



Agenda

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HISTORIC DISTRICTS REVIEW BOARD FIELD TRIP

TUESDAY, June 23, 2015 at 12:00 NOON

HISTORIC PRESERVATION DIVISION, 2nd FLOOR CITY HALL

HISTORIC DISTRICTS REVIEW BOARD HEARING

TUESDAY, June 23, 2015 at 5:30 P.M.

CITY COUNCIL CHAMBERS

****AMENDED****

- A. CALL TO ORDER
- B. ROLL CALL
- C. ELECTION OF CHAIR AND VICE CHAIR
- D. APPROVAL OF AGENDA
- E. APPROVAL OF MINUTES: June 9, 2015
- F. FINDINGS OF FACT & CONCLUSIONS OF LAW

Case #H-15-006 and #H-15-040. 209 and 211 Delgado Street.

Case #H-15-043. 519 Johnson Lane.

Case #H-15-051. 1139 Camino Delora.

Case #H-15-053. 1300 Lejano Lane.

Case #H-15-011B. 820 Camino Atalaya.

Case #H-15-050. 107 Cienega Street.

Case #H-15-052. 562½ A & B Garcia Street.

Case #H-15-055. 213 East Santa Fe Avenue.

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

1. Case #H-15-023. 463 and 465 Camino de las Animas. Downtown & Eastside Historic District. Kate Leriche, agent for Joan MacFarlane, owner, proposes to construct a 6' high yard wall on the west lot line of a significant property and to the northwest of a contributing residence. (Lisa Roach).
2. Case #H-15-055A. 1272 Canyon Road. Downtown & Eastside Historic District. Chiron, LLC, agent/owner requests a historic status review of a non-contributing residential structure. (David Rasch).
3. Case #H-15-055B. 1272 Canyon Road. Downtown & Eastside Historic District. Chiron, LLC, agent/owner requests to demolish a non-contributing residential structure. (David Rasch).
4. Case #H-15-056A. 461 Camino de Las Animas. Downtown & Eastside Historic District. Mark Naktin, agent for newt White, owner, requests historic status review and primary elevation designation for a non-statused accessory structure and a contributing residential structure. (Lisa Roach).
5. Case #H-15-056B. 461 Camino de Las Animas. Downtown & Eastside Historic District. Mark Naktin, agent for Newt White, owner, proposes to add an 18" deep iron balustrade at the south façade, to remove a metal portal addition, and to add a fireplace at a contributing residential structure. (Lisa Roach).
6. Case #H-15-057. 475 Arroyo Tenorio. Downtown & Eastside Historic District. Trey Jordan Architecture, agent, for Janice Hope, owner, proposes to remodel a non-contributing residential structure including constructing a 17 sq. ft. vestibule, enclosing a portal, changing the pitched roof surface treatment, and other alterations. (David Rasch).
7. Case #H-15-058. 1247 Cerro Gordo Road. Downtown & Eastside Historic District. Bette Craig, owner/agent, proposes to construct a 339 sq. ft. garage addition and 6' high yardwalls and to perform other minor repairs to a non-contributing residential structure. (Lisa Roach).



Agenda

CITY CLERK'S OFFICE

DATE 6/4/15 TIME 3:05pm

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6. Case #H-15-057A. 475 Arroyo Tenorio. Downtown & Eastside Historic District. Trey Jordan Architecture, agent, for Janice Hope, owner, requests a historic status review of a non-contributing residential structure. (David Rasch).
7. Case #H-15-057B. 475 Arroyo Tenorio. Downtown & Eastside Historic District. Trey Jordan Architecture, agent, for Janice Hope, owner, proposes to remodel a non-contributing residential structure including constructing a 17 sq. ft. vestibule, enclosing a portal, changing the pitched roof surface treatment, and other alterations. (David Rasch).

8. Case #H-15-059A. 1342 Canyon Road. Downtown & Eastside Historic District. Christopher Purvis agent for Melanie Lux, owner, requests a historic status review of a non-contributing residential structure. (Lisa Roach).
9. Case #H-15-059B. 1342 Canyon Road. Downtown & Eastside Historic District. Christopher Purvis agent for Melanie Lux, owner, proposes to construct a 355 sq. ft. addition and a 4' high coyote fence, to add, refurbish and replace windows, and to perform other minor repairs to a non-contributing residential structure. (Lisa Roach).
10. Case #H-15-060B. 2 Camino Pequeno. Downtown & Eastside Historic District. Courtenay Mathey agent/owner, proposes to construct a 545 sq. ft. garage and trellis, to enclose a 136 sq. ft. portal and a 71 sq. ft. portal, and to construct a 98 sq. ft. portal, to replace windows, and to construct a 6' high fence at a non-contributing residential structure. An exception is requested to the 3' corner rule (Section 14-5.2(E)(2)(b)). (Lisa Roach).
11. Case #H-15-061. 626 Don Gaspar. Don Gaspar Area Historic District. Dale Zinn agent for Kristen Kalangis, proposes to construct a 192 sq. ft. freestanding ramada to a height of 8' in the side yard of a contributing residential structure. (Lisa Roach).

I. COMMUNICATIONS

J. MATTERS FROM THE BOARD

K. 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.

8. Case #H-15-058. 1247 Cerro Gordo Road. Downtown & Eastside Historic District. Bette Craig, owner/agent, proposes to construct a 339 sq. ft. garage addition, a 6' high yardwall and coyote fence, and to perform other minor repairs to a non-contributing residential structure. (Lisa Roach).
9. Case #H-15-059A. 1342 Canyon Road. Downtown & Eastside Historic District. Christopher Purvis agent for Melanie Lux, owner, requests a historic status review of a non-contributing residential structure. (Lisa Roach).
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12. Case #H-15-061B. 626 Don Gaspar. Don Gaspar Area Historic District. Dale Zinn agent for Kristen Kalangis, proposes to construct a 192 sq. ft. freestanding ramada to a height of 8' in the side yard of a contributing residential structure. (Lisa Roach).

H. COMMUNICATIONS

I. MATTERS FROM THE BOARD

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HISTORIC DISTRICTS REVIEW BOARD

June 23, 2015

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MINUTES OF THE
CITY OF SANTA FÉ
HISTORIC DISTRICTS REVIEW BOARD

June 23, 2015

A. CALL TO ORDER

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

B. ROLL CALL

Roll Call indicated the presence of a quorum as follows:

MEMBERS PRESENT:

Ms. Cecilia Rios, Chair
Ms. Jennifer Biedscheid
Mr. Edmund Boniface
Mr. William Powell
Mr. Buddy Roybal

MEMBERS EXCUSED:

Ms. Meghan Bayer
Mr. Frank Katz, Vice-Chair

OTHERS PRESENT:

Ms. Lisa Roach, Senior Historic Planner
Mr. Zach Shandler, Assistant City Attorney
Mr. David Rasch, Historic Planner Supervisor
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. ELECTION OF CHAIR AND VICE-CHAIR

Mr. Rasch explained the ordinance says the Board can elect chair and vice-char.

Member Boniface nominated Cecilia Rios as Chair. Member Powell seconded and she was elected by unanimous voice vote.

Member Boniface nominated Frank Katz as Vice-Chair. Member Powell seconded and he was elected by unanimous voice vote.

D. APPROVAL OF AGENDA

Mr. Rasch requested one small change under Findings of Fact and Conclusions of Law: the last case should say 054, and not 055.

Mr. Rasch also announce that the applicant for case #7 may arrive late because of flight delays.

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

E. APPROVAL OF MINUTES:

June 9, 2015

Member Boniface requested the following changes to the minutes:

On page 7, 1st paragraph should read, "Mr. Boniface said the specs indicate the units are taller than that so he requested that if there is a motion, it should have a condition that the boxes be no higher than 18".

On page 10, Second paragraph, third sentence, should read, "He was also distressed with the facing fencing."

On page 30, paragraph 6, should read, "Mr. Skelly said it is part of the project and is visible."

On the same page, paragraph 9, "acceptor" should be changed to "accepted."

Chair Rios requested the following changes to the minutes:

On page 2, the 5th paragraph should read, "She gave thanks for those who gave service to the Board in the past: Bonifacio Armijo, Christine Mather and Sharon Woods."

On page 2, next to last paragraph, it should say "Vice Chair Rios said she was in school with a classmate, Ron Van Buskirk and his father was named Francis and perhaps the same family Mr. Tison is

referring to.”

