



# Agenda

CITY CLERK'S OFFICE

DATE 9/20/17 TIME 5:25

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## HISTORIC DISTRICTS REVIEW BOARD FIELD TRIP

TUESDAY, September 26, 2017 at 12:00 NOON

HISTORIC PRESERVATION DIVISION, 1<sup>st</sup> FLOOR CITY HALL

## HISTORIC DISTRICTS REVIEW BOARD HEARING

TUESDAY, September 26, 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: September 12, 2017
- E. FINDINGS OF FACT & CONCLUSIONS OF LAW

Case #H-16-029. 716 Gildersleeve Street

Case #H-16-101. 5 Cerro Gordo Road.

Case #H-17-070. 316 Aztec Street.

Case #H-17-073. 324 Magdalena Street.

Case #H-17-075. 1149 Camino San Acacio.

Case #H-17-077. 196 Gonzales Road.

Case #H-17-079. 1120 Canyon Road.

Case #H-17-059. 827 East Alameda Street.

Case #H-17-071. 424 Arroyo Tenorio.

Case #H-17-072. 142 Lincoln Avenue.

Case #H-17-074. 114 and 114½ Jimenez Street.

Case #H-17-076. 122 Delgado Street.

Case #H-17-078. 998 Acequia Madre.

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

1. Case #H-16-070. 442 Camino de las Animas. Downtown & Eastside Historic District. Jim Swearingen, agent/owner, requests to amend a previous approval to construct a garage by providing designs for a garage door and a pedestrian door on a non-contributing residential structure. (Nicole Ramirez Thomas)
2. Case #H-17-067B. 720 Don Gaspar Avenue. Don Gaspar Area Historic District. Kate Lariche, agent for Jill Herman, owner, proposes to construct a detached carport, install of a vehicle gate, and construct a 5'0" high yardwall on a contributing property. (Nicole Ramirez Thomas)
3. Case #H-17-066. 415 Camino Manzano. Downtown & Eastside Historic District. Hoopes and Associates, agent for Douglas and Sarah Brown, owners, requests a historic status review with primary elevation designations if applicable, for a significant residential structure and a non-statused water tower and yardwall. (David Rasch)
4. Case #H-16-087. 444 Camino de las Animas. Downtown & Eastside Historic District. Jay Jay Shapiro agent for, Leon and Pamela Morrison, owners, requests to amend a previous approval to construct additions by increasing the structure by 80 sq. ft. and to construct an outdoor fireplace on a non-contributing residential structure. (Nicole Ramirez Thomas)
5. Case #H-17-069. 334 Garcia Street. Downtown & Eastside Historic District. Thomas Hughes, agent for Krista Peters, owner, proposes to remodel a significant free standing garage. Two exceptions are requested to remove historic materials and to create an opening where an opening does not exist (Section 14-5.2(D)(5)(a)(i)). (David Rasch)

6. Case #H-16-094. 324 Camino del Monte Sol. Downtown & Eastside Historic District. Dale Zinn, agent for the Rios Family, owners, proposes to construct a 72 sq. ft. portal and a 180 sq. ft. portal on a primary elevation and replace historic steel casement windows on a contributing residential structure. Exceptions are requested to construct an addition on a primary elevation (Section 14-5.2(D)(2)(c)) and to remove historic material and not replace in-kind (Section 14-5.2(D)(5)(a)(i)). (Nicole Ramirez Thomas)
7. Case #H-17-046B. 512 Agua Fria Street. Westside-Guadalupe Historic District. Liaison Planning Services, agent for George Wright and Grace Watkins, owners, proposes to replace windows and doors, construct a 60 sq. ft. portal, and re-roof a contributing residential structure. An exception is requested to change the character of the roof (Section 14-5.2(D)(6)). (Nicole Ramirez Thomas)
8. Case #H-17-080. 312 Lomita Street Unit A. Don Gaspar Area Historic District. Kevin Hilton, agent for Atalya Holdings LLC, proposes to construct a 157 sq. ft. addition and replace a handrail on the entry portal on a non-contributing residential structure. (Nicole Ramirez Thomas)
9. Case #H-17-081A. 110 Delgado Street Unit B. Downtown & Eastside Historic District. Architectural Alliance, agent for Thunderbalm Partners, owner, requests primary elevation(s) designation for a contributing residential structure. (David Rasch)
10. Case #H-17-082. 110 Delgado Street Unit E. Downtown & Eastside Historic District. Architectural Alliance, agent for Thunderbalm Partners, owner, proposes to convert a contributing garage into a guesthouse by constructing a 111 sq. ft. addition, replacing the non-historic doors, and constructing a 6'0" high coyote fence and a 4'0" high yardwall with pedestrian gates. (David Rasch)
11. Case #H-14-198. 317 Hillside Avenue. Downtown & Eastside Historic District. Architectural Alliance, agent for Robert Jordan, owner, proposes to construct a 5'6" high vehicle gate and a coyote fence to a maximum height of 5'0" on an existing rock wall at a contributing residential property. (David Rasch)
12. Case #H-17-084. 101 West Alameda Street. Downtown & Eastside Historic District. Architectural Alliance, agent for Inn of the Govenors, owner, proposes to remodel patio roof and reconfigure windows and doors on a non-contributing non-residential structure. (Nicole Ramirez Thomas)
13. Case #H-17-085. 3 Plaza Fatima. Downtown & Eastside Historic District. Christopher Purvis, agent for Marilyn Batts, owner, requests primary elevation(s) designation for a contributing residential structure. (David Rasch)

**I. MATTERS FROM THE BOARD**

**J. ADJOURNMENT**

Cases on this agenda may be postponed to a later date by the Historic Districts Review Board at the noticed meeting. Please contact the Historic Preservation Division at 955-6605 or check [http://www.santafenm.gov/historic\\_districts\\_review\\_board\\_hearing\\_packets](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.



CITY CLERK'S OFFICE  
**Agenda** DATE 9/7/17 TIME 2:10p  
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**HISTORIC PRESERVATION DIVISION, 1<sup>st</sup> FLOOR CITY HALL**

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September 26, 2017

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**MINUTES OF THE**  
**CITY OF SANTA FE**  
**HISTORIC DISTRICTS REVIEW BOARD**

**September 26, 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  
Mr. Edmund Boniface  
Mr. Buddy Roybal

**MEMBERS EXCUSED:**

Ms. Meghan Bayer  
Ms. Jennifer Biedscheid  
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**

Mr. Rasch said that case #1 was postponed by the applicant. Case #5 and Case #6 are postponed to October 10.

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

#### **D. APPROVAL OF MINUTES September 12, 2017**

Member Katz requested a change on page 10 next to last paragraph should read, "Member Katz pointed out that on the west south is a clear indentation and looks like in the plan there will still be that indentation."

Chair Rios requested the following changes:

On page 9, 7<sup>th</sup> paragraph - "chair" should be "Chair";

on page 24, 2<sup>nd</sup> paragraph, should read, "Chair Rios saw this as a good example of the progression of vernacular design where family members live in a compound in homes they built and those homes are passed down from generation to generation. Chair Rios said she was pleased to see this type of case come before the Board."

On page 40, under Questions to Staff, first paragraph, the word "is" should be changed to "if." And in the third paragraph, it should say, "Chair Rios said, for clarity, the best way to proceed is to go building by building and make a separate motion on each building."

**Member Boniface moved to approve the minutes of September 12, 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 said on Case #H-17-075, 1149 Camino San Acacio, "southeast" should be "south and east."

**Case #H-16-029. 716 Gildersleeve Street**

**Case #H-16-101. 5 Cerro Gordo Road.**

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**Case #H-17-076. 122 Delgado Street**

**Case #H-17-078. 998 Acequia Madre**

**Member Katz moved to approve the Findings of Fact and Conclusions of Law with Case#H-17-075 as amended and the rest as presented. /Member Roybal seconded the motion and it passed by unanimous voice vote.**

#### **F. BUSINESS FROM THE FLOOR**

Ms. Stefanie Beninato wanted to use the overhead projector but it would not work. She shared some photos with the Board regarding the grille work at 600 Galisteo and asked whether that had come to the Board and been approved by the Board or if Staff had approved it. She also showed a picture at 616½ Galisteo that showed adobe that was melting and off kilter and it would soon fall down. She said six weeks ago, the owners had a load of sand dumped in the driveway in preparation for stuccoing the house. Because the Board is responsible for preserving the historic architecture in this City, the Board needs to do something about it. It is an 1890's building in a cluster of about ten 1890's buildings. It would be a shame to lose this building because the person responsible can't be bothered to do it. The project started in 2011. She showed a picture of an exposed viga that didn't even have a canale and it is really damaging the building. She felt the Board should give that person a time table in which to comply. She said they have the resources to do the work but just don't want to go forward. The sand has been sitting there for six weeks.

