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HISTORIC DESIGN REVIEW BOARD
November 9, 2009

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MINUTES OF THE
CITY OF SANTA FE
HISTORIC DESIGN REVIEW BOARD

November 9, 2009

A. CALL TO ORDER

A regular meeting of the City of Santa Fe Historic Design Review Board was called to order by Chair Sharon Woods on the above date at approximately 5:30 p.m. in the City Council Chambers at City Hall, 200 Lincoln, Santa Fe, New Mexico.

B. ROLL CALL

Roll Call indicated the presence of a quorum as follows:

MEMBERS PRESENT:

Ms. Sharon Woods, Chair
Mr. Dan Featheringill
Dr. John Kantner
Ms. Christine Mather
Ms. Deborah Shapiro
Ms. Karen Walker

MEMBERS ABSENT:

Ms. Cecilia Rios, Vice Chair [excused]

OTHERS PRESENT:

Mr. David Rasch, Historic Planner Supervisor
Ms. Marissa Barrett, Senior Historic Planner
Ms. Kelley Brennan, Asst 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.

C. APPROVAL OF AGENDA

Dr. Kantner moved to approve the agenda as published. Ms. Mather seconded the motion and it passed by unanimous voice vote.

D. APPROVAL OF MINUTES

September 1, 2009

Mr. Featheringill said on page 18, his second statement was that the two doors were being cut in (not capped).

Ms. Walker moved to approve the minutes as corrected. Ms. Mather seconded the motion and it passed by unanimous voice vote.

September 22, 2009

Ms. Shapiro moved to approve the minutes as submitted. Ms. Walker seconded the motion and it passed by unanimous voice vote.

E. FINDINGS OF FACT AND CONCLUSIONS OF LAW

Case #H 09-040, 324 Sanchez Street

Ms. Walker had a question on #2 of the Conclusions of Law. She thought the west wall would retain coping.

Ms. Barrett said the motion was for the wall to have no coping.

Dr. Kantner moved to approve the Findings of Fact and Conclusions of Law for Case #H 09-040 as presented. Ms. Shapiro seconded the motion and it passed by unanimous voice vote.

F. COMMUNICATIONS

Mr. Rasch said November 24 was the next scheduled meeting and they were thinking of postponing that meeting to December 8 since neither of the two applicants had a need for hearing them quickly. It was just an efficiency measure to not have a meeting for just two cases.

The Board agreed with that proposal.

Mr. Rasch noted a letter from the Sisters of the Blessed Sacrament regarding the Landmark of St. Catherine's Industrial Indian School [attached as Exhibit A]. The State landmarked it so the City followed

suit.

There were 13 landmarks on the campus. #12 was the cemetery. The letter requested permission to remove the graves and headstones because the Sisters felt the present owner was not maintaining it. The last paragraph indicated the current owner's response that they had no desire to have them relocated.

He went out last week and it looked well maintained, probably in response to their request. He explained to the Board that in order to remove the graves and headstones from the cemetery, the Board would first have to give permission to degrade the landmark and delete it from the list so it had to come to the HDRB and, if approved, to recommend that action to the Governing Body.

Mr. Rasch discussed it with his supervisor. He asked if the Board would want to request a status review. He reminded them that the only ones who could request a status review were the current property owner, the Board or staff. But the letter makes it clear the owner had no intention of requesting it.

Chair Woods noted that the Board was not authorized to designate landmarks.

Mr. Rasch clarified that the Board would make a recommendation to the Governing Body. The State was okay with removing it from their register but the City's decision must come first.

Ms. Walker asked if there was a clause in the deed requiring perpetual care.

Mr. Rasch said there was such a clause.

Ms. Walker asked if there was a consequence for not maintaining it.

Mr. Rasch said there was no consequence from the City's point of view. It was a private matter between the current and former owners.

Chair Woods agreed.

Ms. Mather thought the Board should take action on it and listen to their request. They wanted it cared for in perpetuity and it wouldn't happen.

Chair Woods said the only thing the Board could take was a recommendation to the Governing Body. But they could review it as a landmark.

Ms. Brennan agreed that the Chair was right - it was a private covenant and the City would not enforce that. For their request, staff could make the request for a hearing by the Board for consideration of de-listing it as a landmark and the Board would make a recommendation to the Governing Body.

Chair Woods said they could not vote on this at this meeting.

Mr. Rasch agreed and said he was only seeking direction whether the Board wanted it brought before them or not.

Chair Woods asked Mr. Rasch to review the status and set it for a public hearing.

Mr. Featheringill asked if Mr. Rasch would be talking to the current owner about it.

