed essential by the governing body that the qualities relating to the history of Santa Fe, and a harmonious outward appearance, which preserve property values and attract tourists and residents alike, be preserved". Clearly, approval of this request would recognize the economic conditions available to property owners and is in harmony with the declared intent of the ordinance. Moreover, the request will not be injurious or detrimental to the neighborhood. The 6' high yard wall is in keeping with the intent of Historic District standards.

Staff Response: Staff does not agree with this response.

STAFF RECOMMENDATION:

Staff finds that the criteria for a height exception have not been met but otherwise recommends approval of this application as it complies with Section 14-5.2(E) Downtown and Eastside Historic District and the Wall and Fence Guidelines for Santa Fe Historic Districts [adopted on August 24, 1999].

Questions to the Staff

There were no questions to staff.

Applicant's Presentation

Present and sworn was Ms. Dolores Vigil, P. O. Box 1835, Santa Fe, who said they submitted a new drawing to clarify the gate opening. It showed that they would match the existing gate at 45".

Questions to the Applicant

Chair Woods said the top of the wall meets the center of the window mullion and assumed that was her intent. But when the Board went out and saw the string, it was another bay up on the windows. It blocked out much more of the façade than was shown on this drawing. So what is here and what is in the field don't match. She thought there was a discrepancy.

Ms. Vigil said the designer was not present but applicant was. What is shown on the drawing is what we propose and will build.

Public Comment

There were no speakers from the public regarding this case.

Chair Woods commented that at no point will the wall exceed the maximum height of six feet from existing or proposed grade, whichever is more restrictive, and it will be what has been presented in the elevation and does not exceed the middle mullion on the windows.

Action of the Board

Mr. Katz found that criteria for the height exception have been met and that the minimal easing of the restriction will provide for the privacy needs of the owner and approval of Case #H-14-078 at 851 Camino Ranchitos with the condition that the height of the wall will match the submitted drawing and is even with the middle of the window. Mr. Boniface seconded the motion.

Chair Woods asked for a friendly amendment that at no point will the wall exceed six feet from the more restrictive grade and approve the new request on the gate (at 45"). Mr. Katz agreed it was friendly and the motion passed by unanimous voice vote.

3. **Case #H-14-081. 616 (E) East Alameda. Downtown & Eastside Historic District.** Philip Alarid, owner, proposes to construct a 2,371 square foot residence on a vacant lot to the maximum allowable height of 14' 5". (Lisa Roach).

Ms. Roach gave the staff report as follows:

BACKGROUND & SUMMARY:

616 E East Alameda is a 5,969 square foot vacant lot located on a private drive approximately 330 feet south of East Alameda south of the Santa Fe River in the Downtown and Eastside Historic District.

The applicant proposes to construct a 2,371 square foot single-family residence to the maximum allowable height of 14' 5". The home is designed in the Pueblo-Revival Style, featuring the following:

- (vii) Rounded parapets and four massing heights;
- (viii) Exposed stained wood lintels over aluminum clad divided lite Pella windows in "Stormy Blue;"
- (ix) Board and batten shutters flanking small windows on the front (North) elevation and left (East) elevation, painted blue to match the window cladding;
- (x) Stained wood posts, projecting beams, and corbels on two portals; and
- (xi) A stained wood garage door with large iron hinges and nail-head accents.

Two elements are unclear from the drawings. First, although the front (north) elevation indicates a series of projecting beams, they are not shown as projecting on the floorplan. Likewise, the right (West) elevation depicts projecting latillas over the garage header; however, these are not indicated as projecting on the floorplan. Clarification on these design elements is needed.

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 and Eastside Historic District.

Questions to the Staff

There were no questions to the staff.

Applicant's Presentation

Present and sworn was Mr. Philip Alarid, 3217 Rinconada Circle, who had nothing to add to the staff report.

Questions to the Applicant

Mr. Boniface asked how far out the latillas projected out above the garage door.

Mr. Alarid said they were approximately 2" past the beam. He brought a photo of what was there before and shared it with the Board.

Mr. Boniface said they saw it on the site visit.

Mr. Boniface said the applicant showed 11 square beams on the north or front elevation and asked to describe them.

Mr. Alarid said they were 8x10 beams protruding out one foot and they would be concrete vigas offered by a new company in Santa Fé. He wanted to see if something like that would be applicable for this house if they looked realistic because they would never wear out.

