



Agenda

DATE 10/4/17 TIME 2:50 PM

SERVED BY Nicole Ramirez Thomas

RECEIVED BY Melvin Byers

HISTORIC DISTRICTS REVIEW BOARD FIELD TRIP

TUESDAY, October 10, 2017 at 12:00 NOON

HISTORIC PRESERVATION DIVISION, 1ST FLOOR CITY HALL

HISTORIC DISTRICTS REVIEW BOARD HEARING

TUESDAY, October 10, 2017 at 5:30 P.M.

CONVENTION CENTER LAMY ROOM

AMENDED

- A. CALL TO ORDER
- B. ROLL CALL
- C. APPROVAL OF AGENDA
- D. APPROVAL OF MINUTES: September 26, 2017
- E. FINDINGS OF FACT & CONCLUSIONS OF LAW

Case #H-17-067B, 720 Don Gaspar Avenue.
Case #H-16-087, 444 Camino de las Animas.
Case #H-17-080, 312 Lomita Street Unit A.
Case #H-17-082, 110 Delgado Street Unit E.
Case #H-17-084, 101 West Alameda Street.

Case #H-17-066, 415 Camino Manzano.
Case #H-17-046B, 512 Agua Fria Street.
Case #H-17-081A, 110 Delgado Street Unit B.
Case #H-17-083, 317 Hillside Avenue.
Case #H-17-085, 3 Plaza Fatima.

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

1. Case #H-13-012, 60 East San Francisco Street. Downtown & Eastside Historic District. Duty and Germanas, agent for 60 East Corp., owner, proposes to construct a 614 sq. ft. second floor deck on a non-contributing non-residential structure. (David Rasch)
2. Case #H-15-108, 1270 Canyon Road. Downtown & Eastside Historic District. Christopher Purvis, agent for Chiron, LLC., owner proposes to amend a previous approval to construct a 5,005 sq. ft. single-family residence, two-car garage, and guest house with yardwalls, fences, and gates with many alterations. (David Rasch)
3. 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)
4. Case #H-17-076B, 122 Delgado Street. Downtown & Eastside Historic District. Martinez Architecture Studio, agent for Jona Armijo, owner, proposes to replace historic windows, construct a portal and storage room on a non-primary elevation, and restucco a contributing residential structure. An exception is requested to remove historic material and not replace in-kind (Section 14-5.2(D)(5)(a)(i)). (Nicole Ramirez Thomas)
5. Case #H-17-038, 715½ West Manhattan Avenue. Westside-Guadalupe Historic District. Marc Naktin, agent for Jack Reese, owner proposes to install and paint publicly-visible rooftop appurtenances. An exception is requested for publicly-visible rooftop appurtenances (Section 14-5.2(D)(3)). (Nicole Ramirez Thomas)
6. Case #H-17-057, 806 Don Gaspar Avenue. Don Gaspar Area Historic District. Palo Santo Designs, agent for Halley Roberts Strongwater and Daniel Strongwater, owners, proposes to alter roof styles from flat to pitch, construct a 56 sq. ft. addition, install skylights and publicly visible rooftop appurtenances on a contributing residential structure. An Exception is requested for publicly-visible rooftop appurtenances (Section 14-5.2(D)(3)) and to change roof styles (Section 14-5.2(D)(6)). (Nicole Ramirez Thomas)

7. Case #H-17-079. 1120 Canyon Road. Downtown & Eastside Historic District. Marc Naktin, agent for Cristo Rey Church, owners, proposes to enclose an entry door foyer and replace historic windows on primary elevations. Two exceptions are requested to remove historic materials (Section 14-5.2(D)(5)(a)(i) and (5)(b)). (David Rasch)
8. Case #H-17-086. 738 Agua Fria Street. Westside-Guadalupe Historic District. Mary Leonard, agent/owner, proposes to construct a 63" high coyote fence. (Nicole Ramirez Thomas)
9. Case #H-17-087. 451 Arroyo Tenorio. Downtown & Eastside Historic District. Martinez Architecture Studio, agent for Jill and Ray Weeks, owners, proposes to replace windows and doors, install skylights and a well fountain, construct a banco and window surround, repair vigas, and alter a non-historic yardwall. (Nicole Ramirez Thomas)
10. Case #H-17-088. 578 West San Francisco Street. Westside-Guadalupe Historic District. Edgar Villaescusa, agent for Gregorio Simental, owner, requests primary elevation designation for a contributing residential structure and historic status reviews for a non-contributing guest house/garage structure and a non-statused yardwall. (David Rasch)

I. MATTERS FROM THE BOARD

J. ADJOURNMENT

Cases on this agenda may be postponed to a later date by the Historic Districts Review Board at the noticed meeting. Please contact the Historic Preservation Division at 955-6605 or check <http://www.santafenm.gov/historic-districts-review-board-hearing-packets> for more information regarding cases on this agenda. 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 DATE 9/21/17 TIME 2:00PM
 SERVED BY [Signature]
 RECEIVED BY [Signature]

HISTORIC DISTRICTS REVIEW BOARD FIELD TRIP

TUESDAY, October 10, 2017 at 12:00 NOON

HISTORIC PRESERVATION DIVISION, 1st FLOOR CITY HALL

HISTORIC DISTRICTS REVIEW BOARD HEARING

TUESDAY, October 10, 2017 at 5:30 P.M.

CONVENTION CENTER LAMY ROOM

- A. CALL TO ORDER
- B. ROLL CALL
- C. APPROVAL OF AGENDA
- D. APPROVAL OF MINUTES: September 26, 2017
- E. FINDINGS OF FACT & CONCLUSIONS OF LAW

Case #H-16-070, 442 Camino de las Animas.
Case #H-17-066, 415 Camino Manzano.
Case #H-17-069, 334 Garcia Street.
Case #H-17-046B, 512 Agua Fria Street.
Case #H-17-081A, 110 Delgado Street Unit B.
Case #H-17-083, 317 Hillside Avenue.
Case #H-17-085, 3 Plaza Fatima.

Case #H-17-067B, 720 Don Gaspar Avenue.
Case #H-16-087, 444 Camino de las Animas.
Case #H-16-094, 324 Camino del Monte Sol.
Case #H-17-080, 312 Lomita Street Unit A.
Case #H-17-082, 110 Delgado Street Unit E.
Case #H-17-084, 101 West Alameda Street.

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

1. Case #H-13-012, 60 East San Francisco Street. Downtown & Eastside Historic District. Duty and Germanas, agent for 60 East Corp., owner, proposes to construct a 614 sq. ft. second floor deck on a non-contributing non-residential structure. (David Rasch)
2. Case #H-15-108, 1270 Canyon Road. Downtown & Eastside Historic District. Christopher Purvis, agent for Chiron, LLC., owner proposes to amend a previous approval to construct a 5,005 sq. ft. single-family residence, two-car garage, and guest house with yardwalls, fences, and gates with many alterations. (David Rasch)
3. Case #H-17-076B, 122 Delgado Street. Downtown & Eastside Historic District. Martinez Architecture Studio, agent for Jona Armijo, owner, proposes to replace historic windows, construct a portal and storage room on a non-primary elevation, and restucco a contributing residential structure. An exception is requested to remove historic material and not replace in-kind (Section 14-5.2(D)(5)(a)(i)). (Nicole Ramirez Thomas)
4. Case #H-17-019, 808 Canyon Road. Downtown & Eastside Historic District. Dale Zinn, agent for David Salazar, owner, proposes to construct a screen for rooftop appurtenances. The screen will be 18' high where the maximum allowable height is 18'9". (Nicole Ramirez Thomas)
5. Case #H-17-038, 715½ West Manhattan Avenue. Westside-Guadalupe Historic District. Marc Naktin, agent for Jack Reese, owner proposes to install and paint publicly-visible rooftop appurtenances. An exception is requested for publicly-visible rooftop appurtenances (Section 14-5.2(D)(3)). (Nicole Ramirez Thomas)
6. Case #H-17-057, 806 Don Gaspar Avenue. Don Gaspar Area Historic District. Palo Santo Designs, agent for Halley Roberts Strongwater and Daniel Strongwater, owners, proposes to alter roof styles from flat to pitch, construct a 56 sq. ft. addition, install skylights and publicly visible rooftop appurtenances on a contributing residential structure. An Exception is requested for publicly-visible rooftop appurtenances (Section 14-5.2(D)(3)) and to change roof styles (Section 14-5.2(D)(6)). (Nicole Ramirez Thomas)

7. Case #H-17-079. 1120 Canyon Road. Downtown & Eastside Historic District. Marc Naktin, agent for Cristo Rey Church, owners, proposes to enclose an entry door foyer and replace historic windows on primary elevations. Two exceptions are requested to remove historic materials (Section 14-5.2(D)(5)(a)(i) and (5)(b)). (David Rasch)
8. Case #H-17-086. 738 Agua Fria Street. Westside-Guadalupe Historic District. Mary Leonard, agent/owner, proposes to construct a 63" high coyote fence. (Nicole Ramirez Thomas)
9. Case #H-17-087. 451 Arroyo Tenorio. Downtown & Eastside Historic District. Martinez Architecture Studio, agent for Jill and Ray Weeks, owners, proposes to replace windows and doors, install skylights and a well fountain, construct a banco and window surround, repair vigas, and alter a non-historic yardwall. (Nicole Ramirez Thomas)
10. Case #H-17-088. 578 West San Francisco Street. Westside-Guadalupe Historic District. Edgar Villaescusa, agent for Gregorio Simental, owner, requests primary elevation designation for a contributing residential structure and historic status reviews for a non-contributing guest house/garage structure and a non-statused yardwall. (David Rasch)

I. MATTERS FROM THE BOARD

J. ADJOURNMENT

Cases on this agenda may be postponed to a later date by the Historic Districts Review Board at the noticed meeting. Please contact the Historic Preservation Division at 955-6605 or check http://www.santafenm.gov/historic_districts_review_board_hearing_packets for more information regarding cases on this agenda. 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.

