



Agenda

CITY CLERK'S OFFICE

DATE 7-5-17 TIME 2:40 pm

SERVED BY M. Cullay
RECEIVED BY Carmeline Spears

HISTORIC DISTRICTS REVIEW BOARD FIELD TRIP

TUESDAY, July 11, 2017 at 12:00 NOON

HISTORIC PRESERVATION DIVISION, 2nd FLOOR CITY HALL

HISTORIC DISTRICTS REVIEW BOARD HEARING

TUESDAY, July 11, 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: June 27, 2017
- E. FINDINGS OF FACT & CONCLUSIONS OF LAW

Case #H-08-043. 325 & 325½ Delgado Street.

Case #H-17-049A. 628 Gomez Road.

Case #H-17-051. 205 Delgado Street.

Case #H-17-052. 613 West San Francisco Street.

Case #H-17-048A. 520 Jose Street Unit 6.

Case #H-17-050A. 335 Camino Cerrito

Case #H-17-001. 110 Delgado Street

Case #H-17-053. 113 Old Santa Fe Trail.

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

1. Case #H-08-096. 1150 Canyon Road Unit 5. Downtown & Eastside Historic District. Architectural Alliance, agent for Manderfield LLC, owner, proposes to construct a 315 sq. ft. carport to a height of 9'6", a 6' high yardwall, a 5' high pedestrian gate, and a handrail at a contributing residential property. (David Rasch)
2. Case #H-17-031B. 125 Quintana Street Unit 3. Westside-Guadalupe Historic District. Jonah Stanford, agent for Laura Einstein, owner, proposes to remodel a contributing residential structure by constructing 236 sq. ft. of additions, a 5'0" high yardwall and gate, and replace windows. An exception is requested to place an addition on a primary elevation (Section 14-5.2(D)(2)(c)). (David Rasch)
3. Case #H-17-043. 336 Camino Cerrito. Downtown & Eastside Historic District. Architectural Alliance, agent for Jacqueline Hartley, owner proposes to construct a 268 sq. ft. 10'3" high addition, a 6' high yardwall, a 2'6" high stacked stone wall, and replace windows and doors on a contributing residential structure. (Nicole Ramirez Thomas)
4. Case #H-17-055. 425 Hillside Avenue. Downtown & Eastside Historic District. Martinez Architecture Studio, agent for Daniel and Marian Knowles, owners, proposes to construct 789 sq. ft. of additions to a height of 13' on a non-contributing residential structure and 127 sq. ft. of additions to a height of 13' on a non-contributing accessory structure. (Nicole Ramirez Thomas)
5. Case #H-17-057A. 806 Don Gaspar Avenue. Don Gaspar Area Historic District. Palo Santo Designs agent for Halley Roberts Strongwater and Daniel Strongwater, owners, requests designation of primary elevations for a contributing residential structure, and designation of primary elevations for a contributing accessory structure. (Nicole Ramirez Thomas)
6. Case #H-17-058. 729 Dunlap Street. Westside-Guadalupe Historic District. John Odell, agent/owner, proposes to construct a residential structure with a 783 sq. ft. footprint to a height of 19' where the maximum allowable height is 14'6" and a 6' high coyote fence, remove a shed, and remove an existing coyote fence on a contributing property. An exception is requested to exceed the maximum allowable height (Section 14-5.2(D)(9)). (Nicole Ramirez Thomas)

7. Case #H-17-059A. 827 East Alameda Street. Downtown & Eastside Historic District. Rachele Griego and Andrew Gough, agents/owners, request a historic status review with designation of primary elevations, if applicable, for a non-contributing residential structure. (Nicole Ramirez Thomas)

I. MATTERS FROM THE BOARD

J. ADJOURNMENT

Cases on this agenda may be postponed to a later date by the Historic Districts Review Board at the noticed meeting. Please contact the Historic Preservation Division at 955-6605 or check http://www.santafenm.gov/historic_districts_review_board_hearing_packets for more information regarding cases on this agenda. Persons with disabilities in need of accommodations, contact the City Clerk's office at (505) 955-6521 five (5) working days prior to the meeting date.



Agenda

CITY CLERK'S OFFICE

DATE 6-22-17 TIME 1:16pm

SERVED BY M. Cullery
RECEIVED BY Carmelona Spears

HISTORIC DISTRICTS REVIEW BOARD FIELD TRIP

TUESDAY, July 11, 2017 at 12:00 NOON

HISTORIC PRESERVATION DIVISION, 2nd FLOOR CITY HALL

HISTORIC DISTRICTS REVIEW BOARD HEARING

TUESDAY, July 11, 2017 at 5:30 P.M.

CITY COUNCIL CHAMBERS

- A. CALL TO ORDER
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5. Case #H-17-057A. 806 Don Gaspar. Don Gaspar Area Historic District. Palo Santo Designs agent for Halley Roberts Strongwater and Daniel Strongwater, owners, requests designation of primary elevations for a contributing residential structure, and a historic status review with designation of primary elevations, if applicable, for a contributing accessory structure. (Nicole Ramirez Thomas)
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7. **Case #H-17-059A. 827 East Alameda Street. Downtown & Eastside Historic District. Rachele Griego and Andrew Gough, agents/owners, request a historic status review with designation of primary elevations, if applicable, for a non-contributing residential structure. (Nicole Ramirez Thomas)**

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SUMMARY INDEX
HISTORIC DISTRICTS REVIEW BOARD

July 11, 2017

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MINUTES OF THE
CITY OF SANTA FE
HISTORIC DISTRICTS REVIEW BOARD

July 11, 2017

A. CALL TO ORDER

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

B. ROLL CALL

Roll Call indicated the presence of a quorum as follows:

MEMBERS PRESENT:

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

MEMBERS EXCUSED:

OTHERS PRESENT:

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

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

C. APPROVAL OF AGENDA

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

D. APPROVAL OF MINUTES: June 27, 2017

Chair Rios requested the following changes:

On page 11, under Questions to Staff first sentence should say, "Chair Rios asked if Staff knew the age of the picture window. Mr. Rasch said all the windows are non-historic replacements and the openings are original."

On page 33 under appointment of Board members. I think it is incorrect. She believed she had appointed two members but she also appointed Member Powell and then Member Bayer as the alternate.

[Steno's note: Chair Rios said, "I will accept the recommendation as just stated." What was just stated was the recommendation by Ms. Gheen to "appoint Member Katz and Member Boniface and then to appoint Member Powell as alternate, if he is interested, or Meghan, if she is interested."]

Mr. Rasch asked for a change on page 32, where he said the subcommittee would meet only with City Staff, either Mr. Rasch or Ms. Gheen." He explained his intent was that he would convene the meetings and be in touch with the County and that Board members will not be doing that procedure. "It will all go through me and the attorney will be there or not but I will convene all meetings."

Member Boniface moved to approve the minutes of June 27, 2017 as amended. Member Katz seconded the motion and it passed by voice vote with all voting yes except Member Bayer, who abstained.

