



# Agenda

CITY CLERK'S OFFICE

DATE 3/4/15

TIME 11:42am

SERVED BY *M. Culley*

RECEIVED BY *Alicia Martinez*

## HISTORIC DISTRICTS REVIEW BOARD FIELD TRIP

TUESDAY, March 10, 2015 at 12:00 NOON

HISTORIC PRESERVATION DIVISION, 2<sup>nd</sup> FLOOR CITY HALL

## HISTORIC DISTRICTS REVIEW BOARD HEARING

TUESDAY, March 10, 2015 at 5:30 P.M.

CITY COUNCIL CHAMBERS

\*\*\*AMENDED\*\*\*

- A. CALL TO ORDER
- B. ROLL CALL
- C. APPROVAL OF AGENDA
- D. APPROVAL OF MINUTES: February 12, 2015 and February 24, 2015
- E. FINDINGS OF FACT & CONCLUSIONS OF LAW

Case #H-05-172X. 535 East Alameda Street Unit C (5).

Case #H-13-064. 127 Quintana Street.

Case #H-15-010. 660 Garcia Street.

Case #H-15-018B. 1226 B Cerro Gordo Road.

Case #H-15-021. 645 ½ Palace Avenue.

Case H-14-032. 927 and 929 Canyon Road.

Case #H-13-006. 535 East Alameda Street Unit D (6).

Case #H-14-071. 1400 Canyon Road.

Case #H-15-018A. 1226 B Cerro Gordo Road.

Case #H-15-020. 1290 Lejano Lane.

Case #H-11-105. 237 and 239 East DeVargas Street

F. BUSINESS FROM THE FLOOR

G. ACTION ITEMS

1. Case #H-13-002. 318 Delgado Street. Downtown & Eastside Historic District. Jenkins Gavin Design and Development, agent for Donald and Carole Brown, owners, proposes to construct a 304 square foot addition on a non-contributing accessory structure, install a vehicle gate, and perform other minor modifications on the property. (David Rasch).
2. Case #H-14-089. 106 Victoria Street. Downtown & Eastside Historic District. Rose Ortiz, agent/owner proposes to construct additions, to raise parapets, to replace windows and doors, and to construct a 5'-high yardwall at a non-contributing residence. An exception is requested to exceed the maximum allowable building height of 15'-10" (Section 14-5.2(D)(9)). (Lisa Roach).
3. Case #H-15-019A. 1500 & 1510 Canyon Road. Downtown & Eastside Historic District. Michael Hurlocker, agent for Zoila Rivera et al, owners, requests a historic status review of a streetscape stone retaining wall on a significant property. (David Rasch).
4. Case #H-15-019B. 1500 & 1510 Canyon Road. Downtown & Eastside Historic District. Michael Hurlocker, agent for Zoila Rivera et al, owners, proposes to alter a streetscape stone retaining wall to meet traffic safety standards. (David Rasch).
5. Case #H-15-022. 615 Acequia Madre. Downtown & Eastside Historic District. Martinez Architecture Studio, agent for Albert and Robin Perez, owners, requests designation of primary façades and proposes to replace windows and doors, to construct additions, and to reconstruct a historic portal on a contributing residence. (Lisa Roach).



# Agenda

CITY CLERK'S OFFICE

2/19/15 TIME 2:40pm

BY *M. Culley*  
*A. Garcia*

## HISTORIC DISTRICTS REVIEW BOARD FIELD TRIP

TUESDAY, March 10, 2015 at 12:00 NOON

HISTORIC PRESERVATION DIVISION, 2<sup>nd</sup> FLOOR CITY HALL

## HISTORIC DISTRICTS REVIEW BOARD HEARING

TUESDAY, March 10, 2015 at 5:30 P.M.

## CITY COUNCIL CHAMBERS

- A. CALL TO ORDER
- B. ROLL CALL
- C. APPROVAL OF AGENDA
- D. APPROVAL OF MINUTES: February 24, 2015
- E. FINDINGS OF FACT & CONCLUSIONS OF LAW

Case #H-05-172A. 535 East Alameda Street Unit C (5).  
Case #H-13-006. 535 East Alameda Street Unit D (6).  
Case #H-13-064. 127 Quintana Street.  
Case #H-05-172B. 535 East Alameda Street Unit B (3&4).  
Case #H-15-010. 660 Garcia Street.  
Case #H-15-018B. 1226 B Cerro Gordo Road.  
Case #H-15-019B. 1500 Canyon Road.  
Case #H-15-021. 645 ½ Palace Avenue.

Case #H-07-102. 535 East Alameda Street Unit E (7).  
Case #H-05-061. 535 East Alameda Street Unit A (1&2).  
Case #H-15-013. 1041 Camino San Acacio.  
Case #H-14-071. 1400 Canyon Road.  
Case #H-15-018A. 1226 B Cerro Gordo Road.  
Case #H-15-019A. 1500 Canyon Road.  
Case #H-15-020. 1290 Lejano Lane.

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

1. Case #H-15-019A. 1500 Canyon Road. Downtown & Eastside Historic District. Michael Hurlocker, agent for Zoila Rivera et al, owners, requests a historic status review of a streetscape stone retaining wall on a significant property. (David Rasch).
2. Case #H-15-019B. 1500 Canyon Road. Downtown & Eastside Historic District. Michael Hurlocker, agent for Zoila Rivera et al, owners, proposes to alter a streetscape stone retaining wall to meet traffic safety standards. (David Rasch).
3. Case #H-15-013. 1041 Camino San Acacio. Downtown & Eastside Historic District. Pablo Trujillo, agent for Rudy Gallegos, owner, proposes to demolish a non-contributing accessory structure. (Lisa Roach).
4. Case #H-13-002. 318 Delgado Street. Downtown & Eastside Historic District. Jenkins Gavin Design and Development, agent for Donald and Carole Brown, owners, proposes to construct a 304 square foot addition on a non-contributing accessory structure, install a vehicle gate, and perform other minor modifications on the property. (David Rasch).
5. Case #H-14-089. 106 Victoria Street. Downtown & Eastside Historic District. Rose Ortiz, agent/owner proposes to construct additions, to raise parapets, to replace windows and doors, and to construct a 5'-high yardwall at a non-contributing residence. An exception is requested to exceed the maximum allowable building height of 15'-10" (Section 14-5.2(D)(9)). (Lisa Roach).

6. Case #H-15-023. 465 Camino de las Animas. Downtown & Eastside Historic District. Kate Leriche, AIA, agent for Joan Macfarlane, owner, proposes to construct a garage addition, to upgrade roof-mounted HVAC equipment, and to construct a new driveway and vehicle entry at a contributing residence. (Lisa Roach).
7. Case #H-15-024A. 558 San Antonio Street. Downtown & Eastside Historic District. Dale Zinn, agent for Zahra Farman Farmainian, owner, requests a historic status review of two non-statused auxiliary structures. (Lisa Roach).
8. Case #H-15-024B. 558 San Antonio Street. Downtown & Eastside Historic District. Dale Zinn, agent for Zahra Farman Farmainian, owner, proposes to demolish a non-contributing carport/shed. (Lisa Roach).
9. Case #H-05-082. 633 Garcia Street. Downtown & Eastside Historic District. Doug McDowell, agent for Dolores and Ramus Suina, owners, proposes to designate primary elevation(s) on a contributing residential building, remodel the structure by removing unapproved alterations, constructing portals and replacing windows and doors. An exception is requested to alter opening dimensions on a primary elevation (Section 14-5.2(D)(5)(a)). (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.