SUMMARY INDEX
HISTORIC DISTRICTS REVIEW BOARD
October 10, 2017

ITEM	ACTION TAKEN	PAGE(S)
B. Roll Call	Quorum Present	1
C. Approval of Agenda	Approved as amended	1-2
D. Approval of Minutes September 26, 2017	Postponed	2
E. Findings of Fact & Conclusions of Law	Postponed	2
F. Business from the Floor	None	2
G. Communications	Announcements	2
H. Action Items		
1. <u>Case #H-13-012.</u>	Approved as recommended 60 East San Francisco Street	2-4
2. <u>Case #H-15-108.</u>	Approved with conditions 1270 Canyon Road	4-8
3. <u>Case #H-17-069.</u>	Postponed 334 Garcia Street	8
4. <u>Case #H-17-076B.</u>	Approved 122 Delgado Street	8-13
5. <u>Case #H-17-038.</u>	Postponed 715½ West Manhattan Avenue	13
6. <u>Case #H-17-057.</u>	Approved with conditions 806 Don Gaspar Avenue	28-35
7. <u>Case #H-17-079.</u>	Approved with conditions 1120 Canyon Road	13-21
8. <u>Case #H-17-086.</u>	Approved as presented 738 Agua Fria Street	21-22
9. <u>Case #H-11-134.</u>	Partially approved with conditions 451 Arroyo Tenorio	22-26
10. <u>Case #H-17-088.</u>	Approved with designations 578 West San Francisco Street	26-28
I. Matters from the Board	None	35
J. Adjournment	Adjourned at 7:20 p.m.	35

MINUTES OF THE
CITY OF SANTA FE
HISTORIC DISTRICTS REVIEW BOARD

October 10, 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 Lamy Room at Santa Fe Community Convention Center, Santa Fé, New Mexico.

B. ROLL CALL

Roll Call indicated the presence of a quorum as follows:

MEMBERS PRESENT:

Ms. Cecilia Rios, Chair
Mr. Frank Katz, Vice Chair
Ms. Jennifer Biedscheid
Mr. Edmund Boniface

MEMBERS EXCUSED:

Ms. Meghan Bayer
Mr. Buddy Roybal
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 explained that because of the challenge with a quorum, the cases on Garcia and West

Manhattan are postponements to October 24, as well as the minutes, and the Findings. All of those will be considered on October 24.

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

D. APPROVAL OF MINUTES September 26, 2017

The minutes of September 26, 2017 were postponed under Approval of Agenda.

E. FINDINGS OF FACT AND CONCLUSIONS OF LAW

Case #H-17-067B. 720 Don Gaspar Avenue.

Case #H-16-087. 444 Camino de las Animas.

Case #H-17-080. 312 Lomita Street Unit A.

Case #H-17-082. 110 Delgado Street Unit E.

Case #H-17-084. 101 West Alameda Street.

Case #H-17-066. 415 Camino Manzano.

Case #H-17-046B. 512 Agua Fria Street.

Case #H-17-081A. 110 Delgado Street Unit B.

Case #H-17-083. 317 Hillside Avenue.

Case #H-17-085. 3 Plaza Fatima.

The Findings of Fact and Conclusions of Law were postponed to October 24, 2017 under Approval of Agenda.

F. BUSINESS FROM THE FLOOR

There was no business from the floor.

G. COMMUNICATIONS

Ms. Gheen reported that the New Mexico Supreme Court denied the petition for Writ of Certiorari on the case involving 702 Don Felix case and that the New Mexico Court of Appeals denied the petition for Writ of Certiorari case at 1224 Cruz Blanca (the green stucco case) also.

H. ACTION ITEMS

1. Case #H-13-012. 60 East San Francisco Street. Downtown & Eastside Historic District. Duty and Germanas, agent for 60 East Corp., owner, proposes to construct a 614 sq. ft. second floor deck on a non-contributing non-residential structure. (David Rasch)

Mr. Rasch presented the staff report as follows:

BACKGROUND & SUMMARY:

60 East San Francisco Street is a 3-story non-residential structure that was built in the early 21st century in the Spanish-Pueblo Revival style as the south entry of the Santa Fe Arcade. The building is non-contributing to the Downtown & Eastside Historic District.

This application was previously approved on August 27, 2013 with the condition that the width of the second-story deck extend no farther than 2.5' from the outer edge of the entry void. This approval has expired.

Now, the applicant proposes to revive the project by constructing a 614-square foot second-story deck on the south elevation. The existing trellis will be removed. Although the applicant states that the deck will be cantilevered, the applicant proposes massive carved corbels to provide visual support for the deck. All finishes will be natural wood with a turpentine and linseed oil sealer. The Santa Fe Arcade sign will be reinstalled at the same height as before. Recessed lights will be installed in the deck soffit.

Mr. Rasch provided a handout of the floor plan of the third floor to clarify that the doors and windows on the second story, which are single-light windows, will be below a roof so it doesn't need an exception. [A copy of it is attached to these minutes as Exhibit 1.]

STAFF RECOMMENDATION:

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

Questions to Staff:

Chair Rios understood that the deck is cantilevered but has visual support from corbels.

Mr. Rasch agreed. Structurally, it is cantilevered but there are massive corbels to show visual support.

Chair Rios asked if it is protruding two and a half feet.

Mr. Rasch said it does from the edges but towards the street, it is just under four feet. It is like three and a half feet and supported by corbels.

Ms. Rios asked if this specific design is the one that was already approved.

Mr. Rasch said it is.

Applicant's Presentation:

Mr. Charles Rosenberg, 312 Read Street was sworn. He reiterated that it is pretty much identical to the previous approval that expired and this time will be built. There was a little change on the 3rd floor, which previously proposed extending the Rooftop Pizzeria outdoor deck but not in this one.

Chair Rios asked what stain would be used.

Mr. Rosenberg said the stain is a linseed and turpentine oil that preserves the wood. It looks identical to the opposite side of this building.

Member Boniface said it looks as if four columns are being added to support the beams which have the corbel end.

Mr. Rosenberg said they are actually proposing six columns. There are two existing for a total of eight.

Member Boniface asked, if he stood under the proposed deck and looked up, what he would see for the ceiling treatment.

Mr. Rosenberg said the ceiling will be tongue & groove 1'x6' lumber.

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-13-012 at 60 East San Francisco Street, to follow staff recommendations and approve as proposed. Member Katz seconded the motion and it passed by unanimous voice vote.

- 2. Case #H-15-108. 1270 Canyon Road.** Downtown & Eastside Historic District. Christopher Purvis, agent for Chiron, LLC., owner proposes to amend a previous approval to construct a 5,005 sq. ft. single-family residence, two-car garage, and guest house with yardwalls, fences, and gates with many alterations. (David Rasch)

Mr. Rasch presented the staff report as follows:

BACKGROUND & SUMMARY:

1270 and 1270½ Canyon Road are two vacant lots in the Downtown & Eastside Historic District. On December 8, 2015, the HDRB granted approval to construct a 5,005-square foot single-family residence, 2-car garage, and guest house with walls, fences, and gates with an amendment on April 26, 2016. Minor alterations have been approved administratively, but now additional requests have made the proposed

changes to the HDRB action too substantial to continue approving administratively.

The history of the case is summarized below:

December 8, 2015 HDRB:

1. A 5,005-square foot single-family residence will be constructed to a height of 18' 4" on a sloping slope where the maximum allowable height is 15' 4". The applicant has shown through topographic information that there is more than two feet of slope over the proposed footprint. The house is designed in a simplified Spanish-Pueblo Revival style with wall-dominated room-block massing, rounded edges, and beveled openings. Finishes include El Rey cementitious stucco in "Sandalwood" and trim color in "Pebble". Four different light fixture designs are proposed.
2. A 1,500-square foot guest house will be constructed to a height of 16'. The guest house is designed to harmonize with the primary structure.
3. A 650-square foot two-car garage will be constructed to a height of 12'.
4. Retaining walls, courtyard walls, and coyote fences will be constructed. Along street frontages, the fences will not exceed the maximum allowable heights of 53" on Camino Militar and 67/69" on Canyon Road.

February 4, 2016 HPD ADM:

1. Delete garage and move casita 8'.
2. Increase entry by 1' and add grilled opening.
3. Reduce height of stepdown at west elevation.
4. Add round window to master bedroom hall.
5. Reduce size of center window master bedroom.
6. Add stone sills on 2 windows north elevation.
7. Change design of courtyard gate north elevation.
8. Add second vehicle gate at Camino Militar.
9. Change portion of retaining wall on south side to stone surface treatment on slope.

April 26, 2016 HDRB:

1. The free-standing garage will be relocated from beside the guest house to beside the primary residence.
2. Windows will be slightly altered.
3. Skylights are proposed that shall not be visible from a public way, including the higher streetscape on Camino Militar.
4. A second vehicle gate will be constructed on Camino Militar. It will be faced with latillas at the maximum allowable height of 53".

September 27, 2016 HPD ADM:

1. Reduce square footage and height of house.
2. Eliminate garage and ramada.
3. Reduce number of skylights.
4. Alter windows and doors.
5. Alter yardwalls and gates to include coyote fence.

February 15, 2017 HPD ADM:

1. Change window on south elevation to a French door and shift 18".
2. Relocate arched opening on portal from west to north.
3. Enlarge north opening in portal for larger antique grille.

Now, the applicant proposes to amend the project with the following four items.

1. The garage will be relocated away from the guest house.
2. The rear retaining walls will be relocated slightly.
3. An in-ground hot tub will be constructed, apparently at the southeast corner of the residence with a mechanical room, but the drawings are unclear or missing information.
4. The courtyard walls and coyote fences will be reconfigured.