On page 23, 7th paragraph where the word “common” should be “cement.”

On page 29, 2nd paragraph should read, “Ms. Rios asked if the amphitheater will be for public use.”

Member Boniface moved to approve the minutes of June 9, 2015 as amended. Member Roybal seconded the motion and it passed by unanimous voice vote.

F. FINDINGS OF FACT AND CONCLUSIONS OF LAW

<u>Case #H-15-006, #H-15-040. 209, 211 Delgado Street.</u>	<u>Case #H-15-011B. 820 Camino Atalaya.</u>
<u>Case #H-15-043. 519 Johnson Lane.</u>	<u>Case #H-15-050. 107 Cienega Street.</u>
<u>Case #H-15-051. 1139 Camino Delora.</u>	<u>Case #H-15-052. 562½ A & B Garcia Street.</u>
<u>Case #H-15-053. 1300 Lejano Lane.</u>	<u>Case #H-15-054. 213 East Santa Fe Avenue.</u>

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

G. BUSINESS FROM THE FLOOR

Present and sworn was Ms. Stephanie Beninato, P. O. Box 1601, Santa Fe, who reminded the Board that Christine Mather asked for a status review by the City Inspector for the Hinojos House regarding the concern of demolition by neglect. And the Land Use Director, Lisa Martínez was to get back to the Board. She was reminding the Board so it doesn't get lost.

Present and sworn was Mr. John Eddy, 227 E. Palace Avenue, Suite D, who said he was representing the Old Santa Fé Association. He welcomed the new Board members. He also wanted to remind the Board that OSFA submitted a motion on demolition by neglect. Former member Mather tried to initiate the process. He asked if Staff could report on the status.

Mr. Rasch responded that the applicant has appealed the case to the Governing Body and if the Council grants the appeal, the building can be demolished. It is Contributing so that motion is stayed until the appeal is considered by Council.

There were no other speakers from the public.

H. ACTION ITEMS

1. **Case #H-15-023. 463 and 465 Camino de las Animas.** Downtown & Eastside Historic District. Kate Leriche, agent for Joan MacFarlane, owner, proposes to construct a 6' high yard wall on the west lot line of a significant property and to the northwest of a contributing residence. (Lisa Roach).

Ms. Roach gave the staff report as follows:

BACKGROUND & SUMMARY:

463 and 465 Camino de Las Animas consist of a contributing main residence (465) and significant greenhouse (463) that were once part of a larger estate formerly addressed as 461 Camino de Las Animas.

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). In March and April of 2015 (Case H-15-23), the Board approved construction of a 732 square foot, two-car garage at the rear of the home, as well as several other renovations.

463 Camino de Las Animas is a rare example of a greenhouse designed by John Gaw Meem in approximately 1939 to 1940. The structure features a straight eave glass, steel and wood greenhouse manufactured by Lord and Burnham, Irvington, NY, and a site-built, single-story (with below grade basement) Spanish-Pueblo Revival Style "potting shed" which houses the boiler and storage for tools and other items. In September of 2014, the Board reviewed the structure's status and designated it as significant to the Downtown and Eastside Historic District (H-14-077).

Now, the applicant proposes to construct a 6' high stuccoed masonry yardwall with pilasters along the west lot line at 463 Camino de Las Animas and extending southwest to connect with an existing yardwall at 465 Camino de Las Animas. The wall will be situated approximately 20' to the west of the significant greenhouse and will not impact the low garden wall and rose garden in between the greenhouse and the proposed wall.

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

Chair Rios asked if the proposed wall will block the main entrance.

Ms. Roach said the wall would be in front of the main entrance by 20'. So it won't block the entrance but might block the view.

Chair Rios asked if a low wall exists now.

Ms. Roach agreed and said it is just west of the entrance.

Chair Rios asked then if the wall would not negatively impact the significant historic building.

Ms. Roach agreed it wouldn't because there is no public visibility of the greenhouse nor public access. And that is what she was basing her recommendation on.

Chair Rios asked if the greenhouse is not located on a public way.

Ms. Roach agreed. It is behind 465 Camino de las Animas and a gated drive connects alongside those structures.

Chair Rios asked if there would be a pedestrian gate in this wall.

Ms. Roach said, to her knowledge, there would be no pedestrian gate.

Member Boniface recalled from previous cases that the Board doesn't have authority on side yard walls going back 20'. Karl Sommer represented one such case nearby. This one was far back from the road and he asked if that entered into her thinking.

Ms. Roach clarified that the Code only pertains to those walls within 20 feet of the street and this is quite a distance from the street. The Historic Code does not pertain regarding height to this wall.

Mr. Rasch added that anything beyond that 20' is regulated by the Zoning Code.

Applicant's Presentation

Present and sworn was Ms. Kate Leriche, 814 Camino Acoma, who said she had nothing to add to staff report. She confirmed that there is no gate proposed in this application.

Questions to the Applicant

Chair Rios asked what the purpose of the wall is.

Ms. Leriche explained that there was a lot split so it is for privacy for the next door neighbor. They don't like the way the greenhouse looks and didn't want to have to see it.

Chair Rios asked how the owners would access the greenhouse.

Ms. Leriche said the greenhouse is attached to the main residence at 465 and the owner maintains it.

Member Biedscheid said this is a beautiful special structure. She asked if there was any consideration given to wall design in Meem's style with fenestration or openings so the building could be viewed by others.

Ms. Leriche said they based the design of the side wall on the pilasters at the front and they have no desire for openings in the wall.

Chair Rios said that opening is prominent. She asked if the applicant thought about stepping that wall down so it could be viewed.

Ms. Leriche said her first design had a gate in the side wall and that was not desired. They want the wall as high as possible. They did not consider stepping it down at the entry at all.

Chair Rios asked how far the wall will be.

Ms. Leriche said from the face of the greenhouse, it is 20'.

Public Comment

There were no speakers from the public regarding this case.

Action of the Board

Member Roybal moved in Case #H-15-023 at 463 and 465 Camino de las Animas, to approve per staff recommendations. /Member Boniface seconded the motion.

Member Biedscheid said unfortunately, this property was split. It was a beautiful John Gaw Meem and the wall does not seem consistent with the rest of the property. Chair Rios agreed with her.

The motion passed by majority (3-1) voice vote with Member Biedscheid dissenting.

- 2. Case #H-15-055A. 1272 Canyon Road. Downtown & Eastside Historic District. Chiron, LLC, agent/owner requests a historic status review of a non-contributing residential structure. (David**

Rasch).

Mr. Rasch gave the staff report as follows:

BACKGROUND & SUMMARY:

1272 Canyon Road is a single-family residential structure with an attached two-car garage that was constructed in 1963 in a simplified Spanish-Pueblo Revival style. Between 2000 and 2005, the windows and portals were replaced. At that time false headers were installed over the windows. There appears to be no footprint changes, except perhaps that the west portal may have been added in non-historic times. The building is listed as non-contributing to the Downtown & Eastside Historic District.

The applicant requests a historic status review of this structure.

STAFF RECOMMENDATION:

Staff recommends that the Board maintain the non-contributing historic status due to marginal historic date of construction, lack of Santa Fe style character, and loss of historic materials.

Questions to Staff

Chair Rios asked if there were no redeeming character-defining features in this building.

Mr. Rasch agreed. The windows are not good, nor the massing. There are funky, pseudo ruin elements on the east which are sort of historical pastiche so he didn't see much value in it.

Applicant's Presentation

Present and sworn was Mr. Karl Sommer, P. O. Box 2476, Santa Fe, who said he was here with Ms. Fredericks, the principal of the LLC, who with her husband Mark, own the property and the one next door - the Lippincott property and pointed out that the next application of the agenda is the demolition of this building. They own both properties and intend to redevelop them both. This Board has granted demolition for that property but leaving the Lippincott studio in place. They don't need to demolish all of them and one of the adobe structures is going to be refurbished which was built in the early 1950's and looks a little like his homes in Casa Alegre. They do agree with the staff recommendations.

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

Member Biedscheid moved in Case #H-15-055A at. 1272 Canyon Road, to maintain the non-contributing status of the structure due to marginal historic date of construction, lack of Santa Fe style and character and loss of historic material. Member Powell seconded the motion and it passed by unanimous voice vote.