There was no other business from the floor.

## **G. COMMUNICATIONS**

Ms. Gheen said approximately two weeks ago, a former appellant, Arthur Firstenberg, filed a petition to the New Mexico Supreme Court regarding the stained fence and the City is responding to that petition.

There were no other communications.

## **H. ACTION ITEMS**

1. **Case #H-16-070 442 Camino de las Animas.** Downtown & Eastside Historic District. Jim Swearingen, agent/owner, requests to amend a previous approval to construct a garage by providing designs for a garage door and a pedestrian door on a non-contributing residential structure. (Nicole Ramirez Thomas)

This case was postponed under Approval of the Agenda.

2. **Case #H-17-067B, 720 Don Gaspar Avenue.** Don Gaspar Area Historic District. Kate Lariche, agent for Jill Herman, owner, proposes to construct a detached carport, install a vehicle gate, and construct a 5'0" high yardwall on a contributing property. (Nicole Ramirez Thomas)

Ms. Ramirez Thomas presented the staff report as follows:

### **BACKGROUND & SUMMARY:**

720 Don Gaspar Avenue is a bungalow style home built in the 1920s. The house is designated as contributing to the Don Gaspar Area Historic District. The house is characterized by a pitched roof with multiple bracketed gables with detailed gable ends, a large porch with massive masonry piers on the east elevation, a two-lite shed dormer on the east elevation, and decorative shingle pattern. The architectural



surveyor notes that the front (east elevation) of the house has strong symmetry and that the "form and detailing [is] high style craftsman bungalow." A low stuccoed block wall is found along the east street front and the north edge of the driveway before the porch. A detached garage was converted at some point and does not retain any historic character. It has been designated as noncontributing. The primary elevations of main house are the north, south, and east elevations, and the yard wall is contributing.

The applicant proposes the following additions to the property.

- 1) A 400-square foot detached garage is at the back of the driveway. The proposed carport will be 9'-9" in height. The stucco is proposed to be elastomeric "Midland Tan." The trim is proposed to be "Pure White." The trim board will be "white." A ProPanel roof in rustic red is proposed for the roof. The roof would be the same as the roof approved in the previous application for the guest house.
- 2) Addition of a wood driveway gate before the carport. The gate will be painted "white" and is proposed to be 5'-0" in height. Pilasters on the north and south of the driveway are proposed for the gate.

#### **STAFF RECOMMENDATION:**

Staff recommends approval as the application complies with 14-5.2(D) General Design Standards for All H Districts and 14-5.2(H) Don Gaspar Area Historic District.

#### **Questions to Staff**

Chair Rios asked how far back the car port is located.

Ms. Ramirez Thomas said it is about 40' back.

Chair Rios reasoned that it is visible but recessed.

Ms. Ramirez Thomas agreed.

Chair Rios asked Staff to describe the gate.

Ms. Ramirez Thomas said the gate has wood planks and the design matches the fence on the north side of the driveway.

#### **Applicant's Presentation**

Ms. Kate Lariche, 814 Camino Acoma, was sworn. She clarified that the poles the Board saw at the site had a 9' 9" center pole and the two on the side with the string are at the outer edges. Those points of the overhang are 18" beyond the pilasters.

In anticipation of people upset with the addition of the carport, she mentioned that the homeowner has

orthopedic issues and a physical hardship. They have three dogs and live on a busy street. It is very awkward seeing them getting out of the car without the gate. Presently a door on the side of the house right at the driveway and makes it easy for pets.

Oddly, people keep coming to this house, looking for 718, which is apparently behind a house- one house down. So people often walk into their yard. The carport is needed because of large elm trees dropping lots of sap and that is difficult to clean. These owners did their due diligence before purchasing but their one concern was to have a carport. They worked with their realtor and spoke with the neighbors and found out what would be allowed and hired her to represent them.

The next-door neighbor is willing to support the project. At first, her clients wanted a zero-lot line but they objected. Also talked with Richard Valentine at Land Use on building in the five-foot setback and understood the requirements.

They considered roof options and decided on the hipped roof because it is a smaller footprint, less intrusive. There are no flat roofs on the property.

The carport echoes the design of the casita which has a lower pitched roof. They are going for smallest footprint possible. The lot coverage is only at 23%. There will be no drainage to neighbors' yards; and they are maintaining the five-foot setback. They are just trying to make the carport look nice.

#### Questions to the Applicant

Chair Rios said it is a lovely bungalow style and thanked her for the story poles.

Member Roybal thanked Ms. Lariche for all the work she did to cover all the bases.

Member Boniface agreed. The story poles are something the Board always likes to see. The design captures the essence of the house in the carport.

Member Katz agreed it was a nice job.

#### Public Comment

Mr. Michael Pattow, 716 Don Gaspar was sworn. He had problems with the carport design under consideration and didn't believe it is in keeping with the neighborhood. He related the guideline for the Board to consider for harmony and quoted it from the Code. The Don Gaspar District has other specifics.

He said, "Unfortunately, it is huge. The plans look like a European train shed. I have photos from my bedroom window that show the size. I initially didn't voice any opposition to the carport but this one is very high. It is 2' above the casita in the back which was a garage and was approved by the Board within the last 20 years. It is high and long and looks like it would be very large. The photos show the story poles and the second has lines drawn to the poles."

He thought the carport was not in character with the neighborhood. There are no gates within blocks on Don Gaspar and it changes the character. This infill changes the character. He has been calling it the "garage mahal." He clarified that he didn't mean the shape of the roof or the materials. It is the size and inappropriate for the area. It is visible from the street and he asked the Board to withhold their approval.

Chair Rios asked him to leave the photo on the screen.

Mr. Pattow said the size would allow two cars. He concluded that he has lived there 30 years and this is not in keeping with this little neighborhood. He asked the Board to deny the application.

Ms. Stefanie Beninato, P. O. Box 1601, was sworn. She agreed with Mr. Pattow. She agreed it is nicely designed carport but more elaborate than she would have thought. But having cars one end to another would require people pulling out and making space to get in it. With the casita, probably they would have to park on the street. Maybe for one car, it would be in scale. The garage became a casita. This is rather elaborate like a building without the front door. The gate is more troublesome than the building itself, knowing how long it is. It is not very functional. And there are no other gates in that area and not across the driveway. Maybe if the gate was a lot further back, it would be okay. The solution for people walking on the property would be to ask the owner at 718 to put out a sign that said 718 on it.

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

Chair Rios asked Ms. Lariche to comment on the photo with lines drawn on it.

Ms. Lariche said the carport is 9' 9" to top of ridge and it goes back 30' in length. The carport is about six feet longer than a typical garage. The width is 12'. So it is pretty narrow.

Chair Rios heard Ms. Beninato say it would have one car behind the other.

Ms. Lariche agreed. The gate is set back from the property line at least 38'.

Chair Rios assumed it is publicly visible.

Mr. Rasch said it is.

Member Katz asked if the gate could be pushed back a little further.

Mr. Rasch pointed out the location.

Ms. Lariche said there is some vegetation there and she would have to look more closely to see if it is possible.

Mr. Rasch showed the photo of that driveway.

Ms. Lariche said they would have to cut out some vegetation. There is a window well right behind the chimney mass that makes it difficult to move it.

### Action of the Board

Member Roybal moved in Case #H-17-067B at 720 Don Gaspar Avenue to approve the application on the items per Staff recommendations. Member Boniface seconded the motion and it passed by unanimous voice vote.

3. **Case #H-17-066. 415 Camino Manzano.** Downtown & Eastside Historic District. Hoopes and Associates, agent for Douglas and Sarah Brown, owners, requests a historic status review with primary elevation designations, if applicable, for a significant residential structure and a non-stated water tower and yardwall. (David Rasch)

Mr. Rasch presented the staff report as follows:

### **BACKGROUND & SUMMARY:**

415 Camino Manzano is a single-family residence that was originally constructed by 1912 in the Territorial style as two free-standing structures. In 1927-1930s another free-standing structure, known as the bunkhouse, was constructed and two additions were constructed on the primary structure, one of which connected the original two structures together. In 1976, another addition was constructed at the primary structure on the northeast corner. In 1978, an addition was constructed on the east side of the bunkhouse. In 1984, the bunkhouse was remodeled with a bay window and a portal on the south façade. In 1987, a red Pro Panel roof was installed. Finally, after 1993, a portal was constructed that connected the primary structure with its additions to the bunkhouse structure with its additions. The entire building complex is listed as significant to the Downtown & Eastside Historic District.