E. FINDINGS OF FACT AND CONCLUSIONS OF LAW

Case #H-08-043. 325 & 325½ Delgado Street.

Case #H-17-048A. 520 Jose Street Unit 6.

Case #H-17-049A. 628 Gomez Road.

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Case #H-17-051. 205 Delgado Street.

Case #H-17-001. 110 Delgado Street

Case #H-17-052. 613 West San Francisco Street.

Case #H-17-053. 113 Old Santa Fe Trail.

Member Katz moved to approval all Findings of Fact and Conclusions of Law on this agenda as presented. Member Boniface seconded the motion and it passed by voice vote with all voting in favor except Member Bayer, who abstained.

F. BUSINESS FROM THE FLOOR

There was no business from the floor.

G. COMMUNICATIONS

Ms. Gheen announced that Mr. Shandler would be at the next two meetings in her place.

H. ACTION ITEMS

1. **Case #H-08-096. 1150 Canyon Road Unit 5.** Downtown & Eastside Historic District. Architectural Alliance, agent for Manderfield LLC, owner, proposes to construct a 315-sq. ft. carport to a height of 9'6", a 6' high yardwall, a 5' high pedestrian gate, and a handrail at a contributing residential property. (David Rasch)

Mr. Rasch presented the Staff Report for this case as follows:

BACKGROUND & SUMMARY:

1150 Canyon Road, previously known as Manderfield Elementary School, was originally constructed with hollow clay tile in the Territorial Revival style by John Gaw Meem in 1927 with approximately 3,000 square feet. The building was designed for future expansion along a north-south hall axis. Seven additions have been added to the original building: on the south end in 1943; to the southeast in 1947; on the northeast corner in 1948 all completed by Meem's firm; the last historic addition at the north end in 1957; and final additions between 1967 and 1971. The building is listed as contributing to the Downtown & Eastside Historic District with all elevations facing east except the northernmost block, and the easternmost block of the north elevation, excluding the three non-historic additions and all non-historic windows designated as primary.

Now, the applicant proposes to construct a free-standing carport at the northwest side of the building. The 315-square foot carport will be 9' 6" high and it is designed in the Territorial Revival style with square posts and a dentil-finished cornice. The roof overhangs two of the four posts by 2' 6". This placement appears to be taking advantage of an existing yardwall in some manner. Because this cantilever is part of the roof treatment, see below, an exception is not required to exceed the 18" operational standard, even though the treatment appears to be non-traditional.

Also, a 6' high stuccoed yardwall will be constructed that ties into an existing yardwall on the east side of the carport. A 5' high pedestrian gate and an ADA-compliant ramp with handrail will be installed.

RELEVANT CODE CITATIONS

14-5.2(E)(2) Downtown & Eastside Design Standards, Recent Santa Fe Style

Recent Santa Fe style intends to achieve harmony with historic buildings by retention of a similarity of materials, color, proportion, and general detail. The dominating effect is to be that of adobe construction, prescribed as follows:

- (c) No cantilevers shall be permitted except over projecting vigas, beams, or wood corbels, or as part of the roof treatment described below
- (f) Flat roofs shall have not more than thirty (30) inches overhang.

STAFF RECOMMENDATION:

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

Questions to Staff

Chair Rios asked if the free-standing carport on the northwest side is not a primary elevation.

Mr. Rasch agreed.

Member Biedscheid asked if the north elevation is primary.

Mr. Rasch said, "I thought it was, but also, we are not connecting to that either. But my wording here is rather convoluted. All elevations facing east, except the northernmost block and the easternmost block of the north elevation. So, it seems like the north façade, itself, is not primary either."

Ms. Biedscheid said she remembered it being primary when the Board discussed the door with the windows.

Mr. Rasch said at the north end of the building there is the original where those doors are; then there is an addition. So, there is another north. And the carport that is adjacent is not primary. But where the door is, that is primary.

Applicant's Presentation

Mr. Eric Enfield, 612 Old Santa Fe Trail, was sworn. He said he was initially concerned with location and realized the west-facing portion of that building and neither is the north façade. That was one of the later additions and the Board allowed him to put new openings in that furthest north façade which would not

have been allowed if it was primary. Mr. Rasch was correct - It was the corner where the portal was built where the only existing doors were left that the Board allowed him to refurbish.

He said this is a special case to provide access for a handicapped woman to get to her unit and this is the only way for her to have a car parked protected. The ramp is completely concealed behind the yard wall and the way the carport accesses the yard wall makes it less like it dropped out of the sky. Sheet A-1 has existing and proposed elevations and shows how little it affects the view. It is a very skinny structure and he did so they stack the wood fascia on the depth of the structure. There is a picture in here - his sheet A-2 on page 20. It is a good representation in that corner of the actual construction of the carport. It is a welcoming portal for Unit 5.

Questions to the Applicant

Member Roybal asked if all finishes will comply with existing structures.

Mr. Enfield agreed.

Member Boniface noted the structure is to be 9' 6" to the top of the roof. He asked how that compares with the photo.

Mr. Enfield said it matches that construction exactly with a lighter cap and 8x8 posts.

Member Boniface asked, regarding the posts, on sheet A-1, page 19, that it looks like the southeast post is placed directly on top of the wall.

Mr. Enfield agreed.

Member Boniface asked if he would perhaps add a pilaster below that, much like his design on the northeast.

Mr. Enfield agreed and said one actually exists there that they are taking one out from the gate so they could reproduce the pilaster under that to pronounce the connection more. It would rest on the brick pilaster.

Member Boniface thought it would look better; otherwise it is a tenuous connection. It would look more substantial. He asked if Mr. Enfield would consider doing it on the other column.

Mr. Enfield said they are at ground level so they are detailed the way the other columns are. He said it looks like it is on the wall but is not. It is where the road grade dives down to the slope down to Canyon Road. It is not on the wall but at grade with the driveway surface.

Member Boniface understood.

Mr. Enfield added that a car is parked there most of the time.

Public Comment

There were no comments from the public and the public hearing portion for this case was closed.

Action of the Board

Member Boniface moved in Case #H-08-096 at 1150 Canyon Road, Unit 5, to follow the Staff recommendation and approve the application with the condition that the pilaster be connected to the wall under the southeast corner of the carport. Member Roybal seconded the motion and it passed by majority voice vote with all voting in favored except Member Biedscheid who opposed.

The applicant for the next case was not present.

Member Katz moved to table Case #H-17-031B to the end of the meeting. Member Powell seconded the motion and it passed by unanimous voice vote.

2. **Case #H-17-031B. 125 Quintana Street Unit 3.** Westside-Guadalupe Historic District. Jonah Stanford, agent for Laura Einstein, owner, proposes to remodel a contributing residential structure by constructing 236 sq. ft. of additions, a 5'0" high yardwall and gate, and replace windows. An exception is requested to place an addition on a primary elevation (Section 14-5.2(D)(2)(c)). (David Rasch)

Tabled to the end of the meeting.

