



Agenda

CITY CLERK'S OFFICE

DATE 2/23/18 TIME 10:35
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HISTORIC DISTRICTS REVIEW BOARD FIELD TRIP

TUESDAY, February 27, 2018 at 12:00 NOON

HISTORIC PRESERVATION DIVISION, 1st FLOOR CITY HALL

HISTORIC DISTRICTS REVIEW BOARD HEARING

TUESDAY, February 27, 2018 at 5:30 P.M.

CITY COUNCIL CHAMBERS

AMENDED

- A. CALL TO ORDER
- B. ROLL CALL
- C. APPROVAL OF AGENDA
- D. APPROVAL OF MINUTES: February 13, 2018
- E. FINDINGS OF FACT & CONCLUSIONS OF LAW

Case #H-17-001B, 110 Delgado Street Unit C.

Case #H-17-103, 984 Acequia Madre Unit B.

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

Case #H-18-014A, 127 Kearney Avenue.

Case #H-17-093A, 646 Alto St.

Case #H-18-012A, 1137 Camino Delora.

Case #H-18-015A, 1030 W. Houghton St.

Case #H-18-013A, 380 St. Francis Drive.

Case #H-17-088B, 578 West San Francisco Street.

- F. BUSINESS FROM THE FLOOR
- G. COMMUNICATIONS

- 1. 2018 Santa Fe Heritage Preservations Awards

H. ACTION ITEMS

- 1. Case #H-17-062, 168 Lorenzo Road. Downtown & Eastside Historic District. Donaji Ramirez & Randy McWilliams, propose to amend a previous approval by raising the height of the addition from 9'6" to 11'3" where the maximum allowable height is 13'10" and relocate door on a contributing residential property. (David Rasch)
- 2. Case #H-18-011B, 624 Gomez Road. Don Gaspar Area Historic District. Diana Ford, agent/owner, proposes to remodel a contributing residential structure by replacing the roof, windows, doors, existing portal, and exterior lighting, constructing a 6' high coyote fence, increasing the height of the front yardwall, and stuccoing and painting the house and yardwalls on a contributing residential structure. (Nicole Ramirez Thomas)
- 3. Case #H-08-043, 325 Delgado Street. Downtown & Eastside Historic District. James Kindgren, owner/agent, proposes to construct a 90 sq. ft. addition, replace windows and doors by changing opening dimensions, construct a 6' high wall with a pedestrian gate and other minor modifications on a contributing residential structure. (Nicole Ramirez Thomas)
- 4. Case #H-16-109, 76 East San Francisco Street. Downtown & Eastside Historic District. Architectural Alliance, agent for Peter Komis, owner, proposes to remodel the front entry and construct an elevator overrun and maintenance room on the roof to a height of 55'4" where the maximum allowable height is 24'11" on a non-contributing, non-residential property. Two exceptions are requested to exceed the maximum allowable height (Section 14-5.2(D)(9)) and to install publicly-visible vertical transportation massing (Section 14-5.2(E)(1)(d)). (David Rasch)
- 5. Case #H-17-066B, 415 Camino Manzano. Downtown & Eastside Historic District. Hoopes and Associates, agent for Douglas Brown, owner, proposes 2,032 sq. ft. of additions to a contributing residential structure, remove a non-historic portal on a contributing tower, and other alterations. Two exceptions are requested to exceed the

50% footprint standard and to place an addition at less than 10' back from a primary façade (Section 14-5.2(D)(2)(d)). (David Rasch)

6. Case #H-17-006. 310 Irvine Street. Westside-Guadalupe Historic District. Nicholas and Debbie Aranda, agents/owners, propose to increase the height of an addition and request an exception to alter architectural features (Section 14-5.2(D)(5)(b)) on a contributing residential structure. (Nicole Ramirez Thomas)
7. Case #H-18-016A. 518 Agua Fria Street. Westside-Guadalupe Historic District. Christopher Purvis, agent for Peter and Mary Thomas, owners, requests a historic status review with primary elevation(s) designation, if applicable, for a contributing residential structure. (Carlos Gemora)
8. Case #H-18-017A. 118 Martinez Street. Downtown & Eastside Historic District. Catherine Fletcher-Leriché, agent for John and Marybeth Wolf, owners, requests primary elevation(s) designation for a contributing residential structure. (Nicole Ramirez Thomas)
9. Case #H-18-018. 656 Canyon Road. Unit A. Downtown & Eastside Historic District. Martinez Architecture Studio, agent for Chiliquiles Properties, LLC, proposes to remodel a contributing non-residential structure by replacing windows and doors, re-roofing, and installing rooftop appurtenances. (David Rasch)
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11. Case #H-18-024B. 451 Arroyo Tenorio. Downtown & Eastside Historic District. Martinez Architectural Studio, agent for Jill and Ray Weeks, owners, proposes to convert the contributing accessory structure by replacing doors and windows, and installing exterior lighting, skylights, and a chimney. (Nicole Ramirez Thomas)
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13. Case #H-18-025. 1342 Canyon Road. Downtown & Eastside Historic District. Architectural Alliance, agent for Michel Appellis and Roxanne Felsar, owners, proposes to construct 1,018 sq. ft. of additions on a contributing residential structure. (Nicole Ramirez Thomas)
14. Case #H-18-021. 1472 Canyon Road. Downtown & Eastside Historic District. Tierra Concepts, agent for Wolf Riehle, owner, proposes to construct a 3,352 sq. ft. residential structure to a height 23'7" where the maximum allowable height is 16'8" on a vacant lot. An exception is requested to exceed the maximum allowable height (Section 14-5.2(D)(9)). (Carlos Gemora)

I. MATTERS FROM THE BOARD

J. ADJOURNMENT

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PREPARED BY JM Callery
REVIEWED BY SSS

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6. Case #H-18-016A. 518 Agua Fria Street. Westside-Guadalupe Historic District. Christopher Purvis, agent for Peter and Mary Thomas, owners, requests a historic status review with primary elevation(s) designation, if applicable, for a contributing residential structure. (Carlos Gemora)
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7. Case #H-18-016A, 518 Agua Fria Street. Westside-Guadalupe Historic District. Christopher Purvis, agent for Peter and Mary Thomas, owners, requests a historic status review with primary elevation(s) designation, if applicable, for a contributing residential structure. (Carlos Gemora)
8. Case #H-18-020, 1008½ Canyon Road. Downtown & Eastside Historic District. Loyn Tryk, agent for Brett Bachman and Elizabeth Challener, owners, proposes to raise parapets, replace windows and doors on a non-contributing residential structure. (David Rasch)
9. Case #H-18-017A, 118 Martinez Street. Downtown & Eastside Historic District. Catherine Fletcher-Leriché, agent for John and Marybeth Wolf, owners, requests primary elevation(s) designation for a contributing residential structure. (Nicole Ramirez Thomas)
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11. Case #H-18-024, 451 Arroyo Tenorio. Downtown & Eastside Historic District. Martinez Architectural Studio, agent for Jill and Ray Weeks, owners, proposes to convert the contributing accessory structure by replacing doors and windows, and installing exterior lighting, skylights, and a chimney. (Nicole Ramirez Thomas)
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13. Case #H-18-025, 1342 Canyon Road. Downtown & Eastside Historic District. Architectural Alliance, agent for Michel Appellis and Roxanne Felsar, owners, proposes to construct 3,823 sq. ft. of additions on a contributing residential structure. (Nicole Ramirez Thomas)
14. Case #H-18-022, 1126½ Camino Delora. Downtown & Eastside Historic District. Marc Naktin, agent for James Ortega, owner, proposes to construct a 2,500 sq. ft. residence to a height of 19'8" where the maximum allowable height is 15'8" with a pitched roof on a vacant lot. Two exceptions are requested to exceed the maximum allowable height (Section 14-5.2(D)(9)) and (Section 14-5.2(D)(9)(d)). (Carlos Gemora)
15. Case #H-18-021, 1472 Canyon Road. Downtown & Eastside Historic District. Tierra Concepts, agent for Wolf Riehle, owner, proposes to construct a 3,352 sq. ft. residential structure to a height 23'7" where the maximum allowable height is 16'8" on a vacant lot. An exception is requested to exceed the maximum allowable height (Section 14-5.2(D)(9)). (Carlos Gemora)

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HISTORIC DISTRICTS REVIEW BOARD
February 27, 2018

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3. <u>Case #H-08-043.</u> 325 Delgado Street	Approved with conditions	15-17
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9. <u>Case #H-18-018.</u> 656 Canyon Road. Unit A.	Approved, Primary designated	54-57
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11. <u>Case #H-18-024B.</u> 451 Arroyo Tenorio	Approved with conditions	59-63
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14. <u>Case #H-18-021.</u> 1472 Canyon Road.	Postponed with direction	71-79
I. Matters from the Board	None.	79
J. Adjournment	Adjourned at 9:48 p.m.	79

MINUTES OF THE
CITY OF SANTA FE
HISTORIC DISTRICTS REVIEW BOARD

February 27, 2018

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, 200 Lincoln Avenue, 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
Mr. Edmund Boniface
Mr. Buddy Roybal

MEMBERS EXCUSED:

Ms. Jennifer Biedscheid
Mr. William Powell

OTHERS PRESENT:

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

NOTE: All items in the Committee packet for all agenda items are incorporated herewith by reference. The original Committee packet is on file in the Historic Planning Department and available on the City of Santa Fe web site.

C. APPROVAL OF AGENDA

Member Katz moved to approve the agenda as presented. Member Bayer seconded the motion and it passed by unanimous voice vote with Members Katz, Bayer, Boniface and Roybal voting in favor and none voting against.

D. APPROVAL OF MINUTES - February 13, 2018

Chair Rios requested a change on page 10, 4th paragraph where it says, "Chair Rios said she brought up many issues that are not within the purview of this Board and she asked Staff to comment on that, particularly the grade issues and solar issues which are not in the purview of this Board." She asked that it read, "Chair Rios said Ms. Casey brought up many issues, some of which are not within the purview of this Board and she asked Staff to comment on that, particularly the grade and solar rights issues."

[The recording indicates Chair Rios actually said, "I will say that you, Ms. Casey, brought up many issues and I can refer to our Assistant City Attorney, that I believe are not within the purview of this Board. And I will ask Staff to reiterate for us what we are looking at and what we can go forward with in reference to this particular application because you are bringing up grade issues and also solar issues which are not within the purview of this Board."]

On page 23 at the bottom of the page, after the sentence, "Ms. Gheen said Chair Rios, if she wanted to, could vote no and make it a tie." to add, "Chair Rios declined to tie the vote."

On page 26, 11th paragraph, it should say "Chair Rios asked him to read the definition of contributing."

And at the 13th paragraph on the same page, it should say, "Chair Rios asked if this house met the definition of contributing."

Mr. Rasch requested a change on page 27, 3rd paragraph where the speaker is Member Boniface, not Mr. Rasch Boniface.

Member Katz moved to approve the minutes of February 13, 2018 as amended. Member Boniface seconded the motion and it passed by unanimous voice vote with Members Katz, Boniface, Bayer and Roybal voting in favor and none voting against.

Chair Rios announced that the Board has nine Findings of Fact and Conclusions of Law and asked if there are any changes to the Findings of Fact and Conclusions of Law.

Ms. Gheen interrupted and apologized to Chair Rios. She asked the Board to also consider rescinding and reconsidering that and also add, on that same page, that it was da 4-3 decision, with Buddy Roybal dissenting and Ed Boniface voting in the majority.

Chair Rios asked if she was talking about the minutes.

Mr. Rasch said it is the motion on page 27.

Member Katz moved to rescind the approval of the minutes [of February 13, 2018].

Chair Rios asked if we are indicating who voted yes and who voted no on that case.

Mr. Gheen said yes. The minutes state that it was actually a 3-2 decision. But it actually was that all seven Board members voted and Buddy Roybal voted against the motion and Member Boniface voted for the motion in that 4-3 decision. The Chair voted to break that tie.

Chair Rios agreed. There was a yes vote, as I recall, from Powell, Bayer and Boniface. This is on the Kearney vote.

Mr. Rasch clarified that this is the vote on page 27.

Chair Rios asked that from now on, Mr. Boaz indicate the yes votes and the no votes.

Ms. Gheen said, "I believe there is a motion on the floor."

Chair Rios agreed.

Member Katz said he had moved to rescind the approval of the minutes.

Chair Rios asked for a second.

Member Bayer seconded the motion and it passed by unanimous voice vote with Members Katz, Bayer, Boniface and Roybal voting in the affirmative and no one voting against.

Member Katz moved to approve the amendment - the minutes as amended and further amended with the comments of the Assistant City Attorney.

Chair Rios asked for those in favor.

She asked Member Roybal what he wanted.

Member Roybal seconded the motion.

The motion passed by unanimous voice vote with Members Katz, Bayer, Boniface and Roybal voting in the affirmative and no one voting against.

E. FINDINGS OF FACT AND CONCLUSIONS OF LAW

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Chair Rios asked if there were changes to any of these - Board Members or Staff.

Ms. Gheen said, "I do have a change for one of them. This would be for Case #H-18-014A at 127 Kearney Avenue. I would recommend that there be some added Findings of Facts in the report. I recommend the following added Findings of Fact."

Finding #10 - The original buildings was constructed between 1932 to 1936.

Finding #11 - The master bedroom, kitchen, bathroom and living room additions were done in approximately 1959 and are therefore historic and that they are at least 50 years old.

Finding #14 - The pitched roof has a gabled end at the south elevation which is street-facing.

Finding #15 - Character-defining eave decorations are on the west elevation. These are for the Board's consideration.

Chair Rios thanked Ms. Gheen for them and asked the Board for anything else.

Member Katz moved to approve the Findings of Fact with the amendment just suggested by the Assistant City Attorney. Member Boniface seconded the motion and it passed by unanimous voice vote with Members Katz, Boniface, Bayer, and Roybal voting in the affirmative and no one voting against.

Chair Rios asked Member Roybal if he voted.

Member Roybal said, "Yes, Ma'am."

F. BUSINESS FROM THE FLOOR

Ms. Stefanie Beninato said, "Good evening. I wanted to alert the Board to a discussion last night at Public Works where the Parking Director of head of the Parking Division was talking about dynamic signs for the parking lots in the downtown, which I think means moving digital signs. And our new strong supporter of historic preservation, Ron Trujillo, suggested that they be LED – that he thought LED lights would work really well there. Of the three Councilors running for mayor, the only one who brought up that they were in the historic zone and that maybe there be consideration about signs, was Joe Maestas."

She said, I'm also sharing with you again 616½ Galisteo Street. I have brought this to your attention on several occasions. I think the last time was almost six months ago at this point. There has been no progress on this building to preserve this 1890's historic structure. It is part of a cluster of ten historic structures that date from 1890's to the early 1900's. It has been owned by this family for a very long time. The woman who is the descendent and current owner with her brother is not interested apparently in actually preserving the structure. She put sand out there, but nothing has been happening for making stucco and putting it on."

She shared two pictures and said, "Here you can see that a lot of cracking is going on more and it is more deeply cracked. It has exposed wood up there, exposed vigas and here you can see where they put a cap on there. It is actually eroding under the cap – that is, the adobe is eroding under the cap. That's the part you can actually photograph easily because the north side is also totally uncovered, totally unstuccoed. There is a couple of feet between her and the neighbor and has a fence. I'm not going into the neighbor's yard to try to photograph that side. I have talked to Mary on a couple of different occasions. And there is always some reason why she can't go forward. She has had a permit since 2011 to do this work. And it is time that the City – it is under your purview. It's part of the demolition by neglect. I believe it is 14-5.2 B. So it is in your purview to prevent demolition by neglect and this is a classic case where the priority is just not being given. She is a City employee and has been for a long time. Her husband is a mortician, so they have income. They probably have the ability. They sold their brother's truck who lived there and died. They probably have eight to ten thousand dollars from the sale of that truck that easily could have been used to stucco over this rather small couple of rooms that her grandmother used to live in. Thank you." [The pictures she submitted are attached to these minutes as Exhibits 1 and 2.]

There were no other speakers from the floor.

G. COMMUNICATIONS

Mr. Rasch said, "In your packet, you will see that it is time to nominate for 2018 Santa Fe heritage preservation awards. The nomination forms are on our website if anyone wants to nominate themselves or another project. There are several categories: architectural preservation award for buildings that are listed historically. There is compatible remodel award, which will also be given to buildings that are not necessarily historic. There is compatible new construction award, cultural preservation award for outstanding examples of work in preservation under understanding of Santa Fe's unique cultural heritage. The Sarah Melton award, sensitive maintenance and rehabilitation of historic structure, or the Neighbors award or exceptional contribution to preservation. Those are all the categories on the nomination form and we have several fields that have to be filled out. These are all due on or before April 6, 2018. Thank you.

Chair Rios thanked Mr. Rasch and asked if we have a place where the awards are going to be held.

Mr. Rasch said not yet.

H. ACTION ITEMS

Chair Rios stated, we have 14 cases at this meeting. She asked everyone to cooperate with one another, so we can move smoothly through this process. If you disagree with the Board's decision this evening you can appeal to the City Council. And that would take place up to 15 days after the Findings of Fact and Conclusions of Law have been approved.

- 1. Case #H-17-062. 168 Lorenzo Road.** Downtown & Eastside Historic District. Donaji Ramirez & Randy McWilliams, propose to amend a previous approval by raising the height of the addition from 9'6" to 11'3" where the maximum allowable height is 13'10" and relocate door on a contributing residential property. (David Rasch)

Mr. Rasch presented the staff report as follows:

BACKGROUND & SUMMARY:

168 Lorenzo Lane is a single-family residential structure that was constructed in a vernacular manner in 1950. Alterations include an addition on the east elevation before 1960 and post-1960 window replacements. The building is listed as contributing to the Downtown & Eastside Historic District and the west elevation is primary.

On July 25, 2017, the Board approved an application to remodel the property, including the construction of an addition on the southeast corner of the building.

Now, the applicant proposes to amend the previous approval to remodel the property with the following three items.

1. The 300 square foot addition at the southeast corner of the building will be reduced in size to 232 square feet and increased in height from 9' 6" to 11' 3", matching the existing adjacent parapet height. No changes are proposed for the exterior finishes.
2. The west elevation door will be shifted to the north by 2'.
3. A fireplace chimney will be added to the addition.

