



Agenda

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HISTORIC DISTRICTS REVIEW BOARD FIELD TRIP

TUESDAY, September 12, 2017 at 12:00 NOON

HISTORIC PRESERVATION DIVISION, 1st FLOOR CITY HALL

HISTORIC DISTRICTS REVIEW BOARD HEARING

TUESDAY, September 12, 2017 at 5:30 P.M.

CITY COUNCIL CHAMBERS

*****AMENDED*****

- A. CALL TO ORDER
- B. ROLL CALL
- C. APPROVAL OF AGENDA
- D. APPROVAL OF MINUTES: August 22, 2017
- E. FINDINGS OF FACT & CONCLUSIONS OF LAW

Case #H-16-103, 503 Apodaca Hill.

Case #H-12-030, 494 Camino Don Miguel.

Case #H-17-062, 168 Lorenzo Lane.

Case #H-17-014B, 201½ Ambrosio Street.

Case #H-16-019, 1340 Canyon Road.

Case #H-16-070, 442 Camino de las Animas.

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

1. Case #H-16-029, 716 Gildersleeve Street. Don Gaspar Area Historic District. Lawrence Catanach, agent for Marian Tassin, proposes to remodel a contributing residential structure by expanding the rear portal by 63 sq. ft., constructing a 45 sq. ft. portal, constructing a 64 sq. ft. addition, and altering several windows. An exception is requested to exceed the 50% footprint standard (Section 14-5.2(D)(2)(d)). (David Rasch)
2. Case #H-17-059, 827 East Alameda Street. Downtown & Eastside Historic District. Rachele Griego and Andrew Gough, agents/owners, propose to construct a 534 sq. ft. addition, raise parapets and construct a 6' high wall on the south property line of a contributing residential structure. Four exceptions are requested to enclose a portal (Section 14-5.2(D)(4)), construct an addition on a primary elevation (Section 14-5.2(D)(2)(c)), exceed the maximum allowable height of a yardwall (Section 14-5.2(D)(9)(c)(i)(c)), and increase the parapet height on a primary elevation (Section 14-5.2(D)(9)). (Nicole Ramirez Thomas)
3. Case #H-17-071, 424 Arroyo Tenorio. Downtown & Eastside Historic District. Sandra Donner, agent for Brad and Morgan Moody, owners, request a historic status review with primary elevation designations, if applicable, for a contributing residential structure and a non-statused yardwall. (David Rasch)
4. Case #H-17-070, 316 Aztec Street. Historic Transition Historic District. Kevin and Monika Moores, agents/owners, request a historic status review with primary elevation designations, if applicable, for a contributing residential structure and a non-statused yardwall. (David Rasch)
5. Case #H-17-073, 324 Magdalena Street. Downtown & Eastside Historic District. Palo Santo Designs, agent for 3 Bishop Realty LLC, owner, requests primary elevation designation for a contributing residential structure. (Nicole Ramirez Thomas)
6. Case #H-17-072, 142 Lincoln Avenue. Downtown & Eastside Historic District. Architectural Alliance, Inc., agent for Lincoln Tower Partners, LLC, owners, proposes to extend three balconies, construct two balconies, and install doors and windows on a non-contributing mixed-use structure. (Nicole Ramirez Thomas)

7. Case #H-17-074. 114 and 114½ Jimenez Street. Westside-Guadalupe Historic District. Lawrence Herman, agent for John Stevens, owner, requests a historic status review with primary elevation designations, if applicable, for a non-contributing residential structure. (David Rasch)
8. Case #H-17-075. 1149 Camino San Acacio. Downtown & Eastside Historic District. Martinez Tafoya Family Trust, agent/owner, requests a historic status review with primary elevation designations, if applicable, for contributing and non-contributing residential and accessory structures. (Nicole Ramirez Thomas)
9. Case #H-17-076. 122 Delgado Street. Downtown & Eastside Historic District. Martinez Architecture Studio, agent for Jona Armijo, owner, requests a historic status review with primary elevation designations, if applicable, for a non-contributing residential structure. (Nicole Ramirez Thomas)
10. Case #H-17-077. 196 Gonzales Road. Downtown & Eastside Historic District. Liaison Planning Services Inc., agent for Lisa Coddington, owner proposes to construct a 4' 6" high coyote fence and install a door on a non-contributing residential structure. (Nicole Ramirez Thomas)
11. Case #H-17-078. 998 Acequia Madre. Downtown & Eastside Historic District. Mark Brown, agent for Lisa Koskovich, owner, requests a historic status review with primary elevation designations, if applicable, for a non-contributing residential structure. (Nicole Ramirez Thomas)
12. Case #H-17-079. 1120 Canyon Road. Downtown & Eastside Historic District. Marc Naktin, agent for Cristo Rey Church, owners, proposes to repair historic windows and headers, install exterior insulation and restucco, and replace historic steel windows on a significant non-residential structure and to designate primary elevations on a contributing residential structure. An exception is requested to remove historic material (Section 14-5.2(D)(5)(a)(i)). (David Rasch)
13. Case #H-16-101. 5 Cerro Gordo Road. Downtown & Eastside Historic District. Christopher Purvis, agent for Charles Gillan and Cathy Nunnally, owners, proposes to amend a previous approval to construct an addition on a significant residential structure. An exception is requested to construct an addition on a primary elevation (Section 14-5.2(D)(2)(c)). (Nicole Ramirez Thomas)

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. Persons with disabilities in need of accommodations, contact the City Clerk's office at (505) 955-6521 five (5) working days prior to the meeting date.



Agenda

CITY CLERK'S OFFICE

DATE 8/24/17 TIME 2:45

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SUMMARY INDEX
HISTORIC DISTRICTS REVIEW BOARD
September 12, 2017

ITEM	ACTION TAKEN	PAGE(S)
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D. Approval of Minutes August 22, 2017	Approved as amended	2
E. Findings of Fact & Conclusions of Law	Approved as amended	2
F. Business from the Floor	None	2
G. Communications	None	2
H. Action Items		
1. <u>Case #H-16-029.</u> 716 Gildersleeve Street	Partly approved, with conditions	3-11
2. <u>Case #H-17-059.</u> 827 East Alameda Street	Approved as presented	12-24
3. <u>Case #H-17-071.</u> 424 Arroyo Tenorio	Designated primary elevations	24-28
4. <u>Case #H-17-070.</u> 316 Aztec Street	Designated primary elevations	28-31
5. <u>Case #H-17-073.</u> 324 Magdalena Street	Designated primary elevations	31-32
6. <u>Case #H-17-072.</u> 142 Lincoln Avenue	Approved as recommended	32-36
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8. <u>Case #H-17-075.</u> 1149 Camino San Acacio	Kept status/ Designated primaries	38-45
9. <u>Case #H-17-076.</u> 122 Delgado Street	Made contributing/ primary assigned	45-46
10. <u>Case #H-17-077.</u> 196 Gonzales Road	Approved with condition	47-48
11. <u>Case #H-17-078.</u> 998 Acequia Madre	Designated primary elevations	48-49
12. <u>Case #H-17-079.</u> 1120 Canyon Road	Approved as recommended	50-56
13. <u>Case #H-16-101.</u> 5 Cerro Gordo Road	Approved as presented	56-60
I. Matters from the Board	None	60
J. Adjournment	Adjourned at 8:14 p.m.	60

MINUTES OF THE
CITY OF SANTA FE
HISTORIC DISTRICTS REVIEW BOARD

September 12, 2017

A. CALL TO ORDER

A regular meeting of the City of Santa Fé Historic Districts Review Board was called to order by Ms. Cecilia Rios, 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:

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

MEMBERS EXCUSED:

Mr. William Powell

OTHERS PRESENT:

Mr. David Rasch, Planner Supervisor
Ms. Nicole Ramirez Thomas, Senior Planner
Ms. Theresa Gheen, Assistant City Attorney
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 and available on the City of Santa Fe web site.

C. APPROVAL OF AGENDA

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

D. APPROVAL OF MINUTES August 22, 2017

Chair Rios requested the following changes to the minutes:

On page 3, 4th paragraph, "Chair" was misspelled.

On page 12, under Questions to Staff, first sentence should read, "Chair Rios asked if it is exactly as previously approved."

On page 17 under Questions to Applicant, to change "agree" to "agrees."

Member Roybal moved to approve the minutes of August 22, 2017 as amended. Member Katz seconded the motion and it passed by unanimous voice vote.

E. FINDINGS OF FACT AND CONCLUSIONS OF LAW

Ms. Gheen asked for one amendment to her Findings of Fact and Conclusions of Law. In the conclusion for 442 Camino de law Animas to say in 4-a - "the Board approved the application as recommended by Staff with the following addition: the entire garage addition, the floor and the ceiling, should be lowered 2 feet."

Case #H-16-103. 503 Apodaca Hill.

Case #H-17-014B. 201½ Ambrosio Street.

Case #H-12-030. 494 Camino Don Miguel.

Case #H-16-019. 1340 Canyon Road.

Case #H-17-062, 168 Lorenzo Lane.

Case #H-16-070, 442 Camino de las Animas.

Member Katz moved to approve the Findings of Fact and Conclusions of Law for these cases as presented with the amendment to Case #H-16-070 at 442 Camino de law Animas. Member Biedscheid seconded the motion and it passed by unanimous voice vote.

F. BUSINESS FROM THE FLOOR

There was no business from the floor.

G. COMMUNICATIONS

There were no communications.

H. ACTION ITEMS

1. **Case #H-16-029. 716 Gildersleeve Street.** Don Gaspar Area Historic District. Lawrence Catanach, agent for Marian Tassin, proposes to remodel a contributing residential structure by expanding the rear portal by 63 sq. ft., constructing a 45-sq. ft. portal, constructing a 64-sq. ft. addition, and altering several windows. An exception is requested to exceed the 50% footprint standard (Section 14-5.2(D)(2)(d)). (David Rasch)

Mr. Rasch presented 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 and 2010. The building is listed as contributing to the Don Gaspar Area Historic District. The east elevation is designated as primary.

On May 10, 2016, the Board approved remodeling of the structure. Now, the applicant proposes to amend the previous approval with the following five items.

1. A 56-square foot portal will be constructed on the north elevation. The portal will have square posts, exposed wooden header and carved corbels, and a stuccoed parapet. An exception is requested to exceed the 50% footprint standard and the required exception responses are at the end of this report.
2. A 60-square foot addition will be constructed at grade on the south elevation. The addition will have paired 3-lite French doors and a 3-lite vertical window. An exception is requested to exceed the 50% footprint standard and the required exception responses are at the end of this report.
3. The existing non-historic portal on the west elevation will be removed and a different portal will be constructed that is 63 square feet larger. The portal will have square posts, exposed wooden header and carved corbels, and a stuccoed parapet. An exception is requested to exceed the 50% footprint standard and the required exception responses are at the end of this report. He clarified that only one of them required an exception.
4. Two windows on the non-primary south elevation will be removed and replaced with larger windows in different opening dimensions.
5. Steps and a balustrade handrail will be installed with the proposed portal on the north elevation and the stuccoed wall for the stairs to the basement will be lowered and a balustrade handrail will be installed.

He noted that there was additional information sent by the applicant that compared this property with other buildings in the streetscape and talked about their size and he shared it with the Board as a handout.

[A copy of the additional information is attached to these minutes as Exhibit 1.]

The total roofed area will be 1881 square feet this is 36% of the property, planners approved 40% - 50% of this property for total roofed area including sheds and all structures.

The Square footage for the homes adjacent to the property was checked using the City of Santa Fe zoning maps and measuring tools available on the web site were conducted see attached zoning map.

These maps show rectangular homes of the following square footage.

723 Gildersleeve was a total of 2673 square footage

719 Gildersleeve was 1985 square feet

710 Gildersleeve was 1700 square feet

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.

(b) If a proposed alteration or new construction will cause an adjacent structure to lose its significant, contributing, or landmark status, the application may be denied.

(2) Additions

(a) Additions shall have similar materials, architectural treatments and styles, features, and details as the existing structure, but shall not duplicate those of the existing structure in a manner that will make the addition indistinguishable from the existing structure.

(b) Additions to buildings that meet the standards of Subsection 14-5.2(E) shall continue to meet those standards set forth in Subsection 14-5.2(E) in addition to the standards set forth in this section.

(c) Additions are not permitted to primary façades.

(d) Additions are not permitted to the side of the existing footprint unless the addition is set back a minimum of ten (10) feet from the primary façade. The addition shall not exceed fifty percent of the square footage of the existing footprint, and shall not exceed fifty percent of the existing dimension of the primary façade. To the extent architecturally practicable, new additions shall be attached to any existing noncontributing portion of structures instead of attaching them to the significant or contributing portion.

EXCEPTION TO EXCEED 50% FOOTPRINT STANDARD (three separate areas)

North elevation portal:

(i) **Do Not damage the character of the streetscape;**

The changes on the north elevation do not damage the character of the street scape
The wrought iron guard and the portal post and beam and corbel construction are similar to historic homes on this street.

Staff response: Staff agrees with this statement, but the criterion response should address square footage, not design.

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

A wrought iron guard projecting 36" as required by code to protect people from falling into the stair well or off the proposed raised portal to the entry from the driveway. The portal will shield the entry from rain and snow which could be hazardous.

Staff response: Staff does not agree with this statement. The desire for a roof could be met with an awning which does not require an exception, rather than a portal that does require an exception.

(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 design is in keeping with the historical designs of portals in this district. Other designs such as slope roof porch or awning would clash with the historic character of this neighborhood.

Staff response: Staff does not agree with this statement. An awning would not "clash" with the character of this streetscape.

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

The raised steps and stoop are required due to the slope of this lot from east to west. East is level to the street and the west end of lot is 6' lower than the east elevation.

Staff response: Staff finds that the applicant did not address this criterion. The slope is not peculiar to this lot.

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

The lot slope is due to the natural grade of the lot this is why stairs and stoop are required.

Staff response: Staff agrees with this statement, but the applicant has not addressed the criterion regarding excessive square footage, not stairs or a stoop.

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

This Portal and guard design in keeping with the style of the neighborhood and is on the north elevation which is not facing the street.

Staff response: Staff agrees with this statement.

South elevation addition:

- (vii) **Do not damage the character of the streetscape;**

The south elevation addition will not be visible from the street. The addition is filling in an open patio.

Staff response: Staff agrees with this statement.

- (viii) **Prevent a hardship to the applicant or an injury to the public welfare;**

This addition to the bathroom is requested to place a therapeutic tub as requested by the owners Doctor.

Staff response: Staff agrees with this statement.

- (ix) **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 patio where this bath addition is requested is the best location due to plumbing and drain lines and it will convert the house into a rectangular foot print which most of the other dwellings on the street resemble. This addition will not be visible from the street.

Staff response: Staff agrees with this statement.

- (x) **Are Due to special conditions and circumstances which are peculiar to the land or structure involved and which are not applicable to other land or structure in the related streetscape;**

The addition is requested at this location due to plumbing and drain line location. And will be in the master bath replacing a smaller approved tub.

Staff response: Staff finds that the applicant did not address this criterion with this response. But, there is additional information regarding other buildings in the streetscape provided by the applicant above the code citations in this report.

- (xi) **Are due to special conditions and circumstances which are not a result of the actions of the applicant;**

The applicant request, this due to her health conditions and her doctor's prescription for a therapeutic tub. And the portals are requested for safety reasons due to rain and snow.

Staff response: Staff agrees with this statement.

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

This location provides the least negative impact for the following reasons it will not be visible from the street and it will not protrude from the building.

Staff response: Staff agrees with this statement.

West elevation portal:

- (xiii) Do not damage the character of the streetscape;**

This elevation is at the rear of the building and will not be visible from the street.

Staff response: Staff agrees with this statement. However, the rear of the building is publicly-visible from an alley, although the applicable streetscape is Gildersleeve.

- (xiv) Prevent a hardship to the applicant or an injury to the public welfare;**

This portal is requested to help shade the home from the western sunlight and rain and snow for safety reasons. The change to historic style adds to the style of this neighborhood.

Staff response: Staff does not agree with this statement. There already exists a portal that functions to mitigate the issues raised. The applicant has not identified why the portal must be expanded.

- (xv) 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;**

This design for a portal compared to the existing sloped roof porch adds to the character of this historic district.

Staff response: Staff finds that the exception criterion was not addressed.