Mr. Rasch said at least he would be sending a certified letter to him.

G. BUSINESS FROM THE FLOOR

None.

H. ADMINISTRATIVE MATTERS

1. **Case #H 07-096.** Sheridan Avenue. Downtown & Eastside Historic District. Sandy Winkelmater, Public Works Department, proposes to construct ADA-compliant crossings at the corner of Sheridan Avenue and Marcy Street. (David Rasch)

Mr. Rasch presented the staff report for this case as follows:

BACKGROUND & SUMMARY:

Sheridan Avenue runs north-south from Palace Avenue to Marcy Street in the Downtown & Eastside Historic District. It is essentially an alley since most or all buildings fronting the street present their rear elevations to it.

On July 22, 2008, the HDRB conditionally approved a project, after several meetings and a recommendation for approval as designed from the Business and Quality of Life Committee, which transformed the street into a transit center for the downtown area and the nearby Convention Center. That project is on hold.

Besides pedestrian shelters, signage, light poles, bollards, and trash receptacles, the streetscape is to be remodeled to widen the sidewalks to make them more pedestrian-friendly. Low-angle ramps would have allowed the central roadway area to be at grade with the sidewalk for ease in pedestrian/passenger circulation. Sidewalk and roadway surface treatments were also to be altered.

Now, the applicant proposes to complete a small portion of the project only. Two bulb-outs would be constructed on both sides of Sheridan Avenue at the corner of Marcy Street. The bulbouts intend to reduce the crossing distance, in keeping with ADA standards. They would include ramps and visible detectable warnings. The western bulbout would better align the crossing of Marcy Street to the Santa Fe Community Convention Center portal. The future transit center project would incorporate the bulbouts into

an overall narrowed street.

STAFF RECOMMENDATION:

Staff recommends approval of this application with the condition that all concrete be earth-toned and the visible detectable warnings be yellow as previously approved by this Board.

Ms. Walker asked if the visible detectable warnings included flashing lights. Mr. Rasch said they did not. They were just yellow pads.

Ms. Walker thought bulbouts made driving more dangerous and asked if it is a requirement.

Ms. Sandra Winkelmaier, representing the City Public Works, explained that the bulb-out accommodated the turning radius for the bus and shortened the pedestrian crosswalk. These would help with future alignments.

Ms. Shapiro asked if they eventually wanted the street to be narrower and if it would still be 2-lane.

Ms. Winkelmaier said it would be narrowed to 22' wide and still be one-way.

Ms. Walker said when they approve this plan a couple of years ago she and Ms. Rios had worked with staff and made some changes including earth-toned concrete but she didn't remember the bulb-out at the corner.

There were no speakers from the public regarding this case.

Ms. Shapiro asked if at the corner of Marcy and Sheridan the little triangle was a concrete triangle.

Ms. Winkelmaier agreed. It provided a directional guideline for pedestrians and wheel chairs and a deterrent to vehicles cutting across the ramp.

Ms. Shapiro asked if they were not dangerous.

Ms. Winkelmaier didn't think so.

Ms. Mather said she crossed there several times per day and thought it was necessary. The buses did cut across that corner now.

Ms. Mather moved to approve Case #H 07-096 according to staff recommendations. Dr. Kantner seconded the motion and it passed by majority voice vote with all voting in favor except Ms. Walker who voted no.

- 2. Case #H 09-029. Patrick Smith Park. Downtown & Eastside Historic District. Fabian Chávez, Public works Department, proposes to construct shade structures on a non-contributing property.**

(David Rasch)

Mr. Rasch presented the staff report for this case as follows:

BACKGROUND & SUMMARY:

Patrick Smith Park is located in the 1100 block of East Alameda Street between the Santa Fe River and Canyon Road. The Park offers a semi-rural setting with a large grassy lawn and tall shade trees as well as an area for children's play structures and other recreation areas.

On June 9, 2009, the HDRB approved a remodeling project with the conditions that only one pitched-roof shade structure be constructed and that its design along with the dog run redesign and relocation be brought back to the Board for approval.

Now, the applicant proposes to remodel the park with the following item. The dog run is not going forward at this time.

One 144 square foot square-shaped metal shade structure with a pitched roof finished in cedar shingles is proposed at approximately 12' high. The two vertical posts will be metal finished in a light brown that matches the "Oatmeal Buff" concrete. Two posts were used instead of 4 to address a "no-rise" FEMA standard which reduces the potential for water flow impediment during a flood event. The square hipped roof structure would be finished with cedar shingles.

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.

Mr. Rasch called attention to the letter from Todd Granzow [attached as Exhibit B].