6. Case #H-15-022. 615 Acequia Madre. Downtown & Eastside Historic District. Martinez Architecture Studio, agent for Albert and Robin Perez, owners, requests designation of primary façades and proposes to replace windows and doors, to construct additions, and to reconstruct a historic portal on a contributing residence. (Lisa Roach).
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**HISTORIC DISTRICTS REVIEW BOARD**  
March 10, 2015

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D. Approval of Minutes		
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**MINUTES OF THE**  
**CITY OF SANTA FÉ**  
**HISTORIC DISTRICTS REVIEW BOARD**

**March 10, 2015**

**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 at 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. Edmund Boniface  
Ms. Christine Mather  
Mr. William Powell

**MEMBERS EXCUSED:**

Mr. Bonifacio Armijo  
Mr. Frank Katz

**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. Boniface moved to approve the agenda as published. Ms. Mather seconded the motion and it passed by unanimous voice vote.**

**D. APPROVAL OF MINUTES:**

**1) February 12, 2015**

Chair Woods requested a change on page 16 where it should say "Chair Woods didn't understand..." instead of didn't believe.

There were no other changes to the minutes.

**Mr. Boniface moved to approve the minutes of February 12, 2015 as corrected. Ms. Mather seconded the motion and it passed by unanimous voice vote.**

**2) February 24, 2015**

Ms. Mather requested a change on page 35, last paragraph, the final sentence should say, "So for Mr. Duty to say they were in compliance because be intended to screen them didn't help the Board at all."

On page 12, first paragraph, second sentence should say "With that it is not necessary to bring a fire truck."

**Ms. Mather moved to approve the minutes of February 24, 2015 as corrected. Mr. Boniface seconded the motion and it passed by unanimous voice vote except Ms. Rios abstained.**

**E. FINDINGS OF FACT & CONCLUSIONS OF LAW**

Case #H-05-172X. 535 East Alameda Street Unit C.

Case #H-13-006. 535 East Alameda Street Unit D.

Case #H-13-064. 127 Quintana Street.

Case #H-14-071. 1400 Canyon Road.

Case #H-15-010. 660 Garcia Street.

Case #H-15-018A. 1226 B Cerro Gordo Road.

Case #H-15-018B. 226 B Cerro Gordo Road.

Case #H-15-020. 1290 Lejano Lane.

Case #H-15-021. 645 ½ Palace Avenue.

Case #H-11-105. 237 / 239 East DeVargas Street

Case H-14-032. 927 and 929 Canyon Road.

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

## **F. BUSINESS FROM THE FLOOR**

Mr. Boniface showed a door and said this door was removed from Will Schuster's house on Camino Monte Sol. The home is for sale. We are not sure if it was stolen or just misplaced. If someone sees it they should notify the Historic Santa Fé Foundation. It was on the interior of the residence. The Historic Santa Fé Foundation has an easement on the interior and exterior. There are two doors and also a gate on it and all of them are important.

## **G. ACTION ITEMS**

1. **Case #H-13-002. 318 Delgado Street.** Downtown & Eastside Historic District. Jenkins Gavin Design and Development, agent for Donald and Carole Brown, owners, proposes to construct a 304 square foot addition on a non-contributing accessory structure, install a vehicle gate, and perform other minor modifications on the property. (David Rasch).

Mr. Rasch gave the staff report as follows:

### **BACKGROUND & SUMMARY:**

318 Delgado Street is a single-family residence that was constructed before 1928 in the Bungalow Style and it is listed as contributing to the Downtown & Eastside Historic District. A vernacular free-standing shed was constructed at the rear SW corner of the property at an unknown date between 1960 and 1967 and it is listed as non-contributing to the district.

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

1. A 304 square foot single-car garage addition will be constructed on the east, street-facing elevation of the shed. The existing garage door will be reused and the north elevation of the addition will have an 8-lite pedestrian door and paired 1-over-1 double or single hung windows that match existing conditions.
2. A 12' wide, less than 4' tall metal vehicle gate will be installed at the driveway entry.
3. Additional minor alterations include surfacing the driveway with gray-toned concrete pavers and a metal mailbox will be installed in the existing yardwall.

### **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 asked if this addition to the property of a single-car garage would be significantly back from the street.

Mr. Rasch said it would but it comes up a little on the house.

Ms. Mather asked if the doors will look the same.

Mr. Rasch agreed.

#### Applicant's Presentation

Present and sworn was Mr. Colleen Gavin, 130 Grant Avenue, who had nothing to add except to agree with staff recommendations.

#### Questions to the Applicant

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

Ms. Gavin said there would be none.

Ms. Rios asked about the pilaster height.

Ms. Gavin said the pilasters are the same height and the gate is lower.

Mr. Powell asked about the window that looks like diamond shape.

Mr. Rasch said it was in the gable.

Ms. Gavin said it was just a drawing mistake and not a new window.

Ms. Mather asked if the gate is bronze finish but open in design.

Ms. Gavin agreed. It is open so it is transparent.

#### Public Comment

There were no speakers from the public regarding this case.

### Action of the Board

**Ms. Rios moved in Case #H-13-002 at 318 Delgado Street, to approve the application per staff recommendations and the condition that there be no visible rooftop appurtenances on the old or new garage. Ms. Mather seconded the motion and it passed by unanimous voice vote.**

The applicant for the next case was not present.

2. **Case #H-14-089. 106 Victoria Street.** Downtown & Eastside Historic District. Rose Ortiz, agent/owner proposes to construct additions, to raise parapets, to replace windows and doors, and to construct a 5'-high yardwall at a non-contributing residence. An exception is requested to exceed the maximum allowable building height of 15'-10" (Section 14-5.2(D)(9)). (Lisa Roach).

**Ms. Rios moved to table Case #H-14-089 to the end of the agenda. Ms. Mather seconded the motion and it passed by unanimous voice vote.**

3. **Case #H-15-019A. 1500 & 1510 Canyon Road.** Downtown & Eastside Historic District. Michael Hurlocker, agent for Zoila Rivera et al, owners, requests a historic status review of a streetscape stone retaining wall on a significant property. (David Rasch).

Mr. Rasch gave the staff report as follows:

### **BACKGROUND & SUMMARY:**

1500 Canyon Road, known as the Matias Martínez Farm, is an old rural agricultural 9 acre property on upper Canyon Road consisting of a single-family residence, a barn, a one-car garage, and other accessory structures that were constructed from around 1900 to the late 1930s. The farm had direct access to Irrigation Ditches No. 3 and No. 5, as shown on the Santa Fe Hydrographic Survey of 1914, and they are now known as the Acequia del Llano and the Acequia de los Armentas.

The residence is a hipped box form with a standing-seam metal roof in the Territorial style and it is listed as significant to the Downtown & Eastside Historic District.

The barn is a vernacular stone and adobe two-story structure in a vernacular manner and it is listed as significant to the District.

The garage is an adobe with wooden carriage doors on the southwest elevation in a vernacular manner. It was constructed in the late 1930s and has no historic status designation.

The 1999 cultural property report by Catherine Colby cites the existence of a historic stone retaining wall at the rear that was built in the mid-1940s. But, the front street-facing retaining wall is not mentioned in the report, although two former residents have provided sworn affidavits that the walls are historic in construction date. The corner has been poorly repaired due to previous damage. The walls have no historic status designation.