Chair Woods noted the Board had not had any of those requested before.

Mr. Boniface understood they are not part of the inside but just put on the outside.

Mr. Alarid agreed.

Mr. Rasch recalled that the company presented their product last year. They are cast from real wood and are concrete viga tails. They are actually a cast in as a wood beam but haven't seen them in person.

Mr. Boniface asked if he would have any mechanical equipment on the rooftop or skylights.

Mr. Alarid said there be no mechanical equipment on the roof but on the front elevation, to the right of the entry way, it has a metal chase up and over the parapet for the living room area. It will be completely enclosed but the duct work would run in the truss work and take a turn to the right.

Chair Woods asked for how long he was carrying that parapet back along the roof.

Mr. Alarid said it would be only 4' there. He pointed it out on the floor plan where it went from hallway to living room.

Chair Woods asked if there would be any exterior lighting.

Ms. Roach said staff had no lighting plan.

Mr. Alarid said the lights would be Mexican tin sconces with downward lighting similar to the adjacent house.

Public Comment

Present and sworn was Ms. Carrie Benson, 618 E east Alameda, who said she noticed there were no canales and it looked like there were two skylights in the drawing.

She asked about the gate that was put on the Lucent House was not in the original drawings and it looked like something out of a cowboy bar scene or a shift thing. She wanted to make sure these gates are in compliance with the historic district standards. She explained she was talking about the gate on the house that was just built.

The other question she had was about the turnaround for emergency vehicles. It looks like it will hit the garage. She didn't know if the Fire Marshal reviewed these plans or not.

Chair Woods explained that the Fire Marshal reviewed the plans afterward.

Ms. Benson also want to know the colors of the windows and the shutters.

Mr. Alarid responded that the circle referred to is a recessed dome in the ceiling. The blue color is identical to the previous house and used all over town. It is the only blue that Pella makes. The gate is a small side gate approximately 30" wide by 36" tall made of wood with ornamental iron that were on the previous house and not part of this case.

Chair Woods said he would need to bring that gate design back to the Board.

Ms. Roach noticed on the floor plan a new coyote fence on the north lot line and didn't get a typical elevation for it.

Mr. Alarid said the fence would be six feet high that would match the adjacent coyote fence which was at the same height. It was in the condo complex behind this property.

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

Action of the Board

Chair Woods summarized the issues - no visible rooftop, light fixtures, no elevation showing coyote fence, and gate design.

Mr. Boniface moved to approve Case #H-14-081 at 616 (E) East Alameda with conditions:

- 1. That there be no visible rooftop equipment,**
- 2. That there be no visible skylights,**
- 3. That the color of windows be Pella Stormy Blue,**
- 4. That light fixtures on the exterior be brought to staff for review and approval,**
- 5. That the new coyote fence on the north elevation have variable heights of individual latillas, (more than two), none of which shall exceed six feet, and**
- 6. That the choice of square beams of concrete or wood be brought to staff for approval.**

Mr. Katz seconded the motion but thought the concrete beams should come back to the Board. Mr. Boniface accepted the amendment as friendly.

Chair Woods explained that the concrete beams were not approved until the Board sees them.

The motion passed by unanimous voice vote.

4. **Case #H-14-083. 208 and 208 ½ Polaco Street.** Westside-Guadalupe Historic District. Jennica Kilbride, owner, proposes to remodel an approximately 460 square foot dwelling unit in an approximately 1,196 square foot non-contributing residential duplex. (Lisa Roach).

Ms. Roach gave the staff report as follows:

BACKGROUND & SUMMARY:

208 and 208 ½ Polaco Street is an approximately 1,196 square foot residential duplex that was constructed in a vernacular manner by 1948. On April 8, 2014, the Historic Districts Review Board downgraded the building's historic status to Non-Contributing to the Westside-Guadalupe Historic District, due to substantial non-historic alterations.