3. **Case #H-15-055B. 1272 Canyon Road.** Downtown & Eastside Historic District. Chiron, LLC, agent/owner requests to demolish a non-contributing residential structure. (David Rasch).

Mr. Rasch gave the staff report as follows:

BACKGROUND & SUMMARY:

1272 Canyon Road is a non-contributing residential structure with attached garage in the Downtown & Eastside Historic District.

The applicant proposes to demolish the structure and does not present a replacement structure at this time. The demolition standards have been met. The building is not historically important, it does not represent an essential street section, and the building official has submitted a report which cites that the structure appears to be physically sound, but there are code violations present.

STAFF RECOMMENDATION:

Staff recommends approval of this application which complies with Section 14-3.14 Demolition of Historic Structure.

Questions to Staff

There were no questions to Staff

Applicant's Presentation

Mr. Sommer (previously sworn) had nothing to add to the Staff report.

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

Member Boniface moved in Case #H-15-055B at 1272 Canyon Road, to accept staff's recommendations and acknowledge that the applicant has met all three criteria for demolition: the building is not historically important; it is not an essential part of a unique streetscape; and there are numerous code violations; and the building is in a state of disrepair. Member Roybal seconded the motion and it passed by unanimous voice vote.

Member Boniface recused himself from this case and left the room.

- 4. Case #H-15-056A. 461 Camino de Las Animas.** Downtown & Eastside Historic District. Mark Naktin, agent for newt White, owner, requests historic status review and primary elevation designation for a non-statused accessory structure and a contributing residential structure. (Lisa Roach).

Ms. Roach gave the staff report as follows:

BACKGROUND & SUMMARY:

Due to a recent lot split in which a former estate was subdivided into three parcels, 461 Camino de Las Animas now consists of the approximately 3,979 square foot residence at the rear of the estate and the adjacent, freestanding approximately 1,720 square foot garage with living quarters. The residence is listed as contributing to the Downtown and Eastside Historic District, and the garage structure presently has no historic status. The applicant requests a status review of both structures and assignment of primary façades.

According to newly prepared HCPI forms presented by the applicant, the residence was originally constructed in 1927 for local writer Francis Buzzell as a two bedroom, double adobe Spanish Pueblo Revival style dwelling. In 1940, two additions were constructed, as design by architect John Gaw Meem, for notable local figure Frank C. Rand and his wife Adele Levis Rand. The 1940 additions included a bedroom

at the end of the northwest wing of the home, a formal entry on the east façade, and a music room at the northeast corner. In the early 1950s, the Rands undertook another project, adding the second story massing across the southern elevation, replacing windows with steel casements, and enclosing the west portal. John Gaw Meem's firm also was involved in designing these later additions, though their execution deviates notably from Meem's drawings, as seen in the new HCPI.

The garage on the property was originally constructed in 1940, as designed by John Gaw Meem, and was subsequently altered with additions in the 1950s. The structure consists of four staggered massings, featuring three vehicular entries with custom wooden garage doors design by Meem, and three pedestrian entries with custom wood panel doors with 4-lite windows. The original 2-car garage was composed of the central massing. An additional garage bay, an apartment, and storage spaces comprise the later historic additions.

STAFF RECOMMENDATION:

Staff recommends retaining "contributing" status for the main residence, assigning "contributing" status to the garage structure, and designating façades 1, 2 (east) and 3 (southeast) on the main residence and façade 1 (east) on the garage as primary, in compliance with Section 14-5.2(C) Regulation of Significant and Contributing Structures in the Historic Districts.

Questions to Staff

Chair Rios asked Ms. Roach to read Contributing definition and she read it into the record: *"Definition of Contributing Structure is a structure located in a historic district approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a Contributing structure is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. A Contributing structure may have had minor alterations to its integrity remains."*

Chair Rios asked for her comment on the public visibility.

Ms. Roach said only the two-story massing would be visible from the street. It is far back down a private drive.

Member Powell asked while looking at the picture of the garage if the whole east façade was recommended as primary.

Ms. Roach agreed that she was referring to the whole east façade.

Chair Rios noted that the oldest portion of the residence is 88 years old and the 1940's addition is 75 years old and also the second story is 65 years old and the garage is also about 75 years old.

Applicant's Presentation

Present and sworn was Mr. Mark Natkin, 1305 Luján Street, who said they basically agree that façades 2 and 3 should be primary. The only questionable one would be façade #1 because it doesn't have any defining character to it. 2 and 3 do. #1 is just a two-story sheer façade.

Ms. Roach said that façade is shown on page 62 of the packet and Mr. Rasch projected it on the screen.

Mr. Natkin said it is just a door that goes into the kitchen so it is almost like a service entrance.

Questions to the Applicant

Ms. Roach pointed out the vigas at the top of the massing that are character defining and the two-story massing is a characteristic not seen elsewhere on the building and it was historically constructed.

Member Biedscheid asked if the iron canopy on the existing patio is historic.

Ms. Roach said it was not historic. It was probably installed in the early 70's or late 60's and it could be removed. She explained that anything that was non-historic on a primary elevation could be removed or altered without requiring an exception.

Member Powell asked why staff didn't consider the east elevation of the music room as primary, due to the proportions and the historic windows.

Ms. Roach said there was no additional character that would be included by including this façade as primary.

Member Powell said although it can't be viewed from the front, it is very indicative of the period.

Chair Rios clarified that this is staff's recommendation which the Board doesn't have to follow.

Public Comment

Ms. Beninato (previously sworn) hoped the Board would find it to be Contributing. It is certainly old enough with significant features. All the façades recommended by staff should be followed. The garage doors are important. She also echoed Member Powell's comment about that part of the music room as a primary façade. She was a little concerned when the report says a feature was found here so doesn't have to be preserved over there. Replication of a feature is part of a house. A repeated element is still part of the design. She hoped the Board would consider that.

Chair Rios agreed with that statement. All of those elevations of that character should be preserved.

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

Action of the Board

Member Powell asked how the other Board members felt about including façade #4 as primary.

Member Biedscheid agreed with him.

Member Roybal agreed.

Member Powell moved in Case #H-15-056A at 461 Camino de Las Animas to accept the recommendations of staff that the main resident retain Contributing status, that the garage be designated Contributing, that façades 1 through 4 be designed as primary and the whole eastern plan of façade #1 of the garage be designated as primary, and to exclude the iron portal on façade #1 of the residence.

Member Roybal was confused on the recommendation of #4.

Member Biedscheid asked him to restate the motion which he did.

Member Biedscheid seconded the motion and it passed by unanimous (4-0) voice vote with Member Boniface not voting, having recused himself.

Member Boniface was still recused for this case.

- 5. Case #H-15-056B. 461 Camino de Las Animas.** Downtown & Eastside Historic District. Mark Naktin, agent for Newt White, owner, proposes to add an 18" deep iron balustrade at the south façade, to remove a metal portal addition, and to add a fireplace at a contributing residential structure. (Lisa Roach).

Ms. Roach recommended postponing this case to a date certain or at least not considering item #3 to allow the applicant to request an exception.

Ms. Roach gave the staff report as follows:

BACKGROUND & SUMMARY:

461 Camino de Las Animas now consists of the approximately 3,979 square foot residence and an adjacent, freestanding approximately 1,720 square foot garage with living quarters. It is presumed that in

the preceding case (H-15-056A), the residence retained its contributing status with the east and southeast façades as primary and the garage structure was assigned contributing status with the east façade as primary.

Now, the applicant proposes to make the following alterations to the main residence:

1. Add an 18" deep wrought iron balustrade across the second story south façade;
2. Remove a non-historic metal portal structure at the southern entry on the east (primary) façade;
and
3. ~~Add a fireplace between the two windows on the east façade of the music room, to be stuccoed to match the existing residence (El Rey "Hacienda").~~ Postpone to date certain.

STAFF RECOMMENDATION:

Staff recommends approval of this application, which complies with Section 14-5.2 (D) Height, Pitch, Scale and Massing, and (E) Downtown and Eastside Historic District. However, if the Board finds in the "A" case that more façades than 1, 2 and 3 on the main residence are primary, staff recommends postponing this application due to the need for exceptions.

Questions to Staff

There were no questions to Staff.

Applicant's Presentation

Mr. Natkin (previously sworn) had nothing further to add.

Questions to the Applicant

Member Roybal commented that adding the balustrade is great.

