



Agenda

CITY CLERK'S OFFICE

DATE 8/5/15 TIME 10:30 am

SERVED BY [Signature]

RECEIVED BY [Signature]

HISTORIC DISTRICTS REVIEW BOARD FIELD TRIP

TUESDAY, August 11, 2015 at 12:00 NOON

HISTORIC PRESERVATION DIVISION, 2nd FLOOR CITY HALL

HISTORIC DISTRICTS REVIEW BOARD HEARING

TUESDAY, August 11, 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: July 28, 2015
- E. FINDINGS OF FACT & CONCLUSIONS OF LAW

Case #H-04-076. 201 Old Santa Fe Trail
Case #H-15-067A. 721 Camino Cabra.
Case #H-15-068. 138 Park Avenue.

Case #H-15-024C. 558 San Antonio Street.
Case #H-15-067B. 700 Acequia Madre.

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

1. Case #H-15-060B. 2 Camino Pequeno. Downtown & Eastside Historic District. Courtenay Mathey agent/owner, proposes to amend a previous approval, including an alternate design for a 552 square foot carport, elimination of a portion of the north hallway, addition of a 368 square foot bedroom and a 145 square foot storage room, and revision to door and window layout on the north portal enclosure. An exception is requested to place windows within 3' of a corner (Section 14-5.2(E)(2)(b)). (Lisa Roach).
2. Case #H-14-108B. 317 Hillside Avenue. Downtown & Eastside Historic District. Jeff Seres, agent for Robert Jordan, owner, propose to construct an approximately 475 sq. ft. addition to a height of 12' 6" to match the contributing residential structure and a 620 sq. ft. casita to the maximum allowable height of 14'. (Lisa Roach).
3. Case #H-12-059. 610 Garcia Street. Downtown & Eastside Historic District. Jack Robinson, agent for Doug & Peggy McDowell, owners, propose to construct a 3,597 sq. ft. residence to a height of 15'4" where the maximum allowable height is 15'11" on a vacant lot. (David Rasch).
4. Case #H-14-068. 525 1/2 Palace Avenue. Downtown & Eastside Historic District. John Rutherford, agent for Linda Osborne, owner, proposes to construct a deck above a portal and to add a door and window to access the deck on a non-contributing residential property. (Lisa Roach).
5. Case #H-15-071. 314 McKenzie Street. Downtown & Eastside Historic District. Conron and Woods Architects, agent for Milton Johnson, owner, propose to construct a 6' high coyote fence with pilasters and a vehicular gate on a significant commercial structure. (David Rasch).
6. Case #H-15-072. 940 Acequia Madre. Downtown & Eastside Historic District. Christopher Purvis, agent for Joshua Cooper Ramo, owner, proposes to remove the garage, entryway and mechanical additions, construct an 1013 sq. ft. addition, add a yardwall and replace a gate, windows and doors on a non-contributing structure. (Lisa Roach).



Agenda

CITY CLERK'S OFFICE

DATE 7/23/15 TIME 11:24am

SERVED BY McCallum

RECEIVED BY Heia Hartung

HISTORIC DISTRICTS REVIEW BOARD FIELD TRIP

TUESDAY, August 11, 2015 at 12:00 NOON

HISTORIC PRESERVATION DIVISION, 2nd FLOOR CITY HALL

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2. Case #H-14-108B. 317 Hillside Avenue. Downtown & Eastside Historic District. Jeff Seres, agent for Robert Jordan, owner, propose to construct an approximately 475 sq. ft. addition to a height of 12' 6" to match the contributing residential structure and a 620 sq. ft. casita to the maximum allowable height of 14'. (Lisa Roach).
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7. Case #H-15-069. 530 South Guadalupe Street. City Landmark. Hogan Group Inc., agent for Gross Kelly Warehouse, LLC, owner, proposes to replace an existing portal and entry with an enlarged approximately 540 square foot portal and entry. An exception is requested to place an addition on a primary elevation (Section 14-5.2(D)(2)(c)). (Lisa Roach).

7. Case #H-15-069. 530 South Guadalupe Street. City Landmark. Hogan Group Inc., agent for Gross Kelly Warehouse, LLC, owner, proposes to replace an existing portal and entry with an enlarged approximately 540 square foot portal and entry. An exception is requested to place an addition on a primary elevation (Section 14-5.2(D)(2)(c)). (Lisa Roach).
8. Case #H-15-070. 325, 339, 341, and 343 Bishops Lodge Road. Downtown & Eastside Historic District. Brent and Jennifer Cline, agents/owners propose to stucco contributing and non-contributing structures using synthetic stucco and replace a door with a window on a primary elevation. An exception is requested to apply non-traditional finish to historic structures (Section 14-5.2(C)(1)(c) and (E)(2)). (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.

8. Case #H-15-070. 325, 225, 341, and 343 Bishops Lodge Road. Downtown & Eastside Historic District. Brent and Jennifer Cline, agents/owners propose to stucco contributing and non-contributing structures using synthetic stucco and replace a door with a window on a primary elevation. An exception is requested to apply non-traditional finish to historic structures (Section 14-5.2(C)(1)(c) and (E)(2). (David Rasch).

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SUMMARY INDEX
HISTORIC DISTRICTS REVIEW BOARD

August 11, 2015

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E. Findings of Fact & Conclusions of Law	Approved as presented	2-3
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G. Action Items		
1. <u>Case #H-15-060.</u> 2 Camino Pequeño	Approved with conditions	3-9
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8. <u>Case #H-15-070.</u> 325, 339, 341, & 343 Bishops Lodge Road	Partly Approved with conditions	27-32
H. Communications	None	33
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J. Adjournment	Adjourned at 7:45 p.m.	33

MINUTES OF THE
CITY OF SANTA FÉ
HISTORIC DISTRICTS REVIEW BOARD

August 11, 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:

Mr. Frank Katz, Vice Chair
Ms. Meghan Bayer
Ms. Jennifer Biedscheid
Mr. Edmund Boniface
Mr. Buddy Roybal

MEMBERS EXCUSED:

Ms. Cecilia Rios, Chair
Mr. William Powell

OTHERS PRESENT:

Mr. Zach Shandler, Assistant City Attorney
Mr. David Rasch, Historic Planner Supervisor
Ms. Lisa Roach, Historic Planner Senior
Ms. Lisa Martínez, Land Use Department 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

Member Boniface asked to delete two Findings of Fact that should not be on the agenda: 201 Old Santa Fe Trail and 700 Acequia Madre, both of which were continued.

Mr. Rasch agreed those should be removed from the agenda.

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

D. APPROVAL OF MINUTES: July 28, 2015

Member Bayer requested a change on page one. The Board didn't meet in the Convention Center.

Vice Chair Katz requested the following changes to the minutes:

On page 19, third paragraph where Warren should be Jan-Willem Jansens.

On page 28, third paragraph under Questions to the Applicant, Finding of Face, should be Findings of Fact.

On page 36 in the Action of the Board, it was Member Katz who dissented rather than Member Powell.

There were no other changes to the minutes.

Member Boniface moved to approve the minutes of July 28, 2015 as amended. Member Biedscheid seconded the motion and it passed by unanimous voice vote.

E. FINDINGS OF FACT & CONCLUSIONS OF LAW

Case #H-15-024C. 558 San Antonio Street.

The Findings of Fact and Conclusions of Law for this case are attached to these minutes as Exhibit A.

Member Roybal moved to approve the Findings of Fact and Conclusions of Law for Case #H-15-024C at 558 San Antonio Street. Member Biedscheid seconded the motion and it passed by unanimous voice vote.

Case #H-15-067A. 721 Camino Cabra.

The Findings of Fact and Conclusions of Law for this case are attached to these minutes as Exhibit B.

Member Boniface moved to approve the Findings of Fact and Conclusions of Law for Case #H-15-067A at 721 Camino Cabra. Member Biedscheid seconded the motion and it passed by unanimous voice vote.

Case #H-15-068. 138 Park Avenue.

The Findings of Fact and Conclusions of Law for this case are attached to these minutes as Exhibit C.

Member Roybal moved to approve the Findings of Fact and Conclusions of Law for Case #H-15-068 at 138 Park Avenue. Member Bayer seconded the motion and it passed by unanimous voice vote.

F. BUSINESS FROM THE FLOOR

There was no business from the floor.

G. ACTION ITEMS

Vice Chair Katz announced to the public that anyone who wished to appeal a decision of this Board has 15 days after the approval of the Findings of Fact and Conclusions of Law to submit an appeal to the Governing Body. He suggested they consult with Mr. Rasch or Ms. Roach if they wished to file an appeal.

1. **Case #H-15-060. 2 Camino Pequeño.** Downtown & Eastside Historic District. Courtenay Mathey agent/owner, proposes to amend a previous approval, including an alternate design for a 552 square foot carport, elimination of a portion of the north hallway, addition of a 368 square foot bedroom and a 145 square foot storage room, and revision to door and window layout on the north portal enclosure. An exception is requested to place windows within 3' of a corner (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 in what can be described as a blend of Mid-Century Ranch style and Prairie Revival style. 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 wood windows with a horizontal, rectangular lite

pattern. The residence is listed as non-contributing to the Downtown and Eastside Historic District.

In June of 2015, the HDRB approved the construction of a freestanding garage and entry trellis, the enclosure of the southwest portal (including a 3' corner rule exception), the enclosure of the southeast portal (including a 3' corner rule exception), replacement of windows, construction of a new portal on the north façade, repair of wood framing and construction of a 6' high fence. Now the applicant proposes to amend the approval with the following:

1. Alter the garage to become an open 552 square foot carport in the same location;
2. Eliminate the tall portion at the east end of the southeast portal enclosure, and replace it with an approximately 368 square foot bedroom and hallway addition to a height of 12'6" (still requiring the 3' corner rule exception as requested in the previous approval – see below);
3. Add a 145 square foot storage room to the east end of the north façade;
4. Revise the door and window layout of the north portal enclosure; and
5. Construct a free-standing 322 square foot garden shed with portal.

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

"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 windows to be placed within 3' of a corner are located behind the proposed carport, which will substantially limit public visibility. Also, this exception has been granted elsewhere on the residence.

- (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.

- (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 Section 15-5.2(E)(2)(b) 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 also presented six emails she received for this case [attached as Exhibit D].

Questions to Staff

Member Boniface noted her description of the style in the staff report as Mid Century Ranch or Prairie Style Revival and asked if that is the applicant's position as well.

Ms. Roach said he would have to ask applicant but that is the way it was described in HCPI.

Applicant's Presentation

Present and sworn were Mr. Courtenay Mathey and Ms. Jackie Mathey. Mr. Mathey said they appreciate that it is recommended for approval and look forward to moving ahead. He explained that the new design for the carport is an alternate design and not a replacement for what was previously approved. They haven't committed to changing that design but want the permission to do either.

Public Comment

Present and sworn was Mr. Frank Herdman, 123 east Marcy, representing Brad and Mary Perkins who own the property next door to the east and object to this application for several reasons. He had some handouts. [A copy of the handout is attached to these minutes as Exhibit E.] This is located in the Downtown and East Side Historic District in which there are only two architectural styles recognized in the Code. They are Old Santa Fé style and recent Santa Fé style and the Perkins object because the proposed style doesn't comply with either approved style.

In particular, the proposed bedroom addition just adjacent to Perkins' property does not comply with either architectural style. As shown on the handout, has a distinctive contemporary appearance in a tall, box-like structure with long horizontal windows immediately below the roofline. The design does not adhere to any of the characteristics of the Old Santa Fé style or the Recent Santa Fé style. The bedroom addition is especially objectionable because its inappropriate design will be highly visible from the west-facing portal of the Perkins' property next door.

The second diagram shows the portal in blue and an arrow with the line of sight. On page two of the handout, is portrayed from the applicant's plans the elevations for the new bedroom addition the way it will appear to Mr. and Ms. Perkins to the west. The contemporary design is very visible including the windows below the roofline. It just doesn't have appearance of either Santa Fé style or recent Santa Fé style. It is only five feet from the property line and simply not acceptable for the Historic District.

It is also out of keeping with other homes on the street. On page three of his handout, he showed examples on the street in close proximity. The first is the Perkins' Pueblo Revival style home which is in keeping with the code.

For that reason alone, the Perkins object to this design, but especially the bedroom addition.

The application should not be approved at this time because the historic style should be re-evaluated. It was constructed in 1957 and therefor over fifty years old so it qualifies as a potential contributing structure and it has low horizontal massing and flat roof. It is a very conspicuous one-story adobe construction. As a result of those features, the residence is likely to qualify as a contributing structure as defined in the Code. In the 25 years he has practiced law here, that could qualify as contributing. But it would be a disservice to the district and to the other owners there not to evaluate it for status.

In his experience, that is routinely done in connection with proposals to modify existing structures for those who might qualify but at least the property is put to the test and that hasn't been done in this case.

Lastly, he stated that his client is willing to meet with the applicant to work it out. So it should either be denied or at least postponed for those reasons.

Present and sworn was Mr. Brad Perkins, 3 Camino Pequeño, who confirmed that he supported everything that was said by Mr. Herdman. He said, "We understand the project thoroughly and would be glad to sit down with applicant at any time for a solution that would satisfy both of us."

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

Response of Applicant.