A question raised on the site visit was where the garage doors are rotated. The drawing did not make that apparent.

STAFF RECOMMENDATION:

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

Questions to Staff

Chair Rios asked for the length of the retaining wall.

Mr. Rasch was not sure.

Chair Rios said she would ask the applicant.

Mr. Rasch saw the garage detail does show the doors.

Applicant's Presentation

Mr. Christopher Purvis, 200 West Marcy was sworn and did not make a presentation.

Questions to the Applicant

Chair Rios asked for the direction the garage doors are facing.

Mr. Purvis said they face away from Camino Militar (east).

Chair Rios asked the length of the wall and fence and if it follows the grade.

Mr. Purvis said the fence in the center will follow the grade. It goes up steeply and runs across the flat area where there was an old house and closes with the fence on the back.

Member Katz asked if there were other windows in the garage or if it is a blank box.

Mr. Purvis said it is blank and if the Board suggested a window he would consider it.

Member Katz suggested a window on the west and south for solar gain.

Mr. Purvis agreed to tell his client the Board thought that was a good idea.

Mr. Purvis added that Mr. Rasch had asked where the mechanical room was hot tub area. It is off the southwest corner of the house. There was no space otherwise.

Member Katz asked what equipment the hot tub would have and how noisy it would be.

Mr. Purvis said it is only a filter and the pump and he didn't know if it could be heard at the intersection. The pump and filter run only when it needs to run.

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-15-108 at 1270 Canyon Road, to approve the application as submitted; with two conditions: 1) to have fenestration on the south and west elevations of the garage and 2), to have the mechanical room sufficiently insulated to prevent hearing the equipment on Camino Militar. Member Boniface seconded the motion.

Chair Rios asked about latillas undulating.

Member Katz added 3) that the latilla tops be irregular.

Member Boniface asked for a condition that the revised drawings be taken to Staff showing windows on the garage. Member Katz accepted it as friendly and the fourth condition and the motion passed by unanimous voice vote.

3. **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)

This case was postponed to October 24, 2017 under Approval of Agenda.

4. **Case #H-17-076B. 122 Delgado Street.** Downtown & Eastside Historic District. Martinez Architecture Studio, agent for Jona Armijo, owner, proposes to replace historic windows, construct a portal and storage room on a non-primary elevation, and restucco a contributing residential structure. An exception is requested to remove historic material and not replace in-kind (Section 14-5.2(D)(5)(a)(i)). (Nicole Ramirez Thomas)

Ms. Ramirez Thomas presented the staff report as follows:

BACKGROUND & SUMMARY:

122 Delgado Street is a 650-square foot vernacular style building that is contributing 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 concrete window sills. ~~Staff has requested a status review of the building.~~ The HDRB designated the east elevation of the structure as primary.

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

Replace steel casement windows with wood clad windows. The cladding would be painted "turquoise." An exception is required to remove historic material and not replace in-kind for the windows on the east elevation (14-5.2(D)(5)(a)(i)). The relevant code citation and exception responses are provided at the end of this memo.

Addition of 146 square feet to the west elevation for a storage area and portal. The storage room will have one window. The stain for wood will be "natural" and the trim will be painted "turquoise."

Re-stucco the building with cementitious El Rey "Adobe."

RELEVANT CODE CITATION

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

(5) Windows, Doors, and Other Architectural Features

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

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

EXCEPTION RESPONSES

EXCEPTION TO REMOVE HISTORIC MATERIAL (14-5.2(D)(5)(a))

(i) **Do not damage the character of the district;**

The existing metal windows are in poor shape. They are cold, they have only a single pane of glazing and after all these years of use, they do not close tightly. The replacement windows will match the divided pane configuration of the existing windows and they will be in the same color metal cladding. These new windows will not damage the character of the district because they will visually match the existing windows.

Staff response: Staff agrees with this response. The applicant has chosen a window color and lite pattern that emulates the existing windows.

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

The existing windows do not retain a comfortable heat for residents inside of this small house of only 600 sq. ft. Replacement windows are required to prevent a hardship to the applicant so that she can provide an adequate energy efficient living space.

Staff response: Staff agrees with this response. Steel casement windows are inefficient for retaining heat.

(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;

This building was originally constructed as a store. It has changed its use to be a small residence. The applicant needs to make the space livable. We propose to replace all the windows. We want the primary façade windows to be of the same quality as all the other replacements. This replacement will strengthen the unique the heterogeneous character of the City by ensuring that residents can continue to reside within this building.

Staff response: Staff does not agree with this response as other design options were not presented.

EXCEPTION TO NOT REPLACE HISTORIC MATERIAL IN KIND (14-5.2(D)(5)(a))

(i) Do not damage the character of the district

The replacement windows will match the divided pane configuration of the existing windows and they will be in the same color metal to match. These replacement windows will not damage the character of the district because they will visually match the existing windows.

Staff response: Staff agrees with this response. The applicant has chosen a window color and lite pattern that emulates the existing windows.

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

This is a small house of only 600 sq. ft. You actually have to travel through the bedroom to get to the kitchen. If the City of Santa Fe will not allow us to replace these windows as we propose, the applicant will not be able to economically ensure an energy efficient living space.

Staff Response: Staff agrees with this response. A lack of energy efficiency can be a hardship.

(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

This removal of historic material will strengthen the unique heterogeneous character of the City by ensuring that residents can continue to reside in this historic building.

Staff response: Staff does not agree with this response as other design options were not presented.

STAFF RECOMMENDATION:

Staff does find that not all of the exception criteria have been met but the Board may find, upon further testimony, that they have been. 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.

Questions to Staff

Member Biedscheid asked if the designation of primary façade was based on the defining characteristic of the steel casement windows and what the effect of replacing not in-kind on the proposed design would be.

Ms. Ramirez Thomas thought with the design proposed, the window dimensions and lite pattern would not change so it does retain the character. She had looked at the windows earlier and saw they are inoperable.

Member Biedscheid asked if they were original.

Ms. Ramirez Thomas agreed.

Chair Rios reasoned that all the openings would be the same except the added window on the north.

Ms. Ramirez Thomas agreed and the additional window on the west elevation.

Member Biedscheid asked if they are being replaced with wood windows.

Ms. Ramirez Thomas said they are wood clad windows and painted turquoise to match.

Applicant's Presentation

Mr. Richard Martínez, P. O. Box 925, was sworn. He said they did consider all design options. Although they could have kept the windows, they are not energy efficient and don't close and parts are impossible to find. They cannot get the windows to work properly. They considered aluminum windows but that would not give the same look. They considered steel windows but it is very small building and they would not be economically efficient.

They considered using insulated glass and steel frames that have the best look closest to the look of steel windows. The new windows will have the same divisions and frames and will close tightly. They also had to add one window for egress from the bedroom.

Questions to the Applicant

Chair Rios pointed out that Staff said they would be wood clad.

Mr. Martínez said the windows would be wood with metal cladding.

Member Katz asked if they can have same window pattern.

Mr. Martínez agreed.

Member Katz understood the Hope windows would be more expensive and asked what the difference would be.

Mr. Martínez said he couldn't.

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 appreciated the economics and having windows that work but without knowing the price difference to replicate what is there, he had a hard time supporting replacement not in-kind.

Chair Rios asked Member Boniface to comment.

Member Boniface said he would rather not guess.

Mr. Martínez said the difference would be a guess and he would rather not.

Chair Rios recognized a comment from the audience.

Mr. Rosenberg (previously sworn) said he was an architect and has used the Hope Windows and they are least double in cost what Mr. Martínez is proposing and they don't work well in this environment. They condensate easily because many times, there is not a thermal break between the outside and the inside, so he offered that as a point of reference.

Member Katz moved in Case #H-17-076B at 122 Delgado Street, to approve the application and make a finding with that with the additional information, that the criteria for an exception to not replace in-kind have been met. Member Boniface seconded the motion and resulted in a 2-1 vote with Member Biedscheid voting against. Chair Rios voted in favor and the motion passed by a 3-1 voice vote.

- 5. Case #H-17-038, 715½ West Manhattan Avenue. Westside-Guadalupe Historic District. Marc Naktin, agent for Jack Reese, owner proposes to install and paint publicly-visible rooftop appurtenances. An exception is requested for publicly-visible rooftop appurtenances (Section 14-5.2(D)(3)). (Nicole Ramirez Thomas)**

This Case was postponed to October 24, 2017 under Approval of Agenda.

6. **Case #H-17-057. 806 Don Gaspar Avenue.** Don Gaspar Area Historic District. Palo Santo Designs, agent for Halley Roberts Strongwater and Daniel Strongwater, owners, proposes to alter roof styles from flat to pitch, construct a 56 sq. ft. addition, install skylights and publicly visible rooftop appurtenances on a contributing residential structure. An Exception is requested for publicly-visible rooftop appurtenances (Section 14-5.2(D)(3)) and to change roof styles (Section 14-5.2(D)(6)). (Nicole Ramirez Thomas)

The Applicant was not present.

Member Biedscheid moved to table Case #H-17-057 to the end of the agenda. Member Boniface seconded the motion and it passed by unanimous voice vote.

7. **Case #H-17-079. 1120 Canyon Road.** Downtown & Eastside Historic District. Marc Naktin, agent for Cristo Rey Church, owners, proposes to enclose an entry door foyer and replace historic windows on primary elevations. Two exceptions are requested to remove historic materials (Section 14-5.2(D)(5)(a)(i) and (5)(b)). (David Rasch)

The applicant was not present

Member Biedscheid moved to table Case #H-17-079 to the end of the agenda. Member Boniface seconded the motion and it passed by unanimous voice vote.

As the vote was taken, Mr. Naktin came into the room.

Member Katz moved to reconsider the motion to table Case #H-17-079. Member Boniface seconded the motion and it passed by unanimous voice vote.