STAFF RECOMMENDATION:

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

Questions to Staff

Chair Rios said, "on this application, it is being reduced by 68 square feet. The house is being reduced and the height is being increased by a foot and half.

Mr. Rasch agreed.

There were no other questions to Staff.

Applicant's Presentation

Ms. Randy McWilliams, 168 Lorenzo Road, was sworn. She said she had nothing to add to the Staff Report.

Questions to the Applicant

There were no questions for the Applicant.

Public Comments:

Ms. Stefanie Beninato, Post Office Box 1601 was sworn. She said, "I'm in support. I guess the only thing I liked from original was offset of the house and the original structures with the addition. And I'm sorry that is going away, and I wondered if the applicant would even consider lowering it by maybe six inches just, so you have that

little bit of offset which I just find more visually interesting unless there is some reason in terms of drainage that it needs to be the same height as the existing building. Thank you."

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

Action of the Board

Member Roybal moved in Case #H-17-062 at 168 Lorenzo Road, to approve items 1, 2, 3 as recommended by Staff.

Member Boniface seconded the motion and it passed by unanimous voice vote with Members Roybal, Boniface, Bayer and Katz voting in the affirmative and no one voting against.

- 2. Case #H-18-011B. 624 Gomez Road.** Don Gaspar Area Historic District. Diana Ford, agent/owner, proposes to remodel a contributing residential structure by replacing the roof, windows, doors, existing portal, and exterior lighting, constructing a 6' high coyote fence, increasing the height of the front yardwall, and stuccoing and painting the house and yardwalls on a contributing residential structure. (Nicole Ramirez Thomas)

Ms. Ramirez Thomas presented the staff report as follows:

BACKGROUND & SUMMARY:

624 Gomez Street is a single-family residence located in the Don Gaspar Area Historic District. The house is built in a vernacular manner and is constructed of cinder block. The date of construction of the home is 1951. It has a stucco exterior, a low-pitched roof, and steel casement windows. It's massing is simple and has not changed since the construction of the house. The windows are in a state of disrepair and the roof is irreparable. The carport noted in previous inventories has been removed. The Board designated the historic status of the property as contributing with the east elevation of the home as primary in January of 2018.

The applicant proposes the following nine items for remodel of the property.

- 1) Replace the existing roof. The current roof is a low pitch with overhanging eaves. The applicant requests to maintain the style of the roof but for drainage purposes needs to increase the pitch. This will increase the roof height from the existing 10'-0" of height to 14'-0". The use of distressed corrugated tin is requested for the roof covering. Staff did not request the applicant apply for an exception because the roof will remain in a

pitched style rather than being changed to a flat style. The exaggeration of the pitch is considered necessary.

- 2) Remove and reconstruct the portal on the east elevation in-kind.
- 3) Replace existing windows. The windows are steel casement. A window evaluation was conducted for the windows on the primary elevation to determine if they were beyond repair. Given the condition of the windows the evaluator recommends replacement of the windows as they are not operable and cannot be repaired. The applicant requests to replace all windows on the house with aluminum clad windows in the same light pattern as is seen on the original windows.
- 4) Replace exterior doors on the east and west elevations. The replacement doors will be wood. The front door, which according to the door evaluation is beyond repair, will be replaced in-kind.
- 5) Increase the front yard wall height to 4'-0".
- 6) Construct a 6'-0" tall coyote fence at the driveway. The fence will sit 20 feet back from the property line.
- 7) Exterior lights will be sconces.
- 8) Re-stucco the house in cementitious El Rey "Adobe."
- 9) Paint for trim will be "White."

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(H) Don Gaspar Area Historic District.

Questions to Staff

Chair Rios asked, "What is the existing material for the roof?"

Ms. Ramirez Thomas said, "I believe it is plywood with some flashing."

Chair Rios asked, "Plywood? Okay I will ask the applicant in a moment. When you look at this house, the existing house, would you not say it is more closely related to a flat roof than a pitched roof? Because the pitch is like extremely minimal. Would you agree with that statement?"

Ms. Ramirez Thomas said, "The pitch is extremely low. However, the overhanging eaves, I think is the biggest signature of the pitch of the roof. And that is why Staff recommended that the Applicant requests a pitched roof with a little bit more pitch than asking for two exceptions to create a flat roof on the house."

Chair Rios asked, "would you repeat for us what the material is for the proposed roof?"

Ms. Ramirez Thomas - said, "The proposed roof will be rusted tin over insulation and other roofing material."

Chair Rios said, "And that is increasing by four feet."

Ms. Ramirez Thomas said, "It is - at the apex, yes."

Chair Rios asked if there were any other questions or Staff.

Member Katz said, "Just looking at the drawings there, it is a very different house with that pitched roof. And I was wondering if it wouldn't be possible to do a flat roof with that amount of overhang, perhaps taller in the back, which is not the primary façade, coming forward. So from the front, it would look just the same, and it would drain off the front. We just made this Contributing and made that façade primary and this change is I think really very much changing the nature of it."

Ms. Ramirez Thomas said, "I think one of the challenges with the roof and the height is that it currently is very low, and the interior ceiling height might be too low and probably not high enough to meet code with that parapet - unless there was an increase in the height."

Member Katz asked him, "What parapet? I was suggesting that there not be a parapet but there be the overhang as it is now."

Ms. Ramirez Thomas said, "The overhang ... I guess I am not understanding."

Member Katz said, "A flat roof that tips forward to the east. So, from the front it would look exactly the same. The back wall would be built up some. It is like a flat roof. There are flat roofs all over town that drain just fine in theory."

Ms. Ramirez Thomas thought the applicant preference was actually for a more flat style of roof. So maybe that design request is something to discuss with the Applicant.

Member Katz said, "Okay. The other question I have is where is this coyote fence to be? Is it on the south side of the property?"

Ms. Ramirez Thomas said, "it is on the south side of the property between the house and the yard wall on the south."

Member Katz said, "But it doesn't start until a certain number of feet from the east side."

Ms. Ramirez Thomas said yes - 20 feet back.

Member Katz said, "Thank you."

Chair Rios asked if there were other questions. There were none. She asked Mr. Boaz to swear in the applicant.

Applicant's Presentation

Ms. Diana Ford, 624 Gomez Road, was sworn.

Chair Rios asked, "Ms. Ford, good evening. Could you kindly comment in reference to the comments that Mr. Katz made. That he felt that this would look better. And I personally agree with him that it's more in keeping with the contributing status of the home to keep it as flat roof as opposed to making it different and having it as a pitched roof."

Ms. Ford said, "Right. I think when I talked to the builder, whom we've been in touch with, with what we have to put in for insulation, it doesn't make it with that low of a pitch. So that was the number one problem with keeping it. And so the architect drew that - I said keep that pitch as small as you can - that would be able to contribute to all the stuff - having all the stuff we have to have in there from the ceiling to the roof - the insulation and the vigas that we are going to expose on the inside. It's a little bit of a pickle in that way. I understand what you are saying. Changing that roof line. It does look flat, but it is not flat."

"And then with response to you, Mr. Katz, with having it may be coming forward, I guess my concern is the front door and the ice buildup and stuff like that if water is draining just to the front of the house there."

Member Katz said, "You could have a gutter of some sort. That would just bring it off to one side and downspout to the ground."

Ms. Ford said, "Right. I mean I understand that. That lot is a very limited lot with our neighbor, the adjoining property runs a zero-lot line. Nothing can go over in a downspout and I'm worried about that. And then the City also requires, when you start changing things, someplace to wear that water goes. And they usually want a holding pond. And that would not look real nice there in the front will you are parking your car. I

mean there is just not the space for it and we wanted to drain it to the back. It's just limited in what can be done to comply with your wishes and city requirements on this very small lot that it sits on."

Chair Rios said, "I'm wondering if I might impose upon our architect sitting to my left, Ed Boniface, if he could... Do you agree with the Applicant's comments in reference to this roof?"

Member Boniface asked, "first let me ask you a question. What is the interior ceiling height in the rooms right now?"

Ms. Ford responded, "Eight feet."

Member Boniface said, "And so what you are proposing to do is to add a pitched roof obviously for drainage. But you are saying you need to add insulation and other things. How does that cause you to have to increase pitch or the slope of the roof? The reason I ask, and where I think Board Member Katz is going with this. Typically, what we call a flat roof here in Santa Fe, we like to have a slope that's a minimum of 1/4 inch at drop per foot, which is kind of like where you are at right now in your existing roof. So I am in agreement with Mr. Katz. This is quite a big change and maybe there is a compromise where you can raise the pitch more. I am not sure that a monopitch, which I believe is what Member Katz is talking about, like a shed roof. So maybe on kind of in the middle between what you are proposing and what he is proposing. A flatter pitch. It looks to me like it's probably about a 2:1 pitch which again, works really well when it's a metal roof. As I said earlier, quarter-inch perfect is typically on a flat roof, which is like a built up or asphalt roof. I think you have a couple of options here. If you want to go with metal, I think we do need to have this type of a slope that you have shown. But if you want to go to a flat roof, then it requires a different roofing material. I guess what it comes down to at this point, is more a matter of aesthetics. On a personal note, I don't really find that this this is that out of character. Maybe other board members don't agree with me, but it doesn't bother me as much as it bothers Member Katz. The slope doesn't bother me as much.

Member Katz said, "I'm wondering if it would be appropriate to table the case to get a little bit of greater insight from the applicant's builders as to other possibilities in preserving the look of the primary façade now and how the applicant feels about that.

Ms. Ford said, "Well, truthfully I probably don't feel that great about it. We borrowed money to go forward with the project. And I know if we get tabled with the Board, it seems like it's a whole month process before I can come back. And I'm just saying what I would like. We would like to get it done and in keeping with what is conducive to us.

Ms. Ramirez Thomas said, "If the Board would like to postpone to see other options for the roof, we could possibly postpone to a date certain of March 13, which is the next hearing, rather than having the Applicant trying to submit for a regular meeting.

Mr. Rasch said, "And the information from the Applicant would be due this Friday."

Ms. Ford asked, "And what is the information you want me to provide exactly?"

Member Katz said, "It is a flat roof design that is not a pitched roof like that, but appears to be from the front, the way it looks up there."

Ms. Ford said, "So the builder gives me options that would include the type of insulation and whether the material could go on the roof."

Member Katz - said, "You probably couldn't do vigas but then it doesn't have vigas now. So that would be in keeping with your contributing house."

Ms. Ford asked, "Is the Contributing something that the H Board looks at from an exterior point of view? You don't really go into the interior?"

Member Katz said, "Absolutely! It's but I'm not sympathetic that you need to have the roof higher and change the way the house looks because you want to have vigas inside. That's all I'm saying."

Member Bayer said, "Before you make your motion, perhaps there are some items we could approve tonight that would allow her to move forward with some of her plans and just postpone the roof."

Chair Rios said, "I think that is a good suggestion."

Member Boniface said, "I would just like to expand on what Member Katz was saying. Just to clarify for the Applicant, I think what I'm hearing from Member Katz is he would like to see the same slope that is existing maintained. But what might need to happen to get the insulation and make it up to current energy codes might require taking that same flat pitch that you have currently and raising it may be a foot to be able to put the insulation in the roof. Perhaps that would satisfy Member Katz and that would give you a direction to go. Are the two of you satisfied with that? Member Katz and the Applicant?"

Ms. Ford said, "Would you say it's only a minimum of one foot that we could raise, keeping that same slope?"

Member Boniface said, "I'm going to let your builder tell you what he needs, which is probably close to a foot. But I'm not going to put in a limitation but let me check something. Nicole, do we have a height limitation currently? I mean she's going up to 14 feet if there is. So she could do is that without requiring an exception."

Ms. Ramirez Thomas replied, "Well, it would require an exception because of the primary elevation. Staff did not require an exception because that was not considered a style change with what they proposed. But with adding another foot, you would have a massing change. I understand you, Member Katz. But that was not considered a style change. So if you did an additional foot, it would be massing."

Member Bayer asked, "And that would require an exception?"

Ms. Ramirez Thomas said, "Yes. It is on a primary elevation."

Member Boniface said, "it seems so odd. We are talking about raising up this much. Yet in the drawings that were provided for us this evening, she is raising it 4 feet and that doesn't require an exception. And it is 4 feet on a primary façade. I would say that that's changing massing as well."

Ms. Ramirez Thomas said, "And that would be under the purview of the Board to request an exception for that height and for the change if that's what they got."

Public Comment

Ms. Beninato (previously sworn), said, "I agree with Member Katz and the suggestion by Member Boniface. I think that the suggested change is totally different than it looks right now. That is the primary façade and I find it really irrational to say that raising it one foot is somehow a massing change but raising it four feet and making it look totally different doesn't require an exception and is not a massing change. With this frigid insulation, you can have 7 inches of insulation; you can meet code, and again, if you slope it from the primary façade backwards, you can get a little bit more of the slope to help with the drainage and I would think, at this point, even though you are not adding anything on to the house that the City is still going to require some kind of holding on their, someplace to hold the water. I am also just wanting to comment on the four-foot wall that I believe is at the street. Again, it's in that area, The City will still have to have a holding one."

On the four-foot wall at the street, I don't think four feet is horrible, but you keep allowing incremental raises of walls.

I like the coyote fencing. It is six feet high and 20 feet back and appropriate for that neighborhood. The windows look the same although a different style. It is energy efficient.

Mr. John Eddy, 227 East Palace Avenue, Suite B, was sworn.

Mr. Eddy said "You are moving in the directions you need to move, unfortunately. I agree the pitch is an egregious change and changes the style a lot. I like Member

Boniface's suggestion and believe they should ask for an exception. These were vernacular homes and for anyone to have to live with an 8' ceiling... It is a different paradigm today. It is a challenge.

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

Action of the Board

Member Katz moved in Case #H-18-011B at 624 Gomez Road, to approve items two through nine of the application and postpone to a date certain for the first item with direction we have given to change the massing of the primary façade but to keep it looking like a flat roof and to consult with the builder on the amount of height increase needed.

Member Boniface seconded the motion with an amendment that proposed light fixtures be taken to staff for approval and no visible rooftop appurtenances. Member Katz accepted those amendments as friendly.

The motion passed by unanimous voice vote with Members Katz, Roybal, Bayer, and Boniface voting in favor and none voting against.

Ms. Ford said there are penetrations - vents.

Member Boniface said those are okay.

Ms. Ford said, "I've had PNM and the City electric inspector, and my electrician met about the wiring. At the last meeting, they talked about a riser which violates the height over the neighbor's place. Otherwise it is up to code.

Member Boniface said, "The electric riser is acceptable just the way pipes are."

3. **Case #H-08-043, 325 Delgado Street.** Downtown & Eastside Historic District. James Kindgren, owner/agent, proposes to construct a 90 sq. ft. addition, replace windows and doors by changing opening dimensions, construct a 6' high wall with a pedestrian gate and other minor modifications on a contributing residential structure. (Nicole Ramirez Thomas)

Ms. Ramirez Thomas presented the staff report as follows:

BACKGROUND & SUMMARY:

325 Delgado Street is a 1,837 square foot single story Spanish Pueblo Revival residence constructed by 1949. An addition was added to the north elevation of the

property sometime between the years 1951-1958. After 1959 the Hudspeth's' Santa Fe City Directory notes the house as a duplex. A carport was infilled on the property at an unknown date and windows have been replaced on the property over the years. The duplex is designated as contributing to the Downtown and Eastside Historic district and the west elevation, excluding the west elevation of 325 ½, was designated as primary in 2007.

In June of 2017 the Board approved an application to replace window, change a door to a window on the primary elevation, and to add a portal. The applicant is requesting additional renovation to non-primary elevations of the home.

The applicant requests the following 10 items.

- 1) Addition of 90 square feet to the east elevation. French doors will be added to the east elevation at the addition.
- 2) Remove an eyebrow on the east elevation. It is unknown if the eyebrow is historic, but it is located on a non-primary elevation and is not considered by staff to be character defining. No exception to remove the eyebrow was requested.
- 3) Add a soffit and fascia to overhang of roof rafters and replace gutter on the east elevation.
- 4) Replace windows on the east and south elevations.
- 5) Remove a window and infill the opening.
- 6) Remove a window and replace it with a door.
- 7) Addition of a privacy wall with gate to separate the two units located at this address.
- 8) Re-stucco the house in cementitious XXIX.
- 9) Window color will be "Espresso" for the steel replacement on the west elevation.
- 10) Window clad color for other windows will be "Coconut."

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

Chair Rios said, "Most of the changes proposed are on the east elevation. Would you agree that the east elevation is the least visible?"

Ms. Ramirez Thomas said, "Definitely."

Chair Rios asked, "Are there two different window colors?"

Ms. Ramirez Thomas said she should ask the applicant. "I was uncertain about that as well. In the front is the stucco color and, in the back, it appears to be a lighter color."

Chair Rios asked if the coconut is a lighter whitish.

Mr. Ramirez Thomas said coconut is like an off-white.

Applicant's Presentation

Mr. James Kindren, 325 Delgado Street, was sworn.

Chair Rios said, "Good evening, Mr. Kindren. Do you have anything more to add to Staff's Report?"

Mr. Kindren said no.

Questions to applicant.

There were no further 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-08-043 at 325 and 325½ Delgado Street, to follow Staff's recommendation and approve this application with the condition that the cementitious stucco sample color be submitted to Staff for their approval. Member Katz seconded the motion and it passed by unanimous voice vote with Members Katz, Roybal, Bayer and Boniface voting in the affirmative and none voting against.

4. **Case #H-16-109. 76 East San Francisco Street.** Downtown & Eastside Historic District. Architectural Alliance, agent for Peter Komis, owner, proposes to remodel the front entry and construct an elevator overrun and maintenance room on the roof to a height of 55'4" where the maximum allowable height is 24'11" on a non-contributing, non-residential property. Two exceptions are requested to exceed the maximum allowable height (Section 14-5.2(D)(9)) and to install publicly-visible vertical transportation massing (Section 14-5.2(E)(1)(d)). (David Rasch)

Mr. Rasch presented the staff report as follows:

BACKGROUND & SUMMARY:

76 East San Francisco Street is a commercial structure that was constructed in 1883 with a cast iron storefront and remodeled in 1915 and the 1950s. John Gaw Meem's Spanish-Pueblo Revival front portal was added in 1968 over the public right-of-way. The owner states that the front entry is not historic; but, the architectural historian states that the doors appear to be historic and staff finds no evidence of alteration approvals. The building is listed as contributing to the Downtown & Eastside Historic District with the north façade designated as primary, including the basement prism glass and excluding any documented non-historic materials in the storefront area.