- (xvi) Are due to special conditions and circumstances which are peculiar to the land or structure involved and which are not applicable to other land or structure in the related streetscape;**

The western sunlight that this portal is designed to subdue increases heat on the structure, causing damage to windows, wood, plaster and doors, which requires more maintenance. And also protects from rain and snow hazards.

Staff response: Staff finds that the applicant did not address this criterion. The west facing façade is not peculiar to this structure.

- (xvii) **Are due to special conditions and circumstances which are not a result of the actions of the applicant;**

The west elevation faces the setting sun which is a natural occurrence as well as rain and snow. This portal is designed to help protect from these natural elements.

Staff response: Staff agrees with this statement, but it does not address excess square footage.

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

This west elevation is not visible from the street and the proposed design is in keeping with other portals in the neighborhood, and is designed to keep the Historic Structure from deteriorating.

Staff response: Staff agrees with this statement.

STAFF RECOMMENDATION:

Staff finds that the exception requests have not been met to exceed the 50% footprint standard with three separate additions to the contributing structure.

Questions to Staff

Member Katz referred to the north elevation and noted that at the site visit, there was a large cement piece and to the left was a stairwell. He asked if it was in that form or if it was lower today.

Mr. Rasch said it might be lower as drawn. They want to lower it.

Chair Rios said the Applicant needed to meet the exception criteria. She asked Mr. Rasch to tell the Board about what he felt was not met.

Mr. Rasch said in the responses for the north portal a criterion was do not damage the character of the streetscape. But the Applicant talked about design instead of square footage. This exception is about exceeding the maximum size of the 50% footprint standard.

For the hardship response, the desire for a roof could be met with an awning which does not require an exception, rather than a portal. Once you put a post under a roof, it is an addition. An awning without a post is not an addition.

For the criterion on design options, the Applicant felt an awning would clash with the streetscape but Mr. Rasch was not sure that was true.

Regarding special circumstances and conditions, the Applicant didn't address that. He saw nothing about the adjacent land or structure in the response.

He agreed with the response on not the result of the actions of the Applicant, but it didn't address the square footage. The Applicant talked about stairs and a stoop.

For the least negative impact, he agreed with the Applicant's response.

On the exception request on the south elevation addition, Mr. Rasch agreed with the response on the first three criteria and number 4 did address the criterion only with the added information. He agreed with the last two criteria also.

For the exception on the west portal, the response was technically correct. The second response that there was already a portal there, Mr. Rasch didn't agree with that. The third criterion did not address what else could be done. He didn't agree with the fourth criterion response. He agreed with the statement in the fifth criterion but the Applicant didn't address the excess square footage. He also agreed with the sixth response.

Chair Rios noted this is 179 additional square feet and asked how much of that was over 50%.

Mr. Rasch said all of it because the existing addition area is at the maximum right now.

Chair Rios asked if this proposal is in harmony with the streetscape.

Mr. Rasch said the design is harmonious but he didn't know if the Board would agree.

Member Katz pointed out that the west change on the portal is redoing the style. If they didn't increase the size, he asked if it would be okay without an exception.

Mr. Rasch agreed.

Applicant's Presentation

Mr. Lawrence Catanach, 6 Cerrado Road, was sworn. He said they already have some approved plans but Ms. Tassin wanted these amendments after meeting with her doctor and replacing the west portal with a more historic style. On the north side, the rock to replace the wall as a guard with wrought iron guard rail so people don't fall into the stairwell or into the stoop there. The east side won't be touched at all.

He said the south side is where the enclosure will be placed in what is now an alcove. With it, the home will be rectangular and that part won't be visible from the street.

He did some comparisons, looking at the zoning map and calculated the sizes of other homes in the area. The total roof area is 1881 square feet and the structure covers 36% of the property.

The City has approved 40% to 50% for homes in that area. He used the zoning map online to compare the size of other structures in the streetscape and said this addition was in keeping with other home sizes in the streetscape.

Questions to the Applicant

Member Roybal asked how the Board could compare without knowing the lot coverage of compared homes.

Mr. Catanach said he didn't look at that.

Member Katz was puzzled by the large cube of concrete on north façade. He asked if there was a door there.

Mr. Catanach said yes, there is a door.

Member Katz thought it looks like the floor has dropped considerably and he was puzzled how the occupants would get out the door.

Mr. Catanach explained there was a stoop there before and door has remained at same height.

Mr. Rasch pointed out the floor level and cut down door. It would have a stuccoed wall to the floor level and would put a balustrade on it.

Mr. Catanach said the applicant prefers a wrought iron guard rail.

Member Katz asked why she needed to have the portal there.

Mr. Catanach said that is the drive way. And it will keep rain and snow off while she enters the home.

Member Katz asked why he was not proposing an awning.

Mr. Catanach said she is concerned that it keeps a historic style and an awning would not be appropriate there.

Member Katz referred to the west façade at the portal the applicant wants to replace there. He didn't understand why it needs to be replaced and why it would be larger.

Mr. Catanach said the shed roof is not a historic style and she wants it larger for covering the western sun that hits it to cover the whole patio and protect the windows and door from the sun.

Member Katz pointed out that on the west is a clear indentation and looks like in the plan there will still be that indentation.

Mr. Catanach said it won't be. It will be filled in for the therapeutic tub.

Member Katz said that is not as shown on the plan. It doesn't show it coming out all the way so it still has an inset.

Mr. Catanach apologized that he made a mistake there in the drawing.

Member Katz said he preferred keeping the indent.

Mr. Catanach said "those plans are correct."

Member Boniface observed a conflict between the west elevation drawings where, on the left side it shows an existing small portal. The proposed portal is held back from each corner with lines up with the chimney but in the site plan, it stretches across the whole plan and the wall is longer than in the elevation drawing.

Mr. Catanach said the elevation is what the applicant wants done and it will be held back in an increase of 62 square feet.

Member Boniface reasoned that the site plan is incorrect.

Mr. Catanach agreed.

Public Comment

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

Action of the Board

Member Katz moved in Case #H-16-029 at 716 Gildersleeve Street, to approve portions of the Application: including the request for addition #2 on the south and those window replacements; on the west and to replace the portal at the same size, not larger; deny the north façade changes, and on item 5, to grant the request to change the steps down on the north side with the balustrade. For the south side, the exception was accepted and approve with the inset with the building that defines the building. Member Boniface seconded with the condition that the revised drawings, including the site plan and the west elevation, be brought to staff for approval before a building permit is issued. Member Biedscheid said with #5. it would have a larger stoop because of the proposed portal going around the existing wall but not expanded. Member Katz accepted the amendments to the motion as friendly.

Ms. Gheen clarified that the motion is to grant the exception criteria for south and to deny item #2.

Member Katz responded that by denial, there is not an exception there and on the west, there was no exception needed with the portal at the same size.

The motion passed by unanimous voice vote.

2. **Case #H-17-059. 827 East Alameda Street.** Downtown & Eastside Historic District. Rachele Griego and Andrew Gough, agents/owners, propose to construct a 534-sq. ft. addition, raise parapets and construct a 6' high wall on the south property line of a contributing residential structure. Four exceptions are requested to enclose a portal (Section 14-5.2(D)(4)), construct an addition on a primary elevation (Section 14-5.2(D)(2)(c)), exceed the maximum allowable height of a yardwall (Section 14-5.2(D)(9)(c)(i)(c)), and increase the parapet height on a primary elevation (Section 14-5.2(D)(9)). (Nicole Ramirez Thomas)

Ms. Ramirez Thomas presented the Staff Report for this case as follows:

BACKGROUND & SUMMARY:

827 East Alameda is a 1,160-square foot Pueblo Revival style single family residence constructed in 1947. The house is located within the Downtown and Eastside Historic District and is designated as contributing.

The house has been owned by the Griego family since the time it was built in 1947. It is currently a rental property but the granddaughter of the original owner purchased the property from her family. The footprint of the house has remained the same over time but the windows were replaced in 1964 which resulted in removal of the original wood windows and enlarging the openings. At the July 11, 2017 HDRB hearing the house was designated as contributing and the south and west elevations of the portal were designated as primary. The intent was to protect the architectural feature of the simple home.

The applicant is proposing to remodel the property with the following items. Relevant code citations and exceptions are provided at the end of this memo.

- 1) Addition of 390 square feet to the west elevation of the home. The proposed addition will require that the portal be enclosed. An exception is requested to enclose the portal (14-5.2(D)(4)) and to construct an addition to the primary elevation (14-5.2(D)(2)(c)). The
- 2) Increase the parapet height. An exception is requested to increase the ceiling and parapet height from 10'-6" to 13'-8" where the maximum allowable height is 13'-8". An exception is requested to change the character of the primary elevation by adding additional height (14-5.2(D)(9)). The request in the letter and in the drawings, was to increase the height to 14'-6" which would have required an additional exception. The applicant has revised their request and wishes to go only to the maximum allowable height of 13'-8". New drawings reflecting this change will be presented to the Board prior to the hearing. The style and look of the proposed changes will not change from what was submitted.
- 3) Increase the height of an existing yard wall to 6'-0" high along the south property line. The current wall is 3'-0" in height where the maximum allowable height is 4'-6". An exception is requested to exceed the maximum allowable wall height (14-5.2(D)(9)(c)(i)(c)).
- 4) Remove a non-historic metal shed on the west side of the property.

- 5) Remove the cloth awning on the north elevation of the home and replace it with a wood eyebrow.
- 6) Replace windows and doors with aluminum clad windows. All windows and doors will comply with the 30" lite requirement. A color of cladding was not specified. Exterior doors will be wood doors. A stain color was not specified in the application.
- 7) Stucco will be cementitious El Rey "Adobe."
- 8) Relocate electrical panels.

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:

(2) Additions

(c) Additions are not permitted to *primary façades*.

(d) Additions are not permitted to the side of the existing footprint unless the addition is set back a minimum of ten (10) feet from the primary façade. The addition shall not exceed fifty percent of the square footage of the existing footprint, and shall not exceed fifty percent of the existing dimension of the primary façade. To the extent architecturally practicable, new additions shall be attached to any existing noncontributing portion of *structures* instead of attaching them to the significant or contributing portion.

(4) Porches and Portals

Existing *porches* or *portals* shall not be enclosed.

(9) Height, Pitch, Scale, Massing and Floor Stepbacks

The height, pitch, *scale*, and massing of any *structure* in an historic district, as defined in this section, shall be limited as provided for in this section, unless further restricted within this chapter.

EXCEPTION RESPONSES

(xix) Enclosure of a Portal (14-5.2(D)(4))

This application includes a request to enclose the existing Portal located on the south-southwest portion of the structure. The Portal is 10 feet by 17 feet to be built in kind, immediately adjacent to the portal's existing western façade. The enclosure and relocation is being proposed to add additional living square footage as well as maintain its structural integrity and historical character.

i. Do not damage the character of the streetscape;

The existing portal was designated as contributing without full understanding of the materials used to build the addition in 1958. The materials used were of poor quality when constructed and include plywood, 2x6 boards glued together, cinderblock, river rock and concrete. The existing portal is in poor condition with rot and water damage to the plywood and 2" x 6" rafters. The stucco was last repaired in 1978 and is currently peeling from the cinderblock banisters and south façade (See Attachment E.). The portal was constructed in 1958 by my grandfather (who had no professional experience) without the support of a structural engineer. My grandfather constructed the roof on a slope for drainage as opposed to creating canales compliant with the City codes. With that lack of a professional engineer, runoff from the portal roof has drained in the immediate surrounding yard area and caused structural instability evidenced by the cracking cinderblock and stucco as well as water damage on the interior walls of the house.

The existing portal needs to be demolished, and recreated in kind with better building materials and structural integrity. It is evident to our family that the portal is the least significant structural aspect of this home.

Our proposal is to recreate the existing portal made in kind, immediately adjacent to the west of the existing Portal. The portal will consist of a concrete slab, matching stucco banister walls, a vertical support beam in the southwest corner (clad in stucco), three 2"x 6"x10' beams to match the headers on the south and west façade, and twelve 2"x 6"x10' joists to replace the existing 2"x6" joists. This portal will be reconstructed with substantial material, have the likeness of the existing portal and add to the harmonious charm and character of the streetscape. This portal will be functional for my family and maintain its structural longevity. The new portal will have similar dimensions to the existing portal and in no way damage the character of the streetscape as it's a replica of the existing structure.

Staff response: Staff agrees with this response. The materials for the portal cannot be preserved. Though the portal will be moved to the west the character of this vernacular structure will not be compromised.

ii. Prevent a hardship to the applicant or an injury to the public welfare;

Without the existing portal space for the building, there is a lack of usable space for my family within the structure. Without the enclosure of the portal we have limited options in creating an addition to our home. Other option proposed would be to remove four or more adobe walls on the interior to create a second bathroom, laundry room and have space for a kitchen, dining room and living room. Additionally, it was discussed to propose an addition to the north elevation, however that option would include invasion into an already busy area within the four-building compound, traffic concerns in the shared easement, removal of the current parking spaces and proposing to the HDRB and City of Santa Fe a driveway through the southwest elevation which requires removal of an existing wall and relocation of a utility pole. Moreover, the proposal to design a driveway could cause major

concern for human safety due to traffic concerns on a highly traveled roadway.

According to our contractor, the best way to structurally enhance the interior is to utilize the square footage where the portal currently sits and recreate it in kind next to the existing structure. Without the enclosure of the portal the livable space is not functional for a modern family.

Staff response: Staff agrees with this response. The portal is in poor condition and the house is small for a growing family.

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 portal can be recreated in kind, with structural integrity and within the parameters of the City of Santa Fe Building Code. In addition, where the portal is currently located, we will create a building that complies with historical requirements. We will remove the old rusted aluminum windows and replace them with approved aluminum clad casement windows which maintain the historical charm and integrity of the Historic Districts. As previously discussed, options include the removal of interior adobe walls to make room for a laundry room, dining area, and living space. Additionally, it was discussed to propose an addition to the north elevation, however that option would include invasion into an already busy area within the four-building compound, traffic concerns in the shared easement, removal of the current parking spaces and proposing to the HDRB a driveway through the southwest elevation which requires removal of an existing wall. Moreover, the proposal to design a driveway could cause major concern for human safety due to traffic concerns on a highly-traveled roadway.

Staff response: Staff agrees with this response. Several design options were considered.

iv. Are due to special condition 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;

Without the ability to utilize the square footage of the portal there are limited options for a livable renovation on the interior. The structure to the north added an addition to their existing portal, a structure to the east is much larger square footage and the two structures to the west are two stories. The existing property boundary is not truly square with angled property lines thus making it difficult to add an addition to every side. The incredibly small character and size of the home is peculiar for a renovation.

Staff response: Staff agrees with this response. The small lot limits the placement of additional square footage.

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

The intention of this slab when it was built by my grandparents was to create an addition to the existing structure. As time progressed and money wasn't available, their options were limited. As of today, this is why the portal exists as this was not the original objective for this space. I am requesting permission to finish this space as originally intended and make it livable for my family.

Staff response: Staff agrees with this response in that the placement of the current portal was not the result of their actions.

vi. Provide the least negative impact with respect to the purpose of this section as set forth in 14.5.2(A)(1).

The explicit intention of this proposal is to complete the intended and create livable space for myself and my family. There is no negative impact as we will comply with the existing historical integrity, improving the historical nature of the community by replacing the non-contributing aluminum windows and structurally unsound portal to create a visibly harmonious primary elevation. The new portal will be made in likeness on the south west portion of the house and will add to the general harmony as to the style, form, color, height, proportion, and material between buildings of historic design and those of more modern design.

Staff response: Staff agrees with this response. The replication of the portal keeps the character of the house while allowing the home to grow in a vernacular style.

Addition to a Primary Façade (14-5.2(D)(2)(C))

An exception is being requested as this code prevents the replication of the existing portal immediately adjacent to the west. The enclosure and relocation is being proposed to add additional living square footage for our family as well as maintain its structural integrity and historical character

i. Do not damage the character of the streetscape;

The proposed portal will be made in kind to the existing portal and will not damage the character of the streetscape as it will be a replica of the existing portal. It is also noted the requested addition (Remodel Item 9.) will consist of the portals northern façade and will resemble the current streetscape.

Staff response: Staff agrees with this response. The portal will still be a part of the house and will be located at the southwest corner of the structure as it is currently.

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

The proposed portal will be made in kind and constructed of more durable material. The existing portal was built in 1958 with material that is over 49 years old. We are requesting the new portal to be reconstructed to ensure the safety of the residents and bring the structure into City Code.