In recent personal communication with Catherine Colby, she believes that, "the straight lines of the historic rock retaining wall at the street echo the architecturally formal character of the house because the wall is exactly parallel to the façade and clearly defines a rectangular area in front of the house, i.e. the 90 degree corner is integral to the site."

1510 Canyon Road is a vacant lot to the east of 1500.

The applicant requests that the Board designate the historic status of the front rock wall at 1500.

### **STAFF RECOMMENDATION:**

Staff recommends that the Board designate the front rock wall as a contributing structure due to the historic date of construction and its integral relationship with the significant farm property, although it has poor repairs at the corner.

### **Questions to Staff**

Ms. Mather asked why 1500 and 1510 are hooked together in this application.

Mr. Rasch explained that both were purchased by the same person and looking at a larger development.

Ms. Mather asked if this is just looking at the wall at 1500.

Mr. Rasch agreed.

Ms. Mather noted that Mr. Rasch handed out some documents about differences between contributing and significant. In Contributing, the structure is not unique in itself. But she thought this dry stack wall is a unique feature.

Mr. Rasch agreed it might be rare in that streetscape.

Ms. Mather added that both structures are significant and the wall is aligned with the barn.

Mr. Rasch said it certainly has the same type of rock.

Ms. Mather pointed out that the wall is a retaining wall for the house and both are of same >>> could it be significant too.

Mr. Rasch agreed that it could. The other structure is encased in dirt and not much different. A significant structure has had little or no additions. The wall lost some integrity from lack of maintenance.

Ms. Mather clarified that she was not speaking so much to changes in structure but its place in history.

Mr. Rasch said that otherwise, the wall has high integrity.

Ms. Rios asked if the two affidavits were from relatives of the previous owner.

Mr. Rasch agreed and referred the Board to pages 40 and 41.

Mr. Boniface understood the definition of this wall being older than 50 years and eligible to be considered for historic status. As a devil's advocate, he pointed out that it is really run down. It is dry stacked with no mortar and parts are falling down on the hillside. He asked at what point the Board should just say it has melted back into the ground and no longer is of any significance because of disrepair.

Mr. Rasch said the Board needs to look at it in terms of its integrity. Does it have integrity and does that relate to the property or not. And regarding repair, certainly minimum maintenance standards do apply. The City could cite the owner for non-repair. It has more bearing on what the Board's decision is. Typically on a portal, it can be replaced in-kind and still retain its status. So the extent of disrepair doesn't affect its status but it is up to the Board to decide.

Mr. Boniface said the integrity is not specific to structural integrity but to its history.

Chair Woods pointed out that it does remain as originally built. The other thing is in the difference between the two designations. Significant is in and of itself and contributing is contributing to the streetscape. So does the wall have significance because of its integrity is the question.

Mr. Rasch added that it could be also because of its historic association. He didn't know how significant that family is to Upper Canyon.

Ms. Mather said the family occupied both sides of Upper Canyon for several generations.

Chair Woods added that Catherine Colby did note that the wall was parallel to the house and significant architecturally.

Mr. Rasch agreed.

#### Applicant's Presentation

Present and sworn was Mr. James Siebert, 915 Mercer, who clarified some of the background. There was a lot split that took place with a shared driveway.

Chair Woods explained that it doesn't matter what is planned to be built there for this case. In this call, the only topic for consideration is the historic status.

Mr. Siebert said that was not his expertise.

Chair Woods explained to Mr. Siebert that there are several walls in Santa Fé that the Board has designated historic. There are two designations - contributing or significant. If the Board gives it historic status, they cannot hear the second part because, as a historic structure, it would require an exception.

Mr. Siebert said regarding the integrity of the wall, that it is in disrepair and he didn't know how integrity relates but he thought it would be factored into it.

Chair Woods said integrity is usually, whether it has been changed much since it was built.

Mr. Siebert couldn't testify to the length of time it has been there.

#### Questions to the Applicant

There were no questions to the applicant.

#### Public Comment

Present and sworn was Mr. John Eddy, 227 E Palace, Suite D, who said he was pretty familiar with this property. He went to school at the bottom of the drive 34 years ago or so. This property is of a piece. To his knowledge, this is the last intact farmhouse property of Upper Canyon. He was here to bolster the argument that this wall is of a piece to this property and there are numerous vernacular walls on up on Canyon Road. It has never been rebuilt in any other way. This is the beginning of a very long process on this property for the Board and he encouraged the Board to do everything they could to maintain the status of the wall.

Present and sworn was Ms. Stefanie Beninato, PO Box 1601, who echoed those comments about preserving this wall. There are few examples of rock walls made in this manner. And is in pretty good condition actually and urged the Board to do everything they could to keep this wall. It is a historic structure.

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

Ms. Rios asked Mr. Rasch if the wall was to be altered, if it would affect the house status.

Mr. Rasch said they couldn't go there yet.

Mr. Boniface asked, if the Board chooses to make it a contributing structure, whether the owners could be required to repair the wall and bring it back to its original condition. Mr. Rasch agreed.

Mr. Boniface assumed they could put it back to look a lot nicer than it did look.

Mr. Rasch said that would be back like it did look, not nicer.

Chair Woods asked if the Board has designated walls as contributing before.

Mr. Rasch agreed and even designated a curb on Alameda. The Board designated the wall across from the bank on Paseo.

Ms. Rios recalled one on Garcia and recently the wall on Delgado.

Ms. Mather asked if the walls often have the same status of the buildings they surround.

Mr. Rasch said not necessarily. Some are built later. But after time, the changes become historic. This one goes back to 1930's or further.

#### Action of the Board

**Ms. Mather moved in Case #H-15-019A at 1500 & 1510 Canyon Road, to designate the wall as a contributing structure. Mr. Boniface seconded the motion.**

**Chair Woods added for findings of fact, that it is in a historic district, old enough to be historic, and adds to the character of the streetscape. Ms. Mather accepted that as a friendly amendment and it complies with 14-5.2 C and 14-5.2 D.**

**The motion passed by unanimous voice vote.**

Chair Woods said the Board would have to postpone the next case because the applicant will have to ask for an exception to change this wall.

- 4. Case #H-15-019B. 1500 & 1510 Canyon Road. Downtown & Eastside Historic District. Michael Hurlocker, agent for Zoila Rivera et al, owners, proposes to alter a streetscape stone retaining wall to meet traffic safety standards. (David Rasch).**

**Ms. Rios moved to postpone Case #H-15-019B to the April meeting. Ms. Mather seconded the motion and it passed by unanimous voice vote.**

Chair Woods emphasized that Mr. Siebert needed to show the changes to the house and to the wall in the site plan because the Board would look at how those changes affected that significant house.

**Mr. Boniface moved to take Case #H-14-089 off the table. Ms. Mather seconded the motion and it passed by unanimous voice vote.**

2. **Case #H-14-089. 106 Victoria Street.** Downtown & Eastside Historic District. Rose Ortiz, agent/owner proposes to construct additions, to raise parapets, to replace windows and doors, and to construct a 5'-high yardwall at a non-contributing residence. An exception is requested to exceed the maximum allowable building height of 15'-10" (Section 14-5.2(D)(9)). (Lisa Roach).

Ms. Roach gave the staff report as follows:

#### **BACKGROUND & SUMMARY:**

106 Victoria Street is an approximately 800 square foot single family residence constructed in a vernacular manner in 1948 to 1950. The residence is listed as non-contributing to the Downtown and Eastside Historic District, and historic status was reviewed and confirmed in October 2014.

