



Agenda

DATE 5/6/15 TIME 11:45
 SERVED BY [Signature]
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HISTORIC DISTRICTS REVIEW BOARD FIELD TRIP

TUESDAY, May 12, 2015 at 12:00 NOON

HISTORIC PRESERVATION DIVISION, 2nd FLOOR CITY HALL

HISTORIC DISTRICTS REVIEW BOARD HEARING

TUESDAY, May 12, 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: April 28, 2015
- E. FINDINGS OF FACT & CONCLUSIONS OF LAW

Case #H-05-179. 260 Las Colinas Drive, Lot 4.
Case #H-11-081. 449 Camino Monte Vista.
Case #H-15-041. 442 Camino Don Miguel.

Case #H-15-042. 355 East Palace Avenue.
Case H-15-040. 209 Delgado Street.

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

1. Case #H-15-026A. 503 Johnson Lane. Downtown & Eastside Historic District. Built D&D, agent for Leslie Roundstream and Debra Hart, owners, requests an historic status review of a non-contributing residential structure. (David Rasch).
2. Case #H-14-064. 522 Johnson Lane. Downtown & Eastside Historic District. Charles Ash, agent for Carl Palasota, requests to amend a previously approved remodel of a non-contributing residential structure. (Lisa Roach).
3. Case #H-05-172. 535 East Alameda Street Unit B (3&4); Case#H-07-102. 535 East Alameda Street Unit E (7); and Case#15-035. 535 East Alameda Street Yardwalls. Downtown & Eastside Historic District. Aaron Bohrer, agent for Richard Yates, owner, proposes to remodel a non-contributing residential structure (3/4) including construction of a 324 sq. ft. 2-car garage, a 1,043 sq. ft. studio addition, a 453 sq. ft. second floor addition, a 1,138 sq. ft. accessory structure addition, and 4'8" tall yardwalls, and to remodel a non-contributing residential structure (7) including construction of a 594 sq. ft. 2-car garage, a 574 sq. ft. addition, 380 sq. ft. of portal and a 4'4" tall coyote fence with stuccoed pilasters. An exception is requested to exceed 20% non-stucco finish on a publicly-visible façade (Section 14-5.2(E)(2)(d)). (David Rasch).
4. Case #H-09-022. 1301 B Canyon Road. Downtown & Eastside Historic District. Mark Little, agent for Elizabeth Keefer, owner, proposes to construct a 1,500 sq. ft. addition to a height of 21'4" on a non-contributing residential structure. An exception is requested to exceed the maximum allowable height of 18'4" (Section 14-5.2(D)(9)). (David Rasch).
5. Case #H-15-034B. 247 Anita Place. Don Gaspar Area Historic District. Gene and Sharon Tison, owners/agents, request to install roof-mounted solar panels and to replace three windows of a contributing residential structure. An exception is requested to replace an historic window on a primary façade (Section 14-5.2(D)(5)(a)(i)). (Lisa Roach).
6. Case #H-15-043. 519 Johnson Lane. Downtown & Eastside Historic District. Built D&D, agent for Kimberly Corbitt and Keith Boardmore, owners, proposes to construct a 150 sq. ft. second story addition to match existing height and to remodel a non-contributing residential structure. (David Rasch).



Agenda

CITY CLERK'S OFFICE

DATE 4/23/15 TIME 3:55pm

STORY BY McCutley

RESOLVED BY Alisa Hartig

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4. Case #H-09-022. 1301 B Canyon Road. Downtown & Eastside Historic District. Mark Little, agent for Elizabeth Keefer, owner, proposes to construct a 1,500 sq. ft. addition that exceeds the existing height on a non-contributing residential structure. An exception is requested to exceed the maximum allowable height of 18'4" (Section 14-5.2(D)(9)). (David Rasch).
5. Case #H-15-034A. 247 Anita Place. Don Gaspar Area Historic District. Gene and Sharon Tison, owners/agents, request to install roof-mounted solar panels and to replace three windows of a contributing residential structure. An exception is requested to replace an historic window on a primary façade (Section 14-5.2(D)(5)(a)(i)). (Lisa Roach).
6. Case #H-15-043. 519 Johnson Lane. Downtown & Eastside Historic District. Built D&D, agent for Kimberly Corbitt and Keith Boardmore, owners, proposes to construct a 150 sq. ft. second story addition to match existing height and to remodel a non-contributing residential structure. (David Rasch).

7. **Case #H-15-044. 330 Garcia Street. Downtown & Eastside Historic District. Liaison Planning, agent for Jay Parks, owner, proposes to construct a 2,771 sq. ft. residential structure to a height of 16' and a second 2,767 sq. ft. residential structure to a height of 15'8" where the maximum allowable height is 18'4" and to add vehicle and pedestrian gates to the existing yardwall. (Lisa Roach).**

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.

