



Agenda

CITY CLERK'S OFFICE

DATE 2/27/18 TIME 3:48
 SERVED BY M. C. Kelly
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HISTORIC DISTRICTS REVIEW BOARD FIELD TRIP

TUESDAY, March 13, 2018 at 12:00 NOON

HISTORIC PRESERVATION DIVISION, 1ST FLOOR CITY HALL

HISTORIC DISTRICTS REVIEW BOARD HEARING

TUESDAY, March 13, 2018 at 5:30 P.M.

CITY COUNCIL CHAMBERS

- A. CALL TO ORDER
- B. ROLL CALL
- C. APPROVAL OF AGENDA
- D. APPROVAL OF MINUTES: February 27, 2018
- E. FINDINGS OF FACT & CONCLUSIONS OF LAW

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

Case #H-18-011B, 624 Gomez Road.

Case #H-08-043, 325 Delgado Street.

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

Case #H-17-006, 310 Irvine Street.

Case #H-18-019A, 518 Alto Street.

Case #H-18-025, 1342 Canyon Road.

Case #H-18-016A, 518 Agua Fria Street.

Case #H-18-017A, 118 Martinez Street.

Case #H-18-018, 656 Canyon Road Unit A.

Case #H-18-024A, 451 Arroyo Tenorio.

Case #H-18-024B, 451 Arroyo Tenorio.

Case #H-18-021, 1472 Canyon Road.

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

1. Case #H-18-010B, 125 East Santa Fe Avenue. Don Gaspar Area Historic District. Satto Rugg, agent for Rachel Dixon and Ned Conwell, owners, proposes to construct a 228 sq. ft. two-story addition and gabled dormers on the west and east, replace a door and windows, refinish and repair windows and siding, and construct a 6' high fence with security gate on a contributing residential structure. (Nicole Ramirez Thomas)
2. Case #H-17-108, 100 North Guadalupe Street. Downtown & Eastside Historic District. Descartes Labs, agent for Firestone 100, LLC, owner, proposes to remodel a non-contributing, non-residential structure by installing signage. Two exceptions are requested to place signage above 15' from grade Section (14-8.10(H)(26)(D)) and to exceed the three color maximum Section (14-8.10(B)(4)). (David Rasch)
3. Case #H-18-026, 534 Hillside Avenue. Downtown & Eastside Historic District. Michael Sandrin and D. Morris, agents/owners, propose to construct 311 sq. ft. of portals with a 16 sq. ft. addition under the portal, raise parapet height from 9'2" to 10'10", replace doors, windows, skylights, and roof, remove a fence and deck, construct a 3'6" high yardwall with pedestrian gate and repair another fence and other repairs on a non-contributing residential structure. (Nicole Ramirez Thomas)
4. Case #H-18-027, 519 Camino Don Miguel. Downtown & Eastside Historic District. William Clift and Rachel Kleinfeld, agent/owners, propose to construct a 24 sq. ft. addition and remove a portion of a yardwall on a non-contributing property. (Nicole Ramirez Thomas)
5. Case #H-17-065, 1411 Paseo de Peralta. Don Gaspar Area Historic District. Spears Horn Architects, agent for Museum of New Mexico Foundation, owners, proposes to construct stuccoed yardwalls at 6' and 4' high on a significant non-residential property. (David Rasch)

- I. MATTERS FROM THE BOARD
- J. ADJOURNMENT

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



Agenda

CITY CLERK'S OFFICE

DATE 3/7/18 TIME 11:26

SERVED BY M. Kullberg

RECEIVED BY DLW

HISTORIC DISTRICTS REVIEW BOARD FIELD TRIP
TUESDAY, March 13, 2018 at 12:00 NOON
HISTORIC PRESERVATION DIVISION, 1st FLOOR CITY HALL
HISTORIC DISTRICTS REVIEW BOARD HEARING
TUESDAY, March 13, 2018 at 5:30 P.M.
CITY COUNCIL CHAMBERS
*****AMENDED*****

- A. CALL TO ORDER
- B. ROLL CALL
- C. APPROVAL OF AGENDA
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- E. FINDINGS OF FACT & CONCLUSIONS OF LAW

Case #H-17-062, 168 Lorenzo Road.
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Case #H-18-016A, 518 Agua Fria Street
Case #H-16-109, 76 E. San Francisco St.
Case #H-18-018, 656 Canyon Road Unit A.
Case #H-18-024A, 451 Arroyo Tenorio.
Case #H-18-024B, 451 Arroyo Tenorio.
Case #H-18-025, 1342 Canyon Road.