Now, the applicant proposes to remodel and construct additions to the residence, as follows:

- 1) Construct an approximately 310 square foot second floor addition to a height of 23' where the maximum allowable height is 15'10". An exception is requested to exceed the maximum allowable height, and the relevant code citation and exception criteria responses are provided below. The second story addition will consist of a bedroom, bathroom and will feature French doors beneath a shallow overhang leading to an approximately 110 square foot roof deck on the east (front) elevation;
- 2) Construct a stepped portal in Pueblo Revival style on the east elevation in order to formalize the front entry. The portal will feature stuccoed parapets, stained wooden posts and beams, and corbels;
- 3) Construct an additional small portal with attached storage and mechanical rooms on the north elevation to match the proposed east portals and create a side entry to the parking area;
- 4) Replace all the windows and doors with Pella Poplar White (or equivalent) clad wood true divided lite windows and doors;
- 5) Construct a 5' high yard wall with pedestrian gate at the front (east) lot line, wrapping around to the north side of the proposed east portal;

- 6) Re-stucco the entire residence in cementitious El Rey "Adobe" (or equivalent).

RELEVANT CODE CITATION: Section 14-5.2(D)(9)(c) Height

EXCEPTION CRITERIA AND RESPONSES:

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

Response: The proposed two-story design of the home at 106 Victoria does not damage the character of the streetscape, but instead intends to harmonize well with the other homes in the surrounding area. The proposed second story will be modest in size and will allow traditional step-backs to avoid disarrangement. There are several other two-story houses that are visible from the residence, including one immediately to the rear, two to the north and one across the street to the south. Expanding out further, there are still more instances of two-story homes (see photos of the surrounding two-story homes on and adjacent to Victoria Street). The proposed style of home will exhibit and blend with the other surrounding homes in a pueblo style of architecture. The small size of the proposed second story addition retains the modesty of the existing dwelling, in keeping with the other homes on the streetscape.

*Staff agrees with this response.*

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

Response: The proposed addition of a second story bedroom and bathroom to the home will allow my family to remain in the home my grandfather built and make it a family home for future generations. Due to the small size of the lot (3408 square feet) and taking into account setbacks and parking requirements, expanding the footprint of the residence is not a viable option. If we are not able to expand the size of the home by adding this second floor bedroom, our family will experience the hardship of potentially having to leave our family home. We feel as a family my grandfather made this home with a sense of humbleness and modesty that we want to keep as a family for future generations along with improving the current condition of the existing home.

*Staff agrees 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

Response: We will keep the unique heterogeneous character of the historic district by keeping the structure in compliance with historic board regulations, with the exception of height. The proposed design is the best option available to us to achieve expansion of the 884 square foot home by adding a second floor bedroom and bath. Expanding the footprint of the residence outward is not possible due to setbacks and parking requirements. We have selected a two-story design that utilizes traditional stepped-back massing, such that



resulting home will be a modest size and will conform with all other design standards required by City code.

*Staff agrees 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

Response: Currently the home is a 1 bedroom, 1 bath, 884 square foot residence on a 3,408 square foot lot. As such, it is among the smallest homes on one of smallest lots in the streetscape. Due to the constraints of set-backs and parking requirements, there is not enough room to extend the footprint north, south, east or west and add an extra bedroom and or bath. To address the limitations of the exceptionally small lot size, our proposed design solution will expand the home upward and add a small bedroom and bathroom.

*Staff agrees with this response.*

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

Response: The uniquely small lot size and shape are not due to any actions of the applicant, as this is no fault of our own, our family home is situated on a lot that severely limits our options to construct a small expansion that will allow us to remain in our family home.

*Staff agrees 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)

Response: The proposed restoration and renovation of the home at 106 Victoria will provide the least negative impact with respect to the character of the surrounding homes in the historic district. Improving the condition of the existing home will provide a positive impact on the surrounding neighborhood, and the two-story design will blend harmoniously with the scale and style of other homes in the local area. The addition of a second floor bedroom and bathroom is the best available design, as it is the only viable option to increase the size of the residence, allowing it to remain in our family and allowing our family to remain in a neighborhood that has been our home for generations.

*Staff agrees with this response.*

### **STAFF RECOMMENDATION:**

Staff recommends that the criteria for a height exception have been met and recommends approval of this application, which otherwise complies with Section 14-5.2(D)(9) General Design Standards in All H Districts: Height, Pitch, Scale and Massing, and (E) Downtown and Eastside Historic District.

### Questions to Staff

Mr. Boniface noted that staff agrees with the six responses the applicant gave for this exception but he wanted to know, regarding criterion #3 if they presented a full range of design options. He understood they can't build horizontally and only vertically but they are asking for a 7' 2" exception in height. He asked why other options were not considered.

Ms. Roach said she discussed with the applicant that it could potentially be lowered and the Board should discuss that.

Ms. Rios asked if the existing building was increasing in height.

Ms. Roach agreed - the parapet height will increase.

### Applicant's Presentation

Present and sworn was Mr. Bernie Romero who said the heights of existing parapets will be raised to achieve massing that will look nicer. The existing ceilings are 7' 4" and was one reason why they are trying to demolish the existing roof and raise it to 8' 6" - to the viga bearings. The second floor will have 8' 6" ceilings.

### Questions to the Applicant

Chair Woods calculated that would put the structure height at 21'.

Mr. Romero said the master bedroom will have a subfloor for sound attenuation.

Chair Woods thought they still should be able to keep the height at 21'.

Mr. Romero agreed to drop it to 21'. He explained that they were limited by the lot size and have to have two spaces for parking.

Chair Woods asked if there would be any rooftop appurtenance.

Mr. Romero said no.

Chair Woods asked about exterior lighting.

Mr. Romero said they would have recessed lighting under the portal, one sconce on the side of the living area and two sconces on the second floor.

Ms. Mather understood the windows are Pella windows in Poplar White and the stucco color will be Adobe. Mr. Romero agreed.

#### Public Comment

There were no speakers from the public regarding this case.

#### Action of the Board

**Ms. Rios moved in Case #H-14-089 at 106 Victoria Street, to approve the application with the conditions that the house not be higher than 21', that there be no rooftop equipment and that exterior lighting designs be taken to staff for review and approval and noting that the exception criteria have been met. Mr. Boniface seconded the motion.**

Ms. Rios said she was happy that a local person was trying to stay there.

**The motion passed by unanimous voice vote.**

- 5. Case #H-15-022. 615 Acequia Madre.** Downtown & Eastside Historic District. Martínez Architecture Studio, agent for Albert and Robin Perez, owners, requests designation of primary façades and proposes to replace windows and doors, to construct additions, and to reconstruct a historic portal on a contributing residence. (Lisa Roach).

Ms. Roach gave the staff report as follows:

#### **BACKGROUND & SUMMARY:**

615 Acequia Madre is a 3,372 square foot single family residence and attached carport listed as contributing to the Downtown and Eastside Historic District. Newly prepared Historic Cultural Properties Inventory Forms for the residence date the construction of the original residence to pre-1912, as the home appears on the 1912 King's Map. An historic photograph of the residence taken in 1917 shows its style to be a blend of Pueblo Revival and Territorial style elements, including plastered adobe construction, rounded parapets, viga tails protruding from a front portal, and decorative window surrounds of milled lumber. At some point during the historic period, brick coping was added to the parapets, and the front portal removed. Historic aerial photographs indicate that there were five historic additions to the home. Three of these were constructed before 1958 (an L-shaped addition to the northwest corner, a small bedroom infill at the northeast corner, and an L-shaped portal and carport addition to the northeast corner), and two were built between 1958 and 1966.