The Land Use Department staff is considering if a Board of Adjustments height variance is needed or not and a separate hearing will be scheduled, if necessary. At the end of my report, the City Attorney would like to add to that point.

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

1. The rear stairs, part of the dock, and a mechanical vent will be removed.
2. An approximately 200 square foot addition will be constructed at the southeast corner of the building to a height of 55' 4" where the maximum allowable height is 24' 11". Two exceptions are requested to exceed the maximum allowable height (14-5.2(D)(9)) and to install publicly-visible rooftop appurtenances (14-5.2(E)(1)(d)) and the required exception criteria responses are at the end of this report. Windows and doors will be 30" compliant with a white finish and openings will be 3' corner compliant.
3. A ramp and stairs with railing will be constructed. The earth-toned concrete color and railing material and color were not submitted.
4. The front bileaf door and transom will be removed and replaced with a single-leaf single-lite door. Because it is under a portal, it doesn't need divided lites.

5. The addition will be stuccoed with El Rey cementitious "Sand" and the wood and metal flashing will be painted "Whole grain" to match the stucco.

RELEVANT CODE CITATIONS

14-5.2(E) Downtown and Eastside Design Standards

The governing body recognizes that a style of architecture has evolved within the city from the year 1600 to the present characterized by construction with adobe, hereafter called "old Santa Fe style", and that another style has evolved, hereafter called "recent Santa Fe style", which is a development from, and an elaboration of the old Santa Fe style, with different materials and frequently with added decorations.

(1) Old Santa Fe Style

Old Santa Fe style, characterized by construction with adobe, is defined as including the so-called "pueblo" or "pueblo-Spanish" or "Spanish-Indian" and "territorial" styles and is more specifically described as follows:

(d) The rule as to flat roofs shall not be construed to prevent the construction of skylights or installation of air conditioning devices, or any other necessary roof structures, but such structures other than chimneys, flues, vents and aerals, shall be so placed as to be concealed by the firewall from the view of anyone standing in the street on which the building fronts;

EXCEPTION TO EXCEED MAXIMUM ALLOWABLE HEIGHT (14-5.2(D)(9))

(I) Do not damage the character of the streetscape

Response: The proposed elevator is setback from the front façade by 120'-0" and is 13'-11" above the existing north parapet and 18'-0" above the roof on the south side. We feel because of its offset and height its visibility will be minimal and therefore will not damage the character of the streetscape. There is minimal or no visibility from the plaza.

Staff response: Staff finds that the applicant has not provided any documentation that analyzes the view angle from the Plaza or provided story poles that have been verified as installed at the addition location and height. Therefore, staff cannot determine if the elevator will be visible from the Plaza.

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

Response: The owner of the building cannot access the roof of the building and needs access. As the owner of the building it is imperative for him to be able to access the roof

and due to the height of the building and current access he currently cannot access the roof without the elevator. Though the majority of the roof work is done by contractors, my client still needs to access this portion of his property, without access my client suffers a hardship.

Staff response: Staff finds that this exception criterion has been met because the owner cannot access the roof without an elevator.

(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

Response: We reviewed many design options in the front and back of the building and felt this was the most unobtrusive location as it is not on the front historic elevation. The users of this building will now have ADA access to all levels and thus strengthen the unique heterogeneous character of the city. Access to the roof via roof hatch or stair don't work. The owner of the building is physically handicapped and needs access to the roof as owner of the building.

Staff response: Staff finds that the exception criterion has been met because design options have been examined, including a roof-mounted elevator further towards the front of the building, which has already been discussed by the HDRB.

(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 historic status of the structure limits where the elevator can go and will not affect a primary façade by being located on the back of the building. This solution insures the elevator will not be visible from the front façade. Unlike other structures on the plaza, this building has no common internal areas where an elevator could be located. The above special condition and circumstances are peculiar to this site.

Staff response: Staff finds that the applicant did not provide any evidence that other structures in the streetscape have common internal areas where an elevator could be located.

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

Response: The need for ADA accessibility and moving people and freight between floors isn't the result of actions by this applicant.

Staff response: Staff finds that this exception criterion has been met because stairs are a problem for accessibility and moving heavy or large items.

(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: By not being visible on the front façade we are not negatively impacting the historic primary façade. The new elevator enclosure is replacing an existing non-code compliant stair enclosure, this location has the least impact. The elevator over run and roof access is offset over 120'-0" (the length of the entire building) from the historic front primary façade and will have minimal negative impact from the limited visibility it has.

Staff response: Staff finds that the applicant has not provided documentation to prove the lack of visibility from the Plaza and that an extension of the metal staircase would have the least negative impact due to less massing.

EXCEPTION FOR VISIBLE ROOFTOP APPURTENANCES (14-5.2(E)(1)(d))

(I) Do not damage the character of the district

Response: The proposed elevator is setback from the front façade by 120'-0" and is 13'-11" above the existing north parapet. We feel because of its offset and height its visibility will be minimal and therefore will not damage the character of the streetscape.

Staff response: Staff finds that the applicant has not provided any documentation that analyzes the view angle from the Plaza or provided story poles that have been verified as installed at the addition location and height. Therefore, staff cannot determine if the elevator will be visible from the Plaza.

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

Response: The owner of the building cannot access the roof due to an existing physical handicap and the existing building has no ADA accessibility to the basement or second level. As the owner of the building it is imperative for him to access the roof to monitor roof and the condition of the HVAC roof top units. Without the elevator, my client would suffer a hardship.

Staff response: Staff finds that this exception criterion has been met because the owner cannot access the roof without an elevator.

(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

Response: We reviewed many design options in the front and back of the building and felt this was the most unobtrusive location as it is not on the front historic elevation. The users of this building will now have ADA access to all levels and thus strengthen the unique heterogeneous character of the city. Access to the roof via roof hatch or stair

don't work. The owner of the building is physically challenged, and he needs access to the roof as owner of the building.

Staff response: Staff finds that the exception criterion has been met because design options have been examined, including a roof-mounted elevator further towards the front of the building, which has already been discussed by the HDRB.

STAFF RECOMMENDATION:

Staff finds that the exception criteria have not been met to exceed the maximum allowable height and to install publicly-visible rooftop appurtenances. Otherwise, this application complies with Section 14-5.2(D) General Design Standards and (E) Downtown & Eastside Historic District.

Ms. Gheen said, "As alluded to in the Staff Report, that second paragraph there, a question was recently raised about the process of requiring a height exception for this contributing structure. And the Land Use Department is currently reviewing the issue. So, for the purposes of this hearing only, the Land Use Department is allowing this exception request for height under Section 14-5.2 of the Code to go forward before this Board and they say this decision to allow this tonight does not set a precedent for future such cases."

Chair Rios said, "Thank you Theresa."

Questions to Staff

Chair Rios said, "David, can you tell us the public visibility of this proposed elevator?"

Mr. Rasch said, "Madam Chair, Board members, we did the field trip today and we saw the story pole, which I have on the photograph. It is probably not visible from the Plaza. We did see that it's visible from Old Santa Fe Trail, although this building doesn't have frontage on Old Santa Fe Trail."

Chair Rios said, "And David, do you know the dimensions of the elevator? In other words, it's not an entire building but maybe its seen the height that it's going to be and elevator. Do you know the dimensions of the elevator?"

Mr. Rasch said, "I can look that up and get back to you."

Member Katz "Theresa, the reason that you made your statement was because this also needs to go to the Board of Adjustment. Right? And it's a question of where it should have gone first. Not that it wouldn't always come here and always go there."

Ms. Gheen said, "Well, I think that the second paragraph in the Staff Report states the Land Use Department Staff is considering if a Board of Adjustment height variance is needed or not. And a separate hearing will be scheduled, if necessary. So, we are still waiting for the conclusion of that."

Member Katz said, "Thank you. My other question, David, is on the drawing that you had up just before ... I assume that the elevator portion would be the same color as the building, so it wouldn't sort of stick out, the way that sticks out."

Mr. Rasch said, "Correct. I think this is just illustrating the area of alteration. So, Madam Chair, on the floor plan, you can see that the elevator really only takes up about a little less than half of the addition and that addition is approximately 14 feet by 14½ feet."

Applicant's Presentation

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

Chair Rios said, "Mr. Enfield, you have to tell us about this case."

Mr. Enfield said, "Yeah, I wanted to discuss this issue that the City Attorney had brought up. And it's actually already been addressed in the code books. So I'm not sure why we are having this question. It's really specific. If you go to page 508 of Section 14-5.2, it says specifically, *'If the applicant requests approval of a height in the historic district that exceeds the underlying zoning district requirement, the applicant shall first receive an exception to this section, 14-5.2 and if approved by the Board, the applicant then shall proceed to the Board of Adjustment or other applicable City body for consideration of a variance.'*

Now, for some reason now, the Historic Department has gotten into zoning. And I'm not sure quite why, except that I'm required to get a signature by the Zoning Department, which I always do get on my application. Because that's required. And they signed off on this also. So the section that's signed off by Zoning is already done. So I'm not quite sure what the zoning question is. The Code is specific that a height exception comes to the Board first. Then it goes to the zoning people, whether it be the Planning Commission, the BOA. Those are all zoning issues.

As you may remember, in 511 Paseo de Peralta, I came to you guys first for the approval of the design, and the question of the exceptions came up as far as how we measure the building because it had an underground parking structure. That was resolved in the meeting, but it still required Planning Commission approval because of the size of the project. So after your approval of the design, then I go to the Planning Commission or BOA. And the reason we do this is, why would I go to BOA before I had the design that's approved and get them to approve the height? That makes no sense

for a design project to go to a zoning review board prior to the design being reviewed. I'd be wasting my client's time doing that. Especially if I got approved at the BOA and came to you and you didn't approve the design. So I'm not sure why we are having this conversation. It's a conversation that's been going on for two years with the Staff of Historic. And it is still not resolved. And they actually were going to table me tonight again as of Thursday of last week because of this question, saying I had to go to BOA first. We had to have Lisa help us to get us on the agenda tonight.

That said, I'm ready to address David's concerns. I also wanted to point one other thing out. And that is that this project was first proposed to have the elevator in front of the building. We presented that design team you all. It didn't require us to go to the BOA first. You heard it. There were no questions about zoning in the first presentation I gave. Then, after that first presentation, after we had left apparently, and I did look to the meeting notes that it was true, you voted and decided that my client had to have a historic review. But we weren't present. So we didn't even know about it. We got a call from Staff saying we have to go through the process of the historic status of the building, which was fine. We determined that the front elevation was primary. And in our discussions, and I went back to our notes from the last meeting when we presented the last elevator option. You had asked me to move it to the back where it was not publicly visible from the Plaza. Frank added a note about couldn't you just go to the second story, not go all the way to the roof. We've argued that the client has a need to go to the roof due to his physical handicap and also the need to get on the roof of this structure.

"That said, I would like to address what David had put down as far as the exception questions. I want to thank you first for hearing us. You know, we are back to the Board again with a revised location design for the new elevator enclosure. We've been working with the Staff on both our cover letter, and also, I sat down with David and went through all the exception questions and incorporated all the items that David felt were necessary for his approval of the exceptions.

"I would say, per staff's letter, this addition is considered a rooftop appurtenance. And when you look at 14.5.2 D 3, it actually states that rooftop appurtenances should not be included in the height calculation. So my first question to the Board is why is there an exception for this rooftop appurtenance? Section 14.52 says this specifically...

Member Boniface said, "I'd be happy to answer that for you. It is not a rooftop appurtenance, it's a room.

Mr. Enfield said, "Well, the definition of a rooftop appurtenance is this: *Skylights, air conditioning units, solar collectors, stairwells, vertical transportation, or other roof mounted mechanical, electrical or communications equipment.* I would consider this vertical transportation. I'm not sure ..."

Member Boniface said, "I would consider this a room. It's an elevator. It's got a room outside of the elevator.

Mr. Enfield said, "a vestibule is required by Code."

Member Boniface said, "it seems really odd that this thing is sticking 14' above the parapet of the roof, and that you need to have access to the roof. Typically, all you have as far as rooftop appurtenances for the elevator is the override. You typically don't have elevators going up to the roof. Unless of course, you're planning on having some kind of, I don't know, some commercial application that you come back to the Board later - want to put a rooftop restaurant, bar, something up there. It just seems really odd that you need to have an elevator go all the way up to the roof. I certainly understand the ADA requirements of getting people from one floor to the next. But to take people up to the roof and elevator - something doesn't seem right here.

Mr. Enfield said, "well, I guess what I'd like to ask the Board is, I can't remember any job where you have asked for an exception for height for a rooftop appurtenance. And in David's report, he calls it a rooftop appurtenance. Yet, I don't know any jobs where you've measured to the top of an elevator overrun as part of your allowable height. The top of a mechanical unit, the top of a parapet, the top of a chimney, the top of an elevator. It's never been done. There is no exception ever required for a rooftop appurtenance. So that's kind of, in general, what I want to state about what David's comments were.

"Specifically, in reviewing his comments on the two sets of exception questions that we were required to give, one was for the height and one was for the flat roof, it appears that all but four of the questions were agreed upon by Staff. So really there are four questions that David didn't agree with. They were questions one, four, and one. And in discussing these four answers to the exception questions, it appears that they all revolve around visibility from the Plaza. We had set a story pole up and confirmed that we had no visibility from the Plaza. And I hope the Board and Staff agreed that there isn't any visibility from the Plaza. I actually called the Board and told them where the visibility was. I said there is no visibility on the Plaza. I called them this morning. And I said you need to take them to Old Santa Fe Trail because that's where the poll is visible.

"So, I let David know where the poll was visible. We'd also worked with David previously on this visibility issue. I think we've addressed the fact that it is not visible from the Plaza. And if you look at his comments, they are pretty clear. One of the comments is *Staff finds that the applicant has not provided any documentation that analyzes the view angle from the Plaza or provided story poles that has been verified as installed.* He also says it again. *Staff Response: staff finds that the applicant did not provide any evidence... oh. Staff finds that the applicant has not provided documentation to prove the lack of visibility from the Plaza.* He says it again on another one that he rejects, *staff finds that the application has not provided any documentation that analyzes the view angle from the Plaza.*

"Well, we did all that and it isn't visible from the Plaza. There's one other thing that David added, and I didn't understand what it meant. Maybe David can enlighten me a little bit. It also says, '*Staff finds the applicant has not provided documentation to prove the lack of visibility from the Plaza and that an extension of the metal staircase would have the least negative impact, due to less massing.*'"

"I didn't know what metal staircase David was talking about and I thought I would ask him that question.

Chair Rios said, "David, would you care to respond?"

Mr. Rasch said, "The rear stairwell could be easily turned into a stairwell that accesses the roof. But I did want to make a clarification. If you look at the floor plan of this addition, there's the elevator, there is the vestibule. This is a storeroom that has nothing to do with the elevator. That's what makes it a room, as Mr. Boniface has mentioned that it's not just vertical transportation."

Mr. Enfield said, "okay. I just want to let you know that the three questions that you had problems with about visibility on the Plaza were answered by the poll. There is no visibility. As far as extending the existing stair, it is only 2 feet wide. It's a wood stair and it's not big enough to carry a legal stair.

The only other question that Staff had was to provide examples of downtown buildings with common internal elevators. Because I made a point to you all that this was an unusual building and that it didn't have a central corridor door where there was an elevator in the center of the building. Because there is no central core to the building, David said I hadn't provided examples. So I think we all know what the examples are. La Fonda, Plaza Galeria, Plaza Mercado, Santa Fe Arcade. They all have interior hallways with central elevators and stairs in them to use that aren't on the front façade of the building. I also did an elevator at San Francisco Bar and Grill. That's also on the front façade but behind the storefront. And none of those elevators were measured to the top of the overrun as related to the allowable height.

If the Board agrees that we've addressed the Plaza visibility that David mentions in rejecting the exception questions, and that everyone agrees that La Fonda and Galeria and Mercado and Santa Fe Arcade all have interior corridor doors with elevators on the interior, then I've addressed David's concerns with the exception questions and we can talk more about your concerns about the actual designs of the elevator enclosure, if you wish.

Questions to the Applicant

Member Katz said, "Eric, on sheet A-3, it shows the floor plan on the second level. In the structure that you're building there, it shows an oversized roof hatch with a wall mounted ladder. What is that all about?"

Mr. Enfield asked, "Where is that?"

Member Katz said, "A-3, page 54 of the materials."

Mr. Enfield said, "Oh, you mean in the displayed floor where it says, '*infilled floor where stair located?*'"

Member Katz said no, oversized roof hatch. It is next to your ...

Mr. Enfield said, "Oh. I believe that would just be to access the roof of the elevator enclosure."

Member Katz said, "That oversized roof hatch could be used to access the roof, couldn't it?"

Mr. Enfield said, "Certainly, by an able-bodied person."

Member Katz asked, "Couldn't you not to install the kind of lift that lifts somebody up through the hatch and has been standing without climbing a single step and come up to the roof?"

Mr. Enfield said, "You're pretty creative Frank. Certainly you could put a lift in there that would lift up and go through an opening in the roof. There is no doubt that you could do something like that. I haven't seen it done but I've seen those physical lifts that are platform lifts. I put one in the New Mexican in the mezzanine area."

Member Katz said, "The elevator shaft is very visible from right in front of La Fonda right on that probably the most historic corner in downtown. It's also visible from Water Street very clearly and Old Santa Fe Trail. So I think claims about it not being markedly visible are not well taken."

Mr. Enfield replied, "No, that's from the Plaza, that's responding to his ...

Member Katz interrupted, "I understand, but we have other problems and don't ...

Mr. Enfield interrupted, "Yeah, I understand. You are saying that you have a problem with the from anywhere but his abilities from the street-facing façade of the building. Correct?"

Member Katz said, "No. It's from everyplace."

Mr. Enfield echoed, "From everyplace? Well, I don't think that's true. It's the street in front of the building. This building doesn't even go all the way to Water Street or to Old Santa Fe Trail. You can ask the attorney. She is here."

Member Katz said, "The property goes to Water Street, doesn't it? Isn't that the back of the property goes to Water Street?"

Mr. Enfield said okay.

Member Katz said, "The property fronts both on Water Street and on the Plaza."

Mr. Enfield said, "I thought the adobe was a separate property but apparently it's not. Let me look at my plat.