Mr. Mathey said Mr. Perkins did call him a week ago and said he had issues with the height of the building and furthermore said he was going to be meeting with the flood plain authority in three hours to

complain about this project potentially having the garage in the flood plain if we did not lower the addition. That is a completely irrelevant issue and indicative of the kind of pressure they have been receiving.

They are more than 3' below the maximum height limit. Included in the plans was a section he provided between the two properties and added red lines that show a person standing on the Perkins portal and their potential views of this addition.

Mr. Mathey said he didn't agree with the rendering Mr. Perkins submitted showing their potential view of his property. The reason was because it might be true if they are looking straight on in elevation but not in 3-D real life there is maybe only a foot or only 16-18" of their roof visible to them and it is in a drawing he submitted today to Ms. Roach of what he and his wife see all the time. And if there is a law that could address why the Perkins don't have to look at his house while he has to look at their house, he would be very willing to look into it.

He said he was confused by Mr. Herdman assertions that their building doesn't relate to the neighborhood and then saying it should be evaluated as a contributing structure. He didn't understand how you can hold both thoughts. It is more continuing pressure from them and others. It is 3 feet below the height limit and there are other ways they could address it like planting trees in their yard.

Ms. Roach said regarding the question of historic status that a status hearing was not called for in the previous case and she opined the reason was because the style is not compatible. It doesn't contribute to the district and is not Santa Fé style. It also has been substantially altered in 1999. So staff didn't feel a lengthy status review was necessary.

Questions to the Applicant

Vice Chair Katz said there was a status review in 1999 when it was remodeled.

Ms. Roach said she didn't have that information with her.

Member Roybal asked if what they would do would match what is there now.

Mr. Mathey agreed. It is all intended to match what they have.

Member Boniface asked if Mr. Mathey agreed with the description of this property as stated.

Mr. Mathey said he did. "Given that there is not that many examples of that style, I think that is about as good as I could get at this point. The main horizontal window lines that the gentleman built, the general look of the house, the overhangs rather than parapets and things like that. Those are the things we kept from the original house and we've built upon that. And frankly, we have gotten a lot of positive comments on it. People like it and it is a little different. And we are not trying to stick out with this but feel we have a right to be unique and stay true to what the original character of the building was. I think if we have to try to make

the new addition like a Pueblo or Territorial style that would look horrible. It would look like something stuck on to the end of our house. And it just doesn't make any sense. We have to maintain the character of what's been established already."

Member Boniface tended to agree with what he was saying. He wouldn't see that adding a pueblo style box on the end of this long, low building would be appropriate. In that line of thinking, the ranch style or prairie style is typically long and low. As an architect, he was having a problem with the new bedroom addition that seems to be this bump that is out of place with the rest of the house - this very tall and skinny mass.

Member Boniface asked what the ceiling height is in the existing living room and kitchen.

Mr. Mathey said the ceiling height in the house runs from about 7' 8" to just over 8' and was the reason why they would like to have a taller ceiling. Many new homes consider 8' as a very low ceiling. The tallest ceiling now is the existing bedroom on the west which is 10' and they would like to have this bedroom at that proposed height. If they had parapets instead of an overhang, it would add another 2' to the building height. He felt they were already low. Ten feet is not exceptional for a requested ceiling height. It provides a nice balance to the overall look of the house. The bedroom on west is actually taller because the land drops off and this is shorter than that.

Member Boniface said to him, the drawings presented make it look like ceiling is actually almost 11'. He asked if the applicant would be willing to lower the new bedroom area by 12".

Mr. Mathey said he really wouldn't. He didn't know if vigas were shown in the drawing.

Member Boniface told him the Board could only vote on what was presented to them.

Mr. Mathey said the building is 12.5' high and that was what they'd like to stick with. It wouldn't make the addition disappear for the Perkins by dropping it 12".

Member Boniface clarified that his line of questioning has nothing to do with his neighbors. It is about the design.

Ms. Roach said 12.5' was approved at the last hearing and as shown on page 20, the addition on the left side is approximately the same height on the proposed addition on the right side and provides some balance to the architecture of the home.

Mr. Shandler asked where in the Code it says if a person has a structure in a vernacular style that an addition has to be in Santa Fé Style. He would like to see that language out on the table.

Vice Chair Katz said it is in 14-5.2 A 6 on nonconforming structures. This is a nonconforming structure. It says, "Except the repairs and maintenance required by law, no non-conforming building may be added to or altered in any way unless the proposed addition or alteration would bring the whole to a degree of

conformity acceptable to the Board.” He presumed that conformity meant conformity of the design strictures of the H Ordinance.

Vice Chair Katz agreed with the applicant that it would look really silly to have an old Santa Fé style addition. And it may be that when it says bring the whole to a degree of conformity, they now have to do an old Santa Fé style. He just felt that doesn’t make sense. And his understanding was that is not what the Board has done over many years. But what it does require is that in the addition to match what is there. And this proposal is in that style. Whether prairie style means 12.5’ addition or it should be lower – that is something the Board would consider. But the language is there and it is very problematic. Maybe the Council will look at that for changing in the revisions.

Action of the Board

Member Roybal moved in Case #H-15-060 at 2 Camino Pequeño, to approve per staff recommendations the 5 items in the application. Member Boniface seconded the motion but added an amendment to recognize that the applicant has met the exception to have a window within three feet of any corner. Member Roybal accepted the amendment as friendly.

Member Biedscheid requested an amendment add that the Board is approving two designs – a garage and a carport of which one will be built. Member Roybal accepted that amendment as friendly.

Member Biedscheid said she believed it is important to preserve styles from the 1960’s and preserving or retaining a rare example of such diversity only enhances what we refer to as Santa Fe style and highlights the difference with traditional styles.

The motion passed by unanimous voice vote.

2. **Case #H-14-108B. 317 Hillside Avenue.** Downtown & Eastside Historic District. Jeff Seres, agent for Robert Jordan, owner, propose to construct an approximately 475 sq. ft. addition to a height of 12’ 6” to match the contributing residential structure and a 620 sq. ft. casita to the maximum allowable height of 14’. (Lisa Roach).

Ms. Roach gave the staff report as follows:

BACKGROUND & SUMMARY:

317 Hillside is a two-story, single-family residence and free-standing two-car garage that were constructed in the Spanish-Pueblo Revival style between 1926 and 1928. The buildings are listed as contributing to the Downtown and Eastside Historic District. In December 2014, the HDRB assigned primary façades for both structures – south and west façades of the main residence, and east façade of the garage.

Now, the applicant proposes to construct an addition to the main residence and to build a free-standing guest house at the rear of the property. The proposed scope of work includes the following:

1. Construct an approximately 475 square foot addition on the north façade of the main residence to a height of 12'6" to match the existing parapet height. The historic French doors on the north façade will be re-used on the north façade of the addition, and historic windows will be re-used on the east façade of the addition. Two small portals are also proposed and will feature wooden posts, beams, and corbels;
2. Construct an approximately 620 square foot free-standing guest house at the rear of the property to the maximum allowable height of 14'. The guest house will mimic the Spanish Pueblo Revival style of the main residence, with stone wainscot, rounded stuccoed massing, a stone chimney, divided lite windows, and a small portal with wooden posts, beams and corbels. A stone walkway framed by 4' high stone retaining walls will connect the main residence to the proposed guesthouse;
3. Re-stucco the main residence and stucco the addition to match the existing cementitious custom stucco color;
4. Re-paint the existing windows on the main residence to match the existing medium blue;
5. Repair viga tails on the south primary façade in-kind;
6. Raise the existing stone yard wall at the south elevation to a height of 4'6" (with a clarification of which wall), and include a new pedestrian gate at the southeast corner, painted medium blue;
7. Repair and extend existing wire fence along the west, north and east sides lot lines of the rear of the property; and
8. Construct new 6' high and 3' high coyote fencing along the east side of the property in two locations.

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

There were no questions to Staff.

Applicant's Presentation

Present and sworn was Mr. Jeff Seres, P.O. Box 9308, who thought the staff report covered the items he was requesting so he would answer questions.

Questions to the Applicant

Vice Chair Katz asked Mr. Seres to clarify which of the several walls is to be raised.

Mr. Seres said on the east elevation all the way to the left is a small retaining wall they want to extend up to 4' 6" to match the higher wall to the right (north). In the drawing, the heavier line is the top and the dashed line shows the additional height off of that lower level in front of the house.

Member Boniface asked how he was going to repair viga ends.

Mr. Seres said they would cut them back and use dowels to replace in kind.

Member Boniface asked Mr. Seres to describe the rock cladding on the guest house.

Mr. Seres said there is stone on the chimney and the house under the windows and wrapping around. The stone will come from the existing garden areas on the east side. Those were gardens created on two different levels and they plan to keep and re-establish the gardens that have been fallow for many years and use stones to carry the cladding around to the guest house.

Member Boniface asked if it would be a stone wainscot.

Mr. Seres agreed. The guest house is built into hill on north and west sides. The wall steps down to the main house and is the new path you would travel from house to guest house. It will be open with more garden back there.

Member Boniface said when the Board was there today, the existing windows are set far back and it looks like the walls for the guest house look to be 2x6 walls. So he asked if they were going to try to match the window set back of the main house.

Mr. Seres said at those windows, the wainscot will be out 6-8" so that will help create the dimension there with a minimal roll into the opening. He agreed that they could make the frame walls of 2x8" to get more dimension and get more return back into the window.

Member Boniface said that is a good idea. He asked if the cementitious stucco is for restuccoing the existing building and the new guest house.

Mr. Seres agreed.

Member Biedscheid referred to the stone wall at the street where the gate is to be added and asked if that gate is going into the open space and not cutting into the existing wall.

Mr. Seres agreed.

Public Comment

Present and sworn was Mr. Raymond Herrera, 279 Hillside, who said his only concern is the front wall. Any change to it will ruin the streetscape on Hillside and he thought nothing should be done to that wall.

Vice Chair Katz said their plan shows nothing will be done to change that wall. It is the wall closer to the house they plan to alter.

Mr. Herrera asked about the gate location on the west side.

Mr. Seres said the gate is on the east side, just where the opening in the wall is at the lower right hand with pilaster to match existing.

Mr. Herrera was satisfied.

There were no speakers from the public regarding this case.

Action of the Board

Member Boniface moved in Case #H-14-108B at 317 Hillside Avenue, to approve as presented with the condition that the guesthouse will be constructed with 2x8 frame walls on the exterior and that the windows will be set as far to the interior as possible. Member Roybal seconded the motion and it passed by unanimous (4-0) voice vote.

3. **Case #H-12-059. 610 Garcia Street.** Downtown & Eastside Historic District. Jack Robinson, agent for Doug & Peggy McDowell, owners, propose to construct a 3,597 sq. ft. residence to a height of 15'4" where the maximum allowable height is 15'11" on a vacant lot. (David Rasch).

Mr. Rasch gave the staff report as follows:

BACKGROUND & SUMMARY:

610 Garcia Street Lot 6 is an 11,661 square foot vacant lot in the Downtown & Eastside Historic District. The applicant received Board approval in 2012 to construct a single-family residence. Now, the applicant proposes change the design to construct a 3,597 square foot single-family residence to a height of 15' 4" where the maximum allowable height is 15' 11".

The building is designed in a simplified Spanish-Pueblo Revival style with stepped massing, battered and rounded edges, and exposed wooden elements. The finishes will be cementitious stucco in a special mixture of "Buckskin" and "Adobe", a light brown-stained wood, and clad windows and doors in a "bronze" color.

A covered entry Zaguan will be constructed at the existing south easement yardwall. The Zaguan will be 8' 6" high with a stucco finish. The wooden gate will not be fenestrated.

A coyote fence will be constructed on top of the existing yardwall on the north lotline to 3' above grade.

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

There were no questions to Staff.

Applicant's Presentation

Present and sworn was Mr. Douglas McDowell, 1317 B Cerro Gordo Road, who first welcomed the new board members and looked forward to working with them.

Mr. McDowell said this application is about 600 square feet less than the 2012 plan and he added two parking spaces. This is more in keeping with what he wants to do with the lot.

The buckskin/adobe stucco they did last week came out a little too orange. So he would like to have it browner and was willing to take the stucco color to staff for review and approval. He brought samples if the Board wants to see the colors and light designs. He feels good about the design.

Questions to the Applicant

Member Boniface noted that in the application, it says the gate at the Zagan would have no fenestration. He asked why it would have none. He also asked where the gate in the Zagan would be located – out toward the street or set back toward the house.

Mr. McDowell said it is set toward the house in the Zagan and just creates a shadowed area. The reason there is no fenestration there is because he hadn't drawn one yet. But he can fenestrate that gate.

Member Boniface said on the back side is a shutter with lazy snakes. He was curious why it doesn't appear with the gate.

Mr. McDowell said the Board could make a friendly amendment on that.

Member Roybal asked about the wooden solid garage doors if he could consider an attractive door with windows similar to others on that street.

Mr. McDowell said the design is a herringbone of solid wood on the lower three panels and top panel is a Taos style with squares reminiscent of the old Taos Storage John Gaw Meem doors. That is an old Santa Fé style on the top panels. We stopped using glass because they are hard to clean with the spindles in front.