The applicant requests that the Board designate primary façades for the structure. Staff suggests that of the 23 numbered façades, 1, 2, 22 and 23 should be considered as primary, as they best portray the original character and historic qualities of the residence.

The applicant also proposes to remodel the residence and construct additions totaling approximately 1,445 square feet (not exceeding 50% of the historic footprint of the residence), as follows:

- 7) Reconstruct an approximately 350 square foot front (south) portal in a style that varies from the original but utilizes Territorial Revival elements to match those of the existing residence as it has evolved over time, including brick coping and white painted square wooden posts;
- 8) Demolish the deteriorated carport and a portion of the east portal in order to construct an approximately 610 square foot, two-car garage contiguous with the north lot line (See attached Carport Structural Assessment and Zero Lot Line Affidavit). The remaining portion of the east portal will be modified to match the Territorial Revival style of the proposed new front (south) portal and will include a new east entry to the home;
- 9) Construct an approximately 275 square foot addition on the rear (north) side of the residence in order to expand the kitchen and add a laundry room and east entry mudroom;
- 10) Construct an approximately 210 square foot portal on the west side of the residence, between two historic additions, and reconfigure the west entrance with a pair of 8-lite French doors;
- 11) Replace all windows and doors due to extensive deterioration (See attached window and door assessment). New windows on what may be considered the primary façades will match the lite pattern of the original 4/4 and 6/6 double-hung windows. Other window replacements will be sensitive to the original window style and lite patterns. New windows and doors on the south and east will be white wood simulated divided lite, and windows and doors on the north and west will be white metal clad simulated divided lite.
- 12) Slightly reduce the length of the east yard wall, which was originally constructed prior to 1958, to accommodate an expanded parking and driveway configuration, and construct a new 5' high yardwall with pedestrian gate to enclose the yard between the residence and the existing east yardwall; and
- 13) Re-stucco the entire residence in cementitious El Rey "Adobe" to match the existing.

**STAFF RECOMMENDATION:**

Staff recommends that the Board designate façades 1, 2, 22 and 23 as primary and otherwise recommends approval of this application, which complies with Section 14-5.2(D)(9) General Design Standards in All H Districts: Height, Pitch, Scale and Massing, and (E) Downtown and Eastside Historic District.

### Questions to Staff

Ms. Mather asked regarding #1 of the staff report regarding re-establishing the portal if there were any historic photos.

Ms. Roach said there was a photograph on page 13 but it didn't reproduce very well.

Ms. Mather saw that the vigas were coming through on the header and asked if the new design has that feature.

Ms. Roach said it doesn't. It matches the Territorial style because the house style evolved that way historically.

Ms. Mather asked in the request to replace windows what was proposed for the trim.

Ms. Roach suggested she ask the applicant.

Ms. Rios asked if a qualified person inspected the windows.

Ms. Roach agreed. The inspection was done by Ra Patterson and the report is shown, beginning on page 19 with photos. The letter is on page 14 and the assessment is very detailed.

Mr. Powell asked why staff did not recommend designating façade 3 as primary.

Ms. Roach said she chose not to because that massing is not original to the home. The addition is historic but doesn't represent the original character.

Mr. Boniface noted that the carport is listed as contributing but staff recommended demolishing that contributing structure. He asked what the difference is here.

Ms. Roach said the applicant provided a detail of the structural integrity of the carport and in cases where more than 30% of historic material is deteriorated it doesn't have to be replaced in kind.

Mr. Boniface added that it is not primary.

Chair Woods thought the Board should still have an exception response to demolish it. There is a precedent for that.

### Applicant's Presentation

Present and sworn was Mr. Richard Martínez, PO Box 925, who said this is a beautiful historic house and we are trying to maintain it as much as possible. There are very deteriorated elements or are not conducive to the way the house has to be configured now. The project will renovate all baths and the kitchen and make the rooms livable. That requires replacing elements of those rooms. The windows, as reported by Ra Patterson, are very deteriorated and some are actually replacement windows. The bottom sashes don't always match upper sashes and bottoms sometimes slope inward and collect water around the windows and walls.

Regarding the carport, a report from the contractor shows it deteriorated beyond repair and all elements need to be replaced. It is not like a structure that is not occupied. It is occupied and is unsafe. The problem now is that there is no place to park on-site. The woman who owned it for many years had it like a fortress. The wall was 8' high around the property and she had bars on all windows with big lights that shone off the property. There is no place for a guest to park on the lot. The carport ceiling height is under 7' and the posts and beams are too low to walk under. The whole structure is tipping and canted and posts go right into the ground and some have been replaced. It was definitely built after the house and probably just on the fly by the owner. It is not suitable for its intended use.

The report from Beverly Spears also refers to the carport and recommended demolishing it.

#### Questions to the Applicant

Chair Woods pointed out that the windows on the primary façade are two double hung windows with wood in between so she assumed that when each is replaced in kind that the wood would be put back.

Mr. Martínez agreed. The windows won't have bars but would have the same configuration and trim.

Chair Woods asked if he planned to replace all Territorial trim.

Mr. Martínez agreed and explained that the trim doesn't match from window to window.

Chair Woods asked if the trim would be replaced in kind for each window.

Mr. Martínez agreed.

Chair Woods asked if the assessment says to replace them.

Mr. Martínez agreed.

Ms. Mather went to pages 36 and 37 and the assessment report on page 14. She asked if he was planning to replace the two historic doors.

Mr. Martinez said the door there will be replaced with a window. It is not on a primary façade. It goes into a bedroom.

Ms. Roach pointed out the location.

#### Public Comment

Ms. Beninato (previously sworn) said that on this case, she thought they needed to come back for an exception to demolish even though they have a good basis. She was concerned about making sure it is replaced in-kind, especially for the windows on primary façades and to have divided lites. It would be helpful to know where the changes are on one of the façades.

Regarding façade #3, she agreed with Mr. Powell that it is part of the streetscape and should be considered as primary.

Present and sworn was Mr. Brad Perkins, PO Box 1070, who said he didn't know this house and wished he did. It sounds delightful and he wanted a photo as it exists today.

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

Ms. Roach said regarding the exception need. The code in 14-5.D(5)(b) indicates that all material shall be repaired rather than replaced and new material can be approved.

Chair Woods disagreed because it is a whole building.

Ms. Rios asked Ms. Roach to describe public visibility.

Ms. Roach said that due to the high wall, it is rather limited. The primary visibility of the proposed would be the portal on the front and the proposed garage. The portal on the west would have very limited visibility and the kitchen would have no public visibility. So the core of the house would have no change.

Chair Woods asked if the whole house was contributing inclusive of the carport or if the garage was designated separately.

Ms. Roach thought it was inclusive.

Chair Woods thought the removal of that much material should require an exception.

Ms. Mather agreed with Chair Woods. If they were replacing the material it wouldn't need an exception but here it would.

Mr. Boniface also agreed.

Chair Woods clarified they were not saying the Board was not in agreement with the demolition request but that they have to follow the protocol.

Mr. Martínez agreed. He added that the simulated lite windows won't be cheap dividers. He commented that the public visibility shown in this photo is taken from high up.

Mr. Rasch agreed. He was standing on a 4' structure to take the photo over the wall.

Mr. Martínez said he was notified that no exception criteria were needed for the car port demolition.