Public Comment

Ms. Beninato (previously sworn) thought she heard Ms. Roach say 1, 2, and 3, were primary. But it is both east and south elevations of the Music Room that should be primary. She believed the balustrade helps break up that façade.

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

Action of the Board

Member Powell moved in Case #H-15-056B. 461 Camino de Las Animas, to approve 1 - Add an 18" deep wrought iron balustrade across the second story south façade; 2. Remove a non-historic metal portal structure at the southern entry on the east (primary) façade; as recommended by staff and postpone segment 3 to the July 14 meeting. Member Roybal seconded the motion and it passed by unanimous (4-0) voice vote with all voting in favor except Member Boniface who recused himself.

Member Boniface returned to the bench after the vote was taken.

- 6. Case #H-15-057. 475 Arroyo Tenorio.** Downtown & Eastside Historic District. Trey Jordan Architecture, agent, for Janice Hope, owner, proposes to remodel a non-contributing residential structure including constructing a 17 sq. ft. vestibule, enclosing a portal, changing the pitched roof surface treatment, and other alterations. (David Rasch).

Mr. Rasch gave the staff report as follows:

BACKGROUND & SUMMARY:

475 Arroyo Tenorio is a single-family residential building that was constructed in a simplified Spanish-Pueblo Revival style in 1984. The structure is listed as non-contributing to the Downtown & Eastside Historic District and it has no public visibility.

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

1. A 17 square foot, 10' tall entry vestibule will be constructed on the south elevation. The addition will be clad in wood siding that is "Boothbay Blue".
2. The central portal will be enclosed with sliding glass doors on the south elevation. The clay tile shed roof finish will be replaced with a "Zinc Grey" standing seam roof.
3. A few windows changes are shown on the west, east, and north elevations. The circular and star-shaped windows will be removed.
4. The corbels and storage room on the carport will be removed.
5. Part of the existing courtyard wall and the pedestrian gate will be removed and replaced with a 6' high wall and pedestrian gate. Stucco color will remain "Buckskin" and the gate will be "Boothbay

Blue".

6. The low stone planter wall will be removed and a 5' high coyote fence will screen the transformer and trash receptacle.
7. The pedestrian walk and drive will be reconfigured and resurfaced.

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

Chair Rios asked to see a sample of the Boothbay Blue color.

Applicant's Presentation

Present and sworn was Mr. Trey Jordan, 227 E Palace, Suite W, who shared the color sample for paint and stucco. He had nothing else to add to the staff report.

Questions to the Applicant

Member Roybal asked what the existing colors were.

Mr. Jordan said it was chocolate brown stain that was peeling. Everything will be redone.

Member Powell asked if the cladding around the door on the south façade was of wood.

Mr. Jordan agreed. He added that they will match the gate.

Member Powell asked if the siding wraps around to the main façade.

Mr. Jordan agreed.

Public Comment

There were no speakers from the public regarding this case.

Action of the Board

Member Roybal moved in Case #H-15-057 at 475 Arroyo Tenorio, to approve the application per staff recommendations and as specified in items 1 - 7. Member Biedscheid seconded the motion and it passed by unanimous voice vote.

7. **Case #H-15-058. 1247 Cerro Gordo Road.** Downtown & Eastside Historic District. Bette Craig, owner/agent, proposes to construct a 339 sq. ft. garage addition and 6' high yardwalls and to perform other minor repairs to a non-contributing residential structure. (Lisa Roach).

The applicant for this case had not yet arrived.

Member Boniface moved to table Case #H-15-058 to the end of the agenda. Member Powell seconded the motion and it passed by unanimous voice vote.

8. **Case #H-15-059A. 1342 Canyon Road.** Downtown & Eastside Historic District. Christopher Purvis agent for Melanie Lux, owner, requests a historic status review of a non-contributing residential structure. (Lisa Roach).

Ms. Roach gave the staff report as follows:

BACKGROUND & SUMMARY:

1342 Canyon Road is single family residence consisting of a 1,226 square foot lower floor and 1,060 square foot second floor constructed on a sloped lot on the south side of Upper Canyon Road. The residence was constructed in 1938 in the Spanish-Pueblo Revival style and features rounded and stuccoed massing, adobe and/or Pen-tile construction, exposed wooden headers above recessed windows and doors, divided lite wooden in-swing casement windows, and an infilled second floor portal with wooden posts, beams and corbels. The residence is presently listed as non-contributing to the Downtown and Eastside Historic District.

The applicant requests a status review due to age of the structure, and if it is upgraded to "contributing" status, the applicant also requests assignment of primary façades.

STAFF RECOMMENDATION:

Staff recommends assigning "contributing" status to the residence and designating façade 1 (northwest, lower floor) as primary, in compliance with Section 14-5.2(C) Regulation of Significant and Contributing Structures in the Historic Districts.

Questions to Staff

Chair Rios asked if the 77 year old structure had no change in footprint.

Ms. Roach didn't believe it had changed dramatically. It is unclear in the HCPI if the upper floor was created at a later date or at the same time.

Member Boniface said it to him that those rooms on the second floor were the only bedrooms so he believed it was all done at the same time. She had no documentation of it being done at a later date but noted that the infilled windows on the second floor portal were added at a later date.

Ms. Roach said she would agree.

Chair Rios asked if the Staff recommendation was that only façade #1 be primary.

Ms. Roach agreed.

Chair Rios asked about photos.

Ms. Roach said there are some pictures in the HCPI, pages 5-10. Mr. Rasch had taken two photos on the site visit also.

Member Powell saw on the floor plan where façades 1-4 were located and asked about façade numbering for the second story.

Ms. Roach said the upper level elevations are numbered 5-10. She said #8 includes the jog.

Member Powell said he also saw #8 as a primary elevation.

Chair Rios asked Ms. Roach to describe #8.

Ms. Roach said #8 includes an additional entry with a curved opening. It has the same stuccoed massing, rounded corners and divided-lite windows.

Member Powell asked if they are original or not.

Ms. Roach believed they were original. It also has a stairwell up to the entry.

Mr. Rasch explained that the primary elevations are defined specifically in our Code. Each façade is at least 8' wide separated by another façade by at least 4'. So a step less than 4' does not mean it is a different façade and a façade less than 8' wide does not make it a new façade.

Applicant's Presentation

Present and sworn was Mr. Christopher Purvis, 200 west Marcy Street, who agreed with Staff's recommendations. He said façade #8 is visible from the road. At the site, they discussed the infilled portal. The second floor was apparently built at the same time and the portal was added and later infilled.

Questions to the Applicant

Member Boniface pointed out that in reading the background, it could be construed that the owner is in favor of elevating this building to a Contributing status.

Mr. Purvis agreed.

Member Boniface asked if the owner is aware of the limitations on the exterior.

Mr. Purvis agreed.

Member Biedscheid asked if Mr. Purvis had knowledge of the stone work in the front.

Mr. Purvis said he learned a lot from the HCPI. It looks just like the stonework inside the house so it probably all was done at the same time.

Member Biedscheid asked if it is possible for the Board to designate that stonework in front as Contributing.

Ms. Roach agreed that it is possible.

Chair Rios asked if that had to be advertised.

Mr. Shandler asked the Board to let him review that with the Staff.

Public Comment

Ms. Beninato (previously sworn) said she was not clear if #10 is also visible from the street. If it is visible, she thought it should also be primary and she favored making the stone wall Contributing as well.

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

Mr. Shandler said it is permissible to add that to the motion.

Ms. Roach pointed out the definition of primary façade as part of the record.

Regarding the stone retaining walls on the front, she would recommend they be primary also - their connection with the Sisters who built it, the Forest Service and the CCC.

Member Boniface asked how to differentiate them. He was uncomfortable doing it with all of the stone walls. The one closest to the road is character-defining. He was not convinced the wall at the patio is great stone work. But along the driveway it is beautiful.

Ms. Roach clarified that the Board could designate only the stone walls on the downslope from the house.

Member Boniface asked to see the photos along the driveway.

Ms. Roach referred him to page 5 in the packet.

Action of the Board

Member Boniface moved in Case #H-15-059A at 1342 Canyon Road to accept staff recommendations and assign Contributing status to this residence, and designating façade #1, the northwest lower floor, as primary and designating the stone wall that is on the south side of the driveway as being a Significant structure. Member Roybal seconded the motion.