Ms. Walker asked what the size difference in the uprights was between the one from Public Works and the one from Mr. Granzow.

Mr. Rasch said the major difference was a 2 pitch roof rather than a 4 pitch roof.

Mr. Fabian Chávez said Mr. Rasch's report captured it all.

Ms. Shapiro asked for his comment on the picture Mr. Granzow provided.

Mr. Chávez said he just got it a couple of minutes ago. It was smaller with wood poles and metal roof which was just the opposite of their last instruction to have a wood roof and metal poles.

Ms. Walker thought the design they had been working with would give more shade than the one Mr. Granzow submitted.

There were no speakers from the public regarding this case.

Ms. Mather moved to approve Case #H 09-029 per staff recommendations. Ms. Shapiro seconded the motion and it passed by unanimous voice vote.

I. OLD BUSINESS

None.

J. NEW BUSINESS

1. **Case #H 09-072A.** 1644 Cerro Gordo. Downtown & Eastside Historic District. Robert Vandenburg, owner/agent, proposes an historic status review of this contributing residence. (David Rasch)

Mr. Rasch presented the staff report for this case as follows:

BACKGROUND & SUMMARY:

1664 Cerro Gordo Road is a single-family residence that was constructed by 1914 with double the footprint than exists today. The building seems to have been separated into two buildings down the middle on the north-south axis. An addition was constructed on the east elevation between 1950 and 1958. A portal was constructed on the southeast corner in the 1990s. The structure is listed as contributing to the Downtown & Eastside Historic District. In the following the floor plan map of 8 elevations, elevations 2 and 3 may be considered as primary which contain character defining historic materials and one of the three entrances. The consultant recommends elevation 1 as primary which has one of the entrances and an historic window, although this elevation has been compromised by the addition of a non-historic portal.

STAFF RECOMMENDATION:

Staff recommends maintaining the contributing historic status for this property based upon historic age and retention of historic integrity.

Ms. Mather asked which direction elevations 2 & 3 faced.

Mr. Rasch said Cerro Gordo was on the left side of the drawing. The #2 faced an acequia and none of them were visible.

There were no speakers from the public regarding this case.

Ms. Walker moved regarding Case #H 09-072A that its contributing status be maintained and 1, 2 and 3 be primary façades. Ms. Shapiro seconded the motion and it passed by unanimous voice

vote.

Case #H 09-072B. 1644 Cerro Gordo. Downtown & Eastside Historic District. Robert Vandenburg, owner/agent, proposes to construct a 126 sq. ft. addition to the residence at 1' lower than adjacent parapet height of 10' 10". (David Rasch)

Mr. Rasch presented the staff report for this case as follows:

BACKGROUND & SUMMARY:

1664 Cerro Gordo Road is a single-family residence that constructed by 1914 with double the footprint than exists today. The building was listed as contributing to the Downtown & Eastside Historic District and elevations 1, 2 and 3 are designated as primary.

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

A 126 square foot closet addition will be constructed at the northeast corner of the building at 1' lower than the adjacent parapet height of 10' 10". The room is positioned so that its massing is set off from both elevations 4 and 5. The unfenestrated walls will have similar rounded edges and be finished to match existing stucco material, texture, and color. It is not close to a primary elevation.

STAFF RECOMMENDATION:

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

Ms. Shapiro asked if there was anything about rooftop appurtenances in the application.

Present and sworn was Mr. Robert Vandenburg, 1664 Cerro Gordo, who said he had nothing to add to the staff report. He said this place was falling down when he bought it and he loved it.

Ms. Shapiro asked if he was going to put anything on the roof.

Mr. Vandenburg said nothing would be added to the roof.

Ms. Shapiro asked about exterior lighting, saying she was concerned about affecting the neighbors.

Mr. Vandenburg said there would be no change in outside lighting. He explained that his house was much lower than any of his neighbors.

There were no speakers from the public regarding this case.

Ms. Shapiro moved to approved Case #H 09-072B according to staff recommendations with no

exterior lighting or rooftop appurtenances. Ms. Mather seconded the motion and it passed by unanimous voice vote.

2. **Case #H 09-074.** 803 Acequia Madre. Downtown & Eastside Historic District. Will McDonald, agent for Anna Davis, proposes to remove a chain link fence along the west lot line and replace it with a 6' high coyote fence. (David Rasch)

Mr. Rasch presented the staff report for this case as follows:

BACKGROUND & SUMMARY:

803 Acequia Madre is an adobe, approximately 1,139 square foot single-family residence that was constructed in the early 1940s in the Territorial Revival Style. The building has been remodeled with the addition of a hipped roof over the front portal and shed addition beside the portal. These alterations appear non-historic, although the date of remodeling was not established. The building is listed as contributing to the Downtown & Eastside Historic District. The south elevation is considered as primary.