Ms. Roach said the notification was about the 50% footprint. Staff determined it was not needed for that.

Chair Woods asked if the new windows would be clad or wood windows.

Mr. Martínez said the new windows on the primary elevations are of wood but clad windows in back. It is in the packet on pages 72 - 74.

Ms. Rios asked how many windows are clad and how many are wood.

Mr. Martínez said there are 5 wood windows and the rest are clad (20 something). All shown in this photo are wood.

#### Action of the Board

Mr. Boniface complimented the applicant on the location of the garage. It is set back from the street and not dominating. He still thought it needed an exception for demolishing the carport.

**Mr. Boniface moved in Case #H-15-022 at 615 Acequia Madre, to approve this application with conditions that the demolition of carport and east portal not be approved and be brought back with exception criteria addressed; that façades 1, 2, 21 and 22 be primary; that the trim around doors and windows be replaced in kind and that any separation between windows be replaced in kind; that there be no rooftop appurtenances; that exterior light plans be taken to staff for review and approval.**

**Ms. Rios asked for a friendly amendment that the windows on primary elevations be five wood windows and clad windows on the back and that all windows have muntins inside and out.**

**Chair Woods added that each window muntin be replaced in kind because they are deteriorated beyond repair. Mr. Boniface accepted those amendments as friendly and the motion passed by unanimous voice vote.**



6. **Case #H-15-023, 465 Camino de las Animas.** Downtown & Eastside Historic District. Kate Leriche, AIA, agent for Joan MacFarlane, owner, proposes to construct a garage addition, to upgrade roof-mounted HVAC equipment, and to construct a new driveway and vehicle entry at a contributing residence. (Lisa Roach).

Ms. Roach gave the staff report as follows:

### **BACKGROUND & SUMMARY:**

465 Camino de Las Animas is a 3,272 square foot single family residence, including a portal and attached garage/studio, listed as contributing to the Downtown and Eastside Historic District. The residence was designed by John Gaw Meem in Spanish-Pueblo Revival style in 1925 as a guesthouse for the estate of Raymond Jonson, a well-known abstract painter who taught at UNM. The residence was likely remodeled by John Gaw Meem's firm in 1939-1940, when the estate was owned by Frank C. Rand, Jr. and his wife Adele Levis Rand. The residence was remodeled again in 1995, when the portal was added to the rear of the home, and the front yard wall was modified with wrought iron elements and vehicular gates (Cases H-95-032 and H-95-096).

Now, the applicant proposes minor renovations and a garage addition, as follows:

- 1) Construct a 732 square foot, two-car garage to a height of 10'10" at the rear of the home, to be connected to the main residence by a 58 square foot extension of the existing rear portal. The proposed garage features wood-clad insulated doors on the east with panel and lite patterns similar to the existing garage door at the front (south) side of the residence, 6-lite Marvin windows in white on the south and west elevations to match those of the existing residence, and a 15-lite door on the south elevation. The portal extension will match the existing rear portal, with dark brown stained wood members, and the existing portal will be re-roofed to tie in with the new and to improve drainage.
- 2) Install two new 6-lite white Marvin casement windows at the east elevation of the Billiard Room, and remove the existing wood fascia to construct a new parapet at the Billiard Room 12" higher than existing, for a total of 10'6" in height, providing better drainage, insulation and screening for existing roof-mounted ductwork.
- 3) Re-glaze the two front (south) bay windows on the primary façade with ½" insulated glass installed on the interior of the windows, preserving the muntin profile, and add storm windows at all three sides of the two front bay windows.
- 4) Replace the existing roof-mounted HVAC unit, reconfigure some of the ductwork, construct a stuccoed screen wall to block public visibility of the new unit, and re-roof the entire house with a foam roof. The new screen wall will add approximately 4 to 6 inches of height to the residence, for a total height of approximately 16' where the maximum allowable is 16'8".

- 5) Construct a 6' high stuccoed yardwall at the rear (north) property line.
- 6) Relocate the east wrought iron vehicular gate further to the east, with stuccoed gate pilasters to match other existing pilasters at the front yard wall, and replace the asphalt paving of the driveway with pavestones in a random pattern. The paving of the new segment of driveway leading to the proposed garage will match.
- 7) Upgrade electrical service (archaeological clearance permit complete).

**STAFF RECOMMENDATION:**

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

**Questions to Staff**

Ms. Mather asked if there were any designated primary elevations.

Ms. Roach said only the south front elevation was designated primary.

Ms. Mather asked if there was a plan that showed the new driveway.

Ms. Roach said it is on the site plan on page 25 but doesn't show the driveway completely on the east side.

Ms. Mather didn't see the wall or driveway on it.

Ms. Roach agreed.

Ms. Mather said she saw the garage on page 28 but not where the driveway goes across the property. That is normally a part of what the Board looks at. They also asked to relocate the entry.

Ms. Roach said they specified the distance to move the entry.

Ms. Rios said without being able to see the drawing of it, the Board couldn't approve it.

Ms. Roach said they are using the same gate and moving it over to the new entry.

Chair Woods agreed they would need a site plan to show that.

### Applicant's Presentation

Present and sworn was Ms. Kate Leriche, 814 Camino Acoma, who said there should be a site plan in the packet. She had only one copy of it. She had nothing to add to the staff report.

### Questions to the Applicant

Chair Woods asked if she had a drawing of how the front wall is being changed.

Ms. Leriche said she didn't.

Mr. Powell asked about the condition of the front window.

Ms. Leriche explained that the front glazing moves when you touch it so they wanted to disassemble and reassemble it and use an exterior storm on the bay windows and on the interior if possible. The front fixed panel needs a lot of help.

Mr. Powell was concerned about this window being taken apart. The storm window would effectively fix the problem. He felt they would be amazed and what just reglazing it would do.

Ms. Leriche said Wolfcorp is concerned about the same thing.

Mr. Powell asked what assurance they gave about it.

Ms. Leriche said if she could get approval just for an exterior storm, that is fine.

Ms. Leriche pointed out the two large Pine trees will be preserved. The small Chinese elms will be removed. The gate will be moved over 18'.

Mr. Boniface said that is almost the full length of the gate. Ms. Leriche agreed.

Mr. Boniface said on the site visit, the Board thought the property line is at the big trees.

Ms. Leriche agreed.

Chair Woods was concerned that the Board doesn't have an elevation that shows the change right on the street. She understood it is moving the fence over. But with the pilasters, the wall and the gate being affected, the Board needs to see an elevation of it.

Ms. Mather asked the applicant to go over the changes in the parapet and ductwork being proposed. This is raising the parapet substantially.

Ms. Leriche said the parapet is raised at the billiard room (Ms. Roach pointed it out.) It will be raised 12" to hide ductwork that is being replaced. And also the parapet is raised at the bar just to left of the billiard room.

Ms. Mather asked if on the south it would have structure there.

Ms. Leriche said there is no change on the front of the house. They will provide a stuccoed wall in front of the HVAC. A couple of weeks ago she put a box there to simulate the height.

She said Ms. Roach went out and could see it. There is an existing unit over the casita but not touching it.

Ms. Mather asked then if the public would see only the screen wall around the unit.

Ms. Leriche agreed the public would see about 12" of the screen wall.

Ms. Roach added that the part in the parapet would be screened.

Ms. Leriche said the dotted line shows where it will be removed.

#### Public Comment

Mr. John Eddy (previously sworn) asked for clarification about the previous residence owner, whether it was the painter Raymond Johnson whose work is in the museum. Ms. Roach agreed.

