



Agenda CITY CLERK'S OFFICE
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HISTORIC DISTRICTS REVIEW BOARD FIELD TRIP

TUESDAY, May 10, 2016 at 12:00 NOON

HISTORIC PRESERVATION DIVISION, 2nd FLOOR CITY HALL

HISTORIC DISTRICTS REVIEW BOARD HEARING

TUESDAY, May 10, 2016 at 5:30 P.M.

CITY COUNCIL CHAMBERS

*****AMENDED*****

- A. **CALL TO ORDER**
- B. **ROLL CALL**
- C. **APPROVAL OF AGENDA**
- D. **APPROVAL OF MINUTES: April 21, 2016**
- E. **FINDINGS OF FACT & CONCLUSIONS OF LAW**

Case #H-16-024. 714 Gregory Lane.

Case #H-16-025. 220 1/2 McKenzie Street.

Case #H-16-028. 852 Dunlap Street.

Case #H-15-108. 1270 and 1272 Canyon Road.

Case #H-16-017. 587 Camino del Monte Sol.

- F. **BUSINESS FROM THE FLOOR**
- G. **COMMUNICATIONS**
- H. **ACTION ITEMS**

1. Case #H-15-044. 330 Garcia Street. Downtown & Eastside Historic District. Liaison Planning Services, agent for Jay Parks, owner, proposes to amend a previously approved multi-unit development by constructing a 4,655 sq. ft. single-family residential structure and a 958 sq. ft. guest house to a height of 16'6" where the maximum allowable height is 18'4" and 6' yardwalls with vehicle and pedestrian gates on a vacant lot. (Nicole Ramirez Thomas)
2. Case #H-16-029. 716 Gildersleeve Street. Don Gaspar Area Historic District. Lawrence Catanach, agent for Marion Tassin, owner, proposes to remodel a contributing residential structure by altering non-primary elevations and constructing basement access. (David Rasch).
3. Case #H-16-030. 911 Roybal Street. Westside-Guadalupe Historic District. Adalucia Quan, agent/owner, proposes to demolish non-contributing residential and garage structures. (Sobia Sayeda)
4. Case #H-16-031. 209 Galisteo Street. Downtown & Eastside Historic District. Manuel Quintana, agent for Judy Margolis, owner propose to remodel a non-contributing non-residential structure including the application of mirrors on wooden portal dentils. (Sobia Sayeda)
5. Case #H-16-032A. 217 East Palace Avenue and 101 Cienega Street. Downtown & Eastside Historic District. Lorn Tryk, agent for Chez Mamou and Noella Kacem, owners, requests historic status reviews for two non-contributing non-residential structures. (Nicole Ramirez Thomas)
6. Case #H-16-033A. 301 and 313 East de Vargas Street. Downtown & Eastside Historic District. Scott Tobey, agent for Analco LLC, owner, requests historic status reviews for a contributing residential structure, an addition to a significant residential structure, and a yardwall along the west lotline. (David Rasch)
7. Case #H-16-034A. 225 Canyon Road Unit 15. Downtown & Eastside Historic District. Catherine Fletcher-Leriche, agent for 225 Canyon Road Ltd., owner, requests a historic status review for a non-contributing non-residential structure. (Nicole Ramirez Thomas)

8. Case #H-16-034B. 225 Canyon Road Unit 15. Downtown & Eastside Historic District. Catherine Fletcher-Leriché, agent for Kokopelli Property Management, owner, proposes to construct a 575 sq. ft. addition to a height lower than the existing adjacent parapets on a non-contributing non-residential structure. (Nicole Ramirez Thomas)
9. Case #H-07-099. 1321 Cerro Gordo Road. Downtown & Eastside Historic District. Matthew King, agent for Rebecca Abrams and Nathan Benn, owners, proposes to remodel a contributing residential structure by replacing windows. An exception is requested to remove historic materials (Section 14-5.2(D)(5)(a)(i)). (David Rasch)
10. Case #H-04-068. 429 Delgado Lane. Downtown & Eastside Historic District. Charles Newman, agent/owner, proposes to remodel a significant residential structure by enclosing a portal. An exception is requested (Section 14-5.2(D)(4)). (David Rasch)

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 or check http://www.santafenm.gov/historic_districts_review_board_hearing_packets for more information regarding cases on this agenda.



Agenda

CITY CLERK'S OFFICE

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HISTORIC DISTRICTS REVIEW BOARD
May 10, 2016

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MINUTES OF THE
CITY OF SANTA FÉ
HISTORIC DISTRICTS REVIEW BOARD

May 10, 2016

A. CALL TO ORDER

A regular meeting of the City of Santa Fé Historic Districts Review Board was called to order by Mr. Frank Katz, Vice-Chair, on the above date at approximately 5:30 p.m. in the City Council Chambers at City Hall, Santa Fé, New Mexico.

B. ROLL CALL

Roll Call indicated the presence of a quorum as follows:

MEMBERS PRESENT:

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

MEMBERS EXCUSED:

Ms. Cecilia Rios, Chair

OTHERS PRESENT:

Mr. David Rasch, Historic Planner Supervisor
Ms. Sobia Sayeda, Planner Technician Senior
Ms. Theresa Gheen, Assistant City Attorney
Ms. Nicole Ramirez Thomas, Senior Planner
Mr. Carl Boaz, Stenographer

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

C. APPROVAL OF AGENDA

Member Roybal moved to approve the agenda as presented. Member Biedscheid seconded the

motion and it passed by unanimous voice vote.

D. APPROVAL OF MINUTES: April 26, 2016

Member Biedscheid requested a change on page 25, 3rd paragraph, 2nd line where "under the two criteria" should read, "under the third exception criteria response."

Last of that paragraph, to change, "She asked if he could address those and to describe..." to say, "She asked if he could address those criteria by describing..."

On page 26, last paragraph under Action of the Board, in the third line, to insert "agreeing with staff" to read, "agreeing with staff with respect to criteria 1, 2, 5, and 6 as stated by staff in the staff report."

On page 27, first paragraph in the third line from the end of the paragraph, to insert "square" between "extra" and "footage" to read, "extra square footage." And later in that sentence to say, "And secondly, because in accommodating the setback from the upper massing block, additional square footage is added for that loss of massing."

[Stenographer's note: The actual words of that portion of the motion were "And secondly, because in accommodating the setback from the upper massing block, additional square footage is added to the lower massing."

Member Boniface requested a change on page 5, second paragraph from the bottom to read, "up on Don Cubero, there are similar portals, not hiding a garage but like a car port."

There were no other changes to the minutes.

Member Roybal moved to approve the minutes of April 26, 2016 as amended. Member Boniface seconded the motion and it passed by majority voice vote with all voting in favor except Member Powell and Vice-Chair Katz, who abstained.

E. FINDINGS OF FACT AND CONCLUSIONS OF LAW

Case #H-16-024. 714 Gregory Lane.

Case #H-16-025. 220½ McKenzie Street.

Case #H-16-028. 852 Dunlap Street.

Case #H-15-108. 1270 and 1272 Canyon Road.

Case #H-16-017. 587 Camino del Monte Sol.

Ms. Gheen asked for time to review how the changes to the minutes would affect the findings.

The Board considered the Findings of Fact and Conclusions of Law later in the meeting.

F. BUSINESS FROM THE FLOOR

Present and sworn was Mr. Richard Martínez, P. O. Box 925, who said the Historic Santa Fe Foundation put one of its historic houses on the real estate market and he asked that this Board direct Staff to upgrade the status of the Garcia House, at 524 Alto Street from Contributing to Significant.

Mr. Martínez handed out a flyer for this property. [A copy is attached to these minutes as Exhibit 1].

Mr. Martínez said the Garcia House is important because, as architectural historians report, it may have been a part of a larger house built in the 19th century. The house is an example of vernacular Hispanic architecture that once existed in Santa Fé. The 1912 map, clearly shows areas of the City that followed the Spanish colony of the laws of the Indies and the areas of American planning with bungalows that developed into the Pueblo Revival Style. The Spanish areas contained attached courtyards of linear housing that defined the streets with long lots that responded to irrigation practices. The American areas show rectangular buildings in the center of lots with lots of windows all the way around and regular shaped plots of land. The Spanish houses are almost all gone and are perhaps not as appreciated as the Revival houses are. He had plotted maps from the City of Santa Fe that show the historic designation of the Garcia House and the map that shows the structure outline of the house and shows buildings behind Garcia House that are not actually there. The overhead view of the site shows buildings not here now.

The second page is the listing of the house that was published on the Internet and shows quite clearly that it is on a long lot "with room to add on." Without the upgrade from Contributing to Significant, we could lose the traditional massing of the house which consists of a linear suite of rooms inside the house.

He said he cannot change the status of this house but the Board can and can direct Staff to look into it and start this process.

Vice-Chair Katz asked Staff to do that and place it on the next agenda.

Mr. Rasch agreed.

Present and sworn was Ms. Stefanie Beninato, P. O. Box 1601, who said she had asked numerous times for a status review of 600 Galisteo Street to Mr. Rasch. She said Mr. Rasch was at that property recently and he might update the board on why he was there. It has a 1934 wall that is crumbling and much worse that it was a year ago. The owners have made no effort to maintain that wall. There are a lot of other things that could be said for a future owner to know the status of the building. And they could know whether they could take some of it down because there is too much building on that lot. Maybe the Board

could ask Mr. Rasch give an update on it.

Present and sworn was Mr. John Eddy, 227 E Palace, Suite D, who supported Mr. Martínez' request to upgrade the Garcia House. There is a larger context there with a classic streetscape. It shares a wall with the Demaciano Vigil House which is also a very important house. So any impact to Garcia House can impact Vigil House as well.

Ms. Gheen reported that all but one of the Findings of Fact could be approved as is. The one needing some change is Case #H-16-017 at 587 Camino del Monte Sol. She shared her notes as to what needs to be changed.

Vice-Chair Katz suggested the Board approve the rest and deal with this one either later or at the next meeting.

E. FINDINGS OF FACT AND CONCLUSIONS OF LAW

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

G. COMMUNICATIONS

Mr. Rasch announced preservation awards on Thursday at 5:30 at La Fonda. He will ask members to make short presentations.

Ms. Thomas called attention to the flyer about the 2016 national conference. Santa Fe is one of seven certified members in the state and can take advantage of local government funds for this that they are offering for us to attend the conference in Mobile, Alabama. One staff member and one board member can be helped to attend. So if any member is interested in going, she would email the agenda.

Vice-Chair Katz asked her to send it to all members.

Ms. Gheen announced that the Canyon Road appeal will be presented tomorrow to the Governing Body.

H. ACTION ITEMS

1. **Case #H-15-044, 330 Garcia Street.** Downtown & Eastside Historic District. Liaison Planning Services, agent for Jay Parks, owner, proposes to amend a previously approved multi-unit development by constructing a 4,655 sq. ft. single-family residential structure and a 958 sq. ft. guest house to a height of 16'6" where the maximum allowable height is 18'4" and 6' yardwalls with vehicle and pedestrian gates on a vacant lot. (Nicole Ramirez Thomas)

Ms. Thomas gave the staff report as follows:

BACKGROUND & SUMMARY:

In May 2015 Liaison Planning, agent for Jay Parks, owner, proposed to construct a 2,771 square foot home and a 2,767 square foot home at 330 Garcia Street. The case was heard and approved by the Historic Districts Review Board on May 26, 2015. The applicant is asking for a change to a previously approved construction of a multi-unit development on 14,073 square feet of vacant land at 330 Garcia Street to a single family residence and guesthouse.