7. Case #H-15-044. 330 Garcia Street. Downtown & Eastside Historic District. Liaison Planning, agent for Jay Parks, owner, proposes to construct a 2,771 sq. ft. residential structure to a height of 16' and a second 2,767 sq. ft. residential structure to a height of 15'8" where the maximum allowable height is 18'4" and to add vehicle and pedestrian gates to the existing yardwall. (Lisa Roach).

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HISTORIC DISTRICTS REVIEW BOARD
May 12, 2015

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J. Adjournment	Adjourned at 5:55 p.m.	9

MINUTES OF THE
CITY OF SANTA FÉ
HISTORIC DISTRICTS REVIEW BOARD

May 12, 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. Bonifacio Armijo
Mr. Edmund Boniface
Mr. Frank Katz
Ms. Christine Mather
Mr. William Powell

MEMBERS EXCUSED:

OTHERS PRESENT:

Mr. David Rasch, Historic Planner Supervisor
Mr. Zach Shandler, Assistant City Attorney
Ms. Lisa Roach, Senior Historic Planner
Mr. Carl Boaz, Stenographer

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

C. APPROVAL OF AGENDA

Mr. Rasch requested an amendment to the agenda. Item #3 at 535 Alameda has been postponed by the applicant to the next meeting.

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

D. APPROVAL OF MINUTES:

April 28, 2015

Ms. Mather requested the following changes to the minutes:

On page 25, first paragraph, last sentence should say, "I don't believe" instead of "I'm not that..."

On page 26, 3rd paragraph, end of last sentence should say, "If the only reason is cost, that has nothing to do with our ordinance."

On page 27, 1st paragraph, third sentence should say, "It was built during that period and is a prime example of experimenting with how the new Santa Fé would look."

In the second sentence of that same paragraph it should say, "Built higher to everything else there."

Chair Woods requested the following change to the minutes:

On page 25 it should say, "Chair Woods pointed out that the asbestos would have to be taken care of whether it was demolished or restored so that is not a monetary issue."

Ms. Rios moved to approve the minutes of April 28, 2015 as amended. Ms. Mather seconded the motion and it passed by unanimous voice vote except Mr. Katz abstained.

E. FINDINGS OF FACT & CONCLUSIONS OF LAW

Case #H-05-179, 260 Las Colinas Drive, Lot 4

Case #H-11-081, 449 Camino Monte Vista.

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Case #H-15-040, 209 Delgado Street

Mr. Armijo moved to approve the Findings of Fact & Conclusions of Law as presented. Ms. Mather seconded the motion and it passed by unanimous voice vote except Mr. Katz abstained.

F. BUSINESS FROM THE FLOOR

There was no business from the floor.

G. ACTION ITEMS

1. **Case #H-15-026A. 503 Johnson Lane.** Downtown & Eastside Historic District. Built D&D, agent for Leslie Roundstream and Debra Hart, owners, requests an historic status review of a non-contributing residential structure. (David Rasch).

Mr. Rasch gave the staff report as follows:

BACKGROUND & SUMMARY:

503 Johnson Lane is a single-family residential structure that was constructed in 1947. The original structure was the rectangular house with the lower massing to the north. The north, east, and south elevations are preserved with historic windows and doors. Non-historic additions are attached to the west elevation of the original structure. These additions include a pre-1977 two-story addition at the northwest and a pre-1990 single-story addition on the southwest. The non-historic additions have overwhelmed the historic integrity and could not be constructed today without a 50% footprint exception. The building is listed as non-contributing to the Downtown & Eastside Historic District.

On March 24, 2015, the Board postponed action on a remodeling project and requested a historic status review of the property.

STAFF RECOMMENDATION:

Staff recommends maintaining the non-contributing historic status due to significant non-historic massing changes, in keeping with current Board and staff practice.

Questions to Staff

Ms. Mather said when the Board called for a status review for this property, at that point, the applicant hired an architect to evaluate the property and she asked what recommendation was made as a result.

Mr. Rasch said the certified consultant recommended Contributing historic status. They felt that even though the additions are not historic and two-story, they don't detract from the original character of the building significantly.

Ms. Mather noticed that staff has a different point of view.

Mr. Rasch agreed and said with a two-story non-historic addition on a historic one-story massing and exceeds the 50% footprint rule he was borderline but felt it is non-contributing.