Staff response: Staff agrees with this response. The portal is beyond repair and needs to be constructed. As such, the applicant is asking to reconstruct the porch adjacent to its original location in order to increase the square footage of the house.

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 proposed plans will comply with all City Codes and the Historical District requirement. The portal can be recreated in kind, with structural integrity and within the parameters of the city code. In addition, where the portal currently sits, we will create a building that complies with historical requirements. We will remove the rusted aluminum single pane slider window and deteriorating wood door and replace them with a modern historically approved aluminum clad casement window and wood door to maintain the historical charm and integrity of the Historic Districts.

Staff response: Staff agrees with this response. Growth of this house in the vernacular style strengthens the district and the intent of the Board in want to preserve vernacular properties. Other options for the addition to the house have been considered based on answers in other criteria.

iv. Are due to special condition 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;

The proposed portal that will be built adjacent to the primary façade allows for the utilization of existing space and features. The home is currently a square shaped feature that sits inside of an irregular shaped property boundary. The Owners are trying to maximize available space within City and Historical regulations to provide a comfortable and functional home. It is this unusual circumstance which is peculiar to the structure and is being requested to make an exception for the enclosure of the existing portal and exemption for an addition to a primary façade replication and relocation.

Staff response: Staff agrees with this response. The property is an irregular shape.

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

As previously mentioned, the original intent of this structure was to create additional living space for the family. Work began by pouring a slab, was never properly finished and has not been updated or maintained since 1978 when new stucco was added to the poor materials used to frame the structure. As it is, this feature is due for an update and as such we are proposing to upgrade the existing material due to the special circumstances presented to us upon acquisition of the property.

Staff response: Staff agrees with this response. The portal is the result of unfinished work on the house.

vi. Provide the least negative impact with respect to the purpose of this section as set forth in 14.52(A)(1).

The explicit intention of this proposal is to complete the intended and create livable and functional a space for myself and my family. There is no negative impact as we will comply with the existing historical integrity, improving the historical nature of the community by replacing the noncontributing aluminum windows and a structurally unsound portal to create a visibly harmonious primary elevation. The new addition and portal will be made in likeness on the south west portion of the house and will add to the general accord in style, form, color, height, proportion, and material between buildings of historic design and those of more modern pueblo revival design.

Staff response: Staff agrees with this response. Though the addition will be to a primary elevation the character of the house will remain with the replication of the porch.

(xx)Wall height (14-5.2(D)(9)(c)(i)(C)

The applicant is proposing to increase the height of the wall located at the southern and southeastern portion property boundary. The wall height is approximately 3 feet and is being proposed to increase it to 6 feet. The wall will be built of in kind materials, and finished with El Ray Cementitious Stucco (#116-Adobe) to match the residence. The 3-ft. x 3 ft. wide iron rod gate will be removed and replaced with an approximately 4 ft. x 6ft solid wood door (See Sheet 1B). The primary purpose for this request is to add an increased level of protection for our family from a heavy traffic street.

i. Do not damage the character of the streetscape

The proposed wall and door (See Sheet 4) will be visually appealing and enhance the streetscape and will not damage the character of the existing streetscape.

Staff response: Staff does not agree with this response however, staff does not find that walls taller than 3 feet in height are uncommon on the streetscape.

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

This wall is not high enough to protect the wellbeing of my family. My father has told me stories about the car accidents and deaths that have occurred on this curve while the family slept or sat at the dinner table. The car accidents were a result of high speed in this area, which still occurs daily. The wall is too short and structurally insignificant to stop a vehicle at high speeds. Knowing what has occurred here, I have an obligation to my family to request permission to protect them.

My daughter is currently 3 years old, and this will be her yard and play area. I do not want to worry that she is unsafe playing outside. I'm asking your permission to protect her from pedestrians and oncoming traffic.

I am proposing a traffic barrier be enclosed in the wall, adding additional durability as well as height. Doing this will not create a hardship for others but instead enforce protection. It will not damage the streetscape and it will comply with the historical integrity of the district.

Staff response: Staff agrees with this response. The wall would provide needed safety to the yard.

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;

A height increase will not damage the historical integrity or unique heterogeneous character of the City. It will be homogenous with the existing character and charm and will maintain the vernacular style of the area. Other design options included a shorter wall however it did not provide much of a protection barrier as it was still easy to view the front yard from the East Alameda right of way side walk. Additionally, due to the shared easement on the eastern property boundary, the need for a short wall for traffic safety visibility concerns left a large opening on the southeastern property boundary. After discussions with a City of Santa Fe Planner and approval to increase the wall height (see Attachment D), it was determined an increased wall height could be approved and still maintain the historical character of the site.

Staff response: Staff agrees with this response. Other options for the wall have been considered.

iv. Are due to special condition 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;

The proposed wall lies on the southern property boundary and lies adjacent to the East Alameda right of way. The existing wall, which is relatively short, provides minimal protection to a plot of land and associated structure, from the heavily trafficked roadway. Additionally, due to the lots irregular structure and its proximity to a suspicious bend in the road, an increase wall height can provide an increased level of protection and support. Along the East Alameda Streetscape, walls are provided for protection and aesthetics to enrich the charm of the Historical Eastside District. Unfortunately, the existing wall is peculiar to the project site as it provides minimal protection and doesn't not have the similar charm to surrounding properties.

Staff response: Staff agrees with the response. The location of the property on a curve and the small size of the lot are a special circumstance.

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

The request to increase the wall height is due to the walls construction in 1968 when the right of way had seen little to no traffic. Since then, East Alameda is a major thoroughfare to east side neighborhoods, quick access to Downtown from Hyde Park Estates via Gonzales Road, and a bypass/egress from the busy streets of Canyon Road.

Staff response: Staff agrees with this response. Alameda is much more of a thoroughfare than it was in the past.

vi. Provide the least negative impact with respect to the purpose of this section as set forth in 14.52(A)(1).

It is our opinion that this request to increase the existing wall height from 3 feet to 6 feet will not have a negative impact with respect to economic, cultural and general welfare of the people of the City. Additionally, we believe it ensures the harmonious, orderly, and efficient growth and development of the City of Santa Fe.

Staff response: Staff agrees with this response in that tall walls in the Downtown and Eastside are common, especially along street frontages.

(xxi) Roof and Parapet height (14-5.2(D))

The request to increase the roof height from approximately 10'6" to 14'6" 13'8" (from slab) is to construct a roof and parapet that will meet City Code. The existing roof cross-section consists of a slight lip (approximately 8 inches) that hides the roof and associated slight gable. The existing roof is approximately 4 inches thick and consists of alternating layers of tar, paper, and earthen soils with no insulation.

The proposed height will allow the interior ceiling to be increased from 8 feet to approximately 11 feet. The remaining three feet will consist of a pack roof with foam insulation, gable tar roof with drainage to the east and west, and a parapet height of approximately 16-24 inches. The reroof and height increase will include functional canals that are wood framed and lined with metal and will comply with Santa Fe Building Code and historical codes.

vii. Do not damage the character of the streetscape

The roof height increase will not change the character of the landscape as the finished parapets will match the historical character of the pueblo style charm. Additionally, the increased height should bear no damage to the character of the neighborhood as two two-story buildings are located immediately to the west and another two-story building is located immediately outside the compound to the east.

Staff response: Staff agrees with this response. The roof style will not change. The character of the building will remain the same.

i. Prevent a hardship to the applicant or an injury to the public welfare

The proposed intention for the height increase and reroof is to replace the existing roof. The existing roof does not comply with City Code. There is extensive evidenced of water damage on the interior ceiling, and there is currently no insulation in the roof or the ceiling.

The roof materials have not been replaced in decades but patch work has been done to prevent additional leakage. Internal damage or failure is immanent and could cause harm to the structure and occupant. Lastly, the interior ceiling height was constructed in the mid 1940's and is not conducive nor does it mimic modern homes.

ii. Prevent a hardship to the applicant of an injury to the public welfare;

The current height of the parapet does not meet code.

Staff response: Staff agrees with this response. The parapet must comply with the underlying building code.

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 new roof will comply with the historical code and enhance the historical integrity and functionality of the existing structure.

Staff response: Staff does not agree with this response but believes that other options have been considered based on other responses to this exception.

iv. Are due to special condition 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;

The request to increase the roof height and reconstruct the parapets are special circumstances that are only applicable to this house. As the homeowner, I am unaware of other homes existing conditions and cannot comment. As such, this home and existing rooftop conditions are in disrepair and by allowing the increased height, provided an opportunity to create a safe and structurally sound feature that will maintain its unique and historical charm.

Staff response: Staff agrees with this response. The old home has an existing condition that does not meet current building standards.

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

As previously mentioned the roof was constructed in the mid 1940's and has not been repaired in over 20 years according to the previous owners. The current conditions are unsafe and out of Code.

Staff response: Staff agrees with this response. The house was occupied by one family with little to no change for decades. For this reason there was no requirement to bring the house up to code until now.

vi. Provide the least negative impact with respect to the purpose of this section as set forth in 14.52(A)(1).

There will be no negative impact to an increased wall height, improved parapet, reroof, and improved interior ceiling height. It is our opinion that this request to increase the existing roof height from 10.5 feet to 14.5 13'-8" feet will not have a negative impact with respect to economic, cultural and general welfare of the people of the City. Additionally, we believe it ensures the harmonious, orderly, efficient, and vernacular growth of the City.

Staff response: Staff agrees with this response. The request provides no negative impact to the district.

STAFF RECOMMENDATION:

Staff does not find that all of the exception criteria have been met but further testimony from the applicant may satisfy the responses to the Board. Otherwise staff recommends approval of the application as it complies with 14-5.2(D) General Design Standards for All H Districts and 14-5.2(E) Downtown and Eastside.

Ms. Ramirez Thomas said she did not agree with the response on #1. It did not get at what the criterion was looking for. And on height of roof, she disagreed with the response to criterion #3. While she agreed with what they said, it did not address a full range of options.

Questions to Staff

Chair Rios summarized that they had to answer 24 responses and Staff only disagreed with two.

Ms. Ramirez Thomas agreed. Their responses were strong.

Member Katz said the Board members drove down East Alameda and there were no tall walls there. He agreed the noise was loud there but asked how the Board could justify approving what is so different.

Ms. Ramirez Thomas suggested they might agree to 4' 6" for wall height.

Member Bayer asked on item #1 if the portal is to be enclosed or is it to be demolished.

Ms. Ramirez Thomas said it is not to be demolished but remodeled. That would be a question for the Applicant. The exception asks for that removal or change. But it retains the architectural design.

Member Biedscheid said regarding to increase parapet height, Staff said the applicant had a wish to go higher and another exception would be required for that. She asked how that would differ from the responses.

Ms. Ramirez Thomas said the request for a parapet increase was a style change to the elevation. But once it goes higher, it would also require a height exception. One is style and the other is massing.

Member Biedscheid asked if the Applicant decided not to go that high because of the other exceptions.

Ms. Ramirez Thomas agreed. They were concerned with the number of exceptions and were satisfied with 13' 8". And that parapet height exception was not noticed. The Board could ask them about that.

Member Biedscheid quoted from page 15 and asked if that statement referred to 14' 6".

Ms. Ramirez Thomas agreed, so, she assumed the ceiling height would be 10' instead of 11'.

Member Katz asked if the drawings are at 14'.

Ms. Ramirez Thomas agreed and they brought revised drawings.

Applicant's Presentation

Ms. Rachele Griego and Mr. Andrew Gough, 827 East Alameda Street, were sworn. Ms. Griego explained they were okay with the height at 13' 8"

Mr. Rasch handed out the revised drawing. [A copy of the drawing is attached to these minutes as Exhibit 1.]

Ms. Griego added that they wanted to bring it up to code standards.

Questions to the Applicant

Chair Rios asked why they wanted a 6' wall.

Ms. Griego said their family is growing and she grew up in that yard, as well. Often strangers would stop and talk with them and there have been accidents there. She wanted the six-foot wall as a safety barrier.

Public Comment

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

Chair Rios saw this as a good example of progression of vernacular where a family is basically in a compound and it is down from grandfather to granddaughter. She liked to see that kind of case come to the Board. It allows her to stay in the home her grandfather built.

Action of the Board

Member Roybal moved in Case #H-17-059 at 827 East Alameda Street that with testimony and new drawings, the exceptions were met and he moved to approve all eight items as presented. Member Boniface seconded the motion and it passed by unanimous voice vote.

3. **Case #H-17-071. 424 Arroyo Tenorio.** Downtown & Eastside Historic District. Sandra Donner, agent for Brad and Morgan Moody, owners, request a historic status review with primary elevation designations, if applicable, for a contributing residential structure and a non-statused yardwall. (David Rasch)

Mr. Rasch presented the Staff Report as follows:

BACKGROUND & SUMMARY:

424 Arroyo Tenorio, known as the Griego House, is an approximately 1600 square foot single-family residence that was constructed between 1935 and 1940 in the Spanish-Pueblo Revival style. In 1974, an approximately 800 square foot addition (master bedroom, master bathroom, and dining room) was constructed on the southeast corner of the building with projecting mass in front of the east elevation. It is assumed that if a portal existed at the front door on the east elevation before the addition was constructed, then it was reconstructed when it was expanded in front of the addition. This is supported in material evidence when examining the "L"-shaped portal. Therefore, the non-historic square footage would exceed the 50% footprint standard and the possibly the primary elevation standard (which would have been the east and north elevations before the addition). Historic windows have been replaced. In 2007, a former applicant and owner maintained that a small closet on the north elevation was also a non-historic addition. The previous owner's affidavit does not mention this as a 1974 addition. The building is listed as contributing to the Downtown & Eastside Historic District.

The applicant requests a historic status review for the residence.

During the historic status review in 2007, a reinventory was discussed, but there is no evidence of one in HPD files. Staff recommended a downgrade to non-contributing, but the Board maintained the contributing historic status and then heard and approved a remodel case.

RELEVANT CODE CITATIONS

CONTRIBUTING STRUCTURE

A structure, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains.

NONCONTRIBUTING STRUCTURE

A structure, located in an H district, that is less than fifty years old or that does not exhibit sufficient historic integrity to establish and maintain the character of the H District.

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.
- (b) If a proposed alteration or new construction will cause an adjacent structure to lose its significant, contributing, or landmark status, the application may be denied.

(2) Additions

- (a) Additions shall have similar materials, architectural treatments and styles, features, and details as the existing structure, but shall not duplicate those of the existing structure in a manner that will make the addition indistinguishable from the existing structure.
- (b) Additions to buildings that meet the standards of Subsection 14-5.2(E) shall continue to meet those standards set forth in Subsection 14-5.2(E) in addition to the standards set forth in this section.
- (c) Additions are not permitted to primary façades.
- (d) Additions are not permitted to the side of the existing footprint unless the addition is set back a minimum of ten (10) feet from the primary façade. The addition shall not exceed fifty percent of the square footage of the existing footprint, and shall not exceed fifty percent of the existing dimension of the primary façade. To the extent architecturally practicable, new additions shall be attached to any existing noncontributing portion of structures instead of attaching them to the significant or contributing portion.

STAFF RECOMMENDATION:

Staff defers to the Board regarding the historic status of the residence, staff recommended downgrade back in 2007, but that was not supported. If the Board upholds the contributing historic status, then staff

recommends the east and north elevations as primary, excluding the east portal and the north closet, if they are non-historic.

Questions to Staff

Chair Rios asked if any portion of the original footprint exists?

Mr. Rasch agreed and pointed it out on the displayed floor plan.

Chair Rios asked, if the Board desires, whether they could keep the status as contributing and the portion could be non-historic.

Mr. Rasch agreed. He recommended the north and east elevations as primary.

Member Biedscheid pointed out that when the previous Board retained the contributing status, they did not designate primaries.

Mr. Rasch agreed.

Member Biedscheid asked if the remodeling case was approved after 2007,

Mr. Rasch said it is on page 8 of the Board packet and it asked for eight items then, which he quoted for the Board.

Mr. Rasch listed all the changes that were approved in that case.

He was not sure all of the wall was built at that time since it did not include any of the added square feet.

Member Roybal asked if any of it was on what would be the primary designation.

Mr. Rasch said no.

Member Bayer asked what the reason was why that Board had retained its contributing status and why it was to be reviewed now.

Mr. Rasch said he thought they would bring a proposed remodel.