3. **Case #H-17-043. 336 Camino Cerrito.** Downtown & Eastside Historic District. Architectural Alliance, agent for Jacqueline Hartley, owner proposes to construct a 268-sq. ft. 10'3" high addition, a 6' high yardwall, a 2'6" high stacked stone wall, and replace windows and doors on a contributing residential structure. (Nicole Ramirez Thomas)

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

BACKGROUND & SUMMARY:

336 Camino Cerrito is a Territorial Revival and Spanish Pueblo Revival style house which is designated as contributing to the Downtown and Eastside Historic District. The house is estimated to have been built sometime after 1920. The north elevation of the house, including the yard wall, and the east yard at the north corner were designated as primary elevations by the HDRB on June 13, 2017. The existing square footage of the home is 1,168 square feet.

The historic elements of the property that contribute to the district include the yard wall with stone foundation, an opening for a gate on the north elevation where stairs are once thought to have existed, and window-like openings in the wall. The area where the Santa Fe Style massing is visible is on the north elevation. All other elevations of the house have been altered or added to and likely occurred after 1987.

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

- 1) Add 286 square feet to the south elevation of the residence. The parapet height will match the existing parapet height at 10'-3". The addition will have one window on the east elevation and French doors on the south elevation. A wood lattice eyebrow will hang over the pair of French doors.
- 2) Replace a CMU and stucco yard wall with identical materials. The wall will be attached to the addition to create an interior courtyard. The existing gate and wrought iron window covers will be re-used.
- 3) Addition of a 2'-6" stacked river rock wall along the southeast portion of the driveway will be added to the south property line. To the west of the river rock wall will be a 2'-0" retaining wall with coyote fencing with irregular latilla tops placed on top of it to create a fence of no greater than 6'-0" in height.
- 4) Fill in existing openings for a door and window on the south elevation of the home.
- 5) Replace a door on the north elevation of the storage shed. The shed is located at the southwest corner of the house and is not visible on the elevation drawings.
- 6) Re-roof with spray foam, UV coating, and tan gravel.
- 7) Re-stucco the residence in cementitious El Rey "Sahara."
- 8) Window trim and painted trim will be "Brown."

STAFF RECOMMENDATION:

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

There were no questions to Staff.

Applicant's Presentation

Mr. Enfield (previously sworn) clarified on #5 that it is a new door and not replacing a door. Everything else is accurate. As we talked with contractors, a revision was needed for the gates there. We have to remove the wall to a five-foot width and just replace the nonhistoric gates with wider gates because they couldn't get any furniture into the house.

Ms. Ramirez Thomas said it is not a contributing place. It will widen the gates to 3' instead of 1' 6".

Mr. Enfield handed out the revised drawings. A copy is attached to these minutes as Exhibit 1.

He reviewed the handout which will change the size but the detail will match. Each leaf is 1' 6".

Questions to the Applicant

Member Katz asked if he is not doing the recess.

Mr. Enfield agreed but added that he could do the recess.

Ms. Ramirez Thomas confirmed that the gate on the primary elevation is not being touched.

Public Comment

There were no comments from the public and the public hearing portion for this case was closed.

Action of the Board

Member Katz moved in Case #H-17-043 at 336 Camino Cerrito, to follow the recommendation of Staff and approve the application with the change in gate width and ask that it be recessed as shown and that all revised drawings be submitted to Staff for review and approval before final approval. He added that item #5 is an addition of a door rather than a replacement. Member Roybal seconded the motion and it passed by unanimous voice vote.

- 4. Case #H-17-055. 425 Hillside Avenue.** Downtown & Eastside Historic District. Martinez Architecture Studio, agent for Daniel and Marian Knowles, owners, proposes to construct 789 sq. ft. of additions to a height of 13' on a non-contributing residential structure and 127 sq. ft. of additions to a height of 13' on a non-contributing accessory structure. (Nicole Ramirez Thomas)

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

BACKGROUND & SUMMARY:

425 Hillside Avenue is a single-family residence with an attached guest house, a free-standing garage, and a pool and pool house built in the Spanish Pueblo Revival style. The house was built in 1984 and is noncontributing to the Downtown and Eastside Historic District. The existing square footage for the house is 5,426 square feet including portals, the garage is 1,080 square feet, and the cabana/pool house is 480 square feet.

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

- 1) Addition of 538 square feet with a 65-square foot portal for a family room. The parapet height will match the existing parapet height of 13'-0".
- 2) Renovation of the master bathroom with the addition of 186 square feet. The height will match the existing parapet height of 13'-0".
- 3) Addition of 106 square feet to the pool house for a changing room/bathroom. A 21-square foot portal is also requested. The height of the parapet will match the existing parapet height of 13'-0".
- 4) Replace a set of doors and a window on the pool house.
- 5) Stucco will be elastomeric El Rey "Pueblo."
- 6) Windows and doors will have divided lites and will be clad in the color "Bronze."
- 7) Wood will be stained "Natural."

STAFF RECOMMENDATION:

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

Questions to Staff

Chair Rios asked if she could describe the location and public visibility.

Ms. Ramirez Thomas said it is on top of the hill above street level. There is small visibility of the southeast corner from Hillside Avenue.

Applicant's Presentation

Mr. Richard Martínez, P. O. Box 925, was sworn. He added that the additions are in back of house and they plan to match existing details exactly.

Questions to the Applicant

There were no questions to the Applicant.

Public Comment

There were no comments from the public and the public hearing portion for this case was closed.

Action of the Board

Member Roybal moved in Case #H-17-055 at 425 Hillside Avenue, to follow Staff recommendations for items 1-7. Member Boniface seconded the motion and it passed by unanimous voice vote.

Chair Rios complimented Mr. Martinez on the quality of his drawings.

- 5. Case #H-17-057A. 806 Don Gaspar Avenue.** Don Gaspar Area Historic District. Palo Santo Designs agent for Halley Roberts Strongwater and Daniel Strongwater, owners, requests designation of primary elevations for a contributing residential structure, and designation of primary elevations for a contributing accessory structure. (Nicole Ramirez Thomas)

Ms. Ramirez Thomas presented the Staff Report for this case 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 applicant is asking for the assignment of primary elevations on the main house and the garage.

The letter provided in the packet, which gives details regarding the history of the home, was part of the bank documents for purchase of the home by the previous owner. The history of the house was given by a member of the Sanford-Thomas family.

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. All 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.

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 if Ms. Ramirez Thomas is recommending the doors on the garage as primary.

Ms. Ramirez Thomas said yes because it is the front. Other than the garage being characteristic of the neighborhood, it is quite dilapidated and could be beyond repair but the side with the door is recommended as the primary elevation.

Member Biedscheid noted regarding the garage that the north elevation has a small recessed door. She asked if that is worthy as a defining characteristic. It looks original from the photo.