A free-standing two-story water tower was probably constructed in the first quarter of the 20<sup>th</sup> century. On or before 1967, the water tower was enclosed with adobe. At an unknown non-historic date this structure was converted into residential space and the portal was constructed. This structure has no historic status designation.

A stuccoed yardwall at the street frontage and along the driveway entry was constructed before 1968. The wall has an arched pedestrian entry with a historic wooden gate and a bench flanked by buttresses. This structure has no historic status designation.

Relevant historic associations include use of the property by the Santa Fe Meat and Livestock Company and a historic window relocated from the El Fidel Hotel that is now installed on elevation 15.

The applicant requests a historic status review of the residential structure, the water tower, and the yardwall, with designation of primary elevations, if necessary.

### **RELEVANT CODE CITATIONS**

### **SIGNIFICANT STRUCTURE**

A structure located in a historic district that is approximately fifty years old or older, and that embodies distinctive characteristics of a type, period or method of construction. For a structure to be designated as significant, it must retain a high level of historic integrity. A structure may be designated as significant:

- (A) for its association with events or persons that are important on a local, regional, national or global level; or
- (B) if it is listed on or is eligible to be listed on the State Register of Cultural Properties or the National Register of Historic Places.

### **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.

### **STAFF RECOMMENDATION:**

Staff recommends that the Board downgrade the historic status of the residential complex from significant to contributing with elevations 1-6 and 14-15 out of 20 as primary elevations, not including the non-historic portals. Additionally, staff recommends that the Board list the water tower as non-contributing due to loss of historic character and significant non-historic alterations and list the yardwall as contributing with the street-facing (west) and driveway-facing (south) elevations of the yardwall as primary including the pedestrian gate and the bench with buttresses.

Mr. Rasch showed many pictures of the property.

### **Questions to Staff**

Chair Rios asked for definitions to be read and to say why it was designated as significant.

Mr. Rasch said page 4 had the 1983 inventory and then the 1991 inventory on page 5. It was initially recommended as contributing. In 1991, they were "on the fence on status." There is a lot of information about the property and the status is more about associations than the physical structure. The water tower has been altered more than he first thought so he now is recommending non-contributing.

Mr. Rasch read the status definitions and commented that for Significant status, it must have high integrity.

Chair Rios wondered, with so many alterations what brought his recommendation of contributing.

Mr. Rasch agreed there have been lots of alterations.

Chair Rios asked how the water tower has been altered over time.

Mr. Rasch said it first looked like a tower; then it was surrounded to look more like a torreón and then

they put a portal around that. That makes it not look like a water tower any longer.

#### Applicant's Presentation

Mr. Craig Hoopes, 333 Montezuma, was sworn and ready for questions.

#### Questions to the Applicant

Chair Rios asked if he agreed with downgrading to contributing.

Mr. Hoopes agreed. The previous owner, for over 40 years, made significant changes to the rear portion, but his client wants to maintain the historic essence of the building on the street side. The rear portion is where they felt it has really been disturbed and if the Board approves, they would like to remove the non-historic parts.

#### Public Comment

Mr. John Eddy, 227 East Palace, was sworn. He said he had not had the benefit of looking at the packet on the web so he was seeing it for first time. Staff referenced the status with associations and he would like to have that explored a little more. This property goes back to the year of New Mexico statehood and not that many before the Board go back that far. Thanks.

Mr. Rasch said the associations are on page 7 and 8. He read from the report in the packet several things that were significant in its history. The smaller house, now combined with it, was a bakery. To the southeast was the cook's room and bunkhouse for the livestock company. The window on the south part of the office was from El Fidel Hotel. The water tower was used for irrigation and then became the bedroom for the couple's son. The plaster finish was same as the Alvarado Hotel in Albuquerque.

Chair Rios understood the bigger building was for the Santa Fe Meat Company and for both buildings several changes were made.

Ms. Beninato (previously sworn) asked how long the meat company was there. The Board could ask for that connection. Until the mid-1700's that was an agriculture area with lots of orchards and fits with the meat company there. But it has been changed significantly and it is reasonable to downgrade to downgrade with certain façades as primary. She thought the water tower is contributing as a vernacular structure - still usable but unique, even looking like a torreon. Portals connecting could be removed and should not prevent it from being a contributing vernacular structure.

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

Mr. Rasch read about the sequoia tree that was there.

Mr. Hoopes said the tree was hit by lightning but will be preserved and the torreon will be retained but the portal is one where the columns don't meet the base so it is in big need of work.

Member Katz asked him if the Board made it contributing with the south façade as primary and excluding the portal, what he thought.

Mr. Hoopes thought that would be fine.

#### Action of the Board

**Member Katz moved in Case #H-17-066 at 415 Camino Manzano, to adopt staff's recommendation to downgrade the main building to contributing with façades 1-6, 14 and 15 as primary; to designate the water tower as contributing with the south façade as primary, and the wall as contributing as recommended by Staff with the west and south as primary.**

**Member Boniface seconded the motion.**

Member Boniface added that there is a long 31-page inventory, written by John Murphy for which reading it exhausts a lot of concerns of the public. It has been altered many times and changed so much, that it has lost its historical integrity.

**The motion passed by unanimous voice vote.**

- 4. Case #H-16-087 444 Camino de las Animas. Downtown & Eastside Historic District. Jay Jay Shapiro, agent for Leon and Pamela Morrison, owners, requests to amend a previous approval to construct additions by increasing the structure by 80 square feet and to construct an outdoor fireplace on a non-contributing residential structure. (Nicole Ramirez Thomas)**

Ms. Ramirez Thomas presented the staff report as follows:

#### **BACKGROUND & SUMMARY:**

444 Camino de las Animas is a residential structure built in 1961 in the northern New Mexico vernacular style. The property is noncontributing to the Downtown and Eastside Historic District. On the southern boundary of the property there were flat roofed cinder block and wood carports and storage areas which the applicant proposes to remodel. The design for the remodel required an exception as elements of the remodel were proposed as Mission Revival style rather than Santa Fe style. The Board approved an application for remodel of the wood carports and storage area in October of 2016.

The applicant proposes to modify the approved remodel of the property with the following items.

- 1) Addition of 70 square feet to the east elevation of the building where the room is marked office (at the

northeast corner).

- 2) Increase the size of the previously approved portal by 7.5 square feet.
- 3) Addition of a window to the north elevation.
- 4) Change a window to a door on the west elevation.
- 5) Construct an outdoor masonry fireplace with banco seating under the portal.
- 6) Addition of a stone skirt to the foundation of the office building.

#### **STAFF RECOMMENDATION:**

Staff recommends approval of the application as it complies with 14-5.2(D) 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 asked Staff to describe where the project is on Camino de las Animas.

Ms. Ramirez Thomas said it is up a hill along a private drive and under construction.

Chair Rios asked about public visibility.

Ms. Ramirez Thomas said there is no public visibility.

#### **Applicant's Presentation**

Mr. Ian Morrison, 444 Camino de Animas, was sworn and said they wanted to expand it and have a fireplace. For the extra 70 feet, he noticed that at the entrance from bedroom to bathroom that one could bump into the toilet. Moving the wall two feet to the east would solve that. The extra feet make it more practical and in the office area, the desk was so close to the chairs that it was difficult to enter or exit the office from the outside. So extending that three feet would make it more practical to use.

"The fireplace, when the portal was approved, a neighbor suggested a chimenea but sparks would happen. We would do a stone fireplace to replicate one that is hidden by the new structure. That's all I have."

#### **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-16-087 at 444 Camino de las Animas, to approve the application per staff recommendations. Member Roybal seconded the motion and it passed by unanimous voice vote.**

5. **Case #H-07-069, 334 Garcia Street.** Downtown & Eastside Historic District. Thomas Hughes, agent for Krista Peters, owner, proposes to remodel a significant, free-standing garage. Two exceptions are requested; to remove historic materials and to create an opening where an opening does not exist (Section 14-5.2(D)(5)(a)(I)). (David Rasch)

This case was postponed to October 12 under Approval of Agenda.