In response to Member Boniface, Mr. Rasch clarified that the addition appears to be about 40% greater than the original footprint now.

Applicant's Presentation

Ms. Sandra Donner was sworn. She said the addition is significantly different than the existing house. She searched for old aerials and found nothing. The triangular piece is probably the oldest part and dates to the 1930's. She didn't know if the lot coverage was at the maximum but, if not, it was close. She explained that they are only looking at minor changes but needed to have primary if the Board did not approve a downgrade to non-contributing.

Questions to the Applicant

There were no questions to the Applicant.

Public Comment

Mr. Joe Brooks, 708 Miller Street, was sworn. He said he shares a fence line with this house. Previous owners had a long-term rental property and if changed to non-contributing he was concerned that it could become a short-term rental property. "Those of us living on the Miller Street would like to see it kept contributing. We would appreciate you keeping our neighborhood the way it is and keep it contributing."

Mr. Rasch said houses of any designation could become short-term rental properties.

Mr. Richard Galloway, 708 Miller, was sworn. He said most of what the previous speaker said is the way he felt. He said, "We prefer not to have a short-term rental. When we remodeled, we went from noncontributing to contributing. So it is a neighborhood concern that I share."

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

Action of the Board

Member Boniface moved in Case #H-17-071 at 424 Arroyo Tenorio, to retain its contributing status and designate the north and east elevations as primary, especially on east, the wall under the portal but not the portal and on north elevation, the stair bump out excluded. Member Roybal seconded the motion.

Member Katz for clarification, pointed out that there are north and east elevations that are not historic and would be omitted,

Member Boniface agreed.

Member Biedscheid asked about the yard wall. The photos in the packet showed the yard walls.

Mr. Rasch said the yardwall at the northeast corner is not historic but the rock wall along the path is historic.

Ms. Donner agreed. The wall at the entrance was added in 2007 and not historic at all. But the wall along Arroyo Tenorio is historic. The wall next to it was worked on in 2007.

Member Boniface said it was difficult to describe without a clear site plan, but **the rock wall by the path is historic and included in his designation. The wall is contributing but not primary.**

Member Roybal accepted the amendment as friendly and the motion passed by unanimous voice vote.

4. **Case #H-17-070. 316 Aztec Street.** Historic Transition Historic District. Kevin and Monika Moores, agents/owners, request a historic status review with primary elevation designations, if applicable, for a contributing residential structure and a non-statused yardwall. (David Rasch)

Mr. Rasch presented the Staff Report as follows:

BACKGROUND & SUMMARY:

316 Aztec Street is a 735-square foot single-family residence that was constructed with stuccoed concrete masonry units by 1928 in the Spanish-Pueblo Revival style with a shed roof to the rear, rounded and undulating parapets on all remaining three sides, and a small rounded buttress at the southeast corner. The front of the house features a portal and carport with arched openings, rounded and undulating parapets, and projecting viga tails.

An 84-square foot non-historic shed-roof addition was constructed on the southwest rear corner of the building after 1984 and before 1997. The addition appears to conform to the 50% footprint standard and the primary elevation restrictions for historically-listed properties. In fact, the square footage allowance for this structure still has a potential of 283.5 square feet that could be added to this contributing structure.

None of the windows are historic and non-historic iron grilles are installed on the outside surfaces of many windows and doors. Although, in 1984 historic 6-over-6 wood casement windows were installed, HPD has no evidence that the windows were replaced by approval or permit.

A free-standing concrete masonry unit yardwall was probably constructed with the building and aerial photographs prove that the structure is historic. The wall is approximately 4' high and it incompletely surrounds the property. On the north street-front, the wall is stuccoed and the mass is broken up by a non-historic pedestrian gate and a dilapidated chain-link vehicle gate. The unstuccoed and unpainted wall along the south rear alley has a wide opening for vehicle entry, but no gate is installed. The unstuccoed and unpainted wall is discontinuous along both the east and west side lotlines.

The building is listed as contributing to the Historic Transition Historic District and the yardwall and gates have no assigned historic status.

The applicant requests a historic status review of the residence and the yardwall. Both the 1984 and 1997 Historic Building Inventories recommend contributing historic status for the residence.

RELEVANT CODE CITATIONS

CONTRIBUTING STRUCTURE

A structure, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains.

NONCONTRIBUTING STRUCTURE

A structure, located in an H district, that is less than fifty years old or that does not exhibit sufficient historic integrity to establish and maintain the character of the H District.

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.
- (b) If a proposed alteration or new construction will cause an adjacent structure to lose its significant, contributing, or landmark status, the application may be denied.

(2) Additions

- (a) Additions shall have similar materials, architectural treatments and styles, features, and details as the existing structure, but shall not duplicate those of the existing structure in a manner that will make the addition indistinguishable from the existing structure.
- (b) Additions to buildings that meet the standards of Subsection 14-5.2(E) shall continue to meet those standards set forth in Subsection 14-5.2(E) in addition to the standards set forth in this section.
- (c) Additions are not permitted to primary façades.
- (d) Additions are not permitted to the side of the existing footprint unless the addition is set back a minimum of ten (10) feet from the primary façade. The addition shall not exceed fifty percent

of the square footage of the existing footprint, and shall not exceed fifty percent of the existing dimension of the primary façade. To the extent architecturally practicable, new additions shall be attached to any existing noncontributing portion of structures instead of attaching them to the significant or contributing portion.

STAFF RECOMMENDATION:

Staff defers to the Board regarding retaining contributing historic status for the residence or downgrading it to non-contributing status because the structure has historic age and integrity, but the Board should evaluate if it contributes to this historic district. If the Board finds that the contributing status shall remain, then staff recommends that the north elevation with the porch should be designated as primary. As for the yardwalls and gates, the walls are historic but they do not contribute to this historic district and staff recommends non-contributing status.

Questions to Staff

Chair Rios asked if he had knowledge of window openings being changed.

Mr. Rasch didn't think so but didn't check closely examine them.

Chair Rios asked if the footprint remains.

Mr. Rasch agreed except for the small addition on the southwest.

Applicant's Presentation

Mr. Kevin Moores was sworn. He said this is an older home and not in great shape. It looks like it was here two different times. It was downgraded in 1997 and vacant for quite a while and deteriorated. The house was probably made contributing because of the carport and the porch and that is the biggest issue with the property. It is very short and has rounded corners that make it difficult to modify. And there is no side entrance where the carport is.

Questions to the Applicant

Chair Rios presumed he wanted to downgrade it.

Mr. Moores agreed.

Mr. Rasch shared a handout from the Applicant with more information. [A copy of the handout is attached to these minutes as Exhibit 2.]

Member Roybal asked if the exterior walls are painted, not just stuccoed. Is the building stuccoed?

Mr. Rasch believed it was but Member Roybal was not sure.

Member Biedscheid asked if he believed the carport and portal were original to the house.

Mr. Moores said yes.

Member Roybal asked if he knew whether it is painted or stuccoed.

Mr. Moores said he couldn't tell what was underneath but it was recently painted. There are pictures of the northeast corner and you can see chunks out of it and where they came out, it has been painted.

Public Comment

Mr. Carlos Ramirez, 310 Aztec Street, was sworn. He said he lives on Aztec and it is a contributing district and he is opposed to change this from contributing. It is over 50 years old and he read the definitions. He talked to a number of neighbors on Aztec and had a petition of 17 names opposing redesignation of the structure. It is very unique and it should retain its status. It includes businesses and residences on the street. He submitted the petition for the record. [A copy of the petition is attached to these minutes as Exhibit 3.]

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

Action of the Board

Member Biedscheid moved in Case #H-17-070 at 316 Aztec Street, based on the information we have and recommendations from 1984 and 1997 building inventories, to retain its contributing status and to designate porch and carport combination and the entire north façade as the primary elevation. Member Katz seconded the motion.

Member Boniface asked for clarification on the windows which apparently are not historic nor are the iron grills. He asked if Member Biedscheid would be willing to exclude those.

Member Biedscheid agreed.

Member Boniface understood the openings were primary but not the windows and not the yard wall.

Member Biedscheid said yes.

The motion, as clarified, passed by majority voice vote with all voting in favor except Member Roybal, who dissented.

5. **Case #H-17-073. 324 Magdalena Street.** Downtown & Eastside Historic District. Palo Santo Designs, agent for 3 Bishop Realty LLC, owner, requests primary elevation designation for a contributing residential structure. (Nicole Ramirez Thomas)

Ms. Ramirez Thomas presented the Staff Report for this case as follows:

BACKGROUND & SUMMARY:

324 Magdalena Road is a single-family residence located in the Downtown and Eastside Historic District. The house was built around 1920 and is built of adobe in the vernacular style. The house is contributing to the district and the applicant is requesting the designation of primary elevations.

The character of the house is found in its adobe construction and its simple vernacular style. It has two roof styles which include a parapet and a shed roof. The windows, though many have been replaced, are inset and bullnosed.

STAFF RECOMMENDATION:

Staff recommends the west (façades 1 and 3) and the north (façade 2) elevations at the L-shaped entry area as primary.

Questions to Staff

There were no questions to Staff.

Applicant's Presentation

Mr. Jonathan Stern, 932 Camino Don Amelio, was sworn and did not make a presentation.

Questions to the Applicant

Chair Rios asked if he agreed with the Staff recommendation to make both façades on the west and north as primary.

Mr. Stern said it was hard for him to see that one façade labeled "6."

Ms. Ramirez Thomas clarified that it was just 1, 2, and 3.

Mr. Stern agreed with that.

Public Comment

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

Action of the Board

Member Katz moved in Case #H-17-073 at 324 Magdalena Street, to accept the recommendation of Staff and designate façades 1, 2, and 3 as primary. Member Bayer seconded the motion and it passed by unanimous voice vote.

6. **Case #H-17-072. 142 Lincoln Avenue.** Downtown & Eastside Historic District. Architectural Alliance, Inc., agent for Lincoln Tower Partners, LLC, owners, proposes to extend three balconies, construct two balconies, and install doors and windows on a non-contributing mixed-use structure. (Nicole Ramirez Thomas)

Ms. Ramirez Thomas presented the Staff Report for this case as follows:

BACKGROUND & SUMMARY:

124 Lincoln Avenue is a noncontributing multi-use building located in the Downtown and Eastside Historic District. The building is 27,465 square feet in size and is built in the Spanish Pueblo Revival style. The building was constructed after 1985. This case is unusual in that it brings up a question of air rights over adjoining buildings. While the zoning and building challenges associated with this case have not been resolved the case is being brought forward for the Board's consideration per the request of the Land Use Director.

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

- 1) Extend three balconies from 2'-0" and 3'-0" to total a balcony space of 5'-0" for each balcony. The three balconies are located on the east, west, and north elevations of the building.
- 2) Addition of two balconies to the south elevation. The balconies will extend 5'-0" from the building. The total extension beyond the existing property line will be 4'-0".
- 3) Addition of a window on the south elevation.
- 4) The overall style of the building will not change.
- 5) The doors and windows will comply with the 30" rule as set forth in the district standards. They will be wood clad windows and doors in the color "Sage."

- 6) Stain for wood balconies and railings will be "Red Chestnut."
- 7) Stucco will be cementitious El Rey "Cottonwood."

STAFF RECOMMENDATION:

Staff recommends approval of the application as it complies with 14-5.2(D)(9) General Design Standards for All H Districts, Height, Pitch, Scale, and Massing and 14-5.2(E) Downtown and Eastside.

Questions to Staff

Chair Rios assumed that regardless of air rights, the Board can go forward with the application for design and Zoning and Building would issue a permit if it is in order.

Ms. Ramirez Thomas agreed.

Member Biedscheid asked how deep the balconies are now.

Ms. Ramirez Thomas said they are 2-3' deep. She showed a Google photo showing the south elevation where they would put in new balconies and a window.

Member Biedscheid asked if there are any cantilevered balconies in downtown that are similar to this proposal. She also asked for Ms. Ramirez Thomas' opinion about the change to the lines of massing of balconies.

Ms. Ramirez Thomas said regarding the cantilevers, that they are not cantilevers because they have corbel supports.

Member Biedscheid said Section 14-5.2 (F) says no cantilever or long, apparently unsupported opening are allowed except over projected vigas and/or wood corbels or as part of the roof.

Ms. Ramirez Thomas said in the design, they already had corbels supporting the balconies so technically, that is not considered a cantilever. In regard to the overall massing and the increase in the size of the balcony, she didn't think it would be particularly noticeable, in part because of the general height and mass of the building.

Member Biedscheid thought they would be much more noticeable when extended to five feet.

Member Katz asked to see the east and west elevations. That doesn't show anything.

Ms. Ramirez Thomas said to her, the way the building is styled, it steps up. And for that reason, she didn't think there would be anything that noticeable.

Member Biedscheid asked, regarding the interpretation of corbel supports essential to not consider it a cantilever, if that was typically applied when it is over a portal or if anyone could just put corbels under a balcony and it would be considered Code compliant.

Ms. Ramirez Thomas believed that was the intent of the Code. Cantilever is a specific thing where you have an arm coming down from the balcony and this is a platform coming out.

Mr. Rasch added that in the past, there have been structural cantilevers with a steel beam that comes out but anchored in the building. That is a cantilever. And there have been corbels applied that are not structural but make it look like it is not a cantilever. It is the visual effect that causes it to not look like a cantilever, even though visually, it appears that way. So it maybe is not structural.

Member Boniface said, technically, this is a cantilever when it extends out with nothing to support it. But that is from a structural standpoint and the Code is about looks. And we are working with the design intent and this looks a little more contemporary.

Applicant's Presentation

Mr. Eric Enfield, 612 Old Santa Fe Trail, was sworn. He said this is for the residences on the 5th floor which were previously approved by the Planning Commission but had never been built. His client bought the fifth floor. There is no light in on the south side of the building. These (balconies) have been occurring since June with no resolution. There are balconies projecting beyond the property line already. Those are allowed with fire protection of buildings below and neighbors have given approval. This has just never been done.

The south side is just stucco and you cannot see it until you get a couple of blocks away. In addressing Member Biedscheid's concern about an opening, we will size it to match what is already there. Those balconies are only two feet out and no furniture could be put there.

He said they have worked with Staff on the look of the recessed balconies. The purpose is to bring light to the units.

On the floor plan, there is a common lobby with a second stair. So, multiple residences are planned off that common hallway. And that is what they did. For Unit 503 and 502, the only possibility for natural light is through the recessed portals they are planning and they did the outside so it would match the other balconies in appearance. In some cases, it becomes 7' 8" with the four-foot extension. Every balcony on the Plaza are built over the property lines. He did the Thunderbird Bar and Grill which has them over the property line. On this building, he was just trying to bring light to the fifth floor.

Member Katz said he did a nice job on this application and he appreciated bringing light into the building.

Questions to the Applicant

There were no questions to the Applicant.

Public Comment

Mr. Mateo Tafoya, 1149 Camino Acacio, was sworn and said, "We live in New Mexico and so many times, see buildings that don't utilize the sun. This has a southern exposure here but a complete blank wall with no windows. Letting the light in is important.

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

Action of the Board

Member Roybal moved in Case #H-17-072 at 142 Lincoln Avenue, to approve the application per staff recommendations. Member Boniface seconded the motion.

Member Biedscheid agreed with the need for southern exposure. The cantilever is very contemporary and negates the setback of the top floor.

The motion passed by majority voice vote with all voting in favor except Member Biedscheid who voted against.

7. **Case #H-17-074. 114 and 114½ Jimenez Street.** Westside-Guadalupe Historic District. Lawrence Herman, agent for John Stevens, owner, requests a historic status review with primary elevation designations, if applicable, for a non-contributing residential structure. (David Rasch)

Mr. Rasch presented the Staff Report as follows:

BACKGROUND & SUMMARY:

114 and 114½ Jimenez Street is a duplex that was originally constructed as two free-standing residences before 1960 in a vernacular manner, the front house with a low-pitched roof and the rear house with a flat roof. At an unknown date before 1967, the two structures were attached with a heated addition and a south facing portal. Another historic portal is on the east front elevation of the pitched roof house. Therefore, all of this square footage is historic in date of construction. There is a mixture of window and door types and the 3-over-1 windows appear to be original. An attached non-historic shed is at the northeast corner of the rear house, but it is not accessed from the house interior. The building is listed as non-contributing to the Westside-Guadalupe Historic District.