Member Katz said, "That's all I have. Thank you."

Member Bayer said, "Eric, can you describe the documentation you have for this door that you want to replace to show it is nonhistoric?"

Mr. Enfield said, "Well, I have the owner here. He could give you the date of the installation of the door. That's about as good as we could do."

Ms. Bayer said, "Yeah, because the architectural historian said it appears to be historic and I don't see any other documents about it."

Mr. Enfield said, "Yeah, I think the clarification needs to be made, and I made it in my letter – is we were replacing the door and the frame but not the historic cast iron storefront that surrounds it which we've agreed is the original storefront from the photographs. We are keeping all the storefront around it.

Member Bayer said, "but can you clarify? It was my understanding from the HCPI report that the architect was explained that the door appeared to be historic."

Mr. Enfield said, "Well, what he did was he said it had hardware on it that may have been recycled and reused.

Member Bayer said, "He said the doors appear to be old."

Mr. Enfield said, "They're not because the owner is right here, and he knows when they were replaced. Because they are two 2' doors. So, I basically stood by what the owner told me about a replacement date. His tenant had replaced it when? [He asked Mr. Komis about it and Mr. Komis came to the dais to speak.]

Mr. Peter Komis, 16 Don Gaspar Avenue, was sworn

Mr. Komis said "Madam Chair, Board Member Bayer, to the best of my recollection, those doors were replaced and reinstalled by the previous tenant of the space, Matt Owens and Ray Dewey, who had the Owens Dewey Fine Art. And also the doors in front of what is now Overland Sheepskin were also replaced. Those aren't the original doors that came with the building when my parents bought the building in 1969. Those doors were made very nicely to look like something that would go with the building, in the 1980's. Now, Matt or Ray may have recycled the hardware on both of the doors. But that is it. The glass is new on both doors because they had been scratched horribly by graffiti and I just had those replaced within the last year – the glass alone. But those two doors are not historic. They are not over fifty years old. And neither are the doors in front of 74 East San Francisco which is Overland Sheepskin right now.

Member Bayer said, "So they were replaced in 1980?"

Mr. Komis said, "I believe in the 1980's, to the best of my recollection. Because that's when those tenants were there. And then – this has nothing to do with it, but when The Gap was in there, they also replaced the door which is termed '*A Diva*' but I kept the façade the same. I said you can't change the copper or anything on the windows and please preserve the brick glass because I like that brick glass. And they did. So I'm just telling you the truth. But, the elevator is not going in the front anyway. We followed the direction and put it way in the back."

Member Bayer said, "And I mean, I and understand you correctly that you are replacing those doors? That's what I'm asking about.

Mr. Enfield said, "Yes. Right now we are actually keeping those doors, but they don't meet code for public because we have to have a 32-minimum door and it has to be ADA for a public entrance. And the doors there now are two-foot doors."

Chair Rios said, "And would you describe the door are you proposing there and are you keeping the transom?"

Mr. Enfield said, "The transom stays.

Chair Rios said, "Okay."

Mr. Enfield said, Regarding the existing door, we read that on Sheet A-5. That section is the old cast iron storefront that remains from the original opening and what we are doing is replacing that added transom and door."

Chair Rios said, "You are redoing the transom, or you are ..."

Mr. Enfield explained, "We our replacing it because it was not part of the original assembly. The door at the bottom caught fire on the storefront.

Chair Rios said, "What is the proposed door going to look like?"

Mr. Enfield said, "Do you see that single door with a wood frame around it?"

Ms. Gheen said, "David ...

Mr. Enfield, interrupting, said, "One other thing. Everyone keeps talking about how big this enclosure is but let me just tell you that it's a 200 square foot *flip crack(?)*. And the existing of the stair right now is hundred and seventy-five square feet. So we are literally adding an area of 25 square feet to what the original footprint is. So it is a net addition of 25 square feet to the original footprint of the stair tower that exists there now. So I just wanted to point that out because that's good to know. We are not going excessively."

Chair Rios said, "Beyond the roof, Eric, how much of that enclosed elevator are we going to be able to see and from where?"

Mr. Enfield asked her to state that question again.

Chair Rios asked, "Beyond the roof, you have the elevator that is enclosed. How tall is it and how much of that are we going to see and from where?"

Mr. Enfield said, "So, it is about 13' above the existing parapet. 13' 11" actually. 14 feet. Excuse me. I better get it out. Hold on a minute. I'm checking on the numbers. Yes, it is 13' 11" above the parapet. The parapet is about 4' high, so you would see that 13 feet of the structure. And then as you come around Old Santa Fe Trail, at Alameda ... Old Santa Fe Trail and come by La Fonda, you would see - and actually it shows pretty well in that picture - that you see a large part of the elevator shaft from that view. As far as on Water Street, you do see it, but I think you have to go to the other side of Alameda to see the pole. You can't see it walking on the north side of Water Street.

Chair Rios asked Mr. Rasch to comment on the time periods of transoms on the Plaza. This has a transom and I see other buildings that have transoms above the door.

Mr. Rasch said, "Madam Chair, we still see transoms in new buildings today, but they were very common on 19th century buildings.

Chair Rios said, "do you know the history on this particular building?"

Mr. Rasch said, "I do not but I believe the Applicant has stated the transom and the door are not original."

There were no other questions from the Board.

Public Comment

Mr. Komis (previously sworn) said, "Madam Chair, as you know, I've been here twice before. The first time I came here was for a playhouse or a treehouse that I built at my home. I was red tagged. Land Use came to the house and had no problem with the. One of the neighbors complained because of the construction noise that happens during the day when there during construction in your backyard. And I came to Historic and some of the Board members kind of looked at me and laughed and said what are you doing here. This is a playhouse. It's clearly in the code that you can do this. So then I said something really clever. I said can I get a refund then for all the fees I spent at the city to do this and go through this and then hire an architect. This is a simple small treehouse for my son. And I came here. It is probably the most expensive treehouse in the City of Santa Fe because of all the red tape I had to go through.

"I was a little surprised when I read the report written by David Rasch. He and I and Eric did a walk downtown and put a pole up and David said everything is fine. I thought we had his blessing on this. Now it is like we never approved it. Of course we proved it. We walked with David Rasch and we lifted everything and I'm just a little concerned about that. But I've learned that this is indeed, the City Different. And I already know how this vote is going tonight. I can predict but I know what is going to happen next. We are going to get comments from the floor. And my neighbor Stefanie Beninato is going to come in and she is going to pull something out of her thin air and say why she is opposed it. And then tomorrow, she's going to corner me at the grocery store and tell me about her court of appeals case. That's what the City Different is all about, I guess.

"I don't know why, Madam Chair, I don't know why Board Member Ed Boniface is being very contentious with Eric. He's just responding to questions. I mean, if he's off by 11 inches, or 1 inch. I think ... Excuse me, let me finish. Please, please. I think it is odd that he is saying, *'Why do you want to go to the roof? You want to go to the roof because you want to do a restaurant up there and you want to do this in the future.'* I have a right to go to my roof. I have a right. If I'm going to build the darned elevator, I want to go to the roof because I need to make repairs. I need to do things to my roof. Or to the air conditioning unit. I don't hire people all the time. I sometimes do things myself. People can tell you but don't have anybody here to verify this. But I can tell you myself, I've gone up to my roof with the ladder and I shake and it's hard for me because of the medications I take and because of my disability now - my spinal cord injury. I think I should be able to get to my roof with an elevator and I don't think any Board member here should cross examine me on that. I just find that very disappointing, to say the least. So please vote the way you're going to vote and will see what happens. I thank you in advance for your consideration, but I really think I know how this process going to go. Thank you."

Chair Rios said, "I just want to say a couple of things, and that is that I think that we are volunteers and I think that it is important for that we on this Board not be rude to the public and, by the same token, that anybody that speaks on that podium not be rude to

us. Listen! You all are committed members, just as we are. There is no reason to be rude. And sometimes, people get very passionate about issues. So sometimes that is maybe interpreted as being rude. And Board members good passionate about certain things and so do the public. But in my view, rudeness is out. I don't like it."

Mr. Komis said, "I agree with you Madam Chair. I, too, was a member of the Board of Adjustment at one time. And I think what got me passionate about this is because I was told one thing. On December 6th, we had notes of the meeting and how we were going to move forward with this. And then suddenly at the last minute, I'm told something else at the 11th hour, which was last Thursday. And I am like what! I have already scheduled this. I may have a prospective tenant in mind and I am not at liberty to disclose that because we have nondisclosure agreements. And it would be nice if I could move forward. My frustration lies with the inconsistency of how this code is being applied, number one. And number two, of what I am being told. And I'm just saying I already predict how this is going to go because I've lived here long enough."

Member Katz said, "Peter, you do want to have the elevator definitely. I mean we're arguing about the top part of it. But you definitely want to have the elevator for the first, second, and basement. Right?"

Mr. Komis said, "I'm not sure what ... For the second and the basement you asked?"

Member Katz said, "From the basement to the second floor, you definitely want the elevator, even if it doesn't go up ..."

Mr. Komis interrupted, "I don't know if it is a basement. I think that ..."

Member Katz interrupted, "whatever it is."

[Both people talking at the same time]

Mr. Komis said, "I'm the only one that's going to have a key to it."

Member Katz said, "do you want us to give you an elevator at all?"

Mr. Komis said, "Mr. Katz, on trying to answer your question. Please don't snap at me. You don't need to yell at, Mr. Katz."

Member Katz said, "I'm sorry."

Mr. Komis said, "You're a Board member. You're not the president of the United States."

Chair Rios rapped her gavel. "Hey, guys. I just finished asking that everyone respect one another and that's the process that I'm going to insist on. Thank you."

Member Katz said, "maybe my question wasn't clear. Can I try it again? My understanding is that the building doesn't now have an elevator."

Mr. Komis said, "Correct."

Member Katz said, "And that to make it more releasable, that you definitely want an elevator that goes from the first floor to the second floor."

Mr. Komis said yes.

Member Katz asked, "does it go down into the basement or is there not a basement?"

Mr. Komis said, "There is no elevator at all right now that goes into the basement."

Member Katz asked, "What?"

Mr. Komis said, "there is no existing elevator that goes to the basement."

Member Katz said, "I understand that. Do you want it to go to the basement?"

Mr. Komis said, "No."

Mr. Enfield, away from any microphone, said something about it.

Mr. Komis said, "It is not going inside the leasable property."

Member Katz said, "there is obviously a bit of contention about the elevator going up to the roof. But I was just trying to get clarification that even if that were not approved, that you would want the elevator to go from the first floor to the second floor."

Mr. Komis said, "Well, my point is this Chairman Rios, Mr. Katz: if I'm going to spend a lot... Utilize a lot of funds to build an elevator, I also want to be able to utilize it for myself as well, to get up on the roof safely with my own key and be able to maintain the structure of the building. That is what I've been doing for years and I want to continue to do that. But now I'm being ..."

Chair Rios said, "Okay. Other questions? Eric, did you have something to say?"

Mr. Enfield said no.

Chair Rios asked if anyone else from the public wished to comment on this project.

Ms. Beninato (previously sworn) said, "Now I know why Mr. Komis was so unfriendly to me today when I was telling him about this appeal, which actually would benefit the neighborhood that he lives in because I am pursuing getting a good storm drain that is adequate at West Santa Fe Avenue and Galisteo. ...

Chair Rios interrupted her and asked her to keep the comments to this case.

Ms. Beninato said, "I just want to be clear about that. I am opposed to the additional height to go up to the roof. I understand that Mr. Komis ... And Mr. Komis has come back. He has tried to accommodate the Board's wishes. I do think both he and his architect have made great efforts to do that. But I guess they really just want to insist on having that access to the roof through an elevator. I don't think it's appropriate in the downtown right there on the Plaza. It is visible from at least Old Santa Fe Trail in two points and on Water Street. And you can see it when you are walking right next to the building or across the street on Water Street. It is still visible in the downtown. Mr. Komis is disabled. He was shot in the back. We all know about that. And it's very doubtful that he's going to get up on that roof to make repairs himself. And so again, I'm opposed to having it stick up above the existing height. I think Member Katz's suggestion, if he really wants to get up there, you have an interior lift that is a good solution that would work and be in keeping with the historic look downtown.

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

Action of the Board

Member Katz moved in Case #H-16-109 at 76 East San Francisco Street, to approve items 1, 3, 4, and 5 and not item 2. He would approve the elevator with the condition that it does not rise above the height of the current roof.

Member Katz said, "in other words, to build the elevator but not up to the roof. I think there is an alternative method of getting to the roof with a lift and that would solve his personal problem that Mr. Komis has."

Member Boniface seconded the motion which passed by 3-1 majority voice vote with Members Katz, Bayer and Boniface voting in favor and Member Roybal dissenting.

- 5. Case #H-17-066B. 415 Camino Manzano.** Downtown & Eastside Historic District. Hoopes and Associates, agent for Douglas Brown, owner, proposes 2,032 sq. ft. of additions to a contributing residential structure, remove a non-historic portal on a contributing tower, and other alterations. Two exceptions are requested to exceed

the 50% footprint standard and to place an addition at less than 10' back from a primary façade (Section 14-5.2(D)(2)(d)). (David Rasch)

Mr. Rasch presented the staff report as follows:

BACKGROUND & SUMMARY:

415 Camino Manzano is a single-family residence that was originally constructed by 1912 in the Territorial style as two free-standing structures. In 1927-1930s another free-standing structure, known as the bunkhouse, was constructed and two additions were constructed on the primary structure, one of which connected the original two structures together. In 1976, another addition was constructed at the primary structure on the northeast corner. In 1978, an addition was constructed on the east side of the bunkhouse. In 1984, the bunkhouse was remodeled with a bay window and a portal on the south façade. In 1987, a red Pro Panel roof was installed. Finally, after 1993, a portal was constructed that connected the primary structure with its additions to the bunkhouse structure with its additions. The building is listed as contributing to the Downtown & Eastside Historic District and elevations 1-6, 14, and 15 are designated as primary.

A free-standing two-story water tower was probably constructed in the first quarter of the 20th century. On or before 1967, the water tower was enclosed with adobe. At an unknown non-historic date this structure was converted into residential space and the portal was constructed. This structure is listed as contributing to the district and the south elevation is designated as primary.

A stuccoed adobe yardwall at the street frontage and along the driveway entry was constructed before 1968. The wall has an arched pedestrian entry with a historic wooden gate and a bench flanked by buttresses. This structure is listed as contributing to the district and the west and south elevations are designated as primary. The spur wall at end is not historic.

On November 28, 2017, the HDRB postponed action pending redesign and reconsideration of the number of exceptions being requested.

On January 9, 2018, the HDRB postponed action pending redesign. Now, the applicant proposes to remodel the property with the following ten items and the number of exceptions has been reduced.

PRIMARY RESIDENCE

1. 540 square feet of the 1,237 non-historic square footage will be removed from the 2,956 historic square footage. The remaining addition allowance is just 781. Additions totaling 2,032 square feet will be constructed. An exception to exceed the 50% footprint standard is requested and the required exception criteria responses are at the end of this report.

2. A portion of the new square footage proposes to enclose the existing non-historic portal on primary elevation #1. An exception is requested to place an addition on a primary elevation and the required exception criteria responses are at the end of this report.

3. On the non-primary north and west elevations windows and doors will be altered and historic windows will be restored.

4. The non-historic portal height will be increased, and the pitched roofs will be replaced with standing-seam metal in "Colonial Red" finish.

5. Finishes are described as the El Rey version of Sto "Earthnut" and trim in "Brilliant White". However, staff is unable to find what this color looks like. Also, cementitious stucco is required for all the contributing structures.

SITE

6. A vehicle gate and trash enclosure will be constructed.

TOWER

7. The non-historic portal will be removed.

YARDWALLS

8. The non-historic portion of the historic yardwall will be removed.

9. A 2' high river rock retaining wall will be constructed at the east end of the driveway/parking area.

10. A 6' high stuccoed yardwall will be constructed along the north lotline.

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; 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.

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.

(2) Additions

(c) Additions are not permitted to primary façades.

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

EXCEPTION TO EXCEED THE 50% FOOTPRINT STANDARD

(l) Do not damage the character of the *streetscape*;

By incorporating the garage into the mass of the house, building at the east end of the property, away from the street, building the bedroom behind the garage and moving the addition north by 3 feet from its originally-proposed location, visual impacts of the addition will be minimized. The garage could be built as a separate structure at the end of the driveway, but that would change the view down the driveway, which is avoided by the proposed design. The overall character of the streetscape will remain as it is today – low density single family residential

Staff response: Staff finds that this exception criterion has been met because the additional square footage will not be visible from the streetscape.

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

The Browns want to be able to age in place in their home. The renovated house has been designed to maximize interior accessibility, which currently does not exist. Connecting the two existing structures and attaching the garage to the house will facilitate interior accessibility to all portions of the house, thereby removing the existing hardship.

Staff response: Staff finds that this exception criterion is not met because interior accessibility is not clearly defined as to why it requires additional square footage rather than just rearrangement of space.

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

The additions will not impact the farmhouse character of this house and will thereby maintain the heterogeneous character of the City. The project architect studied several alternatives to reduce the square footage such as detaching the garage from the addition and finding a way to incorporate the master in the original mass of the house. By detaching the garage, the accessibility of the house would be inconvenient and more visible up the driveway. The existing house does not have spaces that allow the master suite to also be handicapped accessible. The proposed design provides the most efficient footprint that meets the Browns' programmatic needs for interior accessibility.

Staff response: Staff finds that this exception criterion is not met because the applicant did not describe how they studied ways to incorporate the master suite in the existing footprint.

(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*;

The Brown's lot is larger than other lots in the streetscape and can accommodate additional square footage while maintaining less than 30% lot coverage. The property adjacent and north is developed for multi-family use and is not comparable. The existing condition of the property, with its separate structures and lack of a garage is peculiar to the Brown property. It is typical for single family dwellings to have a garage or carport. Within the streetscape, the house adjacent and south of the subject property at 425/427 Camino Manzano and the houses across the street at 433, 435 and 441 San Pasqual Street all have garages or carports.

Staff response: Staff finds that this exception criterion has been met because the applicant has identified this property's special conditions within the applicable streetscape.

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

The condition of the Property, with its separate structures and lack of interior accessibility, lack of closets in the bedrooms and absence of a garage existed when the Browns purchased the property.