Mr. Eddy thanked her for bringing that forward to remind us of that significance.

Ms. Beninato (previously sworn) said the bay windows were put in during the 1940's and she thought it was 1950's. It is commendable what they are doing here to hide the ductwork. She was in agreement about the problem with taking the windows apart. It would be better to use storm windows for heat loss. She was happy that the architect and owner want it more energy efficient and keeping the façade historic. She also supported the request for the drawings of the front.

#### Action of the Board

**Ms. Rios moved in Case #H-15-023 at 465 Camino de las Animas, to approve the application with conditions:**

- 1) That the bay windows not be touched but that exterior storms be installed;**
- 2) That the gate not be approved yet and the applicant resubmit with drawings showing that**

change.

**Ms. Mather seconded the motion.**

**Mr. Powell asked for an amendment that the window could also be reglazed. Ms. Rios agreed that amendment was friendly.**

**Chair Woods requested a clarification that the site plan and elevations be in the packet next time.**

Mr. Boniface asked if storms could be placed on the interior.

Mr. Powell thought the structure would have to be so large, that it might dominate the interior. He asked if the side windows were operable.

Ms. Leriche agreed.

Mr. Powell said he would hate to tie her hands with that decision. He asked if she could provide more information.

**Chair Woods suggested that information could come back next time.**

**Ms. Rios accepted that condition.**

**Chair Woods clarified the motion that the raising of the parapet was approved and the garage screening. The motion passed by unanimous voice vote.**

7. **Case #H-15-024A. 558 San Antonio Street.** Downtown & Eastside Historic District. Dale Zinn, agent for Zahra Farman Farmainian, owner, requests a historic status review of two non-statused auxiliary structures. (Lisa Roach).

Ms. Roach gave the staff report as follows:

**BACKGROUND & SUMMARY:**

558 San Antonio is a 1,475 square foot single family residence that may have been constructed prior to 1912 in a vernacular Spanish-Pueblo Revival style. Known as the Pillsbury House after Dorothy L. Pillsbury, a writer and promoter of Santa Fe in the 1940s and 1950s, the residence is listed as significant to the Downtown and Eastside Historic District. The residence has undergone several episodes of sensitive renovations and additions, the most recent of which occurred in 1995 or 1996 (Case H-95-104). The property also includes a 660 square foot carport and storage shed and a 252 square foot studio, neither of which have ever been assigned historic status.

The applicant requests an historic status review and designation of two auxiliary structures – the carport and the studio. New HCPI Forms have been prepared for each and are summarized as follows:

1) Carport: Constructed in approximately 1968 of wood frame, tongue and groove and plywood with a stuccoed infill, the carport is located on the southeast corner of the property. It is not eligible for contributing status due to its age and its lack of character.

2) Studio: Described historically as the “Old Shepherd’s House” and “Little House No. 2”, the small studio at the southwest corner of the property was likely constructed prior to World War II. The structure is built of stuccoed adobe in a simplified Spanish Pueblo Revival style, featuring a simple box shape with rounded edges, protruding viga tails (many of which have rotted and been cut off), multi-lite steel windows, and wood panel door. Aside from the likely replacement of the original windows historically with steel windows, the structure remains relatively intact with high integrity.

#### **STAFF RECOMMENDATION:**

Staff recommends assigning non-contributing historic status to the carport and contributing status to the studio, in compliance with Section 14-5.2(C) Regulation of Contributing and Significant Structures in the Historic Districts.

#### **Questions to Staff**

Ms. Mather asked about the letter on page 9 from the applicant and the last sentence that says John Murphy confirms the status of the two buildings as non-contributing.

Ms. Roach said Mr. Murphy did recommend a contributing designation.

#### **Applicant’s Presentation**

Present and affirming his testimony was Mr. Dale Zinn who clarified that the gate and stone pilasters were community property and everyone living there has a key to it.

#### **Questions to the Applicant**

Mr. Rasch asked if it is right on the lot line.

Ms. Roach said the pilaster is on the adjacent property and is not part of the studio.

Mr. Zinn said just because it isn’t on our property, we would be fine if the Board designated that as contributing.

Mr. Rasch said the Board can't do that because it wasn't noticed.

Mr. Zinn agreed the letter from Mr. Murphy was a typo. He agreed it was contributing.

Ms. Mather said the Board noticed exterior lights on the walls and gates that probably was not brought to HDRB for approval.

Mr. Zinn said the last project here was about ten years ago and he didn't know if it came to the Board.

Ms. Roach guessed it didn't come to the Board. She also said the primary elevations were north and west façades.

Ms. Mather asked if the house is contributing.

Mr. Zinn said the house is significant.

#### Public Comment

There were no speakers from the public regarding this case.

#### Action of the Board

**Mr. Boniface moved in Case #H-15-024A at 558 San Antonio Street to designate the carport as non-contributing and the studio as contributing with the north and west façades as primary. Ms. Mather seconded the motion and it passed by unanimous voice vote.**

- 8. Case #H-15-024B. 558 San Antonio Street.** Downtown & Eastside Historic District. Dale Zinn, agent for Zahra Farman Farmainian, owner, proposes to demolish a non-contributing carport/shed. (Lisa Roach).

Ms. Roach gave the staff report as follows:

#### **BACKGROUND & SUMMARY:**

558 San Antonio is a 1,475 square foot single family residence that may have been constructed prior to 1912 in a vernacular Spanish-Pueblo Revival style. Known as the Pillsbury House, the residence is listed as significant to the Downtown and Eastside Historic District. The property also includes a 660 square foot carport and storage shed and a 252 square foot studio, for which historic status was reviewed in H-15-024A.

Now, the applicant requests to demolish the non-historic carport located at the southeast corner of the property.

**STAFF RECOMMENDATION:**

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

Questions to Staff

There were no questions to staff.

Applicant's Presentation

Mr. Zinn had no presentation to make.

Questions to the Applicant

There were no questions to the applicant.

Public Comment

There were no speakers from the public regarding this case.

Action of the Board

**Ms. Mather moved in Case #H-15-024B at 558 San Antonio Street to approve the demolition as staff recommended. Mr. Boniface seconded the motion and it passed by unanimous voice vote.**

Mr. Zinn commented on the heavy fee for demolition.

9. **Case #H-05-082. 633 Garcia Street.** Downtown & Eastside Historic District. Doug McDowell, agent for Dolores and Ramus Suina, owners, proposes to designate primary elevation(s) on a contributing residential building, remodel the structure by removing unapproved alterations, constructing portals and replacing windows and doors. An exception is requested to alter opening dimensions on a primary elevation (Section 14-5.2(D)(5)(a)). (David Rasch).



Mr. Rasch gave the staff report as follows:

**BACKGROUND & SUMMARY:**

633 Garcia Street is a single-family residence that was constructed in a simplified Spanish-Pueblo revival style in approximately 1920. The building is listed as contributing to the Downtown & Eastside Historic District. The 1991 HCPI form recognizes major changes while also recommending contributing status. In 2003, the building was altered with additions on the southwest and east elevations and window/door changes without approval or permits. The significant character defining feature is a recessed portal on the north elevation which has a beautifully carved wood header and corbels. This north elevation should be designated as the primary elevation.