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

1. Case #H-18-011B, 624 Gomez Road. Don Gaspar Area Historic District. Diana Ford, agent/owner, proposes to re-roof a contributing structure. An exception is requested to change a distinctive feature that characterizes the structure (Section 14-5.2(C)(1)(c) by adding height to the primary elevation. (Nicole Ramirez Thomas)
2. Case #H-17-093B, 646 Alto St. Westside-Guadalupe Historic District. Christina Gattuso, agent/owner, proposes the addition of a deck to a non-contributing residential structure. (Nicole Ramirez-Thomas)
3. 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 22' 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)
4. Case #H-18-026, 534 Hillside Avenue. Downtown & Eastside Historic District. Michael Sandrin and D. Morris, agents/owners, propose to construct 311 sq. ft. of portals with a 16 sq. ft. addition under the portal, raise parapet height from 9'2" to 10'10", replace doors, windows, skylights, and roof, remove a fence and deck, construct a 3'6" high yardwall with pedestrian gate and repair another fence and other repairs on a non-contributing residential structure. (Nicole Ramirez Thomas)
5. Case #H-18-027, 519 Camino Don Miguel. Downtown & Eastside Historic District. William Clift and Rachel Kleinfeld, agent/owners, propose to construct a 24 sq. ft. addition on a non-contributing property. (Nicole Ramirez Thomas)
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SUMMARY INDEX
HISTORIC DISTRICTS REVIEW BOARD

March 13, 2018

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D. Approval of Minutes February 27, 2018	Approved as amended	2
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H. Action Items		
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6. <u>Case #H-17-065.</u>	Approved with condition 1411 Paseo de Peralta	15-18
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J. Adjournment	Adjourned at 6:32 p.m.	18

MINUTES OF THE
CITY OF SANTA FE
HISTORIC DISTRICTS REVIEW BOARD

March 13, 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
Ms. Jennifer Biedscheid
Mr. Edmund Boniface
Mr. Buddy Roybal

MEMBERS EXCUSED:

Mr. William Powell

OTHERS PRESENT:

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

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

C. APPROVAL OF AGENDA

Ms. Gheen announced that the Findings for Case #H-18-011B at 624 Gomez Road is postponed and not on this agenda.

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

D. APPROVAL OF MINUTES - February 27, 2018

In response to Chair Rios' question about verbatim minutes, Mr. Boaz explained this is not a true verbatim but used word for word for a lot of the meeting.

Chair Rios requested the following changes to the minutes:

On page 22, the sentence that includes "in other words it is not an entire building" was attributed to her but maybe not.

On page 32, first paragraph where "committed" should be "community."

[On the recording, the word is either "committee" or "committed" but not "community."]

Later in that paragraph, it should say "and so ~~do~~ is the public."

[On the recording, she says "and so do the public."

On page 43, 9th paragraph, it should say, "We are..." not "We Art..."

On page 55, under Questions to the Applicant, it should be changed to say, "So the neighbor's sidewalk will be met by raising this sidewalk."

On page 74, second paragraph, "once" should be "wants."

On page 78, "him" should be "height."

Member Boniface moved to approve the minutes of February 27, 2018 as amended. Member Katz seconded the motion and it passed by unanimous voice vote.

E. FINDINGS OF FACT AND CONCLUSIONS OF LAW

Case #H-17-062. 168 Lorenzo Road.

Case #H-18-016A. 518 Agua Fria Street

Case #H-18-017A. 118 Martinez Street.

Case #H-16-109. 76 E. San Francisco St.

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

Case #H-18-018. 656 Canyon Road Unit A.

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Case #H-17-006. 310 Irvine Street.

Case #H-18-024B. 451 Arroyo Tenorio.

Case #H-18-019A. 518 Alto Street.