Ms. Ramirez Thomas responded that in considering the size of the garage, we didn't want to be too strict in defining primary elevations.

Member Biedscheid said in the Staff Report, Ms. Ramirez Thomas mentioned several times that the long setback from the street is characteristic. She asked if there is a method for preserving that.

Ms. Ramirez Thomas said there wasn't any.

Mr. Rasch explained that there is no Code citation that limits someone from placing a free-standing structure in front of this building. But the Board has the authority to look at it in terms of being harmonious to the property on the streetscape.

Member Katz was confused on the primary façades, looking on page 24. Basically, façade #2 is an east-facing façade; # 3 is an east-facing façade and between them is a south facing façade not labeled.

Ms. Ramirez Thomas said the rule is if (the façade) is more than 4 or less than 8, it has to be included with another longer elevation

Mr. Rasch explained that because of its width, it is not a separate façade and would need to be either part of #2 or part of #3.

Ms. Ramirez Thomas said her intention was to make it part of #3.

Member Katz wasn't clear about # 4.

Ms. Ramirez Thomas said # 4 has the French Doors and is by the kitchen addition and is really similar to #3. It is less than 8' wide.

Mr. Rasch suggested labeling it a 4a and 4b.

Ms. Ramirez Thomas agreed. The French doors would be 4a.

Member Boniface pointed out that the Staff Report recommended the north elevation of the garage as primary but that is the east where the doors are.

Ms. Ramirez Thomas agreed and apologized.

Member Bayer asked if on #4, Staff recommended 4a only as primary.

Ms. Ramirez Thomas agreed.

Member Powell asked if on the north façade of the garage, that door was an original door.

Ms. Ramirez Thomas said it has been there for a long time. This building was a chicken coop for a long time and then by 1967, it became a garage. The door could have been put in then. There is no indication the chicken coop was built at same time as the house but it was somewhere between 1912 and 1927 and became a garage by 1967.

Applicant's Presentation

Mr. Mark Georgetti, 108½ Halston Street, was sworn. He asked for clarification of 4a and 4b.

Mr. Rasch pointed them out to him on the site plan.

Ms. Ramirez Thomas clarified that she recommended 4A as primary, which is where the French Doors are located.

Mr. Georgetti asked if the recommendation for primary was 1, 2, 3, and 4a.

Ms. Ramirez Thomas agreed.

Mr. Georgetti said that was fine with him.

He said, in regard to the garage, façade #1 is to be primary.

Ms. Ramirez Thomas agreed.

Mr. Georgetti said that is what he was looking for.

Questions to the Applicant

There were no other questions.

Public Comment

Ms. Stefanie Beninato, P.O. Box 1601, was sworn. She was happy the applicant is in agreement with Staff. It is a beautiful building and different from many others in the South Capitol area. It is the most heterogeneous historic district we have. She said, "Mr. Rasch talked to you about being able to control that space from the street to the building and that setback being characteristic. But besides harmony with the streetscape, you also have that it is a primary elevation and restrictions on whether a building would interfere with the designation of it as a contributing structure on the primary elevations. So, that would be another way to be able to have some control over what might be proposed for that front yard if that ever does happen there."

There were no other comments from the public and the public hearing portion for this case was closed.

Chair Rios said it is a gentle little cottage and she had not noticed it because it is set so far back - a little gem.

Member Biedscheid asked if the Applicant knew any of the history or age of the garage.

Mr. Georgetti said he didn't know anything beyond what Ms. Ramirez Thomas shared.

Member Biedscheid said in looking at it that it appears to be in quite good shape as far as a single car garage set back from the street and a good example of one that has not been touched and maintains the original adobe construction. It appears to be very old but not original doors.

Action of the Board

Member Katz moved in Case #H-17-057A at 806 Don Gaspar Avenue, to accept the recommendation of Staff and designate the north elevation - # 1, the east elevation - #2 and #3 and the south-facing elevation - #4a on the main residence as primary; and the east elevation of the garage as primary. Member Boniface seconded the motion.

Member Biedscheid wanted to hear a little discussion on 4b. Even though it was from the 1950's addition, it is historic, it is in good shape. It has a window typical of the time - casement window and it appears to be original fill. She thought the fifties addition is part of the history of this house and wondered if other Board members might consider it having a primary designation.

Member Boniface asked to view the photograph of that corner of the building.

Mr. Rasch said he didn't have a photo of just that part.

Member Katz referred him to page 10.

Member Boniface said 4b is historic, built in the 50's, but what stands out is the fact that the front street façade is so well defined by the shakes on the front and such a distinctive look with the shingles. And, at that corner, 4b, it changes from the original shingles to a stuccoed wall. So, he had a hard time going with that idea. It is a flatter roof that overhangs. He was inclined to not include it.

Mr. Rasch said that, for the Secretary of the Interior standards, it is an excellent example for how to do historic preservation by making the addition different. So, it does follow federal law.

Member Boniface asked if Mr. Rasch was implying that he agreed with Member Biedscheid.

Mr. Rasch said it was not his case.

Member Katz agreed with Member Boniface. He said, "I don't want to overdo it and the rest is what makes this a distinctive building."

Chair Rios added that the Board doesn't follow federal standards.

Mr. Rasch said the City's code kind of follows the Secretary of the Interior code. He quoted from Section 14-5.2C - 1, regarding purpose and intent.

Ms. Ramirez Thomas said it is not a direct relationship but it is imbedded in our code.

Chair Rios disagreed with Member Boniface. There are lots of cottages in this district with flat roofs. This is a cottage style home and this portion is distinct from that.

Member Biedscheid said the addition was done sensitively and distinctly from the original. You can still see what the original was and, in her mind, a reason to preserve that addition, or at least hope that any future addition would be done as sensitively. She asked for Ms. Ramirez Thomas' opinion about 4b.

Ms. Ramirez Thomas said her thought was that it doesn't add to or define the overall cottage character of the house so she didn't recommend it. Also, it was not particularly sensitive. Although distinctive in its character and related to its time period, it is a little disharmonious with the cottage style home, and even the lot lends itself to the cottage look, the way it is set back. To her, the addition is historic but not particularly interesting or a good example of 1950's CMU construction either. We've had others in the other district that are better examples.

Member Powell tended to agree with Member Biedscheid but was okay with the decision of the Board.

Member Bayer agreed with Member Katz and Member Boniface on this point. She didn't think 4b would meet the definition.

The motion was approved on a voice vote (4-2) with all voting in favor except Member Biedscheid and Member Powell who dissented.

6. **Case #H-17-058. 729 Dunlap Street.** Westside-Guadalupe Historic District. John Odell, agent/owner, proposes to construct a residential structure with a 783-sq. ft. footprint to a height of 19' where the maximum allowable height is 14'6" and a 6' high coyote fence, remove a shed, and remove an existing coyote fence on a contributing property. An exception is requested to exceed the maximum allowable height (Section 14-5.2(D)(9)). (Nicole Ramirez Thomas)

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

BACKGROUND & SUMMARY:

729 Dunlap is a single-family residence built in the Spanish Pueblo Revival style and is contributing to the Westside Guadalupe Historic District. The lot where the house is located extends almost 200 feet behind the house. The applicant proposes to construct a small residence behind the existing house.