The applicant proposes to construct the following in the specified finishes.

1. A main residence and guest house in Territorial Revival style. The residence will be 4,655 square feet and the guest house will be 958 square feet. The total built square footage will be 5,614 square feet including 4,705 square feet of heated living space for the main residence and guest house, 547 square feet of garage area, and 362 square feet of covered portal area. The applicant proposes to build to a height of 16'6" where the maximum height allowable is 18'4".
2. Yardwalls will be built to a height of 6' around the property and a pedestrian gate will be located on the east wall allowing access to Garcia Street.
3. The applicant proposes to use El Rey "buckskin" elastomeric synthetic stucco throughout the project.
4. Brick for coping will be red.
5. Portal trim, posts and wooden garden gates will be painted "weathered gray" stain.
6. Vehicular and courtyard gates will be black wrought iron and wood stained "weathered gray." A wooden pedestrian gate on the east yardwall will be stained "weathered gray."
7. Window trim will be "Linen" color.
8. French and paneled doors will be painted "Linen" The front door will be a custom wood door with divided sidelight windows painted "linen."
9. Windows visible from the streetscape will be true divided light. Other windows that are not publicly visible are proposed to be casement.
10. The garage door will be a wooden carriage style door painted "linen."
11. The HVAC system proposed will be low profile and will be placed below the parapets. Condensers will be placed behind garden walls.
12. Skylights will be placed below parapets.
13. Existing trees will be preserved.

STAFF RECOMMENDATION:

Staff recommends approval of the application as it complies with Section 14-5.2 (A)(1) Historic Districts General Purpose, 14-5.2(D)(9) Regulation of Height, Pitch, Scale, and Massing, and 14-5.2 (E) Downtown and Eastside Historic District. The applicant provided samples of the finishes.

Questions to Staff

There were no questions to Staff.

Applicant's Presentation

Present and sworn was Ms. Dolores Vigil, P. O. 1835, Santa Fe. She clarified the color changes. The trim color, panel doors and true divided lite doors will be linen color. The front door of the main house and garage door will be weathered grey.

She pointed out a discrepancy on the elevation of the guest house on the south elevation where it shows carved vigas on the portal. Those are shown only on the main house portal (front entry), not on the guest house.

Also on the site plan, it shows 24" planters on the north elevation, west of the garage and east elevation outside of guest house in the driveway. They will be stuccoed in Buckskin.

Questions to the Applicant

Member Boniface asked if those 24" planters are not shown on site plan.

Ms. Vigil said they are shown. Mr. Rasch pointed them out.

Member Boniface asked if on the property line on the east side where the garage is located, there is any wall or just a sidewalk and 12' of driveway.

Ms. Vigil said there is no wall. There is an existing six-foot stucco wall that will remain. It is on the east elevation and is stuccoed.

Mr. Rasch pointed it out.

Member Boniface asked if it is a swinging gate.

Ms. Vigil said it is a rolling gate, even though it shows as a swinging gate but is a rolling gate.

Member Powell didn't see the condenser location.

Ms. Vigil said she did submit a plan that showed all of them - it is hand drawn

Mr. Rasch said it is page 20.

Member Powell asked how tall they will be.

Ms. Vigil said she also submitted hand-drawn plans showing the height.

Member Powell asked if they are ground mounted.

Present and sworn was Mr. Jay Parks, 5135 High Desert, who said the condensers are about 24" tall and 30" long.

Member Powell said they are on the street facing street and asked if they are screened.

Mr. Parks said they will not be visible at all.

Member Boniface commented that, as far as the overall design of the exterior, he liked the streetscape with divided light doors and windows. But on the south elevation, all of a sudden it has contemporary, single pane, large windows. He acknowledged that the applicant is allowed to do that in this district. But he asked if they would be open to divided lites there. It would seem a lot more cohesive from the outside and inside.

Mr. Parks said he didn't like it himself but it was client-driven. He agreed that would be more cohesive.

Public Comment

Present and sworn was Mr. Greg Manhoff, 322 Garcia Street, who said they are the northern neighbor of this property. There is a wall separating their properties. They have a lot of south facing windows. It is the Ortiz y Pino House and close to the property line, close to the wall. They have seen that the guest house is close to the wall on the other side so there are privacy issues and light issues. He understood that it is the responsibility of the Board to make sure it is up to code.

Member Powell said that is actually up to the Building Division. He added that this proposal meets the setback requirements.

Mr. Manhoff said they have concerns about privacy and reduction of light.

Member Powell noted that there is a rule that a structure is not allowed to block sunlight.

Mr. Rasch said that is true but only if those rights are registered with the State.

Mr. Manhoff didn't know how many windows will face their property.

Mr. Rasch showed the elevation. It has three small windows. He also showed the site plan and the wall. He explained that this Board would not hear the case if it didn't meet code.

Mr. Manhoff surmised it is more of a negotiation with the builder.

Vice-Chair Katz agreed.

Ms. Beninato (previously sworn) called into question the rolling gate because it is not traditional but if it is behind the wall, it would not be too noticeable.

Present and sworn was Ms. Summer Manhoff, 322 Garcia, who understood their concern is between us and the architect but it is the Board's goal to maintain historic design. Their house is from 1919 and once it was a pumpkin patch and now, her daughter will look down from the second floor to their roof. They looked at the design but it seems every square foot is now being used for building. It seemed to her that the HDRB should take note of the impact it has on their house. The bottom floor is flooded with light every morning. We only saw the plans last week and would like to sit down with them to discuss how it will impact our life. There is a huge parking problem on Garcia Street too.

Vice-Chair Katz understood their anxiety when a large house is built next door. But if it meets design standards, there is little the Board can do.

Ms. Manhoff wondered if they could ask for more time.

Vice-Chair Katz explained that if the Board decides it meets the standards, there is no reason for delay.

Ms. Manhoff asked about light rights.

Vice-Chair Katz said Mr. Rasch can advise them on that.

Mr. Eddy (previously sworn) asked for a clarification on the east elevation and garden wall fronting Garcia Street. He asked if it is at six feet.

Mr. Rasch agreed The existing height is six feet. It might not meet existing code but it exists.

Mr. Eddy said the walls on the east side go higher and higher and impede the neighborhood.

Ms. Thomas said Staff did a height calculation on the streetscape and six feet is the average.

Mr. Rasch referred them to page 5.

There were no other speakers from the public regarding this case.
Vice-Chair Katz closed the public hearing

Ms. Vigil responded for the record that there are no lights on the north elevation of the guest house. The rolling gate is behind the wall. And the building cannot exceed 14' within a 10' setback so this plan adheres to all those rules.

Member Boniface asked her to describe the gate.

Ms. Vigil said it is black iron and the automatic opener is painted black and the wood is painted weathered grey.

Member Boniface asked if it is see-through. Ms. Vigil - yes.

Action of the Board

Member Roybal moved in Case #H-15-044 at 330 Garcia Street to approve per staff recommendations on items 1-13.

Member Boniface seconded with an amendment that on the west and south elevations and the three windows on the north side of the owner's quarters to change to divided lites on doors and windows similar to the north elevation. Member Roybal accepted that.

Member Boniface asked for amendment to have staff approve the revised design and showing the aforementioned changes and that Staff shall review and approve the revised designs and drawings that are revised to show the aforementioned conditions before submission for a construction permit application is submitted. Member Roybal accepted the amendment as friendly and the motion passed by unanimous voice vote.

Vice-Chair Katz gave the instructions for filing an appeal of a Board's decision.

- 2. Case #H-16-029, 716 Gildersleeve Street. Don Gaspar Area Historic District. Lawrence Catanach, agent for Marion Tassin, owner, proposes to remodel a contributing residential structure by altering non-primary elevations and constructing basement access. (David Rasch).**

Mr. Rasch gave the staff report as follows:

BACKGROUND & SUMMARY:

716 Gildersleeve Street is a 1,145 square foot single-family residence that was constructed in the Spanish-Pueblo Revival Style between 1912 and 1928. The HDRB approved alterations to the property in 2006 including the replacement of non-primary elevation windows. The building is listed as contributing to the Don Gaspar Area Historic District. The east elevation is designated as primary.

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

1. Steps from the portal down to the driveway will be installed at the northeast corner of the building with a stone retaining wall. The steps are shown on the site plan and north elevation only, not on the floorplan or the east elevation.
2. The paired windows on the non-historic north elevation addition will be removed and replaced with paired French doors with transoms. Steps down to the driveway and a stuccoed landing enclosure wall will be constructed in this area.
3. The door on the non-historic north elevation addition will be removed and replaced with large paired 3-lite casement windows.
4. The non-historic wood-sided addition on the north elevation will be stuccoed over with El Rey cementitious "Sahara" color.
5. The paired 2-over-2 single-hung windows in the north elevation of the rear master bedroom will be removed and replaced with a large 6-lite fixed window (or paired 3-lite casement windows?) and another large 3-lite window on the west elevation, to create an inside corner window.
6. The door and sidelite under the portal on the west elevation will be removed and replaced with paired French doors and a sidelite (existing condition not shown on elevation). NOTE* An exception to expand the portal was rescinded.
7. The door in the east elevation of the alcove in the south elevation will be removed and replaced with paired doors (not shown on elevation).
8. The basement will be expanded and a window well will be installed along most of the south elevation that is covered with a metal grate.
9. An exterior stairway to the basement will be installed on the north elevation with a stuccoed retaining wall at 3' above grade.
10. Under the south elevation light well grate, the building will have a small mechanical room at the east end and 16 windows in four blocks, paired doors, and a single door.

STAFF RECOMMENDATION:

Staff recommends approval of this application which complies with Section 14-5.2(C) Regulation of Contributing Structures, (D) General Design Standards, and (H) Don Gaspar Area Historic District.

Questions to Staff

Member Biedscheid asked if any of these changes would impact the primary façade.

Mr. Rasch said none of the east façade is being altered. He did not think it affects the status.

Vice-Chair Katz asked if Staff had no problem with windows closer than 3' from the corner.

Mr. Rasch agreed. It is not a requirement in this district.

Member Roybal asked if Mr. Rasch knew why there was plywood over one of the windows.

Mr. Rasch said he did not.

Applicant's Presentation

Present and sworn was Mr. Lawrence Catanach, 6 Cerrado Road, who said the plywood was put up to protect that window. He explained that this project won't change the footprint at all. They want a basement underneath. That is important. The French doors and divided lite windows will match existing. A complete re-roof will be done but it is still under the parapet so it will not be a problem.

Questions to the Applicant

Member Boniface asked if there will be any rooftop mechanical equipment.

Mr. Catanach said no.

Member Biedscheid asked him to describe the hand rail on the northeast corner

Mr. Catanach clarified that it is not a hand rail. The only handrail is at the main stairs and at the French doors.