The historic building assessor cites poor condition as a reason to downgrade the structure, but that cannot be a factor, since building maintenance standards apply to the structure in 14-5.2(B).

RELEVANT CODE CITATIONS

CONTRIBUTING STRUCTURE

A structure, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains.

NONCONTRIBUTING STRUCTURE

A structure, located in an H district, that is less than fifty years old or that does not exhibit sufficient historic integrity to establish and maintain the character of the H District.

14-5.2(B) Minimum Maintenance Requirements (Ord. No. 2009-13 § 4)

All buildings and structures in the historic district over which the board has jurisdiction to determine whether a demolition permit should be approved or denied and all landmark structures over which the governing body has such jurisdiction shall be preserved against decay and deterioration and free from certain structural defects in the following manner, by the owner thereof or such other person or persons who may have the legal custody and control thereof. The owner or other person having legal custody and control thereof shall repair such building or structure if it is found to have any of the following defects:

- (1) Those which have parts thereof which are so attached that they may fall and injure members of the public or property;
- (2) Deteriorated or inadequate foundation;
- (3) Defective or deteriorated flooring or floor supports or flooring for floor supports of insufficient size to carry imposed loads with safety;
- (4) Members of walls, partitions or other vertical supports that split, lean, list or buckle due to defective material or deterioration;
- (5) Members of walls, partitions or other vertical supports that are of insufficient size to carry imposed loads with safety;
- (6) Members of ceilings, roofs, ceiling and roof supports or other horizontal members which sag, split or buckle due to defective material or deterioration;
- (7) Members of ceilings, roofs, ceiling and roof supports or other horizontal members that are of insufficient size to carry imposed loads with safety;
- (8) Fireplaces or chimneys which list, bulge or settle due to defective material or deterioration;
- (9) Fireplaces or chimneys which are of insufficient size or strength to carry imposed loads with safety;
- (10) Deteriorated, crumbling or loose plaster;
- (11) Deteriorated or ineffective waterproofing of exterior walls, roofs, foundations or floors, including broken windows or doors;
- (12) Defective or lack of weather protection for exterior wall covering, including lack of paint, or weathering due to lack of paint or other protective covering; or

- (13) Any fault or default in the building or structure that renders the same structurally unsafe or not properly watertight.

STAFF RECOMMENDATION:

Staff defers to the Board to maintain the non-contributing historic status or upgrade the building to contributing status based upon the original historic construction date and the historic construction dates of additions other than the appended storage shed. If the Board upgrades the structure to contributing, then staff recommends that the east and south façades should be designated as primary.

Questions to Staff

There were no questions to Staff.

Applicant's Presentation

Mr. Lawrence Herman, 114 Jimenez Street, was sworn. He felt it should be noncontributing because it is a hodge podge of different styles. It looks like 3-4 contractors didn't communicate with each other.

Questions to the Applicant

There were no questions to the Applicant.

Public Comment

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

Action of the Board

Member Katz moved in Case #H-17-074 at 114 and 114½ Jimenez Street to maintain the non-contributing status. Member Roybal seconded the motion and it passed by unanimous voice vote.

- 8. Case #H-17-075. 1149 Camino San Acacio. Downtown & Eastside Historic District. Martínez Tafoya Family Trust, agent/owner, requests a historic status review with primary elevation designations, if applicable, for contributing and non-contributing residential and accessory structures. (Nicole Ramirez Thomas)**

Ms. Ramirez Thomas presented the Staff Report for this case as follows:

BACKGROUND & SUMMARY:

1149 Camino San Acacio is a property located within the Downtown and Eastside Historic District. The property includes a main house as well as four other buildings. Some buildings are recommended contributing, other noncontributing, and no status. One other building existed on the property but it was removed by 1974. The applicant is requesting a status review of all the structures.

The HCPI form has named the property as the Pablo and Adelina Tafoya House and Associated Buildings. The property consists of 0.33-acre lot and was purchased by Pablo Tafoya in the 1950s. The buildings are of adobe construction and are constructed in a vernacular style.

Building A- Pablo and Adelina Tafoya House

Building A is the main house on the property and was constructed sometime between 1940 and 1950. Major known modifications to the property include a 1955 addition to the building at the northwest corner. In the 1960s portals were added to the west elevation, one of which was enclosed by 1970. On the south elevation a porch was enclosed by 1970. The distinctive features of this house included the unique trowel technique used for the stucco and portions of the parapet which constructed of creek stones and mortar. P 52 had a map by surveyor- On House A, the portal labeled #2 is adjacent to what is described as an enclosure and labeled as #3. But in site visit, appeared to be inaccurate.

Building B- Adelita's House

Building B appears to be the oldest building on the property and was constructed prior to 1935. A portal was added to the north elevation of this building by 1970. This building directly contributes to the streetscape and retains its original casement and wood double hung windows.

Building C- Composite Wing

Building C appears to be composed of a free-standing adobe building and has CMU construction in addition to the adobe. The area once included goat, turkey, and chicken pens. The windows appear to be salvaged from other structures.

Building D- Two-Room Dwelling

Building D is a small, adobe building built prior to 1951. The building has had no alterations or additions and retains its original massing and openings.

Building E- Storage Shed

Building E is a storage shed constructed at an unknown date. The shed has a shed roof, a door, and a fixed pane window.

STAFF RECOMMENDATION:

Staff recommends the historic status of Buildings A, B, and D be designated as contributing to the district per 14-5.2(C) Regulation of Significant and Contributing Structures in the Historic Districts. The west and north elevations (façades A1 and A2) of Building A are recommended as primary. The north and south elevations (façades B1 and B3) of Building B are recommended as primary. The north, and west, and south elevations (façades D1, D2, D3) of Building D are recommended as primary. Buildings C and E are recommended as noncontributing. The retaining (cobble portion of the retaining wall along the south property line, at Camino San Acacio) is recommended contributing.

Questions to Staff

Chair Rios noted the surveyor, John Murphy, said Building C is recommended as non-contributing with the south end be attached to Building A and therefore, treated as contributing. She asked if Ms. Ramirez Thomas agreed with that.

Ms. Ramirez Thomas didn't disagree with that. That could be the case. There are many elevations that could be considered primary, but the goal is to capture the most distinct architectural features.

Chair Rios said, for clarity, the best way is to go building by building and make a separate motion on each one.

Applicant's Presentation

Mr. Mateo Tafoya (previously sworn) said, "This is our family home - my parent's home and my brothers and sisters decided to put it on the market. We assumed that whoever buys it would want to make some changes. There are old parts to the buildings that are made with 18-20" wide adobe that we believe should be kept. So the changes should be to enhance the property and retain those parts of the building that do enhance it - to make sure it is up to date and beautiful and the whole area upgraded rather than changed dramatically. We want to keep the bones of the place intact and the buyer allowed to modernize certain areas of the house."

Questions to the Applicant and Discussion

Building A

Chair Rios said Staff recommended contributing with the south and west as primary elevations.

Mr. Rasch showed several views of it.

Member Biedscheid asked Mr. Tafoya what portions he felt are most character-defining. There was a question about the southwest corner which is attached to our label as Building C and was speculated in the inventory that it was originally attached to building A.

Mr. Tafoya said the view facing the street is, and the only requirement he would consider is that it be upgraded and preserved, in a sense, that whoever buys it would do so with sensitivity.

Member Katz asked to see the north façade picture.

Mr. Rasch showed it.

Member Katz explained that the Board needs to designate which façades are primary, i.e., can't be changed on the exterior. There are non-historic windows that could be redone but the north façade has an interesting parapet. If it was designated as primary, the buyer could not change that façade.

Mr. Tafoya felt it would be wise to raise the parapet height a little to provide better drainage for the roof. "If I were the buyer, I would want that parapet to be raised a foot to allow for drainage. That parapet - was built in the mid 1950's on that side. There was a movie made when my father built that room - a film that was shown at museums and schools, so we know when that was built. For practical reasons - the buyer should be allowed to raise it a foot. Flat roofs are for the desert but we do get some rain here."

Mr. Rasch asked the Board to remember that the code for contributing requires that all architectural features other than doors and windows shall be preserved where possible no matter what the primary elevations are - those features will be preserved. If the Board designates the south façade, even the stone parapet on the north shall be preserved.

Chair Rios asked if this is the building with brocade stucco.

Ms. Ramirez Thomas agreed. And this building was named as part of the architectural character. The texture of the stucco and the parapet would remain. In addition, there is the buttress feature on the north that is distinct and would require preservation.

Public Comment on Building A

There were no speakers from the public regarding Building A.

Action of the Board on Building A

Member Katz moved in Case #H-17-075, building A, at 1149 Camino San Acacio, to retain its contributing status and that the west, south and north façade be primary and included as what it is attached to what is #6 in the plan on the eastern portion. Member Biedscheid seconded the motion.

Ms. Ramirez Thomas asked if the south primary status includes the encroached porch or the south elevation along the street which is A-2 and which was cut out by Mr. Murphy.

Member Katz clarified that A-2 and A-1 in the diagram are primary but not 4 as primary and that #6 is primary.

Member Roybal asked that the motion include the address.

Chair Rios said okay.

Chair Rios asked if the stone parapet and brocade finish are included.

Member Katz agreed that is part of the primary elevation.

Member Boniface pointed out that there is no enclosed porch #3 on west façade. He asked if the Board could make a distinction and say the enclosed porch on the west is not part of this designation.

Member Katz said it is just the west elevation.

Member Boniface was not sure if that needed to be clarified or not.

The motion passed by unanimous voice vote.

Building B

Chair Rios said Staff recommended contributing with the north and south façades B1 and B3 designated as primary.

Member Katz noted that on the other side of that building, where the portal is, it looked to him that the portal and the two little wings on either side of it is all part of the same roof structure.

Mr. Tafoya said that was correct. That building was done in the 1960's. When his parents bought that house, it was just two rooms. It is made out 18-20" thick adobe walls. So the outside on the street, west and east sides were not changed. Only the portal on the north side was the only change. There were partitions added on the inside but the exterior is basically durable thick walls. It looks like it did when his parents bought it.

Public Comment on Building B.

There were no speakers from the public regarding Building B.

Member Katz was not sure he agreed with the recommendation of staff. The east and west walls were original but north is not particularly interesting. He asked what features make it primary.

Ms. Ramirez Thomas thought it was the south elevation because of the streetscape and original massing. The portal is an architectural feature and is historic. That said, the west is quite nice and has a door. The north also has a door. She didn't have a strong preference on this building and recommended the south as primary.

Mr. Rasch said the portals would be preserved even on non-primary elevations.

Mr. Tafoya didn't think that portal was there in 1968. If 1968 is the break off point, the portal was built after 1968.

Action of the Board on Building B

Member Katz moved in Case #H-17-075, Building B, at 1149 Camino San Acacio, to make it contributing with south, east, and west façades as primary and finding that the portal on the north façade is nonhistoric. Member Roybal seconded the motion and it passed by unanimous voice vote.

Building C

Chair Rios noted that Staff recommended Building C be non-contributing.

Mr. Tafoya said that building was his father's workshop and was built in the 1970's or 1980's out of concrete block and it was just an empty space when Mr. Tafoya grew up. The picture shows the back side of where they kept goats. He didn't consider it interesting.

Public Comment on Building C

There were no speakers from the public regarding Building C.

Action of the Board on Building C

Member Katz moved in Case #H-17-075, Building C, at 1149 Camino San Acacio, to designate the building, except for #6, as noncontributing. Member Roybal seconded the motion and it passed by unanimous voice vote.

Building D

Chair Rios said Staff recommended Building D be contributing with the south, north and west façades as primary elevations.

Ms. Ramirez Thomas said she is not recommending the south elevation as primary.

Member Biedscheid said the stone wall appears to be part of the foundation.

Ms. Ramirez Thomas said she didn't include that but felt it is part of a contributing feature.

Member Katz asked Mr. Tafoya if it should be preserved or not.

Mr. Tafoya said Building D has structural problems that could be corrected. However, it is an extra building. It almost looks the same as when he was growing up. He said he spoke with a neighbor to the west who expressed some concern that the buyer not put a second story on it that would block his view. But it could be preserved.

Chair Rios pointed out that it retains its original massing and original openings.

Public Comment

Ms. Katherine Duke, 326 Grant Avenue, was sworn. She said this building has structural problems and a purchaser might want to remove it for parking. The window and door might be contributing.

There were no other speakers from the public regarding Building D and the public hearing portion for Building D was closed.

Action of the Board on Building D

Member Katz moved in Case #H-17-075, Building D, at 1149 Camino San Acacio, to make it contributing and designate the west and north as primary with the stone wall. Member Biedscheid seconded the motion and it passed by unanimous voice vote.

Building E

Chair Rios said Building E is a storage shed recommended as non-contributing.

Public Comment on Building E

There were no speakers from the public regarding Building E and the public hearing portion was closed.

Action of the Board on Building E

Member Katz moved in Case #H-17-075, Building E, at 1149 Camino San Acacio, to designate Building E as non-contributing. Member Boniface seconded the motion and it passed by unanimous voice vote.

9. **Case #H-17-076. 122 Delgado Street.** Downtown & Eastside Historic District. Martínez Architecture Studio, agent for Jona Armijo, owner, requests a historic status review with primary elevation designations, if applicable, for a non-contributing residential structure. (Nicole Ramirez Thomas)

Ms. Ramirez Thomas presented the Staff Report for this case as follows:

BACKGROUND & SUMMARY:

122 Delgado Street is a small vernacular style building designated as noncontributing to the Downtown and Eastside Historic District. The house structure was built in 1957 and was originally built to be a store. The footprint of the building has not changed. The massing has also remained intact. The defining characteristics include the building's simple style and parapet, the original steel casement windows, and brick window sills. Staff has requested a status review of the building.

STAFF RECOMMENDATION:

Staff recommends the historic status of the building be upgraded to contributing per 14-5.2(C) Regulations of Significant and Contributing Structures in Historic Districts. The east elevation (façade 1) is recommended as primary.

Questions to Staff

There were no questions to Staff.

Applicant's Presentation

Mr. Richard Martínez, P.O. Box 925, was sworn and made no presentation.

Questions to the Applicant

Chair Rios asked Mr. Martínez if he agreed with Staff recommendations.

Mr. Martínez said he did not. We feel it should be a non-contributing building. It was built as a store in 1957 by his client's father and built right on the street. It was turned into a residence but is not to current code. It has no egress window and doesn't have heat retaining windows. We feel, because the building is expressive of a store, it doesn't reflect its use and the tenants have to block the windows because they were show windows. It doesn't not contribute to the streetscape and needs some renovations to make it code compliant.

Chair Rios reasoned that the windows are too big.

Mr. Martínez said he was not opposed to the size of the windows although they are not reflective of a residence. If we cannot replace them with residence windows, it would be a problem.

Member Roybal asked if the building fits into the residential style of the area.

Ms. Ramirez Thomas said there are buildings nearby with similar characteristics. The use of some has changed. One was a flower shop; another is day-care, a hair salon and a garage. They are a little closer to Palace and that section of Palace is commercial or non-residential and that might influence the use.

Member Biedscheid saw a small pilaster next to the driveway and the one on the next-door lot. She asked if Staff knew their age.

Ms. Ramirez Thomas thought the owner knows that.

Ms. Jona Armijo, 17 Cedar Street, was sworn.

Member Biedscheid asked when the pilasters were built.

Ms. Armijo said they came along much later (not a historic time) and she has the paperwork.

Public Comment

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

Action of the Board

Member Biedscheid moved in Case #H-17-076 at 122 Delgado Street, to upgrade the building to contributing status, based on its original character as a store and the unique features associated with its original use and accept staff recommendations to designate the east elevation as primary. Member Boniface seconded the motion and it passed by unanimous voice vote.

10. **Case #H-17-077. 196 Gonzales Road.** Downtown & Eastside Historic District. Liaison Planning Services Inc., agent for Lisa Coddington, owner proposes to construct a 4' 6" high coyote fence and install a door on a non-contributing residential structure. (Nicole Ramirez Thomas)

Ms. Ramirez Thomas presented the Staff Report for this case as follows:

BACKGROUND & SUMMARY:

196 Gonzales Road is a noncontributing single-family residence located in the Downtown and Eastside Historic District. The house was built in 1993 in the Spanish Pueblo Revival style.

The applicant requests the following two items.