Mr. Rasch added that the fenestrated garage on the left of the compound is a lot like this design.

Vice Chair Katz agreed but it is not fenestrated.

Mr. McDowell asked the Board to look at the entry door on the south elevation.

Mr. Rasch said it is page 11 in the packet.

Mr. McDowell said the Board could see the pattern on the top of that door.

Vice Chair Katz said it didn't reproduce well.

Mr. McDowell said he referred to it as a Taos door. They spend a lot of time making sure the doors are attractive.

Mr. Rasch said it is also known as a Peñasco style.

Member Biedscheid asked the applicant to describe the canale bronze finish and if it was metal.

Mr. McDowell said they are "fiber-span" canales. They are made of concrete with a flat appearance and angled in a traditional style.

Member Biedscheid asked if was like a stained concrete.

Mr. McDowell agreed and said they don't look like concrete.

Mr. Rasch recalled that company presented to the Board a few years ago.

Mr. McDowell said they have better styles now. They blend in nicely and so far, require no maintenance.

Public Comment

There were no speakers from the public regarding this case.

Action of the Board

Member Roybal moved in Case #H-12-059 at 610 Garcia Street, to approve the application per staff recommendations. Member Boniface seconded the motion with conditions that the stucco color and fenestration of the gate be reviewed and approved by Staff. Member Roybal accepted the amendment as friendly and added a condition that the correct drawings on the design of the garage doors also be shared with the Board. The motion passed by unanimous (4-0) voice vote.

- 4. Case #H-14-068. 525½ Palace Avenue.** Downtown & Eastside Historic District. John Rutherford, agent for Linda Osborne, owner, proposes to construct a deck above a portal and to add a door and window to access the deck on a non-contributing residential property. (Lisa Roach).

Ms. Roach gave the staff report as follows:

BACKGROUND & SUMMARY:

525 ½ East Palace Avenue is a two-story, single-family residence constructed in 1993 in a blend of Territorial Revival and Northern New Mexico Vernacular styles. Due to its age, it is listed as non-contributing to the Downtown and Eastside Historic District. In August 2014, the HDRB approved the construction of a vehicular gate at the property.

The applicant now proposes to construct a 187 square foot deck at the second floor, above the roof of the existing portal on the north (rear) side of the home. The deck will consist of wood frame with Ipe Brazilian hardwood decking with a natural brown finish. A 36" high, white-painted redwood railing will enclose the east, west and north sides of the proposed deck.

Also proposed are the removal of a diamond-shaped window from the north façade, installation of a divided

lite Dutch door to access the proposed deck from the master bedroom, and installation of a 4-lite double hung window at the master bedroom for increased light in the bedroom from the proposed deck. The window, door and trim will all be white to match the existing features of the home.

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

There were no questions to Staff.

Applicant's Presentation

Present and sworn was Mr. John Rutherford, 729 Palace Avenue, who said the owner wants a small deck off the Master Bedroom painted white to match the style of the house. It would be very simple.

Questions to the Applicant

Vice Chair Katz asked if it would be on top of the portal.

Mr. Rutherford agreed.

Member Biedscheid said it appears the deck is installed over the shed roof with a small triangle opening visible between. She asked if he would be willing to extend the balustrade so that opening wouldn't be visible.

Mr. Rutherford agreed.

Member Boniface referred to the door on page 17 and asked what was going on with the bottom half.

Mr. Rutherford said it is solid panel of the door. They are not windows on the bottom half but solid panels.

Member Boniface was confused and asked if he was saying the doors below are not doors.

Mr. Rutherford said they are doors but the window part is only on the top of the door.

Member Boniface explained that he was referring to the door above where it appeared there was a

blank below the glass and asked if he was going to put panels on the bottom of that door similar to the existing door style.

Mr. Rutherford said, "I could do that." He explained that the door above would be an aluminum clad door and the doors beneath were all wood.

Member Boniface noted there was no roof over that door so it will be subject to a lot of weather. He didn't think that should be wood in this case.

Vice Chair Katz pointed out that the window on top doesn't match the others.

Mr. Rutherford said he could match the style of the other windows but the rest of them are lower to the floor.

Vice Chair Katz asked if it is to be a double-hung window.

Mr. Rutherford agreed.

Member Boniface thought it could match the one on the west.

Mr. Rutherford said he would be willing to match the window on the west.

Member Boniface also asked that he match the casing on the rest of the house.

Mr. Rutherford agreed but said he needed to ask his client about that and would take it to Staff.

Public Comment

There were no speakers from the public regarding this case.

Action of the Board

Member Boniface moved in Case #H-14-068 at 525½ east Palace Avenue to approve the application as submitted with the following conditions:

- 1. That the window on the north elevation be reduced in size to match existing window on west elevation as well as casing and trim around it;**
- 2. That the door have a recessed panel;**
- 3. That the triangular space typically seen, on the east side, be infilled and not visible under the deck and above the shed roof.**

Member Biedscheid seconded the motion and it passed by unanimous (4-0) voice vote.

5. **Case #H-15-071. 314 McKenzie Street.** Downtown & Eastside Historic District. Conron and Woods Architects, agent for Milton Johnson, owner, propose to construct a 6' high coyote fence with pilasters and a vehicular gate on a significant commercial structure. (David Rasch).

Mr. Rasch gave the staff report as follows:

BACKGROUND & SUMMARY:

314 McKenzie Street, known as the McKenzie House, was constructed in the Territorial style before 1882. The building is listed as significant to the Downtown & Eastside Historic District.

The applicant proposes to convert the east parking area into a patio by constructing a coyote fence with a vehicular gate between pilasters. The coyote fence will have irregular latilla tops at a maximum of 6' high running west from the east elevation of the building to the pilasters/gate and then south along the east property line. The height is not regulated by the historic streetscape averaging since it is located more than 30' from the front property line. The pilasters will be stuccoed with brick caps. The street address number will be affixed to the west pilaster and a mission bell will be installed in a nicho in the east pilaster. The wooden bileaf vehicular gate will be 8' wide and designed to harmonize with design on the building. The gate paint color was not submitted.

STAFF RECOMMENDATION:

Staff recommends approval of this application which complies with Section 14-5.2(D) General Design Standards and (E) Downtown & Eastside Historic District. He also pointed out that in 1999 wall and fence policy that walls and fences shall not be connected to significant structures. He thought the applicant could clarify that the fence probably would not be connected into the wall of the structure.

Questions to Staff

Member Bayer asked if the proposed mission bell in front was typical.

Mr. Rasch agreed it is not that common but it does fit within the Spanish Colonial style.

Applicant's Presentation

Present and sworn was Mr. Eukomina Baker, 1222 Luisa, Suite A, who said their client's intent is to use this as a residence and now is just a big gravel parking lot open to the street. They want to keep it in the Territorial style with the colors that are unique to the house. They felt the coyote fence and gate would

be complementary to the design of the house. It is intended to just be an enclosed garden with doors that open for the private area and, outside of parties, it would just be a private garden with landscaping on the east side of the house.

Questions to the Applicant

Member Roybal asked if it is common to have coyote fence with Territorial architecture.

Mr. Rasch said it was not but the applicant was trying to bring it more into keeping with the style by putting brick coping on the pilasters to make it more Territorial.

Member Roybal felt the coyote fence was not in keeping with it and suggested a board fence instead.

Mr. Baker said he would have to converse with the client and was not opposed to doing that.

Member Biedscheid asked if the coyote fence would be attached to the house.

Mr. Baker said it would not be attached.

Member Biedscheid asked if the applicant would consider fenestration so the façade could be seen from the outside. Being able to see it through the fence would be good.

Mr. Baker said he- would talk with the client about it and added that the client was searching for a bell that would fit there. Regarding colors, it would be a lighter grey and a darker blue for the gate.

Mr. Rasch shared the color chips.

Public Comment

There were no speakers from the public regarding this case.

Action of the Board

Member Bayer agreed with Member Roybal about the fence. The other fences are more consistent. She didn't think the mission bell was harmonious with the character of this building.

Member Roybal moved in Case #H-15-071 at 314 McKenzie Street to approve the application per staff recommendations but with an alternate to coyote fence to be approved by staff. Member Biedscheid seconded the motion but with a condition that the fencing include fenestration so the house is visible through that fence. Member Roybal accepted that amendment as friendly.

Member Bayer wasn't sure the board fence could have fenestration.

Member Biedscheid said she would prefer the coyote fence. This is a significant property and it should adhere what is best to preserve its visibility.

Member Boniface agreed with the coyote fence being inappropriate but perhaps more than fenestration like a window, maybe some type of picket fence with spaces for a bit of transparency. Just a glimpse through the picket fence would be acceptable to him. It didn't have to have a big opening.

Member Biedscheid said she wasn't referring to a window but having spacing similar to coyote fences.

Member Boniface noted there are a lot of good examples of picket fences in that neighborhood. There are lots of beautiful designs around there and could pick up some for the porch on the side.

Member Roybal accepted picket fence as a friendly amendment.

Member Bayer suggested removal of the mission bell. Member Roybal accepted that amendment as friendly and the motion passed by unanimous (4-0) voice vote.

6. **Case #H-15-072. 940 Acequia Madre.** Downtown & Eastside Historic District. Christopher Purvis, agent for Joshua Cooper Ramo, owner, proposes to remove the garage, entryway and mechanical additions, construct an 1013 sq. ft. addition, add a yardwall and replace a gate, windows and doors on a non-contributing structure. (Lisa Roach).

Ms. Roach gave the staff report as follows:

BACKGROUND & SUMMARY:

940 Acequia Madre is a 3,074 square foot single-family residence with 380 square feet of portal space and a 550 square foot garage. A portion of the residence was originally constructed before 1940 in the Spanish-Pueblo Revival style. Due to numerous non-historic alterations, the most recent of which occurred in 2011, the structure is listed as non-contributing to the Downtown and Eastside Historic District.

The applicant proposes to remodel the residence with the following:

1. Replace the 550 square foot garage/studio and 134 square foot entryway with a 1,013 square foot kitchen and living area constructed with rammed earth and featuring a fireplace on the north end and what she believed were doors on the west façade;
2. Remove the gate and curb cut at the northwest corner of the yard and infill with stuccoed block wall to match existing;

3. Remove the gate at the northeast corner of the yardwall and infill with stuccoed block and a smaller pedestrian gate;
4. Demolish the mechanical room addition on the north façade of the residence, and replace the window and door on this façade with what she believed were doors;
5. Square off the curve on the inside of the existing courtyard of the northeastern portion of the house, replacing and adding windows in this location;
6. Replace windows and doors on the interior of the courtyard on the north side of the house with two pairs of sliding glass doors; and
7. Remodel the southern bedrooms within the home, adding one pair of egress windows on the south façade.

STAFF RECOMMENDATION:

Staff recommends approval of this application, which complies with Section 14-5.2 (D)(9) Height, Pitch, Scale and Massing, and (E) Downtown and Eastside Historic District; however, more information is needed regarding the doors on the west and north façades.

Questions to Staff

There were no questions of Staff.

Applicant's Presentation

Present and sworn was Mr. Christopher Purvis, 200 west Marcy Street who shared some handouts to the Board for clarification. [The handouts are attached to these minutes as Exhibit F].

He said he attempted to draw a wood pattern on the doors which are from a large Douglas Fir and the rendering to try to make that clear. They will continue around on the north side and wanted to have a large enough drawing to see the pattern.

He provided a new floor plan because he moved it slightly to the north with a larger opening to access the interior courtyard. The idea is to structurally enclose that courtyard and have it function as one big piece.

Questions to the Applicant

Vice Chair Katz was confused about the levels. It looks like the living room is 8 steps up.

Mr. Purvis agreed. He wanted to have steps down to the garden area. The current garage is 4.5' below the rest of the house. Take the garage out but it has no access to it.

They are taking off the entryway off because he always wanted to take it off.

Member Roybal asked if the little gate that came across Acequia Madres would remain.

Mr. Purvis said it will be shortened up closer to Acequia Madre because right now people park on that bridge all the time. He talked with Phil Bové about it and it must remain because if it is removed, they would have to build it with ugly concrete under there. There will be a pedestrian gate but nothing more and the bridge will remain.

Ms. Roach said the drawing shows the gate behind the pedestrian gate.

Mr. Purvis said the existing gate will be removed and replaced with a stucco wall and the wooden pedestrian gate.

Member Bayer asked if the plane of the wall would come out or remaining where it is.

Mr. Purvis said the gate is recessed now but the wall will be coming out to the same level but with two bumps to keep trees there.

Member Biedscheid said the middle door goes all the way to the top of the parapet. She asked if it is a functional door.

Mr. Purvis said his client has a desire to have that door there. It will be recessed into the 30" thick wall there so it will be in plane but it is two pieces or 4 in total for that opening. All four will be operable but the top is likely to remain closed.

Member Boniface asked what one would see when the top is open.

Mr. Purvis said it would be dirt.

Member Boniface asked if the back of the gate is flush with the wall.

Mr. Purvis agreed. It is in line with the door below it and slightly recessed from the face of the wall - an inch or two.

Member Biedscheid said the information of the door doesn't seem to be in keeping with the rest of the house.

Mr. Purvis said he could only say his client has very strong ideas. He had never seen it in any other door in Santa Fé.