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

1. All non-historic doors and windows will be removed and replaced with "white wood clad" units with location and dimension alterations. An exception is requested to alter opening dimensions and locations on a primary elevation (Section 14-5.2(D)(5)(a)) and the required criteria responses are at the end of this report.
2. The unapproved 2003 additions will be removed or altered. The east addition will be changed to a deep recessed portal. The southwest addition with portal will be removed and a deep recessed portal and mechanical room will be constructed.
3. The brick details on part of the northwest parapet and around the chimneys will be removed and replaced with stucco.
4. The parapet on the north elevation will be increased in the central area to hide an existing skylight. The parapet will not increase above the highest existing parapet.
5. Site walls will be constructed around the property and access road at 4' and up to 6' high on the east lotline. The parking area at the southwest corner will be defined with additional low walls with a planter and a low pedestrian gate will access the west yard. The pedestrian gate design was not submitted.

**EXCEPTION TO ALTER OPENINGS ON A PRIMARY FAÇADE**

(I) Do not damage the character of the streetscape

We feel the above changes will not damage the character of the district and furthermore we believe these modifications will enhance the Historic Pueblo Revival style of the building by undoing inappropriate changes that have been done by past remodeling attempts.

Staff response: Staff agrees with this statement.

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

The ventilation requirements in the two rooms mentioned above are not satisfied by the existing conditions. To maintain the fenestration on the primary elevation would preclude the creation of habitable rooms as defined by the IRC and create a hardship for this applicant for the intended re-use of this structure.

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

We are providing a design option that will create habitable rooms to meet code so that the existing structure may be re-used. In doing so we will be allowing residents the option of continuing to reside within the Historic District.

Staff response: Staff agrees with this statement, knowing that the narrower door request is to allow for the installation of an historic Meem door.

#### **STAFF RECOMMENDATION:**

Staff recommends approval of the exception to alter primary elevation openings and also recommends approval of this application which otherwise complies with Section 14-5.2(C) Regulation of Contributing Structures, (D) General Design Standards, and (E) Downtown & Eastside Historic District.

#### **Questions to Staff**

Chair Woods said the Board understood the packet. The elevations on page 9 where the original owners who had proposed these changes never came to the Board and made the changes anyway. That has nothing to do with this proposal.

Mr. Rasch agreed.

Ms. Rios asked if there are any historic doors and windows left.

Mr. Rasch said no. They were all replaced with inferior muntins on the inside.

Ms. Rios asked if the proposed openings will change the historic status.

Mr. Rasch said they are proposing to change the door to 3 windows. The pattern on the north has no symmetry but they are maintaining that lack of symmetry.

Ms. Mather asked if there is a site plan showing the walls.

Mr. Rasch said it is on page 13 and the pedestrian gate was not submitted. He pointed out the gate location and parking area and the low pedestrian gate. The wall can be seen as they relate to the building. They are cross sections. He apologized that the drawings were not all put on 11x17.

Mr. Boniface asked if the yard wall goes down on both sides of the driveway and if they are all on this property.

Mr. Rasch said the applicant could address that.

#### Applicant's Presentation

Present and sworn was Mr. Doug McDowell, 1317 B Cerro Gordo, who said there is a little confusion here with the yardwalls. He showed 637 which the Board approved and walls were related to that permit. Another was 623 and the yard wall was approved. He then pointed out the yard walls which were already approved administratively by staff. So what is being looked at now is the building itself.

Regarding window sizes, he went inside to see where they took out the old windows and could see that. They are very similar to the building to the east. Abelino designed them and he once worked for John Gaw Meem and his brother lived in 633. It turns out, in the picture of the west side of the building that the biggest window is filling in the space with some stucco beneath and then the sill. They are pueblo revival type windows. He didn't know how to respond about the permits. He is proposing to purchase this building and bring it forward and make it one building where it was before two units. Mauricio had a sewing room there.

He was also trying to pop out the little single window to give some relief to the line of that wall there. The windows that were put in were vinyl, not clad. So he thought he was honoring what originally was done.

#### Questions to the Applicant

Ms. Mather asked if the windows are metal clad.

Mr. McDowell agreed, with wood inside.

Ms. Mather asked about the carved beam there.

Mr. McDowell said he asked but no one knew for sure. This is all part of the Alire tract there. He clarified that they won't be disturbing that. It was all sandblasted on the front to try to get rid of the black there.

Ms. Rios asked about the inset for the windows.

Mr. McDowell said they would set in- at least 2".

Mr. Boniface asked if he had to raise that portal on the north.

Mr. McDowell said it was just to hide the existing skylight. At the building, it isn't visible and he would rather drop it, but didn't want it publicly visible.

Mr. Boniface said the canales indicate the roof is much lower.

Mr. McDowell agreed. He only raised it to hide the skylight.

Mr. Boniface asked if the skylight could be lowered.

Mr. McDowell agreed it possibly could and that would be his preference.

Mr. Boniface liked that movement between parapet heights.

#### Public Comment

Ms. Beninato (previously sworn) was thinking there would only be a few changes on the openings rather than this many. Generally, that concerned her. She understood that Mr. McDowell has done a lot of research and supported that change on the interior but was not sure all of them are documented that way.

She agreed with Mr. Boniface to keep the parapet lower and if the skylight couldn't be lowered, to just screen it.

She thought changing from vinyl to wood clad will help preserve the house longer. But was concerned that the different changes could impact its status.

#### Action of the Board

**Mr. Boniface moved in Case #H-05-082 at 633 Garcia Street, to approve this application with the applicant having met the exception criteria to change openings on a primary façade and the conditions that the applicant work with staff to lower the parapet on the north façade and explore the option to remove the skylight or lowering its profile and that the pedestrian gate be brought to staff for review and approval. Ms. Mather seconded the motion and clarified that the motion is to maintain the current height of the parapet. Mr. Boniface agreed. The motion passed by unanimous voice vote.**

#### **H. COMMUNICATIONS**

Mr. Rasch handed out the award nomination forms. They are due in April. He will peruse past agenda to suggest nominations.

Ms. Mather announced she would be absent next time.

#### **I. MATTERS FROM THE BOARD**

Chair Woods proposed having a special meeting regarding public visibility where the Board determines from where things can be seen. She also had a big concern on those properties that are just now becoming eligible by age. It is addressed in the new code but that proposal isn't anywhere near to approval.

They should address whether things built in the 1960's are worthy of preservation. When she first came to the Board, no one was considering those as worthy. They would need to come up with a date.

Ms. Mather agreed they should meet and asked if Chair Woods would develop an agenda.

Chair Woods agreed and reminded the Board that it is a public meeting.

Mr. Boniface thought it was a great idea.

Ms. Rios added the need to address vernacular architecture. She often thought Board members don't seek to preserve vernacular buildings but to her those buildings are very important because they tell a story and many were made by hands of people who didn't have an architect and those are the types of buildings that should be preserved. It would be plus to consider that.

Chair Woods said once we have some dates for these three items, we can meet and work on them. She asked staff to come up with some dates to consider. If the Land Use Department doesn't agree with this, she asked for staff to please call her.

Ms. Rios asked about the temporary structure at Inn of the Governors.


Mr. Rasch agreed that needed to be addressed.

Ms. Rios said Gary Moquino needed to inspect it.

#### **J. ADJOURNMENT**

The meeting was adjourned at 7:40 p.m.

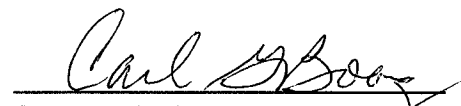
Approved by:



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Sharon Woods, Chair

Submitted by:

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Carl Boaz for Carl G. Boaz, Inc.