Now, the new owner proposes to remodel 208 ½ Polaco Street, a 460 square foot dwelling unit in the Non-Contributing duplex with the following items:

- (xii) Replace an existing 4' x 3' non-historic window on the west elevation with a 4' x 3' fixed, tempered glass window, due to fire code requirements;
- (xiii) Remove and fill in a 4' x 3' non-historic window on the west elevation;
- (xiv) Replace an existing 3' x 2' non-historic window on the south elevation with a one by one vinyl sliding window by Pella in "Almond" and raise it up 4 inches;
- (xv) Replace a non-operable door on the east elevation with a 4' x 3' one by one vinyl sliding window by Pella in "Almond";
- (xvi) Replace an existing non-historic door on the south elevation with a 9-lite wood door painted blue;
- (xvii) Replace a 2' x 1'9" non-historic bathroom window on the south elevation with a 2' x 2' one by one opaque glass vinyl sliding window by Pella in "Almond" and move it 5" to the left;
- (xviii) Replace an existing non-historic wood and glass utility room door on the east elevation with a metal door painted blue;
- (xix) Although not identified in the itemized proposal letter, install two 36" x 20" skylights as indicated on the floorplan; and
- (xx) Add 2" foam insulation and re-stucco the entire house (both 208 and 208 ½) in El Rey "Adobe" cementitious stucco.

STAFF RECOMMENDATION:

Staff recommends approval of this application which complies with Section 14-5.2(D)(9) General Design Standards, Height, Pitch, Scale and Massing and (I) Westside-Guadalupe Historic District, with the recommended condition that the skylights shall not be publicly visible.

She provided a handout of the skylight detail, [attached as an exhibit].

Questions to the Staff

Chair Woods asked about the skylights - since they were not low profile, if they would be publicly visible since there were no parapets on this house.

Ms. Roach said they might be visible from the applicable streetscape.

Applicant's Presentation

Present and sworn was Ms. Jennica Kilbride, 9 Azul Drive, who said they did put up some skylights that could not be seen from the street.

Questions to the Applicant

Mr. Katz asked if the skylights were the same size

Ms. Kilbride agreed.

Chair Woods asked if she would consider casement windows instead of sliding windows because sliding windows are not compatible with historic district requirements. She described a casement window for the applicant.

Ms. Kilbride agreed.

Mr. Boniface asked Ms. Roach about the 4' by 3' fixed window with respect to the 30" rule.

Ms. Roach explained that the 30" rule was not included in the standards for the Westside-Guadalupe District.

Mr. Rasch said it could be required for a statused building in any district but this is a non-contributing building.

Mr. Boniface understood.

Public Comment

Present and sworn was Ms. Barbara Yaffee, 209 Polaco Street, who said, as a neighbor, we are very happy for this renovation and support it.

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

Action of the Board

Chair Woods reviewed the issues of visibility and casement.

Mr. Katz moved to approve Case #H-14-083 at 208 and 208 ½ Polaco Street as recommended by staff with two conditions:

- 1. That the skylights not be publicly visible and**
- 2. That the windows not be sliders but casement or double hung.**

Mr. Boniface seconded the motion and asked that the first condition say also no visible rooftop equipment. Mr. Katz accepted the amendment as friendly and the motion passed by unanimous voice vote.

- 5. Case #H-14-084. 492 West Water Street.** Westside-Guadalupe Historic District. Lorn Tryk Architects, agent for Southwest Regional Council of Carpenters, owners, requests a historic status review of these non-contributing and non-statused commercial buildings. (Lisa Roach).

Ms. Roach gave the staff report as follows:

BACKGROUND & SUMMARY:

492 West Water Street is composed of the former Carpenters and Joiners Union Local No. 1353 Hall (known as the "Carpenters Hall") located at the southeast corner of the lot at the West Water Street frontage and an associated structure at the northern lot line. The former Carpenters Hall is currently listed as Non-Contributing to the Westside-Guadalupe Historic District, and the garage structure is currently non-statused. The applicant has requested an historic status review of both structures.

The former Carpenters Hall was constructed in approximately 1949-1950 of structural clay tile in predominantly Spanish-Pueblo Revival Style. The long, linear building was originally characterized by a long rectilinear southern façade and a second story mass above the central portion. A portal was added to this street-facing façade in approximately 1991, at which time the historic multi-lite windows on the street-facing and east and west façades were also replaced with new units and street-facing and second story windows were ornamented with Territorial Revival pediments. All windows are presently covered with heavy decorative steel grilles. Interspersed between the street facing windows are non-historic doors leading to individual offices and a set of double doors leading to the union hall. Toward the northeast corner of the building is a non-historic square-plan frame addition constructed in 1991, including a room and bath

referred to as the "casita." The building was historically known as the "Carpenters Hall" and was occupied by several trade unions, most notably the United Brotherhood of Carpenters (UBC), until fall of 2010 when the UBC consolidated and dissolved the Santa Fe local chapter. After this time, the building was converted into individual lease units and occupied by several commercial businesses, the last of which vacated the building in summer of 2014.