Case #H-18-025. 1342 Canyon Road.

Member Katz moved to approve the Findings of Fact and Conclusions of Law for these cases as presented. Member Boniface seconded the motion and it passed by unanimous voice vote.

F. BUSINESS FROM THE FLOOR

There was no business from the Floor.

G. COMMUNICATIONS

Mr. Rasch reminded Board members to submit their award nominations which are due by April 6.

Ms. Gheen announced three appeals: #H-18-014A at 127 Kearney Avenue, #H-13-090A at 1459 Canyon Road, and #H-05-007B, at 815 East Alameda.

H. ACTION ITEMS:

Chair Rios announced to the public that anyone disagreed with the Board's decision has up to 15 days after approval of Findings and Conclusions to appeal to the Governing Board.

1. **Case #H-18-011B. 624 Gomez Road.** Don Gaspar Area Historic District. Diana Ford, agent/owner, proposes to re-roof a contributing structure. An exception is requested to change a distinctive feature that characterizes the structure (Section 14-5.2(C)(1)(c) by adding height to the primary elevation. (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 is re- proposing the design for the roof.

- 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 requests to raise the height of the structure by two feet to accommodate the need for more interior space and roofing insulation. The height will increase from 10'-0" to 12'-0". An exception is requested to increase the height of a primary elevation (14-5.2(C)(1)(c)). The relevant code citation and exception responses are provided below.

RELEVANT CODE CITATIONS

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

(Ord. No. 2004-26)

(1) Purpose and Intent

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

EXCEPTION RESPONSES

- (i) Do not damage the character of the streetscape.

We appreciate the current character of the structure and wish to maintain the character of the streetscape by retaining the low pitch on the roof.

Staff response: Staff agrees with this response. The character of the house will be retained with the proposed design.

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

In achieving the goal of the board, to prevent a hardship to the applicant a small amount of additional height is requested in order to meet and comply with current building codes, structural safety and responsibility.

Staff response: Staff agrees with this response. Additional height is required to make the home habitable under modern standards.

- (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.

Previous design options, such as a larger pitch or a flat style roof, more like a Spanish Pueblo Revival style were considered. However, the increase in height of the roof while maintaining a low pitch as the home currently has is more in keeping with the original style of the home.

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

- (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.

In meeting the goals of article (iv) in reference to special conditions which are peculiar to the structure; the builder assessed this particular structure and is recommending the exact height requested so as to accommodate the placement of a bond beam, decking, joists, ply wood, insulation, and roofing material.

Staff response: Staff agrees with this response. Older houses built often have the condition of low interior heights.

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

The request is not a result of the actions of the applicant but is inherent in the current city building codes stated in the previous response.

Staff response: Staff agrees with this response. The special circumstance is the conditions of the existing structure do not meet code.

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

The proposed design provides the least negative impact and is identical to the existing while allowing for the home to meet the current building standards.

Staff response: Staff agrees with this response. The design proposed provides the least negative impact.

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

There were no questions to Staff.

Applicant's Presentation

Ms. Diana Ford, 624 Gomez Street, was sworn. She said the insulation and the other materials for the roof add up to the two feet.

Chair Rios thanked her for listening to the Board at the last hearing.

Public Comment

Ms. Stefanie Beninato, P.O. Box 1601, was sworn. She thought it was great the Applicant went back, and the raising of the roof is modest.

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 #H18-011B at 624 Gomez Street, to approve the application and accept the Findings of Staff as the criteria for the exception have been met. Member Roybal seconded the motion and it passed by unanimous voice vote.

2. **Case #H-17-093B. 646 Alto St.** Westside-Guadalupe Historic District. Christina Gattuso, agent/owner, proposes the addition of a deck to a non-contributing residential structure. (Nicole Ramirez-Thomas)

Ms. Ramirez Thomas presented the staff report as follows:

BACKGROUND & SUMMARY:

646 Alto Street is a single-family residence constructed in the Spanish-Pueblo Revival style. The residence is designated as non-contributing to the Westside-Guadalupe Historic District per the Board's decision to downgrade the house at the February 13, 2018 hearing.

The applicant requests the following remodel.