Staff response: Staff finds that this exception criterion has been met because the items identified existed before the owner's purchased the property. But, the property was listed as a significant resource at the time of purchase which required very strict preservation standards that the purchasers should have been aware of.

(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 garage and master bedroom have been located away from the street on the east side of the property behind the existing structures. Based on direction from the Board, the garage has been moved approximately 3 feet to the north, which will further obscure the addition and will provide differentiation between the existing structure and the addition. As addressed above, the project architect minimized the size of the footprint while meeting the Browns needs for interior accessibility, a usable master bedroom and a 2-car garage accessible from the interior of the home. The sizes of the garage and the master bedroom have also been reduced from the previous submittal in an effort to provide the least negative impact.

Staff response: Staff finds that this exception criterion is not met because the least negative impact on the contributing structure would disattach the garage from the east elevation of the existing structure.

EXCEPTION TO CONSTRUCT AN ADDITION ON A PRIMARY ELEVATION

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

The proposed wall will not be visible from the street and will match the existing walls to the north and south. Granting the exception will have no effect on the character of the streetscape.

Staff response: Staff finds that this exception criterion has been met because the addition will not be visible from the streetscape.

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

The existing lack of interior connection between the two structures is a hardship on the Browns because they must go outside to travel between the two buildings. The wall will connect the two existing structures, allowing for the entire house to be accessed from the interior.

Staff response: Staff finds that this exception criterion has been met because it is a hardship to walk outside between the two wings of the building.

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

The Browns considered other design options to connect the two structures and provide interior circulation. Avoiding the necessity for the exception by locating the connecting hallway to the north would require additional construction to accommodate the hallway. The proposed connection is more efficient, as it makes use of the existing space north of the bunkhouse structure, maximizes the size of the open courtyard to the north and minimizes the overall building footprint.

Staff response: Staff finds that this exception criterion has been met because the applicant has described other options that are less desirable.

(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;

There are two structures on the Browns' property connected by one roof and an exterior portal. A site visit and review of Google Earth indicates that most if not all houses within the streetscape are within a single main building.

Staff response: Staff finds that this exception criterion has been met because the applicant studied the streetscape, although they did not provide the Google Earth image that they examined.

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

The condition of non-historic structures sitting in front of historic façades was a condition of the property when the Browns purchased the house.

Staff response: Staff finds that this exception criterion has been met because the items identified existed before the owner's purchased the property.

(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 proposed wall addition is not visible from the street, does not alter the streetscape and therefore does not impact any of the conditions in Subsection 14-5.2(A)(1). The proposed wall location would require a smaller footprint than the other design alternative addressed in section iii, above.

Staff response: Staff finds that this exception criterion has been met because a less negative impact would cause additional square footage to be proposed.

STAFF RECOMMENDATION:

Staff finds that the exception request to place an addition on a primary elevation has been met but that the exception request to exceed the allowable square footage has not been met. Otherwise, the non-exception-based alterations comply with Section 14-5.2(D) General Design Standards and (E) Downtown & Eastside Historic District.

Questions to Staff.

Chair Rios said, "David, portions of the building are about 106 years old. They were constructed in 1912. Then other portions are old as well, 91 years. The applicants are now wanting to add 2,032 square feet. Can you tell us what the existing square footage is or do I need to ask the applicant?"

Mr. Rasch said, "the Applicant may be able to figure that out faster than I can."

Chair Rios said, "I will ask the applicant. When these applicants came before us at a different time, they came with several exceptions and now they have reduced close to two."

Mr. Rasch said, "Correct."

Chair Rios said, "also, most of the construction that is being proposed is probably on the east side. Is that correct?"

Mr. Rasch agreed.

Chair Rios said, "And the garage is going to go on the south in that portion ..."

Mr. Rasch said, "it is set back from the south façade but a few feet"

Chair Rios said, "So the visibility of what is being proposed is ...?"

Mr. Rasch said, "The visibility is very minimal."

Member Katz said, "I am a little confused. I think we had asked the applicant in an earlier iteration... I think it is façade #1. The earlier plan had that hallway intrude and covered up some of that façade. But that's not the plan now. The entire primary façade will be visible. The exception is to build within 10 feet of the primary façade."

Mr. Rasch said, "Correct. The edge of the building is right here now. There is a roofed structure here. They want to close this off right there so that this is a heated

hallway going to the new garage. And because of this wall is why we need that exception. But you are correct. The entire façade is available for visibility.”

Member Katz said, “Right. The visibility is somewhat limited, of course, because of the façades 14 and 15. But, I appreciate they are doing that.”

Applicant's Presentation.

Mr. Craig Hoopes, 333 Montezuma, was sworn.

Mr. Hoopes said, “We have reduced the number of exceptions from 7 to 2, as has been said. The first exception is building in front of the ... within 10 feet of a primary façade. I think David has stated that we have met the criteria there. So, I hope that is a nonissue at this point. The second exception is to increase of square footage. Yes, we ongoing to build or plan to build 2,000 square feet but we are also removing some nonhistoric portions. If you look at this drawing here, it shows the existing footprint in red and the new addition proposed in black. The street is over here to the left and Manzano is over here to the left. All over the work that is being done it is being done back behind the original footprint of the building that is there now. So I think we are respectful to existing structure. Per the Board's request, we reduced the square footage.

“We I have also pushed back the garage from the face of the bunkhouse so that there is a differentiation of new from the old historic portions. The garage goes where greenhouse is now. I think we've worked very hard with the Board to meet the requirements the Board set forth for us. Buildings in Santa Fe ... Casa Sena wouldn't be the size it is without accretions that have happened over the years. And this is another building that has grown over time with all the additions that have happened in the age of this house.

“We are just planning to do some additional growth to the building. And as we have stated before, we will only have 30% lot coverage and we are allowed to have 40% lot coverage in this district. So we are well within size limit in terms of the structure that we are putting there. If this had been an empty lot, we could have put all of this there.

“So we are doing everything in our power to meet the Board's requirements; to be respectful to the existing building and to the history of the house.”

Chair Rios agreed.

Questions to Applicant

Chair Rios thanked Mr. Hoopes and said the Board appreciated that he listened to what the Board had to say at the last meeting.

Chair Rios asked, "Mr. Hoopes, can you tell us what the existing square footage is?"

Mr. Hoopes said, "It is 2,970 square feet.

Chair Rios said, "So it will be a total of a smidgen over 5000 square feet.

Mr. Hoopes said, "No. We are reducing ... We are removing a portion of the non-historic structures - 500 square feet. We could have set the garage as a separate structure on the property except it doesn't help our clients, in their aging process, to have their garage separated. It is 600 square feet so there is 1,100 square feet of the amount be adding. So in footprint, we are only adding 900 square feet to the existing house, in my thinking."

Chair Rios said, "Not when the report says 2032 square feet that you are proposing."

Mr. Hoopes said, "But we are removing portions of the nonhistoric parts of the house."

Chair Rios said she understood that.

Mr. Hoopes said, "We Art replacing some non-historic portions of the house that were counted in that square footage. So, for example, ... David, can you go to the plan? For example, this area here is non-historic. We are taking that back down and replacing it. And that is being counted as new square footage in the house. So we are not adding 2,000 square feet but replacing some parts that are non-historic."

Chair Rios said, "Thanks for that explanation. In terms of your answers to the exception not to exceed 50% of the original footprint, under #5, which is are due to special conditions and circumstances which are not a result of the actions of the applicant, your answer was that the condition of the property with its separate structures and lack of interior accessibility, lack of closets, etc. I'm wondering what it is meant by 'lack of interior accessibility'?"

Mr. Hoopes said, "The house right now is on different levels within the house and the clients want to have a home that they can access and be able to move around in their house as they age."

Chair Rios asked if that meant no different levels. "I was just curious about that. Is it at different levels and you are going to make it all one level?"

Mr. Hoopes said no. "We are not making it all at one level, but we want the main portions of the house to be at one level. Mr. Brown would like to make a statement."

Mr. Douglas Brown, 415 Camino Manzano was sworn.

He said, "Interior accessibility basically means I don't have to go outside in the snow in my jammies to get from my bedroom to get a cup of coffee in the kitchen. Right now, I do. These are separate structures connected by an outside breezeway. And in building the bedroom wing, where just create a hallway that makes the garage, the new bedroom, and both existing bedrooms all connected inside the hallway. That's what I mean by interior accessibility."

Member Katz said, "Mr. Hoopes, I'm looking at the drawing you have projected. Couldn't you move the garage slightly north and then I looked at the other drawing and it looks like you already did."

Mr. Hoopes agreed. It is all on one line along there.

Chair Rios said it looks like three feet.

Member Katz agreed.

Member Boniface asked Mr. Rasch to put page 67 on the screen - the site plan.

Member Boniface asked if that it is existing or proposed.

Mr. Rasch said it is the proposed site plan.

Member Boniface asked if there would be no skylights or rooftop equipment.

Mr. Hoopes said no. He added, "If we were to propose that, they would not be visible."

Member Boniface pointed out that they are shown in the floor plan on page 69, two skylights at the entry.

Mr. Hoopes agreed that it does show there.

Mr. Brown agreed and said there are flush and not visible. But there will be no rooftop equipment.

Mr. Rasch clarified there are skylights on a pitched roof.

Mr. Hoopes said they are low profile.

Public Comment

Ms. Beninato said, "I remember when this came before you before. Obviously, they have made changes as requested. I have no problem to have it less than ten feet, so they can reach the garage without going outside and appreciate very much removing the portal from the water tower. What I do have concern is the 1,500 difference in square footage, not 900. This is two people living in a 5,000 or 4,500 square foot house. The question is what the hardship is. Why do they need this kind of addition? This is a mansion. I appreciate it is not visible. It is just a question you should be asking because you keep approving additions more than 50%."

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

Mr. Hoopes explained that, "This is a family home and they want to have their family gather in their home - be in one spot. With what we plan to do here, when you look at this - had we removed the garage from the house, we would have only had 900 square foot addition."

"That, to me, if we built another garage, it would have changed the visible appearance but attached, has kept the mass down from the street and preserved the historic part. We agreed to move it back and be less visible from the street. So I think we have worked hard to create a place for this history to stay in this house."

Member Roybal said, "We appreciate those efforts and you made quite a few changes. Thank you. I know it has been a trial for you to keep coming back."

Action of the Board

Member Boniface moved in Case #H-17-066B at 415 Camino Manzano, to follow the majority of staff recommendations and approve it and find that the applicant and owner have answered all the exception criteria to my satisfaction.

And thank you for all the work you have done. It has been good for the Board as well as you and your client will have a great house.

Member Katz seconded the motion and added findings that the purpose of the 50% exception is that it doesn't overwhelm the historic portion. This is far back and fulfills the exception. The garage is much better served by not being visible from the street, so they are met.

Member Bayer requested a condition that the skylights are not publicly visible. Member Boniface accepted the condition as friendly to the maker and the motion passed by unanimous voice vote with members Katz, Roybal, Bayer and Boniface voting in the affirmative and none voting against.

6. **Case #H-17-006. 310 Irvine Street.** Westside-Guadalupe Historic District. Nicholas and Debbie Aranda, agents/owners, propose to increase the height of an addition and request an exception to alter architectural features (Section 14-5.2(D)(5)(b)) on a contributing residential structure. (Nicole Ramirez Thomas)

Ms. Ramirez Thomas presented the staff report as follows:

BACKGROUND & SUMMARY:

310 Irvine Street is a southwest vernacular style residence with Mission Revival character. The house was built in the 1930s and is contributing to the Westside-Guadalupe Historic District. The Mission Revival character is noted at the front porch with the arches at the entrance and metal barrel-tile roof. The rest of the house is vernacular in style and retains its original massing.

The total square footage of the home is 1175 square feet. The only addition to the footprint of the house is to the west elevation of the home which is roughly 175 square feet. The addition was approved by the Board in 2017 along with refurbishing the windows and repairing other items at the property. The defining characteristics of the home include the portal at the east elevation, and the overall massing and vernacular character can be noted on the south elevation. The east and south elevations are designated as primary.

The applicant remodeled the property per the Board approval but changed some character of the structure prior to the final inspection. The inspection was disapproved, and the applicant is now submitting a request to change the following items.

1) Removal of the concrete sills at the windows. Concrete sills are considered character defining as an architectural feature per 14-5.2(D)(5)(b). An exception is requested to remove architectural character. The relevant code citation and exception criteria are presented at the end of this memo.

2) Change in the height of the approved addition to the west elevation. The west elevation is not primary. The approved height of the addition was 10'-0" and the built height came to 11'-0", which matches the existing height of the home.

3) Deletion of a window from the north elevation. The window was used on the addition on the west elevation.

RELEVANT CODE CITATION

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

(5) Windows, Doors, and Other Architectural Features

(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 RESPONSES

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

Response: The concrete sills on the existing house were in poor condition. Cracking, spalling, and unrepairable damage existed on the sills. The sills were required to be removed to remove the original windows. The sills extended 2" from the edge of the outer wall and two inches down. We do not believe that the character of the district is impacted by the removal of the 2" sills.

Staff response: Staff does not agree with this response. The ordinance requires preservation of architectural features and concrete sills are commonly considered to be an architectural feature that is significant in its signature of a particular time.

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

Response: No physical hardship or injury is possible because of the sill removal. However, significant financial hardship would exist if the exception is not approved.

Staff response: Staff does not agree with the response. The applicant did not answer the question.

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

Response: The removal of the sills neither strengthens nor weakens the heterogeneous character of the City or the surrounding structures.

Staff response: Staff does not agree with the response. The applicant did not offer other design options.

STAFF RECOMMENDATION:

Staff does not find that the exception criteria have been met but the Board may find the applicant can provide testimony to meet the criteria. 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(I) Westside-Guadalupe Historic District.

Questions to Staff

Member Roybal asked Member Boniface, as he is an architect, about how easy it is to repair these concrete sills. That seems to be the whole point of the exceptions.

Member Boniface said, "If they were existing, and they were in need of repair, it can certainly be done. My understanding in this case however, is that they were completely removed. So it is not about repair, it would be about replacement.

Ms. Ramirez Thomas commented, "in speaking to the Applicant, their focus is really on preserving them both and restoring the windows and they didn't realize that the concrete sills were a specific architectural feature. They were in bad shape, so in taking out the windows, they didn't look to preserve the architectural features. Just not knowing."

Member Katz said, "My understanding is that the concrete sills were not discussed at all at the hearing so that they really didn't know but they were something the Board wanted them to preserve."

Ms. Ramirez Thomas agreed.

Member Katz said, "And it wasn't made part of the order, was it?"

Ms. Ramirez Thomas said it wasn't. It wasn't part of the motion and it wasn't called out specifically as an architectural feature for this home. And often these things are caught during the intern inspection, but there wasn't one for this home."

Applicant's Presentation

Mr. Nicolas Aranda, 8 Camarado Road, was sworn.

Chair Rios said, "Mr. Aranda, what do you have to tell us in relation to what Staff told us."

Mr. Aranda said, "Madam Chair, and board members, I just want to let you know that we went to great lengths to retain as much of the historic as we could. And with great effort and great expense, we actually retained the existing historic windows everywhere. We went to great length to restore as much as possible and retained every historic window of the home. So not one single new window was added to the home. I have with me here Mr. Steve Rivera, who actually is the contractor. And, if I cannot answer the question, he can probably help me answer the questions any of the Board members and you, Madam Chair, that you might have. So ..."

Chair Rios, "Let's see if Board members have any questions at this time."

Questions to Applicant

There were no questions to the Applicant.

Public Comment

Ms. Beninato (previously sworn) said, "I appreciate that as owner-builders, they had someone help them. But if you are not playing out that it is an architectural feature, it is unfortunate they took off those sills because I think they are characteristic of a certain time period and they are a positive addition to the home. What I find really odd and I can't see it on this elevation, but it seemed as if there were two windows that were less than 30" back from a corner and I just wonder if those were historic openings or new openings.

I appreciate that the owners made an effort to preserve all the historic windows and I applaud them for that."

Chair Rios asked if the openings were existing.

Ms. Ramirez Thomas said there are two things: the 30" rule, which has to do with. Then there is the and 3' corner rule. Neither of them applies to this - none of which apply to this district.

Mr. Patricio Larragoite, 812 Cleveland Street, which is one door over from the applicant's property. "Madam Chair, fellow Committee members, I've lived in this neighborhood 90% of my life which is 90% of 68 years and these applicants have gone above and beyond. Then restart every window in this home they took out the windows, repaired it, and put it back in at the same location. What I see in the work they have done greatly improves the house Took out the windows and repaired them and put them back in. They improved the house very well and it looks better than 68 years ago. They have complied with every letter of the historic styles. And I urge you to approve this project."

Ms. Debbie Aranda was also sworn. She stated that behalf of their neighbor who could not be here because his wife is having a baby and they wrote a letter which she read. It was signed by Mr. Alex Longstretch at 809 Cleveland Street. [A copy of the letter is attached to these minutes as Exhibit 3.]

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

Action of the Board

Member Roybal moved in Case #H-17-006 at 310 Irvine Street to approve, with all exceptions met, to approve items 1, 2, and 3. Member Katz seconded the motion and it passed by 3-1 majority voice vote with Members Katz, Roybal and Boniface voting in the affirmative and Member Bayer dissenting.

- 7. Case #H-18-016A. 518 Agua Fria Street.** Westside-Guadalupe Historic District. Christopher Purvis, agent for Peter and Mary Thomas, owners, requests a historic status review with primary elevation(s) designation, if applicable, for a contributing residential structure. (Carlos Gemora)

Mr. Gemora presented the staff report as follows:

“This is a single-family residence located in the Westside – Guadalupe Historic District. The principal building was constructed around 1900 and 1910 as a 1,040 square foot Craftsman bungalow with a 165 square foot portal. Prior to 1967 a large 1,111 square foot addition was added and differs in architectural style from the primary building. Storage area and a carport have been added in 1967 and have been heavily altered since that time over the years. Historic inventories from 1980, 1985, and 1997 describe the historical significance of and unusual Craftsman bungalow style, especially noting the north and east façades of the building. Facing north, the north porch, the front porch, has extended roof beams, stone columns, and a shed dormer window. And to the east, and exposed stone chimney and an original bay window. The applicant requests that historical status review with primary elevation designations, if necessary.

In this case, Staff recommends maintaining the contributing historical status for the principal residence, with north and east elevations which are 1 and 2 out of the 14 designated as primary.”