On June 28, 2005 and June 23, 2009, the Board granted conditional approvals to remodel the building and property. Now, the applicant proposes to remodel the property with the following item.

An existing 130' long chain-link fence will be removed from the west lotline and a coyote fence will be constructed in the same location. The latillas will have uneven tops that do not exceed 6' high.

STAFF RECOMMENDATION:

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

Present and sworn was Mr. Will McDonald, 488 Arroyo Tenorio, who had nothing to add to the staff report.

There were no speakers from the public regarding this case.

Ms. Shapiro moved to approve Case #H 09-074 per staff recommendations with irregular latilla tops on the coyote fence. Ms. Walker seconded the motion and it passed by unanimous voice vote.

3. **Case #H 09-075.** 134 Lorenzo Road. Downtown & Eastside Historic District. Mark Hogan, agent for Riley Kelley, proposes to convert a 548 sq. ft. non-historic carport to a garage, construct approximately 683 sq. ft. of freestanding portals and an exterior fireplace on a contributing property. (Marissa Barrett)

Ms. Barrett presented the staff report for this case as follows:

BACKGROUND AND SUMMARY:

The Spanish Pueblo Revival, single family residence located at 134 Lorenzo Lane was constructed in the 1940s and has received alterations that include additions and window and door replacement. A freestanding guesthouse and freestanding carport were constructed on the property in 1988. The Official Map lists the main residence as contributing and the guesthouse and carport as non-contributing to the Downtown and Eastside Historic District. A 2009 Historic Cultural Properties Inventory suggests the building is only "marginally contributing" based on the loss of historic material that includes replacement of all historic doors and windows, infill, a new roof structure, and the addition of canales.

This application proposes enclosing the approximately 548 square foot non-historic carport to convert to a garage. The new garage would match the existing height of 10' and would include simulated divided light aluminum clad windows and doors in a light green color. The garage door and pedestrian door on the publicly visible south elevation will be wood with divided lights and the garage door would include an exposed wood lintel. All wood work on the south elevation would be finished with a natural stain.

Proposed on the west elevation, but not connecting to the main residence, is an approximately 578 square foot portal to a height of 10' 1" where the existing adjacent building height is 11'. (approx 14' from street grade). The portal is located at the northwest corner of the building. The portal will include wood stained beams and columns and an exterior fireplace at the southwest corner. The portal along the west property line will have a solid cmu stuccoed wall that would include simulated divided light windows or shutters. Also proposed is to remove the coyote latillas along the north property line where the portal addition will be located and replace with cmu stuccoed to match existing on the property.

Lastly proposed is an approximately 105 square foot portal at the southwestern corner of the main residence. The portal will not connect to the building and will be to a height of 10' where the existing adjacent building height is 11'. The portal will be constructed from wood beams and columns and will be finished with a natural stain. All proposed portals will include a metal drip edge.

STAFF RECOMMENDATIONS:

Staff recommends approval of the application on the condition that any new exterior lights be approved by staff before a building permit application is submitted. Otherwise this application complies with Section 14-5.2 (C) Regulations for Contributing Structures, Section 14-5.2 (D) General Design Standards for All H-Districts, and Section 14-5.2 (E) Downtown and Eastside Historic District Design Standards.

Present and sworn was Mr. Mark Hogan, who said it was a straightforward application - just to add a garage door and enclosure. They were extending the carport by 5' and doing a wood door. The portal enclosures were inside a courtyard and not visible to the street. They disconnected the portals from the house so they would be free-standing.

Chair Woods asked how it could be 14' from Lorenzo Road because now it was well over ten. She couldn't see that unless they fudged a little on the Lorenzo Road grade there.

Mr. Hogan said the existing building established the line of the portal. There was a coyote fence there now and it did have a slope.

Chair Woods thought the wall was foreboding on Lorenzo Road - really tall. And the project would be adding mass now and making it even taller.

Mr. Hogan measured it at about 14' on Lorenzo Road.

Chair Woods said it looked to be about 12' and it seemed he was adding more than 2 feet. This was the most visible area.

Mr. Hogan concluded that the concern was not at the carport. He said they could bring down the parapet behind the wall and that might reduce the apparent mass.

Chair Woods asked if he had a photo. She suggested the other thing he could do was set it back a little bit.

Mr. Hogan asked if she meant a separate wall. Chair Woods agreed.

Mr. Hogan said he understood the concern but there were several walls along that street that were tall. He thought they might be able to pull it back a little. He explained where the coyote fence was. They could set the new wall back and have plantings.