6. **Case #H-16-094, 324 Camino del Monte Sol.** Downtown & Eastside Historic District. Dale Zinn, agent for the Rios Family, owners, proposes to construct a 72-square foot portal and a 180-square foot portal on a primary elevation and replace historic steel casement windows on a contributing residential structure. Exceptions are requested to construct an addition on a primary elevation (Section 14-5.2(D)(2)(c)) and to remove historic material and not replace in-kind (Section 14-5.2(D)(5)(a)(I)). (Nicole Ramirez Thomas)

This case was postponed to October 12 under Approval of Agenda.

7. **Case #H-17-046B, 512 Agua Fria Street.** Westside-Guadalupe Historic District. Liaison Planning Service, agent for George Wright and Grace Watkins, owners, proposes to replace windows and doors, construct a 60-square foot portal and re-roof a contributing residential structure. An exception is requested to change the character of the roof (Section 14-5.2(D)(6)). (Nicole Ramirez Thomas)

Ms. Ramirez Thomas presented the staff report as follows:

#### **BACKGROUND & SUMMARY:**

512 Agua Fria Street is a vernacular style residential structure and Spanish Pueblo Revival style shed which currently are contributing to the Westside-Guadalupe Historic District. The north elevation and the

east elevation of the original part of the house are primary on the main house. The north elevation of the shed is primary and the north elevation of the yard wall is primary.

According to historic maps the original portion of the home, which constitutes the rectangular east-west portion of the home which fronts Agua Fria Street, was constructed by 1912. Sometime between 1921 and 1930 the south elevation of the house was added onto. After 1948 the south side of the house was added onto again, giving the building its current configuration. No dates are known for the additions after 1948 but the current footprint is thought to have been in place by 1958. A free-standing shed was also added to the property sometime between 1948 and 1969.

The author of the HCPI form characterizes the original building (pre-1930) as Late Territorial style and notes that it is constructed of adobe and has white wood fascia along the exterior walls. After 1930 the house was converted to a duplex when the first addition was added to the south side of the original house (post-1930). The addition is characterized as a bungalow style because of its "low pitched roof and exposed rafters and brackets at the overhanging eaves" (pg. 3 of the architectural historian's report/HCPI). The second addition to the home (pre-1958) is characterized as Spanish Pueblo revival due to its adobe construction, rounded parapets, and a wood lintel element is noted over one of the windows.

The windows and doors are mostly divided lite with the wood elements painted white. The architectural historian suggests that many of the windows and doors were cobbled together. All windows appear to be historic material with some being in better shape than others.

The shed matches the second addition (1948-1958) in its Spanish Pueblo Revival style. It is constructed of adobe and has rounded parapets. It is known to have been constructed prior to 1969 base on aerial photographs.

The wall along the Agua Fria Street frontage appears to be the oldest wall or fence on the property. The fence along the west side of the property was added sometime after 1948 based on plat information showing property line changes. The chain link fence on the east side of the property belongs to the neighboring property. This fence attaches to a section of adobe wall at the southeast corner of the property. Both the chain link and adobe fence segment are considered to be late additions to the property perimeter.

The applicant proposes to remodel the residence with the following 10 items.

- 1) The applicant is requesting to change the roof style at the non-primary elevations from a shed style roof to a roof with a parapet. An exception is requested to change the roof style on a contributing building (14-5.2(D)(6)). The relevant code citation and exception responses are provided at the end of the memo.
- 2) Addition of 60 square feet for a portal on the south elevation. The applicant proposes to paint the wood posts to match the fascia.
- 3) Reconstruct the north property line wall gate. The wall and gate are primary. The wall and gate were recently destroyed by a car and the gate, which is made of plywood, is beyond repair.

- 4) Addition of a gate to the non-primary west elevation of the yard wall located at the north side of the property.
- 5) Restore windows and doors on primary elevations. Any door or window beyond repair will be replaced in kind, salvaging as much of the historic material as possible.
  - The front door at the west side of the north elevation will be redesigned to match the older style of door seen on the door at the east side of the north elevation.
  - The historic window on the east elevation which is primary will be restored and replicated where the wood cannot be repaired.
- 6) Placement of permeable brick pavers in the backyard area.
- 7) Exterior lighting will be simple lanterns in a dark patina in a New Mexico tin work style.
- 8) Move existing phone and electrical boxes from the north elevation.
- 9) Door trim and other wood details are proposed to be "Caribbean Blue."
- 10) Stucco will be cementitious El Rey "Kokanee."

#### RELEVANT CODE CITATION

14-5.2(D)

##### (6) Roofs

The existing roof styles and materials shall be maintained or replaced in kind if necessary. The addition of dormers or other roof features should only be considered when they are an existing or historical feature of the *structure*.

#### EXCEPTION RESPONSES

(I) Do not damage the character of the district;

This request will not damage the character of the district by preserving the architectural style of the residence. Existing parapets will be repaired with a new fascia. Parapets towards the rear of the home will be raised approximately 10". Portions of the existing rotted parapets will be removed and raised as shown on the enclosed elevations. The new parapet height will not be seen from the street and will preserve the streetscape.

*Staff response: Staff agrees with this response. The roof is in need of repair and parapets are required in*

*some areas by code. The change in roof style will occur at non-primary elevations and the two roof styles, the shed roof of the oldest part of the building and the Spanish Pueblo parapet character, will still be part of the building.*

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

The problems that led to this request of replacing and repairing parapets are: some of the parapets are so low they leak, one overhang crashes into a window frame, the roof is not adequately insulated and the necessity to add space for insulation is essential. Currently, there is not enough room to do so. This request is to add rigid insulation on top. Not counting the designated front of the building there are twelve different roof edges and parapet conditions. Eight different overhangs, both level and sloped, with different dimensions and fascia detail. There are four different parapets, both level and sloped either stucco or "pen tile."

*Staff response: Staff agrees with this response. The current roof would not allow for modernization 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.

During the design process, several considerations were discussed that would provide the applicant a solution to resolve the inadequacy of the existing roof. We considered placing insulation on top of the existing roof with a much heavier fascia or going to a completely different roofline, such as a pitch. Taking the idea of parapets, which already exist in part, and carrying it all the way around, seems to be the most coherent and authentic.

Staff response: Staff agrees. A range of design options were considered.

**STAFF RECOMMENDATION:**

**Staff agreed with the criteria responses**

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(I) Westside-Guadalupe Historic District.

**Questions to Staff**

Chair Rios asked about the condition of the house.

Ms. Ramirez Thomas said it is very rough and very neglected for some time. It needs some attention.

Member Boniface asked on exception #1, which she accepted, what her response means where it

says, "The roof is in need of repair and parapets are required in some areas by code."

Ms. Ramirez Thomas explained that the parapet is too low for a proper re-roof and as such, it cannot meet the current code requirements. That applies to portions of this roof.

#### Applicant's Presentation

Ms. Dolores Vigil, P. O. Box 1885, was sworn. She entered in the record the colors discovered on the property of Caribbean Blue for the trim and Kokanee for the stucco. The trim is currently white and they scraped and found the blue like this Caribbean Blue underneath. Ms. Vigil distributed pictures showing the colors. A copy of the handout is attached to these minutes as Exhibit 1.

Ms. Vigil asked for clarification on criterion #4 on where the proposed gate is located on the east elevation.

Ms. Ramirez Thomas said the gate on the north elevation is damaged and a gate on the west elevation is to be added.

Ms. Vigil confirmed that it is on the east; not the west side.

Ms. Ramirez Thomas said okay.

#### Questions to the Applicant

Member Boniface referred to page 105 in the packet and said it is a hard image to read. Looking closely, you can see a five sided something that connects the garage with the house with circles. He asked what that is.

Ms. Vigil said they are brick planters and pavers. They are free-standing.

Member Boniface asked if she was proposing rooftop equipment.

Ms. Vigil agreed but nothing would be visible because it would be behind the parapet.

Chair Rios asked what is proposed on the roof.

Ms. Vigil said they are low profile skylights.

Mr. Rasch pointed them out on the drawing.

Member Boniface noticed there were no light fixtures in the packet and asked what the light design is.

Ms. Vigil said she didn't get a cut sheet but the architect is here and that will be provided.

### Public Comment

Ms. Beninato (previously sworn) said she didn't hear about changing windows and this is contributing, so she wondered why the windows were being changed.

Chair Rios said when the Board was on the field trip, they saw that many of the windows are in disrepair. She asked Ms. Ramirez Thomas to comment on the north and east primary elevations.

Ms. Ramirez Thomas said the preservation standards apply to the east elevation which is the oldest part. And on the north, are two windows and a door. The window evaluation was done. The non-primary elevations are only subject to district standards and don't have to be preserved.

Chair Rios asked how many openings on primary elevation are changing in size.