Chair Rios asked Member Powell if he wanted to include façade #8.

Member Biedscheid asked why the maker of the motion left off #8.

Member Boniface said he left it out of his motion because he was not convinced that it was readily visible from the roadway and he was following Staff's recommendations.

Chair Rios said if a façade has redeeming qualities it shouldn't matter if it is visible or not.

Member Boniface said he was not convinced it had redeeming qualities.

The motion passed by unanimous voice vote.

- 9. Case #H-15-059B. 1342 Canyon Road.** Downtown & Eastside Historic District. Christopher Purvis agent for Melanie Lux, owner, proposes to construct a 355 sq. ft. addition and a 4' high coyote fence, to add, refurbish and replace windows, and to perform other minor repairs to a non-contributing residential structure. (Ms. Roach Roach).

Ms. Roach gave the staff report as follows:

BACKGROUND & SUMMARY:

1342 Canyon Road is single family residence consisting of a 1,226 square foot lower floor and 1,060 square foot second floor constructed on a sloped lot on the south side of upper Canyon Road. The residence was constructed in 1938 in the Spanish-Pueblo Revival style and features rounded and stuccoed massing, adobe and/or Pen-tile construction, exposed wooden headers above recessed windows and doors, divided lite wooden in-swing casement windows, and an infilled second floor portal with wooden posts, beams and corbels. It is presumed that in the preceding case (H-15-059A) the Board will have upgraded the historic status of the residence to contributing to the Downtown and Eastside Historic District and assigned façade 1 (northwest, lower floor) as primary.

Now, the applicant proposes to renovate the residence with the following:

1. Construct of a 355 square foot addition on the northeast elevation of the lower floor to a height of 12' (4" lower than the height of the lower floor massing and 19' back from the northwest, lower floor primary façade);
2. Repair windows on the street-facing, northwest, lower-floor façade (primary) and add storm sashes;
3. Replace all windows on non-primary façades in-kind, with insulated glass, in-swing wooden casements to match existing lite pattern and color;
4. Add a window on the southwest elevation to add light to an interior sitting room;
5. Repair/replace in-kind the upper portal corbels and posts, fix the leaking sill condition, and replace the in-filled windows with 8-lite in-swing wooden windows painted to match existing (dark brown);
6. Install new electrical wiring by channeling into the exterior adobe and patching the stucco to match the existing;
7. Repair/replace in-kind the vigas under the rotted canales on the northwest elevation; and
8. Construct a 4' high coyote fence and pedestrian gate at the northwest elevation.

STAFF RECOMMENDATION:

Staff recommends approval of this application, which complies with Section 14-5.2 (D) Height, Pitch, Scale and Massing, and (E) Downtown and Eastside Historic District.

Questions to Staff

Member Roybal asked if the designation would change any of the proposal.

Ms. Roach said only on the fence in the northwest corner.

Member Roybal asked if all other changes would be allowed with the Contributing status.

Ms. Roach agreed.

Applicant's Presentation

Mr. Purvis (previously sworn), said they already set the fence back four feet to not have to seek an exception.

Ms. Roach added that the only wall designated primary was the part along the driveway so the fence proposed is four feet back and doesn't infringe on the contributing wall.

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

Member Roybal moved in Case #H-15-059B at 1342 Canyon Road to approve the application, segments #1-8, as recommended by Staff /Member Biedscheid seconded the motion and it passed by unanimous voice vote.

Member Boniface moved to take Item 7, Case #H-25-058 from the table for consideration. Member Biedscheid seconded the motion and it passed by unanimous voice vote.

- 7. Case #H-15-058. 1247 Cerro Gordo Road.** Downtown & Eastside Historic District. Bette Craig, owner/agent, proposes to construct a 339 sq. ft. garage addition and 6' high yardwalls and to

perform other minor repairs to a non-contributing residential structure. (Lisa Roach).

Ms. Roach gave the staff report as follows:

BACKGROUND & SUMMARY:

1247 Cerro Gordo Road is an approximately 1,995 square foot single family residence constructed in 1985 in a vernacular manner. The stuccoed, pitched-roof residence is listed as non-contributing to the Downtown and Eastside Historic District.

The applicant proposes the following alterations to the property:

1. Construct a 357 square foot one-car garage attached to the northeast corner of the residence by a 3' corridor. Garage addition will be stuccoed in El Rey "Buckskin" to match the existing residence;
2. Enclose the present east entry, and create a new entry to the home from the corridor connection to the proposed garage;
3. Replace three east facing bay windows, and create a new east entry by replacing the central window with a single divided lite white French door and the two side windows with tall divided lite white windows;
4. Raise the height of an existing east yardwall to 6', and construct an extension of this wall to the west to adjoin the east façade of the residence. The new segment of wall will include a pedestrian gate placed at an angle to the northeast. (Gate design not yet submitted.);
5. Replace the coyote fence at the northwest corner of the property with a 6' high stuccoed yard wall to run along the north property line and turn south to meet the northwest corner of the home;
6. Construct a small segment of 6' high stuccoed yardwall with pedestrian gate between the existing west yardwall and the residence;
7. Re-stucco the existing street-facing yardwall along Cerro Gordo Road to match the residence and adjacent yard walls, in El Rey "Buckskin."

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

Present and sworn was Ms. Bette Craig, 1247 Cerro Gordo, who had nothing to add to the Staff report.

Questions to the Applicant

Member Roybal asked Ms. Craig if she lived there.

Ms. Craig said she did.

Chair Rios asked about the public visibility of the wall.

Ms. Roach said it is partially visible, up to the side and several pieces are proposed.

Chair Rios asked if she was proposing to put anything on the roof.

Ms. Craig said no.

Public Comment

There were no speakers from the public regarding this case.

Action of the Board

Member Powell moved in Case #H-15-058 at 1247 Cerro Gordo Road to approve the application per staff recommendations. Member Boniface seconded the motion and asked for a friendly amendment that the gate design be taken to staff for review and approval.

Member Powell agreed the amendment was friendly and the motion passed by unanimous voice vote.

- 10. Case #H-15-060B. 2 Camino Pequeño.** Downtown & Eastside Historic District. Courtenay Mathey agent/owner, proposes to construct a 545 sq. ft. garage and trellis, to enclose a 136 sq. ft. portal and a 71 sq. ft. portal, and to construct a 98 sq. ft. portal, to replace windows, and to construct a 6' high fence at a non-contributing residential structure. An exception is requested to the 3' corner

rule (Section 14-5.2(E)(2)(b)). (Lisa Roach).

Ms. Roach gave the staff report as follows:

BACKGROUND & SUMMARY:

2 Camino Pequeño is a 2,461 square foot residence with 647 square feet of unheated portal spaces, for a total roofed square footage of 3,118. The residence was constructed in the early 1960s by local artist, writer and craftsman James Wing, in what can be described as a blend of Mid-Century Ranch style and Prairie Revival style, inspired by the work of architect Frank Lloyd Wright and others who participated in creating Prairie style in the late 19th and early 20th centuries. The residence is characterized by its horizontal lines, low massing with areas of exposed whitewashed adobe, slightly pitched shed roof with projecting eaves, stained wooden elements, and wooden windows with a horizontal, rectangular lite pattern. In 1998, the applicant purchased the home and renovated it with new electrical, HVAC, and water systems, bedroom and portal additions, and replacement of windows. The residence is listed as non-contributing to the Downtown and Eastside Historic District.

The applicant proposes the following scope of work:

1. Construct a 645 square foot freestanding garage and entry trellis in the existing driveway and parking area;
2. Enclose the 136 square foot southwest portal. Windows and doors will feature a horizontal lite pattern to match the original. An exception is requested to the 3' corner rule, and relevant code citations and exception criteria responses can be found at the end of this report;
3. Enclose the 71 square foot portal at the east end of the south façade, and construct a small hallway connection to a height of 12'6". Windows and doors will feature a horizontal lite pattern to match the original. An exception is requested to the 3' corner in this location, as well;
4. Replace seven existing windows to match the historic horizontal lite pattern;
5. Construct a new 98 square foot portal on the north façade to a height of 11'10";
6. Repair wood framing at the east entry portal;
7. Stucco repair in El Rey "Colonial" to match existing and add earthtone wainscot on north façade in El Rey "Sand"; and
8. Construct a 6' high fence featuring horizontal wood planks, to match an existing fence of the same design.