The garage at 492 West Water Street was also constructed in approximately 1949-1950 of structural clay tile in a roughly square plan. The vernacular building has a flat roof with built up parapets on the east and west elevations and a small overhang with metal gutters on the roof edge of the south elevation. A pair of sliding blue painted wood doors provide a 20' wide opening to the south. The doors are constructed of 7 1/4" vertical boards that have been "Z-braced" and display minimal hardware aside from two carved wood handles. The garage has had minimal alterations aside from the demolition in 1975 of an L-shaped "barn" structure that was originally attached at the southeast corner and wrapped along the north and east lot lines of the property.

STAFF RECOMMENDATION:

Staff recommends retaining the Non-Contributing historic status of the former "Carpenters Hall" building due to substantial non-historic alterations but recommends designating the garage structure as Contributing due to retention of its historic integrity, in compliance with Section 14-5.2(C) Regulation of Contributing Structures. Staff recommends that the Board designate the South façade as primary on the garage structure.

Questions to the Staff

There were no questions to Staff.

Applicant's Presentation

Present and sworn was Mr. Lorn Tryk, 206 McKenzie, who said he was aware that recently, the Board had cases where the current HCPI was inadequate. In this case, he was asked to have a new one because it didn't adequately tell what had changed. So he had John Murphy do one.

Mr. Tryk handed out aerials from 1966 [attached as an exhibit.] He noted in the photo the U-shaped building could be seen. What was hard to see was that at the end of Water Street was a large façade that was the DeFouri Street façade of this complex and it got removed. So they were faced not just with a building with changes in massing, fenestration and materials but the garage as a remnant.

He would like the Board to consider that loss of context of the garage. That building does not have visibility. One might think the tail end of Water Street was part of a street to Alpine Lumber but it was not. It was part of this property. So he questioned that this contributes to the district.

Questions to the Applicant

Mr. Powell asked if he could show what was not there now - what is missing in the photo.

Mr. Tryk said he crossed out the entire north and east part and since then they built a new east part now referred to as the casita - and the eastern parts which are store rooms. He pointed out the modern casita and store rooms which are now part of the streetscape.

Public Comment

There were no speakers from the public regarding this case.

Action of the Board

Mr. Boniface moved in Case #H-14-084 at 492 West Water Street, to retain the non-contributing status of the former carpenter's hall due to changes; and to retain the contributing state of the garage building. Mr. Katz seconded the motion and it passed by unanimous voice vote.

Ms. Roach said the response to loss of context was also mentioned in the HCPI. However, although the Secretary of the Interior refers to context, the City code does not.

Chair Woods observed that contributing status does imply context.

Ms. Roach read the definition of Non-contributing and of Contributing and pointed out that the definition refers to integrity, not context.

6. **Case #H-14-086. 238 Rodriguez.** Downtown & Eastside Historic District. Lorn Tryk Architects, agent for Leslie Larsen, owner, proposes to construct a 2,243 square foot residence on a vacant lot to a height of 13' where the maximum allowable height is 13' 7" and requests a height exception to construct a 6' high yard wall where the maximum allowable yard wall height is 4' 11" (Section 14-5.2(D)(9)). (Lisa Roach).

This case was postponed by the applicant and the City.

7. **Case #H-14-087. 524 & 525½ & 526 Canyon Road.** Downtown & Eastside Historic District. Chris Sandoval, agent for Theresa Salazar, owner, requests primary elevation designation for this contributing commercial structure. (David Rasch).

The Applecart for this case was not present.

Mr. Katz moved to table Case #H-14-087 to the end of the agenda. Mr. Boniface seconded the

motion and it passed by unanimous voice vote.

8. **Case #H-14-085. 628 East Palace Avenue.** Downtown & Eastside Historic District. Jenkins Gavin, agent for Nicole Hixon, owner, proposes to construct 558 sq. ft. of additions to replace the pitched roof surface and to perform other modifications on a contributing residential property. An exception is requested to replace the roof surface not in-kind. (Section 14-5.2(D)(6)). (David Rasch).