Public Comment

There were no speakers from the public regarding this case.

Action of the Board

Member Biedscheid referred to page 17 on the right side is a French Door with a handrail. Mr. Catanach agreed that has a handrail. The hand rail is metal painted antique bronze.

Member Boniface said the plans seem to have two different dimensions for parapet height.

Mr. Catanach said the parapet height is not affected on this project. He thought one of them was measured from the basement.

Member Boniface said no. They are measured on page 17 and the existing drawing says it is 13 or 15 and the one below is 11' 4" as proposed.

Mr. Catanach said the existing grade and existing parapet will remain.

Member Boniface moved in Case #H-16-029 at 716 Gildersleeve Street, to approve the application per staff recommendations. Member Bledscheid seconded the motion and it passed by unanimous voice vote.

- 3. Case #H-16-030. 911 Roybal Street.** Westside-Guadalupe Historic District. Adalucia Quan, agent/owner, proposes to demolish non-contributing residential and garage structures. (Sobia Sayeda)

Ms. Sayeda gave the staff report as follows:

BACKGROUND & SUMMARY:

911 Roybal Street is a single family residence with a free-standing single car garage built in vernacular manner. The main residence with a flat roof was constructed pre 1957 as seen in the NMDOT aerial photo submitted by the applicant. A free-standing garage and an addition to the north east of the main residence including a shed roof were added later as seen in the 1965 aerial. The buildings are listed as non-contributing in the Westside-Guadalupe Historic District.

The applicant requests demolition of a non-contributing single family residence and a free standing non-contributing garage.

(1) In determining whether a request for demolition in a historic district should be approved or denied, the HDRB shall consider the following:

- (a) Whether the *structure* is of historical importance;

The 1965 remodel and addition altered the historic character of the main structure.

- (b) Whether the *structure* for which demolition is requested is an essential part of a unique *street* section or block front and whether this *street* section or block front will be reestablished by a proposed *structure*; and

These structures are built in vernacular manner and are not an essential part of this street section or block front.

(c) The state of repair and structural stability of the *structure* under consideration

A visual inspection performed by Land Use Department indicates that these structures are in serious need of maintenance and repair and that they must be taken down. The applicant has submitted a professional inspection with ample evidence that these structures have sustained water damage and deterioration and are beyond repair.

STAFF RECOMMENDATION:

Staff recommends approval of this application which complies with 14-3.14(G) Demolition of Historic or Landmark Structure.

Questions to Staff

There were no questions to Staff.

Applicant's Presentation

Present and sworn was Ms. Adalucia Quan, P. O. Box 8018, who said the Board could see in the pictures the condition of the structure is really beyond repair. Her concern is that some parts are in danger of collapsing. There are large cracks in all of the walls. The exterior woodwork of the roof is rotten; Part of the ceiling has already collapsed. There is extensive water damage in multiple areas and the electrical, plumbing and drainage systems are not reparable. The sill in the crawl space is damp and mold is growing. Rodents are in there. All windows and doors must be replaced.

So it is beyond repair. She is all for preservation and has been a Spanish teacher for 20 years here. And this house contributes nothing to the beauty of our City. So she requests permission to demolish.

Vice-Chair Katz thanked her for a thorough report.

Member Roybal asked if there is any significance to this property historically.

Mr. Rasch said this structure is not unique in any way and not essential to this district.

Questions to the Applicant

There were no questions to the applicant.

Public Comment

Ms. Beninato (previously sworn) said it seems obvious that this building needs to come down. She was happy it is non-contributing. She asked how long it has been in deteriorating condition and no one caring for the house. How important it is for the Board to be proactive to keep them from falling down. The Board needs to be proactive in cases where buildings are deteriorating. It is not the case here but it has not been

cared for in a long time.

There were no other speakers from the public regarding this case and the public portion was closed.

Action of the Board

Member Powell moved in Case #H-16-030 at 911 Roybal Street, to approve the demolition as proposed which complies with section 14-3.14(G) of the code. Member Boniface seconded the motion and it passed by unanimous voice vote.

4. **Case #H-16-031. 209 Galisteo Street.** Downtown & Eastside Historic District. Manuel Quintana, agent for Judy Margolis, owner propose to remodel a non-contributing non-residential structure including the application of mirrors on wooden portal dentils. (Sobia Sayeda)

Ms. Sayeda gave the staff report as follows:

BACKGROUND & SUMMARY:

209 Galisteo Street is a commercial building, originally built approximately in 1930's in Spanish-Pueblo Revival style. A portal with four square posts and wood dentil molding was added post 1986. The building is listed as non-contributing to the Downtown & Eastside Historic District.

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

1. Existing blue portal is proposed to be painted turquoise color, paint sample submitted.
2. Rectangular mirrors are proposed to be applied to dentil molding detail.
3. Three pendant light fixtures are proposed to be installed under the portal.

Staff finds that this remodel is harmonious with the streetscape and is not disrupting to its surroundings.

STAFF RECOMMENDATION:

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

Questions to Staff

Member Biedscheid asked if this is the blue portal (what was shown).

Ms. Sayeda said no. It is another photo, shown on page 3 and page 4.

Member Powell asked how long ago this portal was painted blue.

Ms. Sayeda said it was blue a couple of months ago and it was painted turquoise by the owner and red flagged by the inspector.

Member Powell asked if it was painted by the owner or a contractor.

Ms. Sayeda did not have those details.

Mr. Rasch said the photo is on page 18 of the packet.

Member Powell said that is only in black and white.

Vice-Chair Katz said where color is the issue, if the Board could get a color reproduction.

Mr. Rasch said he has to request the color copies from the City Clerk, who has a budget for that.

Ms. Gheen thought it could be in the on-line packet in color.

Ms. Sayeda showed the color version to present the new color.

Vice-Chair Katz asked if there are any other portals on this street in this color

Ms. Sayeda said one across the street is white with black posts. It is a Territorial portal and a couple of others are white.

Member Powell recalled a blue portal a block away.

Vice-Chair Katz concluded that they are mostly white with a few in black.

Vice-Chair Katz asked if there are other mirrors in this neighborhood.

Ms. Sayeda said there are none on portals.

Vice-Chair Katz asked then, why Staff feels this is harmonious.

Ms. Sayeda said the mirrors and color don't disrupt the streetscape. There are several elements on the street that enhance portals and the mirrors are something that can be reversed without permanent damage to the portal.

Vice-Chair Katz asked about the color.

Ms. Sayeda said it was originally blue; not as bright as turquoise. There are some others in that color family, although not as bright as this one.

Vice-Chair Katz asked what is this application being measured against as a streetscape if it is harmonious with the streetscape.

Mr. Rasch said the Board has authority to look at four aspects of harmony. Is it harmonious to the building itself; or to the streetscape; or to the District; or to Santa Fe.

Member Boniface asked how long it was blue before this change.

Ms. Sayeda said Staff has no indication of how long it has been blue.

Member Boniface reasoned that it has been blue for quite a while and Staff does not know what kind of blue it was. So the Board would not know what color it should return to.

Mr. Rasch said there is a photograph and he described the color as a light Taos Blue.

Member Powell said they could require that it be white.

Member Bayer asked for clarification regarding the mirrors.

Ms. Sayeda said there is a portal across the street that is black with white elements. It enhances the posts and the trim. There are plenty of window trims in turquoise to distinguish from white eyebrows, etc. In the neighborhood is a storefront painted white with gold dentils. So there are elements in the district that distinguish one color from another.

Member Bayer asked what the streetscape is.

Ms. Sayeda said it is 600' from the front door in either direction.

Applicant's Presentation

Present and sworn was Mr. Sunia Sakhalkar, 333 Montezuma, who said Ms. Sayeda explained it well. He shared a document supporting the application from a neighboring business and from neighbors showing support for what they have done.. His client apologizes as not knowing the need for HDRB approval.

He said there are examples in this neighborhood like the Casa Sena portal. He had a feeling that it was white at one time.

Regarding the application of mirrors, he said they are small. There is no photograph but we do have photos that show how small the mirrors are.

Mr. Rasch said they are on page 20 and 21 of the packet.

Mr. Sakhalkar the applicant approached to show the color photos.

Questions to the Applicant

Member Roybal asked what the purpose of the mirrors is.

Mr. Sakhalkar said there are stories of folk art elements of the façade without changing the character too much.

Member Roybal asked if they are all across.

Mr. Sakhalkar agreed.

Mr. Rasch said they intended that in all dentils.

Member Roybal noted they are high and asked if they would reflect on people on the street.

Mr. Sakhalkar said they would not.

Vice-Chair Katz pointed out that is on a north-south street. The sun can shine on them in the afternoon for some period of time. So he questioned the response there.

Mr. Sakhalkar said he had not been there in the afternoon.

Member Powell felt they have worked hard to preserve the stateliness of the downtown, particularly the streets. There should also be some room for some playfulness and expression. But it could open a precedent to slowly erode what the Board has worked so hard to preserve. Maybe the Board could pick either the color or the mirrors but not both. Maybe a little more restraint is needed. The mirrors are minor and could always be removed. This is a lot of change all at once without permission.

Member Biedscheid said Galisteo is a main street and the length of that street has predominantly white portals. It would be harmonious in her mind if the posts and header on the exterior were painted white. The interior could be turquoise and wouldn't bother her at all. The mirrors are playful elements that would not change the design.

Member Boniface asked him to describe the color and finish of the light fixtures to hang from the ceiling.

Mr. Sakhalkar said they would have a painted blue-grey finish.

Mr. Rasch showed the picture in color.

Public Comment

Present and sworn was Mr. Manuel Quintana, 510 Sunset, personal assistant for the owner, who said the turquoise color they chose is consistent with several different buildings/portals in the area. The one across from the Cathedral has the color they used for the inspiration. The mirrors are a Spanish talisman that allows protection of the building and surrounding area. Native Americans used them by scraping off the adobe to provide positive energy. That is the purpose of the mirrors. They are 2"x 3". He has been there throughout the entire day and they don't affect drivers. There is more reflection from the windows than the mirrors.

"All the neighbors in the area are with us. I apologize we did this without approval. We had no idea we had to get approval. This area is kind of a dead zone right now; there is not a lot of traffic. Since we moved in, the comments we have gotten is there is more traffic. Its bringing life to that street, which translates into sales. It's good for all businesses in the area. It is fun but I think it's consistent with what is in town."

He said it is like a mosaic and can be removed easily. She lost her lease and had to move and it is very important to her. He thought it looks beautiful.

Mr. Eddy (previously sworn) said, at the risk of preaching to the choir, regarding the mirrors - and preface that Santa Fé has really appreciated Ms. Margolis' efforts in town. But this detail of dentils on a Territorial building is a strong vernacular in Santa Fe. And usually is painted in white. And he has never seen mirrors on dentils in a publicly viewed space and think it is disrespectful to the vernacular style presented on that building. He appreciates something playful but a similar effect might be achieved by using color differently.