The applicant proposes the following seven items.

- 1) Construction of a 783-square foot residence on a vacant portion of land behind the existing house. The height of the house will be 19'-0" total where the maximum allowable height is 14'-6". The applicant proposes to construct 5'-0" of the house below ground and 14'-0" above ground. The roof of the house will be flat with a 12" overhang on all sides. A deck and stairs will extend off of the north elevation of the house. A height exception was requested per 14-5.2(D)(9). Exception Responses are presented at the end of this memo.

- 2) Construct 95 feet of coyote fence along the east property line to a height of no greater than 6'-0".
- 3) Paint for the front door will be "Striking Red."
- 4) Exterior trim will be painted in "White Heat."
- 5) Stain for the deck will be "Early American."
- 6) Windows and the patio door will be white clad with divided lites.
- 7) Stucco will be El Rey "Adobe."

RELEVANT CODE CITATION

- 14-5.2(D) General Design Standards for All H Districts
(9) Height, Pitch, Scale, and Massing
(c) Height

(iii) In historic districts, height shall be the vertical distance measured between the highest part of a structure and the existing grade or finished grade, whichever is more restrictive, at the midpoint of the street facing façade, excluding rooftop appurtenances, the increased height of walls or fences over pedestrian and vehicular openings, and gates (either in opened or closed position). For structures which do not have street frontage, height shall be determined by the façade which contains the tallest vertical distance measured between the highest part of a structure and the existing grade or finished grade, whichever is more restrictive. The height of walls and fences is measured from the street-facing side of the wall or fence. (Ord. No. 2002-37 § 27)

EXCEPTION RESPONSES

- (i) Do not damage the Character of the streetscape

Buildings with this height are characteristic of this neighborhood, since we are 170+ feet from the street it has minimal visibility from the street.

Staff response: Staff agrees with this response. The height of the structure and its appearance from the street will not impact the streetscape.

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

Anything less than a standard 8 ft. ceiling height would be claustrophobic as the rooms are already small in size.

Staff response: Staff agrees with the response. Digging the foundation of the house to 5 feet below existing grade accomplishes the desired ceiling height.

- (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

One design option was to lower ceilings to 7.5 ft. but was unacceptable for modern living.

Another design option was to raise ceilings to 9ft on both floors but we found that to be an unacceptable design option because it conflicted with the fabric of nearby houses.

Staff response: Staff agrees with this response. The applicant considered different options in regard to the height of the house.

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

Although this is a small 2 bedroom house the shape of the lot restricted the footprint of the building to be 2 levels.

Staff response: Staff agrees that the lot shape is a special circumstance which restricts the ability to build a single story home.

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

The shape of the historic footprint of the lot limits the design options.

Staff response: Staff agrees with this response. The lot limits design options.

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

The 18" additional height is a reasonable and minimal change that allows for normal ceiling height, insulation. Additionally, we deliberately eliminated the parapet in order to keep the structure as low as possible. We chose to mimic the style of the contributing house on the same property.

Staff response: Staff agrees with this response. The applicant has worked to keep the height of the house as low as possible.

STAFF RECOMMENDATION:

Staff finds that the exception criteria have been met and recommends approval of the application as it complies with 14-5.2(D)(9) General Design Standards for All districts, Height, Pitch, Scale, and Massing and 14-5.2(I) Westside-Guadalupe Historic District.

Questions to Staff

Member Roybal asked what other buildings are 2-story along there.

Ms. Ramirez Thomas acknowledged there are quite a few. Some of them are up to 23' high. The height calculation map is on page 9. "But those are excluded because they are non-contributing."

Member Katz noted the only reason he needs the exception is because of the three window walls there. The rest is an appropriate height and it is totally minimal.

Member Roybal asked if it is necessary to go down that far underground to meet the height limit.

Ms. Ramirez Thomas said if he wanted to have it all above ground and built it higher than 14' 6", it would still require a height exception and the applicant felt it was more harmonious to go down five feet and have it 14' above ground.

Applicant's Presentation

Mr. John Odell, 1523 Taos Street, was sworn. He clarified that the stucco is cementitious.

Questions to the Applicant

Chair Rios asked what the square footage that is below ground.

Mr. Odell said it is 783 square feet.

Member Powell asked if that is part of the lower level.

Mr. Odell said the footprint of the house is 783 square feet.

Public Comment

Ms. Beninato (previously sworn) said she appreciated that the applicant is sensitive enough for the harmony of the streetscape to keep the height below 14' from the ground and makes it minimal for the exception. Near there, are 2 and 3 story buildings built and the neighborhood was very upset by that. She wished the door wasn't red.

Mr. Robert Nowak, 731 Dunlap Street, was sworn. His concern, as a neighbor and renter for five years, was that the construction traffic and parking on that narrow road and the times of construction activity. He would like to know how long it will take and when it starts and stops each day.

Mr. Rasch said it is not the Board's jurisdiction. The Permit Division in the Land Use Department can tell him the answers to all those questions.

Action of the Board

Member Roybal moved in Case #H-17-058 at 729 Dunlap Street to approve per staff recommendations for items 1 through 7, and finding that all exceptions have been met. Member Powell seconded the motion and it passed by unanimous voice vote.

7. **Case #H-17-059A. 827 East Alameda Street.** Downtown & Eastside Historic District. Rachele Griego and Andrew Gough, agents/owners, request a historic status review with designation of primary elevations, if applicable, for a non-contributing residential structure. (Nicole Ramirez Thomas)

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

BACKGROUND & SUMMARY:

827 East Alameda is a Pueblo Revival style single family residence constructed in 1947. The house is located within the Downtown and Eastside Historic District and is currently designated as noncontributing. The applicant has requested a status review of the property.

The house has been owned by the Griego family since the time it was built in 1947. It is currently a rental property but the granddaughter of the original owner is purchasing the property from her family. The footprint of the house has remained the same over time but the windows were replaced in 1964 which resulted in removal of the original wood windows and enlarging the openings. The Historic Cultural Properties Inventory Form (HCPI) indicates that the change in window opening and opening sizes, particularly of two window openings on the south and west elevations, compromised the historic integrity of the home. In addition, the front door has been replaced.

RELEVANT CODE CITATION

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

(Ord. No. 2004-26)

(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; and
- (d) New additions and related or adjacent new construction be undertaken in such a manner that if removed in the future, the original form and integrity of the historic *property* and its environment would be unimpaired.

DEFINITIONS

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.

NONCONTRIBUTING STRUCTURE

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

STAFF RECOMMENDATION:

Due to all the changes in the massing on this simple structure, Staff recommends historic status remains non-contributing to the Downtown and Eastside Historic District per 14-5.2(C) Regulation of Significant and Contributing Structures in the Historic Districts.