Mr. Rasch gave the staff report as follows:

BACKGROUND & SUMMARY:

628 East Palace Avenue is a single-family residence that was constructed by 1928 in the Bungalow style. Additions were constructed at the rear of the building in the late 20th century. At an unknown date the garage was converted to living space. The building is listed as contributing to the Downtown & Eastside Historic District and the street-facing, north elevation and the east elevation in front of the converted garage may be considered as primary.

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

1. Additions of 558 square feet will be constructed on the south (rear) and west elevations. The additions will be lower than adjacent heights and to match character that exists and as requested in this application.
2. Three patios will be installed on the rear and west elevations.
3. The garage door will be replaced.
4. The asphalt roof shingles will be removed and replaced with metal shingles. An exception is requested to replace the roof finish not in-kind (Section 14-5.2(D)(6)) and the required exception responses are at the end of this report.
5. The front river rock yard wall will be increased in height from 2' to 3' and a steel vehicular gate will be installed.

EXCEPTION TO REPLACE ROOF FINISH NOT IN-KIND 14-5.2(D)(6) Roofs

The existing roof styles and materials shall be maintained or replaced in kind if necessary. The addition of dormers or other roof features should only be considered when they are an existing or historical feature of the structure.

(I) Do not damage the character of the district

The proposed metal shingle roof is similar to those seen throughout the historic downtown and surrounding neighborhood; therefore, they will not damage the character of the district (see attached photos). In addition to metal shingle roofs, there are many examples of

other types of metal roofs, including standing seam and corrugated metal.

Staff response: Staff agrees with this statement.

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

Asphalt shingles are difficult to maintain and require regular replacement. Metal shingle roofs provide greater longevity and ease of maintenance, and are also more attractive.

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

Improving property with higher quality materials to better maintain historic dwellings is critical to preserving the quality and character of the Historic Districts.

Staff response: Staff agrees with this statement.

STAFF RECOMMENDATION:

Staff recommends that the Board designate the north elevation of the residence and the east elevation of the residence to the converted garage, recommends that the Board approve the exception request to replace the roof finish not in-kind, and recommends approval of this application which complies with Section 14-5.2(C) Regulation of Contributing Structures, (D) General Design Standards, and (E) Downtown & Eastside Historic District.

Mr. Rasch said staff tried to look into non-recessed vehicle gates. He wasn't able to talk with the traffic engineer. The gate is taller than the wall but can be seen through.

Questions to the Staff

There were no questions to Staff.

Applicant's Presentation

Present and sworn was Ms. Colleen Gavin, 130 Grant Avenue, who said she did have an initial

conversation with John Romero and was told that the 3 foot height was the maximum height but the gate is a steel open gate design with a sliding mechanism and is at 4' in height. She agreed with staff recommendations.

Questions to the Applicant

Mr. Katz said the Board's concern was with people coming to the driveway and sitting in traffic while waiting for it to be opened. He asked Ms. Gavin if she talked with Mr. Romero about that.

Ms. Gavin said she did not. The turn is a tight turn and the speed limit is 25 mph. Most of the gates tend to be on the property line. Mr. Romero was satisfied with the gate configuration.

Chair Woods said the Board looked for gates on the property line and might have seen only one but the rest were all recessed. That was what the Board saw today on the site visit and that doesn't match Ms. Gavin's statement.

Ms. Gavin said the property across the street has its gate on the property line so we were looking only around that vicinity.

Mr. Boniface noted that in the application, it said the gate color is Statutory Bronze.

Ms. Gavin said it is brown.

Mr. Boniface said the garage door didn't show any windows but on page 26 the applicant circled a window on it.

Ms. Gavin explained that after the application was submitted, her client decided to add a window to the door and that drawing was submitted last week.

Mr. Rasch agreed it was timely but didn't make it into the packet.

Mr. Powell said both drawings were here.

Mr. Boniface asked which of the two shingles they were using/

Ms. Gavin said they would be using the copper shingle (designated as Y).

Mr. Boniface asked if there would be skylights or rooftop equipment.

Ms. Gavin said there would be none.

Mr. Katz asked if the wall was now going to look like the two foot wall it once was.

Ms. Gavin said that wall has been patched numerous times so they will make it look like a regular stone wall.