Mr. Rasch presented the staff report as follows:

BACKGROUND & SUMMARY:

1120 Canyon Road, known as Cristo Rey Convent Casita, is a non-residential structure that was constructed in approximately 1930 in the Spanish-Pueblo Revival style. The historic wood windows, exposed wooden headers, and cementitious stucco are in poor condition. The building is listed as contributing to the Downtown & Eastside Historic District.

On September 12, 2017, the primary elevations were designated as 1-4 out of 9, to include the entire west façade with the inset door and elevation facing north and the west end of the south façade.

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

1. The recessed entry on elevation 2 (north) will be removed and replaced with an entry that is not inset from the exterior wall that will retain the posts and corbels. An exception is requested to change the architectural character of a primary elevation (14-5.2(D)(5)(b)) and the required criteria responses are at the end of this report.
2. The four historic wood casement windows on elevation 4 (south) will be removed and replaced with four 6-lite casement windows that match the dimensions and appearance of the historic windows, except that they will have thermal panes, probably with simulated divided lites instead of true-divided lites. An exception is requested to remove historic materials on a primary elevation (14-5.2(D)(5)(a)(i)) and the required criteria responses are at the end of this report.
3. All other primary elevation historic wood windows will be repaired and all exposed wood headers will be repaired.
4. All other historic windows on non-primary elevations will be replaced with blue-colored aluminum-clad windows in the existing opening dimensions and locations.
5. The building will be restuccoed to match the existing compliant 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 facades of significant and landmark structures and for the primary facades 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 CHANGE ARCHITECTURAL CHARACTER

- **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. Removing this entry alcove will not significantly change the character of the building since we will be maintaining the existing wood header, posts and what appear to be modern later added decorative corbels by putting the new door just behind these elements. There will still be a deep shadow line and door – only no “shelter” from the elements.

Staff response: Staff agrees with this statement. From the street, there will be little or no visible change.

- **Prevent a hardship to the applicant or an injury to the public welfare**

Response:

The current living room layout is “pinched” and a L- shaped preventing a very useable layout. The addition of a mechanical room sometime in the building’s past along with the addition of a shallow portal entry foyer ate up almost 40% of the living room.

Staff response: Staff does not agree with this statement. The hardship has not been identified for why the current living room is too small.

- **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:

We researched the possibility of relocating the mechanical room but would still have the entry protruding into the space. This is a secondary entry to the house and, as such, would not be “missed” since it has never been used as an entry. Removing the

space will also prevent confusion as to which door is the main entry. As mentioned before, we looked at removing the existing header, posts and corbels but would like to retain the character of those elements by placing the new door just behind them.

Staff response: Staff does not agree with this statement. This proposal will retain two doors that will continue the confusion as to which is the main entry.

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:

The evolution of the house from when it was first build to present day was affected by modernization and additions that eventually created a dysfunctional plan.

Staff response: Staff finds that this criterion was not addressed.

Are due to special conditions and circumstances which are not the result of actions of the applicant

Response:

The casita is just as it was built in the 1930s. No proper improvements or repairs 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 finds that this criterion was not addressed. The church built this structure with the inset entry design of their own action.

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 does not agree with this statement. The applicant could remove the two built-in bookshelves to create more space in the living room which would not affect the exterior.

EXCEPTION TO REMOVE HISTORIC MATERIAL

(i) 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 agrees with this statement. The windows will look the same as the historic windows.

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

Response:

The windows for which we are requesting replacements are poorly insulated and do not function. It is not possible to provide natural ventilation or egress in the case of an emergency. The headers are rotten through to the point screw drivers can be driven straight through in areas. Once again, safety is a concern as some of the window openings are large. Should we get approved for placing a door in the existing entry alcove we would propose to remove the walls behind it to open space up in the very long narrow L-shaped living room which has proven difficult to functionally furnish.

Staff response: Staff disagrees with this statement. The living room does not require another means of egress/ingress, the windows have no bearing on the size of the interior space, and no window assessment has been performed to determine if they are beyond repair.

(iii) 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. The existing headers will be restored where possible but some already show signs of plastic filler and caulking which have no structural value and in some cases, are falling out.

Staff response: Staff does not agree with this statement. Storm windows are an excellent means to energy conservation, as well as, preservation of historic windows. Proper weather-stripping is another option.

(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 related streetscape.

Response:

Simply speaking the age of the building and the wood's naturally tendency to deteriorate over time from both sun and moisture and lack of proper maintenance.

Staff response: Staff finds that this criterion was not addressed.

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

Response:

The casita is just as it was built in the 1930s. No proper improvements or repairs 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 disagrees with this statement. The property owner is required to maintain historic materials on this structure. Therefore, the deteriorated state is due to their action.

(vi) 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 disagrees with this statement. Three other primary elevation historic wood windows will be restored and retained; why not these?

STAFF RECOMMENDATION:

Staff finds that the exception criteria to change architectural character and to remove historic material have not been met. If the Board grants permission to replace the south elevation historic windows, then they shall be wood, not clad. Otherwise, this application complies with Section 14-5.2(C) Regulation of Contributing Structures, (D) General Design Standards, and (E) Downtown & Eastside Historic District with the condition that staff shall approve the cementitious stucco color before a construction permit application is submitted.

Questions to Staff

There were no questions to Staff.

Applicant's Presentation

Mr. Marc Naktin, 605 Luján Street, was sworn. He said they want to pull the door closer to the front of that west elevation is because it is an oddball room and to maximize the usability since that is the living room for the whole house. They are keeping the character with existing posts, corbels and beams over the opening but pulling the wall up to that surface to give that space back to the living room.

Questions to the Applicant

Chair Rios asked for the stucco color.

Mr. Naktin said they would attempt to match the stucco color with cementitious stucco.

Chair Rios asked if he agreed with Staff to have all wood windows.

Mr. Naktin agreed. They are single pane and rotting but they could use wood instead of clad windows.

Chair Rios asked Mr. Rasch about the window on the south. The headers are rotted. She asked if the windows are reparable.

Mr. Rasch said yes, if the Board grants the replacement exception, they would need an exception to do clad windows instead of wood.

Mr. Naktin said most of the windows are not functional now.

Member Katz was not happy with losing the alcove entry because it really defines that façade. He was puzzled about what the structure is on the inside. It is odd-shaped thing on the northwest wall.

Mr. Naktin said it is an entertainment center with shelves and is funky. Behind it is a mechanical room and that appears to have been added by necessity. What they proposed is getting rid of the alcove but to maintaining the detailing (indentation) there.

Member Katz would be willing to reduce the size of the alcove just the size of the one wall on the east side of the alcove but having it come straight across to where the mechanical room is. Some depth of the alcove is very much what that façade is about.

Member Biedscheid agreed. The alcove is very unique. She asked if they considered an interior remodel to that space.

Mr. Naktin said while he agreed it is a cute alcove but it is unused space and a quarter of the room can't be used because of the design. We could increase the alcove so a person could stand out of the rain. We could set it back a little bit. The church has very limited funds and it will be tight. While we can propose the addition and remodel the rest, this is the one room that they cannot remodel on the interior. This is the simplest of solutions.

Member Boniface saw the dilemma. It is such a unique character-defining part. He agreed with Member Katz that it needs to be kept. On the existing floor plan there is a 45-degree wall and asked if they could rotate it straight down and get rid of the door into the living room so the alcove could remain but only into the mechanical room.

Mr. Naktin said that is possible, although they wanted a door to the courtyard area. They like to spend time there.

Member Boniface suggested that removing the door is more in your benefit to give more wall space. Otherwise, it is more of a hallway. If you kept the door but rotated the wall so it is vertical, it would help.

Mr. Naktin thought they could work with that. If we find a compromise, we could do it and not give up the alcove completely. It would still give more space to the living room. Much of that room is taken up by the entertainment center.

Member Katz said removing it could be done but it is a very narrow space. They can't even put a regular sized sofa in there now.

Mr. Naktin said he was open to whatever compromises so he didn't have to come back - something to work with and not destroy the alcove completely.

Member Katz was very comfortable with what Member Boniface suggested.

Mr. Naktin agreed that would be substantially more space.

Public Comment

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

Ms. Gheen said if the Board does not find the change to not meet all the criteria, the Applicant would have to provide a way to meet all the criteria.

Member Biedscheid did not believe the Board had addressed the exception regarding window materials on the south side. It looks like they are repairing the other windows on the site and she wondered why they are not repairing this one.

Mr. Naktin said they want to have a more efficient window that matches the style. It is cheaper for the church to replace it than try to work with what is there now. And you could drive a screwdriver through that header.

Member Biedscheid asked if the windows on the west façade were in better condition or what the logic was for restoring them and not this one.

Mr. Naktin said the reason is that they were trying to restore some and not others is to try to keep as much historic material as possible and play by the rules of the code.

Action of the Board:

Member Katz, in Case #H-17-079 at 1120 Canyon Road, made a finding that approves a change on the alcove and make it only as deep as the northwest wall and come down at a 90-degree angle and agree with the findings on criteria 1 and 2 to prevent a hardship; having a room that is useable and not having one, is a hardship. Other options were considered and the Board forced another; and the odd shape of the room is different than others. Regarding the streetscape, it is old enough that the blame is no longer attributable to the church. The least negative impact is to retain a substantial part of the alcove that retains the character. And he moved to approve replacement with a good wood window, not clad. And regarding the streetscape, to accept the hardship of having to repair other windows and having a more efficient window as the best alternative and regarding special conditions, that the window is in bad shape - worse than the others and that is not the action of the applicant but the weather. The new window will be wooden which is the least negative impact. The motion is to approve with a condition that Staff review revised drawings before a building permit is issued. Member Boniface seconded the motion.

Chair Rios asked for a friendly amendment - a condition that the stucco match existing. Member Katz accepted the amendment as friendly and the motion passed by unanimous voice vote.