Member Boniface asked about the fenestration behind these doors.

Mr. Purvis said there is a shoji screen and glass behind the screen.

Member Boniface asked how big that Shoji screen is – if it was the same size as the doors.

Mr. Purvis said was the same size except for that top portion.

Member Boniface assumed the windows on either side went down to the floor. Mr. Purvis agreed.

Public Comment

Present and sworn was Ms. Stefanie Beninato, P. O. Box 1609, who said she felt like those doors didn't fit in at all. There doesn't seem to be any overwhelming reason other than desire so she asked the Board not approving those doors or recommending modification of those doors, particularly the middle one.

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

Mr. Purvis agreed there was no other door like it but using large roughhewn planks for doors was not unheard of.

Member Biedscheid asked if the client would be willing to remove the top portion of the middle door and matching it with the other doors.

Mr. Purvis said he asked his client that two days ago and his client said if it came to that he was to go back to him before making that commitment.

Member Boniface thought Mr. Purvis needs to go back to your client then. He didn't know much about the Shoji screen and was uncomfortable approving the doors. He had no questions about the rest of the project.

Vice Chair Katz agreed that everything but the three doors three on the west and two on the north. It is so out of keeping with the street there. It might be beautiful but doesn't fit in.

Ms. Roach asked for clarification on the west elevation if the two openings were to be windows.

Mr. Purvis said it has two glass doors and one door in the middle. The doors on the north are just

doors. He could understand the Board's need for information and their concern about the taller door.

Action of the Board

Member Boniface moved in Case #H-15-072 at 940 Acequia Madre, to approve this project with the following conditions:

- 1. That the wooden doors on the north and west elevations not be approved as part of the application;**
- 2. That the applicant resubmit that part of the design to the Board to show how the exact fenestration of both the doors and windows would actually look like once those wooden shutters are open;**
- 3. That the applicant provide more detail on how the doors are located within the wall on the north elevation within the plane of the wall.**

Member Roybal seconded the motion.

Mr. Purvis asked if the Board could table this case to the next meeting.

Member Boniface added that the applicant bring the information to the next meeting.

Vice Chair Katz didn't know that the Board would be happy with what is being done on the west. The north might work out better. He suggested Mr. Purvis might want to counsel his client about an alternate design.

Member Biedscheid asked for an amendment that includes the presentation of alternative design for those doors on the north and the west elevations at the next meeting. Member Boniface accepted the amendment as friendly and specifically removing the upper doors in the middle. The motion passed by unanimous voice vote.

Ms. Roach clarified that the motion approves the design except for the doors that are postponed to the next meeting on August 25, 2015.

- 7. Case #H-15-069. 530 South Guadalupe Street.** City Landmark. Hogan Group Inc., agent for Gross Kelly Warehouse, LLC, owner, proposes to replace an existing portal and entry with an enlarged approximately 540 square foot portal and entry. An exception is requested to place an addition on a primary elevation (Section 14-5.2(D)(2)(c)). (Lisa Roach).

Ms. Roach gave the staff report as follows:

BACKGROUND & SUMMARY:

530 South Guadalupe Street, known as the "Gross Kelly and Company Warehouse," is listed as a Landmark structure, located outside of one of the City's historic districts. The original portion of the structure, at the far north end, was constructed in 1913 as a long, rectangular, flat-roofed stuccoed brick warehouse in the Spanish Pueblo Revival style. The north façade of the building is Mission Revival in style, with identical short towers on either side with a portal in between. A large addition was made before 1930 and again in 1942, extending the warehouse further south in the same Pueblo Revival style as the original massing. In the 1950s, a Quonset hut was added to the far south portion of the building. The building is located in the Railyard Redevelopment District but not in an official historic district.

The applicant proposes modifications to the non-historic entry and portal on the east façade of the Quonset hut, at farthest south portion of the building. An exception is requested to modify a primary façade of a landmark structure (relevant code citation and exception criteria responses can be found below). The proposed scope of work includes the following:

1. Replacement of the existing non-historic wooden portal with a new, larger portal structure, featuring brick columns and metal architectural elements common on the Quonset hut portion of the building and elsewhere in the Railyard; and
2. Replacement of two existing, non-historic windows and entry door with a larger assembly of true-divided lite windows and doors that are better suited to a retail use.

STAFF RECOMMENDATION:

Staff finds that the criteria for an exception to place an addition on a primary elevation have been met and recommends approval of this application, which otherwise complies with Section 14-5.2 (D)(9) General Design Standards, Height, Pitch, Scale and Massing.

Questions to Staff

There were no questions to Staff.

Applicant's Presentation

Present and sworn was Mr. Mark Hogan, 994 Old Pecos Trail, who added a couple of key facts. The façade of the east elevation is a little over 1,500 square feet and the new part is 17.6% of the façade. It is a tin building and this project won't make changes that are not reversible. It is to respond to the retail environment and upgrade that portion of the Railyard and also in keeping with the character of the building.

Questions to the Applicant

Member Roybal liked his choice to use brick. He asked what type of windows would be installed.

Mr. Hogan said they were still shopping for metal clad on the outside and wood on inside or steel windows.

Member Roybal asked if there is anything in code about the type of windows.

Ms. Roach said as long as they are divided light they are okay. It is a little hard to say with landmark because they don't have district standards.

Member Boniface referred to page 22 where the drawing G-7 shows a circle above the brick column. He asked what that is about.

Mr. Hogan said it will just be a straight pipe in appearance. It will look like a double steel column.

Member Boniface asked if at the top of the column there might be a concrete course.

Mr. Hogan agreed. The cap and base are concrete similar to the rough texture of the rest of the building. The horizontal band of brick is to set it off from brickwork on the patio.

Member Boniface asked if he had provided colors.

Mr. Hogan said the steel is rust color and, depending on the tenant, if painted, would be darker non-reflective and he would take the colors to staff.

Member Roybal liked the improvement.

Public Comment

There were no speakers from the public regarding this case.

Member Biedscheid liked the design.

Action of the Board

Member Roybal moved in Case #H-15-069 at 530 South Guadalupe Street to approve the application as submitted with acceptance of exception criteria responses. Member Boniface seconded the motion.

Member Biedscheid asked for a condition to bring colors and finishes back to staff for review

and approval. Member Roybal accepted the amendment as friendly and the motion passed by unanimous (4-0) voice vote.

8. **Case #H-15-070. 325, 339, 341, and 343 Bishops Lodge Road.** Downtown & Eastside Historic District. Brent and Member Biedscheid Cline, agents/owners propose to stucco contributing and non-contributing structures using synthetic stucco and replace a door with a window on a primary elevation. An exception is requested to apply non-traditional finish to historic structures (Section 14-5.2(C)(1)(c) and (E)(2). (David Rasch).

Mr. Rasch gave the staff report as follows:

BACKGROUND & SUMMARY:

325 Bishops Lodge Road is a residential structure that was constructed before 1935 in the Spanish-Pueblo Revival style and it is listed as contributing to the Downtown & Eastside Historic District. 339 Bishops Lodge Road is a residential structure that was constructed before 1935 in the Spanish-Pueblo Revival style which may have been designed by T. Charles Gaastra (1879-1947) or A.C. Henderson (1874-1921) and it is listed as contributing to the District. 341/343 Bishops Lodge Road is a residential structure that was constructed at an unknown date in the 20th century and it is listed as non-contributing to the District.

The applicant proposes to remodel the properties with the following two items.

1. A pedestrian door on the south elevation of 339 will be removed and replaced with a simulated divided-lite window in the existing opening height and width. The lower portion of the opening will be infilled with wall and stuccoed. An exception is not required for this work.
2. The yardwall at 325 and the buildings at 339 and 341/343 will be restuccoed with synthetic stucco in "Prairie Clay", "Spectrum Brown" and "Monastery Brown". An exception is requested to place a non-traditional finish on listed historic structures that require a traditional mud or cement stucco finish and the exception criteria responses are below.

RELEVANT CODE CITATIONS

14-5.2(C) Regulation of Significant and Contributing Structures in the Historic Districts

(1) Purpose and Intent

It is intended that:

(c) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a structure be preserved; and

14-5.2(E)(2) Downtown & Eastside Historic District - Recent Santa Fe Style

Recent Santa Fe style intends to achieve harmony with historic buildings by retention of a similarity of

materials, color, proportion, and general detail.

EXCEPTION TO USE NON-TRADITIONAL FINISH ON HISTORIC STRUCTURE

(I) Do not damage the character of the district

We have found that a number of properties in our immediate neighborhood appear to have elastomeric stucco. (Photos of some examples are provided below.) This does not detract from the character of the neighborhood, in general the stucco on these structures is in better shape than those with traditional applications.

Staff response: Staff agrees with this statement, although condition may not be relative to material rather due to age and maintenance.

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

These properties were stuccoed by the previous owner using elastomeric (Sto) stucco approximately 13 years ago. In order to apply cementitious stucco over this existing synthetic, it will be necessary to install new metal lath over all of the structures, apply a new base coat, and then stucco.

i. This process will take significantly longer than applying a new coat of elastomeric stucco. These are rental properties and we do not want to inconvenience our tenants any more than necessary. Many of our tenants stay with us for a number of years, adding to the stability of the neighborhood, and we try to go out of our way to encourage this.

ii. In addition, it will also cost 50% more than using elastomeric stucco; \$38,500 rather than \$25,975, an increase of \$12,525.

Staff response: Staff does not agree with this statement. The approval to restucco required cementitious material and the previous owner violated that requirement. We realize that preservation costs more for good reasons and restuccoing does not inconvenience residents who can continue to live in structures while they are restuccoed.

(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

In surveying the neighborhood, we observed a number of instances of traditional stucco flaking off and significant cracking. We take great pride in our properties and want them to contribute positively to our historic neighborhood. Elastomeric stucco that is properly applied should provide a good finish for approximately 20 years. Furthermore, the colors we are proposing are more in keeping with the color palette of our neighborhood.

Staff response: Staff does not agree with this statement. Color of stucco is not relevant to material choice.

STAFF RECOMMENDATION:

Staff recommends denial of the exception request to restucco historic structure with synthetic stucco because the exception criteria have not been met, but otherwise recommends approval of this application which complies with Section 14-5.2(D) General Design Standards and (E) Downtown & Eastside Historic District. He clarified that in exception criterion #2, the applicant clearly stated that the contributing buildings as inappropriately stuccoed with synthetic stucco by the previous owner and he neglected to state that in his response.

Questions to Staff

Mr. Boaz noted the staff report was read as Monterrey Brown but in the written report it said "Monastery Brown."

Mr. Rasch clarified that it is Monastery Brown.

Member Roybal asked if the stucco on existing buildings around the garage is synthetic now.

Mr. Rasch agreed yes.

Member Roybal asked if all of the houses are also synthetic.

Mr. Rasch said the applicant did a study of it and can probably address that but they found both synthetic and cementitious stucco within the streetscape.

Member Roybal asked if the rest of the buildings are also contributing.

Mr. Rasch said there are two contributing buildings on site and two non-contributing.

Member Roybal asked if the synthetic is to be lathed over to restucco with cementitious.

Mr. Rasch the Board actually has the authority to require removal of that synthetic stucco fabric but he didn't recommend that.

Member Roybal understood it is an issue of breathability.

Mr. Rasch said it is just the code that requires that finish on historic buildings.

Member Bayer asked which buildings require the exception.

Mr. Rasch said is on 339 in the middle of the property.

Member Bayer asked if the requirement for traditional stucco is for aesthetic reasons.

Mr. Rasch said it is in the code to maintain traditional finishes - in this case, mud or cementitious.

Vice Chair Katz was confused because he saw two historic structures.

Mr. Rasch said this is correct but they are not proposing to restucco 325.

Applicant's Presentation

Present and sworn was Ms. Jennifer Marie Cline and also Michael Brown Cline. Ms. Cline said, as Mr. Rasch clarified, the previous owner applied for a permit and agreed that he would stucco with cementitious stucco in buckskin but it is not. It is synthetic and actually a beige color and the City didn't follow through with the violation. Traditional over synthetic is problematic and it might have to be removed. The company quoted an increase of about 50% more to remove the synthetic.

As Mr. Rasch brought up 341/343 is not contributing and doesn't need an exception for that to have synthetic with a more appropriate color. There is a property line between 341/343 and 339 but the garage covers both properties. They want to use a different color for each house and a third color for the garage. Those are all non-contributing.

The other piece that doesn't need an exception and was approved in 2005 was the replacement of a door with a window. That door leads onto the Master Bedroom with a walkway right by it. It only has technically one primary façade. The project was approved by HDRB in 2005 but never constructed.

Ms. Cline said, as the Board may have seen on the site visit, that there is a low cinder block stuccoed wall - a fairly new wall and this is either the second or third time she has had to restucco it. It is a retaining wall and a significant façade that has stucco falling off. It has been tagged and painted over with different colors. It looks bad and is falling apart because it has water behind it. That is also true of the small wall and why they are asking for synthetic. The product they selected has some breathability. It gets expensive and is a challenge to renew it regularly.

As Mr. Rasch brought up earlier this property is not easily seen from Bishop's Lodge Road or Magdalena. There are synthetic stuccos in nearby properties. She wasn't sure why it has to be an

exception and quoted from the code. They are asking to do a similar restucco with a more modern material.