Ms. Beninato (previously sworn) agreed with Mr. Eddy regarding the mirrors. She didn't think it is playful. It isn't something that translates into Santa Fé architecture. She also thinks it would reflect down on the street. And might interfere with driving. She would feel better if they were under the portal and less noticeable. She was not upset with the color. She reminded the Board that the ordinance says trim shall be anything that is not arresting. Even red. She did not know why turquoise or white would be upsetting. She was rather startled by that black and white on a portal; also by the yellow and white. She wondered how many of those were actually brought to the Board and approved. As long as the lights are under the portal and not radiating out, she did not see a problem with them.

There were no other speakers from the public regarding this case and the public hearing was closed.

Mr. Sakhalkar responded that they have done this business for a long time. There has to be a little room for evolving Santa Fé Style. We have a range of colors. He would like the Board to consider that.

Member Powell asked him, if he had to pick between the two, what the owner would choose.

Mr. Sakhalkar said she would definitely choose to keep the color.

Member Roybal knew that on San Francisco Street, the portals legally belong to the City. He asked if it is also the case here or if it belongs to the property owner

Mr. Rasch said the structures are the owner's responsibility for maintenance and construction but the owner may have a lease agreement with the City for the overhang encroachment over the City's right-of-way. The property owner still has to be maintaining it.

Mr. Rasch also commented that Territorial architecture was purposely brought in to make Santa Fe look American. Similar portals in other places of the country would be brightly painted with numerous colors.

Member Powell said it was because we wanted to appear grown up and sophisticated because we had been rejected to become a state for so long.

Member Roybal commented that when the Board drove by, the turquoise really stood out. There is no other portal on that block that blends with it on this block.

Member Powell asked how the Board feels about the mirrors.

Vice-Chair Katz appreciated that the mirrors reflect what the business is but agreed with the comments that it is not Santa Fe. He finds them inappropriate in their usage there.

Member Biedscheid said to her, the color stands out as more incongruous than the mirrors because of their small size in the dentils. It is the distinction that makes it stand out. She thought she could be swayed on the color.

Member Boniface personally likes the mirrors - it is very whimsical. As Ms. Sayeda said previously, mirrors can be removed but paint can also be changed color. Even so, the mirrors could set a precedent. So he was of two-minds. The stronger mind is rejecting the mirrors because of the precedent it would set.

Member Bayer said the color was jarring on the field trip today. She did not think it is harmonious with the streetscape and did not think the mirrors are appropriate for the streetscape.

Member Roybal had no problem with the mirrors but did with the color. The business could still stand out and there are other ways to use colors. They could still have different colors in other ways to have the business stand out.

Vice-Chair Katz said the problem with our code is that it does not intend to have things stand out but rather to blend in and be harmonious. That was a decision made by the City fathers long ago and we continue to abide by that.

Member Biedscheid said the design is clearly harmonious. It is a Territorial style portal. The question is how different or how much the color affects the streetscape.

Action of the Board

Member Biedscheid moved in Case #H-16-031 at 209 Galisteo Street to approve the application with respect to item #2 and item #3. With respect to item #1, to approve the blue portal with the following condition:

1. That the posts, exterior headers and dentils be painted white to match the existing window color because the white color would be more harmonious with the streetscape and that the turquoise on the exterior of the portal is disrupting to the streetscape.

Member Powell asked which parts of the portal - the columns, the beam above the columns but asked about the dentils.

Member Biedscheid said it is everything on the exterior, not including the ceiling of the portal.

Member Roybal seconded the motion and asked for an amendment that window trim and door could also be painted turquoise at the option of the applicant. Member Biedscheid accepted the amendment as friendly. The motion passed by majority (4-1) voice vote, with Member Bayer dissenting.

5. Case #H-16-032A. 217 East Palace Avenue and 101 Cienega Street. Downtown & Eastside Historic District. Lorn Tryk, agent for Chez Mamou and Noella Kacem, owners, requests historic status reviews for two non-contributing non-residential structures. (Nicole Ramirez Thomas)

Ms. Thomas gave the staff report as follows:

BACKGROUND & SUMMARY:

217 E. Palace Avenue and 101 Cienega Street are adjacent properties which are both listed as non-contributing to the Downtown and Eastside Historic District. The applicant has asked for a status review and designation of primary elevations for the property in advance of future work that will be done to the property.

217 E. Palace Avenue is a rectangular building with the south elevation of the property along E. Palace Avenue and the east elevation along Cienega Street. Aerial photographs from the New Mexico Department of Transportation (NMDOT) indicate that 217 E. Palace Avenue was constructed prior to 1958.

Sometime between 1958 and 1966 a portal was added the Palace Avenue façade. The portal on the south side of the structure is framed with square beams supported by round posts and carved corbels. The floor and steps to the building are brick. Windows under the eastern portion of the portal are aluminum storefront windows of 1960s vintage with a stone veneer treatment at their base. The footprint of the building has remained unchanged. A portion of the parapet along Cienega Street is capped with brick coping. Wall construction appears to be clay tile or concrete block. Windows along the sides of the building

are single glazed steel casements and fixed windows which appear to be original. The building's shape, massing, and openings suggest that it was designed and constructed as a commercial space.

Changes that have occurred to the south façade of the building along Palace Avenue include the addition of large plate glass windows with wood framing and a glass front door with wood framing under the portal on the west side. Wrought iron fencing was placed along the perimeter of the west half of the brick floor under the portal to create an enclosed patio. Other minor changes to the portal area on the south façade include the addition of lights, planters, and menu boxes. Despite the alterations, the south façade retains much of its original character and is recommended as a primary elevation.

Changes to the east elevation along Cienega Street include the replacement of a metal casement window with a plate glass window framed in wood and the addition of a wooden planter box. A coyote fence has been added to the east façade as well. The east elevation of 217 E. Palace Avenue does retain its character because of the roofline, the brick coping, and the casement window that has not been replaced. The east elevation is recommended as a primary elevation.

101 Cienega Street was built prior to 1958 as evidenced by NMDOT aerial photographs. Aside from the addition of several small porches added between 1966 and 1978 the footprint of the building has remained unchanged. The building is an aggregation of three masses with Territorial style brick parapet coping and clay tile or concrete block wall construction. An interior courtyard is obscured by a coyote fence. The building's scale, entries, and openings suggest it has always been residential. An entry recess on the east façade indicates that a portion of the building may have been a duplex apartment. Windows are a mix of single glazed steel casements and single glazed wood sash on the east and north façades of the building. Some of the wood windows have Territorial style surrounds and pediments. Both the east and north façades of this building are recommended as primary elevations because they retain much of their historic character and have had no changes in massing or openings.

STAFF RECOMMENDATION:

Staff recommends the historic status of 217 E. Palace Avenue and the historic status of 101 Cienega Street be changed from non-contributing to contributing per 14-5.2(C) Regulation of Significant and Contributing Structures. The south and east elevations of 217 E. Palace Avenue are recommended as primary. The east and north elevations of 101 Cienega Street are recommended as primary.

Questions to Staff

Member Roybal asked, by changing it, what limitations there would be for the storefront on Palace and if it would be hard to change it out.

Ms. Thomas said when changes are proposed to the building, it will be up to the Board to decide about that.

Member Roybal asked if was true that if the Board makes it contributing it has to stay as is now.

Mr. Rasch said contributing status, as opposed to non-contributing status, affects how you can add on

to the building. It is the primary elevations vs. non-primary determine which standards apply and how they can be considered. Historic primary elevations must be retained by law but non-primary can have historic material removed without an exception.

Ms. Thomas added that they would maintain the character of the portion that is primary.

Vice-Chair Katz pointed out that the eastern portion of the south façade is historic but the western portion is not historic so it could be changed without an exception.

Ms. Thomas agreed. The overall character of that façade has remained relatively unchanged except for small modifications. So the exterior appearance retains its historic character.

Mr. Rasch said a lot of the alterations were done without approval including the wrought iron deck. So that might come back to the Board. The very tall coyote fences were also done without permission.

Member Bayer asked if under the portal on the south façade facing Palace on the western side, was done with a permit.

Mr. Rasch didn't know but it is not disharmonious with the eastern side.

Member Bayer asked then if Staff is recommending under the portal as primary, as well.

Ms. Thomas agreed, as well as elements of the portal.

Member Powell asked if it included the bulkhead also.

Ms. Thomas agreed.

Member Bayer asked about the courtyard behind the coyote fence. There were no pictures in the packet.

Ms. Thomas said, aside from what the Board was able to see on the field trip, the metal, 1970's porches that were added over doors and some shutters added to some of the windows on the south elevation of that courtyard. The courtyard is largely obscured - not only the fence but also the things that are inside that courtyard.

Member Bayer asked if the east behind the courtyard would be as primary.

Ms. Thomas said the east, primarily along the streetscape because we cannot tell what is in the courtyard. No substantial additions in the courtyard were detected. But the actual façade, we could not tell.

Member Bayer said the Board is told that a fence is not necessarily a prevention of visibility.

Mr. Rasch said Staff know the owner has made substantial changes without permission and they were not listed as contributing. He always cautions the Board about putting too many restrictions on an owner, whether there is a fence or not.

Member Biedscheid asked, in considering the east façade on Cienega, if the wrought iron is part of the primary façade.

Ms. Thomas said no, because of the late date of the addition.

Member Boniface said he heard earlier that the wrought iron porches were added in the 1970's but that raised a question for him because they are more in keeping with the character of the building and the streetscape than the historic 60's aluminum front window on Palace Avenue.

He asked Mr. Rasch to clarify whether the Board can make an elevation primary and leave out openings behind the front of the portal.

Mr. Rasch agreed that a façade can be designated primary and it can have nonhistoric elements and the Board can also acknowledge that historic elements not worth saving, are not part of the primary elevation.

Member Powell said in his work that they do remove some aluminum storefronts but those that were done in the sixties - those storefronts were well made.

Applicant's Presentation

Present and sworn was Mr. Lorn Tryk, 207 McKenzie, who said when the Board declares all the courtyard primary, the Board is calling it significant. In the courtyard are walk-in coolers, sheds, and piles of junk and they need to clear it out and do things with an approved permit. Many of these owners have done things without permits. It is a hodge podge now and he listed the variety of components - it is kind of lost right now.

He remembered when this building was a pharmacy and it has gone through many iterations since then. He agreed with the comment about the porches being more in character with part of the building. The building once had part that was Territorial, Victorian, and Pueblo. He just asked that the Board not get carried away. He was dragged into it to bring it into compliance. But he has not done anything to steer the owners until the Board decides its status.

Questions to the Applicant

Vice-Chair Katz said, with the understanding that the façade being shown was primary, it would limit certain changes but not nonhistoric additions. With that in mind, he asked for Mr. Tryk's thoughts about the staff's recommendation. Just east and south on this building and east and north façades on the other building.

Mr. Tryk said the big problem on the south was the railing put in to comply with liquor laws. It is not particularly well built. Addressing the window boxes and planters and the railing would help immensely. He did not think they have to tear out the aluminum. It would make his job more difficult, but still doable.

Member Roybal asked what would be accomplished to make it contributing. There are rules to bring it into compliance.

Mr. Rasch said non-contributing only has to follow the design standards. But with contributing status, preservation standards also apply or exceptions need to be granted. Non-historic things can be changed and all of this unapproved stuff to be dealt with.