Ms. Ramirez Thomas added that the two structures in the back are contributing and the two in front have no status.

Questions to Staff

Member Biedscheid asked about the status of the yard wall.

Ms. Ramirez Thomas didn't know. It appeared no aerial photograph were

Chair Rios thought the footprint has remained the same over these 70 years. She asked what the changes are.

Ms. Ramirez Thomas said it doesn't look like it has changed at all.

Chair Rios asked if the porch is original to the home.

Ms. Ramirez Thomas agreed. The openings have changed somewhat.

Member Biedscheid said the HCPI Report indicates there is only one window that appears to be original and read it from page 11, which said it was the only original wood window that remains other than the wall and the only window opening that is the original size. She also noted from the HCPI report on page 12, item #15 said the wall was built in 1968.

Ms. Ramirez Thomas thanked her for noticing that.

Applicant's Presentation

Ms. Rachele Griego, 509 Plaza Balentine, was sworn. She agreed with the Staff recommendation and said the door and the porch were changed in 1968. It is her grandmother's house and is emotional for her.

Chair Rios was glad to see she is moving into her family's house on the east side.

Ms. Griego said she is related to all her neighbors.

Questions to the Applicant

There were no questions to the Applicant.

Public Comment

Ms. Beninato (previously sworn) said she almost thought the Board should designate it contributing because it has stayed in one family all this time. She understands some changes appeared in 1958 which is still over 50 years old. Those homes built in the 1950's are worthy of preservation here in Santa Fe.

There were no other comments from the public and the public hearing portion for this case was closed.

Chair Rios asked when the windows were replaced.

Ms. Ramirez Thomas said they were replaced in 1964 with aluminum slider windows. The photo on page 8 shows them and a large one underneath the porch.

Chair Rios reasoned that maybe the window quality type is not good.

Ms. Ramirez Thomas agreed could be considered.

Chair Rios felt the vernacular style buildings are important to preserve.

Ms. Griego said her grandfather pieced it together.

Member Bayer said Ms. Ramirez Thomas indicated this is part of a family compound and asked how that gets treated in the Code. There are four buildings in this compound.

Mr. Rasch said the Governing Body approved a historic compound registry that will become effective 30 days after the approval. The compound register consultant completed the report years ago. It is being brought forward with the Code rewrite and was pretty sure this one was not included in the registry.

Ms. Ramirez Thomas clarified that they have to be on one tract of land to be considered a compound. She wasn't sure if this was all part of one lot or each was separate.

Mr. Rasch was not sure that was a requirement and cited Plaza Chamisal which has individual lots.

Member Biedscheid felt it is worth considering as a contributing structure, based on the original footprint. Although there is one original feature, she didn't believe that façade had enough character to be a primary façade. The one façade that could be considered primary is the one with the portal. And it has the only character-defining feature.

Ms. Ramirez Thomas said there is a corner portal that would be on the south end of the elevation that would be considered primary.

Member Biedscheid thought it was probably less than 8'.

Mr. Rasch agreed. "And we haven't gone over the bridge with historic aluminum sliders. And the Board also doesn't often preserve steel casements."

Member Powell commented but it was not audible.

Mr. Rasch said if they are historic, it would require an exception to remove them.

Member Katz pointed out that they could restore to an earlier period.

Ms. Griego said, unfortunately, they don't have any family photos to show their design before the aluminum sliders. She said, "We want to restore its historic integrity. A lot of material used were just 2x4s. I do think we can make it structurally more sound and make it look how it historically was."

Ms. Ramirez Thomas said the window under portal and one window on the west elevation would be hard to replace and comply with the ordinance because they are so large.

Member Biedscheid asked if there is any option to just acknowledge the portal placement is characteristic without getting into windows and walls.

Mr. Rasch explained that when the Board designates contributing status, it must state the character-defining features.

Action of the Board

Member Biedscheid moved in Case #H-17-059A at 827 East Alameda Street, to designate the historic status as Contributing with the placement of portal on the south façade and the west façade as character-defining and excluding all windows and doors that might be associated with the portal. Member Bayer seconded the motion and said this house does contribute to the historic association as being part of this family compound and the vernacular qualities contributes to the historic architectural design qualities of the District.

Member Katz was torn because of something the applicant said. It is just a family home. The consequence of making it contributing would be some restrictions on what could be done in the remodel. He believed the Board was reluctant to impose restrictions but he was not sure what they wanted to do would be impeded by this designation but the Board is not allowed to consider what they want to do at this time.

Chair Rios agreed the Board is not allowed to discuss that now. But she wanted to reiterate what Member Katz said. If it is designated Contributing, it doesn't mean they can't do renovations to the house.

Ms. Griego said, "Our family wanted to add a bathroom by closing the porch as the original process and adding materials. That was part of our plan. To me, that matters."

Member Biedscheid said her intent was to honor that vernacular style and not intended to restrict what they could do. The Board perceives that continuing the tradition to keep it in the family is contributing in itself.

The motion vote resulted in a 3-3 tie vote with Member Biedscheid, Member Powell, and Member Bayer voting in favor and Member Roybal, Katz and Boniface voting against. Chair Rios voted in favor of the motion to break the tie and the motion passed.

Ms. Ramirez Thomas clarified that the home is designated as Contributing with the south and west elevations of the portal only as primary.

Chair Rios agreed.

Ms. Ramirez Thomas said the window underneath the portal and the door - massing doesn't need to be preserved nor the opening.

Member Biedscheid said okay.

Member Katz moved to take Case #H-17-031 from the table. Member Boniface seconded the motion and it passed by unanimous voice vote.

2. **Case #H-17-031B. 125 Quintana Street Unit 3.** Westside-Guadalupe Historic District. Jonah Stanford, agent for Laura Einstein, owner, proposes to remodel a contributing residential structure by constructing 236 sq. ft. of additions, a 5'0" high yardwall and gate, and replace windows. An exception is requested to place an addition on a primary elevation (Section 14-5.2(D)(2)(c)). (David Rasch)

Mr. Rasch presented the Staff Report for this case as follows:

BACKGROUND & SUMMARY:

125 Quintana Street Unit 3 is a single-family residence that is part of the Elena Quintana Compound that was constructed during the first half of the twentieth century in the Spanish-Pueblo Revival style. Historic windows have been replaced and the 1985 building inventory states that the inset portal woodwork has also been replaced. The building is listed as contributing to the Westside-Guadalupe Historic District. Primary elevation(s) were designated in the previous hearing, i.e., all elevations on the west façade.