Chair Woods asked how this compared with the neighbors' walls.

Mr. Hogan said he didn't have photographs of adjacent properties but the one to the south had a wall about the same height.

Ms. Walker asked why he would build a portal that was not connected to the house.

Mr. Hogan explained it was because of a potential conflict of almost contributing status so they avoided the conflict by disconnecting it by one inch.

Ms. Walker asked if it could be pushed back to make it smaller.

Mr. Hogan agreed. He said he could see how that would mitigate the concern.

Ms. Barrett pointed out that pages 28 and 29 gave an idea of the courtyard. That was the location of the new portal.

Mr. Rasch said it appeared to be 3' lower than the wall.

Chair Woods said it was not shown that way on the drawing.

Mr. Hogan said privacy was an important element in the design.

Ms. Walker asked for the distance from the coyote fence to the kitchen door.

Mr. Hogan said it was 30'.

Ms. Walker thought they should go back at least five feet.

Mr. Hogan said they wanted outdoor space for furniture.

Chair Woods thought it was sufficient.

Ms. Walker felt at least it would take away the sheer verticality.

There were no speakers from the public regarding this case.

Dr. Kantner moved to approve Case #H 09-075 per staff recommendations and conditions and conditions that the portal be set back from the exterior wall 3' and additional exterior lighting be taken to staff. Ms. Mather seconded the motion and it passed by unanimous voice vote.

4. **Case #H 09-077.** 1176 Cerro Gordo. Downtown & Eastside Historic District. Susan Trowbridge, owner/agent, proposes to construct an approximately 216 sq. ft. addition and 193 sq. ft. portal addition to match the existing height of 9' 10" measured at midpoint on the street-facing elevation (10' 6" on side), replace windows and stucco the non-contributing building. (Marissa Barrett)

Ms. Barrett presented the staff report for this case as follows:

BACKGROUND AND SUMMARY:

The Territorial Revival single family residence located at 1176 Cerro Gordo Road was constructed before 1932 and is listed on the Official Map as Contributing to the Downtown and Eastside Historic District. A non-historic freestanding wood shed was constructed on the property before 1983 and received additions between 1994 and 1996. The Official Map lists the shed as a Non-Contributing building. This application proposes alterations to the non-contributing shed. No alterations are proposed for the contributing single family residence.

The applicant proposes construction of an approximately 216 square foot addition to the street facing, north elevation. The addition would match the existing height of 9' 10" measured midpoint on the north elevation (10' 6" on the side elevations). The addition would include true divided light wood windows in the color white. The applicant states the roof would match the existing metal roof and be either pro-panel or similar in the color bronze.

Also proposed on the north elevation (west elevation of the proposed addition) is an approximately 193 square foot portal. The portal would be simple in design and would be constructed from wood posts and beams and would be finished with a dark stain to match the portal of the main residence.

Lastly the applicant proposes replacing the windows on the south elevation with divided light windows in the color white and proposes stuccoing the entire building. Stucco type and color were not submitted.

STAFF RECOMMENDATIONS:

Staff recommends approval on the condition that the roof be galvanized metal corrugated or standing seam, that the stucco be cementitious and color be clarified, that there be no publicly visible rooftop appurtenances, and that any new exterior light fixtures be approved by staff before a building permit application is submitted. Otherwise this application complies with Section 14-5.2 (D) General Design Standards for All H-Districts and Section 14-5.2 (E) Downtown and Eastside Historic District Design Standards.

Present and sworn was Mr. Adam Azmuth 1116 Cerro Gordo who had nothing to add.

Ms. Walker said she loved his house.

Ms. Mather asked if the stucco would match existing.

Mr. Azmuth said they would try their best.

Ms. Walker asked what kind of roof it would have.

Mr. Azmuth said it would be similar to the existing roof. They would like to do standing seam and the existing was corrugated.

There were no speakers from the public regarding this case.

Ms. Walker moved to approve Case #H 09-077 per staff recommendations with the conditions that the stucco match the original as much as possible, that the roof be standing seam or corrugated and that there be no exterior light fixtures. Ms. Shapiro seconded the motion and it passed by unanimous voice vote.

Mr. Azmuth submitted a light fixture design to Ms. Barrett.