RELEVANT CODE CITATION: Section 14-5.2(E)(2)(b) Recent Santa Fe Style

"The combined door and window area in any publicly visible façade shall not exceed forty percent of the total area of the façade except for doors and windows located under a portal. No door or window in a publicly visible façade shall be located nearer than (3) three feet from the corner of the façade."

EXCEPTION CRITERIA:

(I) Do not damage the character of the district

Applicant Response: This design feature will not damage the character of the district as it will not be visible from Camino Pequeño.

Staff Response: Staff agrees with this response, as the two instances of windows to be placed within 3' of a corner are located at a sufficient distance from Camino Pequeño (a private drive) so as to substantially limit public visibility.

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

Applicant Response: If the door and window openings were three feet from the building corners at these locations, it would severely limit the sunlight and views offered to the residence.

Staff Response: Staff agrees with this response. The two additions where the exception is requested are so small that fenestration would be very limited by placement at a distance greater than 3' from the corners.

(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.

Applicant Response: This design option blends well with the original "ranch house" design aesthetic of the '60's and will strengthen the character of the City by honoring this distinctive variation on traditional Santa Fe style design.

Staff Response: Staff agrees with this response. The design is a unique blend of styles that are uncommon in the Downtown and Eastside District.

STAFF RECOMMENDATION:

Staff finds that the criteria for an exception to the 3' corner rule have been met and recommends approval of this application, which otherwise 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.

Ms. Roach handed out a letter [attached as Exhibit A], and some exhibits [attached as Exhibits B, C, D, E, F, and G] from a neighbor expressing some concerns and also an email from Ms. R.B. Zaxus [attached as Exhibit H] approving the design.

Questions to Staff

Chair Rios asked if it is located on a private drive.

Ms. Roach said it is but the drive is not gated so it is accessible to the public.

Chair Rios asked what the neighbor's objections were.

Ms. Roach said Mr. Perkins feels the 12' 6" will obstruct his view and doesn't feel it is in keeping with existing architecture. His other objection has to do with FEMA flood plain restrictions and those have been addressed by Staff.

Chair Rios said this Board has no authority over view shed issues.

Mr. Shandler agreed.

Chair Rios didn't know if that could be taken to anyone in the City.

Ms. Roach said it could only if the property was in the escarpment overlay.

Mr. Rasch pointed out that there is a section now in the Zoning Code now regarding private view rights. But since this building is below 14' it wouldn't apply here. It is meant to stop two-story views over neighbor property.

Applicant's Presentation

Present and sworn was Mr. Courtenay Mathey, 2 Camino Pequeño, as was his wife.

Mr. Mathey said they didn't have much to add to the report but were excited about it.

Questions to the Applicant

Member Biedscheid asked if the new elevation height on the far end was 12' 8".

Mr. Mathey said on the south elevation, Sheet A - 8.1 - they are approximately the same height. The other side is 12' 7' off the grade and matched at the other side.

Member Roybal asked about the condition of the fences now and what it would look like.

Mr. Mathey said the fence now has the original railings and they will all be replaced as railings with weathered pine or spruce as simple horizontal rails with 3/4" gap between the boards.

Member Roybal said it would be better quality.

Mr. Mathey agreed.

Public Comment

Ms. Beninato (previously sworn) said she was not sure how they met the criteria for the exception. One of them is hardship and that has been a stumbling block for many. But she didn't see letting them off from what the code requires. There was to be public input on these criteria to deal with terms that were vague and the Board was going to have that public input but hasn't. Hardship is one of those words that needs more definition. It has gone on for years. Perhaps the Board could adopt some interim definitions to meet the criteria.

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

Chair Rios agreed and said the new code is still on hold.

Member Boniface asked Ms. Roach if the exception criteria have all been met, including hardship.

Ms. Roach agreed.

Action of the Board

Member Roybal moved in Case #H-15-060B at 2 Camino Pequeño, to approve all 8 segments of the application per staff recommendations and agreeing that the exception criteria have been met. Member Boniface seconded the motion and it passed by unanimous voice vote.

- 11. Case #H-15-061. 626 Don Gaspar.** Don Gaspar Area Historic District. Dale Zinn agent for Kristen Kalangis, proposes to construct a 192 sq. ft. freestanding ramada to a height of 8' in the side yard of a contributing residential structure. (Lisa Roach).

Ms. Roach gave the staff report as follows:

BACKGROUND & SUMMARY:

626 Don Gaspar is a single family residence constructed in 1927 and listed as contributing to the Don Gaspar Area Historic District. The original residence was remodeled in the late 1960s, when it took on

Territorial Revival style architectural elements, and the house was remodeled again in 2007 with HDRB approval.

The applicant proposes to construct a 192 square foot freestanding flat roofed ramada with open roof trellis structure in the south side yard of the residence. The proposed structure will be constructed of wood timbers and light framing and finished with a transparent, medium brown oil stain. The height of the proposed structure will be 8'.

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 (H) Don Gaspar Area Historic District.

Questions to Staff

There were no questions to Staff.

Applicant's Presentation

Present and sworn was Mr. Dale Zinn, P. O. Box 756, Santa Fe, who had nothing to add to the staff report.

Questions to the Applicant

There were no questions to the Applicant.

Public Comment

Ms. Beninato (previously sworn) asked for the site plan in relation to the street. She said this is not very visible from the street. And since it isn't, why not grant it? It is free-standing and not that common in the area. But the Don Gaspar District is sort of eclectic.

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

Action of the Board

Member Roybal moved in Case #H-15-061 at 626 Don Gaspar to approve the application as staff recommended. Member Boniface seconded the motion and it passed by unanimous voice vote.

Mr. Zinn congratulated the new members for their active participation right away.

Chair Rios agreed.

I. COMMUNICATIONS

Mr. Rasch said there has been internal discussion and planning on the new code amendments. We will propose an amendment for staff authority over certain kinds of projects. In general, we will take another approach to what has been happening with a small team. He talked with the Land Use Director and the City Manager for a series of constituent groups and breaking the proposed code up into particular sections so the public can give testimony. After getting feedback, Staff will then come forward with a draft for things like height, Santa Fé Style, traditional style, etc. We want to hear the community's desires.

Chair Rios felt that was a good approach. The public should have a voice in the process of the rewrite.

J. MATTERS FROM THE BOARD

Member Roybal asked about a time change for the meetings. He wanted the meetings to start at an earlier time such as 5:00 or even 4:30 p.m.

Mr. Rasch said they are working on it.

K. ADJOURNMENT

Member Powell moved to adjourn the meeting. Member Roybal seconded the motion and it passed by unanimous voice vote. The meeting was adjourned at 7:15 p.m.

Approved by:


Cecilia Rios, Chair

Submitted by:


Carl Boaz for Carl G. Boaz, Inc.

June 22, 2015

Lisa Roach, Senior Planner, Historic Preservation
Land Use Department
City of Santa Fe
Hand Delivered

Subject: Case # H-15-060

Dear Lisa,

As follow thru from our meeting yesterday, I would like to lodge the following objections to approval of the work proposed by Applicant of this case.

As you know, I live at #3 Camino Pequeno immediately east of the subject Property.

For reference, I have enclosed a reduced scale drawing package picked up from your offices last Friday. It is marked up with yellow and pink denoting the two basic issues to which I object.

Yellow markings deal with the "pop -up" feature at the end of the e/w hall to be constructed.

- A. The height, 12'- 6", will position that construction to block a significant part of the view from my courtyard and portal on the west side of my home. That view is an important feature of our life. In summer we have virtually every meal under that portal while enjoying the beautiful view of sky and foliage of the large trees to the west. (a photo of that view is enclosed.) If my calculations are correct, the view will be severely compromised by a structure 8'- 2.5" wide, blocking vitally 70 % of our horizontal view.....rising 3' above our line of sight.
- B. Furthermore, my thoughts about the value of that "pop up", to the project, both functionally and aesthetically, have not been able to convince me that it is really important to the project. It will be the highest point of the buildings, it will be several feet higher than the immediately adjacent roof lines, will have an interior height several feet higher than the hallway that it terminates, and it performs no important function. It has no redeeming value, to the project, as far as I can tell, and causes significant harm to me. Limiting its height to the level of the adjacent roof should have no negative consequence to the project !