1. The applicant requests to install a roof deck at the southeast corner of the house over the garage. The joists for the deck will be redwood lumber. The deck above the roof will be Trex decking in "Beach Dune." The railing will be fir painted "Red" to match the existing balcony on the house. The railing height and width between posts will comply with building code requirements.

STAFF RECOMMENDATION:

Staff recommends approval of the application as it complies with 14-5.2(D)(9) General Design Standards for All H Districts, Height, Pitch, Scale, and Massing and 14-5.2(I) Westside-Guadalupe Historic District.

Questions to Staff

Chair Rios asked if there are other homes in this compound that look very similar to this.

Ms. Ramirez Thomas agreed.

Applicant's Presentation

Ms. Christina Gattuso, 646 Alto Street, was sworn. She said she had nothing to add to the Staff report and that Ms. Ramirez Thomas had covered it very well. She added that it is like her neighbors already have done.

Public Comment

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

Action of the Board

Member Biedscheid moved in Case #H-17-093B at 646 Alto St., to approve the application as submitted. Member Roybal seconded the motion and it passed by unanimous voice vote.

3. **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 22' 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 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 canals 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 stepbacks 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

Member Biedscheid said she didn't see staff responses and asked if they were the same as at the last meeting.

Mr. Gemora agreed. The Board asked the Applicant to lower the height, but he wasn't sure the Board agreed with the responses.

He was asked to read his responses.

Mr. Gemora read them. For #1, he felt it was met. For #2, he agreed.

For #3, it was a hard criterion to answer and they were looking for options, but this has difficulty in building at that location.

For #4, this is a small and steeply sloped but is in character with others nearby, especially to the east. Staff agreed that the escarpment is near to this property and has some slopes over 30%. So it has an extremely small buildable area.

For #5, he agreed with their response. The owner, when purchasing has to realize the difficult slope. But the difficulties of the lot were not the result of the Applicant.

For #6, they could provide a smaller building of less than 3,000 square feet. He agreed that they did try to provide the least negative impact with regard to height, mass and lot coverage.

Member Biedscheid said, even on paper, the lot is 1.2 acres and it is the slope that limits it.

Mr. Gemora agreed. In looking at the contours of this property, there is a vast amount that is not useful.

Applicant's Presentation

Mr. Kurt Faust, 1512 Pacheco Street, was sworn. He said, in the report, it may not have been apparent, but in addition to lowering part of the mass that was part of the garage that was closest to the street, they also moved the mass behind the garage, so it is further away from the street. The height was reduced 18". The garage was at 15' and they reduced it to 12'.

Questions to the Applicant

Member Katz thanked him for moving it back. It helps.

Chair Rios agreed.

Public Comment

Mr. John Eddy, 227 E Palace, Suite D, was sworn. He also appreciated that they worked with Board to bring it down and did so successfully.

One detail on the house - "Would you ask Staff to repeat the description of the canales?"

Mr. Gemora said the canales are to be stained wood with a dark walnut stain with galvanized steel lining.

Mr. Eddy said that from the drawings, there is an enclosure over the top of canales. He wasn't sure if this is something the Board has ever looked at. It is a departure from vernacular architecture in Santa Fe. Canales were traditionally cut into the parapet and left open to drain.

Mr. Gemora agreed, it does have a cover over the top.

Mr. Eddy said, from a design point of view, it is an adaptation of the design. There might be technical reasons, but it is better to leave them open. This is a distinct change from the Santa Fe character.

Ms. Beninato (previously sworn) said she appreciated that they lowered the height which makes it less intrusive. But 3,300 square feet is hardly modest. It is circular logic how having a smaller building would be less obtrusive and not take up as much of the lot space. It is a good 2-story design, but does it have to be two-story? This was the project that was talked about very late at the last meeting. I wanted to say that this has two styles in the same building, so it is not distinctive. It is not a Territorial Revival style. It is a new building and the code says it must be one of the approved styles. Maybe on the portal - but it doesn't have metal and no pediments triangular - all of which are Territorial style. It has lots of windows with overhangs and painted white. That is not Territorial - don't call it what it is not.

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

Board Discussion

Chair Rios asked for other Board comments.