Member Roybal asked if what was done without permits would that have to be removed when they propose changes.

Mr. Rasch clarified that any design proposed, like the 8' coyote fences, would require an exception because they exceed the maximum height allowed. But the Board could also require the applicant to remove unapproved changes.

Public Comment

Ms. Beninato (previously sworn) agreed with staff recommendations for primary designations and contributing status, particularly the Cienega side, which reflect the history of that building, similarly to Catron Street. The sixties architecture is historic, so has to be preserved. It doesn't matter if you like or dislike sixties style. The Palace side is typical.

There were no other speakers from the public regarding this case and the public hearing was closed.

Action of the Board

Member Boniface moved in Case #H-16-032A at 217 East Palace Avenue and 101 Cienega Street to change the status of the two buildings to contributing with the following conditions:

- 1. That the south elevation of 217 East Palace be designated primary, excluding the wall underneath the portal that includes stone base, the aluminum, and the wood windows;**
- 2. That the east elevation of 101 Cienega and 217 East Palace be designated primary but excluding the courtyard - it would only the two block masses of 101 Cienega that are on the very east side closest to the street and excluding the courtyard beyond;**
- 3. That the north elevation of 101 Cienega on the north property line be designated primary.**

Member Roybal seconded with a request that staff determine what changes were done without permit before the approval is granted. Member Boniface accepted the amendment as friendly.

Member Powell asked if that is excluding the historic aluminum storefront.

Member Boniface said yes.

Member Biedscheid asked if he proposed to include the aluminum portal on the east.

Member Boniface said no because it is not historic so it could not be part of the primary elevation.

Ms. Thomas agreed.

Vice-Chair Katz reasoned that the only historic part excluded is the aluminum storefront.

Member Boniface agreed. His motion excluded that entire wall that is set back from the face of the portal - the wall which includes the stone base, the aluminum storefront, and the wood and handrail and everything that is non-compliant.

The vote on the motion resulted in a 2-2 tie with Member Bayer and Member Powell dissenting. Vice Chair Katz voted in favor to break the tie and the motion passed.

- 6. Case #H-16-033A. 301 and 313 East de Vargas Street. Downtown & Eastside Historic District.** Scott Tobey, agent for Analco LLC, owner, requests historic status reviews for a contributing residential structure, an addition to a significant residential structure, and a yardwall along the west lotline. (David Rasch)

Mr. Rasch gave the staff report as follows:

BACKGROUND & SUMMARY:

301 and 313 East de Vargas Street are associated with the historically significant Boyle House at 327 East de Vargas Street. 313 is an addition on the significant building and 301 is a free-standing building that is listed as contributing to the Downtown & Eastside Historic District.

The applicant requests historic status reviews for three structures.

313 East de Vargas Street is an apartment that is attached to the south elevation of 327 and its' east façade opens into a courtyard shared with 327. A French door bay was constructed on the east elevation at an unknown date. At approximately 1983, a large addition was constructed on the west side of 313. Non-compliant lites in doors and windows and a stuccoed bulge at the parapet present a disharmonious character to the property. A free-standing carport was converted to a garage and attached to the addition at that time.

301 East de Vargas Street is a historic free-standing two-story structure that was originally attached to large commercial greenhouses and may have served as the boiler plant for them. There are no historic

windows or doors and a recently constructed portal was added to the north elevation. There is no physical character that could distinguish this structure as a contributing structure.

A free-standing stuccoed CMU yardwall was constructed on the west lotline at an unknown date after 1958 and before 1966. Other than one step in the wall's height, there is no character of note for this historic wall.

STAFF RECOMMENDATION:

Staff recommends that the Board designate all three structures as non-contributing to the Downtown & Eastside Historic District due to lack of historic character that should contribute to the property and to the historic district.

Questions to Staff

Vice-Chair Katz noted the structures seem somewhat connected. He asked if they are separate.

Mr. Rasch said the two-story contributing structure which may have been the boiler plant is free standing. The addition to the significant building is connected to its south elevation and also connects to a carport that was converted to a garage. So only on the south elevation of the significant building is this addition attached. It has separate addresses. The wall has no status now.

Member Boniface noted that page 19 in packet is a hand drawn roofline showing in the upper right corner the existing main residence is labeled 327 east, and shows a diagonal line.

Mr. Rasch said that is the significant residence.

Member Boniface understood that the demarcation was that diagonal line and the area that is shaded and the attached garages. So there are three masses. Then on page 18, he did not see any separation of 313 there with 327 and he wanted to be clear about the demarcation of what is contributing and what is not.

Mr. Rasch pointed out the odd French door bay opening into the courtyard.

Applicant's Presentation

Present and sworn was Mr. Scott Tobey, 327 East de Vargas, who said the house is very old. It was originally a one family house with Boyle family. In 1950's, another family bought it and subdivided it into three apartments. When he bought it, it was marketed as a commercial property. The vigas in that connector room were from the 1850's. Where it says flagstone patio is the section he is asking for status review. The carport was enclosed to be a garage. And the bay window on east side was installed later. With the exception of that bay window, it is historic.

Questions to the Applicant

Vice-Chair Katz asked what the date of the bay window installation is.

Mr. Tobey said they don't know but it is in the County Clerk's survey from 1974.

Mr. Rasch referred the Board to page 32 in the packet.

Vice-Chair Katz concluded that it is not historic.

Mr. Tobey agreed and added that it has a modern style door.

Member Roybal remarked that the condition of garage and shaded part seemed to be in poor condition.

Mr. Tobey agreed. The wood frame and stucco was not well maintained. He would like to remove that and make it a courtyard to return nearly to its historic footprint. He would like an adobe garage that is more in keeping with the house. It was in that condition when we purchased it. The majority of 313 is adobe or masonry block.

Vice-Chair Katz said it appears that 313 is part of 327. He asked if nonhistoric portions of significant houses are not subject to the required preservation rule.

Mr. Rasch agreed.

Vice-Chair Katz asked what the status of 313 is now.

Mr. Rasch said it is part of the significant footprint.

Vice-Chair Katz asked if the applicant could remove the nonhistoric portions that are now attached.

Mr. Rasch agreed.

Mr. Rasch clarified that the free-standing two-story building is currently contributing.

Public Comment

Ms. Beninato (previously sworn) thought the Board had another case where there were two different addresses on Acequia Madre a couple of years ago and where it was questioned if it was two buildings or one building. She was happy with what the applicant spelled out and would support him in their effort to remove nonhistoric material. It would contribute much to the building to have those parts removed.

There were no other speakers from the public regarding this case and the public hearing was closed.

Action of the Board

Member Biedscheid moved in Case #H-16-033A at 301 and 313 East de Vargas Street to designate the three structures which are 313 East de Vargas Street, 301 East de Vargas Street and the free-standing CMU yard wall as noncontributing due to lack of historic character. Member Roybal seconded the motion.

Vice-Chair Katz had a problem with that and was confused because 313 is part of 327 and is part of a significant building. He asked if the Board really wants to make it non-contributing. He was not sure it is possible to change part of a significant building.

Member Biedscheid withdrew her motion.

Member Roybal agreed.

Member Boniface moved in Case #H-16-033A at 301 and 313 East de Vargas Street to designate the three structures as noncontributing with the exception that it include the non-historic addition on the west of the 313 building on shown on page 19 of the application and to designate the non-historic bay window on the east as non-contributing and also the free standing yard wall and that the boiler room 2-story building on the northwest corner be designated as non-contributing, as well. Member Biedscheid seconded the motion and it passed by unanimous voice vote.

- 7. Case #H-16-034A. 225 Canyon Road Unit 15. Downtown & Eastside Historic District. Catherine Fletch-Lerich, agent for 225 Canyon Road Ltd., owner, requests a historic status review for a non-contributing non-residential structure. (Nicole Ramirez Thomas)**

Ms. Thomas gave the staff report as follows:

BACKGROUND & SUMMARY:

A status review for 225 Canyon Road, Unit 15, was requested by the applicant. While no construction date for the property is known an aerial photo from September 11, 1978, shows a vacant lot in the location of the current structure demonstrating that the building is not 50 years of age or older.

STAFF RECOMMENDATION:

Staff recommends non-contributing historic status for 225 Canyon Road, Unit 15, per 14-5.2(C) Regulation of Significant and Contributing Structures in Historic District, as the structure is less than 50 years in age.

Questions to Staff

There were no questions to Staff.

Applicant's Presentation

There was no presentation given.

Public Comment

There were no speakers from the public regarding this case.

Action of the Board

Member Bayer moved in Case #H-16-034A at 225 Canyon Road, Unit 15 this case to designate the building as non-contributing per code and consistent with staff recommendations. Member Roybal seconded the motion and it passed by unanimous voice vote.

8. **Case #H-16-034B. 225 Canyon Road Unit 15.** Downtown & Eastside Historic District. Catherine Fletch-Lerich, agent for Kokopelli Property Management, owner, proposes to construct a 575 sq. ft. addition to a height lower than the existing adjacent parapets on a non-contributing non-residential structure. (Nicole Ramirez Thomas)

Ms. Thomas gave the staff report as follows:

BACKGROUND & SUMMARY:

225 Canyon Road, Unit 15, is a non-contributing structure in the Downtown and Eastside Historic District. The existing structure is a two-story Territorial style building with brick coping at the parapets and painted wood trim, also in the Territorial style, at the majority of the windows and doors. The existing windows are double hung with a divided lite pattern. One bay window is located on the east elevation and one bay window is located on the south elevation. The entries to the building on the east and south elevations have small portals over them. The applicant proposes to remodel the property with 575 square feet in additions to the north and west elevations of the property.

The applicant proposes to remodel the north elevation of the property with the following changes and finishes.

14. Build addition to the north elevation of the building which will be located over the existing first floor bump out.
15. Two small windows are proposed to be placed on the addition to the north elevation.
16. Brick coping will be removed from the existing north elevation and will be re-used or matched, and will be added to the roofline of the addition.

17. Top of the parapet will be at 22' which is 2" below the existing parapet.
18. Canales and downspouts will match existing.
19. Stucco will match the existing PAREZ USA "buckskin" cementitious stucco.
20. Window color will be "white" aluminum clad exterior with 5/8" insulated low-e glass.

The applicant also proposes to remodel the west elevation of the property with the following changes and finishes.

21. Addition of an exterior second floor deck that is set back 15' 6" from the property line.
22. Brick coping will match existing.
23. Where possible brick coping removed from the north and west elevations will be reused. Windows removed from the north and west elevations will also be reused.
24. Top of parapet will be 23' 2" which is 10" below the existing parapet.
25. Canales and downspouts will match existing.
26. Stucco will match the existing PAREZ USA "buckskin" cementitious stucco.
27. Window color will be "white" aluminum clad exterior with 5/8" insulated low-e glass.

STAFF RECOMMENDATION:

Staff recommends approval of the proposed remodel to 225 Canyon Road, Unit 15, as it complies with 14-5.2(D)(9) General Design Standards for All H Districts Regulation of Height, Pitch, Scale, and Massing, and 14-5.2 (E) Downtown and Eastside Historic District.