5. **Case #H 09-078.** 731 Dunlap Street. Westside-Guadalupe Historic District. Owen Nelson, agent for Toni Altice, proposes to construct an approximately 286 sq. ft. freestanding carport to a height of 10' 6" where the maximum allowable height is 16' 6", remove a portion of a non-historic yardwall, relocate an existing coyote fence, construct a 3' high stuccoed wall with 3' high latillas on

top where the maximum allowable height is 6', and hardscaping on a contributing property.
(Marissa Barrett)

Ms. Barrett presented the staff report for this case as follows:

BACKGROUND AND SUMMARY:

The Spanish Pueblo Revival style, single family residence located at 731 Dunlap Street was constructed by 1936 and has received minor alterations. The 1998 Historic Cultural Properties Inventory suggests the building is significant although it is listed on the Official Map as contributing to the Westside-Guadalupe Historic District. This application proposes no alterations to the contributing building.

The applicant proposes construction of an approximately 286 square foot freestanding carport located at the southeastern area of the property. The carport would be to a height of 10' 6" where the maximum allowable height is 16' 6". The carport would be constructed from CMU and would include stuccoed pilasters, a stuccoed parapet, and exposed beams, carved corbels, and projecting viga ends to mimic the portal on the main residence. All woodwork would be finished with a natural wood stain and the stucco would be El Rey Straw to match the single family residence. Also proposed along the east elevation of the carport is a 3' high stuccoed CMU wall with 3' high latillas. The wall and fence combination does not exceed the maximum allowable height of 6'. The latillas would have irregular tops to match the other coyote fences on the property. The wall would be stuccoed to match the carport.

An approximately 22' long section of a 7' high non-historic yard wall would be removed along the south, street facing property line. The remaining portion of this wall, on the west end, would be reduced in height to 4' and would have a stepped profile. A wall sconce would be installed at this location. The existing 6' high coyote fence located at the east side of the property would be relocated approximately 1' 6" to the east. The existing 4' high coyote fence and gate would be relocated slightly north. Lastly proposed is the installation of a flagstone path from the carport to the main residence and a new gravel parking area.

STAFF RECOMMENDATIONS:

Staff recommends approval of the application on the condition that the new exterior light fixtures be approved by staff before a building permit application is submitted. Otherwise this application complies with Section 14-5.2 (C) Regulations for Contributing Structures, Section 14-5.2 (D) General Design Standards for All H-Districts, and Section 14-5.2 (I) Westside-Guadalupe Historic District Design Standards.

Present and sworn was Mr. Owen Nelson, 610 Galisteo, who had nothing to add to the staff report.

There were no speakers from the public regarding this case.

Ms. Walker asked about the location of the east side coyote that was being moved 1' 6" to the east.

Mr. Nelson replied that it was well inside the property line.

Mr. Featheringill moved to approve Case #H 09-078 per staff recommendations and that any exterior lighting be brought to staff for review and approval. Ms. Shapiro seconded the motion and it passed by unanimous voice vote.

Ms. Mather was designated chair as Chair Woods recused herself and Ms. Shapiro recused herself.

- 6. Case #H 090-073.** 613 Webber Street. Don Gaspar Area Historic District. Deborah Shapiro, agent for Steve & Meredith Machen, proposes to install solar panels on a pitched roof contributing building. An exception is requested to Section 14-5.2 (H)(1)(c) to allow public visibility without screening. (Marissa Barrett)

Ms. Barrett presented the staff report for this case as follows:

BACKGROUND AND SUMMARY:

The single family residence, pitched roof Bungalow, located at 613 Webber Street was constructed between 1912 and 1928. The Official Map lists the building as Contributing to the Don Gaspar Area District.

In July of 2009 staff granted an administrative approval for replacement of windows and the reconfiguration of a non-historic, non-publicly visible greenhouse. The administrative approval included re-roofing in kind, the area of disturbance, with asphalt shingles.

Now the applicant would like to install 13 solar panels to the west end of the south elevation of the pitched roof. The panels would be placed in a two tier pyramid configuration and would lay flat against the existing pitched roof. Due to the slight visibility an exception is needed to Section 14-5.2 (H,1,c). As required by code the applicant has answered the exception criteria in Section 14- 5.2 (C,5,c,i-iv).

- 1. *Do not damage the character of the streetscape:***

The addition of solar panels to the south facing roof is so well hidden that they would not be publicly visible.

Staff is unable to concur with the public visibility of the panels as the story poles and mock panels would not be viewed until after the date of this written report. However, the south elevation is only slightly visible from Webber Street and once the HDRB approved building is constructed on the adjacent lot 613 Webber Street would be less visible. Today we saw the story poles.

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

This installation would benefit not only the homeowner but also the public in providing sustainable renewable energy for everyone. This system is a grid-tie system-it would feed excess electricity to PNM

when it is not needed by the homeowner. The homeowner has lived in this house for 35 yrs. and would like to continue into retirement. By providing a clean renewable source of electricity the Machens' are closer to a goal we all are trying to achieve.