8. **Case #H-17-086. 738 Agua Fria Street.** Westside-Guadalupe Historic District. Mary Leonard, agent/owner, proposes to construct a 63" high coyote fence. (Nicole Ramirez Thomas)

Ms. Ramirez Thomas presented the staff report as follows:

BACKGROUND & SUMMARY:

738 Agua Fria is a single-family residence in the Westside-Guadalupe Historic District. The house was constructed after 2013 and is noncontributing to the district. The current application is for a request to construct a coyote fence.

1) The applicant proposes to construct a 57" tall coyote fence on the north property line and a 63" coyote fence on the east and west property lines. The fences will have irregular latilla tops.

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(I) Westside-Guadalupe.

Questions to Staff

There were no questions to Staff.

Applicant's Presentation

Ms. Mary Leonard was sworn and said she did all the site lines and everything for this simple coyote fence and gate.

Questions to 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-17-086 at 738 Agua Fria Street, to approve the application as presented. Member Biedscheid seconded the motion for discussion.

Member Biedscheid asked if it is a vehicle gate.

Ms. Leonard agreed. It has a metal frame and metal posts on either side with latillas on it that have irregular tops.

Member Biedscheid asked if it close to the house. She thought the driveway was low there. She asked if the grade was adjusted for the vehicle gate.

Ms. Leonard said there is hardly any grade. It is flat. He had another drawing that shows the house and where the gate is.

Member Biedscheid said the Board has that drawing.

Member Boniface asked if the structure of the coyote fence would be on the interior of the property.

Mary said it is inside the site lines.

Member Boniface added to his motion, that the structure of the fence be on the interior side. Member Biedscheid agreed and the motion passed by unanimous voice vote.

9. **Case #H-11-134. 451 Arroyo Tenorio.** Downtown & Eastside Historic District. Martinez Architecture Studio, agent for Jill and Ray Weeks, owners, proposes to replace windows and doors, install skylights and a well fountain, construct a banco and window surround, repair vigas, and alter a non-historic yardwall. (Nicole Ramirez Thomas)

Ms. Ramirez Thomas presented the staff report as follows:

BACKGROUND & SUMMARY:

451 Arroyo Tenorio is a 3,310-square foot main house, a 939-square foot guest house, and 552 square foot garage that are located within the Downtown and Eastside Historic District. The house is built in the Spanish Pueblo Revival style and is contributing do the district. The east and west elevations are designated as contributing.

The applicant proposes the following remodel to the property.

Main House

- 1) Replace a non-historic window on the north end of the east elevation with a door. The header height and width of the opening will not change. An exception is not requested.
- 2) Replace a window at the south end of the east elevation.
- 3) Repair rotted vigas at the east elevation portal.
- 4) Add a banco to the east elevation.
- 5) Add a well fountain structure in the courtyard on the east side of the house.

- 6) Replace a window on the north elevation.
- 7) Replace a window with a door on the south elevation.
- 8) Adding exposed adobe brick at the base of the chimney on the south and west elevations.
- 9) Adding exposed adobe brick at the south facing yardwall.
- 10) Addition of skylights. The skylights will not be publicly visible.

Guest House

- 11) Place a window surround on the window beneath the portal on the north elevation.

Garage

- 12) Replace the exterior light fixture at the garage.

STAFF RECOMMENDATION:

Staff recommends approval of the application as it complies with 14-5.2(D) 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. Richard Martinez (previously sworn) had three things to address. The replacement of windows by doors and windows are all nonhistoric. He provided pictures of them which the Board reviewed. One of the windows on the outside of the yardwall is behind a metal railing that doesn't allow the window to open so he would replace it with a window that opens inward.

The adobe wall won't be taller but will be changes to make it more like an exposed adobe wall. Photos showed the look of exposed adobe. The wall does not appear to have adobe and he presumed it would need to be cut down and replaced with adobe.

One viga is on the ground and the vigas are rotted except where they have been replaced. He presumed the viga ends age has not been determined, but they would like to replace in-kind all the rotted vigas.

Questions to the Applicant

Chair Rios asked him to describe the adobes and how they are put together.

Mr. Martínez said it would be mud, unstabilized adobes and finished with mud mortar over any concrete mortar needed.

Member Biedscheid asked if he would be cutting part of the wall out to put in vigas.

Mr. Martínez said they would have to cut the wall down to the stucco base but no further, to expose the top half of the wall.

Member Biedscheid asked how the top of the wall would be finished.

Mr. Martínez said it would have no finish. The adobes will have to be replaced in the future from erosion but nothing artificial.

Member Katz asked if he was replacing a fixture on the wall.

Mr. Martínez agreed but he didn't have a design for it. The owner only gave an indication of the fixture on the garage but not on the gates.

Member Katz thought the garage light fixture seems too large.

Chair Rios asked if he knew the dimensions of that fixture.

Mr. Martínez said it is 13" across and 18" in height and is four sided so it hangs off the wall.

Member Katz said in the picture, it is from the top of the garage doors to top of parapet.

Member Katz asked about the exposed brick around the fireplace.

Mr. Martínez said it is there now and they will dress it up to get rid of the angle. By putting the adobe around the opening, they hope to break up that line from bottom to top. It has a cantilevered hearth and this will go beneath it.

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 asked about the age of the wall and its status.

Ms. Ramirez Thomas said the wall is not historic and has no status. At some point there is a plat that shows no wall.

Mr. Martinez said they looked at aerial photographs and they ended beyond this property but it follows the contemporary turnaround of the driveway so it doesn't appear to be historic.

Member Katz moved in Case #H-11-134 at 451 Arroyo Tenorio, to approve a portion of the application including 1-7 on the main house, but to deny the exposed adobe brick around the base of the chimney and the exposed adobe brick on the south-facing. They just changed who whole feeling of the house and is inconsistent with the rest of the design; and to approve guest house window with surround and to deny the exterior fixture on the garage as out of scale and does not fit.

Member Boniface seconded and agreed with observation on the fixture. When the Applicant returns with light fixtures, the Staff could approve fixtures.

Mr. Rasch asked if the Board is suggesting half as tall or 3/4 of its vertical dimension.

Member Katz said half and Member Boniface agreed.

Chair Rios asked for an amendment condition for no visible rooftop appurtenances. Member Katz accepted the amendment as friendly.

Member Biedscheid asked that any fixture by the gate be brought back to Staff for review and approval. Member Katz agreed and the motion passed by unanimous voice vote.

- 10. Case #H-17-088. 578 West San Francisco Street.** Westside-Guadalupe Historic District. Edgar Villaescusa, agent for Gregorio Simental, owner, requests primary elevation designation for a contributing residential structure and historic status reviews for a non-contributing guest house/garage structure and a non-statused yardwall. (David Rasch)

Mr. Rasch presented the staff report as follows:

BACKGROUND & SUMMARY:

578 West San Francisco Street is a single-family residence that was constructed in the Spanish-Pueblo Revival style by 1940. The building features rounded parapets and corners and a northwest corner porch with carved corbels, exposed headers, and a square post. The porch entry has a wooden picket gate and a wooden picket baluster is installed at the west side of the porch. Two narrow trellises are attached to the front of the porch. None of the aluminum slider windows are historic. A historic front door that existed in 1996 may have been removed or replaced. The building is listed as contributing to the Westside-Guadalupe Historic District, but primary elevations have not been designated.

578½ West San Francisco Street is a casita and garage at the rear of the property that was constructed in a vernacular manner by 1942. The building features a historic flip-up wooden vehicle door with 4-lites at the center and 20 (19) wooden panels, a historic pedestrian door, steel casement windows on the east elevation with a simple wooden porch, and an aluminum slider window on the north elevation. The west and south elevation are inaccessible. The building is listed as non-contributing to the Westside-Guadalupe Historic District.

A river rock yardwall was constructed at an unknown, probably historic date. A twisted wire and metal pedestrian gate is installed in the wall. A twisted wire fence with a wooden top rail is installed from the yardwall corner along the east side of the driveway. These structures have no historic status designation.

All structures are in very poor condition and a major fire occurred in the residence.

STAFF RECOMMENDATION:

Staff recommends that the Board designate the north and west elevations of the contributing residence with the porch as primary, maintain the non-contributing historic status for the casita/garage, assign the river rock yardwall as contributing with the north elevation and northwest exterior corner as primary, and assign non-contributing historic status to the twisted wire gate and fence.

Questions to Staff

Member Boniface asked if the casita/garage should not be contributing.

Mr. Rasch said the door is visible from the street but the rest is not. It doesn't contribute as a secondary structure but is also in very bad condition. The inventory was in 1996 and it does suggest contributing. If the Board does designate it, the north should be primary.

Member Boniface said he saw it was once recommended but personally had a hard time with that.

Applicant's Presentation

Mr. Edgar Lara, 4451 Mesa Valero Court, was sworn and had nothing to add to the Staff report.

Questions to the Applicant

Chair Rios asked Mr. Lara if he agreed with the Staff recommendations.

Mr. Lara said he did agree.

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-17-088 at 578 and 578½ West San Francisco Street, to adopt staff recommendations and designate the north and west elevations of the contributing residence with the corner porch as primary; to retain the non-contributing status to the garage; and to designate the rock yard wall as contributing with the northwest corner as primary; and to assign noncontributing to wire fence and gate. Member Katz seconded the motion and it passed by unanimous voice vote.

Member Katz moved to remove Case #H-17-017 from the table for consideration. Member Boniface seconded the motion and it passed by unanimous voice vote.