Ms. Ramirez Thomas said no openings are being changed and the windows are being repaired by an expert in repairing historic windows.

Member Boniface said they are doing a fantastic job in preserving most of them. Some of the windows he saw where they said they would repair, surprised him.

Ms. Beninato pointed out that on the primary elevations, the windows were horizontal and they proposed vertical windows. She asked if windows on non- primary façades could be changed in shape.

Ms. Ramirez Thomas said that dimensions can be changed on non-primary elevations.

Member Katz noted that the north is primary and the right-hand door is proposed to be changed.

Ms. Ramirez Thomas said it is to look like the other door and the evaluation report said it is beyond repair and the owner wants symmetry to replicate the one on the left. The door on the right is from 1970 so it is non-historic.

### Action of the Board

**Member Roybal moved in Case #H-17-046B at 512 Agua Fria Street, to approve items 1-10 in the application and finding the criteria for exceptions are met and with the condition that the application submit light fixture designs to Staff for approval.**

**Member Boniface seconded the motion and asked for a condition that there be no visible rooftop appurtenances. Member Roybal accepted the amendment as friendly and the motion passed by unanimous voice vote.**

**8. Case #H-17-080, 312 Lomita Street, Unit A. Don Gaspar Area Historic District. Kevin Hilton,**

agent for Atalaya Holdings, LLC, proposes to construct a 157-square foot addition and replace a handrail on the entry portal on a non-contributing residential structure. (Nicole Ramirez Thomas)

Ms. Ramirez Thomas presented the staff report as follows:

**BACKGROUND & SUMMARY:**

312 Lomita Street, Unit A is a 965-square foot Spanish Pueblo Revival style residence that is designated as noncontributing to the Don Gaspar Area Historic District. The original house was constructed in 1947 according to city directories and has undergone a significant amount of remodel, including the separation of the building into two properties in 2008. The changes that have occurred to the property included a new yard wall, replacement of windows, and the addition of a studio in 1994.

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

- 1) Addition of 157 square feet of space to the south elevation of the home.
- 2) Move one window on the east elevation and replace another window on the east elevation.
- 3) Addition of a refrigerated air condenser on a concrete pad at the east elevation. The box will be painted to match the stucco.
- 4) Addition of a large mailbox to the yard wall at the entry alcove.
- 5) Addition of a wrought iron rail at the entry portal and the entry to the courtyard which will be painted "Bohemian Black."
- 6) Enlarge the concrete walled crawl space on the east elevation.
- 7) Canales will be painted "Calypso" to match existing trim and canale color.
- 8) Windows on the addition will match the existing windows in wood clad "Cascade."
- 9) Replace the existing sidewalk and flagstone pavers and steps in the courtyard and at the courtyard entrance.
- 10) Stucco will be cementitious El Rey "Sahara."
- 11) Re-roof with Brai torch down.

**STAFF RECOMMENDATION:**

Staff recommends approval of the application as it complies with 14-5.2(D)(9) Design Standards for all H Districts, Height, Pitch, Scale, and Massing and 14-5.2(H) Don Gaspar Area Historic District.

### Questions to Staff

There were no questions to Staff.

### Applicant's Presentation

Ms. Sheila Cotter and Mr. Kevin Hilton, 312 Lomita Street, were sworn.

Ms. Cotter said she grew up in New Mexico and her elderly mother lives here and improvements are to allow her more comfort when she visits so the rail and bathroom are proposed. They want to honor the historic nature. Mr. Hilton had nothing to add.

### Questions to the Applicant

Member Boniface understood the A/C would have a ground compressor but he didn't see any duct work on the elevations.

Mr. Hilton said the compressor is a standard 3-ton unit and the lines will go through the crawl space and the yard walls are high enough to hide the condenser.

Member Katz said the window designs in the new room are inconsistent with the other windows and the one on the south elevation wouldn't give much winter sun warmth. He asked if they would consider making them more consistent with the other windows.

Mr. Hilton said the reason for those windows in the bedroom is to bring in light and they are using windows on the east elevation and moving them.

Chair Rios asked what the public visibility of those windows is.

Mr. Hilton said the one on the south would be visible and the hatch lines on the drawing show the visibility line. The east window is not publicly visible.

Member Katz disagreed and thought the east is visible as you drive by.

Ms. Cotter said they are trying to maintain the line at the top so they are all at same elevation and make the front bedroom usable. With the fence, you don't see the lower part of the window.

Member Katz said if they had windows on the south, the yard wall would block the bottom part but it doesn't block that they are short little windows being seen at the top. The ones that face the street concerned him the most.

Member Boniface pointed out that the two means of egress from the bedroom was not addressed. One of those two windows must be an egress window. He proposed they replace the southmost window with an



egress window which would be more visible. Even if the Board approved the application, the project would be denied by fire code requirements.

Ms. Cotter said the window they are moving would be the egress window. They would move it about six feet for egress for that front bedroom.

Mr. Rasch pointed it out.

Mr. Hilton said it is an existing window and meets egress requirements. They are just increasing the size of the room so it is not an issue.

#### Public Comment

Ms. Beninato (previously sworn) said she agreed with the two Board members that the horizontal window is off putting. The rest are open and inviting and that one looks more like a prison cell. She was sure there are ways to make the windows longer and drop below the wall but not so low as to prevent a bed there.

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-17-080. 312 Lomita Street, Unit A, to accept the recommendation of Staff and approve the application with a single condition that the windows on the south be made longer down to at least the height of wall to match the dimension of the window under the portal, and that revised drawings be submitted to Staff for approval. Member Roybal seconded the motion and it passed by unanimous voice vote.**

- 9. Case #H-17-081A. 110 Delgado Street, Unit B. Downtown & Eastside Historic District. Architectural Alliance, agent for Thunderbalm Partners, owner, requests primary elevation(s) designation for a contributing residential structure. (David Rasch)**

Mr. Rasch presented the staff report as follows:

#### **BACKGROUND & SUMMARY:**

110 Delgado Street, Unit B was a single-family residence that was constructed at approximately 1935 in a vernacular manner with a simple rectangular footprint. Additions were constructed on the south and west elevations at unknown date(s) before 1985. The Spanish-Pueblo Revival north portal was constructed after 1985. Historic wood windows are character-defining. The building is listed as contributing to the Downtown & Eastside Historic District.

The applicant requests primary elevation designation.

**STAFF RECOMMENDATION:**

Staff recommends that the Board designate elevations 1 and 2 out of 13 as primary to capture the character defining qualities of historic 8-lite wood casement windows and wall-dominated massing with a step back at the south addition.

**Questions to Staff**

Chair Rios asked which façade he was talking about.

Mr. Rasch said he was talking about façades 1 and 2 that are facing the street.

**Applicant's Presentation**

Mr. Eric Enfield, 612 Old Santa Fe Trail, was sworn.

**Questions to the Applicant**

Chair Rios asked if he agreed with the Staff recommendations.

Mr. Enfield said he did.

Member Katz noted the portal on the north side is not historic but the windows of that façade (#13) should be primary. He asked if that would be a problem.

Mr. Enfield had a photo he showed to the Board. The portal has changed the character quite bit but he was not sure the window is historic. A lot of them are original on this house but he couldn't tell the Board about this one because they didn't do an assessment and he didn't think it was addressed in the survey.

Mr. Rasch pointed out that the windows on the north are the same as the windows on the east elevation.

Chair Rios reasoned that it is a non-historic porch with historic windows.

**Public Comment**

Mr. John Eddy (previously sworn) said the windows on façade #13 match those on façades #1 and #2. And even though the portal isn't historic, the rest is historic and can be seen on Delgado. He thought that was important

Ms. Beninato (previously sworn) echoed that statement. #13 should be primary with the exception of the portal. The Board has done that consistently where it is well preserved. They seem to be original windows like #1 and #2.

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

Mr. Enfield was okay with #13 being primary and the windows do look original.

#### Action of the Board

**Member Roybal moved in Case #H-17-081A at 110 Delgado Street, Unit B, to approve as Staff recommended, that façades #1, # 2 and #13 be designated primary, excluding the portal. Member Katz seconded the motion and it passed by unanimous voice vote.**

- 10. Case #H-17-082. 110 Delgado Street, Unit E.** Downtown & Eastside Historic District. Architectural Alliance, agent for Thunderbalm Partners, owner, proposes to convert a contributing garage into a guesthouse by constructing a 111-square foot addition, replacing the non-historic doors, and constructing a 6' 0" high vehicle gate and a 4' 0" high yardwall with pedestrian gates. (David Rasch)

Mr. Rasch presented the staff report as follows:

#### **BACKGROUND & SUMMARY:**

110 Delgado Street, Unit E is a free-standing garage that was constructed in the late 1920s in a vernacular manner. Windows and doors are non-historic. The building is listed as contributing to the Downtown & Eastside Historic District with the east elevation designated as primary (where the garage doors are located).