Staff concurs that the solar panels would provide sustainable renewable energy, which is encouraged in Santa Fe.

3. Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that the residents could continue to reside within the Historic Districts;

This home is in the Don Gaspar Historic District, which is architecturally diverse neighborhood. Allowing the introduction of solar panels to the Machen home not only continues the diversity of the neighborhood but allows them to live there without the burden of ever increasing electric bills.

If the solar panels are not visible staff concurs with the applicant that the introduction of solar panels would strengthen the character of the City.

4. 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 primary façade of this home is located 2 houses back from Webber St. on a private lane. The south elevation not only is oriented directly south but would be buried by another home within 10'6" from that south property line. The pitch of the roof is perfect for solar panels at our latitude.

Staff concurs that the primary elevation of the building is the north elevation and is located 2 houses back from Webber Street. The panels placed on the south elevation as proposed would not impact the primary elevation. The location of the building is a unique condition of the land as well as the slope of the roof is a unique condition of the building which would not allow a screening parapet to be built without damaging the contributing buildings status.

5. Are due to special conditions and circumstances which are not a result of the actions of the applicant;

The Machen home was constructed around 1920 and has not been altered to accommodate the solar panels.

Staff concurs that the building was constructed in the 1920s and has received little alterations.

6. Provide the least negative impact with respect to the purpose of this section;

The Machens could continue to live and retire in the Don Gaspar Neighborhood without damaging the character of the neighborhood.

We are in the completion stages of the greenhouse renovation that is administratively approved by the

HDRB staff. We have received our interim Historic Inspection and our Framing Inspection and would have Final Inspection soon. With addition of solar panels, new insulation in attic and floors and the renovated passive solar greenhouse, the Machen home would become a model of sustainability and green home building in a historic district.

Staff believes that the solar panels, in the location proposed, would be the best possible location, as they would not directly impact the streetscape or primary elevation, resulting in the least negative impact on the streetscape and Historic District. When the new HDRB approved building is constructed in the adjacent lot staff believes that the solar panels would most likely be blocked from the street.

STAFF RECOMMENDATIONS:

Staff recommends approval of the application citing the exception criteria has been to install the proposed solar panels. Otherwise this application complies with Section 14-5.2(C) Regulations for Contributing Structures, Section 14-5.2 (D) General Design Standards for All H-Districts, and Section 14-5.2 (H) Don Gaspar Area District Design Standards.

Present and sworn was Mr. Steve Machen who read a letter from Mark Fisher, who lived across the lane and was in support of the application.

There were no speakers from the public regarding this case.

Ms. Walker moved to approve Case 3H 09-073 and accepting the responses to the criteria for an exception. Dr. Kantner seconded the motion and it passed by unanimous voice vote.

Ms. Shapiro returned to the bench. Chair Woods did not return.

7. **Case #H 09-076.** 707 La Vereda Norte #33. Downtown & Eastside Historic District. Dale Zinn, agent for Jefferson Davis, proposes to replace non-compliant windows on a non-contributing building in-kind. An exception is requested to Section 14-5.2 (E)(1)(c) to exceed the 30" window rule. (Marissa Barrett)

Ms. Barrett presented the staff report for this case as follows:

BACKGROUND AND SUMMARY:

707 La Vereda #33 is a two story, Spanish Pueblo style, single family residence located in the La Vereda Compound. Unit #33 is one of many constructed in the 1980s as a passive solar building. The building includes non-compliant doors and windows and received alterations in 1998 which included a front entry portal and an enclosed second story balcony. The building is not publicly visible from any main roads and the Official Map lists the building as non-contributing to the Downtown and Eastside Historic District.

The applicant proposes replacement of the existing non-compliant metal clad windows and doors on

the south and east elevations in-kind. The windows have begun to leak, causing water damage to the interior of the building. In keeping with the rules of the compound and the history of the building the applicant would like to replace the windows and doors to match the existing, therefore the applicant is asking for an exception to the 30" window rule, Section 14-5.2 (E,1,c). As required by code the applicant has answered the exception questions, Section 14-5.2 (C, 5,c, I-vi).

(I) The proposed exception for non divided lites does not harm the character of the streetscape.

The proposed project is on a non contributing structure which is one of many non contributing, structures without divided lites in this unique compound.

The lack of divided lites is part of the context and solar design "aesthetic" of the compound that; in the opinion of this office; does not harm and more accurately, supports and maintains the original context of the dwelling with the street.