Questions to Staff

There were no questions to Staff.

Applicant's Presentation

Mr. Christopher Purvis, 200 West Marcy Street was sworn.

Chair Rios asked if he agreed with the recommendations of Staff.

Mr. Purvis agreed and added that in the pictures of the shed in the back, somebody was remodeling back there on the sheds. The sheds are connected and wondered if the Board could rule on the sheds at this time.

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 Katz moved in Case #H-18-016A at 518 Agua Fria Street, to designate façades 1 and 2 as primary.

Member Katz didn't think the Board has the flexibility to make part of it contributing and part of it non-contributing.

Member Roybal seconded the motion and it passed by unanimous voice vote with Members Katz, Roybal, Bayer and Boniface voting in the affirmative and none voting against.

8. **Case #H-18-017A, 118 Martínez Street.** Downtown & Eastside Historic District. Catherine Fletcher-Leriché, agent for John and Marybeth Wolf, owners, requests primary elevation(s) designation for a contributing residential structure. (Nicole Ramirez Thomas)

Ms. Ramirez Thomas presented the staff report as follows:

BACKGROUND & SUMMARY:

118 Martínez Street is a small residential structure constructed before 1920. It is built in a Territorial Revival style with window surrounds and pediments and simple territorial details such as white trim. The roof is pitched with a low gable and is covered with tin. The building was the kitchen for the Hinojos House and is designated as contributing to

the Downtown and Eastside Historic District. The applicant is requesting the designation of primary elevation.

STAFF RECOMMENDATION:

Staff recommends the south (façades 2 and 3) and west (façade 1) elevations as primary.

Questions to Staff

There were no questions to Staff.

Applicant's Presentation

Ms. Kate Leriche, 814 Camino Acoma was sworn and had nothing to add to the Staff Report.

Questions to Applicant

Chair Rios asked Ms. Leriche if she agreed with the Staff recommendations.

Ms. Leriche said, "I'm not sure. Not necessarily. I'm looking at and thinking it would be north and west because that is the entrance. Land staff said south and west. I know the south elevation was desired when we had the site visit. But when we met with Ra Patterson, who did the window assessment, he noted that the window on the north side was older than the one on the south. I know it is not very pretty and not very visible on the north side and it has electrical panels. I just wanted to point that out."

Chair Rios said, "Okay." She asked Mr. Rasch to point out north and the south. He did. He said that is the recommendation Staff and the Board can make their own assessment of it.

Public Comment

Ms. Beninato (previously sworn) said, "I think the north is more typical and both have historic windows. So I agree with north and west - not south and west."

Chair Rios said, "to me, it appears that the north is more prominent than the south. Nicole, do you wish to comment on that?"

Ms. Ramirez Thomas said, "I think it was difficult to decide and Ms. Leriche and I, at the site visit, talked about both. To me, even though I think the south is a little less visible, it is cleaner - less touched. That said, the north does have with a pediment and you can still capture the roofline by electing it rather than the south and you could elect that if you wish."

Mr. Rasch showed both, first the north and then, on the south elevation, the blank wall and the little addition with the window.

Chair Rios suggested some Board members favored the north, the West, and the south elevations.

Public Comment

Mr. Eddy (previously sworn) asked about the east façade. Mr. Rasch did not have a photo of it. Mr. Eddy asked what was on the east façade.

It is visible from Martínez, with or without a coyote fence.

Mr. Rasch agreed.

Mr. Eddie said it seems strange the east is not considered because it is visible from a public way.

Ms. Ramirez Thomas said, "when Staff is choosing primary elevations, it is not about visibility; it is about - the entrance side is almost always chosen and after that historic integrity."

Member Boniface ask for more information on those windows.

Ms. Ramirez Thomas suggested that Ms. Leriche can answer it better. The window examination was done but not included here.

Ms. Leriche read the east elevation report on the windows. Windows C, D, and E on south and east elevations are newer and done with barn sashes. They were probably done in the 1980's because of the mechanical equipment used in the sashes. The exterior casing is rotted. The exterior casings are 5" and originally were 3.5". The sill was 4 inches in the original was 2 inches.

Member Boniface concluded that they are not historic.

Action of the Board

Member Boniface said, in reference to the comments that were made, Mr. Eddy suggested hearing about it. The south side on the field trip was almost impossible to see. It is very far out of the way. Asked if the window on the north side is historic.

Ms. Leriche agreed that it is historic.

Member Boniface commented that part of it has electrical paraphernalia all over the place.

Member Boniface moved in Case #H-18-017A at 118 Martínez Street, to designate the west façade #1, and north façade #6 be primary. Member Katz seconded the motion.

Member Bayer asked if the north would include façade #5.

Member Boniface disagreed so the primary facades are #1 and #6.

The motion passed by unanimous voice vote with Members Katz, Roybal, Bayer and Boniface voting in the affirmative and none voting against.

- 9. Case #H-18-018. 656 Canyon Road. Unit A.** Downtown & Eastside Historic District. Martínez Architecture Studio, agent for Chiliquiles Properties, LLC, proposes to remodel a contributing non-residential structure by replacing windows and doors, re-roofing, and installing rooftop appurtenances. (David Rasch)

Mr. Rasch presented the staff report as follows:

BACKGROUND & SUMMARY:

656 Canyon Road Unit A is a non-residential building that was constructed in a vernacular manner before 1928. The building features a stepped north parapet that conceals a pitched roof. The building is listed as contributing to the Downtown & Eastside Historic District. The north façade has no historic windows or doors, but it may be considered as the primary elevation.

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

1. The roof will be removed and replaced with a flat roof without changes to the front parapet.
2. Existing non-historic iron security bars on the windows, decorative iron security doors, and window box planters will be removed.

3. The non-historic windows will be removed and replaced with 30" compliant 15-lite fixed windows.

4. The non-historic primary entry door will be removed and replaced with a 30" compliant 15-lite French door.

5. The roof-mounted HVAC equipment and skylight will be removed and replaced. The applicant states that these items will not be publicly-visible.

6. The front sidewalk will be raised to eliminate non-ADA compliant steps with earth-toned concrete. The proposed color was not submitted.

STAFF RECOMMENDATION:

Staff recommends approval of this application which complies with Section 14-5.2(D) General Design Standards, Height Pitch Scale and Massing and (E) Downtown & Eastside Historic District with the condition that the concrete color shall be approved by staff before a construction permit application is submitted.

Questions to Staff

There were no questions to Staff.

Applicant's Presentation

Mr. Richard Martinez, P.O. Box 925, was sworn. He said, "This building is unusual because the parapet was put on to combine it with the building next door whose owner is here tonight. We won't change any walls but replace the roof that is structurally failing and will have to remove and replace the existing rooftop heaters and coolers that are not publicly visible. We propose to raise the sidewalk to meet the level of the sidewalk next door and zero it out with the driveway and which will allow ADA access into the gallery. We would like to remove nonhistoric windows and grates on the windows."

Questions to Applicant

Chair Rios said, "So the neighbor sidewalk will be met by raising this sidewalk."

Mr. Martinez agreed it will meet at the same level and will eliminate the existing steps from the sidewalk that leads into our space.

Chair Rios asked if he agreed with Staff recommendations that the north façade be made primary, excluding the windows and doors.

Mr. Martinez said yes.

Chair Rios said, "This building was previously a grocery store. That was the Martínez grocery store – the biggest in our neighborhood.

Member Boniface said, "It is hard to read the drawings with such small type. Are you changing light fixture?"

Mr. Martinez said, "No. They are existing. I'm not proposing to change the color of the stucco or anything. We might have to do a re-color coat, but we will coordinate it with the neighbor because it is all the same color; it is all the same building and it should look the same."

Public Comment

Ms. Karen Galindo, 1100 Governor Dempsey Drive, was sworn. She said, "we wanted to introduce ourselves. I and Paco are the owners. We love the building. We won an award from the Historic Board for best preservation in 2015 for our work on Acequia Madre for which we were very, very proud. We are very sensitive to the need for all preservation. We want to restore it to its glory. It is not going to be made significant change to anything historic. We definitely need to make structural changes and we want to bring it up to ADA.

Ms. Beninato (previously sworn) said, "I appreciate what they say they are going to do here and I hope they do what they say they have on the plans. The owners were the owners of 777 Acequia Madre. They insisted there were so many percentage of buildings in that area that were L shaped. That wasn't true. They destroy the 1940s façade, obscured it, covered it, and destroyed it to have 1/3 bedroom with a walk-in closet that was 12 x 13, and they just loved it and they were just so sensitive to historic preservation because they worked on the Austin historic preservation board. But then they immediately turned around and sold that. So I just point that out because it was sold almost as soon as it was done. And again, we have lost a vernacular house on Acequia Madre to have something that was really a faux historic house now and there were changes that were not in the elevation or on the floor plans and as a result, the shed blacksmith shop that had double doors as what you saw, now has a totally different façade behind it that has different openings, different windows that actually were never approved by this Board. And if you look at the actual meeting notes of that for 777 Acequia Madre you will see that Christine neighbor pointed out at the very last moment on that board meeting that the elevation and the floor plans didn't match and there was great opposition from the Board and then everybody caved without saying

why five minutes before they were so opposed and now suddenly it was okay except for Bonnie Armijo, who actually stood up for historic preservation that day.

Mr. Martinez said, "We won a prize from the historical awards for our restoration at 777 Acequia Madre. Thank you."

Chair Rios said she was actually very familiar with 777, having lived in that vicinity most of her young life, and actually, 777, Stefanie, the front façade, we worked really hard to preserve that, including the picture window. They did add to the back, but the Board felt that was ... The decision of the Board at that time felt it was a proper decision to make in terms of what was being presented to it."

Ms. Lucia Borenberg, 656 Canyon Road, sworn. She said, "I am the neighbor attached by a common wall at 656 Canyon Road I just wanted to say that I am excited to have the building brought up to Code and be within the standards of the Historic Design Review Board. I think that it will help Canyon Road flourish and that will help Santa Fe to flourish and help New Mexico in our clean industry of tourism and I hope you will approve this construction. Thank you very much."

Action of the Board

Member Roybal moved in Case #H-18-018 at address 656 Canyon Road, Unit A, to approve as recommended and designate the north as the primary façade. Member Boniface seconded the motion and it passed by unanimous voice vote with Members Katz, Boniface, Roybal and Bayer voting in favor and none voting against.

10. Case #H-18-024A, 451 Arroyo Tenorio. Downtown & Eastside Historic District. Martínez Architectural Studio, agent for Jill and Ray Weeks, owners, requests primary elevation(s) designation for a contributing residential structure. (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 and accessory buildings are built in the Spanish Pueblo Revival style and is contributing do the district. The east and west elevations are designated as contributing on the main house. The guest house is non-contributing. The garage is listed as contributing. Staff is requesting the designation of primary elevations for the garage.

STAFF RECOMMENDATION:

Staff recommends the east elevation (façade 1) as the primary elevation.

Questions to Staff

There were no questions to Staff.

Applicant's Presentation

Mr. Martinez (previously sworn), said, "The status isn't right.

Chair Rios agreed and asked if he agreed with the Staff Report.

Mr. Martinez said, "I just want to point out that the east elevation is not on the street. That's all. I have no opinion on whether that would be the primary elevation. The doors are not historic."

Chair Rios said, "So, you are recommending the east and west?"

Ms. Ramirez Thomas said, "No. It is just the East. And that is on the street where the garage doors are located. Or at the driveway.

Questions to Applicant

There were no other questions to the Applicant.

Public Comment

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

Action of the Board

Member Katz moved in Case #H-18-024A at 451 Arroyo Tenorio, to follow recommendations of staff and designate the east façade, the most visible façade, as primary. Member Boniface seconded the motion which passed by unanimous

voice vote with members Katz, Boniface and Bayer voting in favor and none voting against. Member Roybal was not present for the vote.

11. Case #H-18-024B, 451 Arroyo Tenorio. Downtown & Eastside Historic District. Martínez Architectural Studio, agent for Jill and Ray Weeks, owners, proposes to convert the contributing accessory structure by replacing doors and windows, and installing exterior lighting, skylights, and a chimney. (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 and accessory buildings are built in the Spanish Pueblo Revival style and is contributing do the district. The east and west elevations are designated as contributing on the main house. The guest house is non-contributing. The garage is listed as contributing. The east elevation is primary on the garage.

The applicant requests the following six items for remodel of the garage.

- 1) Replace the non-historic garage doors which were installed during the 2011 remodel of the property. The proposed garage façade will be wood carriage doors with a wood sheathed center post. No exception is requested for the remodel of the east elevation. The garage already has been modified and the applicant is requesting a unique, but historic style for re-facing the garage. The Board may require an exception if they think one is required.
- 2) On the west elevation, replace an existing door with a metal door and two metal divided lite windows.
- 3) Addition of six skylights to the roof. The skylights will not be publicly visible.
- 4) Addition of a chimney for an interior fireplace.
- 5) Install a tin light fixture on the east elevation and one on the west elevation.
- 6) Stucco will be cementitious "Adobe."

STAFF RECOMMENDATION:

Staff defers to the Board to determine if an exception is needed for the remodel of the east elevation of the garage. Otherwise, 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

Chair Rios said, "On the west elevation, he is asking to put up quite a huge light fixture. Can you tell us what the public visibility of the west elevation is?"

Ms. Ramirez Thomas said, "We consider that walls and fences don't count as a method of obscuring an elevation. So the west elevation would be publicly visible."

Chair Rios said, "But right now, with the existing wall in place, you can't see anything. Do you know how large that light fixture is?"

Ms. Ramirez Thomas said, "I think it is quite large. I would say it is probably 2 feet by one foot, but Mr. Martinez can speak to this. He probably has seen it in person."

Applicant's Presentation

Mr. Martinez (previously sworn) said, "The existing garage is intended to be a studio for the house inside the wall. The doors that exist are not historic and quite unattractive. What I propose to do is to make the doors more in keeping with the style of the house. We don't know what the historic doors were like because even in the report – the historic report in 1984, it says that the garage is quite deteriorated, and the doors are post-war. They are not ... This house was built between 1929 and 1934. So these doors are not historic. What I propose to do is to (as he showed pictures) make doors that are in the same style as a door that exists on a garage of the same age as this house. It is actually an overhead door because you can see the slight divisions of the panels. It is rendered as a 3-panel door with lites in it. Part of that garage was actually filled in. But there were two doors like this on the other part of the garage. So that is what I propose to do in this garage is to make three-panel wood doors that would be stained and not painted. And I propose that the post in the center of the doors be sheathed in wood so that it brings new emphasis on the existing beam that goes over the two doors right now. And I also propose that this is a studio, so we propose to do several skylights to bring in light into the existing garage which will be a studio, and to have large windows on the courtyard side (on the back side of the existing garage) and to use the light fixture that the owner already owns. It is 2' high and about 15" wide – a little more than a foot wide. There is a photograph of that in the packet."

Questions to Applicant

Chair Rios said, "Richard, can you give us a little bit more detail in terms of the wood that you are proposing on the garage doors?"

Mr. Martinez asked, "On the type of wood?"

Chair Rios said yes. "What is it like? What is the texture like?"

Mr. Martinez said, "It is to be antiqued to look like old doors. Two of the panels actually open into the garage so that it works like a door. It is so you can access big art work and stuff like that can go in and out of the garage. So they don't actually open up. But they open like carriage doors. They have windows in them that are intended to be not symmetrical but actually look like old Santa Fe style doors in which you use old sashes and put them in the doors and stuff.

Member Katz said, "I have a question of Staff on that west façade. Is there some rule about having a predominance of wall there that this does not meet?"

Mr. Rasch said, "Yes, but I believe it is specifically in the rule and says – about visibility. Let me get that for you right now. It is 14-5.2 E 2b. In recent Santa Fe Style, the combined door and window area in any publicly visible façade shall not exceed forty percent of the total area of the façade, except for doors and windows located under a portal."

Member Boniface said, "We've already heard that this is a publicly visible façade if we don't consider walls."

Mr. Rasch said yes.

Ms. Ramirez Thomas said, "I did want to mention [?] that Chair Rios asked - the angle of the garage, I think, would probably make it less publicly visible than other angles. However ..."

Chair Rios asked, "Does it exceed the 40%?"

Ms. Ramirez Thomas said yes, it does.

Chair Rios said, "I think that that said they should be wall-dominated. Correct?"

Ms. Ramirez Thomas said yes.

Public Comment

Ms. Beninato (previously sworn) said, "I'm trying to read this. I agree with some of the questions or I think is kind of a comment on the west façade and the predominant

windows on that west façade. They are overwhelming, on some level. And again, if it is publicly visible, whether it's totally public or even somewhat publicly visible, I think it still has to comply with that rule that it needs to be wall dominated. I appreciate that the doors are being replaced and will look a little bit more like garage doors but the whole being offset – I don't know. I'd rather it read more like a garage door so that we know what the original function of that building was.

And my other question really is, from what I could see of roof plan - almost the entire roof has skylights on it. And maybe I read that wrong, but it looked like there were about six skylights up there. It doesn't seem like a really big structure and if you have all these other windows, especially if you allow this window on the west, I wonder why they need that much light. They might as well be outside almost. And they certainly will lose an enormous amount of heat out of the window exposure. So I just bring this up as points to perhaps discuss or ask questions about. Thank you."

Member Katz said, I have a couple of things that bother me about the former garage doors. One is, I think losing that center stucco piece doesn't help. It makes it look less like garage doors. And the second is the windows. I don't know to what extent it would be possible but, if you had three small windows across the top, then you would have your light. But it would now read like *Oh, this used to be a garage and now we've changed it into a studio*. And yes, it has been done one other place. I don't think it is attractive or works there either. It is just an awkward re-do that calls attention to itself, rather than doesn't. Is there any willingness or possibility of changing the windows on the east façade?"

Mr. Martinez said, "Of changing the windows?"

Member Katz said, "Yes."

Mr. Martinez said, "I know you love it. This is our proposal."

Action of the Board

Member Katz moved in Case #H-18-024B at 451 Arroyo Tenorio, to approve the application with the following conditions:

- 1. that the windows on the garage and the east façade of the garage doors are changed but be three on each side like the smaller one on the southern door;**
- 2. that the stucco remains on the divider between them and;**
- 3. on the west façade that the window area be reduced to meet the requirements of the Code to no more than 40% of the facade.**

Member Boniface seconded the motion and asked for a friendly condition:

4. that the light fixture on the west not be approved. Member Katz accepted the condition as friendly to the maker and the motion passed by unanimous voice vote with Members Katz, Boniface, Bayer and Roybal voting in the affirmative and none voting against.