Member Biedscheid asked a question that was inaudible.

Mr. Rasch said he had seen both on historic buildings and had no problem with either way.

Member Biedscheid asked if the structural elements are on the inside.

Mr. Faust said yes.

Mr. Gemora said regarding the style, that he thought it is a stretch to call it Territorial. The Applicant asked for it. It might be a simplified Territorial or a blend using some Territorial elements and some Pueblo elements. It incorporates both of those and with historical buildings sometimes there is a blend.

Chair Rios asked if the solar panels will not be visible.

Mr. Faust said they will be behind the parapets.

Action of the Board

Member Roybal moved in Case #H-18-021 at 1472 Canyon Road, for approval as staff recommended. Member Boniface seconded the motion which passed by 4-1 majority voice vote with all voting in favor except Member Bayer, who dissented.

4. **Case #H-18-026. 534 Hillside Avenue.** Downtown & Eastside Historic District. Michael Sandrin and D. Morris, agents/owners, propose to construct 311 sq. ft. of portals with a 16 sq. ft. addition under the portal, raise parapet height from 9'2" to 10'10", replace doors, windows, skylights, and roof, remove a fence and deck, construct a 3'6" high yardwall with pedestrian gate and repair another fence and other repairs on a non-contributing residential structure. (Nicole Ramirez Thomas)

Ms. Ramirez Thomas presented the staff report as follows:

BACKGROUND & SUMMARY:

534 Hillside is vernacular style residential structure located in the Downtown and Eastside Historic District. The house was designated non-contributing in 1992 when it was reviewed under a survey conducted by the City of Santa Historic Preservation Division. The building is divided into two units which are referred to on the drawings as Unit A and Unit B. The houses have flat roofs, Territorial Revival style detail at the portals, and it is built of both adobe and concrete block covered in stucco. The buildings are adjoining and are one story in height.

The applicant proposes to remodel the property with the following 18 items.

1. Addition of 95 square feet of portal space to the entrance area of Unit A. Under the portal a small utility room is proposed. The utility room will be 16 square feet.
2. Addition of approximately 132 square feet of portal to the west elevation of Unit B and attaching to Unit A and an existing portal at Unit B.
3. Raise the parapet of the house by 18 inches. The current height of the existing from grade is between 9'-3" and 10'-10". The east, west, and north elevations will be raised. The increase will not exceed the maximum allowable height of 13'-9".
4. Infill a door opening on the south elevation at Unit A.
5. Addition of awning windows to the west elevation at the living room of Unit A (but violates 3' rule and proposes to eliminate one window to meet the rule).
6. Replace a door with an egress window on the south elevation of Unit A.
7. Replace windows with double glazed, wood clad, divided lite. The color of the clad will be "Linen."
8. Replace exterior doors with traditional wood doors. Doors with windows will have divided lites.
9. Replace an existing wood fence with a 42" stucco wall to create a parking area and an inner courtyard.

10. Remove an existing wood deck from the east elevation.
11. Install metal light fixtures in "Rubbed Bronze."
12. Straighten an existing coyote fence.
13. Install a new gutter system.
14. Replace existing skylights.
15. Replace the roof. No change to the material or style.
16. Trim paint will be in the color "Linen."
17. Exterior of the building will be insulated and stucco all stuccoed surfaces in cementitious "La Luz."
18. Roof on portals will be metal but not shiny.

STAFF RECOMMENDATION:

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

Questions to Staff

Member Roybal asked what the condition is.

Ms. Ramirez Thomas said it would definitely benefit from this updating.

Member Biedscheid asked to be shown on the drawing the skylights.

Mr. Rasch pointed them out.

Applicant's Presentation

Mr. Robert Michael Sandrin, 320 County Road 57, Ohkay Owingeh, New Mexico, was sworn and said Ms. Ramirez Thomas covered it pretty good. The house definitely needs help.

Questions to the Applicant

Chair Rios asked about the skylights.

Mr. Sandrin said they would be low profile and not visible. He described the skylights already there.

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-18-026 at 534 Hillside Avenue, to approve the application, following staff recommendations and approve it as submitted. Member Boniface seconded the motion.