- 6. Case #H-17-057, 806 Don Gaspar Avenue.** Don Gaspar Area Historic District. Palo Santo Designs, agent for Halley Roberts Strongwater and Daniel Strongwater, owners, proposes to alter roof styles from flat to pitch, construct a 56 sq. ft. addition, install skylights and publicly visible rooftop appurtenances on a contributing residential structure. An Exception is requested for publicly-visible rooftop appurtenances (Section 14-5.2(D)(3)) and to change roof styles (Section 14-5.2(D)(6)). (Nicole Ramirez Thomas)

Ms. Ramirez Thomas presented the staff report as follows:

BACKGROUND & SUMMARY:

806 Don Gaspar Avenue is a Cottage style single family residence located within the Don Gaspar Area Historic District. The house was built by Charles Stanford and was completed by 1912. It is listed as contributing the Don Gaspar Area Historic District. A detached garage is located at the southwest corner of the property and it is built in a vernacular style and is known to have been part of the property by 1967 based on aerial photographs. The garage is also contributing to the district. The Board assigned the north, east, and south elevation with the original glass doors as primary elevations.

Main House

Charles Stanford was a railroad worker who worked as the station master at the time the house was built but was also at some point a carpenter who helped build St. Vincent's Hospital and the Coronado Building. The construction of the house started in 1911 and it was built as a two-room cottage. It underwent a major renovation when Stanford's daughter and her family moved into the house in the 1950s. Notable changes to the exterior include the kitchen area on the south elevation and the back portion of the house on the west elevation as well as the partial front porch enclosure on the east elevation where the fireplace is located. A green house was added to the west elevation of the home in the 1970s. Members of the Stanford family

lived in the house until 1998.

The house is constructed of wood frame with a painted wood shingle exterior and has a gabled roof, a diamond fixed pane window in the gable, and retains wood double hung windows in some locations. The windows and the French door on the south elevation were hand-built and have the original blown glass window panes in them. The house was originally built as a pitched roof house but when the house grew in size a new pitched and gabled roof was added over the top of the original roof. The east elevation has a porch with the front door and three wood windows underneath of it. That the house is set back so far from the street is another of its distinctive characteristics.

The statement provided by the former owner of the house notes that it was constructed largely of scraps from nearby construction jobs and some of the floor joists are railroad ties and the beadboard in the cupboard was from railroad freight cars.

Garage

The garage is located on the south and west lot lines and is constructed of adobe covered in stucco. It was chicken coop before becoming a garage. It is somewhat dilapidated and does not match the style of the house, however a garage set back at the back of a property is common in the Don Gaspar area.

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

- 1) Addition of 5 skylights to the north elevation rooftop. Four of the skylights will be 1'-0" x 6'-0" and one skylight will be 1'-0" x 2'-0". An exception is requested to add visible rooftop appurtenances (14-5.2(D)(3)). Relevant code citations and exception responses are presented at the end of this memo.
- 2) Add 56 square feet to the south west corner of the house. The addition will include demolition of the 122-square foot sunroom and demolition of the 182-square foot kitchen.
 - The stucco and roll asphalt roof will be removed from the east elevation. This portion of the east elevation is not primary but the applicant requests to change the roof style and an exception is requested to redesign the roof (14-5.2(D)(6)). The relevant code citations and exception responses are provided at the end of this memo.
 - The roof is proposed to be 14'-0" at its highest where the maximum allowable height is 16'-8".
 - The roof material is proposed to be standing seam.
 - The non-primary east elevation wall will remain intact and an exception is not required to add to a primary elevation.
 - The applicant proposes to use wide board vertical siding with no color or stain.
 - The steel casement window will be replaced but the concrete windowsill will remain.
- 3) Move the existing basement access to the west elevation.
- 4) Paint the existing wood shingles, wood corner and horizontal trims, fascia boards, fireplace chimney brick, soffits, and ceiling of the front porch in Dunn Edwards "Vapor."
- 5) Paint wood and window trim in Dunn Edwards "Black Bean."

- 6) Paint the front door with Dunn Edwards "Marigold."

RELEVANT CODE CITATIONS

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:

(3) Remodeling to Increase Height; Rooftop Appurtenances

(b) For significant and *landmark structures*, *publicly visible* roof top appurtenances, including but not limited to solar collectors, clerestories, decks, or mechanical equipment, shall not be added nor shall the parapet be raised to conceal the *rooftop appurtenances*. For contributing *buildings* solar collectors, clerestories, decks, or mechanical equipment if *publicly visible* shall not be added.

(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

EXCEPTION TO HAVE VISIBLE ROOFTOP APPURTENANCES (14-5.2(D)(3)(b))

Does not damage the character of the District: The Don Gaspar Historic District has a wide variety of architectural styles and character. Part of the charm of this property is its deep setback from Don Gaspar. This setback contributes to the feel of the streetscape by offering a somewhat rural feel. However, this setback also makes it somewhat less visible from the street. In fact getting a view of the north roof itself is almost impossible, even when standing on the opposite side of the Don Gaspar, and even on top of the retaining walls on that side. This is in part to its deep setback and because the house to the north is near to the house and set to the front of its lot.

The proposed skylights will be as low profile as possible. One will be hidden behind the chimney the rest will be set back from the Don Gaspar side of the roof by 12 feet. The color of the skylight frames will be bronze so they will recede from view. It is worthy to note that a neighboring property has visible solar panels which suggests that skylights will not damage the overall character of the district.

Staff response: Staff agrees with this response. The profile of the skylights is low.

Prevents a hardship to the applicant or an injury to the public welfare: The applicant needs to create a family home with two bathrooms, and an open living space appropriate for raising small children. If they cannot create that space, they will not be able to use the house as they hoped to when they purchased it. Palo Santo has attempted to create this in the following ways but meeting the subsequent restrictions.

1. Addition to the south with new kitchen and living/dining room. This cannot be accomplished due to space being limited by the historic garage, a historic apple tree, and a primary façade which cannot be attached to. The existing garage is non-conforming and cannot be attached to, in fact, the new addition must be 10 feet from the existing garage. With these restrictions, there is not enough available space for this option.
2. Detached structure. While this would be allowed by zoning, it would not be useable space for living with small children and therefore not an option for the applicant. Because of the same space restrictions stated above, a detached structure would have to be placed partially in front of the existing house blocking the view of the structure for the public streetscape. Furthermore, this would dramatically impact the front yard, arguable the most distinctive and aesthetically pleasing feature of the property.
3. Addition to the west is not possible because of access easements given to the adjoining property.
4. Additions to the north and east are not allowed due to designation as primary facades.
5. An option to add dormers was also investigated, but it would have had more impact on the primary facades than low profile skylights.
6. An alternate to add skylights on the south roof was investigated, but would be more visible to the street. In addition, south skylight locations would have been limited by the plan to add an addition to the south side and would not have been located in the best place to introduce light to the interior spaces.

Staff response: Staff agrees with this response. Other options might have a greater impact on the structure and a lack of light in the house would cause a hardship.

Strengthen the 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 applicant is looking forward to living in and raising their child in the house. Palo Santo has demonstrated that a full range of design options have been investigated as listed above. We believe that allowing the skylights will allow more diversity in style in the district without damaging the character.

Staff response: Staff agrees with this response. The applicant has considered several design options.

EXCEPTION TO CHANGE THE STYLE OF THE ROOF (14-5.2(D)(6))

Does not damage the character of the District: The applicant wishes to create a new bedroom addition where an existing kitchen and sunroom are currently. One existing kitchen wall will remain due to its proximity to a primary façade. The new addition will have a pitched roof which is typical for the District and in fact, the new pitch will match the south and north facing pitches existing on the building. This in no way damages the character of the district as pitched roofs are the predominant roof type in the District.

Staff response: Staff agrees with this response. Pitches on roofs are common along Don Gaspar Avenue.

Prevents a hardship to the applicant or an injury to the public welfare: The existing roof is being removed because of its low slope, low ceiling, insufficient structure, and lack of insulation. Currently both the sunroom and kitchen have low ceilings and very low profile structural members offering little to no space for insulation. Adding structure to fill in insulation would create a code compliance issue for required ceiling height in living space. In designing the new addition additional height is required to create a code compliant space and code compliant insulation. A hardship would be created for the applicant if keeping the existing roof design means insufficient comfort or lack of code compliant use of this space.

Staff response: Staff agrees with this response. In order to have a code compliant roof a style change in roof or a height change would be required.

Strengthen the 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 roofline was a last consideration after investigating other design options including:

Removing the existing basement access from the sunroom so the space could be used as is. However, the floor height being 14" lower than the house makes it difficult to incorporate as steps in and out of the room take up too much floor area.

Raising the floor height to match that of the house and removing walls between it and other spaces. Unfortunately, the ceiling height would be less than 6'-8" on the low side, making it too short to use. Leaving it as is. Because of the lack of space in which to build an addition outlined in previous exception requests (historic nonconforming garage, historic apple tree, location of primary facades, etc.) this is not helpful since the space is quite useless as is and occupies prime location on the lot which is required to meet the applicant's needs.

The proposed roof structure is very much in keeping with the character of the Don Gaspar District as there are many differing roof pitches, materials and styles in the District. The pitch and mass of the roof is kept in proportion to the other portions of the existing roof. The proposed galvanized standing seam roof is similar to the roof used on neighboring properties and will give the addition a distinct character to help distinguish it from the historic structure.

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

STAFF RECOMMENDATION:

Staff recommends the north elevation (1), the east elevation (2 and 3), and the south elevation (south facing area of 4) of the main residence be designated as primary and that the north elevation of the garage (garage 1) be designated as primary.

Questions to Staff

Chair Rios asked what the existing colors are and if they are historic.

Ms. Ramirez Thomas said the wood siding is a brick red and the trim is white. She had no idea if they are historic colors.

Chair Rios asked if they are compatible colors.

Ms. Ramirez Thomas agreed. A wide variety of colors is allowed in the Don Gaspar District. The color and material type are acceptable.

The Board members looked at the color swatches provided.

Chair Rios said the Vapor color is light grey. The framing color is very dark black and the door is yellow-orange.