Mr. Ramirez-Thomas asked for a clarification on the motion. The three windows on the east elevation, three windows per door and are they to be at the top?

Member Katz agreed – the windows at the top. That would help with the privacy in the bathroom.

12. **Case #H-18-019A, 518 Alto Street.** Westside-Guadalupe Historic District. Scott Cherry, agent for Historic Santa Fe Foundation, owner, requests historic status review with primary elevation(s) designation, if applicable, for one contributing residential and two accessory structures. (David Rasch)

Mr. Rasch presented the staff report as follows:

BACKGROUND & SUMMARY:

518 Alto Street, known as the Donaciano Vigil House, is a single-family residence that was originally constructed in the late 18th century in a vernacular manner. The building represents a romanticized Spanish Colonial past and it has undergone numerous architectural campaigns that have resulted in a Territorial Style, including a front zaguan entry, and interior courtyard with a well, and the reuse of historic materials from the Loretto Academy, and a portal on the east side of the courtyard. Non-historic alterations include the rear portal and southwest addition. The building is listed as contributing to the Westside-Guadalupe Historic District.

Other structures on the property include a well in the main courtyard and behind the primary residence there are a board and batten shed (misidentified as jacal), a studio building with an attached woodshed, a small ramada, and board stockade fencing. These appear to be non-historic in construction dates.

The applicant requests historic status review for the structures with designation of primary elevations, if applicable.

STAFF RECOMMENDATION:

Staff recommends maintaining the contributing historic status for the primary residence with the north and south façades of the front room and the east portal behind the zaguan entry as primary elevations, maintaining the non-contributing historic status for the three rear structures, and designating the board fencing as non-contributing.

Questions to Staff

Chair Rios asked if the Historic Santa Fe Foundation owns the property.

Mr. Rasch said they do own it and it is for sale and there is a buyer.

Chair Rios said, "The original house is Donaciano Vigil house I think I read in the report that not much of that historic house remains and that Charlotte White, who bought the house, later on, made a lot of improvements to the house. But I'm going to guess that the Vigil footprint – most of it remains. Would you not say?"

Mr. Rasch said, "I know the Applicant will probably speak to this a lot more than I will. But when I read the extensive background information on the property, it almost appeared like the Sala, the front room, was only part of an original structure. So it is very hard, looking at the maps that were provided, to determine where the original structure is other than just the sala. So there has been some really kind of clouded history about it that I hope the Applicant will enlighten you about. Because it was very confusing to me.

Applicant's Presentation

Mr. Scott Cherry, 15 Corta Corazon, Tesuque, was sworn. He said, "Thank you. Madam Chair, members of the Board. I guess my first thing I'd like to say is, just as a point of clarification, when we applied for a status review, we applied for a status review of the sheds only, and primary elevations of the structure, not a status review of the structure. So it is a bit cloudy in the description of what we are applying for. So I just want to clarify that that was what we did apply for.

"Regarding the history of the building, I don't think there is a whole lot of clarification that I can bring because I don't feel there is a lot of clarity to the history. It is, as David said, fairly cloudy. The report that I submitted, the Colby report, which should be in the packet, goes over the history of it as the Donaciano Vigil House. However, there is no actual evidence that he ever lived in this house. There is evidence that it may have transferred ownership through him and been willed to him but not that he - I don't think there is any really solid evidence that was his residence. That's my understanding, from reading the report.

"The conclusion of the report cuts to the chase in the most valuable way, in that, if I could read part of it. *The house at 518 Alto represents not a residence of Donaciano Vigil or even the Garcia's, but a romanticized rendition of New Mexico's past in the architecture found in the mid-20th century Mexico.*

So, as the house changed hands quite a bit, it went through a lot of different renditions, including that of Charlotte White and Boris Gilbertson's ownership of it from 1958 up until the Foundation took over ownership of it. The renovations they made went all the way up in two the early 1980s, as well. In short, I agree with the recommendations of Staff that the building should remain contributing with designated primary façades they are recommending and that the buildings in back remain a non-contributing status."

Questions to Applicant

There were no questions to the Applicant.

Public Comment

Mr. Jerry Richardson, 703 Don Felix Street, was sworn.

He said, "I am president of the Historic Guadalupe Neighborhood Association and I was also a good friend of Charlotte White's at the end of her life and I was actually present when she signed the deed of the property to the Historic Santa Fe Foundation. She asked me to be a witness for that back in 1996. I never knew the classification of the property with the City Historic Preservation Division. I always assumed it was a significant structure since it was already plaqued by both the State Cultural Properties Division and the National Register of Historic Places at the time that the survey was done when that whole historic neighborhood was created. And it is a mystery to me how a property that is historically plaqued like that by both State and National Registers are not rated as significant, because that is one of the criteria for a significant structure. I will quote it; *A structure may also be significant if it is listed on or is eligible to be listed on the State Register of Cultural Properties or the National Register of Cultural properties.* This is both. And I don't know how it got classified the way it was when this City brought it in. Maybe David can shed some light on that.

"Anyway, in reading these materials about this case, I'm not clear if the contributing status only applied to the front building and the back building. Maybe David can clarify that.

Chair Rios said, "David, would you kindly answer."

Mr. Rasch said, "Madam Chair, Board members, let me go to site plan. Currently, the Donaciano Vigil House is this entire structure with its interior courtyard. This whole structure is listed as contributing and I'm recommending this elevation, this elevation and this portal as primary. And then there is this board and batten structure, and this pitched roof building. These are the noncontributing structures on the property."

Mr. Richardson said, "Okay. That helps me. And I don't really have a problem with the board and batten shed and what was Boris Gilbertson's sculpture workshop in back not being noncontributing. The evidence that I've seen – I know the shed was built in the 1970, so it is not really quite old enough. I am glad to know the back part of the house is also contributing.

Mr. Richardson brought photos of the property from Charlotte's book. It showed the same kind of ruined condition that the house was in. [A copy of the photographs is attached to these minutes as Exhibit 4.]

The top photo is the façade facing Alto Street when Charlotte bought it and bottom photo was described but away from the microphone.

Mr. Richardson said, "I recognize the house doesn't look like when Vigils lived there. Mr. Vigil did live there. He owned the property at the time was both the Lt. Governor under Manuel Armijo in the Mexican period. And he owned it when he was the Acting Territorial Governor after Gov. Charles Bent was killed. And it is less than a mile from the Palace of the Governors. I mean why wouldn't he be living there on the property that he owned close to the Capital Building. And he owned it, we know that. So for that reason alone, it should be considered a significant structure because he was a very significant person in New Mexico history.

"I would also mention that indeed, the house as it looks today is truly a reflection of what Boris and Charlotte did there. Boris's touch is visible throughout the property. He built the zaguan doors, the Sala, the well house and he built the portal off the courtyard. It has one of his sculptures on top. So his touches are there throughout the property.

"And I believe the proper classification for the house should be as a Significant structure, not just for its relationship Donaciano Vigil but for its indisputable connection with the two persons who were important on a local and national level. In the case of Charlotte White, she was named a living treasure in Santa Fe in 2000 and it was largely because of her work while living in this house. It was one of the things she dedicated her life to. And Boris Gilbertson was a nationally recognized important sculptor. He was born and raised in Evanston and the Chicago area. He studied sculpture at the Park Institute of Chicago. He is. He is best known for two large relief structures commissioned for the brand-new building built during the New Deal era for the Department of Interior in Washington D.C. They are enormous. They are 6 feet by 12 feet in the entrance hall of that building. So he is well recognized as a sculptor. He also has a collection in the Smithsonian."

Mr. Richardson provided a list of his importance [attached to these minutes as EXHIBIT 5.]

Chair Rios asked Mr. Rasch to read the definition of Significant.

Mr. Rasch read the definition for the Board.

Member Katz said, "I looked at the letter the applicant gave us. It did not ask for anything about status. They were only for primary façades. Is it within our authority to do anything about the status at this meeting?"

Mr. Rasch said, "Madam Chair, Board members, remember there are three entities that can call forward a status review: the owner, the Board or the Staff can call for a status review at any point in time.

Member Katz said, "But it wasn't noticed for reviewing the status of it.

Mr. Rasch said, "I wrote the caption pretty generally. What it says is the owner requests historic status review with primary elevations designation as applicable for, 1) contributing residential and 2) accessory structures. So it covers everything you need to do."

Mr. Richardson said, "The sign said status review, so I assumed that was what it is."

Mr. Rasch added, "You cannot downgrade the status. But you could make the residence contributing or significant and make the two sheds contributing or not.

Mr. Richardson said, "This structure has a high level of integrity and it has looked that way for at least 50 years. He showed a photo of the zaguan doors dated 1964. And it has mud plaster on that house and keeping that mud plaster was a condition of the gift to the Foundation who have maintained the mud plaster. This is for sale and the HSFF will do its best to protect the property with restrictive covenants. I ask that the Board protect this building for the neighborhood and all of Santa Fe."

Ms. Beninato (previously sworn) said, "I really thank him for his complete report to you. It does actually - murky or not on how old it is and how it changed - Donaciano was an important figure in New Mexico. Comments by architects say it was post WWII but it meets the definition for historic and is connected with three different important people and is plaqued - to make it Significant.

Mr. Martinez (previously sworn) said this house represents, regardless of what has happened to the house, is a courtyard house. Part of the old Spanish style houses in Santa Fe and old photos that show it on Alto Street. I think it should be Significant for its planning and retains courtyard houses.

Mr. Cherry pointed out that the back of the house is contributing, and the sunroom was completed in 1978 by Charlotte and Boris so is not 50 years old. The other question for Mr. Rasch is that making it primary on north and south effectively makes it significant. Then it cannot be altered.

Mr. Rasch explain that a significant structure has all elevation as primary. On this one, we know the rear is nonhistoric, but it would still require preserving all windows and doors. If you leave it as contributing, doors and windows only on primary elevations must be preserved. The only other architectural features shall be preserved even on non-primary façades. So even the Loretto Academy on the south of the rear block would have to be preserved. Significant as opposed to contributing makes doors and windows more preserved.

Chair Rios said it could be significant, but the rear is not historic.

Mr. Rasch said both the sunroom and the bedroom there are not historic.

Mr. Cherry said the Sala on the right-hand side is the north elevation and what Mr. Rasch recommended as primary.

Mr. Rasch pointed out the north and south elevations and the portal on this structure as primary.

Mr. Cherry asked if the primary designation would go up to the Sala or all the way back east to the bathroom?

Mr. Rasch agreed that it would go all the way on the north but not the south façade of the bathroom.

Mr. Cherry pointed out that it is enclosed on the east and west sides, so if it stayed contributing, him and it would be effectively significant.

Member Katz said the only side not primary is the east façade on the Sala, so it would be different than significant.

Member Roybal was confused about who might have lived there. Even so, some part is not historic.

Mr. Rasch said Charlotte and Boris lived in it and what they did spans historic and nonhistoric times. So your challenge is to look at it, considering the importance of those times whether historic or nonhistoric times.

Action of the Board

Member Boniface said, "I was leaning toward significant, but I don't know what happened with the southern wing. But I'm sure the Sala is historic and safe there. We appear to look at it as one entire building I can't quite say it should be significant. At a later date, someone might prove otherwise and then could make it all significant.

Member Boniface moved in Case #H-18-019A at 518 Alto Street, to approve, per staff recommendation to continue contributing status with north and south façades of the front room and the east portal behind the zaguan entry as primary elevations and maintain noncontributing status for the three rear structures and also the fence as noncontributing.

There was no second.

Member Katz asked what is included in the north façade.

Mr. Rasch said everything visible from the street, including the zaguan entry and the stuccoed mass "over here."

Member Bayer seconded Member Boniface's motion and the motion passed by majority (3-1) voice vote with Members Katz, Boniface and Bayer voting in the affirmative and Member Roybal dissenting.

Member Roybal explained that he favored significant because of the important people attached to this structure.

Member Boniface said it wasn't clear to him. He didn't hear a compelling argument for significant status.

Chair Rios said she agreed with Member Roybal and Mr. Martínez and Mr. Richardson for significant. It is now contributing for now and until something else happens.

Member Roybal asked if they could come back with more testimony.

Mr. Rasch said they could at any time.

Member Roybal would like to do that with more testimony.

Mr. Richardson asked if it would be possible to consider the two parts separately. "The south building is the one with room added and a portal. I don't know when the bedroom was added. It was first a storage room and later a bedroom. Would it be possible to make the front significant and back building as contributing?"

Chair Rios said she thought it could be.

Mr. Rasch pointed out that it has a continuous roof, so it is one structure, not two.

The Board took a brief break at 9:00 p.m.

13. Case #H-18-025. 1342 Canyon Road. Downtown & Eastside Historic District. Architectural Alliance, agent for Michel Appellis and Roxanne Felsar, owners, proposes to construct 1,018 sq. ft. of additions on a contributing residential structure. (Nicole Ramirez Thomas)

Ms. Ramirez Thomas presented the staff report as follows:

BACKGROUND & SUMMARY:

1342 Canyon Road is a 2,805 square foot single family residence built in the Spanish-Pueblo Revival style. The home was built sometime after 1938. The house is listed as contributing to the Downtown and Eastside Historic District. A revised Historic Cultural Properties Inventory was done in 2015 and the Board evaluated the historic status of the house at that time. The historic status of the property was upgraded to contributing and the northwest lower floor elevation was designated as primary.

The footprint in 2015 was 2,286 square feet and the square footage was thought to be original. At that time, a 355 square foot addition was approved by the Board. Fifty percent of the historic footprint is 1,143 square feet.

The applicant is requesting the following four items for remodel of the property.

- 1) Addition of 402 square feet to the footprint of the house. The addition will include an attached garage and studio. The studio will be on the second story and will be 616 square feet. The height of the addition will match the existing home and will come to a height of 20'-0" from grade.
- 2) Windows will be wood clad in the color "Bronze."
- 3) Wood paint color will be "Coffee."
- 4) Stucco color will be El Rey cementitious "Buckskin."

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. Enfield (previously sworn) said, "The garage and studio addition was attached to a nonhistoric addition that Christopher Purvis did - 355 square feet, and this is garage and studio for his wife would be attached at that addition. It is a really cool house.

He said, "My clients want to add a master bedroom to the west side and the garage and studio above to be on the east side. They are well behind the primary façade.

Questions to Applicant

Chair Rios asked if there would be anything on the roof.

Mr. Enfield said no.

Public Comment

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

Action of the Board

Member Roybal moved in Case #H-18-025 at 1342 Canyon Road, to approve the application as staff recommended on items 1, 2, 3 and 4. Member Boniface seconded the motion and it passed by unanimous voice vote with Members Roybal, Boniface, Bayer and Katz voting in the affirmative and none voting against.

- 14. Case #H-18-021, 1472 Canyon Road.** Downtown & Eastside Historic District. Tierra Concepts, agent for Wolf Riehle, owner, proposes to construct a 3,352 sq. ft. residential structure to a height 23'7" where the maximum allowable height is 16'8" on a vacant lot. An exception is requested to exceed the maximum allowable height (Section 14-5.2(D)(9)). (Carlos Gemora)

Mr. Gemora presented the staff report as follows:

BACKGROUND & SUMMARY:

The HDRB postponed action on this this proposal at its 2/27/18 meeting, requesting the applicant lower building height 18," reduce the visual impact of the garage, and provide details on the proposed walls and fences. The applicant has lowered building height 18"

moved a portion of the garage so that the closest façade is 12' 9-3/4" instead of 15' 1," and has provided wall and fence details

1472 Upper Canyon Road is a vacant lot in the Downtown and Eastside Historic District.

- 1) The applicant proposes to construct a Territorial Revival style 3,352 square foot single family residence and two-car garage with the following design features:
 - a) Sto Synthetic Stucco colored similarly to El Rey "Buckskin" with a Sto Synthetic Stucco colored to match Benjamin Moore OC 68 Distant Grey under portals.
 - b) Exterior wood painted white (Benjamin Moore OC69 "White Opulence").
 - c) Exterior windows and doors white aluminum clad, simulated divided light.
 - d) Standing seam Galvalume roofing with low-reflective galvanized metal color over the portals.
 - e) Photo Voltaic (PV) solar collectors will be mounted below the top of the parapet walls.
 - f) Dark walnut wood canales with galvanized steel lining.
 - g) Exterior flagstone patios will be "Buckskin" color and brick patios will be "terra cotta" brick pavers.
 - h) Stone landscaping walls will be rough grey limestone or moss rock and masonry yard walls will be "Buckskin" colored.
 - i) Wood gates will be pine stained dark walnut.
 - j) Coyote fencing and front gate will be 6' in height and will be interspersed with masonry pilasters.

- 2) The applicant requests a four-foot height increase from the 16'-8" allowable height to 20'-8" due to the slope of the lot as described in provision 14-5.2(D)(9)(c)(ii)(F).

The board may increase the allowable height for proposed buildings and additions located on a sloping site where the difference in the natural grade along the structure's foundation exceeds two (2) feet. In no case shall the height of a façade exceed four (4) feet above the allowable height of the applicable streetscape measured from natural or finished grade, whichever is more restrictive. This increase in height shall be constructed only in the form of building setbacks from the street.

According to provided topographic maps provided in the application:

- a) The pre-existing slope over the footprint of the house has 9' 6" of grade change.
- b) The pre-existing slope over the footprint of the garage has 2' 7" of grade change.

- 3) Exception: The owner is asking for an additional 18" exception to build to a total height of 22' high, half of the previous proposal.

STAFF RECOMMENDATION:

Staff recommends approval of the project and finds that the exception to exceed height has met all criteria, but the Board may disagree after additional review and testimony. Besides the required height exception this application complies with Section 14-5.2(D)9 General Design Standards for all Historic Districts, Height, Pitch, Scale, and Massing, and 14-5.2(E) Downtown and Eastside Historic District.

Questions to Staff

Chair Rios asked what design features are Territorial style.

Mr. Gemora said mainly the portal with rectilinear white-painted wood beams and some of the structural heights.

Chair Rios said, "It doesn't look very Territorial to me. It has no brick coping and no pedimented windows. What is the porch roof material?"

Mr. Gemora said it is a standing seam metal roof.