Exhibit A
HDRB - June 23, 2015

My second objection is to various aspects of the construction in the clearly indicated 1% flood zones. The specific issues are highlighted in pink on the drawing package.

I spoke, briefly by phone, with Risana Zaxus about the garage placement. If I understood her correctly (?) she said her approval was based upon, 1. Fact that the flood level in that area would be very limited, and 2. That there would be system at the base of all walls, including those of the garage, that would permit flood waters to pass.

Regarding the first point, I am wondering how she would be projecting the flood height ?

With regard to the second point, I have several thoughts:

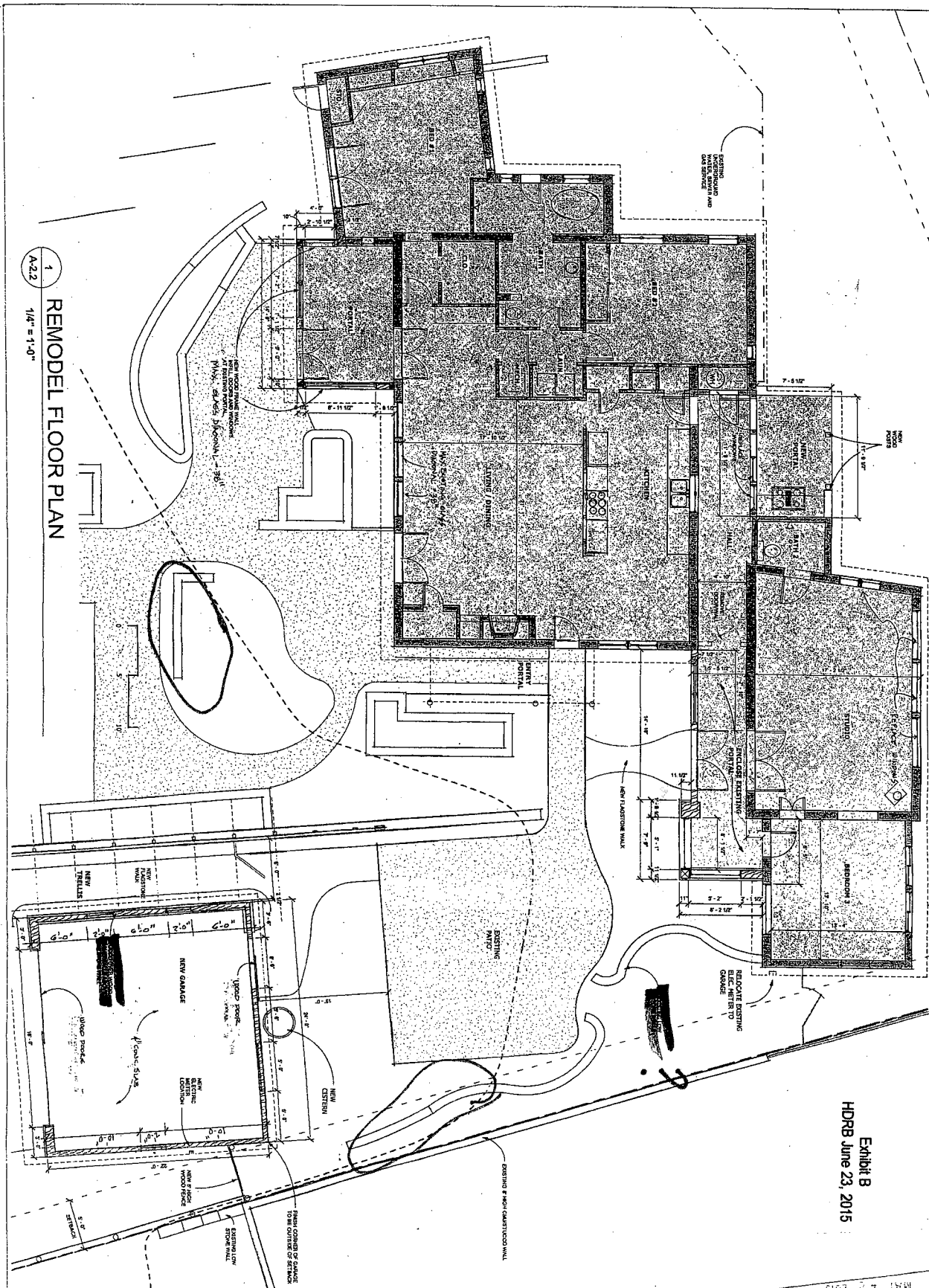
1. Has FEMA approved this system of relief ? I would suspect that if there is no recognition of it in the FEMA codes/records, the City of Santa Fe would be very vulnerable should it not work and result in incrementally higher levels of flooding.
2. I wonder how the system will handle the, almost certain, accumulation and pile up of debris that would accompany any level of flooding. I have attached photos of such debris which resulted from a thunderstorm several days ago. The water flow and subsequent river rise was well below flood levels, but the debris deposits appear to have been substantial.

I can also report that I spoke last Saturday with Phil Bove, the long time Mayor Domo of Acequia Madre, who reported significant build up of deposits of sand and gravel in the acequia.

The site visiting team can view what is shown in the pictures simply by exploring the areas along the river in front of #2 & #3. Note the huge cottonwood trunk in the river. It is not from this vicinity. Brought from upstream somewhere in a storm several years ago. Think about the debris sweeping power of that as applied to the release mechanism that might be contemplated in the approval of this project construction in the flood zones.

Thank you, Lisa, for passing these thoughts along to the Board.

Brad Perkins
#3 Camino Pequeno



*Original is available in the clerk's office.

Exhibit B
HDRB June 23, 2015

Sheet No.
A-2.2
22

REMODEL FLOOR PLAN

Remodel and Garage Addition
2 Camino Pequeno
CITY OF SANTA FE, NEW MEXICO

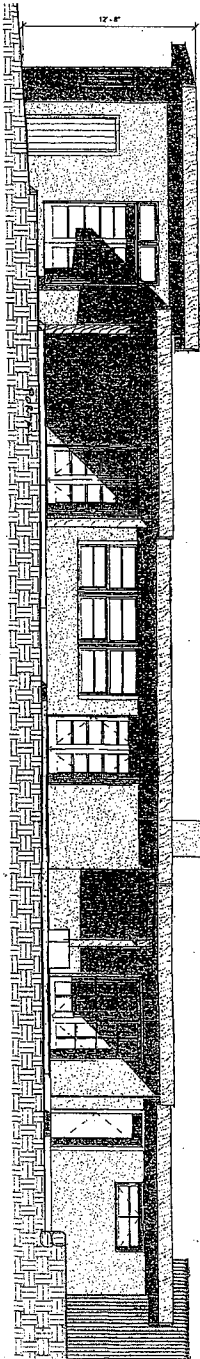
Mathey and Associates
Architects
#2 Camino Pequeno, Santa Fe, New Mexico 87501
505.986.9854 matheyarchitecture@gmail.com



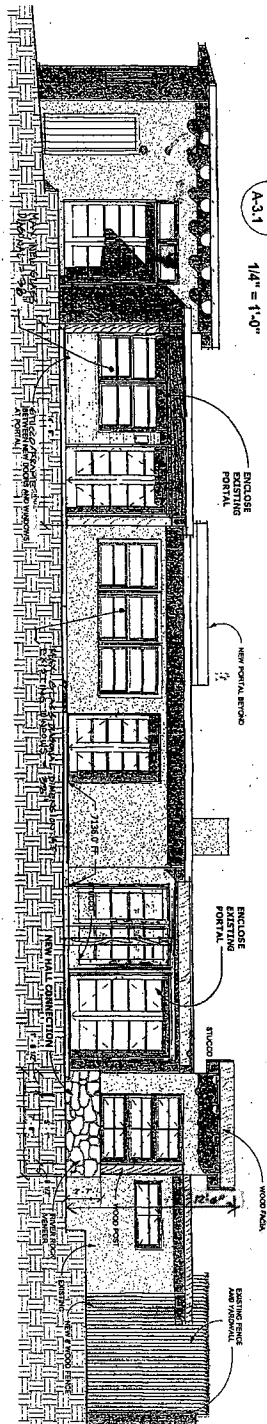
*Original is available in the clerk's office.