Member Bayer asked for an amendment to revise the construction plans to reflect the changes and submit them to Staff for approval.

Mr. Rasch agreed that Staff should approve them.

Chair Rios clarified that regarding the 3' rule, one of the proposed windows is to be eliminated and would satisfy the 3' rule.

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

5. **Case #H-18-027, 519 Camino Don Miguel.** Downtown & Eastside Historic District. William Clift and Rachel Kleinfeld, agent/owners, propose to construct a 24 sq. ft. addition on a non-contributing property. (Nicole Ramirez Thomas)

Ms. Ramirez Thomas presented the staff report as follows:

BACKGROUND & SUMMARY:

519 Camino Don Miguel (previously addressed as 519 and 521 Camino Don Miguel) is a single-family home built in the Spanish-Pueblo Revival style by 1938. The house was at one time two units and single story. Due to the significant changes to the structure and the lack of historic material the house is designated as non-contributing to the Downtown and Eastside Historic District.

The applicant proposes the following items for remodel to the house.

1. Enclose an existing overhang/eyebrow/portal located on the south elevation of the home to create a sunroom. The current square footage of the area is approximately 30 square feet. The applicant proposes to increase the square footage of the area by 15 square feet.

2. The height of the addition will be 12'-5", which is lower than the existing parapet at the streetscape.
3. Windows added to the addition will be wood clad in "Agate Green."
4. Stucco will be cementitious El Rey "Buckskin" with synthetic stucco in the same color at the parapet to match the rest of the house.

STAFF RECOMMENDATION:

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

Questions to Staff

Member Roybal asked if the addition could be seen from street.

Ms. Ramirez Thomas said no

Applicant's Presentation

Mr. William Clift, 519 Camino Don Miguel, was sworn and had nothing to add to the Staff Report.

Questions to the Applicant

There were no questions to the Applicant.

Public Comment

Mr. Beninato (previously sworn) said we should appreciate this applicant with his wife for such a little addition to come to the Board and it is admirable.

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

Action of the Board

Member Boniface moved in Case #H-18-027 at 519 Camino Don Miguel, to follow staff recommendations and approve the application as submitted. Member Roybal seconded the motion and it passed by unanimous voice vote.

6. **Case #H-17-065. 1411 Paseo de Peralta.** Don Gaspar Area Historic District. Spears Horn Architects, agent for Museum of New Mexico Foundation, owners, proposes to construct stuccoed yardwalls at 6' and 4' high on a significant non-residential property. (David Rasch)

Mr. Rasch presented the staff report as follows:

BACKGROUND & SUMMARY:

1411 Paseo de Peralta, known as the Eugenie Shonnard House and Studio, are two residential structures that were constructed in the late 19th century. The primary house represents the Italianate Style and it is listed as significant to the Don Gaspar Area Historic District, while the studio was constructed in a vernacular manner and it is listed as contributing to the district.

On August 8, 2017, the HDRB granted approval for a 3,880 square foot free-standing building and converting parking into a garden with the installation of a picket fence at the parking entry.

Now, the applicant proposes to amend the approval to remodel the property with the following four items along the narrow eastern extension of the property.

1. A 6' high stuccoed yardwall will be constructed with steps in height between pilasters will be constructed along the south lotline. The structure will be stuccoed with El Rey cementitious "Buckskin".
2. A 4' high stuccoed yardwall will be constructed with steps in height along the north lotline. The structure will be stuccoed with El Rey cementitious "Buckskin".
3. The site plan notes a "new solid wood gate", but the applicant did not provide a drawing or description.
4. The site plan notes an "exit only sign", but the applicant did not provide a drawing or description.

STAFF RECOMMENDATION:

Staff recommends approval of this application which complies with Section 14-5.2(D)(9) General Design Standards, Height Pitch Scale and Massing and (H) Don Gaspar Area Historic District with the condition that the missing items be approved by staff before a construction permit application is submitted.

Questions to Staff

Member Boniface said he didn't see drawings of the stepped yard wall.

Mr. Rasch explained that it came out very light, but you can see them. The 6' wall along the bottom has pilasters and above is the 4' wall without pilasters.