Chair Woods asked if they were taking out windows.

Ms. Gavin agreed.

Chair Woods asked if rather than putting in new windows, they might consider moving and reusing the historic windows.

Ms. Gavin said they would be happy to reuse the casement windows.

Chair Woods was concerned about the gate. She didn't think it would work on Palace from the streetscape standpoint on placement of the gate. It is a beautiful historic building.

Public Comment

There were no speakers from the public regarding this case.

Action of the Board

Mr. Katz moved to approve Case #H-14-085 at 628 East Palace Avenue, designating the north and east façades of the garage as primary, with the conditions:

- 1. That the historic casement windows be reused,**
- 2. There were be no rooftop appurtenances;**
- 3. That there be no driveway gate.**

And that the criteria for the exception were met.

Mr. Boniface seconded the motion.

Chair Woods asked if he had a condition regarding the rock wall.

Mr. Katz agreed:

- 4. That the rock wall look like it was as at the time of construction. Mr. Boniface agreed and the**

motion passed by unanimous voice vote.

9. **Case #H-14-082. City of Santa Fe Bridges.** Downtown & Eastside Historic District. Historic Preservation Division staff requests Historic Districts Review Board approval to bring forward a historic status review of the Grant Avenue Bridge, the Don Gaspar Avenue Bridge, and the Delgado Street Bridge, all non-statused structures. (David Rasch).

Mr. Rasch said the Land Use Director wanted a formal action. So if the Board wanted public comment, it should only be on whether the Board should consider it for review.

Mr. Rasch gave the staff report as follows:

BACKGROUND & SUMMARY:

Historic Preservation Division staff is in receipt of Historic Cultural Properties Inventories for three downtown bridges: Grant Avenue; Don Gaspar Avenue; and Delgado Street. These are located within the Downtown & Eastside Historic District and they presently have no historic status designation.

STAFF RECOMMENDATION:

Staff requests formal direction from the Board regarding an intention to perform historic status reviews of the three bridges in question.

Questions to the Staff

There were no questions to the Staff.

Public Comment

Present and sworn was Mr. John Eddy, 227 East Palace Suite D, who asked the Board to please bring the review forward so the bridges can be considered for historic status.

Mr. Katz asked if Mr. Rasch wanted to do that. Mr. Rasch agreed.

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

Action of the Board

Mr. Katz moved to postpone Case #H-14-082, City of Santa Fe Bridges to the next HDRB meeting for consideration. Mr. Boniface seconded the motion and it passed by unanimous voice vote.

Mr. Katz moved to postpone Case #H-14-087 at 524 & 525½ & 526 Canyon Road to the next meeting. Mr. Boniface seconded the motion and it passed by unanimous voice vote.

H. COMMUNICATIONS

Chair Woods welcomed the new Land Use Director, Ms. Lisa Martínez.

Mr. Shandler announced that the appeal was dismissed tonight by Council.


I. MATTERS FROM THE BOARD

There were no matters from the Board.

J. ADJOURNMENT

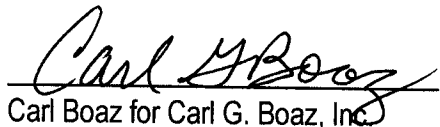
The meeting was adjourned at 6:45 p.m.

Approved by:

A handwritten signature in black ink, appearing to read 'Sharon Woods', written over a horizontal line.