Mr. Cline said it is a synthetic stucco product that has some shading to it and not like a frosting of cake. They have larger pictures of the product if the Board would like to see them.

Questions to the Applicant

Member Roybal asked if they could just match that part that needs to be redone.

Ms. Cline said they need to restucco all of it.

Mr. Cline added that the back is shot.

Ms. Cline - explained the conditions further as well as the pictures they brought.

Member Boniface noted at 339 they propose to replace a door with a window. He asked about the existing windows.

Ms. Cline said they were replaced in 2007 with HDRB approval and are true divided light (Professional series).

Member Bayer asked if the surrounding buildings with synthetic stucco are contributing buildings.

Mr. Rasch said he had not done the research but for the last 12 years has recommended cementitious stucco. It is a real mixture.

Ms. Cline said she preferred to use materials that are long lasting and require little maintenance. At the corner of Paseo and Bishops Lodge Road, the wall is falling apart and it is embarrassing. The city owns a cinder block wall that is often tagged and doesn't fit with the community. The letter in the packet says they feel synthetic is a better choice.

Public Comment

Ms. Beninato (previously sworn) said she had no problem with converting the door to a window. With regard to cementitious stucco, the ordinance does refer to surface, and that is where that difference comes in and the synthetic is a flatter material. If it looks somewhat mottled, it will more closely resemble

cementitious and might be a suitable alternative. This house can't be seen anyway. And the retaining wall is required to have waterproof application and would be better to use the newer material.

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

Member Biedscheid pointed out that historic buildings are delicate and require maintenance and in this case the traditional finish should be retained.

Action of the Board

Member Roybal moved in Case #H-15-070 at 325, 339, 341, and 343 Bishops Lodge Road to approve the application and accept the exception responses due to the hardship to the residents and that most of it is already synthetic. Member Boniface seconded the motion with a comment.

Member Boniface said the Board doesn't make decisions based on what someone has to spend on a project but looks at design. He tended to agree with Member Biedscheid regarding the stucco and what has a common thread on stucco. Yet the Board shouldn't penalize these owners for what previous owner did in violation.

Member Boniface, noting that the window colors were not called out asked to amend the motion that those colors be submitted to staff for approval. Member Roybal accepted the amendment as friendly.

Member Biedscheid said this is not the only case where a previous owner has violated and subsequent owner has made it happen with lath.

Member Bayer said it is not a great precedent and she was reluctant to approve it for that reason.

The vote on the motion resulted in a 2-2 tie with Member Bayer and Member Biedscheid dissenting. Vice Chair Katz voted no to break the tie. He agreed to synthetic on all but the contributing building at 339.

Member Biedscheid moved in Case #H-15-070 at 325, 339, 341, and 343 Bishops Lodge Road to approve the application with the exception of the building at 339 which is to be restuccoed with cementitious stucco and not accepting the exception response at 339 with the condition that colors and finishes be presented to staff for approval. Member Bayer seconded the motion. The motion passed by majority (3-1) voice vote with Member Roybal dissenting.

H. COMMUNICATIONS

There were no communications.

I. MATTERS FROM THE BOARD

Member Roybal asked about changing the time of the meeting to start earlier now that Member Bayer is on board. He suggested 4:30 or 5:00.

Member Bayer didn't think she could get here before 5:30 because she works until 5:00. Member Biedscheid said she also works until 5:00.

J. ADJOURNMENT

Member Boniface moved to adjourn the meeting. Member Biedscheid seconded the motion and it passed by unanimous voice vote.

The meeting was adjourned at approximately 7:45 p. m.

Approved by:

Frank Katz, Vice Chair

Submitted by:

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

City of Santa Fe
Historic Districts Review Board
Findings of Fact and Conclusions of Law

Case #H-15-024C

Address-558 San Antonio Street

Owner/Applicant's Name- Cyrus Samii & Zahra Faramen

Agent's Name- Dale Zinn

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on July 28, 2015 upon the application ("Application") of **Dale Zinn**, agent for **Cyrus Samii & Zahra Faramen** ("Applicant").

558 San Antonio is a 1,475 square foot single family residence that was constructed in the 1930s 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 252 square foot studio, for which contributing historic status was assigned in March 2015. The property also includes a 660 square foot non-contributing carport, of which the HDRB approved demolition in March 2015.

The Applicant proposes to construct an approximately 1,162 square foot guest house with garage and portals near the front of the property, where the non-contributing carport presently sits. The proposed guest house will feature the following:

- 1) Modified Spanish Pueblo Revival style with stepped, rounded massing featuring cementitious El Rey stucco in sand finish and custom color to match the existing main residence;
- 2) Maximum height of 14 feet where the maximum allowable height is 15'8";
- 3) 173 square feet of portals on the north and south elevations featuring natural (transparent) stained wooden posts, beams and corbels;
- 4) Simulated divided lite windows clad in "Waterford Blue" by Kolb and Kolbe;
- 5) Front entry door in stained wood with small window;
- 6) 447 square foot attached garage, featuring an exposed wood header beam and overhead doors in a solid wood, diagonal tongue and groove cedar slat design;
- 7) Stone and stuccoed yard wall to a height of 4 feet at the south property line;
- 8) Wrought iron fence to a height of 4 feet between the proposed guest house and the existing courtyard wall of the main residence;
- 9) Exterior sconce lighting at front portal and at doors to west courtyard, and ceiling mounted fixtures at the south; and
- 10) Ground mounted air conditioning condenser measuring 16" wide x 40" long x 32" high to be placed on the south side of the new garage and screened with cedar post fencing and vines.

After conducting public hearings and having heard from the Applicant and all interested persons, the Board hereby FINDS, as follows:

FINDINGS OF FACT

1. The Board heard testimony from staff, Applicant, and other people interested in the Application.
2. Zoning staff determined that the Application meets underlying zoning standards.
3. 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.
4. The property is located in the Downtown and Eastside Historic District and the project is subject to requirements of the following sections of the Santa Fe Land Development Code:
 - a. Section 14-5.2(D)(9), General Design Standards
 - b. Section 14-5.2(E), Downtown and Eastside Historic District
5. Under Sections 14-2.6(C), 14-2.7(C)(2), 14-5.2(A)(1), 14-5.2(C)(2)(a-d & f) and 14-5.2(C)(3)(b), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant's proposed design to assure overall compliance with applicable design standards.
6. Under Section 14-5.2(C)(3)(b), the Board has the authority to approve an application for alteration or new construction on the condition that changes relating to exterior appearance recommended by the Board be made in the proposed work, and no permit is to issue until new exhibits, satisfactory to the Board, have been submitted.
7. The information contained in the Application, and provided in testimony and evidence, establishes that all applicable requirements have been met.

CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the hearing, the Board acted upon the Application as follows:

1. The Board has the authority to review and approve the Application.
2. The Board approved the Application as recommended by Staff.

IT IS SO ORDERED ON THIS ____ DAY OF AUGUST 2015, THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Cecilia Rios
Chair

Date:

FILED:

Yolanda Y. Vigil
City Clerk

Date:

APPROVED AS TO FORM

Zachary Shandler
Assistant City Attorney

Date:

City of Santa Fe
Historic Districts Review Board
Findings of Fact and Conclusions of Law

Case #H-15-067A

Address-721 Camino Cabra

Owner/Applicant's Name- Santa Fe Public Schools

Agent's Name- Lisa Randall

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on July 28, 2015 upon the application ("Application") of **Lisa Randall**, agent for **Santa Fe Public Schools** ("Applicant").

721 Camino Cabra, known as Atalaya Elementary School, is an educational structure that was constructed in the Territorial Revival style in 1914. It is non-statused in the Historic Transition Historic District.

The Applicant proposes to use Capital Outlay funds to construct a free-standing ground-mounted solar array to a maximum height of 12' 7". The allowable height includes only the two school buildings within the streetscape which are much taller than the proposed height. The array will be located at the southeast rear corner of the property with limited visibility from Camino Cabra. The substructure of this accessory structure will be constructed with steel and concrete in a simplified design.

After conducting public hearings and having heard from the Applicant and all interested persons, the Board hereby FINDS, as follows:

FINDINGS OF FACT

1. The Board heard testimony from staff, Applicant, and other people interested in the Application.
2. Zoning staff determined that the Application meets underlying zoning standards.
3. Staff recommends approval of this application which complies with Section 14-5.2(D)(9) General Design Standards, Height Pitch Scale and Massing and (F) Historic Review Historic District.
4. The property is located in the Historic Review Historic District and the project is subject to requirements of the following sections of the Santa Fe Land Development Code:
 - a. Section 14-5.2(D)(9), General Design Standards
 - b. Section 14-5.2(F), Historic Review Historic District
 - c. Section 14-5.2(N), County and Santa Fe Public Schools Capital Outlay Projects
5. Under Sections 14-2.6(C), 14-2.7(C)(2), 14-5.2(A)(1), 14-5.2(C)(2)(a-d & f) and 14-5.2(C)(3)(b), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant's proposed design to assure overall compliance with applicable design standards.
6. Under Section 14-5.2(C)(3)(b), the Board has the authority to approve an application for alteration or new construction on the condition that changes relating to exterior

appearance recommended by the Board be made in the proposed work, and no permit is to issue until new exhibits, satisfactory to the Board, have been submitted.

7. The Applicant at the hearing stated they could add earth tone paint to the concrete portion.
8. The Applicant at the hearing stated it would be willing to consider screening the structure from view from Camino Cabra with a coyote fence.
9. The information contained in the Application, and provided in testimony and evidence, establishes that all applicable requirements have been met.

CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the hearing, the Board acted upon the Application as follows:

1. The Board has the authority to review and approve the Application.
2. The Board approved the Application as recommended by Staff with the conditions:
(a) the concrete shall be colored earth tone and (b) there shall be a coyote fence on the west end of the array and its height shall not exceed eight feet.

IT IS SO ORDERED ON THIS ____ DAY OF AUGUST 2015, THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Cecilia Rios
Chair

Date:

FILED:

Yolanda Y. Vigil
City Clerk

Date:

APPROVED AS TO FORM

Zachary Shandler
Assistant City Attorney

Date:

City of Santa Fe
Historic Districts Review Board
Findings of Fact and Conclusions of Law

Case #H-15-068

Address-138 Park Avenue

Owner/Applicant's Name- Jim Nichols

Agent's Name- G.M. Emulsion LLC

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on July 28, 2015 upon the application ("Application") of **G.M. Emulsion LLC**, agent for **Jim Nichols** ("Applicant").

138 Park Avenue is a commercial structure that was constructed by 1928 in the Spanish-Pueblo Revival style. The building is listed as significant to the Westside-Guadalupe Historic District.

The Applicant proposes to remodel the property with the following two items: (1) A coyote fence extension was constructed on top of the existing front stuccoed yardwall without approval or a permit. The existing wall is 48" high and the extension is 24" high for a total height of 72" where the maximum allowable height is 55". A height Exception is requested. (2) ADA compliant parking pads will be installed in three locations in the parking area.

After conducting public hearings and having heard from the Applicant and all interested persons, the Board hereby FINDS, as follows:

FINDINGS OF FACT

1. The Board heard testimony from staff, Applicant, and other people interested in the Application.
2. Zoning staff determined that the Application meets underlying zoning standards.
3. Staff defers to the Board as to whether or not all six Exception criteria have been met by allowing the Applicant to provide additional testimony at the hearing. If the Board finds that the height Exception has been met, then staff cites that the application complies with Section 14-5.2(I) Westside-Guadalupe Historic District.
4. The property is located in the Westside-Guadalupe Historic District and the project is subject to requirements of the following sections of the Santa Fe Land Development Code:
 - a. Section 14-5.2(C) Regulation of Contributing Structures
 - b. Section 14-5.2(D)(9) General Design Standards
 - c. Section 14-5.2(C)(5)(b), (C)(5)(c) General Design Exceptions
 - d. Section 14-5.2(I), Westside-Guadalupe Historic District.
5. Under Sections 14-2.6(C), 14-2.7(C)(2), 14-5.2(A)(1), 14-5.2(C)(2)(a-d & f) and 14-5.2(C)(3)(b), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant's proposed design to assure overall compliance with applicable design standards.

6. Under Section 14-5.2(C)(3)(b), the Board has the authority to approve an application for alteration or new construction on the condition that changes relating to exterior appearance recommended by the Board be made in the proposed work, and no permit is to issue until new exhibits, satisfactory to the Board, have been submitted.
7. Under Section 14-15.2(D)(9)(c)(ii)(c), the general rule is: "yard walls and fences shall be limited to a height that does not exceed the average of the height of other yard walls and fences in the streetscape."
8. The Exception meets the Section 14-5.2(C)(5)(c)(i) criterion because the streetscape is not damaged because this type of construction is seen in certain locations in historic districts and on Park Avenue. Other properties with similar use on this street have street fronting walls at 100", 77", and 72" high.
9. The Exception meets the Section 14-5.2(C)(5)(c)(ii) criterion because the project prevents a hardship to the Applicant because it provides added security and safety from uninvited guests and panhandlers.
10. The Exception meets the Section 14-5.2(C)(5)(c)(iii) criterion because the project strengthens the unique heterogeneous character of the City as the proposed visual barrier with healthy vegetation may help to reduce the problem.
11. The Exception meets the Section 14-5.2(C)(5)(c)(iv) criterion because there is a special circumstance as the structure's courtyard sitting area is located right off the Park Avenue corner sidewalk where the pre-existing 4 foot wall offered no privacy or security.
12. The Exception meets the Section 14-5.2(C)(5)(c)(v) criterion because the special circumstance was not created by the Owner as the property--due to its corner location--is currently experiencing encounters with homeless people, panhandlers loitering in the area.
13. The Exception meets the Section 14-5.2(C)(5)(c)(vi) criterion and creates the least negative impact because the new height will not be the only fence at this elevation on this street and will add safety for all visiting the area.
14. The information contained in the Application, and provided in testimony and evidence, establishes that all applicable requirements have been met.

CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the hearing, the Board acted upon the Application as follows:

1. The Board has the authority to review and approve the Application.
2. The Board approved the Application and Exception as recommended by Staff.

IT IS SO ORDERED ON THIS ____ DAY OF AUGUST 2015, THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Cecilia Rios
Chair

Date:

FILED:

Yolanda Y. Vigil
City Clerk

Date:

APPROVED AS TO FORM

Zachary Shandler
Assistant City Attorney

Date:

ROACH, LISA G.

From: Cindy Kuziel <bayeta1231@aol.com>
Sent: Tuesday, August 11, 2015 1:46 PM
To: ROACH, LISA G.
Subject: changes planned for the Mathey's property on #2 Camino Pequeno

Our family is located at #1 Camino Pequeno, just west of the Mathey's residence at #2. We have known the Matheys for a long time and found them to be wonderful neighbors with real concerns for the quality of the Camino Pequeno road. We see no problem with the planned changes to their property.

Sincerely,

Cindy Kuziel

(505) 982-4971

bayeta1231@aol.com

ROACH, LISA G.

From: ch sc <454real@gmail.com>
Sent: Tuesday, August 11, 2015 1:38 PM
To: ROACH, LISA G.
Cc: Courtenay Mathey
Subject: Mathey Proposal 2 Camino Pequeno

This letter states my support of the proposed additions at 2 Camino Pequeno. I grew up on this street; my family has owned property and maintained a home at 5 Camino Pequeno since the early 1960's.

The drawings of the proposed improvements appear to meet or exceed land use requirements, including historical design considerations. These proposed changes to the Mathey's recently approved submittal reflect consideration and attention to scale and surroundings. The applicant's commitment to the unique neighborhood values of this eastside bosque are reflected in this thoughtful, appropriate and careful design proposal.

It should be noted that the applicant was instrumental in the work (2 years) that created the citywide ordinance to protect property rights along sections of the river when FEMA revised its flood plain maps nearly a decade ago. The Mathey's are sensitive stewards of this special, tiny area along the Santa Fe River, and have been for many years.

As a neighbor and as a property owner, I fully support the approval of the Mathey project.
Sincerely,

Jason Krause

5 Camino Pequeno, Santa Fe NM 87501
505-470-0719

ROACH, LISA G.

From: Cia Thorne <cia@ciathorne.com>
Sent: Sunday, August 09, 2015 5:55 AM
To: ROACH, LISA G.
Subject: Cia Thorne

To ,

I am a resident at #4Camino Pequeno

The wall proposed to be built against the property of Brad and Mary Perkins is reactive and inappropriate. The Mathey family has been very destructive to this small neighborhood.

If they put up a wall it should face the CaminoPequeno road to protect them from strangers walking up the road, not their neighbors.

Thank you for your time, if you have questions I can be reached at
(505) 490-5509

Cia @[ciathorne.com](mailto:cia@ciathorne.com) I

ROACH, LISA G.

From: hcwhy@aol.com
Sent: Monday, August 10, 2015 5:20 PM
To: ROACH, LISA G.
Cc: cmathey2@gmail.com
Subject: Mathey home improvements

Dear Ms. Groach,

I have been the owner of the property at 6 Camino Pequeno for around forty years and I'm excited about the Mathey's plans to upgrade their property. I think the design is creative and attractive and that it will be an asset to our neighborhood and our lane. Their plans have my full and enthusiastic support.

Sincerely,

Hank Yeiser

ROACH, LISA G.

EXHIBIT D
HDRB August 11, 2015

From: Cheryl Roth <cherylroth92@msn.com>
Sent: Monday, August 10, 2015 1:24 PM
To: ROACH, LISA G.
Subject: RE: H-15-60b

Follow Up Flag: Follow up
Flag Status: Flagged

1481 Upper Canyon
Santa Fe , 87501

From: lgroach@ci.santa-fe.nm.us
To: cherylroth92@msn.com
Subject: RE: H-15-60b
Date: Mon, 10 Aug 2015 19:21:25 +0000

Thank you for your comments, Cheryl. Please send me your address if you would like this to be admitted into the record.

Lisa G. Roach
Senior Planner – Historic Preservation
City of Santa Fe
Direct Line: 505-955-6660

From: Cheryl Roth [<mailto:cherylroth92@msn.com>]
Sent: Monday, August 10, 2015 12:12 PM
To: ROACH, LISA G.
Subject: Ref: H-15-60b

Historic Board,

I am writing with reference to the above decision regarding an addition to the #2 Pequeno property.

I have sat very often on the portal of the directly adjacent neighbors to this proposed structure and support their opinion that it will be very detrimental to their existing view from their portal. It will have the effect of "closing in" their property and eliminating a lovely view of the sky. Of further importance is the view from the street.

The Historical Board tries to preserve the quality of the homes in Santa Fe, and the question that begs answering is would this structure be a positive addition to the existing home. Currently #2 Pequeno is not maintained very well, with unsitely old autos permanently parked in the yard along with two regular autos and a very messy looking yard. The property always looks unkempt. Will the existing home be brought up to the standards of the new structure that will be added? Will the overall look of the home be pleasing? I very much doubt this and ask the board to consider this aspect of the new addition and whether it will add value to the property or be another possible eyesore.

All of us in Santa Fe are asked to preserve the beauty of our fine city and we look to the Historical Board to help us with these decisions. Please consider the above objections carefully.

Regards,

Cheryl Roth
Property Owner Eastside

From: Wanda AOL <fortitude23@aol.com>
Sent: Tuesday, August 11, 2015 8:54 AM
To: ROACH, LISA G.
Subject: Re: construction impact on Camino Pequeno

Dear Ms. Roach,

Thank you for your response.

My current address is;

Wanda Kuziel Brown
1251 Tall Pine Cr.
Gulf Breeze , Florida
32561

My previous address as well as my family's current address;

1 Camino Pequeno
Santa Fe, New Mexico
87501

On Aug 11, 2015, at 9:02 AM, "ROACH, LISA G." <lgroach@ci.santa-fe.nm.us> wrote:

Please send me your address if you wish for your comments to be entered into the record.

Thank you,

Lisa G. Roach
Senior Planner – Historic Preservation
City of Santa Fe
Direct Line: 505-955-6660

From: fortitude23@aol.com [<mailto:fortitude23@aol.com>]
Sent: Monday, August 10, 2015 8:58 PM
To: ROACH, LISA G.
Subject: construction impact on Camino Pequeno

Dear Ms. Roach,

I am a friend of Mr. James Perkins and his wife Mary who reside at #3 Camino Pequeno in Santa Fe. I am a previous resident on the road having lived there and visited since 1971 when my family bought property. My family continues to live on Camino Pequeno. After more than forty years, the road still maintains it's special atmosphere and peaceful natural beauty. It is a small private road along the Santa Fe River with only nine properties. Each of the properties is spaced so that there is optimal views of the trees, river, and wild vegetation. It is a place with an intimate sense of nature that each resident enjoys.

The outside living areas and patios of homes along the river offer a retreat used almost year round in Santa Fe. Mr and Mrs. Perkins are aware that their next door neighbors, the Mathey's, of #2 Camino

Pequeno are proposing to build a structure that will exceed their fence height and obstruct the trees and sky that make the Perkin's property uniquely beautiful and enjoyable.
I am writing to oppose this construction. It is not compatible with the neighborhood and obstructs the vista. It is not the appropriate action of a good neighbor on this little road.

Yours Respectably,

Wanda Kuziel Brown

fortitude23@aol.com
(850) 932-8813

Lisa Roach

August 11, 2015

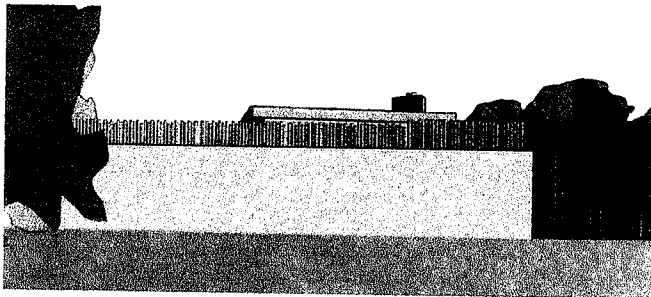
City of Santa Fe Historic Review

Re: response to complaints about #2 Cm. Pequeno

Dear Lisa,

Thank you for forwarding us the comments and complaints regarding our proposal. We wish to address them as follows:

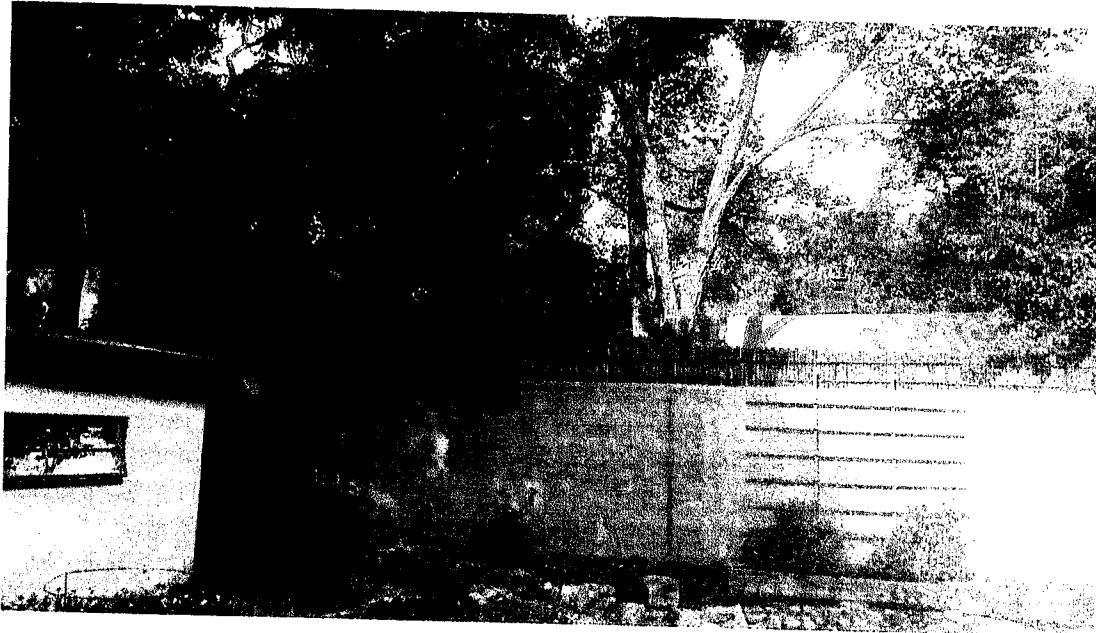
1. In regards to the request from the Perkins that the application should be denied or postponed in order for the HDRB to reevaluate the historic status of the residence, the house was built starting in 1959 or so and was completed in the early 1960's (not 1957 as stated in the complaint letter). Regardless, the house was not found to be contributing when we first remodeled it in 1999. We maintained the original unique character of the house but replaced and added doors and windows and added a portal and a bedroom on the front façade so there is little remaining of the original structure visible from the private street. Mr. Perkins' letter on one hand condemns the architectural character of the house as not being compliant with historic requirements and then tries to insist that it be given contributing status since it helps to establish and maintain the character of the historic district. These conflicting views are confusing at best. We feel that this request is another attempt on the Perkins' part to delay the project in order to force us to lower the proposed height of the structure, not due to any particular love they have for our property itself. They have already threatened to file an appeal should we pursue building our approved garage in the floodplain if we don't lower the addition and this feels like a similar tactic.
2. The design of the addition is three feet below the height limit. The Perkins complain of being able to see the top part of our addition. Their property is three feet higher than ours as shown on the "Section Thru #2 and #3 Cm. Pequeno" included with our submittal plans. I don't believe that the visibility impact will be as they indicated in the photo/drawing of their letter but more as shown here:



View from standing on Perkins' portal

Perhaps some of the addition is visible, but there will still be a nice view of the trees on our property for the Perkins to enjoy.

Furthermore, we see their house from our patio area all the time and have never made a big deal of it. Is there some law that says we have to look at their house but they don't have to look at ours? In this picture taken from just outside our front door you can see the Perkins house and portal on the other side of the wall. The latilla fencing on top of the wall was added by the Perkins after they remodeled their house in order to cut out views of our house. We would not support them raising the wall/fence any higher but perhaps they could consider planting some trees/shrubs on their side of the property to minimize any views they may have of our addition.