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

1. A 197-square foot addition will be constructed on the west, primary elevation. The addition will match adjacent height with two-lite paired French doors and two-lite paired casement windows. An exception is requested to place an addition on a primary elevation (14-5.2(D)(2)(c)) and the required exception criteria responses are at the end of this report.
2. An existing door on the south elevation under the portal will be removed and replaced with a two-lite paired casement window over a fixed wooden panel in the same location and opening dimensions and an existing window on the west elevation under the portal will be removed and replaced with a door in the same location and opening dimensions, thus not requiring exceptions.
3. All windows and doors, which are non-historic, will be removed and replaced with windows and doors like those proposed in the addition.

4. A 39-square foot storage addition will be constructed at the southeast corner with sliding wooden doors.
5. A 5' high yardwall with a wooden pedestrian gate will be constructed at the south side of the street frontage with the maximum allowable height is 4' 11". The one-inch difference is a minimis amount and not requiring a height exception. An associated 2' 6" planter will be constructed with the yardwall.

EXCEPTION TO PLACE AN ADDITION ON A PRIMARY ELEVATION (14-5.2(D)(2)(c)) AND TO ALTER OPENINGS ON A PRIMARY ELEVATION (14-5.20(D)(5)(a))

(I) Do not damage the character of the streetscape

Response: The proposed changes to the residence will not result in a disruption of the character of the streetscape. A mass dominated adobe style reinforced with strong horizontal architectural lines will remain and will continue to support the character of the area. The addition is consistent with the surrounding massing, scale, and primary façades.

Staff response: Staff agrees with this statement. The addition is harmonious to the streetscape.

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

Response: After many years of ownership the Owners are retiring and plan on living in our community for the rest of their lives. The proposed alterations are needed to make the residence functional in terms of accessibility and to allow space for ageing-in-place functions. Without the proposed addition and internal accessibility alterations the subject property would not be usable to the owners and would cause hardship during these later life phases. The existing common living area is 13' x 18' and contains a large adobe kiva fireplace, the dining area, living room, entry, and exterior patio access. This is an extremely small area to contain this amount of programming and accessibility is challenging even with important secondary programming such as home office and the home entertainment being allocated to the only other bedroom. The current space allocations do not meet ageing in place needs. The medical industry has minimum requirement standards for in-home care providers in terms of space allocation and living conditions, among them is that a care giver must be provided a separate bed room and storage area for personal belongings. The existing living area is not large enough to absorb any additional programming and would no longer be accessible once the second bedroom is allocated to a caregiver. It is not possible to meet accessibility maneuvering requirements to all house hold functions that would need to be contained within a 13' x 18' space without the proposed addition.

Staff response: Staff agrees with this statement. The owner's needs have changed and that caused a hardship.

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

Response: The proposed design allows the Owners to reside within our historic community while maintaining a balance between architectural scale and utility. The proposed design is consistent with the

growing needs of our community by providing healthy and comfortable housing to aging residents while maintaining a strong sense of Santa Fe culture and architectural heritage. The primary façade is the only façade that an addition is possible. All design options were originally investigated. The only other potentially buildable area was on the East façade. However, this area contains only 64 sq. ft. of buildable area as it is encumbered by the proximity of an adjacent residence and is subject to compliance with fire and building separation requirements. However, we are proposing to make use of even this small area with a 40-sq. ft. storage shed. We also investigated to possibility of reducing the size of the existing secondary bedroom to facilitate accessibility however the gains were not impactful as the bedroom is already only slightly larger than HUD minimum standards.

Staff response: Staff agrees with this statement. There is no other area on the property to gain livable space.

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

Response: The existing property is unusually shaped and extremely limited in terms of space. The only area within the property that an addition is possible resides within the street facing portion of the property. Shared walls and closely placed adjoining yard walls serve to restrict available natural day lighting. The proposed design attempts to address the needs of the Owner while working within the existing perimeters of this unusual shaped property. The subject property is also particular within the relating streetscape as it resides within the only compound of buildings where access to resident parking is not provided on the primary street façade. All other residences on Quintana Street are required to provide parking access from Quintana Street. This unit is not required to share the front yard or primary façade yard with parking. The subject property is able to provide an accessible exterior space while maintain an architecturally inviting street façade without compromising vehicular safety or utility.

Staff response: Staff agrees with this statement. This condo has street frontage on two streets, unlike the other properties in the streetscape.

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

Response: The height, scale, massing, and setbacks are existing conditions which have not been altered by the current owners. Maturing adjacent trees and surrounding neighborhood growth has impacted natural day lighting and encumbered alternate addition locations. The proposed alterations are needed to make the residence functional in terms of ageing-in-place. To age gracefully within one's own residence is considered a right and the requirements for accessibility, provisions for in-home care, and easing the hardship of this process are not due to a decided action on the part of the applicant.

Staff response: Staff agrees with this statement. We are usually not able to change what happens with aging.

(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: The proposed design is consistent with the existing architecture. It provides the least impact possible through maintaining the existing height, scale, and colors. The scale of the addition is conservative and in-line with existing architectural massing. All design options were originally investigated. Additionally, the scale and scope of the design program is small, only intended to provide accessibility to outdoor areas and internal functions, while providing space for required ageing-in-place functions.

Staff response: Staff agrees with this statement. This is the best location for an addition on this limited property.

STAFF RECOMMENDATION:

Staff finds that the exception criteria have been met to place an addition on a primary elevation and staff recommends approval of this application which otherwise complies with Section 14-5.2(D) General Design Standards and (I) Westside-Guadalupe Historic District.

Questions to Staff

There were no questions to Staff.

Applicant's Presentation

Mr. Jonah Stanford, 928 Shoofly Street, Santa Fe, was sworn and stood for questions.

Questions to the Applicant

There were no questions to the Applicant.

Public Comment

Ms. Beninato (previously sworn) said it sounded like the designating of primary façade was rather recent. She didn't understand the point of designating a primary façade and then have the applicant come in with request for an exception on that façade for an addition on that side. It seemed to be counterproductive on so many levels for the Board. If it is a primary façade, is there another alternative that could achieve the same result.

There were no other comments from the public and the public hearing portion for this case was closed.

Action of the Board

Member Boniface moved in Case #H-17-031B at 125 Quintana Street, Unit 3, to follow the Staff recommendation and approve the application as presented and to acknowledge the exception criteria have been met. Member Roybal seconded the motion and it passed by unanimous voice vote.

I. MATTERS FROM THE BOARD

Mr. Rasch said the Board should hear a report from the subcommittee.

Member Katz reported that the subcommittee met with the City Attorney and Staff this afternoon on the present status. He said, "The City Attorney has spoken with the County about meeting with the subcommittee and there are some issues with the design that are getting worked out and they will get back with us. Ms. Brennan was quite confident we would meet with them in the very near future and we want to keep the Board advised and make sure that anything we propose is agreeable with the Board. If we meet we will report back and I'm sure there will be design issues to hash out."

Chair Rios said she did ask Member Powell if he was willing to be part of the subcommittee and he said yes.

J. ADJOURNMENT

The meeting was adjourned at approximately 7:00 p.m.