Questions to Staff

Vice-Chair Katz asked what is happening on the west elevation and whether it is an addition or just a deck. There is no floor plan. Page 16 shows a bunch of shading but no indication of what it is.

Ms. Thomas said the shading area has the two additions. The west elevation of existing is on the bottom and the proposed is on the top with small shading on page 21.

Vice-Chair Katz thought it looks like they are moving out to the west.

Ms. Thomas agreed. They are also removing a bump out.

Vice-Chair Katz asked if there is a floor plan.

Member Boniface thought it looks more like a recess.

Vice-Chair Katz said there is no floor plan showing that addition. Page 16 does not show any windows or anything.

Member Boniface said it is the same in the existing and proposed on page 15.

Vice-Chair Katz agreed, but on the proposed, a whole façade is not indicated.

Applicant's Presentation

Present and sworn was Ms. Kate Leriche, 814 Camino Acoma, who said the proposed north elevation is two feet below the existing parapet. She clarified that the stucco color is Pares; not Parez and it was her typo. She thought maybe on the site plan it is easiest way to see where the additions are. There are two areas; one to the west which is the bigger addition, and one to the north over the existing bump out on existing. In the plans, it is called the new studio area and it is over the existing roof deck at second floor existing. The addition is over that existing roof deck.

Questions to the Applicant

Vice-Chair Katz said it shows up in the elevations but not the floor plan. He understood what the applicant wanted to do but there are no floor plans.

Ms. Leriche said she included floor plans in her application.

Vice-Chair Katz said none were given to the Board.

Member Boniface said he had floor plans but no site plan "unless you are calling this the site plan." (He showed a page). That is all we have. He had nothing that showed the naming of rooms.

Mr. Rasch said in the board folder are two 11x17s that got left out of the packet.

Member Boniface noted on page 14, a photograph. He asked if this is the area Vice-Chair Katz was speaking about.

Ms. Leriche said that is the elevation at the west roof deck.

Vice-Chair Katz said on page 19, there are 3 elevations that all say existing. He was flummoxed by that. He thought the top two are proposed and the bottom is existing.

Ms. Leriche agreed. When she met with Mr. Rasch and Ms. Thomas, she gave them the old drawings. She didn't know what happened with the new drawings.

Vice-Chair Katz said it is just confusing because the Board didn't get everything they were supposed to get.

Ms. Leriche said on the south elevation, it is simply the middle version with a rescued existing window and set back from the front façade. On the east elevation, the drawings are correct. It is just an addition over the bump out and the window is new to match the small one to the left of the front door. It is stepped back from the primary façade.

On the west elevation, they are basically reusing the existing door and two windows, pulling them forward closer to the front of the façade. And in doing so the chimney is hidden within the façade. On the east is just the new window. On the north elevation, 9 is the one over the two side doors into the gallery and you see on the west side the two small windows that match the east and the one on the right is reused.

Regarding the parapet, the first is 2' below on the north. On the west, it is 20" below existing.

Mr. Rasch shared the big drawings with Member Powell.

Member Roybal asked if the application is complete.

Ms. Thomas said she used the large drawings for her preparation and believed they are complete.

Vice-Chair Katz explained that it is just that the Board has not seen it and feels the lack

Member Powell felt the Board needs more time. He asked if it would hurt to hear it next time.

Ms. Leriche said it would be okay if she could be first on the agenda.

Mr. Rasch said that would be on May 24th.

Public Comment

There were no speakers from the public regarding this case.

Action of the Board

Member Powell moved to postpone Case #H-16-034B at 225 Canyon Road Unit 15 to May 24 with a complete set of plans and clarified that it is not the applicant's fault. Member Boniface seconded the motion and it passed by majority voice vote with all but Member Roybal voting in favor.

9. **Case #H-07-099. 1321 Cerro Gordo Road.** Downtown & Eastside Historic District. Matthew King, agent for Rebecca Abrams and Nathan Benn, owners, proposes to remodel a contributing residential structure by replacing windows. An exception is requested to remove historic materials (Section 14-5.2(D)(5)(a)(i)). (David Rasch)

Mr. Rasch gave the staff report as follows:

BACKGROUND & SUMMARY:

1321 Cerro Gordo Road is a single-family residence and free-standing guest house that were constructed in 1938 and/or 1948 in the Spanish-Pueblo Revival style. Alterations have not affected the historic character of the structures. The buildings are listed as Contributing to the Downtown & Eastside Historic District. The west elevation of the guest house is designated as primary.

The applicant proposes to remodel the guest house with the following two items.

1. The steel casement window on the west, primary elevation will be removed and replaced with an aluminum clad window in a light blue color. The replacement does not match the materials of the original. An exception is requested to remove historic material (Section 14-5.2(D)(5)(a)(i)) and the required exception criteria responses are at the end of this report.
2. The steel casement window on the south elevation will be removed and replaced with an aluminum clad window in a light blue color. The south elevation opening dimension will be increased to meet egress/ingress standards.

RELEVANT CODE CITATIONS

14-5.2(D) General Design Standards for all H Districts

(5) Windows, Doors, and Other Architectural Features

(a) For all façades of significant and landmark structures and for the primary façades of contributing structures:

(i) Historic windows shall be repaired or restored wherever possible. Historic windows that cannot be repaired or restored shall be duplicated in the size, style, and material of the original. Thermal double pane glass may be used. No opening shall be widened or narrowed.

EXCEPTION TO REMOVE HISTORIC MATERIAL (14-5.2(D)(4))

(i) Do not damage the character of the district

The two (2) windows we are asking to replace will not damage the character of the district. In fact, we believe this change will enhance the district.

Staff response: Staff does not agree with this statement. The applicant does not state how removing a primary elevation historic window and replacing it with a new window will "enhance the district".

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

We ask for this exception for five reasons:

a. The existing single glass windows are single glaze and "sweat" during the winter, causing the interior plaster and adobe below to deteriorate; thus, annual repair is required to said plaster and adobe. In

addition, the moisture rusts the cranks, so the windows are inoperable.

b. The windows are not "air tight" allowing dust to enter as it is next to the dirt easement road.

c. The two windows are not congruent in appearance with all of the other windows of the buildings on the property. The windows on the main house were steel windows, and the previous owner was allowed to change those to aluminum clad in 1999. At that time the renovation was so well received by HDRB that it won a historic design award.

d. The sound attenuation is nil on the private easement road.

e. Owners desire to convert dark room to office and the existing window is too small to allow adequate light or egress. We would like to keep a similar divided light configuration only making the window slightly taller. Approximately 48" x 48".

Staff response: Staff agrees with this statement.

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

The current leaky windows contribute to excessive moisture in the guesthouse. The moisture is detrimental to the structure and allows mold to develop. Mold is especially problematic in the room that is currently configured as a darkroom because there is little natural light possible with the existing undersized casement window. Other options available to prevent moisture, mold, and dust can and would be storm panels applied. However, storm panels would do little for the sound issue and nothing to improve the lack of light in the darkroom. Storm windows also would not address the appearance aspect. All other windows on this property are currently matching (in style, configuration, and color), metal clad wood, insulated units. This includes the windows of the main house, performed in a complete remodel in 1999. It may be noted that the main house was originally constructed in 1912 and that the 1999 remodel was granted by HDRB allowing window replacement. A.C.E. received a Historic Preservation Award for that project. The property was later sold and current owners remodeled the existing garage and studio in 2005.

By allowing this exception, we believe that it will not only strengthen but will improve the congruent character of the property and this Historic District.

Staff response: Staff agrees with this statement.

STAFF RECOMMENDATION:

Staff defers to the Board regarding the exception request to remove the historic window on the primary elevation since not all exception criteria were met. Otherwise, this application complies with Section 14-5.2(C) Regulation of Contributing Structures, (D) General Design Standards, and (E) Downtown & Eastside Historic District.

Questions to Staff

There were no questions to Staff.

Applicant's Presentation

Present and sworn was Mr. Mark Little, 1000 Cordova Place, who explained that the agent for the clients had a family emergency and he was asked to present for him.

Mr. Little said his participation with this building included that he designed the first in 1989 and won an HDRB award for it where they removed steel windows with aluminum clad windows and also when they redid the guest house.

He has the original picture from when they presented it in 1999 and after they added the room and windows and when they won the award. That Board did allow them to replace those windows that are being proposed today. He passed one copy around.

Questions to the Applicant

Member Bayer saw the staff did not agree with the first exception and asked if he had additional testimony to offer.

Mr. Little said it does enhance the district because all windows would be consistent and have a more attractive look. The proportion on the southern elevation will be a better proportion in that courtyard. Those are the reasons why he feels it would enhance the district.

Member Bayer said that is testimony supporting the criteria. She asked how it does not damage the character of the district.

Mr. Little Mark said the existing house, as the Board can see from the picture, doesn't damage the district and, in fact, won an award on the design. So it doesn't damage the character of the district for those reasons.

Mr. Rasch added that it will look the same from a distance.

Mr. Little agreed.

Public Comment

Present and sworn was Mr. Doug McDowell, 1317 B Cerro Gordo Road, who said he lives behind Rebecca and Nathan. This little road snakes through a barrio. One of the windows on the west is right on the dirt road. He understood the criteria because He had to meet them before. They have done such a great job as stewards of this building and property. Maybe it won't enhance anything but inside, the sills are rotting and plaster efflorescing around it. The Board deals with the exterior but with them being good steward, this is improving the house and making it stand out in the neighborhood.

Ms. Beninato (previously sworn) said when they won the award in 1989, the windows were less than 50 years old but this window is now more than 50 years old. But she did not see it particularly as visible from the streets and something to say for uniformity. And a new window could prevent more damage to that wall. She didn't know the exact answers that were given. She thought the south was not primary so she wondered why the Board talked about it at all.

Present and sworn was Ms. Rebecca Abrams, 1321 Cerro Gordo Road, who said she is not a big public speaker so forgive her nervousness. She wanted to comment on what Doug said. Originally we had a single pane window and had it reglazed but every year there is bubbling and mold to the adobe as well as the plaster. She brought photos to show the damage. It has gotten to the place where we don't fix it every year and stopped using that room.

There were no other speakers from the public regarding this case and the public hearing was closed.

Action of the Board

Member Roybal moved in Case #H-07-099 at 1321 Cerro Gordo Road to approve items 1 and 2 with a finding that the testimony provided on item 1 that the window will look the same and match all the other windows means it will enhance the character of the district rather than damage the structure and the other criteria have already been met. Member Boniface seconded the motion and it passed by unanimous voice vote.

10. Case #H-04-068. 429 Delgado Lane. Downtown & Eastside Historic District. Charles Newman, agent/owner, proposes to remodel a significant residential structure by enclosing a portal. An exception is requested (Section 14-5.2(D)(4)). (David Rasch)

Mr. Rasch gave the staff report as follows:

BACKGROUND & SUMMARY:

429 Delgado Lane, known as the Meadors-Staples-Anthony House, was designed by John Gaw Meem in August 1925 in the Spanish-Pueblo Revival Style. The building has undergone several building campaigns that added square footage and brought certain details more into harmony without affecting the historic status. The building is listed as Significant to the Downtown & Eastside Historic District.