View East of the Perkins Residence, taken outside our front door on the patio

We feel that we have done much to minimize the visual impact on the Perkins and that the new addition will give a greater sense of privacy for both properties.

Sincerely,

Courtenay and Jackie Mathey

Lisa Roach

August 11, 2015

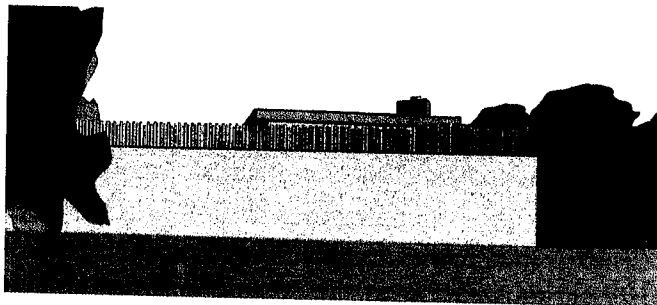
City of Santa Fe Historic Review

Re: response to complaints about #2 Cm. Pequeno

Dear Lisa,

Thank you for forwarding us the comments and complaints regarding our proposal. We wish to address them as follows:

1. In regards to the request from the Perkins that the application should be denied or postponed in order for the HDRB to reevaluate the historic status of the residence, the house was built starting in 1959 or so and was completed in the early 1960's (not 1957 as stated in the complaint letter). Regardless, the house was not found to be contributing when we first remodeled it in 1999. We maintained the original unique character of the house but replaced and added doors and windows and added a portal and a bedroom on the front façade so there is little remaining of the original structure visible from the private street. Mr. Perkins' letter on one hand condemns the architectural character of the house as not being compliant with historic requirements and then tries to insist that it be given contributing status since it helps to establish and maintain the character of the historic district. These conflicting views are confusing at best. We feel that this request is another attempt on the Perkins' part to delay the project in order to force us to lower the proposed height of the structure, not due to any particular love they have for our property itself. They have already threatened to file an appeal should we pursue building our approved garage in the floodplain if we don't lower the addition and this feels like a similar tactic.
2. The design of the addition is three feet below the height limit. The Perkins complain of being able to see the top part of our addition. Their property is three feet higher than ours as shown on the "Section Thru #2 and #3 Cm. Pequeno" included with our submittal plans. I don't believe that the visibility impact will be as they indicated in the photo/drawing of their letter but more as shown here:



View from standing on Perkins' portal

Perhaps some of the addition is visible, but there will still be a nice view of the trees on our property for the Perkins to enjoy.

BRAD AND MARY PERKINS

3 Camino Pequeño
Santa Fe, New Mexico

August 11, 2015

Historic Districts Review Board
City of Santa Fe, New Mexico

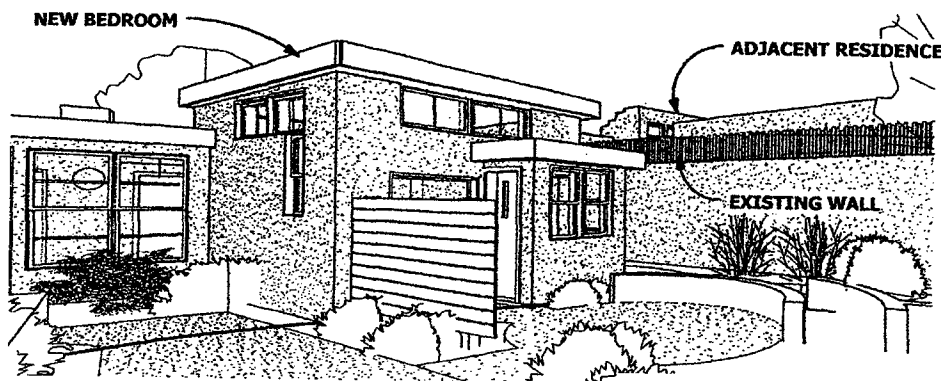
RE: Case No. H-15-060B
2 Camino Pequeño

Dear Members of the HDRB:

We are writing in regards to the above-referenced case. We own the home and reside at 3 Camino Pequeño, which is located immediately to the east of the property that is the subject of this application, 2 Camino Pequeño. For the reasons stated below, we oppose the application and request that it be denied:

The property is located in the Downtown & Eastside historic district. Section 14-5.2(E) of the City Code recognizes only two type of architectural styles in this historic district—Old Santa Fe Style and Recent Santa Fe Style. The proposed design does not comply with either. The design is contemporary in nature and is out of keeping with the other homes on the street, including our home next door which is a pueblo style and compliant with the design requirements of the historic district.

Of greatest concern is the new proposed bedroom addition that would be located immediately adjacent to your property. The proposed new bedroom additional (shown below) has a distinctly modern appearance that does not adhere in any respects to the design characteristics of either Old Santa Fe Style or Recent Santa Fe Style. The addition presents as tall box-like structure with long horizontal windows immediately below the roof line.



The new bedroom addition and its inappropriate contemporary appearance will be highly visible from the west-facing portal of our home next door. See attached photograph showing how the new bedroom tower will appear from our portal. This is not acceptable, especially given the fact that our house was built and designed in strict conformity with the design requirements of the historic district.

Although we feel strongly that this application should be denied, any action on this application should, in any event, be postponed in order that the HDRB can reevaluate the historic status of the existing residence at 2 Camino Pequeño. According to the Historic Building Inventory report for the property, the residence was constructed in 1957 and qualifies for contributing status because it is more than 50 years old. The residence also has the characteristics of Old Santa Fe Style, including its low horizontal massing, flat roof, stained wooden elements and one-story adobe construction. The residence was constructed by local artist, writer and craftsman, James Wing. As a result of these features and its history, the residence is likely to qualify as a "contributing structure," which the Code defines as 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." If the status of the structure is recognized as contributing, as it should be, that will affect how and whether it can be modified.

Sincerely,

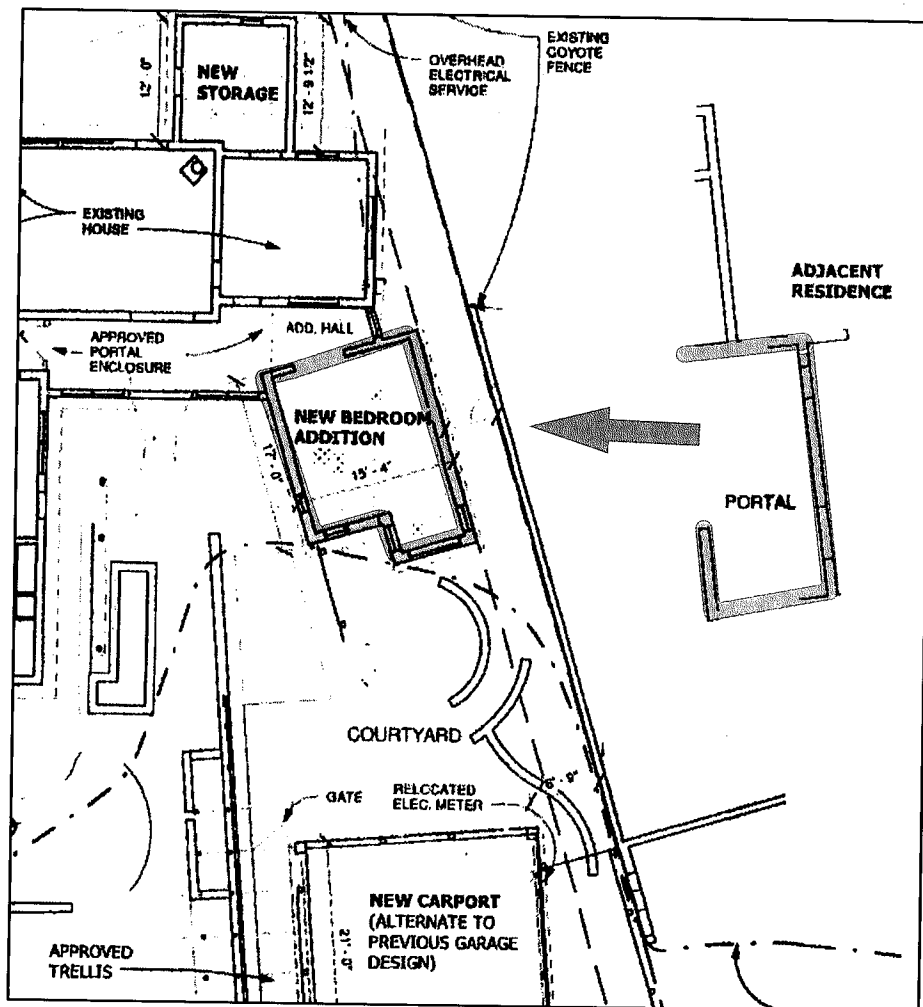
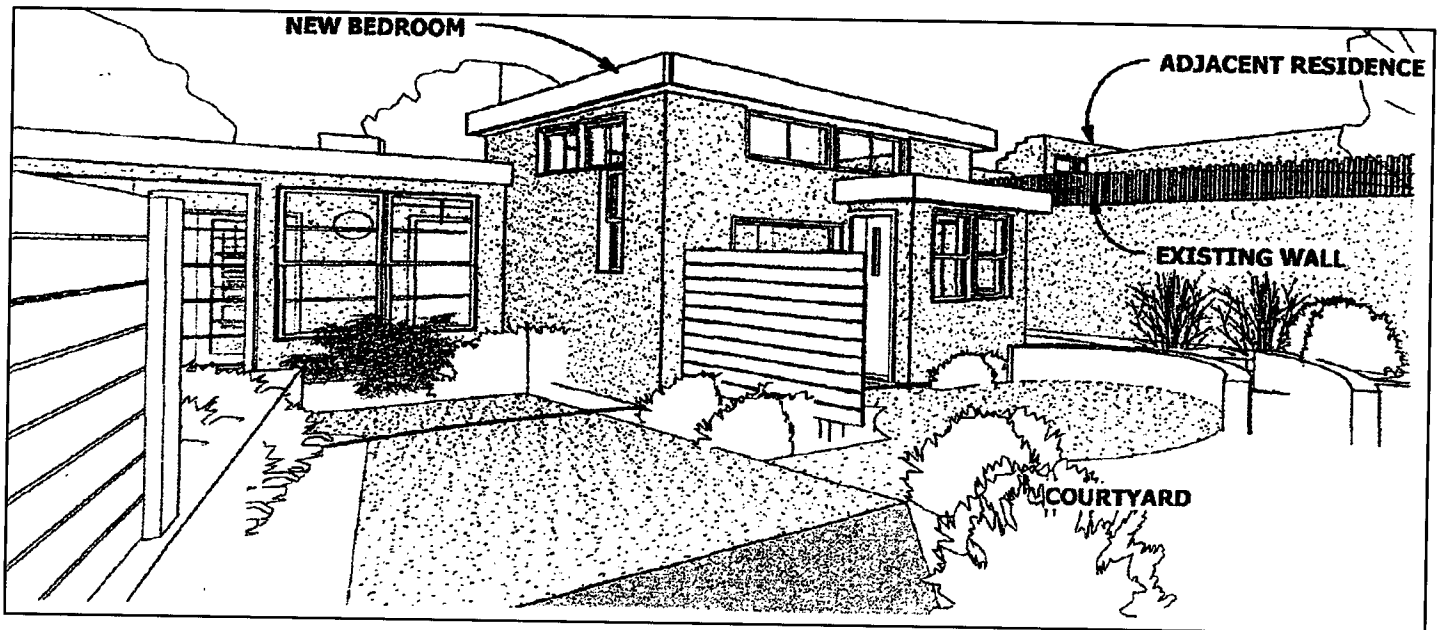
A handwritten signature in black ink, appearing to read 'Brad Perkins', with a stylized, looping initial 'B'.