Approved by:

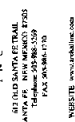

Cecilia Rios, Chair

Submitted by:


Carl Boaz for Carl G. Boaz, Inc.

Historic Districts Review Board
July 11 , 2017

EXHIBIT 1



DO NOT SCALE DRAWINGS
CONTRACTOR TO VERIFY
ALL EXISTING CONDITIONS AND
DIMENSIONS. NOTIFY ARCHITECT
OF ANY DISCREPANCIES PRIOR
TO BEGINNING CONSTRUCTION

1. The first step is to identify the problem. In this case, the problem is that the company is not meeting its sales targets. The second step is to analyze the data. The third step is to develop a plan. The fourth step is to implement the plan. The fifth step is to evaluate the results.

[illegible]

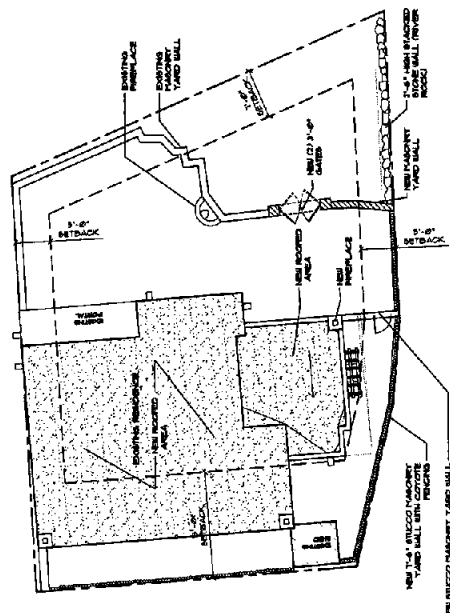
SUBJECT TITLE
HARTLEY
RESIDENCE

36 Camino Cerrito Santa
Fe, NM 87505

17-07	DATE	17/17
17-07	DATE	17/17

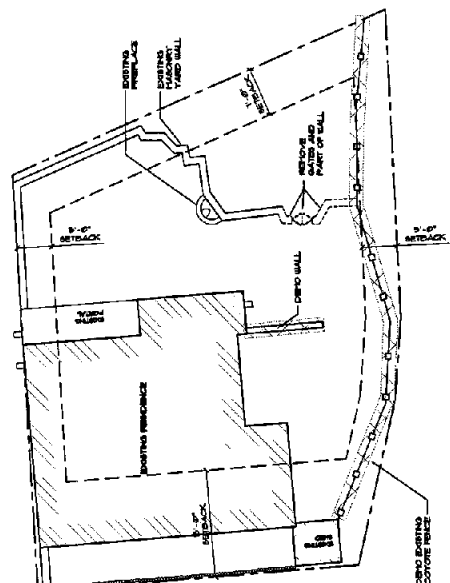
EXISTING AND
PROPOSED SITE
PLAN

NO. C-1



PROPOSED SITE PLAN

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



EXISTING SITE PLAN

SCALE, 1/8" = 1'-0"



NO.	REFERENCE	REVISIONS	DATE

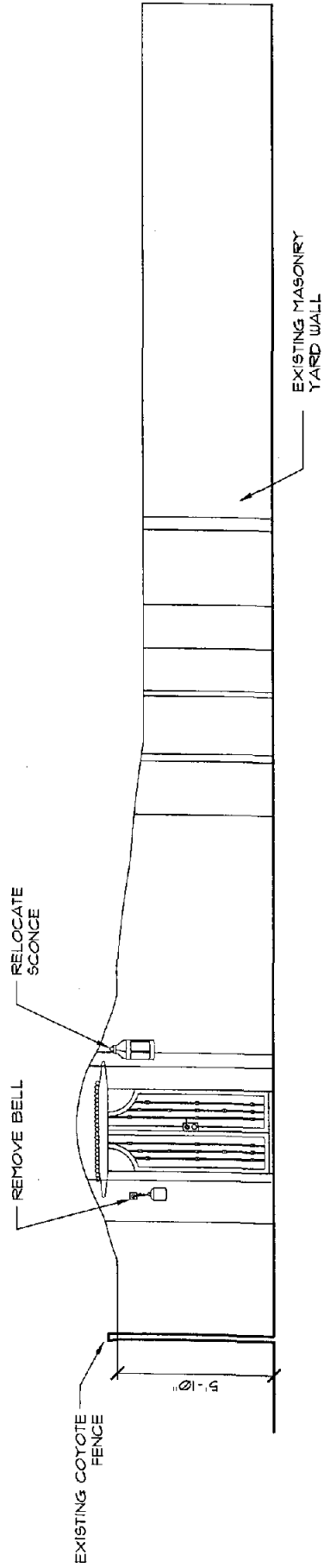
PROJECT TITLE
HARTLEY RESIDENCE

336 Camino Cerro
 Santa Fe, NM

PROJECT NO.	17-07
CHECKED BY	BB
DATE	12/12/17
DESIGNED BY	BB
DATE	12/12/17
PROJECT NO.	17-07

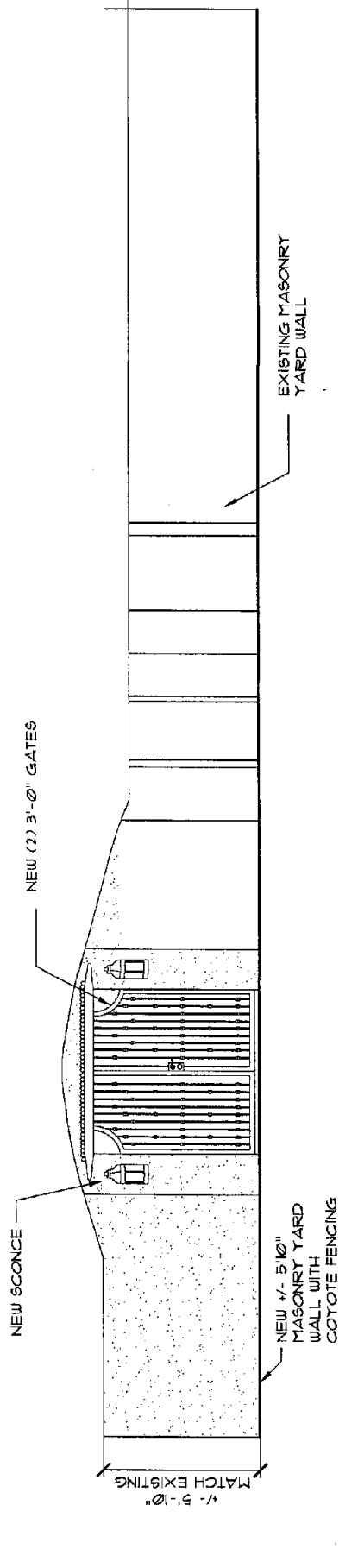
EXISTING &
 PROPOSED
 ELEVATIONS

SHEET NO.
A-3.1



EXISTING EAST ELEVATION

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



PROPOSED EAST ELEVATION

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