The applicant proposes to remodel the building by enclosing the south portal like the enclosed portal on the rear, east elevation. An exception is requested (14-5.2(D)(4)) and the required exception criteria responses are at the end of this report. The window inserts will not affect existing historic fabric and they will have simulated divided-lites that are harmonious to the structure. Finishes will match existing conditions.

RELEVANT CODE CITATIONS

14-5.2(D) General Design Standards for All H Districts

In any review of proposed additions or alterations to structures that have been declared significant or contributing in any historic district or a landmark in any part of the city, the following standards shall be met:

(1) General

(a) The status of a significant, contributing, or landmark structure shall be retained and preserved. If a proposed alteration will cause a structure to lose its significant, contributing, or landmark status, the application shall be denied. The removal of historic materials or alteration of architectural features and spaces that embody the status shall be prohibited.

(4) Porches and Portals

Existing porches or portals shall not be enclosed.

EXCEPTION TO ENCLOSE PORTAL (Section 14-5.2(D)(4))

(i) Do not damage the character of the streetscape

The design of the divided-lite panels on the West Elevation follow the stepped wall design and enable the portal to be experienced as it was originally built. The original construction will be visible from the street and the installation of the panels will result in no destruction of historic fabric.

Staff response: Staff agrees with this statement.

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

This project will extend the amount of time during the year that we can use the portal. To quote Chris Wilson from his book *Facing Southwest, The Life & Times of John Gaw Meem*, "the location of Santa Fe...at 7,000 ft....meant these rooms were only comfortable six to eight months of the year. As a result, Meem retrofitted the portales of his earliest houses with window inserts for winter..." We have attached copies of Wilson's full text and images of Meem's solar portales from his book (see pgs. 4-7 of 11, attached).

Staff response: Staff agrees with this statement.

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

The insertion of divided-lite panels in existing portals is fully in keeping with the character the Code is intended to promote. See Section (ii) above.

Staff response: Staff agrees with this statement; but the applicant did not discuss other design options that may be available.

(iv) Are due to special conditions and circumstances which are peculiar to the land or structure involved and which are not applicable to other lands or structures in the related streetscape

Due to the additions to the house over its first 80 years the "front door" of the house is no longer accessed from this portal. This change in function, as well as the portal's direct access to a bedroom and its

orientation to the south and west make its conversion to a solar portal a natural evolution of the house's architecture and function (see (ii) above).

Staff response: Staff agrees with this statement.

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

While the owner does use the house as enlarged over time by the previous owner, those additions are not the result of the actions of the owner.

Staff response: Staff does not agree with this statement because the applicant did not describe the need to enclose the portal due to the action of others.

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

There is nothing in the proposed work that will have a negative impact on the purpose of Section 14-5.2(A)(1). This project will result in no destruction of historic building fabric and is fully reversible. Importantly the design vocabulary and approach used for this project is that used often by John Gaw Meem. See (ii) above.

Staff response: Staff agrees with this statement.

STAFF RECOMMENDATION:

Staff recommends approval of the exception request to enclose the south portal; although, the applicant did not sufficiently address all six exception criteria. The window infill is fully reversible without affecting historic details. The Board may find that the exception criteria have been met after additional testimony is provided by the applicant. Otherwise, this application complies with Section 14-5.2(C) Regulation of Significant Structures, (D) General Design Standards, and (E) Downtown & Eastside Historic District.

Questions to Staff

Mr. Rasch provided a handout.

Applicant's Presentation

Present and sworn was Mr. Charles Newman, 429 Delgado, who said he would focus on the two exceptions with which Staff had a problem.

In #3, staff noted that we didn't address other options to meet this requirement. We talked about it and one approach would be to create on that south wall a new portal that would obliterate historic fabric. And you would not in any way support that design vocabulary. We also discussed how to modify the inserted panels as an option and the use of large areas of glass postdates his time on the Board. We could

choose not to divide it at all. As architects, we don't think this is appropriate, although it would save us money. But the history with this house is to deal with it prudently and I guess we will continue doing that.

In #5, he thought they had pointed in the right direction with their response to #4 but they explored it further and he pointed to Chris Wilson's book, *Facing Southwest*, where he addressed the adjacencies and separation of public space from private space from service space. They don't have any servant's quarters, so they are focused on that separation of public and private. He read from the book to the Board. In part, it says: As alluded to in our response to section four, the portal under consideration, as designed by Meem, contains a violation of the separation of entry from public space and the separation of public from private space that is a hallmark of Meem's residential architecture, as made clear in the diagram on page 63 of Wilson's *Facing Southwest*. At 429 Delgado, Meem created a portal with public right-of-way frontage, i.e. the entry portal, that provides access to the public space of the house via a very thick, solid wood door. And immediately adjacent, provides access via a full length, divided light glass door directly to a bedroom. In reviewing Meem's residential floor plans in the area, they could find no other home exposed to this kind of security risk. The enclosure of this portal, even with divided light glass panels, reduces this risk while maintaining the perception of the original portal. He shared a copy from Mr. Wilson's book [attached with support letter as Exhibit 2 to these minutes].

Another interesting thing is that the companion house, just to the north, which is probably the original portal, has a virtually identical floor plan but without that door adjacent to the front door. So he put it forward for the Board's consideration.

Vice-Chair Katz asked if that door is no longer the front door.

Mr. Newman agreed. It was enlarged by the second owners considerably to the extent that when he went for approval, they were limited to 234 sq. ft. because of additions made to the original footprint.

Even the second owners had begun using a door farther to the north but not closer to the center of the house. But he used French doors and turned the dining room into a front hall which aids circulation and is very similar to this plan, allowing the parlors to connect to the bedrooms instead of an outside door.

Vice-Chair Katz said the response that this is due to circumstances not caused by you but by the former owners, helps to satisfy that criterion.

Questions to the Applicant

Member Bayer asked if he agreed that the window infill is fully reversible.

Mr. Newman agreed. The panels on the south side sit with the wood structure and it has vigas protruding. On the west side, the adobe has very light framing bolted into the adobe and custom divided light panels in the adobe. So it is just removing screws.

Public Comment

Ms. Beninato (previously sworn) was not sure that it matters whether John Gaw Meem did another one like this but he did do this one. And filling the glass in is better than if it was a real wall but taking away a little visual distraction. At the same time, she understood it was an entry and now a bedroom and needed safety, having it so close to the street. So it is up to the Board whether the criteria have been met or not. If not the current owner's doing for making it into a bedroom instead of an entry, it can be reversed. Making it an entry would be far more expensive and what they propose could be removed.

There were no other speakers from the public regarding this case and the public hearing was closed.

Action of the Board

Member Boniface moved in Case #H-04-068 at 429 Delgado Lane, to approve the proposal and recognizing that the applicant has responded satisfactorily to all of the exception criteria and specifically by his address to #3 that he has provided design options that are harmonious with the existing significant structure and that on #5 that the conditions are not the result of the actions of the applicant. The enclosure of the portal does not disturb the portal and is reversible. Member Roybal seconded the motion and it passed by unanimous voice vote.

E. FINDINGS OF FACT AND CONCLUSIONS OF LAW

Case #H-16-017. 587 Camino del Monte Sol.

Ms. Gheen had amended Findings of Fact to present to the Board.

Member Bayer asked if this could be approved at the next meeting.

Vice-Chair Katz asked to approve it at next meeting.

Member Boniface moved to approve the Finding of Fact as revised. Member Bayer seconded the motion and it passed by unanimous voice vote.

I. MATTERS FROM THE BOARD

There were no matters from the Board.

Mr. Rasch said not all of the awards have been assigned presenters.

Member Roybal suggested he just assign them.

J. ADJOURNMENT

The meeting was adjourned at 8:54 p.m.

Approved by:

Cecilia Rios
Cecilia Rios, Chair

Submitted by:

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

Historic Districts Review Board
May 10, 2016

EXHIBIT 1

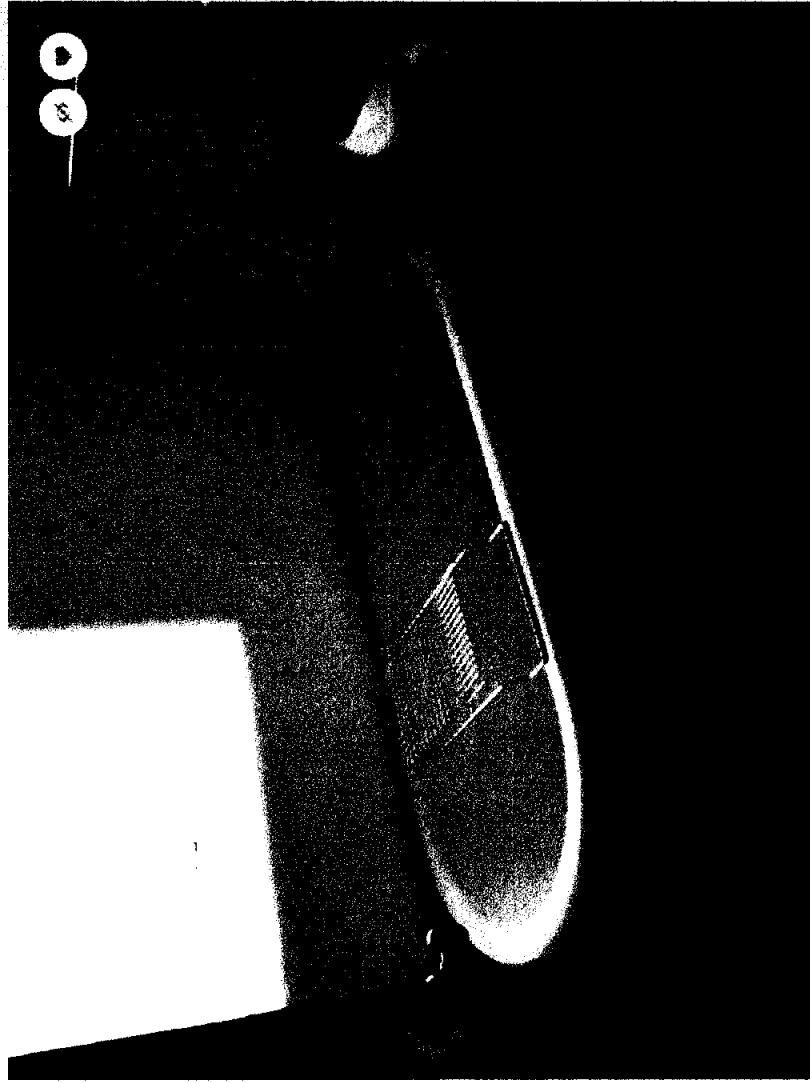
524 ALTO STREET, SANTA FE, 87501

RESIDENTIAL - SINGLE FAMILY FOR SALE

Photos

Map

Bird's Eye



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The best chance you'll most likely ever get to own a bit of Historic Santa Fe. The "Garcia House" is being offered for the first time by Historic Santa Fe Foundation. Situated on a long narrow lot with room to add on and for off street parking. This historic plaqued home will come with a preservation easement to ensure the historic nature of the property stays intact. Primarily adobe construction that has been faithfully restored. new stucco and wood floors are just part of the charm of this great property. Not far from downtown, the Guadalupe area and the Railyard. Let your imagination... [more »](#)

Martinez Architecture Studio

From: A.Christopher Purvis <Architect@ACP-AIA.com>
Sent: Monday, May 09, 2016 4:26 PM
To: Richard Martinez
Subject: Re: Garcia House

Richard

I fully support the designating of the significant building at 524 alto street
and find this example of one of our more vernacular buildings
an important part of this streetscape

A.Christopher Purvis

Catherine Colby

"Spanish-Pueblo style architecture is a product of the early twentieth century. Newcomers to Santa Fe at that time combined features of the Pueblos with the traditional building pattern in Santa Fe. Of course, inhabitants of the former colony of Spain and then Mexico constructed one story adobe houses with contiguous rooms long before the U. S. occupation. Many of these vernacular buildings have been lost or altered and gentrified, conforming to the new, more glamorous styles.