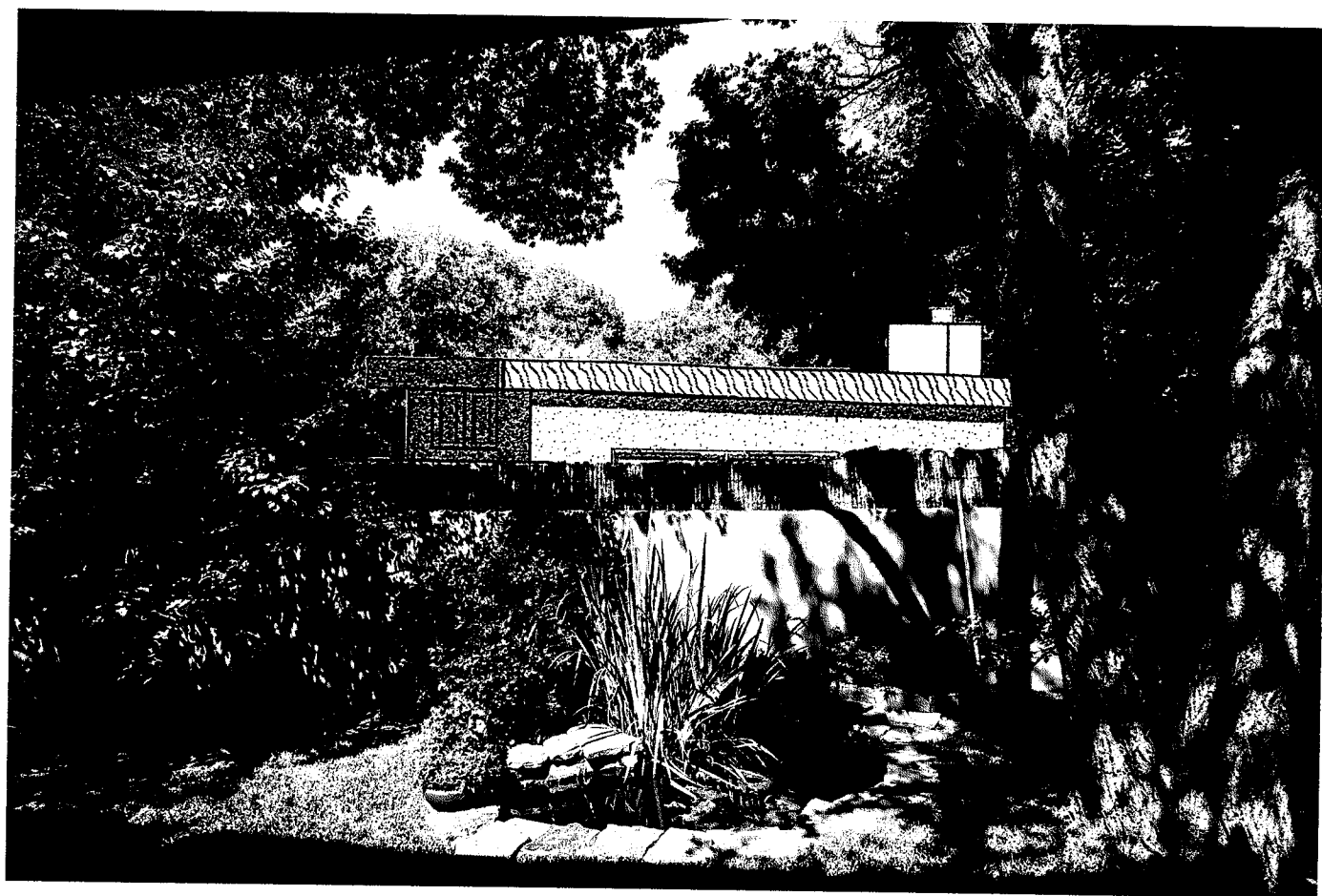
Brad Perkins

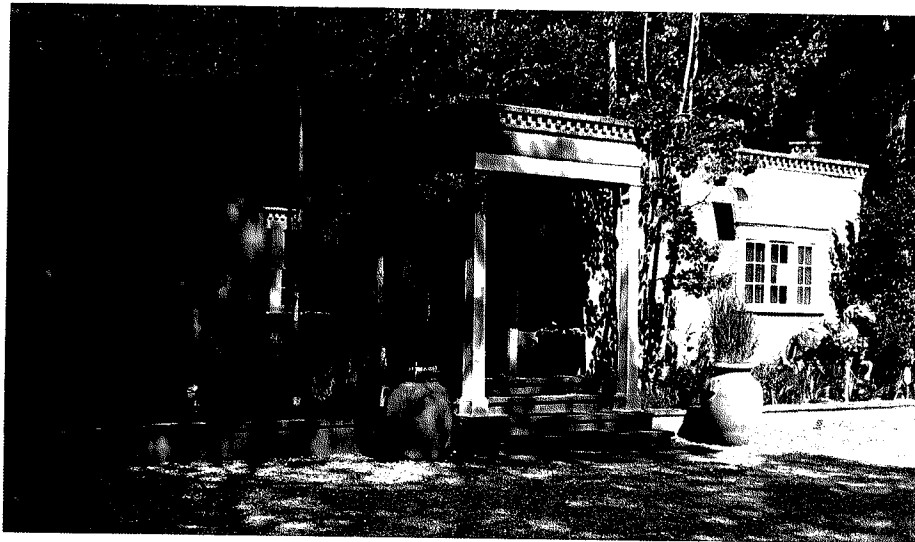
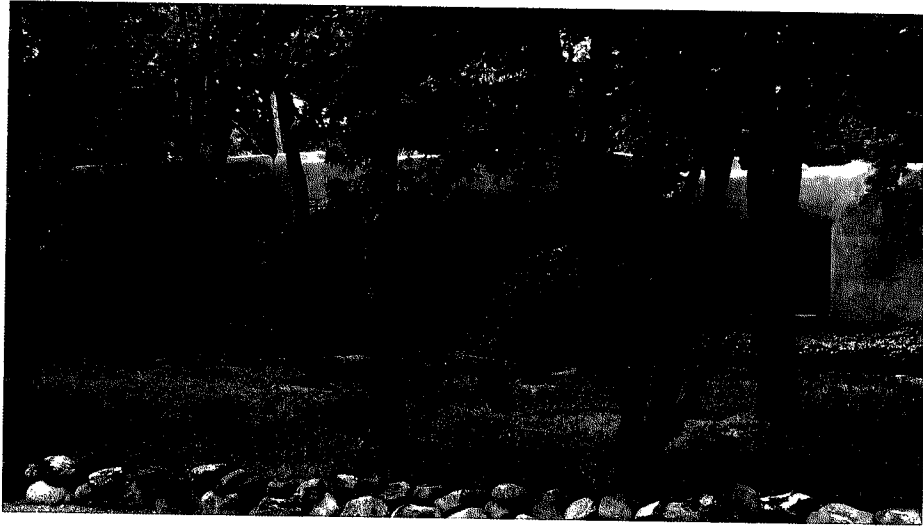
A handwritten signature in black ink, reading 'Mary Perkins' in a clear, cursive script.

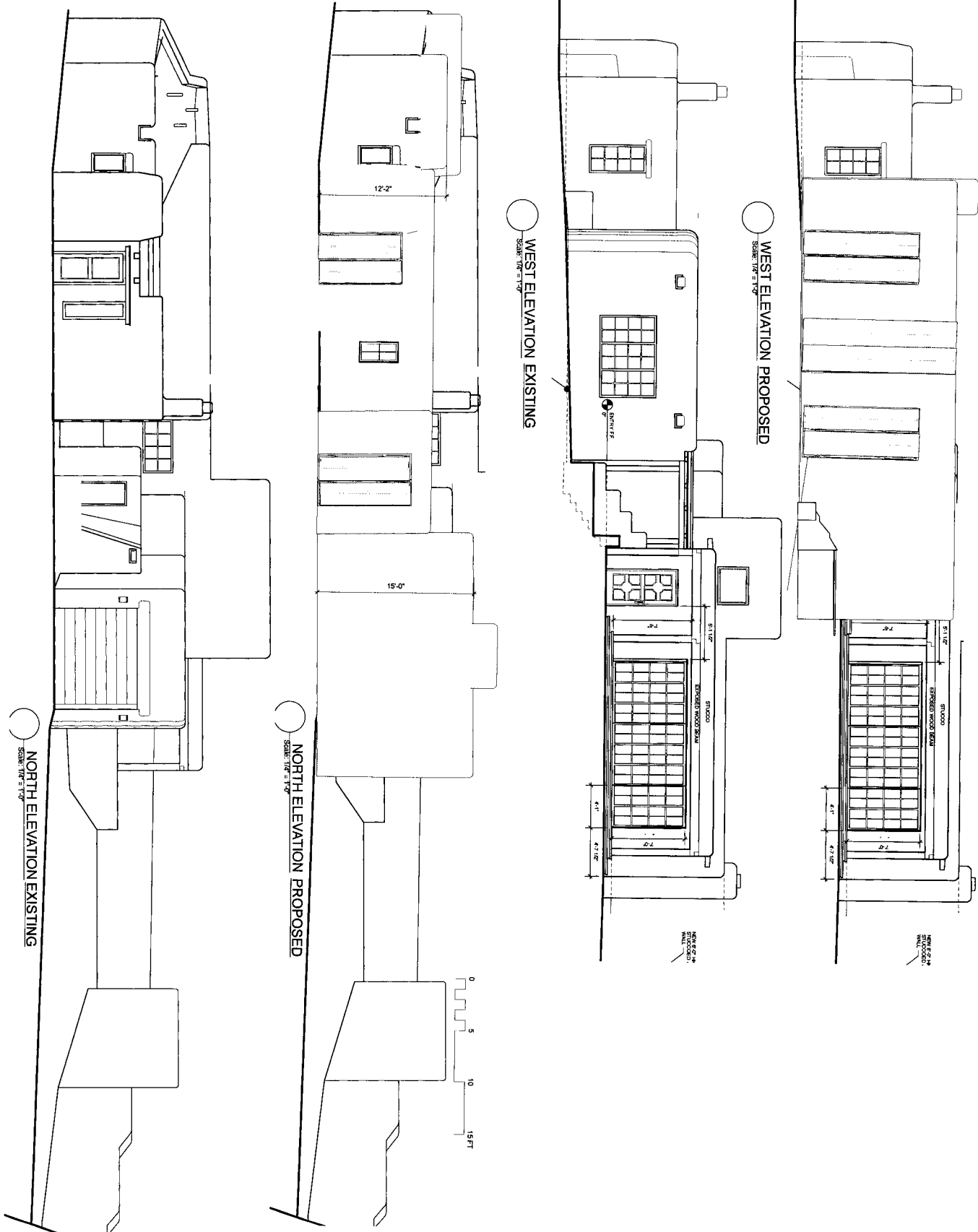
Mary Perkins











A. CHRISTOPHER PLURVIS

RAMO RESIDENCE

940 ACEQUIA MADRE

SANTA FE. NEW MEXICO

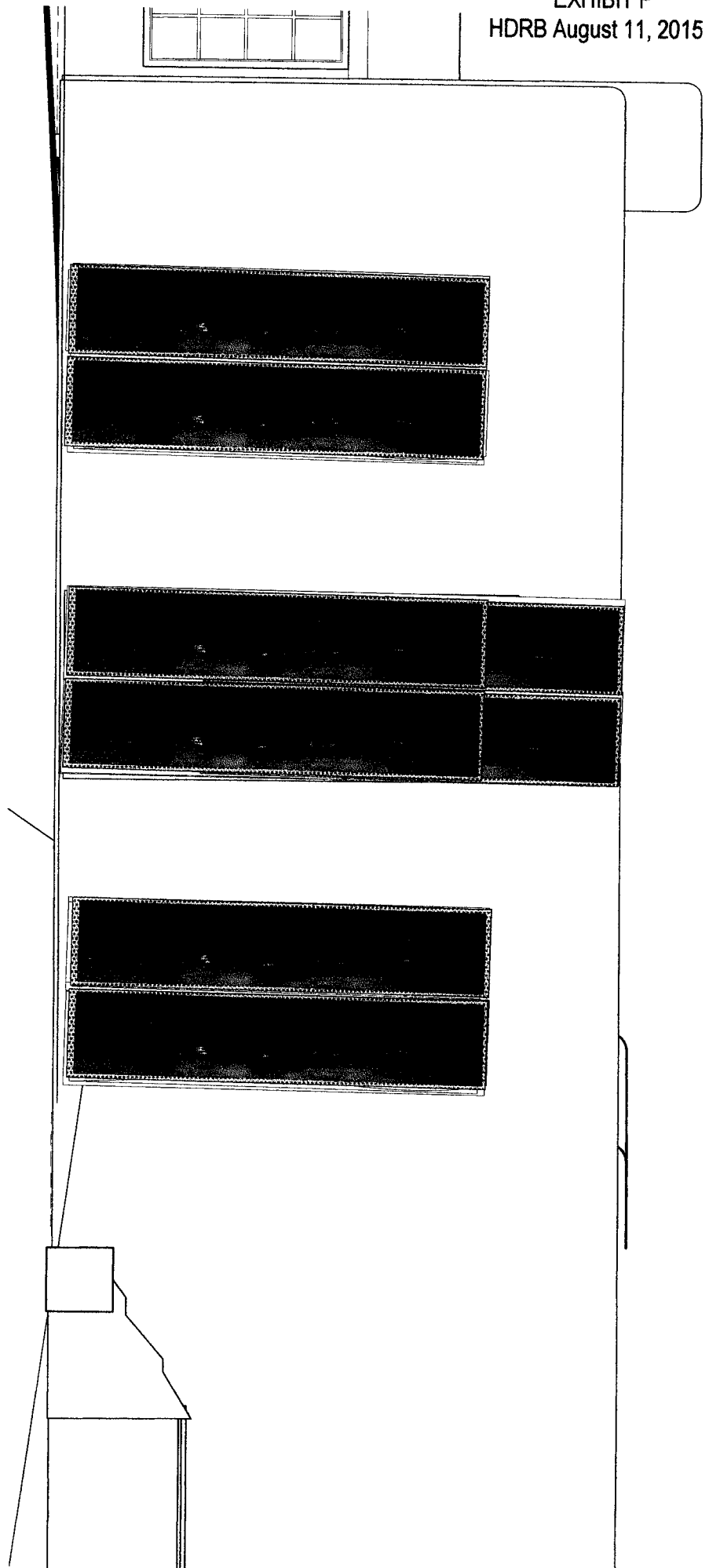
8/10/2015

A-2

JOB NO. 3502



PROPOSED FLOOR PLAN



WEST ELEVATION

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