Ms. Ramirez Thomas said it is more of a craftsman style color scheme.

Chair Rios noted the roof is shingle and they are proposing standing seam. She asked if there are different types of standing seam and will it dominate this bungalow style home.

Ms. Ramirez Thomas said it is a distinct roof type and a significant change but there is a standing seam a block down. Standing seam has a variety of schemes.

Member Biedscheid asked what the color of the roof is now.

Ms. Ramirez Thomas said it is dark tan.

Applicant's Presentation

Mr. Mark Georgetti, 108½ Huddleston Street, was sworn. He said there are three different roof materials now. Asphalt shingles, rolled asphalt, which they intend to replace, and corrugated galvanized metal over the sunroom, also to be replaced.

Questions to the Applicant

Member Boniface asked what the standing seam roof color is.

Mr. Georgetti said they have not selected the product but Galvalume would be perfectly agreeable.

Member Boniface said typically standing seam is 24" or 16" wide sheets and he believed it would not dominate the house.

Public Comment

Ms. Bobbe Besold, 302 Lomita Street, was sworn. She said the applicant is her daughter and she had a baby three weeks ago and wants to move back and raise their family. They are a very young family but socially and environmentally informed and want to be back. They need a functional living space and to convert this house into a place to raise a family. Their children would go to Wood Gormley and added that she and her husband also live in this neighborhood.

She pointed out that one priority of the City is to attract young people back to Santa Fe so she is asking for flexibility on materials. Asphalt is not a stable solution so allowing them to replace with a metal roof would be beneficial. They intend to maintain the integrity of the neighborhood. She hoped the Board can work with them.

Mr. Doug Roberts, 302 Lomita Street, was sworn. He said he grew up and went to Wood Gormley and lived about two houses down and remembered this house which is set back from the street with the garden in front and walks by this house with his dog every day. He didn't like the kitchen and the roof doesn't look right - more like an addition but he really liked their proposed design and thought it would be a real asset to the neighborhood.

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

Discussion

Member Katz said he liked everything about this design but the colors. But since he was color impaired, he relied on the Board members.

Chair Rios said she doesn't vote this evening, so she was asking about the colors. She thought it is an improvement but was having trouble with the colors.

Member Boniface wasn't quite sold on them but didn't know how the Board would pick another color. Perhaps they could refer it to the Staff. He thought the Marigold for the front door color was okay. The trim was just for the chimney and shed but he struggled with the Vapor color that is so light. It would likely look like an old weathered barn.

Member Biedscheid agreed it is a big change. She wished she could remember how the other house on that street would fit in. She asked if the red is painted.

Mr. Georgetti believed it is unpainted now.

Member Biedscheid asked how the colors got chosen.

Mr. Georgetti said the owners selected them. The old shingle grey is a New England style. Perhaps a darker hue of that Vapor color might suffice.

Member Katz suggested the one at the bottom of the swatch perhaps.

Mr. Georgetti felt that was not a dramatic change and he could ask them to consider it.

Member Katz asked if they would be willing to leave the brick unpainted.

Mr. Georgetti said he could ask the owners to consider that.

Member Biedscheid thought there might be a treatment for the brick that would keep its color.

Mr. Rasch showed the color photos of the house to the Board.

Mr. Georgetti said there are other light-colored homes along that road. It has a high diversity of color schemes on that street.

Ms. Ramirez Thomas agreed. The house next door has light colored shingles. It is a modern shade with greyish color. There is a very dark saturation on the shingles and very light trim.

She asked if the Marigold for the door was okay.

Member Biedscheid said she didn't mind the color but just wondered how it would go with the house next door. It is a modern look for a very special house.

Ms. Ramirez Thomas said there are many pastel colors in this area.

Chair Rios said her big issue was with the Black Bean for the trim.

Member Katz agreed that needs to lighten up a little bit so it just doesn't seem so sharp - dark with light.

Chair Rios asked Mr. Georgetti if the Board approved these other colors if he could suggest something other than black.

Mr. Georgetti said lightening the Black Bean more toward grey because the Board feels the contrast is too much. In the same value range they could be brought closer.

Member Boniface said it is almost like looking at a negative of what was there. The applicant is proposing the opposite. He didn't have a problem with the contrast. Silver Setting and Iron Fixture are the middle settings on that swatch.

The Board members agreed with those colors and the Marigold for the door.

Member Boniface liked what he did to the roofline to cure the mismatch of slopes there and pulling it together. We need to have a distinction between what was there and what is proposed and it is a nice combination.

Action of the Board

Member Boniface moved in Case #H-17-057 at 806 Don Gaspar Avenue, to approve this application, noting that exception criteria are all met and with one condition, that the colors be changed: that Black Bean be changed to Iron Fixture; that Vapor be changed to Silver Setting and that Marigold be approved for the door. Member Biedscheid seconded the motion and it passed by unanimous voice vote.

I. MATTERS FROM THE BOARD

There were no matters from the Board.

J. ADJOURNMENT

The meeting was adjourned at 7:20 p.m.

Approved by:



Cecilia Rios, Chair

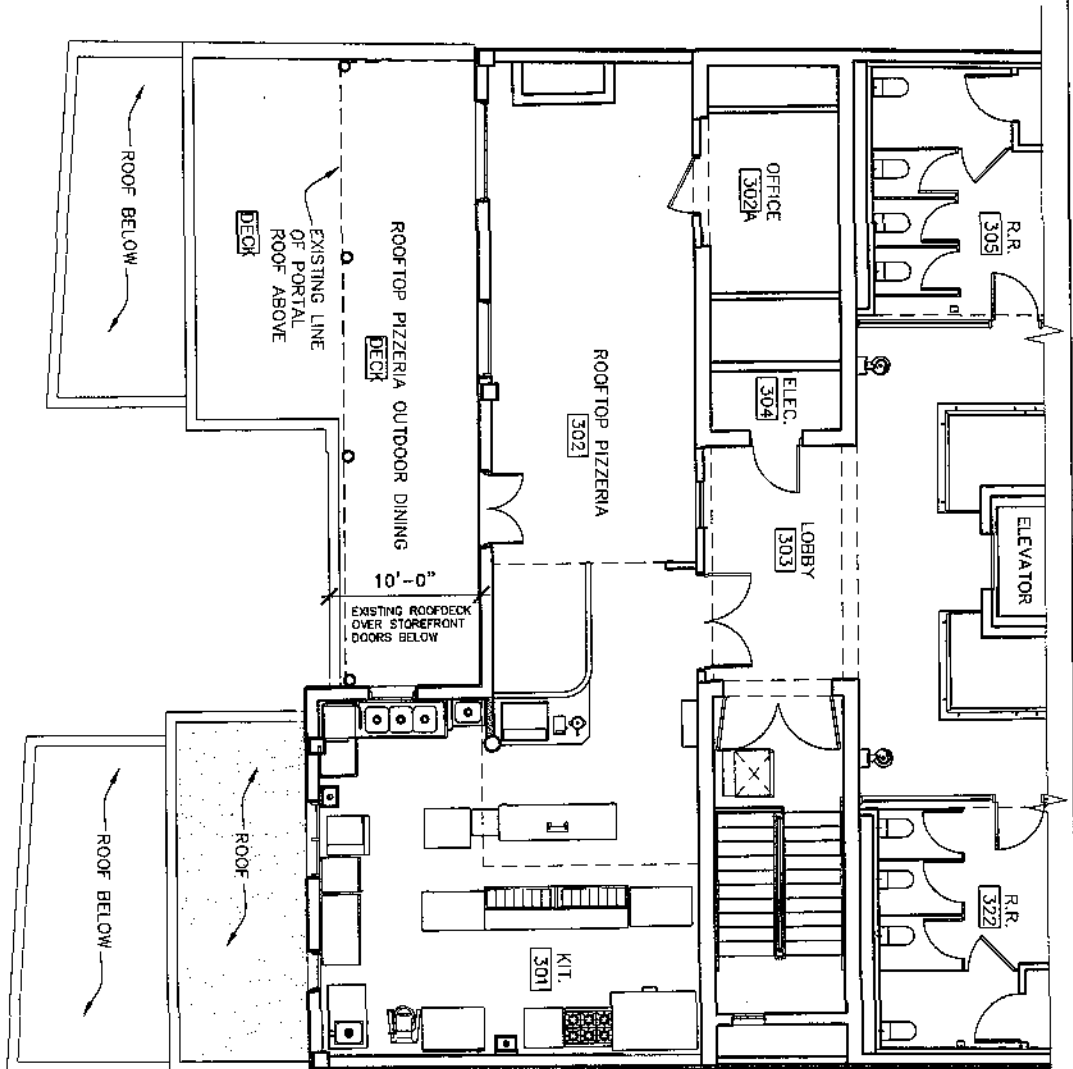
Submitted by:



Carl Boaz for Carl G. Boaz, Inc.