"We accept the many historic red brick buildings and bungalows sprinkled throughout town as part of the true history of Santa Fe. The much longer tradition of owner-built vernacular houses, which are simple and irregular, deserves acceptance and preservation too. This recognition and acceptance could be associated with the twenty-first century. To allow visitors to experience the interior of the Garcia house on Alto Street will enrich their understanding of the true history of Santa Fe."

The Garcia House
524 Alto Street, Santa Fe, New Mexico



The Historic Santa Fe Foundation desires to sell the Garcia House at 524 Alto Street. If the house enters the private real estate market it may face losing its significance despite any preservation easement HSFF places on the building. A non-profit foundation must be formed to enable the preservation of the Garcia House as a Santa Fe vernacular building. This house represents how ordinary Santa Fean's lived.

The HSFF's Determination of Eligibility for the Historic Santa Fe Foundation's Register of Properties Worthy of Preservation states:

"The Garcia House is significant because it is an important example of the vernacular architecture in Santa Fe from 100 years ago. It is representative of how 'very poor people built their house' (Mac Watson). The exterior of the house should be considered 'worthy of preservation' as it represents a tradition of vernacular architecture that is rapidly disappearing from Santa Fe's historic districts.

Features of Santa Fe's vernacular tradition that help characterize the Garcia House include:

- *building sited directly adjacent to the road*
- *an additive linear floor plan with rooms connected by central openings, frequently without interior doors*
- *ceilings and roof structures of vigas and board decking with the vigas set at a bearing height of less than 9 feet above the floor*
- *flat roof (rather than the pitched frame roof) surrounded by parapets with the minimum roof slope to canals*
- *exterior doors located at each end of the linear floor plan*
- *varying head heights for door and windows*
- *lack of Spanish Pueblo Revival details such as exposed vigas, exposed wood lintels, and post-and-beam portals*
- *lack of consistency in window type, size and material*
- *lack of consistency in design of exterior doors*
- *scarcity or absence of planted landscaping, occasional shade tree"*

For these reasons it is important to preserve this house.

The idea is that the house would be restored and furnished as an example of vernacular architecture and would be rented out short-term so that visitors can experience the way that people in Santa Fe would have lived in the past. The foundation would not create a house museum, it would create an evocative space to be experienced. The Garcia House is in the historic district and is within walking distance of the plaza and the railyard so it would be a convenient base for visitors, but it would also be a museum piece which can be lived in and experienced as a remnant of old Santa Fe. This house would reconnect us with our past.

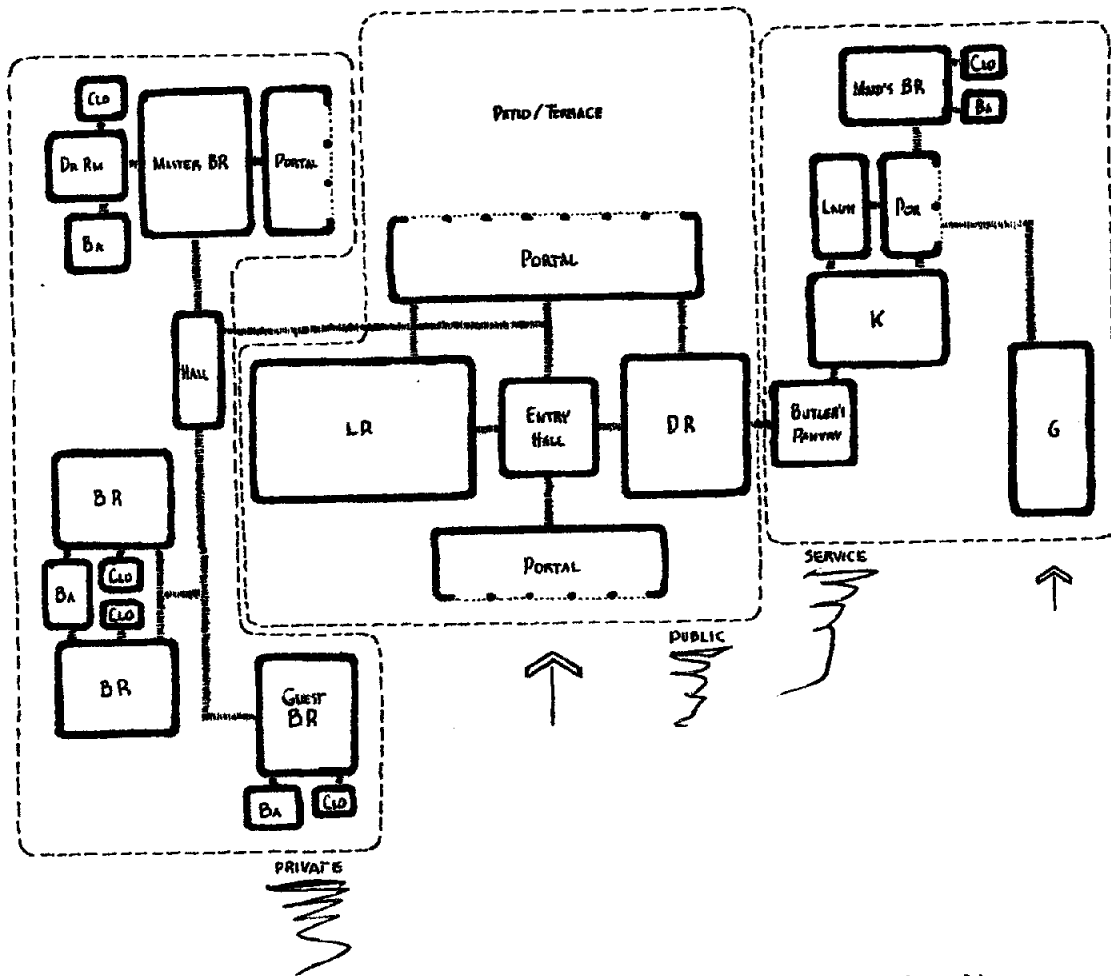
This would not be a self-funding foundation. It would require donators who are invested in seeing this vision realized.

Historic Districts Review Board
May 10, 2016

EXHIBIT 2

Handwritten: *Handwritten: 1930*

RE: 499 Delgado Lane



sprawling larger examples, the public, private, and service functions could be projected into separate wings. For more modest, middle-class homes, city lots with their required front- and side-yard setbacks, predicated on the compact Anglo house ideal, left less room for projecting wings and interior courtyards. The public realm was generally located near the middle of the plan because it provided circulation to the other wings. Meem took particular care to position living rooms and adjoining porches to capture landscape views and connect directly to patios, terraces, and gardens.

Most Meem-designed houses were only one story, so he had limited opportunities to employ the Pueblo roof terrace idea. When a second-floor room was included in the design, it opened directly onto a rooftop terrace. Landscape views were so important that he occasionally provided a stair solely for reaching a roof terrace if a good view could not be had on the ground level.

Typical use clusters and room adjacencies of Meem house designs. (George C. Pearl)

Facing Southwest

May 9, 2016

Re: Historic Design Review Board Case # H-16-031 at 209 Galisteo Street, Santa Fe, NM 87501
Paint portal turquoise, line portal trim with mirrors talisman

Dear Neighbor,

I am Judy Margolis of the Origins. I was recently forced to move from my previous long-term location (off West San Francisco Street) due to a rent increase. In urgency to get the business started and unaware of needing a HDRB permission to repaint, we repainted the existing wood portal (columns, front and side edges, trims and ceiling) in a turquoise color. We have also started to install small mirrors on the portal's territorial style trim. (See photos). The existing portal was in dull blue/gray color with window and door frame/ trims painted in white.

The untouched exterior finishes include; stucco walls, white wood windows and door frames and trims. (See photos)

We would also like to add three light fixtures (see photos) light fixtures mounted from portal ceiling. Locations are shown in the proposed elevation. The light fixture is 26" tall by 11" wide.

There is no other work proposed or performed to alter the structure otherwise.

Tomorrow we are appearing for the Historic Design Review Board hearing to get their approval on our proposal to keep the portal in turquoise color (as painted) as it has been a traditional color for New Mexico and the Santa Fe region in particular. We also believe that the mirror application on the portal edge is consistent with our store's core business (folk art). The mirror application is subtle and does not affect the façade appearance drastically. We would like to be able to keep the mirrors.

Please review the photos that are attached with this request, and consider signing this support letter. It would help us tremendously in our meeting with HDRB. If there is any further information needed to clarify the project scope of work and we will be glad to provide it to you.

Respectfully yours,

Judy Margolis

In support of the HDRB case H-16-031 at 209 Galisteo Street, Santa Fe, NM 87501

- — MALUL R.Pi: Saidi *Miliff* 505 231 2359
- — ~~Frank~~X, Cordero *Frank* 505-204-4065
- — Mariannah Anuska *Mariannah* 505-989-7590.
- — MARINES PEREZ *Marines* 505-983-0453
- — Jan Butchofsky *Jan Butchofsky* 575-937-2316
- — Margot Kay *Margot Kay* 505-982-7000
- — Matt Cornay *Matt* 505-988-2020

In support of the HDRB case H-16-031- 209 Galisteo Street, Santa Fe, NM 87501

- Gary L. Karen Tillis - ~~hawaii~~ Enormous 983-2800
- ~~Joe~~ Greg Voids Harris 988-1459
- JIM PETREK ~~Joe~~ the Russian Art Gallery 305,989,9223
- Ilesy D ~~Joe~~ susi.perez55@gmail.com 505-795-8451
- Kate Wheeler ~~Kate Wheeler~~ Savory Spile Shop 505 819 5659
- Drew Wheeler ~~Drew Wheeler~~ Savor's Spice Shop " " "
- Martha Santos ~~Martha Santos~~ (505, 252 3564
- ~~Joe~~ ~~Joe~~ 505-982-6260
- ~~Joe~~ ~~Joe~~ 505-660-7388
- Paul Yick ~~Darrell~~ Hilley 505-988-5545
- Karen Wright KAREN WRIGHT -505-984-0862
- BURW TIZEN ARREDIAMO 505-820-2231
- PASCALINE CUVILLIER 505.559 0936