Chair Rios didn't believe it is Territorial. She asked how far back the street front is. She said she could ask the applicant too.

Mr. Gemora said the garage is closer to the street than the rest of the house. It looks like about 14' feet from the property line, but he didn't have a scale.

Member Boniface asked why he said the landscape doesn't meet his approval.

Mr. Gemora said it has six feet walls and they didn't give design details about what they would look like.

Member Boniface said, "But you have no issues with the height of the proposed walls?"

Mr. Gemora said, "It is within the – the proposed height is six feet and I think the allowable height is six feet."

Applicant's Presentation

Mr. Keith Gorges, 645½ East Palace Avenue, was sworn. He said Bill Swift is the lead designer and may speak if there are questions.

Mr. Gorges said, "Probably the most significant aspect of this property that gives special consideration and height restriction is the restrictive nature of the site. If you'll look at this plan that I have upon the projector, the 30% slope surrounds the property

essentially, on three sides. And the house and driveway, with the parking the driveway and the garage and the house as designed with very limited exterior landscape areas uses up most of the developable area, even though most of the lot is up back on the hillside behind the house. That is one of the reasons, and because of the slope of the lot, that the owner wishes to do part of the house under (over and under) because it needs to be built on the hill a little bit. It used to be built into the hillside and it just makes sense to have part of it under, so they can walk from inside the house down to the ground floor and out at that grade to the garage, which is separate from the main house.

The owner of the house presently lives on Canyon Road. There might even be pictures accompanying this packet of his current residence. He is divorcing his wife and he is downsizing his residence, but once to model this residence after his other residence, which is just down the road on Canyon Road but not visible from the road at all. This one would be more visible from the road."

"One other thing to note that I think is compelling about this is that the trees are very large right on Canyon Road that we intend to do our best job to keep and so it would be shadowed by the trees."

"Another consideration is that there are two significant historic structures within maybe 300 feet of this house. One of them is right on Canyon Road right across the arroyo adjacent and on the same side of the road. It is where the trail goes into the mountain for the Dorothy Stewart trail. That structure is about 20' tall and the one behind it that I believe is part of the same property up on the hill is also noted as significant is 22' high. Then this house does have the hill influencing it more so than the other structures.

Questions to Applicant

Chair Rios said, "So, Mr. Gorges, are you telling us that you won't disturb the grade, or you will?"

Mr. Gorges said, "the intention is only two disturb the grade where we are building the house and essentially cut the house into the existing grade. So the grades that circle the house will remain as is in the trees that go down into the arroyo, all of that will be left natural. The owner is very interested in maintaining that natural aspect of the property.

Chair Rios said, "I am going to ask you the same question I asked Carlos. Why did you think that this is a Territorial style home?"

Mr. Gorges said, "Ron not sure the I'd classified it as a Territorial style home. I'm not sure how it got classified as Territorial. But I think that, if you look at the pictures that it leans, at least the pictures of his existing residence, with the white trim, a lot of painted white trim, and lots of classical Territorial features on the portal, such as the way the

house and little coping details on the posts are definitely more decorative like the Territorial style. They lack the brick coping that's probably the only thing, or one of the things that they are lacking. It is between Territorial or traditional.

Chair Rios ask, "Are the corners rounded or sharp?"

Mr. Gorges said they will be rounded.

Chair Rios said corners in the Territorial style are more sharp than rounded.

Member Boniface asked regarding his question to Staff about the yard walls if he could expand on that and perhaps make Staff happier about the walls material.

Mr. Bill Swift, 2300 W Alameda, was sworn.

Mr. Swift said, "Yardwalls are intended to be a stone foundation with either adobe or concrete block stuccoed on top of that for the additional height. Some of the yardwalls within the property will be all stone. But above the retaining on the exterior wall will be stuccoed finish to match the house. The coyote fence would surround the rest of the property and then the driveway the wood also be pickets mounted to metal structure and pilasters in it and visible from the street.

Member Boniface asked if the coyote tops will be a regular.

Mr. Swift agreed.

Member Boniface asked if the metal structure will be on the interior.

Mr. Swift agreed.

Mr. Gorges clarified there would not be pilasters through the entire length of the fence.

Public Comment

Mr. John Eddy (previously sworn) said, "It is interesting you zeroed in on my concern. It looks like a hybrid of Territorial and Pueblo revival. If we build hybrids like this, does it dilute the standards of styles? Does it confuse the historic styles?"

Ms. Beninato (previously sworn) said, "This is neither pueblo revival nor territorial. Territorial requires brick coping and pediments resembling Greek revival and would not have a metal roof over the portal. This has a lot of windows but not much detailing around the windows. I'm not going to remember the name of the lane but the lane coming up West Buena Vista it was being developed, the folks that came in from Albuquerque and you required them to go back because it was too plain. There was not

enough detailing. I am with Mr. Eddy that, first of all, Pueblo revival is not multi-story. What you really have is Spanish colonial, but this is not Spanish colonial. There are no exposed vigas. It has a porch but that is a second story porch.

"My concern more is the height exception that's being asked for. I think 20' should be adequate and that's what it needs from the street that's more a one-story. If all of the hike is to the back and you don't see it, perhaps you want to give it to them. But you are already giving them more height than they are allowed because of slope. And I'm not sure that it is such a great idea to even increase it another four feet."

"I also appreciate that Staff not wanting to approve walls and fences that are not drawn in. And I do think you need to have complete drawings before you come into the Board. You can describe things but not being drawn in. Sometimes records get destroyed and only drawings are left. So I appreciate staff's concern with no details as required under the code."

Action of the Board

Member Katz asked about the ceiling height on the first floor.

Mr. Gorges said it is 9'.

Chair Rios asked if the windows are inset and how much.

Mr. Gorges said they would be inset. In the packet there were images of the house after which this is modeled to give you a better idea. It does have a classic beauty to it.

Chair Rios so the images are on page 12. She asked if the windows would have true divided lites.

Mr. Gorges said they would have simulated divided lites and they will look like to divided lites. They will have separation between window panes. There will be a minimum of 4" inset for windows.

Member Boniface said, "I thought you could not have a two-story wall without a setback. You have one on the north and one on the west."

Mr. Swift said, "The setback is required if its proximity to the property line is less than 15'.

Mr. Gemora said, "Generally four setbacks for height if it is within 10 feet of a property line you only get 14' and that usually requires them the setback. A landscaping wall would be different.

Member Boniface said, "So at 11' back, it could go up 24'.

Member Bayer said, "I doubt the exception criteria are met. I don't think they are met."

Chair Rios asked the Board to look at pages 12 and 13 and asked what the members think.

Member Boniface said, "I understand and agree to a large extent what Mr. Eddy brought up on diluting styles. However, I have seen in older buildings this aggregation of different styles that come along. Traditionally there were flat roofed pueblo revival and people got tired of leaks and put on a pitched roof. I see this house in that same vein. It starts out as pueblo and territorial pieces get added on. So it doesn't bother me much. To me, it is part of that history of adding on at different times."

Member Bayer said, "I understand. But his is new construction. I understand the slope issue but have trouble granting that extra height exception."

Member Katz had a hard time with it too. This is very prominent and visible. What is downstairs is a bathroom and crawl space. I think it could be lower than proposed.

Mr. Gorges said, "The nature of the hillside is that we have 9' of cut to the back of the hill to fit the structure in there. If we took the same square footage as one story ... We are building a big basement because of three sides into the hillside. So the owner wants to move it up the hill to get views to the east. So it is the same situation. It would be an elongated façade on the side of the hill and will lose the landscaping buffer. That is why moving it up the hill ... They could have a terraced landscape in front. It would be elongated with a larger presence. That is what happens when you spread it out.

Member Katz asked what the square footage is.

Chair Rios said it is 3052.

Member Katz asked if this is downsizing.

Chair Rios asked if all ceilings are 9'.

Mr. Gorges said, "They are 9' and 10'. All new houses are that size now. I live on Palace and at Downtown Subscription where you look at Acequia Madre, Territorial has standing seam roofs. People call it a nice Santa Fe home, but it is northern New Mexico. None of them on Palace are strict Territorial or strict Pueblo. And on Acequia Madre, most fit more as Pueblo. But not on my street.

Chair Rios asked Member Boniface if he agreed with Mr. Gorges as having least impact instead of elongated.

Member Boniface said he is correct as described. There are things that could reduce the visual impact. Could go to a lower ceiling on the bottom floor. What is height on the upper floor?

Mr. Swift said, to the north, it is 9' 4" and central is 10' 8" and the kitchen is 10'.

Member Boniface asked about the garage. It goes from 12' something to 15' something. Could those be reduced in height?

Mr. Gorges said, "Yes. We are also trying to accommodate solar panels either on the garage or the main house, using parapets to cover those appurtenances. Mr. Enfield had a house on East Palace and didn't get the height he asked for so instead of parapets it has a drip edge that looks hideous. We could lower the parapets a little.

Member Katz asked how high the garage ceiling is.

Mr. Swift explained that the client has a climbing devise that requires an 11' 8" ceiling height.

Member Katz said, "When we went out and looked at the story pole, the height hit me in the face."

Chair Rios asked how much if they could lower the garage parapet.

Mr. Swift said, "I guess we could lower it a foot.

Mr. Gemora explained that the maximum height is 16' 8" and the proposed garage height is 15' 1".

Mr. Gorges said they are not sure how to measure the primary façade. The middle of it is 20' 9" above grade. But if that is how it is interpreted, we don't need a height exception.

Chair Rios asked Mr. Rasch to comment on the him and measurement.

Mr. Rasch explained the calculation for height in the Historic District. This has a street frontage, so it is the vertical distance between the highest point and the existing grade at midpoint, excluding appurtenances. Typically in the escarpment, we look at overall impact with the street and often use the highest point and lowest point and say that is the envelope, but we should read it from the midpoint.

Member Katz added that the four foot is optional, too. We are obviously struggling with this. In an earlier case, we had people come back and come back. But here I don't think we are making helpful suggestions or giving useful direction.

Chair Rios said, "What I heard is suggesting lowering it and it appears the applicant is willing. But designing this evening is not working well."

Mr. Gorges said, "We believe the owner would accept an 8' ceiling in the lower floor and six inches less in the upper, so we could make it work with those heights."

Chair Rios said, "We would only ask for an additional 18" reduction."

Member Boniface asked, "Could you lower the parapet on the garage a foot?"

Mr. Swift said, "The grade drops at that corner. The parapet above the slab is 13' 9". The parapet is only about 8".

Mr. Gorges said, "We could plant another piñon there as well. I think the owner would have a hard time giving up his climbing. He climbs Picacho Peak every day.

Chair Rios asked him to reiterate where he could bring down the structure.

Mr. Gorges said it would be only an 18" height exception instead of 3'.

Member Katz said, "I still find the climbing room is taller than the garage there. Could it be sunk it down three feet and make it lower than the garage.

Mr. Gorges wasn't sure they could get the equipment in without making another garage door. "Perhaps we could have another garage door there."

Member Katz asked if they could it slide in and then stand it up.

Mr. Gorges didn't know. It is a big rotary wall that you climb.

Member Katz thought the Board needs to postpone it.

Chair Rios agreed. "We are trying to design here, and it doesn't work for either of us."

Mr. Gorges said, "We could lower it down and put another garage door on that mass or a large double door to give him access to that equipment."

Member Katz moved in Case #H-18-021 at 1472 Canyon Road to postpone to a date certain. Member Boniface seconded the motion with an amendment that we accept that the applicant has agreed to lower the house itself by 18" and come back with a drawing that shows the lower height and something on the garage that would be acceptable. Member Katz agreed the amendment is friendly.

Chair Rios informed Mr. Gorges that he would have to submit drawings by this Friday to be at the March 13 meeting.

Mr. Gorges agreed to that.

Member Roybal asked about the landscaping wall details.

Mr. Gorges said he would try to have that too.

The motion passed by unanimous voice vote with Members Roybal, Bayer, Katz and Boniface voting in the affirmative and none voting against.

I. MATTERS FROM THE BOARD

Chair Rios said, "Think about the awards and who you want to nominate."

J. ADJOURNMENT

Having completed the agenda and no further business to come before the Board, the meeting was adjourned at 9:48 p.m.

Approved by:



Cecilia Rios, Chair

Submitted by:



Carl Boaz for Carl G. Boaz, Inc.

Historic Districts Review Board
February 27, 2018

EXHIBIT 1



Pedern from Floor

6/16/72 (calv)

Historic Districts Review Board
February 27, 2018

EXHIBIT 2

Hedderumton Floor to Wall, Coalesced St



Historic Districts Review Board
February 27, 2018

EXHIBIT 3



Historic Districts Review Board
200 Lincoln Avenue
Santa Fe, NM 87504

February 22, 2018

Alec Longstreth & Claire Sanders
809 Cleveland Street
Santa Fe, NM 87501

Dear Historic Districts Review Board:

We are the neighbors of 310 Irvine Street; its western edge borders the eastern edge of our home at 809 Cleveland Street. We are presenting this letter instead of speaking personally because my wife Claire is nine months pregnant - her due date is February 26! We expect our second daughter to be born (at home) any moment.

Our living room window looks directly into the back of 310 Irvine. When we bought our house in 2016, we mostly kept the shutters closed on this window, because the back of 310 Irvine was an eyesore: the carport roof had rotting wood from extensive water damage, garbage and broken appliances were piled everywhere, an exposed two-by-four framework stood half-completed from some unfinished project and a big dead tree loomed over it all. It sat like this for over a year.

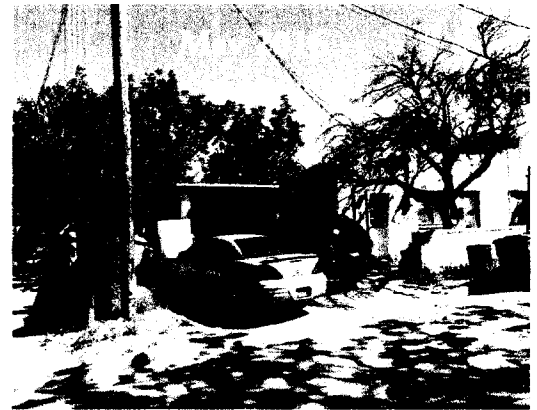
Thankfully, the Arandas, at great expense, have cleaned all this up, and completely restored this dilapidated house, for which we are very grateful. We now keep our living room window open at all times. The clean, smooth stucco and new window at the back of the house reflect sunlight into our living room and brighten our home every day.

My wife was born and raised in Santa Fe, and her parents both still live here, but my parents live in Seattle. They hope to be the first people to rent 310 Irvine, and plan on renting it many times in the years to come, so that they can be right next door as their granddaughters grow up here in Santa Fe.

We hope that the Historic Districts Review Board will see their way to grant approval to the Arandas, for all the great work they have done revitalizing 310 Irvine, and our neighborhood.

Sincerely,
Alec Longstreth

Alec Longstreth



P.O. BOX 8907 SANTA FE, NM 87504 alec@alec-longstreth.com

Historic Districts Review Board
February 27, 2018

EXHIBIT 4

- 1933 PHILOSOPHER, Art Institute of Chicago. J.N. Eisendrath Prize. *(see page 8)*
- 1934 Invitation Show of Chicago Artists. Art Institute of Chicago.
- 1936 STONE BULL, Art Institute of Chicago. Alonzo C. Mather Prize. *(see page 13)*
- 1936 STONE RELIEF, Commission. Brookfield Zoo, Chicago.
- 1938 FISH LIMESTONE RELIEF, Commission. Post Office, Fond du Lac, Wisconsin.
(see page 15)
- 1938 MARE AND COLT, Artists for Victory Exhibition. Metropolitan Museum, New York.
(see page 14)
- 1939 MOOSE, BISON, Two Marble Reliefs. Commission. U.S. Department of the Interior,
Washington, D.C. for Entrance Hall. *(see page 16)*
- 1946 MEMORIAL TO WOODS AND RIVER MEN, Commission. Wyoming Tie and
Timber Co. *(see page 14)*
- 1947 STONE CARVING, Evanston, Illinois. Commission. Milwaukee, St. Paul, and
Pacific Railway.
- 1951 FIGHTING BULLS, slate/gold leaf. American Sculpture Show. Metropolitan Museum,
New York. *(see page 19)*
- 1957 STONE RELIEF AND TWO FREE-STANDING FIGURES, Commission. Maurice
Webster, Architect for the Chess Pavilion, Lincoln Park, Chicago. *(see pages 23-26)*
- 1962 First Santa Fe, New Mexico, Show. Contemporaries Gallery.
- 1962 Barn Gallery, Santa Fe. Two-person Show.
- 1962 Gallery A, Taos, New Mexico. Two-person Show.
- 1962 Dallas Museum of Fine Arts, Dallas, Texas. Invitation Show.
- 1965 Marberg Gallery, El Paso, Texas. Exhibit Dedicated to Boris Gilbertson.
- 1966 Desert Southwest Art Gallery, Palm Desert, California. Three-person Show.
- 1967 Desert Southwest Art Gallery, Palm Desert, California. Two-person Show.
- 1967 Gallery A, Taos, New Mexico. Two-person Show.
- 1969 El Paso Museum of Art, El Paso, Texas. Two-person Show.
- 1969 SEABIRDS, Commission. American President Lines.
- 1969 PROPHET, Commission. Martha Schulselberg. El Paso, Texas.
(see page 31)
- 1971 ELIJAH, Commission. Vivian Fiske, Santa Fe, New Mexico. Now at Fine Arts Museum,
Santa Fe. *(see page 30)*
- 1973 BIRD MOBILE, Commission. Boeltcher Elementary School, Denver, Colorado.
- 1974 ODE TO BEATRIX POTTER, Donated to Le Bonheur Children's Medical Center.
Memphis, Tennessee, 1982. *(see pages 42 - 43)*
- 1978 CHESS PIECES, Commission. Dr. John Fleming. *(see page 27)*

*Listing of exhibits, awards + commissions of
Boris Gilbertson*

95

*From: Greatness in the Commonplace,
The Art of Boris Gilbertson - by Charlotte
White*

Historic Districts Review Board
February 27, 2018

EXHIBIT 5

t Reynold's
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t of work-



Street facade of 518 Alto as purchased by Charlotte White, November 1958.
(Courtesy Charlotte White)



Rear facade of back building, November 1958. Charlotte and her trusty Jeep on right.
(Courtesy Charlotte White)