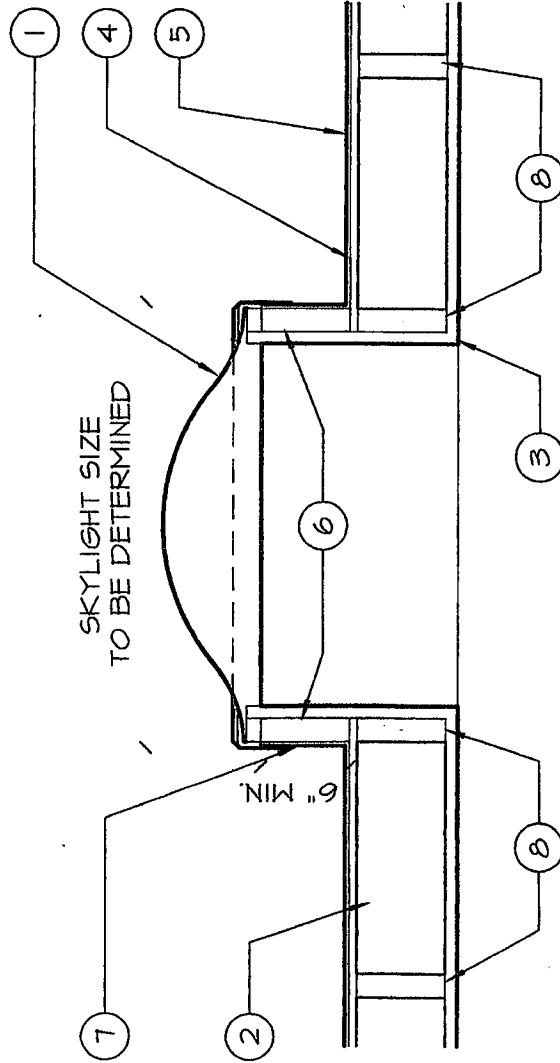
Sharon Woods, Chair

Submitted by:

A handwritten signature in black ink, appearing to read 'Carl Boaz', written over a horizontal line.
Carl Boaz for Carl G. Boaz, Inc.

KEYED NOTES

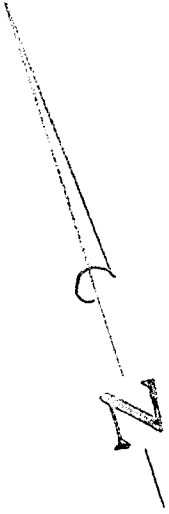
1. NEW SKYLIGHT.
2. NEW INSULATION BETWEEN EXISTING ROOF JOISTS.
3. INTERIOR FINISH.
4. NEW 7/16" OSB SHEATHING.
5. NEW MODIFIED BITUMEN ROOF.
6. NEW 2X CURB FOR SKYLIGHT. CURBS TO BE PLACED OVER EXISTING ROOF JOISTS.
7. MODIFIED BITUMEN ROOF TO EXTEND UP SKYLIGHT CURB FOR PROPER FLASHING.
8. EXISTING ROOF JOISTS 16" O.C.



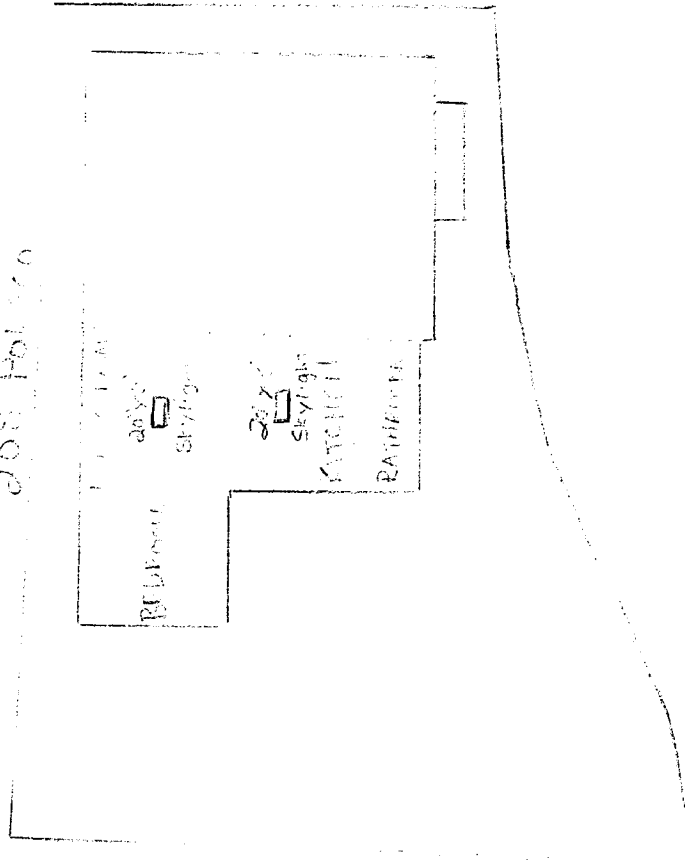
208 POLACO ST.
8/16/14

SCALE: 1" = 1'-0"

Proposed



208 Polson



Skylights will NOT
be visible from street



NMDOT Aerial Photo

05/02/10

Full sized copy available in the Clerk's office.