Chair Rios asked if they vary in height.

Mr. Rasch said yes. It is not a street frontage. They are adding pilasters on the south lot line yard wall.

Member Boniface said it appears the grade is sloped, and the stepping occurs between the pilasters to maintain the wall height.

Mr. Rasch agreed.

Member Bayer asked what was previously approved.

Mr. Rasch pointed out the building that was approved and the new parking area. The only other part was abandonment of the old parking area and enclosed with a picket fence.

Member Boniface thought what the Board approved last time was the parking on the south side and asked the Applicant to flip it to be further away from the corner.

Mr. Rasch agreed.

Member Biedscheid asked if the six-foot wall if that was an appropriate height.

Mr. Rasch said it certainly was in line with it, if needed.

Applicant's Presentation

Mr. Dillon Williams was sworn and had nothing to add to the Staff Report.

Questions to the Applicant

Chair Rios asked for a description of the gate and signs.

Mr. Williams apologized for not having that in the packet and described them. They were thinking of a simple wood gate with a half-inch frame and a door at the height of the wall. It would be a medium to dark grey. On the exit sign, they are proposing a 12x16 dark grey sign with white lettering.

Member Boniface asked if his comment earlier about the sloped grade described it correctly that the tops are level, not sloped and would step down.

Mr. Williams agreed. They would step down at a pilaster.

Member Boniface asked why the wall is four feet on one side and six feet on the other.

Mr. Williams said, "Las Cruces requested that." The four-foot is a compatible scale on that side.

Member Boniface asked if the neighbors to the north side requested that lowering of the wall.

Mr. Williams agreed.

Member Boniface asked for the size of the gate.

Mr. Williams said the gate is six feet tall and 42" wide.

Member Biedscheid asked why the four-foot wall has no pilasters.

Mr. Williams said it was because they were tight on space.

Member Biedscheid asked if it does step down.

Mr. Williams said it does, with the grade.

Member Biedscheid asked another question that was inaudible, and Mr. Williams answered that he was not sure.

Mr. Williams said the exit sign would be post-mounted on the ground.

Public Comment

Ms. Beninato (previously sworn) said, "I am surprised because I thought it was going to be heard at City Council tomorrow night on appeal. Maybe you could clarify that.

The gate is really disturbing, I have to say. It takes up space for parking, for one thing, and it will lose space for parking with that gate. It will really be congested there, unfortunately. You are still going to have a lot of people – I don't know if people will go around.

Since the City Council allowed 600 Galisteo to be commercial, this will force people to go around on Paseo and from people parking there, I can tell you that people won't use this for an exit only onto Galisteo Street. It is a neighborhood concern about congestion and traffic there and the immediate neighbors didn't want it.

About the poor drawings, the gate should be brought back to the Board. It will back up traffic and it needs to have the Board actually look at it. The Spears firm should know. They do lots of gates.

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

Member Bayer asked for clarification on the gate. It looks like it is on the southern wall.

Mr. Williams said it is right on the property line and the appeal requested a pedestrian easement because it is kind of land locked. That is all part of the appeal.

Member Bayer asked if it is over 12' from Galisteo.

Mr. Williams agreed it is more than 12'.

Member Biedscheid asked if there is no gate across the driveway.

Mr. Williams agreed. This is the only gate.

Member Biedscheid asked about the fence.

Mr. Williams said it is just a coyote fence. It will be toward the end to meet the new lot that starts at the edge of the building. There is an existing wall at the corner.

Member Biedscheid asked if they wanted it at the same height. Mr. Williams agreed.

Action of the Board

Member Bayer moved in Case #H-17-065 at 1411 Paseo de Peralta, to approve the application with the condition that new drawings are submitted to Staff for review and approval. Member Katz seconded the motion and it passed by unanimous voice vote.

I. MATTERS FROM THE BOARD

Member Bayer announced she would be absent at the next meeting.

Chair Rios asked Board members to please submit nominations for awards. Most of our applications come through for the east side.

J. ADJOURNMENT

The meeting was adjourned at 6:32 p.m.

Approved by:



Cecilia Rios, Chair

Submitted by:



Carl Boaz for Carl G. Boaz, Inc.