Mr. Boniface commented that in general, it seems like every time the Board sees an HCPI report, it is always conservative and pushes toward making something contributing it is not or significant if it is only contributing. On the field trip he saw that the non-historic additions completely overwhelm the historic integrity. He has respect for Gayla Bechtol but she recommended contributing here on the basis of historic integrity. He didn't agree. It has been consumed by these additions. That is an observation.

Mr. Rasch said she is one of the certified consultants that are certified by the State and the State follows the Secretary of the Interior standards. But he is looking strictly from the Code sense.

Ms. Rios said her brother's first wife lived there with her grandmother for about 32 years. On page 6 of the HCPI, she said the house was tiny during that time. She asked if the Board saw the portion with a door and window next to it and said that was the original house. It was three rooms: kitchen, bedroom and bathroom and the windows were not pedimented. They were humble people. The pediment came later and the addition. So the historic part was very tiny.

Mr. Rasch noted that before the status review request, they talked about the original structure just being a shed.

Ms. Mather noted that some interesting people did live in the house.

Mr. Katz said, "I look at the south façade and say, gee that looks historic and you don't see the second story at all. But just keeping that façade for historic preservation isn't the important thing but the integrity of the whole house."

Mr. Rasch agreed. First is age and then integrity.

Applicant's Presentation

Present and sworn were Mr. Carlos Kinsey, 370 Garcia Street, and Ms. Carol Scerola, 370 Garcia Street.

Ms. Scerola pointed out that Ms. Bechtol did look at their drawings. And, according to their calculations, the additions totaled about 926 square feet and the original was about 690.

Questions to Applicant

There were no questions to the Applicant.

Public Comment

There were no speakers from the public regarding this case.

Action of the Board

Mr. Boniface moved in Case #H-15-026A at 503 Johnson Lane, to maintain non-contributing status. Ms. Mather seconded the motion and it passed by majority voice vote with all voting in favor except Mr. Powell who voted against. Mr. Boniface clarified the basis of his motion was due to overwhelming additions and loss of integrity.

Chair Woods said the Board would appreciate maintaining those façades as much as possible. The applicant agreed.

2. **Case #H-14-064. 522 Johnson Lane.** Downtown & Eastside Historic District. Charles Ash, agent for Carl Palasota, requests to amend a previously approved remodel of a non-contributing residential structure. (Lisa Roach).

The applicants for this case were not present.

Mr. Boniface moved to table Case #H-14-064 to end of agenda. Ms. Rios seconded the motion and it passed by unanimous voice vote.

3. **Case #H-05-172. 535 East Alameda Street Unit B (3&4); Case#H-07-102. 535 East Alameda Street Unit E (7); and Case#15-035. 535 East Alameda Street Yardwalls.** Downtown & Eastside Historic District. Aaron Bohrer, agent for Richard Yates, owner, proposes to remodel a non-contributing residential structure (3/4) including construction of a 324 sq. ft. 2-car garage, a 1,043 sq. ft. studio addition, a 453 sq. ft. second floor addition, a 1,138 sq. ft. accessory structure addition, and 4'8" tall yardwalls, and to remodel a non-contributing residential structure (7) including construction of a 594 sq. ft. 2-car garage, a 574 sq. ft. addition, 380 sq. ft. of portal and a 4'4" tall coyote fence with stuccoed pilasters. An exception is requested to exceed 20% non-stucco finish on a publicly-visible façade (Section 14-5.2(E)(2)(d)). (David Rasch).

This case was postponed by the applicant.

4. **Case #H-09-022. 1301 B Canyon Road.** Downtown & Eastside Historic District. Mark Little, agent for Elizabeth Keefer, owner, proposes to construct a 1,500 sq. ft. addition to a height of 21'4" on a non-contributing residential structure. An exception is requested to exceed the maximum allowable

height of 18'4" (Section 14-5.2(D)(9)). (David Rasch).

The applicants for this case were not present.

Ms. Rios moved to table Case #H-09-022 to the end of the agenda. Mr. Katz seconded the motion and it passed by unanimous voice vote.

5. **Case #H-15-034B. 247 Anita Place.** Don Gaspar Area Historic District. Gene and Sharon Tison, owners/agents, request to install roof-mounted solar panels and to replace three windows of a contributing residential structure. An exception is requested to replace an historic window on a primary façade (Section 14-5.2(D)(5)(a)(i)). (Lisa Roach).

The applicants for this case were not present.

Ms. Rios moved to table Case #H-15-034B to the end of the agenda. Mr. Katz seconded the motion and it passed by unanimous voice vote.