Historic Districts Review Board
October 10, 2017

EXHIBIT 1



5 EXISTING THIRD LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"



SANTA FE ARCADE

DECK ADDITION

60 EAST SAN FRANCISCO STREET / 113 EAST WATER STREET
SANTA FE, NEW MEXICO 87501

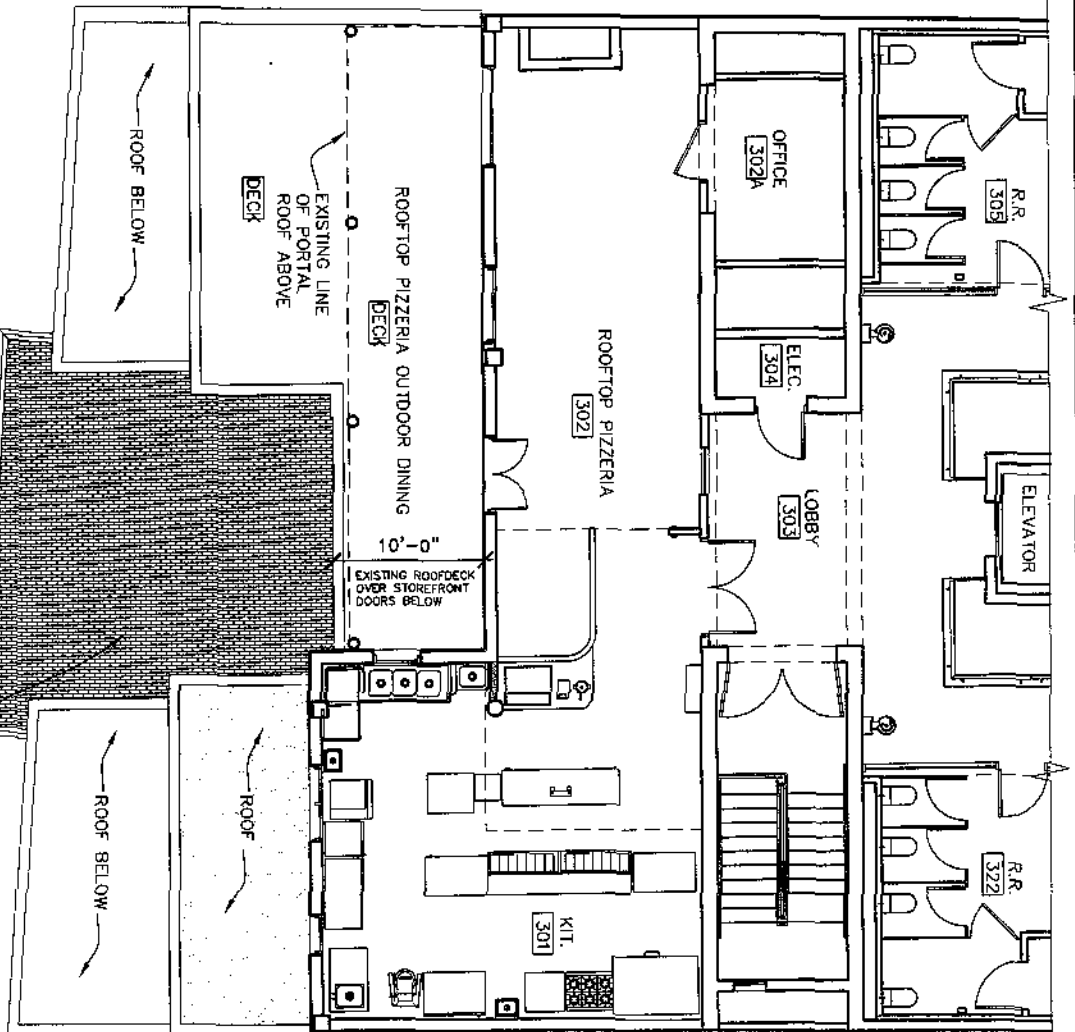
Duty & Germanas Architects, Inc.
312 Reed Street
Santa Fe, NM 87504
Phone: 505 982 8882
dgarth@earthlink.net



6
 SCALE: 1/8" = 1'-0"

PROPOSED THIRD LEVEL FLOOR PLAN

NEW WOOD DECK
 WITH BRICK PAVEMENT
 (BELOW)

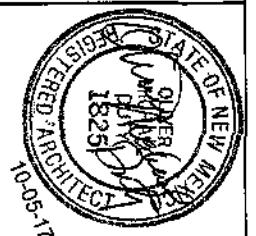


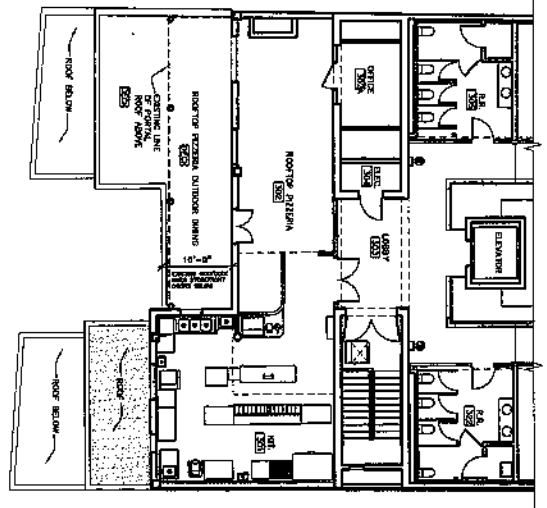
SANTA FE ARCADE

DECK ADDITION

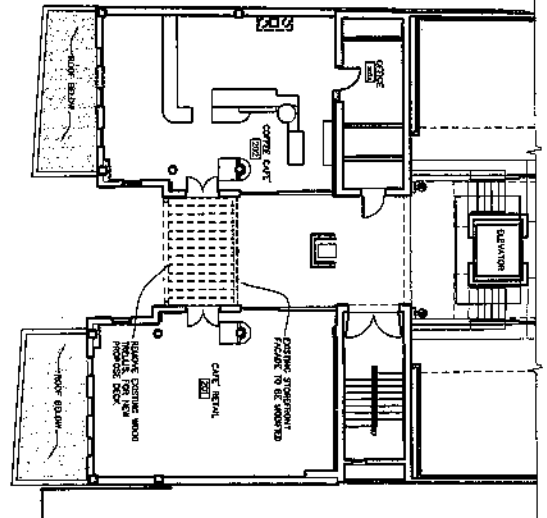
60 EAST SAN FRANCISCO STREET / 113 EAST WATER STREET
 SANTA FE, NEW MEXICO 87501

**Duty &
 Germanas
 Architects,
 Inc.**
 312 Reed Street
 Santa Fe, NM 87501
 Phone: 505 908 8802
 dgarci@duyg.com

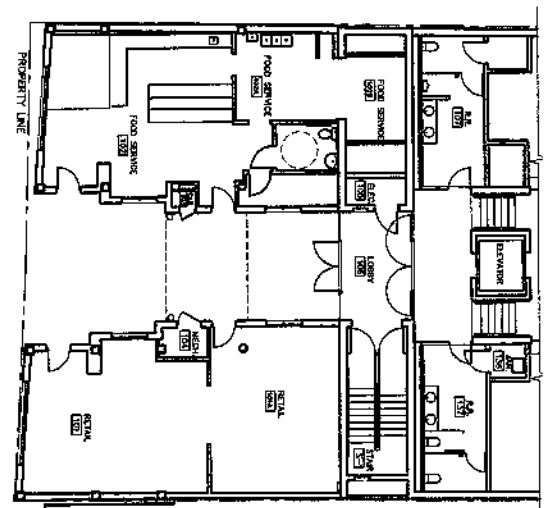




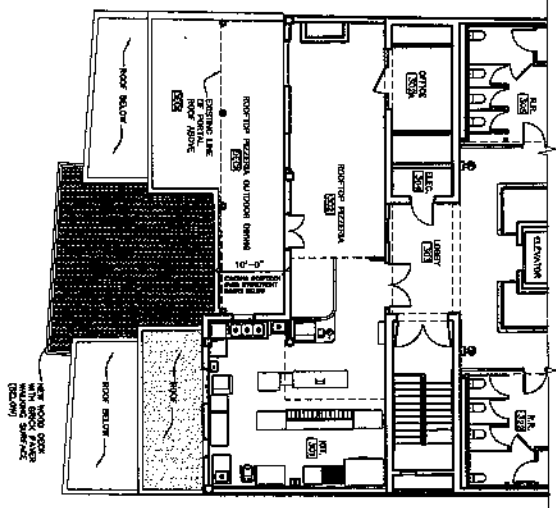
5 EXISTING THIRD LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"



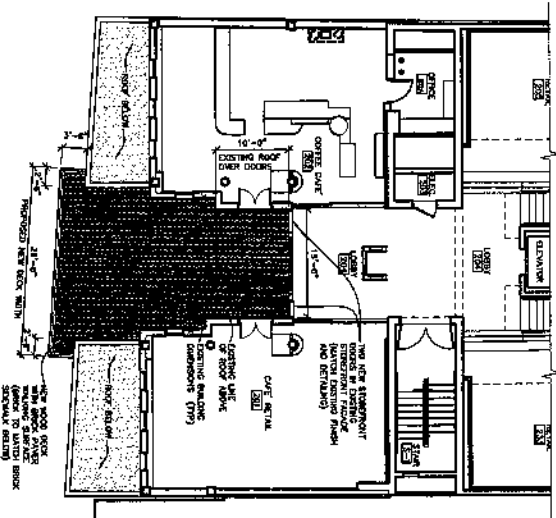
3 EXISTING SECOND LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"



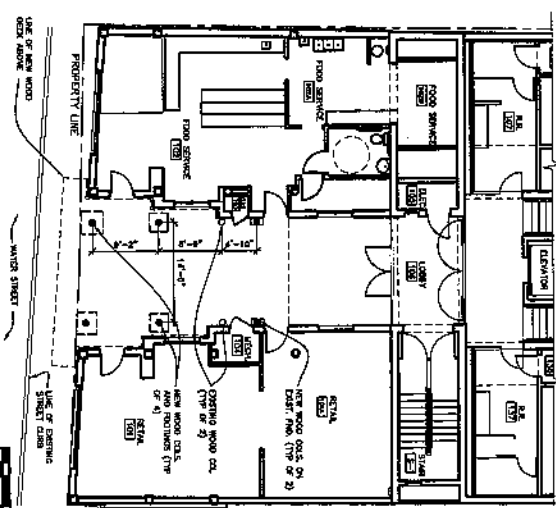
1 EXISTING STREET LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"



5 PROPOSED THIRD LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"



4 PROPOSED SECOND LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"



2 PROPOSED STREET LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"

NOT TO SCALE