- 1) The addition of an exterior door to the south elevation underneath the porch. The door will measure 6'-6" x 2'-6". The door will be natural pine finish.
- 2) Construct a 4'-6" coyote fence and gate on the west property line. The fence will have irregular latilla tops. The proposed fence is set back more than 20'-0" from the street.

STAFF RECOMMENDATION:

Staff recommends approval of the application as it complies with 14-5.2(D)(9) General Design Standards for All H Districts, Height, Pitch, Scale, and Massing and 14-5.2(E) Downtown and Eastside.

Questions to Staff

There were no questions to Staff.

Applicant's Presentation

Ms. Dolores Vigil, P.O. Box 1835, was sworn and clarified that the gate is a double swing gate and matches the door on the south elevation.

Questions to the Applicant

There were no questions to the Applicant.

Public Comment

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

Action of the Board

Member Roybal moved in Case #H-17-077 at 196 Gonzales Road. to approve the application per staff recommendations. Member Boniface seconded and asked for a friendly amendment that the motion approves the double gate so the revised drawings be submitted to Staff for their recommendation and only then to apply for a building permit. Member Roybal accepted the amendment as friendly and the motion passed by unanimous voice vote.

11. **Case #H-17-078. 998 Acequia Madre.** Downtown & Eastside Historic District. Mark Brown, agent for Lisa Koskovich, owner, requests a historic status review with primary elevation designations, if applicable, for a non-contributing residential structure. (Nicole Ramirez Thomas)

Ms. Ramirez Thomas presented the Staff Report for this case as follows:

BACKGROUND & SUMMARY:

998 Acequia Madre is a Spanish Pueblo Revival style single family home and guesthouse located in the Downtown and Eastside Historic District. The house is currently listed as noncontributing to the district and was built prior to 1940. The property is a guesthouse that has no status. The applicant is requesting a status review.

Based on aerial photographs the footprint of the property appears to be relatively the same since 1960. Other elements of the property were modified, including changes to windows, addition of a courtyard at the north elevation, and increases to the parapet in some locations.

The historic characteristics retained include the footprint and some of the historic windows at the north and east elevations that make up the northeast corner of the building. Otherwise the house appears to have undergone massing changes through removal and replacement of windows and doors.

The guesthouse is assumed to have functioned as a garage at some point. Where the garage door would have been located on the east elevation there are now a pair of French doors. A portal was added after 2003. All other elevations have had windows and doors replaced.

STAFF RECOMMENDATION:

Staff defers to the Board regarding the status of the main residence. If the Board does designate the residence as contributing, staff recommends façades 1 and 2 on the north and east elevations as contributing with the exclusion of non-historic material. Staff recommends the guest house be designated as noncontributing.

Questions to Staff

Chair Rios asked if the footprint is the same.

Ms. Ramirez Thomas agreed.

Chair Rios asked if several windows have been changed.

Ms. Ramirez Thomas agreed that a significant number of windows have been changed on the south and east elevations.

Applicant's Presentation

Mr. Tim Curry, 1415 West Alameda, was sworn. He said there have been so many changes that it should remain non-contributing. There are historic windows on the north side, façade #1, that would be preserved. Half way down façade #2 are two historic windows at the existing bedrooms but at the south elevation, all windows have been replaced in the last 5-10 years. There is an addition of an entry on the south side and a bathroom on the southwest side and on the guest unit #2. Although the footprint dates to 1960's, the windows were examined by Jay Jay from Sierra Pacific, who said those windows were from the 1980's. It is puzzling what the use of that structure was. It was apparently there since the 1960's. It is possibly that was even a portal of the west side that was later enclosed. He couldn't tell from the aerial photos. The yardwall in front is another addition. Overall, there are so many changes that he thought it would be noncontributing.

Questions to the Applicant

Chair Rios asked if Staff believed the window openings were changed.

Ms. Ramirez Thomas said there are four historic windows on the northeast corner; two in the courtyard and two along the driveway. Other than that, this house has undergone significant changes. She was surprised to hear the footprint had not.

Public Comment

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

Action of the Board

Member Boniface moved in Case #H-17-078 at 998 Acequia Madre, to keep the non-contributing status. Member Biedscheid seconded the motion and added the guest house, as well, due to all the testimony heard.

Member Boniface accepted the amendment as friendly and the motion passed by majority voice vote with all voting in favor except Member Katz, who dissented.

- 12. Case #H-17-079. 1120 Canyon Road.** Downtown & Eastside Historic District. Marc Naktin, agent for Cristo Rey Church, owners, proposes to repair historic windows and headers, install exterior insulation and restucco, and replace historic steel windows on a significant non-residential structure and to designate primary elevations on a contributing residential structure. An exception is requested to remove historic material (Section 14-5.2(D)(5)(a)(I)). (David Rasch)

Mr. Rasch presented the Staff Report as follows:

BACKGROUND & SUMMARY:

1120 Canyon Road, known as Cristo Rey Convent and Casita, are non-residential structures that were constructed in approximately 1930 in the Spanish-Pueblo Revival style with a southwest addition to the convent in the 1950s. There are historic wood windows in the original structure and steel casement windows with some stained-glass in the convent. The convent structure is listed as Significant to the Downtown & Eastside Historic District and the free-standing casita is contributing.

The historic materials and finishes on the casita are in a state of disrepair. Wood windows and headers are rotten and stucco is cracked and spalling.

The applicant requests that the primary elevation(s) be designated for the casita.

In addition, the applicant proposes to remodel the convent structure with the following four items.

1. Historic steel windows will be removed and replaced with similar steel windows, apparently in the same opening dimensions. An exception is requested to remove historic material (14-5.2(D)(5)(a)(i)) that the exception criteria responses are at the end of this report.
2. Wood windows and stained-glass steel windows will be restored.
3. Exterior insulation will be installed on the southwest addition. This will eliminate the different opening depths that are currently distinguishing the original construction from the addition.
4. The building will be restuccoed with El Rey cementitious material, but the color was not submitted.

RELEVANT CODE CITATIONS

BACKGROUND & SUMMARY:

1120 Canyon Road, known as Cristo Rey Convent and Casita, are non-residential structures that were constructed in approximately 1930 in the Spanish-Pueblo Revival style with a southwest addition to the convent in the 1950s. There are historic wood windows in the original structure and steel casement windows with some stained-glass in the convent. The convent structure is listed as Significant to the Downtown & Eastside Historic District and the free-standing casita is contributing.

The historic materials and finishes on the casita are in a state of disrepair. Wood windows and headers are rotten and stucco is cracked and spalling.

The applicant requests that the primary elevation(s) be designated for the casita.

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4. The building will be restuccoed with El Rey cementitious material, but the color was not submitted.

RELEVANT CODE CITATIONS

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

(1) Purpose and Intent

It is intended that:

(a) Each structure to be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as the addition of conjectural features or architectural elements from other buildings, shall not be undertaken;

(b) Changes to structures that have acquired historic significance in their own right shall be retained and preserved, recognizing that most structures change over time;

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

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.

(b) If a proposed alteration or new construction will cause an adjacent structure to lose its significant, contributing, or landmark status, the application may be denied.

(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.

(ii) No new opening shall be made where one presently does not exist unless historic documentation supports its prior existence.

(iii) No existing opening shall be closed.

(b) For all façades of significant, contributing and landmark structures, architectural features, finishes, and details other than doors and windows, shall be repaired rather than replaced. In the event replacement is necessary, the use of new material may be approved. The new material shall match the material being replaced in composition, design, color, texture, and other visual qualities. Replacement or duplication of missing features shall be substantiated by documentation, physical or pictorial evidence.

EXCEPTION TO REMOVE HISTORIC MATERIAL

(xxii) Do not damage the character of the street scape.

Response: The applicant only seeks to maintain the existing character by maintaining the original appearance of the building and its windows.

Staff response: Staff somewhat agrees with this statement; visually the character may not be changing, but physically historic materials will be removed, thus affecting the historic integrity of the streetscape.

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

Response: The parish seeks to create a comfortable and useable working environment. Currently the 1950's addition is too extreme for anyone to comfortably inhabit it during the winter months and is difficult to keep cool in the summer months. The heating system is subpar for the poorly insulated walls and windows. The single pane steel sash windows cause high operating costs for the church. This very large valuable space is mostly unused due to the temperature extremities. Being that this building is classified as "Significant", most likely due to the qualities of the original parish building built in the 1930s, the church cannot simply replace windows on the later addition without asking for an exception.

Staff response: Staff does not agree with this statement. The mechanical system does not need an exception to be replaced, unlike the windows. In addition, there are other options available that do not remove historic material, including proper weather-stripping.

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

Response: During the design process all options were considered to provide a solution at a reasonable cost to the church while maintaining the original character of the building. Storm windows are unattractive and not very efficient. Providing another form of sealed clear glazing on the inside would prevent operation of the windows for ventilation. A higher efficiency HVAC system would be a moot point if the building shell was not able to keep the heat in and the cold out maintaining the high operation costs. Space heaters are inefficient and dangerous when paired with vintage electrical systems.

Staff response: Staff somewhat agrees with this statement regarding design options, but the applicant has not substantiated them with proposed designs or costs or provide other options such as the National Park Services pamphlet that shows how to retrofit single pane steel sashes with thermal panes or by installing weather-stripping.

(xxv) 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 related streetscape.

Response: There is no insulation in the 8" concrete block walls and the glass is single pane steel sash. The orientation of the building on the site does not even allow for practical solar gain methods.

Staff response: Staff finds that the applicant did not address this criterion.

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

Response: The building is just as it was built in the 1950s. No improvements have ever been made to remedy the issues. The applicant (the church) has limited funds counting on donations from its congregation and is first now able to take steps to resolve this age-old problem with the building.

Staff response: Staff agrees with this statement. Although the Catholic Church is the owner who constructed this building by their own actions, they did not foresee any problems that may arise from the standard single pane windows being used at that time.

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

Response: Subsection 14-5.2(A)(1) calls for the buildings in Historic districts to maintain a "harmonious outward appearance" which includes "a general harmony as to style, form, color, height, proportion, texture and material between buildings of historic design and those of more modern design." The proposed improvements will meet these requirements, as they will harmonize with the design of the existing house and neighborhood in general.

Staff response: Staff agrees with this statement, but it may not be the least negative impact.

STAFF RECOMMENDATION:

Staff recommends that the Board designate elevations 1-4 out of 9 on the casita as primary elevations, staff finds that the exception criteria to remove historic material has not been met, and staff recommends approval of items 2-4 with the condition that the stucco color shall be approved by staff before a construction permit application is submitted.

Questions to Staff

Chair Rios observed that out of six criteria, Staff disagreed with two and asked why.

Mr. Rasch said for the exception to remove historic material, he somewhat agreed with #1 (does not damage the streetscape). Visually, it may not be changing but historic material will be removed which does affects historic integrity.

For #2, he did not agree with the hardship response. The mechanical system does not need an exception to be replaced. There are also options like replacing weather-stripping.

For #3 - design options, he somewhat agreed but they didn't substantiate their statements and didn't use the NPS instructions on how to use thermal panes to retrofit steel casements.

For #4 - special conditions, the application did not address that. It talked about the actual building but not other land or structures.

For #5 - an action of the applicant, he agreed with the response.

For #6 - least negative impact, he agreed with the statement but it might not be the least negative impact, because there are other options.

Member Biedscheid noted that a window evaluation not done.

Mr. Rasch agreed.

Member Biedscheid said she didn't see the exterior information for insulation. She pointed out that this proposal will eliminate some openings that would distinguish it from the original and asked if that Isn't what the Board usually try to preserve.

Mr. Rasch agreed and typically it is a character distinguishing feature between original and the addition. The addition has less depth on the opening dimensions than the original.

Member Roybal asked if those are really minor in appearance.

Mr. Rasch had not measured them but with standard depth of insulation it would increase both. So it may not eliminate that.

Applicant's Presentation

Mr. Marc Naktin was sworn and said the biggest issue is the lack of ability to keep that wing at a comfortable temperature. They have seen other projects with insulated glass to achieve the insulation R-value. For the outside, they talked about using rigid insulation with tapering to maintain the existing look which would mean 2" more depth, although they could set the windows outward more, if allowed. Otherwise, the rest is just to restore existing material and replace the steel sash windows.

Questions to the Applicant

Chair Rios asked him to describe the proposed windows.

Mr. Naktin said they are from Hope manufacturing and will be about 95% identical and there are other manufacturers they could present and leave it to Staff on which most replicates the original windows. Right now, that wing has single panes on a steel sash and it is uncomfortable in summer and winter temperatures.

Member Roybal asked Mr. Rasch what has previously been approved for replacing steel windows.

Mr. Rasch said there are some good ones. This Board has usually allowed replacement of steel casements. There is a National Park Service brochure about how to keep the steel sash but they have dealt with it since for retrofitting and we have never done that nor required retaining them.

Member Roybal asked if Mr. Rasch disagreed with the response on #1.

Mr. Rasch thought the character of the streetscape needs to understand historic materials. If visual was all we were concerned with, we wouldn't care about materials.

Member Roybal asked if Mr. Naktin would be willing to do more research and recommendation of manufacturers.

Mr. Naktin said he could provide the samples - profiles - cut sheets. In the same respect, this is going to make it look virtually the same.

Member Roybal asked about energy efficiency.

Mr. Naktin said going from single pane to double pane would help immensely. The block construction may have no insulation. It was built in 1957 and he had an aerial view of 1960. The church has the spec book on it.

Mr. Rasch said Hope Manufacturing is one the Board had approved on the corner of Delgado and Corvo earlier this year.

Member Katz thought the Board must be sensible in this application. Steel casements are not the best expression of our civilization.

Member Biedscheid noticed the windows on the east elevation have grilles.

Mr. Naktin said they will be restored and some headers are bad but 80% is completely restorable.

Public Comment

Fr. Adam Ortega Ortiz, 131 Cathedral Place, was sworn. He added that he prides himself on being able to take care of historic buildings. He grew up there and loves these buildings. They are part of his childhood. But it is very cold in winter and unbearably hot in the summer, even in September and October. It presents a hardship to the parish with all the historic buildings there. This is the last one for preservation and adding insulation is vitally important. For an increase of BTUs, it requires an electrical upgrade and the church cannot afford that. But they can afford replacing the windows and insulation and make it much more harmonious and look more attractive. It makes it a place to work that is much more pleasurable.

Action of the Board

Member Katz moved in Case #H-17-079 at 1120 Canyon Road, to designate elevations 1-4 as primary as recommended by Staff and to approve the work on the convent structure as proposed; finding that the criteria for an exception have been met with the need for heat and insulation and double-glazed windows. Member Roybal seconded the motion.

Member Bayer noted the Staff Report says Staff approved stucco. Member Katz agreed that amendment was friendly and the motion passed by unanimous voice vote.

- 13. Case #H-16-101. 5 Cerro Gordo Road.** Downtown & Eastside Historic District. Christopher Purvis, agent for Charles Gillan and Cathy Nunnally, owners, proposes to amend a previous approval to construct an addition on a significant residential structure. An exception is requested to construct an addition on a primary elevation (Section 14-5.2(D)(2)(c)). (Nicole Ramirez Thomas)

Ms. Ramirez Thomas presented the Staff Report for this case as follows:

BACKGROUND & SUMMARY:

5 Cerro Gordo is a 2,781-sq. ft. Spanish Pueblo Revival residential structure that is designated as significant to the Downtown and Eastside Historic District. The home was built before 1924 and is the former home and studio of Sheldon Parsons. The home is characterized by a flat roof with parapets, earth tone stucco, a long portal on the west elevation, and other elements of the Old Santa Fe style. The HCPI form indicates that the property has been well maintained and that most alterations done to the property

were done by Parsons in the 1930s.

A 2001 HDRB case was heard and approved by the Board for rehabilitation of the property. Another case was heard by the HDRB in 2005 and was a request by staff for a correction to the database which corrected the historic designation of the property from contributing to significant. In 2013, the HDRB approved the installation of pedestrian entry gates, construction of coyote fences, and the reconstruction of a stone wall on the property. In 2016 the Board approved changes in windows and the addition of 51 square feet to the east elevation of the home, finding that the exception had been met. On August 22, 2017 the Board postponed the case to a date certain of September 12, 2017 in order to hear an exception for the present case to add second story addition.

The applicant is requesting a modification to the previous approval for the addition of a 51-square foot bathroom with the following items.