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

1. A 111-square foot addition will be constructed on the west elevation at exactly the 50% allowable additional square footage. The addition will have a similar pitched roof that will be 6" lower than the contributing structure. Windows and doors will have divided lites and exposed headers. Finishes will be El Rey cementitious "Adobe" stucco, "Blue Denim" window and door cladding, and "Light Walnut" wood stain. The pitched roof finish was not submitted.
2. The non-historic wooden paired carriage doors on the primary east elevation will be removed and replaced with 30" compliant paired 6-lite carriage doors and non-historic triple single-lite windows on the north elevation will be removed and replaced with 4-lite windows in the same opening.
3. A 6' high coyote fence and coyote pedestrian gate with irregular latilla tops will be constructed in

front of the primary east elevation attaching to both the southeast and northeast building corners.

4. A 4' high stuccoed yardwall and arched wooden pedestrian gate will be constructed in front of the west addition attaching to the northwest corner of the contributing building.

#### **STAFF RECOMMENDATION:**

Staff recommends approval of this application which complies with Section 14-5.2(D) General Design Standards and (E) Downtown & Eastside Historic District.

#### **Questions to Staff**

There were no questions to Staff.

#### **Applicant's Presentation**

Mr. Enfield (previously sworn) said the roof will be corrugated metal as shown on the elevations. He wanted to emulate the garage doors with panels with glass. It has plywood doors now. The work is all on the back elevation. The 111-sq. ft. being added met the maximum added footprint rule.

#### **Questions to the Applicant**

Chair Rios asked how high the fence is and how far back.

Mr. Enfield said the fence is 6' high and 7-8' deep. It is at the bedroom so they are trying to screen the bedroom from car lights.

Chair Rios asked if the bedroom has two points of access.

Mr. Enfield agreed. It has two driveways.

Mr. Rasch said with the addition, the driveways would no longer connect.

#### **Public Comment**

Ms. Beninato (previously sworn) was not really happy with the treatment of the garage door and with the need for the really high fence there. She understood the window might need light for egress but a lower fence would still block out a lot of light - maybe 4' high would do it. The high fence loses that invitation into the building - it says, "stay away." The person living there won't be disturbed by the lights at all.

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

closed.

Member Boniface asked Mr. Rasch where the site plan was. It appeared he is building onto an adjoining property

Mr. Rasch shared his copy of the site plan.

Mr. Enfield explained that a lot line consolidation is being reviewed by City Staff.

Member Katz was also concerned about the garage doors. We just decided that was contributing primary façade and it is so visible. He appreciated that Mr. Enfield was trying to replicate the feeling but the picture doesn't look like a garage door. He didn't know quite where to go with it. Garage doors with 2/3 solid at the bottom and windows on the top were much more prevalent.

Mr. Enfield was willing to change the lights at the bottom into solid panels. The idea was to just open up the whole façade to the courtyard.

Action of the Board

**Member Katz moved in Case #H-17-082 at 110 Delgado Street, Unit E, to adopt Staff recommendations as submitted with one condition - that the four bottom lites on the garage doors be solid panels, clarifying that the roof is a corrugated metal roof, and that revised drawings be submitted to Staff for review and approval.**

**Member Roybal seconded the motion and it passed by unanimous voice vote.**

- 11. Case #H-14-108. 317 Hillside Avenue.** Downtown & Eastside Historic District. Architectural Alliance, agent for Robert Jordan, owner, proposes to construct a 5' 6" high vehicle gate and a coyote fence to a maximum height of 5' 0" on an existing rock wall at a contributing residential property. (David Rasch)

Mr. Rasch presented the staff report as follows:

**BACKGROUND & SUMMARY:**

317 Hillside Avenue is a single-family residence with a free-standing garage that was constructed in the Spanish-Pueblo Revival style in the late 1920s. Both structures are listed as contributing to the Downtown & Eastside Historic District.

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

1. A 12' wide 5' 6" high bileaf vehicle entry gate will be installed between 4" x 4" metal posts at 35' from the street. The black painted steel gates will have straight and circular elements and top mounted finials that resemble pine cones or acorns. There may be a post mounted key pad, but

details were not submitted.

2. A coyote fence with irregular latilla tops will be installed on top of an existing rock wall along the east side of the driveway which varies in height. The combined height will not exceed 5' at any location by stepping down toward the street.
3. An existing coyote fence along the east lotline will be removed and replaced with a coyote fence with irregular latilla tops. The fence will step down from 5' high to 3' high at the driveway visibility triangle and attach to an existing pilaster at the corner of the property.

### **STAFF RECOMMENDATION:**

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

#### **Questions to Staff**

Chair Rios asked Mr. Rasch about public visibility.

Mr. Rasch said the gate and both fences are publicly visible.

#### **Applicant's Presentation**

Mr. Enfield (previously sworn) confirmed there will be a post mounted key pad on posts that are painted black. The gates are only 5' high but they have about six inches of ground space underneath.

Staff didn't mention the pivot gate at the top of the site. When the snow is bad, the applicant will open that gate and drive down his neighbor's driveway so he doesn't wreck. That gate is 5' high and 10' wide. He had a statement from the owner which Mr. Enfield read to the Board. The letter concerned the historic event when the Drury Hotel had a grand opening and many people congregated with a riotous party in Hillside Park on that day with loud profanity and drug use. It also said that trespassers were taking shortcuts through his property to get to the Cross of the Martyrs and some were throwing rocks from the Cross of the Martyrs. Other vandalism had occurred too, so he was seeking to install the vehicle gate as a prevention measure.

Mr. Enfield said he had not described the finials but would do so in their permit.

#### **Questions to the Applicant**

Member Katz pointed out the coyote fence was in front of the pine tree and asked if he would be willing to move it two feet further back to keep the view of that tree.

Mr. Rasch suggested he could bring the fence over to the tree rather than the wall.

Member Boniface pointed it out on page 11.

Mr. Enfield said he could stop it at the tree so the tree is fully visible. He showed it on his drawing to each board member.

Member Katz accepted that solution.

#### Public Comment

Ms. Beninato (previously sworn) said it is distressing that people want gates. People always look for a property for a short cut and is not a big deal. All the trouble occurs on the other side and the gate is really unnecessary. It would radically change the look at Hillside with gated properties. She understood people take shortcuts but that has always been the case. No one ever said anything when she used to take a shortcut through a property when she lived on Canyon Road and needed to go downtown.

Chair Rios asked how far up the gate is.

Mr. Rasch showed its location.

Mr. Enfield said the truth is that they are walking right up his driveway to get to the hill but that hill is right up his driveway.

Mr. Eddy (previously sworn) said he was familiar with this property and had mixed feelings about it. He didn't like a gate and agreed that gates provide an unwelcome environment. On the other hand, this property has a very porous boundary and could be a homeless corridor and he would be uncomfortable with it. That driveway is really bad in a deep snow and he understood why the owner would want to use the neighbor's driveway. He'd rather not see a gate there but understand why. It should be as open in design as possible. The biggest security issue is the northern boundary.

Mr. Enfield said the gate is completely see-through. The owner didn't want to have a gate but wanted to impede the traffic through his property. His elderly dad lives next door.

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-14-108 at 317 Hillside Avenue, to follow the recommendation of Staff with one condition that the coyote fence on the east side of the driveway be pushed back about one more foot from the street. Member Boniface seconded the motion and it passed by unanimous voice vote.**

12. **Case #H-17-084, 101 West Alameda Street.** Downtown & Eastside Historic District. Architectural Alliance, agent for Inn of the Governors, owner, proposes to remodel patio roof and reconfigure windows and doors on a non-contributing non-residential structure. (Nicole Ramirez Thomas)

Ms. Ramirez Thomas presented the staff report as follows:

**BACKGROUND & SUMMARY:**

101 West Alameda is a 25,717-square foot building built in vernacular style. The building is noncontributing to the Downtown and Eastside Historic District. The current application only requests a remodel to the patio.

Currently the patio area that fronts West Alameda is covered with fabric awnings. The applicant is proposing to remodel the patio with the following 10 items.