Exhibit C
HDRB June 23, 2015

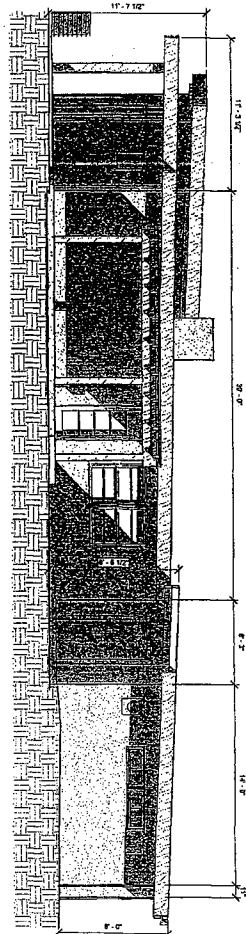
1 South Elevation - Existing
A-3.1 1/4" = 1'-0"



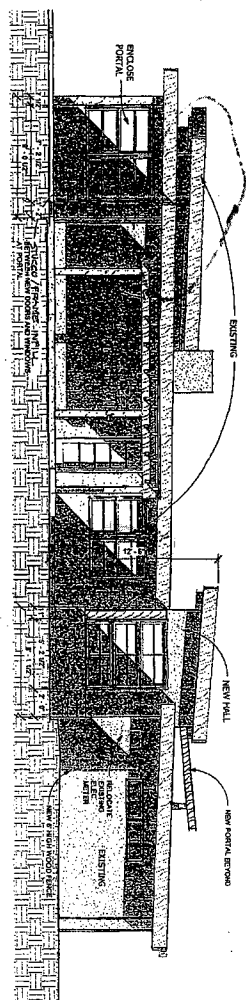
2 South Elevation - New
A-3.1 1/4" = 1'-0"



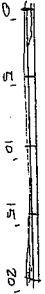
3 East Elevation - Existing
A-3.1 1/4" = 1'-0"



4 East Elevation - New
A-3.1 1/4" = 1'-0"



TYPICAL EXTERIOR FINISHES
CEMENT
 WALLS: STUCCO-FINISH, WHITE (MATCH EXISTING)
 BATHHOUSE: UNPAINTED, PAINTED, PAINTED
 STONE: RIVER ROCK, MORTARED (MATCH EXISTING)
 WOOD: STAIN FINISH, BROWN (MATCH EXISTING)
 DOOR AND WINDOW CLADDING: STAIN FINISH WOOD OR TAN METAL CLAD (MATCH EXISTING)
 ROOFING: EARTH TONE BITUMHANE OR PLY MEMBRANE
 METAL: GALVALUME, PAINTED, PAINTED, PAINTED, PAINTED
 PAINT: FINISHES, WHITE OR BATHHOUSE



Remodel and Garage Addition
2 Camino Pequeno

CITY OF SANTA FE, NEW MEXICO

Mathey and Associates
Architects

82 Camino Pequeno, Santa Fe, New Mexico 87501
505.986.9854 matheyarchitecture@gmail.com

SOUTH AND EAST
ELEVATIONS

Sheet No.
A-3.1 23





Exhibit E
HDRB - June 23, 2015

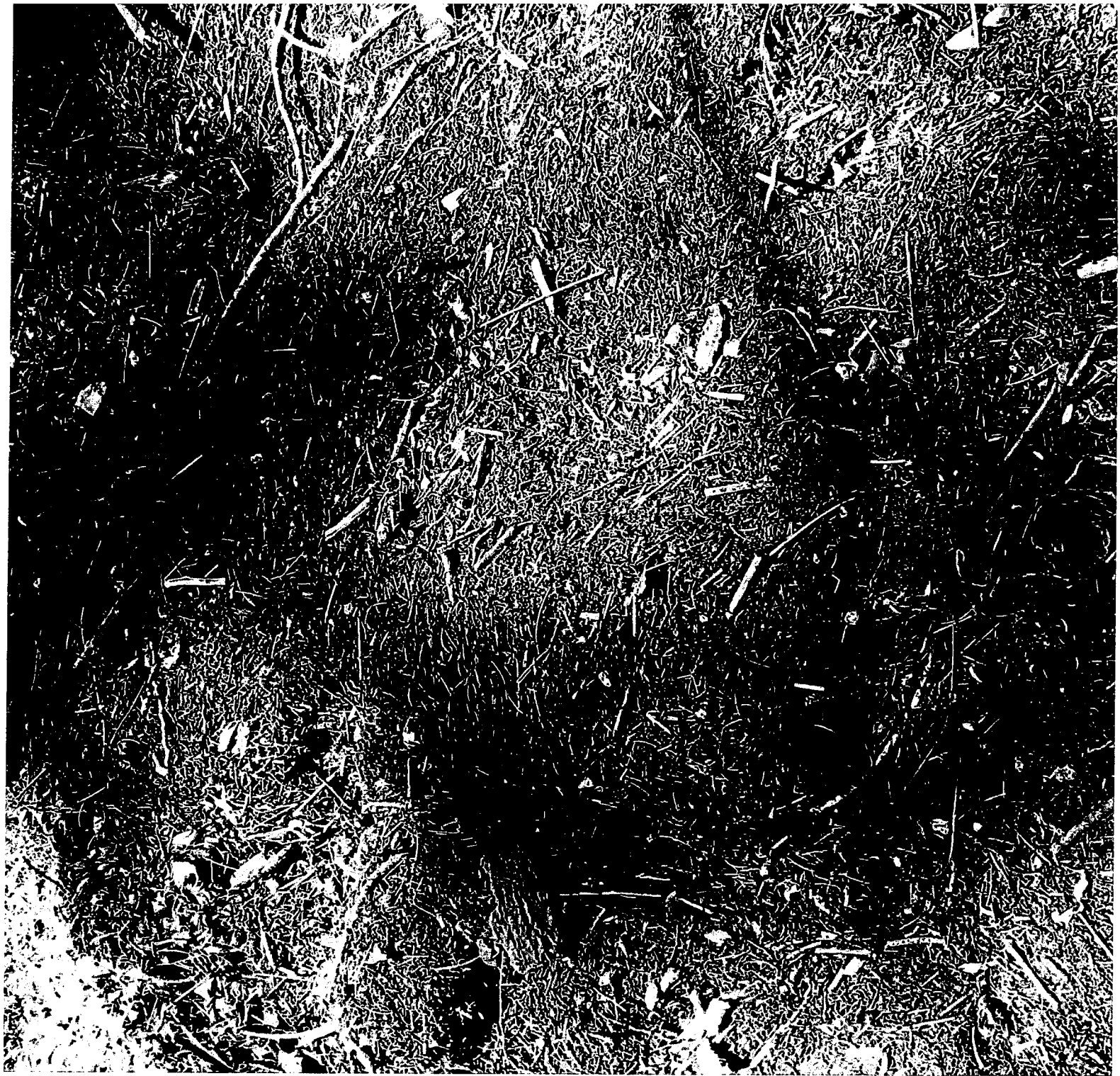


Exhibit F
HDRB - June 23, 2015



Exhibit G
HDRB - June 23, 2015

ROACH, LISA G.

From: ZAXUS, RISANA B.
Sent: Tuesday, June 23, 2015 2:26 PM
To: ROACH, LISA G.
Cc: RASCH, DAVID A.
Subject: Case # H-15-060

Ms. Roach –

I want to present the following information about the proposed work at 2 Camino Pequeno, with regard to the FEMA 1% floodplain:

The proposed garage will be designed in accordance with the requirements of the City's floodplain ordinance, which in fact is more restrictive than FEMA regulations.

FEMA has established Base Flood Elevations ("BFE's") along the Santa Fe River. This represents the elevation of the water surface during a 1% (100-year) flood. This elevation will be used to determine the height of the openings in the structures (garage and proposed walls or fences) to allow flood water to enter and exit. In accordance with the ordinance, the BFE shall be certified and superimposed on the site plan, and accurately depicted on the elevation drawings for all sides of the building by a professional surveyor, professional engineer, or architect.

Additionally, and in accordance with the City ordinance, a professional engineer or an architect shall certify that the structure is designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of flood waters.

With regard to debris accumulation from floodwaters, both FEMA regulations and the City ordinance is silent on this matter.

At the time of permit application, detailed information will be required to verify compliance with these specifications, as it is essential that the requirements of both FEMA and the City be followed.

Risana B "RB" Zaxus, PE
City Engineer & City Floodplain Administrator
City of Santa Fe

Exhibit H
HDRB June 23, 2015