- 1) Add a second story bathroom over the approved bathroom addition on the east elevation. The parapet height will be 6 inches lower than the existing parapet height. An exception is requested to construct an addition on a primary elevation (14-5.2(D)(2)(c)). The exception responses are provided at the end of the staff memo.
- 2) Replace the sash of the existing west elevation window which is "Window A" in the window assessment document. The window was evaluated and deemed beyond repair.
- 3) Stucco will be cementitious El Rey "Pecos" to match the existing stucco.
- 4) Trim will be painted yellow to match the existing windows.

RELEVANT CODE CITATION

(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:

(2) Additions

(c) Additions are not permitted to *primary façades*.

EXCEPTION TO ADD TO A PRIMARY ELEVATION

- (i) *Do not damage the character of the streetscape;*

This small change to the rear elevation does not damage the streetscape because the addition is on the rear of the building covering a blank portion of the wall recessed from the garage and sleeping porch elevation in plan and elevation so the exterior profile of the building is maintained.

Staff response: Staff agrees. The proposed addition, even at two stories, is not visible from the streetscape

as it is hidden behind the garage massing.

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

This small bathroom addition allows the owner to fully utilize the upstairs bedroom and studio where most of their living and working takes place.

Staff response: Staff agrees. There is currently no bathroom on the second story.

(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 proposed Bathroom addition is part of the full range of design options that should be available for residents to continue to live in aging buildings while updating their sanitation requirements. We investigated adding it over the living room roof or enclosing a portion of the sleeping porch. Both of these seemed to do more damage to the original floor plan than what is being proposed. In addition there are internal easements to the Old Santa Fe Association that these could interfere with.

Staff response: Staff agrees with this response. Locating a bathroom addition in any other location on the property would adversely affect important design and architectural elements of the property, including interior easements placed on art/painted areas of the home.

(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;

Since this is a significant building and all elevations are primary any proposed addition would require this exception. The interior of this building has many original works of art from Sheldon Parsons time. If the bathroom was on the interior of the structure some of this significant work would have to be removed. Other buildings in the streetscape do not have this issue.

Staff response: Staff agrees with this response. Preservation of the interior space of the home prohibits construction of bathroom areas within the home. For this reason, a bathroom was placed in the kitchen area. The 2016 application requested the change in location of the bathroom in order to create a more livable home. The solution was to request an addition to the east elevation of the home; the same location as the current proposal.

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

This small bathroom addition remedies an issue that this building has since there are no bathrooms on the second floor.

Staff response: Staff agrees with this response. There is no second-floor bathroom.

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

5.2(A)(1).

The design of the bathroom addition is harmonious with the existing building in height style and proportion. It is also lower than the sleeping porch and recessed from the wall line of the garage and it is on the least visible portion of the building. Acknowledging that there is a mostly un-fenestrated wall there currently, this addition which is taller than what was originally proposed has a small single window which tends to preserve that simple idea. Finally, it is placed in such a manner that it could be removable in the future and so is providing the least negative impact possible for an addition. Therefore it will promote the preservation of this historical area into the future

Staff response: Staff agrees with the response. The location of the proposed addition provides the least negative impact to the building.

STAFF RECOMMENDATION:

Staff finds the exception criteria have been met and recommends approval of the application as the exception for the addition to a primary elevation was met in a previous hearing and the application complies with 14-5.2(D) General Design Standards for all H Districts and 14-5.2(E) Downtown and Eastside.

Questions to Staff

There were no questions to Staff.

Applicant's Presentation

Mr. Christopher Purvis, 200 West Marcy, was sworn. He said he took off one window so only a single window is proposed.

Questions to the Applicant

There were no questions to the Applicant.

Public Comment

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

Action of the Board

Member Boniface moved in Case #H-16-101 at 5 Cerro Gordo Road, to approve the application

as presented, agreeing with Staff that exception criteria have been met. Member Roybal seconded the motion and it passed by majority voice vote with all voting in favor except Member Biedscheid who dissented.

I. MATTERS FROM THE BOARD


There were no matters from the Board.

J. ADJOURNMENT

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

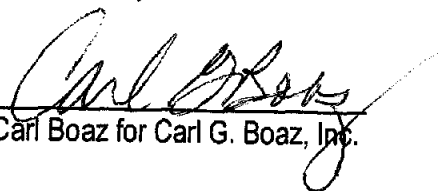
The meeting was adjourned at 8:14 p.m.

Approved by:



Cecilia Rios, Chair

Submitted by:

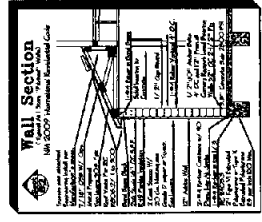


Carl Boaz for Carl G. Boaz, Inc.

Historic Districts Review Board
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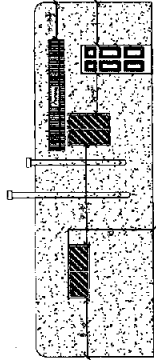
EXHIBIT 1

- Scope of Project Remodel:
- Aesthetic Additions to Exterior of Home.
 - Door Placement and Resizing.
 - Window Replacement and Resizing.
 - Schematic 38" Roof Height Extension.
 - New Layout per Plan Specifications.
 - El Rey Cementation Stucco

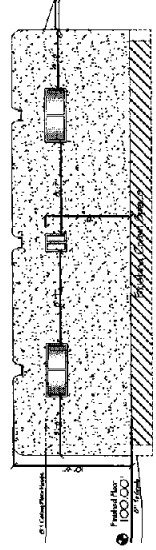


Elevations

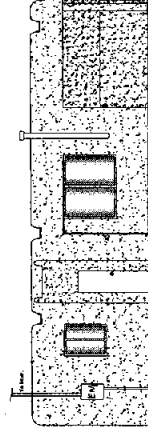
Scale 3/16" = 1'



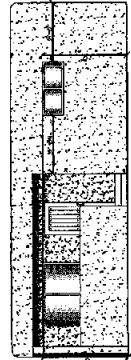
Existing North Elevation



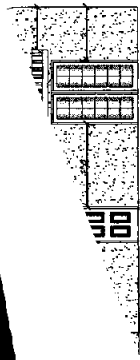
Existing East Elevation



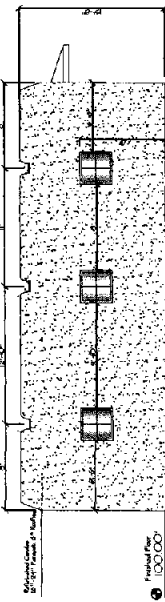
Existing West Elevation



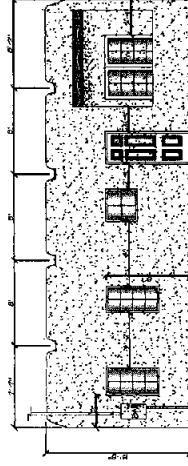
Existing South Elevation



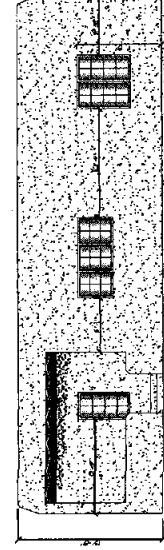
Proposed North Elevation



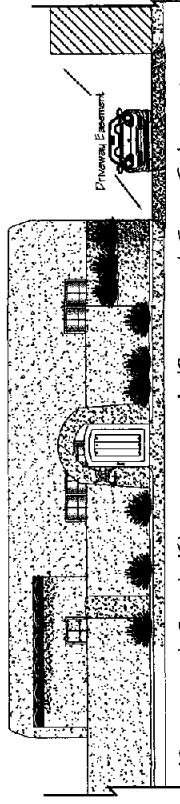
Proposed East Elevation



Proposed West Elevation



Proposed South Elevation



Proposed South Elevation with Proposed Site Schematic

Historic Districts Review Board
September 12, 2017

EXHIBIT 2

316 Aztec St

Proposal for Status Change

CURRENT CONDITION OF WALL AND HOME

WALL

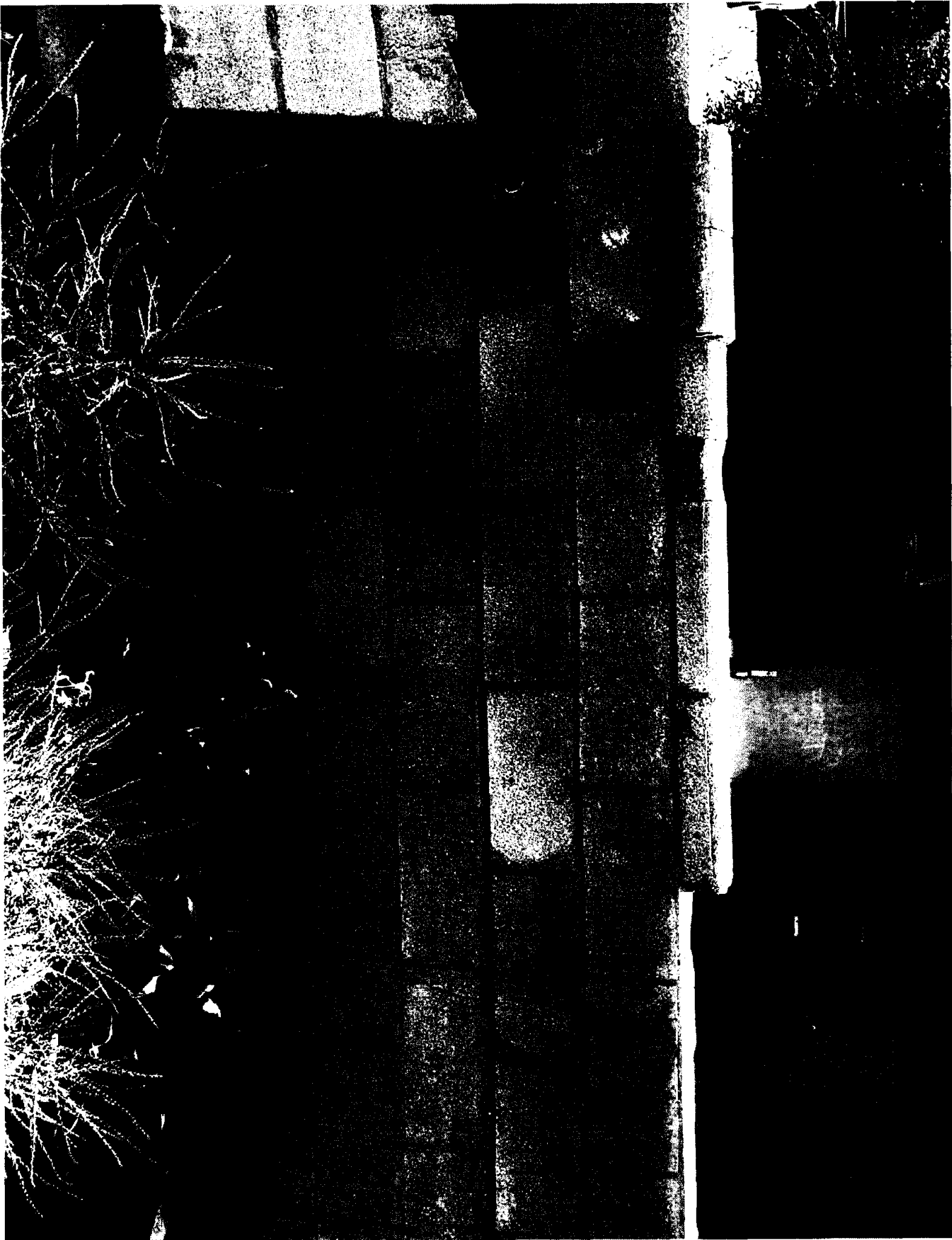
The wall has undergone significant changes over the years and is currently in poor repair. The enclosed pictures show large cracks, alterations, and missing pieces. The South wall is missing top pieces, has been marred by graffiti, has multiple cracks and has added new cinder block to accommodate a gate. The East wall has been modified and damaged. It is also missing pieces all the way down to the ground in some areas. The North wall has bowed, contains significant cracks and appears to have been cut to accommodate a pedestrian gate. The West wall appears to have been shortened and stepped down. It is also showing multiple cracks.

HOUSE

Apparently the home has been completely vacant for the last 9 years and had been occupied sporadically from 1994 until 2008. As is the case in most vacant homes, the property has deteriorated. The northeast corner of the home and northeast corner of the portal have sustained significant damage. The replacement windows are in disrepair and the frames have rotted out. The replacement doors are also in poor condition. The flashing around the roof is rusted and the gutters are in poor condition and non-functioning. The faux viga endings in the front portal have rotted out. The recent shed addition has separated from the house. The shed addition has a hot water heater that was connected through a hole that has been cut through the exterior wall.