6. **Case #H-15-043. 519 Johnson Lane.** Downtown & Eastside Historic District. Built D&D, agent for Kimberly Corbitt and Keith Boardmore, owners, proposes to construct a 150 sq. ft. second story addition to match existing height and to remodel a non-contributing residential structure. (David Rasch).

Mr. Rasch gave the staff report as follows:

BACKGROUND & SUMMARY:

519 Johnson Lane is a single-family residential structure that was constructed at approximately 1981 in a simplified Spanish-Pueblo Revival style. The building is listed as non-contributing to the Downtown & Eastside Historic District.

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

1. A 150 square foot two-story addition will be constructed south elevation of the rear massing block to match existing adjacent height. The addition will feature three single-lite windows that will be mulled together on the south elevation and one single-lite window on the west elevation, all at the second floor, and a portal on the ground floor in front of four single-lite sliding glass doors. The portal will have three square posts and an exposed header beam.
2. Existing windows and doors will be replaced with non-divided lite units. The applicant states that they are not publicly-visible. Presently, there are no divided lites in the structure. There will be new opening locations and altered opening dimensions in some locations.

3. The building will be restuccoed with El Rey "Madera" which will cover all exposed headers and the trim color will be "Brown".

STAFF RECOMMENDATION:

Staff recommends approval of this application which complies with Section 14-5.2(D)(9) General Design Standards, Height Pitch Scale and Massing and (E) Downtown & Eastside Historic District, as long as the non-divided lites are not publicly visible or if visible, then under a portal.

Questions to Staff

Chair Woods thought it was clear on the site visit that the south elevation is visible and the east elevation is visible.

Mr. Rasch agreed. He had a photo of the south elevation which shows it is visible and that was where the addition was proposed. He didn't think the north elevation was visible.

Ms. Mather pointed out that it is a two story addition but the part under it is just a portal.

Mr. Rasch agreed and it matches in height.

Applicant's Presentation

Mr. Kinsey (previously sworn), had nothing to add to the staff report.

Questions to Applicant

Chair Woods said she had a lot of trouble with this application. There is a lot of visibility. The addition is two stories but to put the second story on posts is in her mind is not meeting the ordinance. There is no set back. It is relatively contemporary on that south elevation so that won't work.

Mr. Katz had a similar problem. He saw from the floor plan what is happening. It is a larger room and huge closets so he asked if the applicant could bring it out all the way. There might be a way to give space but with a setback.

Chair Woods added that on the site visit the Board saw it is visible. The Board needs to reassess this application because it claims non-visibility.

Mr. Kinsey asked if the Board is saying the windows on the second floor are visible or the ones down below.

Chair Woods said the whole elevation is problematic because the second floor should be set back and it should not sit on the posts. And the applicant has stated that there is no visibility.

Mr. Kinsey said they would be steel posts wrapped with wood as large beams for the verticals. Unless you peer over the wall, you cannot see it is floating on posts.

Public Comment

There were no speakers from the public regarding this case.

Action of the Board

Ms. Mather moved in Case #H-15-043 at 519 Johnson Lane to postpone so the applicant can return with a setback on the second floor and with new drawings of the windows. Mr. Katz seconded the motion and it passed by unanimous voice vote.

- 7. Case #H-15-044, 330 Garcia Street.** Downtown & Eastside Historic District. Liaison Planning, agent for Jay Parks, owner, proposes to construct a 2,771 sq. ft. residential structure to a height of 16' and a second 2,767 sq. ft. residential structure to a height of 15'8" where the maximum allowable height is 18'4" and to add vehicle and pedestrian gates to the existing yardwall. (Lisa Roach).

The applicant for this case was not present.

Mr. Katz moved to postpone the four cases not heard tonight and have the cases re-noticed. Mr. Armijo seconded the motion and it passed by unanimous voice vote.

Mr. Rasch said there are these four cases and the next agenda has 6-8 cases already.

H. COMMUNICATIONS

There were no communications.

I. MATTERS FROM THE BOARD

Ms. Mather asked regarding the Hinojos house what action the Board might take on the concerns about demolition by neglect. She wondered where they stood as a Board and what if any action could be taken.

Chair Woods asked if staff had gotten a response. Perhaps in the next meeting staff could give a report.

Ms. Mather requested that the Land Use Director look into the matter.

Mr. Rasch invited everyone to the awards ceremony at the Drury on Friday from 6 to 8. In the Plaza room.

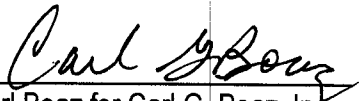
J. ADJOURNMENT

The meeting was adjourned at 5:55 p.m.

Approved by:


Sharon Woods, Chair

Submitted by:


Carl Boaz for Carl G. Boaz, Inc.