- 1) Install roofing over the existing structure and screen in the patio on all sides. The patio square footage is 1189 square feet.
- 2) Install 6 frosted skylights in the roof. The skylights will not be publicly visible.
- 3) Install three 2'-0" by 10'-0" divided light windows along the south elevation of the patio area.
- 4) A casement window and awning window and French doors with an awning window will be added to the west elevation inside the patio area creating atrium areas to the north and south sides of existing patio fireplace.
- 5) The roof edges will be wood trimmed and metal capped parapets to match the existing parapets on the building.
- 6) Scuppers and downspouts will be added to the south elevation.
- 7) Wood trim and metal coping will be in the color "Dark Bronze."
- 8) The window clad color will be "Brick Red."
- 9) The scupper and downspout color will be "Minimal White."
- 10) The applicant is asking to paint the existing patio wall "Minimal White" but an exception was not requested.

**STAFF RECOMMENDATION:**

Staff recommends approval of the application as it complies with 14-5.2(D)(9) Design Standards for all H



Districts, Height, Pitch, Scale, and Massing and 14-5.2(D) Downtown and Eastside with the condition that the proposed paint come back to the Board for an exception or the applicant use elastomeric stucco rather than paint for the wall.

#### Questions to Staff

Member Roybal asked if none of this is visible from Alameda.

Ms. Ramirez Thomas disagreed. It will all be on Alameda. There is a jog in the wall that will be filled in and the wall along Alameda will go straight across the top and have divided lite windows that will have wooden pediments. On the west side, it will have a window and door on either side of the fireplace.

Chair Rios asked where they want to paint the wall.

Ms. Ramirez Thomas said it is the exposed part of the wall on Alameda.

Member Katz was puzzled. The top drawing shows the railing going all across that roof. He asked if it does that rail now.

Ms. Ramirez Thomas said it doesn't now because it is behind the tent.

#### Applicant's Presentation

Mr. Enfield (previously sworn) said it is the continuation of wood fascia on Del Charro which creates the low parapet. The wood fences are actually back beyond at the rooms. They wouldn't be seen. They are above the bar. And the odd configuration on the west side as shown in the photo is what they were faced with. The ivy and trees and growth will all be maintained. The Wisteria has a trunk the size of a tree in the southwest corner. We want to maintain all of it. And they could open the awning windows on the south and west.

#### Questions to the Applicant

Chair Rios asked why he wanted to paint the wall.

Mr. Enfield said it is only to match the color there now. He would use elastomeric stucco to match Del Charro colors. The beams were painted lemon color.

Member Boniface noted on page 14 that Mr. Enfield is proposing lots of skylights and in the center, the HVAC would be screened. He asked if that will be above the parapet.

Mr. Enfield said the skylights will not be visible. We walked the perspective for visibility with Ms. Ramirez Thomas. We are trying to get rid of that unit on the roof and if we have to screen it, we will but the

skylights will be low profile. If the unit needs screening, it would be 36" high with a simple wood structure like is seen on the rails to match up. They will do all air handling on the inside. The boiler and chiller are inside the hotel. It would be a packaged HVAC downdraft coming out and no ducts on the roof except for a return duct on the back traveling toward the rooms behind the screen. He explained that he showed screening on three sides if they can't get rid of that unit.

#### Public Comment

Mr. Sam Gerberding, 809 Rio Vista and Manager at Inn of the Governors, was sworn. He said on the paint issue, it is the new section of wall and the current wall along Alameda. They will use the same stucco as Del Charro and it won't impact the street.

Mr. Enfield said he is concerned about the plants and ivy because we don't want to remove it. So for the new construction to match Del Charro and transition to the existing wall which is all planned. They don't want to pull that the vegetation off. He described it with the photo. He asked Mr. Rasch if it would need an exception if they left the landscaping there.

Mr. Rasch said no.

Ms. Ramirez Thomas said that is a new CMU wall and the requirement is to stucco the wall; not paint it.

Mr. Enfield said they would stucco up to the existing wall. The downspout is a good place to stop.

Ms. Beninato (previously sworn) said she couldn't tell what was being said and it is not drawn so it is hard to see what is going on there. She understood that piece needs to be stuccoed but not another color. Since that part of the wall can be seen, it should have consistency.

Chair Rios asked if the tents are going away.

Mr. Enfield said they are going away and they are not shown in his drawings. They were temporary structures.

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-17-084 at 101 West Alameda Street this case - to approve the application as presented with conditions that the stucco color existing behind the shrubbery on the south side be matched, including the infilled notch at the east end of the wall and that no rooftop appurtenances including skylights, ductwork and HVAC units, be publicly visible. Member Roybal seconded the motion and it passed by unanimous voice vote.**

- 13. Case #H-07-085. 3 Plaza Fatima.** Downtown & Eastside Historic District. Christopher Purvis, agent for Marilyn Batts, owner, requests primary elevation(s) designation for a contributing residential structure. (David Rasch)

Mr. Rasch presented the staff report as follows:

**BACKGROUND & SUMMARY:**

3 Plaza Fatima is a single-family residence that was constructed before 1928 in the Spanish-Pueblo Revival Style. Historic windows have been replaced and the owner believes that the shed roof studio, portal, and storage room on the southwest corner of the building (west end of elevation 2 and all of elevation 3) are non-historic alterations but evidence has not been submitted. Apparently, historic steel casement windows exist in the studio on the south elevation. Other windows in this shed roof area on the south elevation (#2) and windows and doors on the west elevation (#4) have non-conforming lites. The building is listed as contributing to the Downtown & Eastside Historic District.

The applicant requests a primary elevation designation.

**STAFF RECOMMENDATION:**

Staff recommends that the Board designate elevation 1, east, of 6 as primary, excluding the non-historic windows, to preserve the characteristic wall dominated massing, small openings with exposed headers, and rounded corners and edges.

**Questions to Staff**

There were no questions to Staff.

**Applicant's Presentation**

Mr. Christopher Purvis, 200 West Marcy Street was sworn. He agreed with the Staff recommendations. On elevation #2, they have an old survey that identifies #4, 5 and 6. The steel casement windows are no longer there but his client remembered that was filled in in 1968. So they believe that walls were infilled between 1961 and 1968 and the Highway Department said they lost all those aerial surveys from 1961, 1966 and 1968. They are somewhere. The 1960 survey shows a big tree there.

The little portal was added in the 1990's. It looks more modern and those two top pieces are post-1968 and someone changed all those windows and doors. It was a long time ago. Marilyn has owned it for 25 years so the change was between 25 and 50 years ago.

**Questions to the Applicant**

There were no questions to the Applicant.

Public Comment

Ms. Beninato (previously sworn) was happy to see #1 is designated primary. She wondered if someone came in and agreed to change them to make them look more historic. She hoped the City has documentation of that approval for they look harmonious of that era of the building.

Action of the Board

**Member Roybal moved in Case #H-07-085 at 3 Plaza Fatima to designate elevation #1 (east) as primary excluding the nonhistoric windows to preserve the characteristic wall dominated massing, small openings with exposed headers, and rounded corners and edges. Member Boniface seconded the motion and it passed by unanimous voice vote.**

**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 the meeting was adjourned at approximately 8:00 p.m.

Approved by:

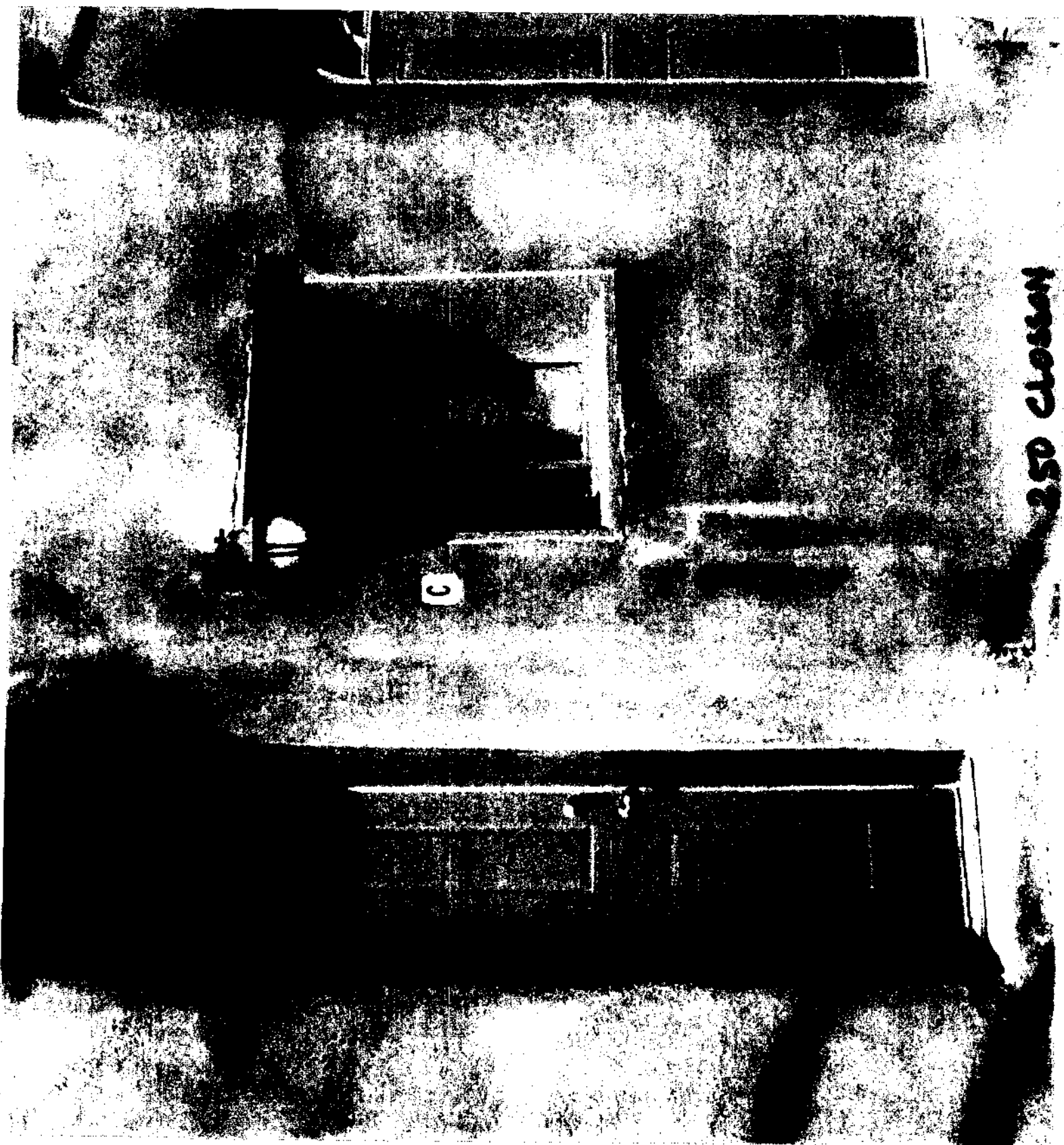
  
Cecilia Rios, Chair

Submitted by:

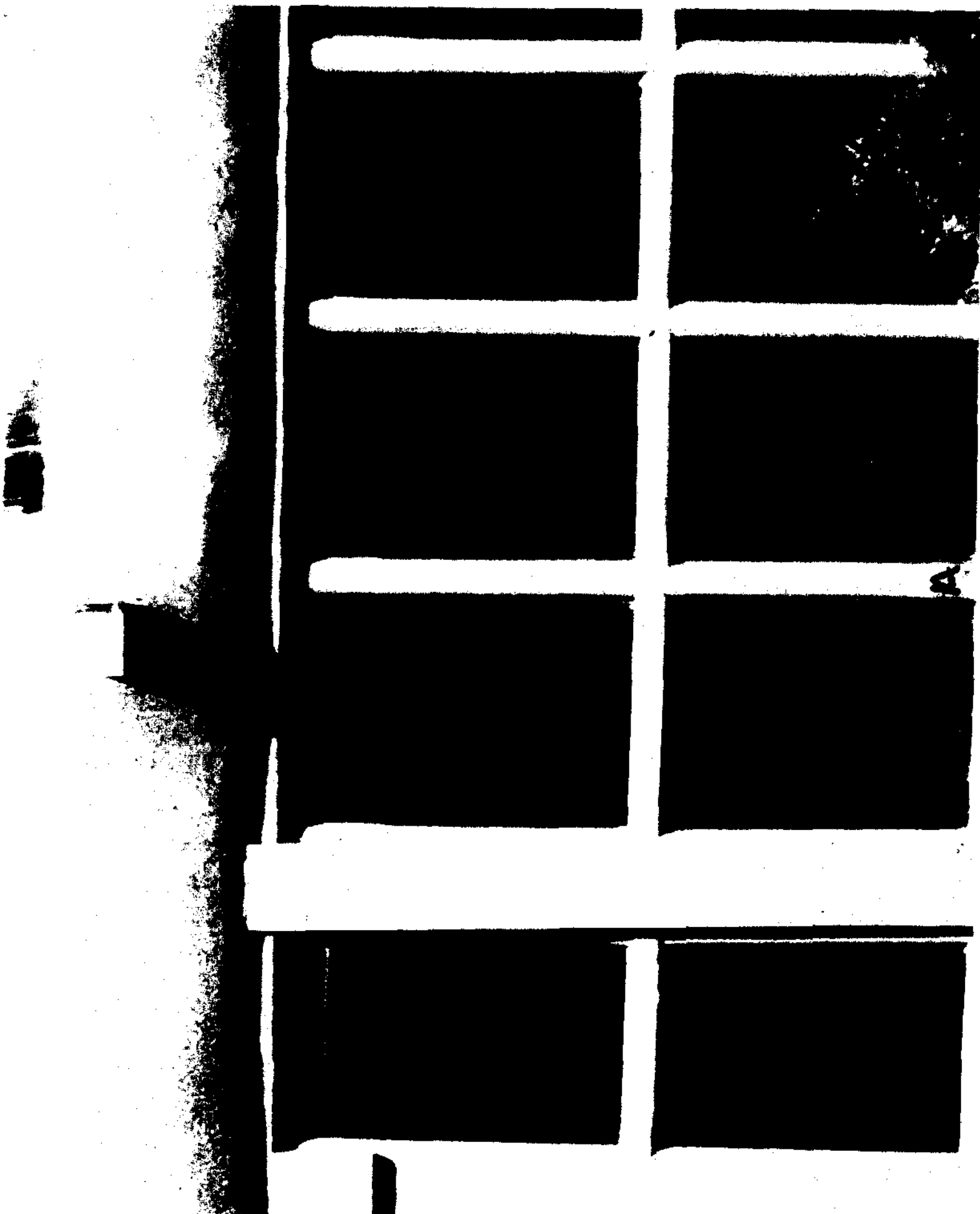
  
Carl Boaz for Carl G. Boaz, Inc.

Historic Districts Review Board  
September 26, 2017

## **EXHIBIT 1**



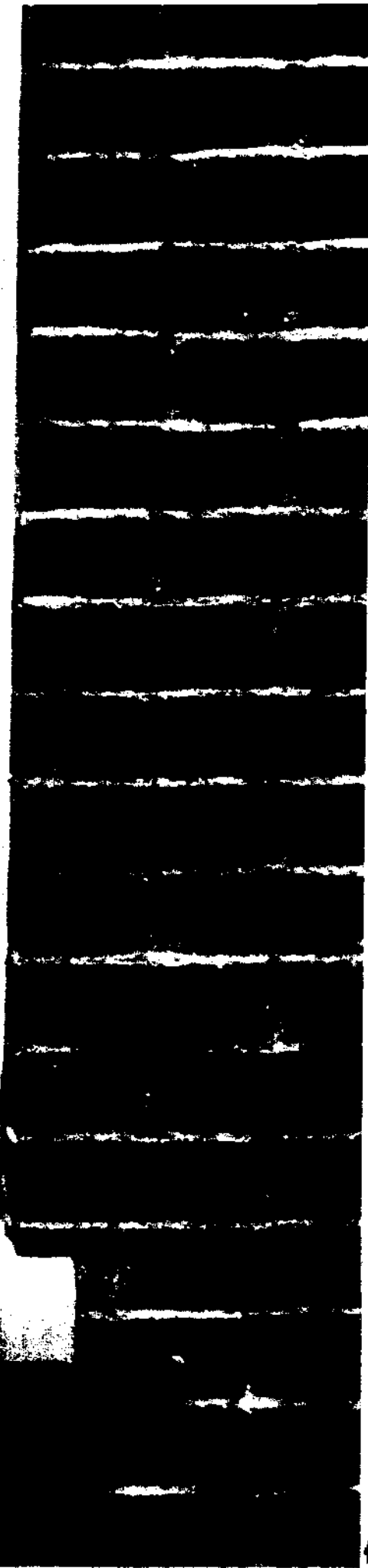
250 CLOSON





602 AGUA FRIA







541 AGUA FRIA