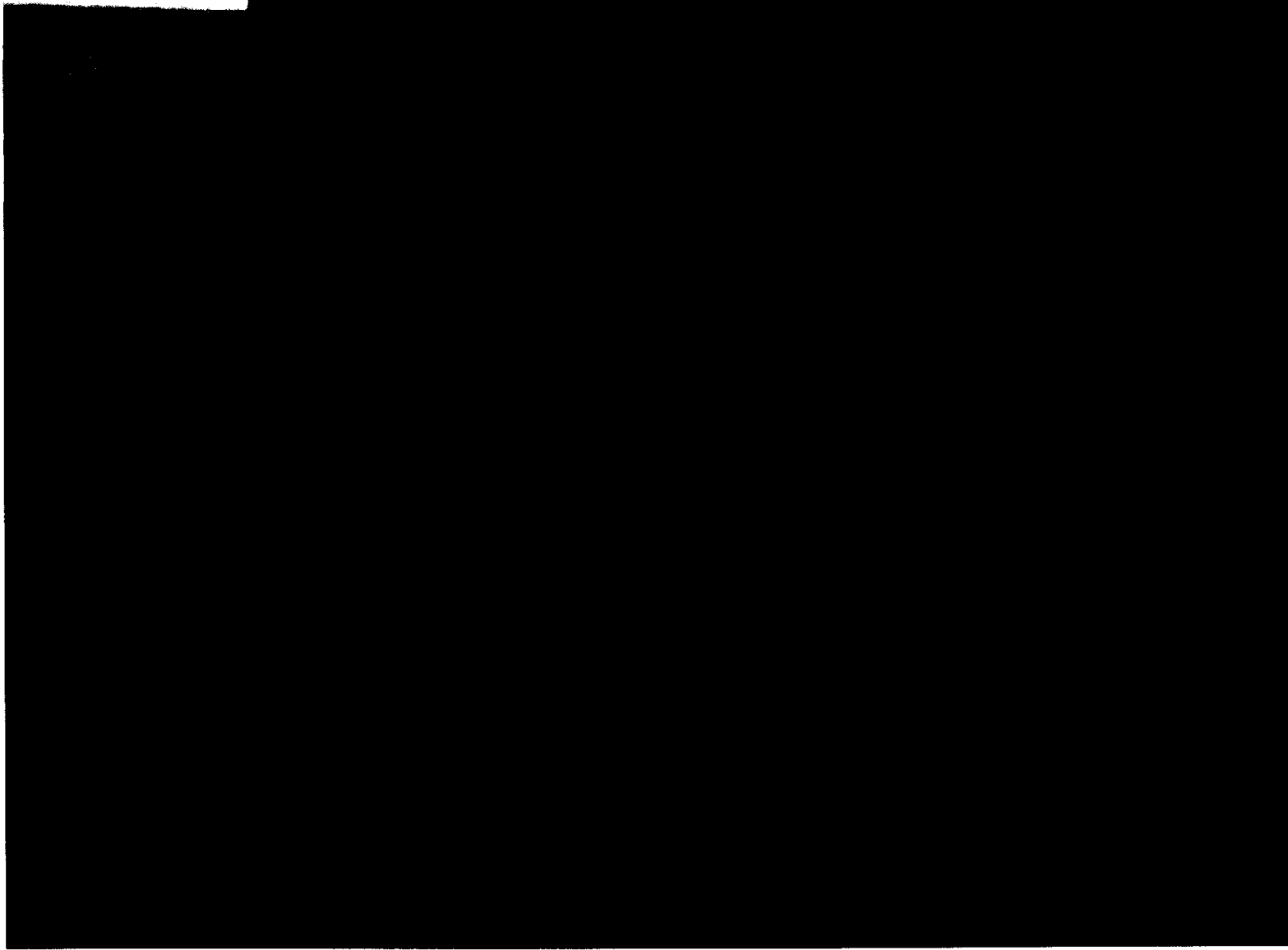
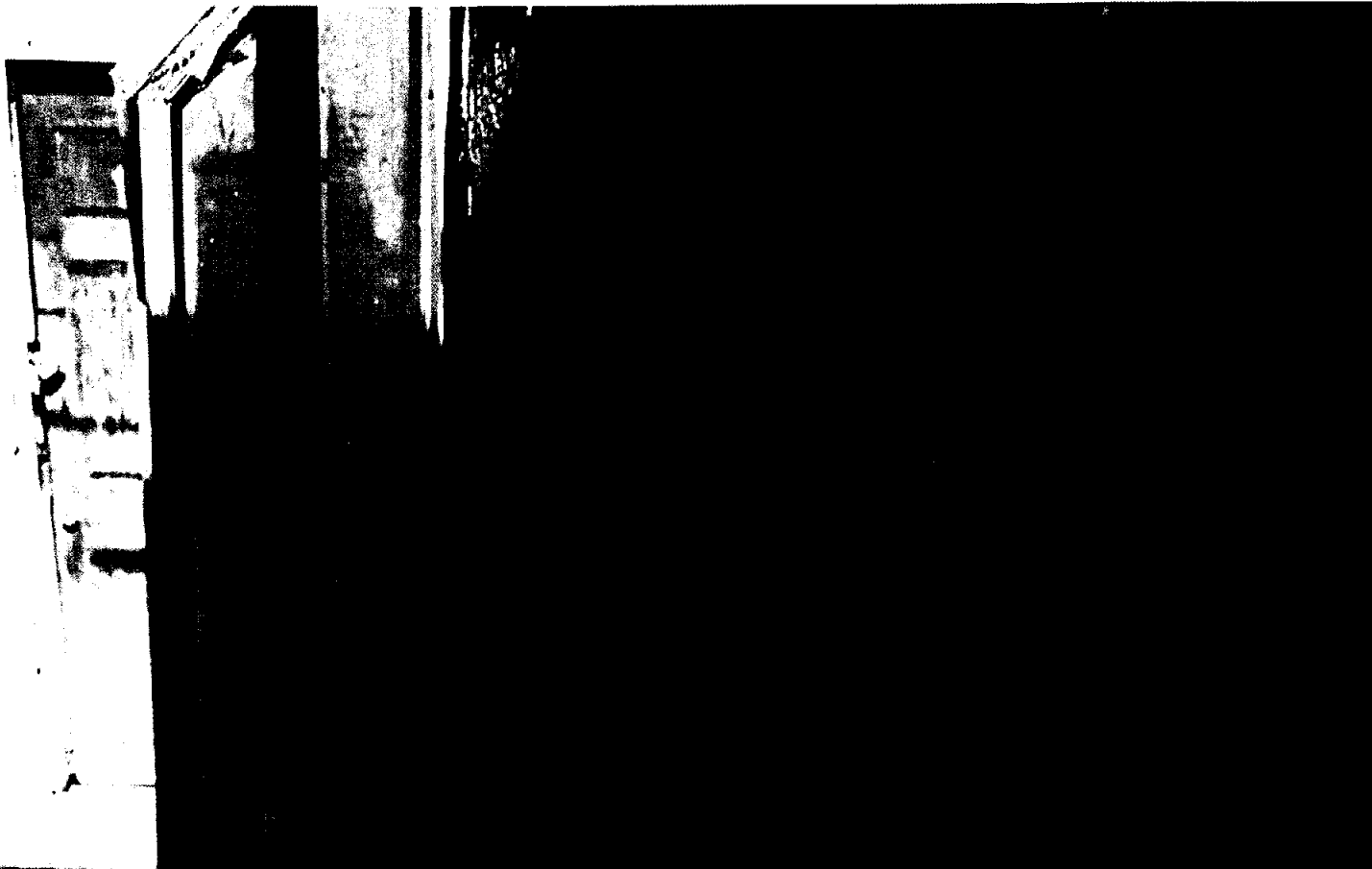






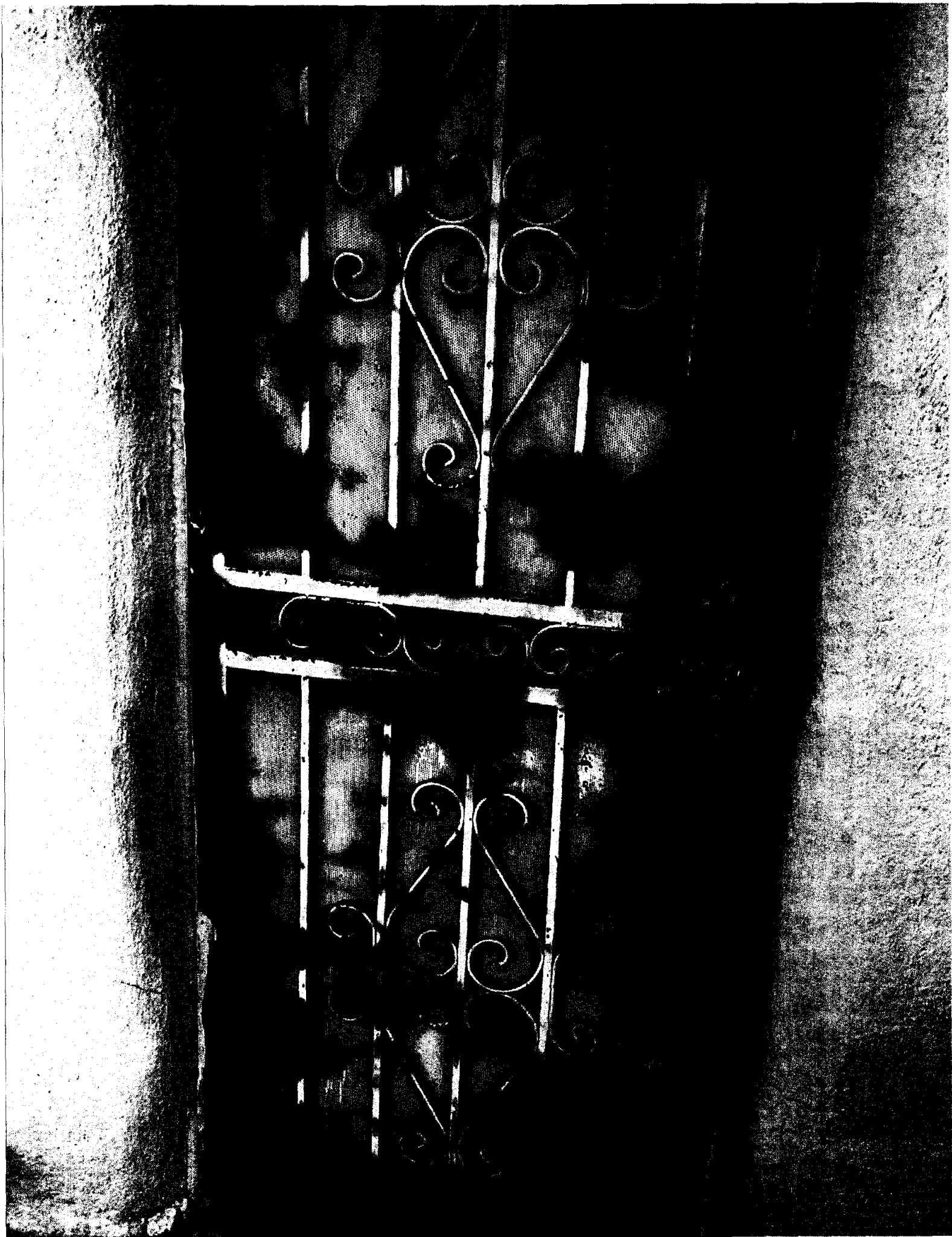








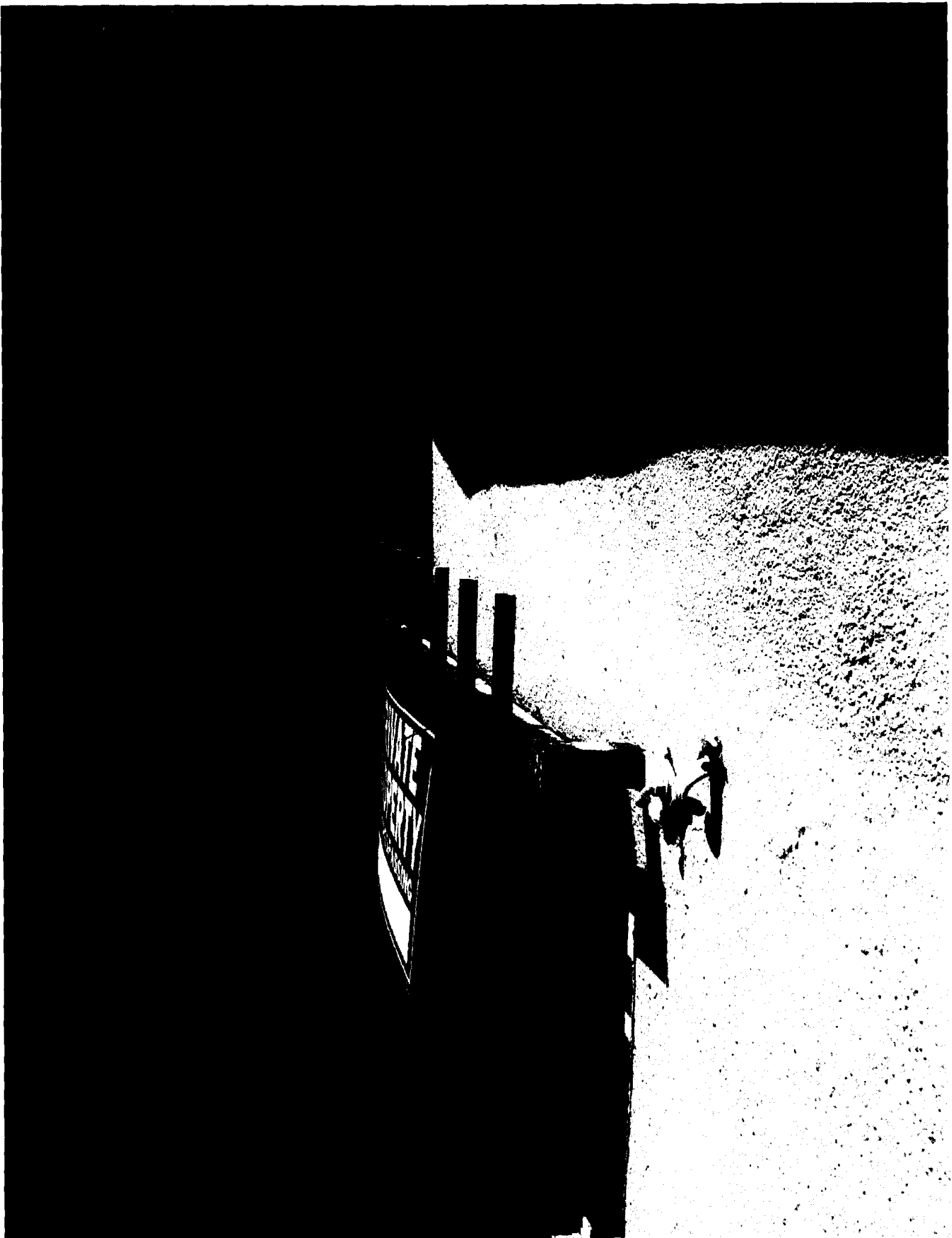














Historic Districts Review Board
September 12, 2017

EXHIBIT 3

City of Santa Fe
Historic Districts Review Board

We the undersigned residents of the City of Santa Fe, New Mexico are opposed to the proposed designation of the building located at 316 Aztec Street from "CONTRIBUTING" to that of a "NONCONTRIBUTING STRUCTURE".

According to the City of Santa Fe a NONCONTRIBUTING STRUCTURE is "A structure located in an Historic District, which is less than fifty years old and/or does not exhibit sufficient historic integrity to establish and maintain the character of the Historic District. (Ord. No 2004-26 56)."

A CONTRIBUTING STRUCTURE is defined as "A structure located in a Historic District approximately 50 years old or older that helps to establish and maintain the character of the Historic District. Although the structure is not unique in itself, it adds to the historic associations and/or historic architectural design qualities for which a District is significant. The structure may have had minor alterations, however, its integrity remains. (Ord. 2004-26 & 5)."

The house located at 316 Aztec Street clearly falls into the status of a CONTRIBUTING STRUCTURE and should not be changed to that of a NONCONTRIBUTING STRUCTURE since it is over 50 years old and is a unique vernacular home which was occupied and was the residence of Ms. Kathy Crane until her death in November of 2008.

The new owner of the building purchased the house knowing that it is designated as a historically CONTRIBUTING STRUCTURE. To change the designation of this unique historical Pueblo style house from CONTRIBUTING to NONCONTRIBUTING would allow the new owner to make major changes to the house or demolish it and replace it with a larger structure. This is not acceptable to us nor should it be acceptable to the Historical Review Board and its staff.

NAME:
HOME ADDRESS OR
BUSINESS ADDRESS:

Anna Sebastian (ANNA SEBASTIAN)
318 1/2 Aztec Street 9/11/17

NAME:
HOME ADDRESS OR
BUSINESS ADDRESS

Rachel M. Miller (Rachel M. Miller)
318 Aztec Street 9-11-17

NAME:
HOME ADDRESS OR
BUSINESS ADDRESS:

Lisette de la Paz LISETTE MILLER de la Paz
247 B ROSARIO BLVD Sept 11-17

NAME:
HOME ADDRESS OR
BUSINESS ADDRESS

Suzanne Wiseman Suzanne Wiseman 9/12
320 Aztec St SF 8750,

City of Santa Fe
Historic Districts Review Board

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A CONTRIBUTING STRUCTURE is defined as "A structure located in a Historic District approximately 50 years old or older that helps to establish and maintain the character of the Historic District. Although the structure is not unique in itself, it adds to the historic associations and/or historic architectural design qualities for which a District is significant. The structure may have had minor alterations, however, its integrity remains. (Ord. 2004-26 & 5)."

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NAME:
HOME ADDRESS OR
BUSINESS ADDRESS:

Elizabeth L. Alarid
312 Aztec St. Santa Fe, NM

NAME:
HOME ADDRESS OR
BUSINESS ADDRESS

Cecilia A. Lancia 9/14/17
312 Aztec St. Santa Fe, NM

NAME:
HOME ADDRESS OR
BUSINESS ADDRESS:

Theresa R. Alarid
2801 Vereda de Pueblo

NAME:
HOME ADDRESS OR
BUSINESS ADDRESS

Michelle Laharguen 9/12/17
321 Aztec St. SFNM 87501

City of Santa Fe
Historic Districts Review Board

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NAME:
HOME ADDRESS OR
BUSINESS ADDRESS:

Chris Wells CHRIS WELLS
615 CORTEZ ST. 87505 SF

NAME:
HOME ADDRESS OR
BUSINESS ADDRESS

Kathy Mcintosh
1753 Cañonero Corrales

NAME:
HOME ADDRESS OR
BUSINESS ADDRESS:

Santa Fe, NM 87505

NAME:
HOME ADDRESS OR
BUSINESS ADDRESS

9-11-2017 Carlos B. Ramirez CARLOS B. RAMIREZ
310 AZTEC ST., SANTA FE, NM 87501

City of Santa Fe
Historic Districts Review Board

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NAME:
HOME ADDRESS OR
BUSINESS ADDRESS:

Pam Wells Pam Wells
320 Sandoval S.F. NM 87501

NAME:
HOME ADDRESS OR
BUSINESS ADDRESS

catherine kirkwood
320 Sandoval St. SF NM 87501

NAME:
HOME ADDRESS OR
BUSINESS ADDRESS:

NAME:
HOME ADDRESS OR
BUSINESS ADDRESS

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NAME:
HOME ADDRESS OR
BUSINESS ADDRESS:

PATRICK LAMBERT
~~316~~ 502 BRADY ST

NAME:
HOME ADDRESS OR
BUSINESS ADDRESS

NICHOLAS BALUAS
319 S Guadalupe St Santa Fe 87501

NAME:
HOME ADDRESS OR
BUSINESS ADDRESS:

Supanne Chastz
320 Sandanov

NAME:
HOME ADDRESS OR
BUSINESS ADDRESS

ALAN KALAN
12 Wagon Wheel Ln. S.F. 87505