Staff concurs with the applicant that the building is non-contributing and that it is one of many with non-compliant windows, which is part of the solar design and "aesthetic" look of the compound. Staff would also like to note that the Board has heard exceptions to exceed the 30" rule within this compound and has approved them in the past to keep with the original style of the compound.

(ii) Denial of the proposed portal and addition would cause a hardship to the applicant.

The applicant like many in the neighborhood has been required to replace deteriorating windows and doors due to less than ideal construction techniques employed in the early 1980's. The addition of divided lites would add substantial expense and decrease the passive solar assisted heat gained from non divided lite windows and doors

Staff concurs with the applicant that many homeowners in the compound have had to change the 1980s windows due to deterioration and that by not allowing the exception the passive solar heat gain as originally constructed may be altered.

(iii) Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residence can continue to reside within the Historic Districts.

The proposed non-divided lites in doors and windows of a passive solar community is of a type that responds to the ordinance in two ways. It employs passive solar design elements into generally classic pueblo revival design architecture in a manner that is sympathetic to the overall design of the historic district as allowed by the ordinance. The overall effect of the proposed design is to reinforce the character of the neighborhood compound by complying with the neighborhood design standards. The design of the compound and the individual units therein can be found to have no negative effect to the character of the larger Santa Fe Historic District due to the homogeneous design forces at play within the unique neighborhood compound

Staff concurs with the applicant that by allowing the exception the original design of the building reinforces the character of the neighborhood without negatively impacting the Historic Districts.

- (iv) Conditions requiring an exception are due to a special condition and circumstances which is peculiar to the land and the structure involved and would not be normally applicable to other lands and structures in the related streetscape.**

Due to the unique character of a compound that has become part of the Downtown Historic District for over 30 years. The solar design aspect of the compound and its strict enforcement of design standards for the neighborhood that uses the Santa Fe Historic Design ordinance as a guideline for their standards; creates a condition that is not typically applicable to other structures or lands outside of the compound.

Staff concurs with the applicant that the compound has a unique solar design character, which has used aspects from the Historic Ordinance as a guideline, which is a special circumstance peculiar to this structure.

- (v) The conditions are not due to special conditions created by the actions of the applicant.**

The rules and regulations for La Vereda compound were created in 1982 and were approved through normal City of Santa Fe design approval processes from 1982 through 1989 when the compound is completed. The conditions which created the non divided lite "standard" were not created by this Owner.

Staff concurs that the compound has been in the Downtown and Eastside Historic District, as designed, for almost 30 years and that the conditions are not a result of the applicant.

- (vi) The granting of the exception A provides the least negative impact with respect to the purpose of this section as provided in (14-5.2(A)(1))**

Most importantly among the justifications for exceptions to the ordinance language; is the argument that the proposed non divided lite windows and doors tend to continue the preservation of historic areas and buildings and reinforces the construction of walls and additions in the historic styles, while maintaining a harmony as to style, form, height, proportion, textures and materials of historic buildings in the District. We firmly believe the proposed remodeling of this structure with windows and doors of like and kind nature to the existing continues to reinforce the character of the historic district **and does not** create a negative impact on the character of any contributing structures. The design of the project is within the context of a cluster of structures that indeed may one day be recognized as a sub-historic district in and of itself.

Staff concurs with the applicant that the exception will not cause a negative impact on any contributing structures or the Historic District since the exception will allow replacement of a design element in-kind. Granting the exception will allow the building to remain as designed 30 years ago and will be harmonious to the other existing buildings in the compound.

The new windows and doors will be aluminum clad in a dark bronze color. The existing glass sloped roof at the front entry on the south elevation will be replaced with a metal standing seam material in a

medium bronze color.

Maintenance and repair is proposed to wood elements associated with the balconies. The wood railing will be replaced with a slight modification to allow water to pass more efficiently and any damaged framing will be replaced in-kind. The building will be stuccoed using a synthetic stucco in a color similar to El Rey Adobe and the replaced wood balcony will be painted the neighborhood La Vereda Brown color.

No new exterior light fixtures or rooftop appurtenances are proposed.

STAFF RECOMMENDATIONS:

Staff recommends approval citing the exception criteria has been met to allow the windows to exceed the 30" rule. Otherwise this application complies with Section 14-5.2 (D) General Design Standards for All H-Districts and Section 14-5.2 (E) Downtown and Eastside Historic District Design Standards.

Present and sworn was Mr. Dale Zinn, P.O. Box 756, Santa Fe 87504

He shared a letter of recommendation from the La Vereda Homeowners' Association [Exhibit C].

He said the window color was Mud Pie - close to a medium bronze and showed the sample. (This was a correction to the staff report).

He explained that they were correcting what Wayne Nichols did then and knew he would do differently today.

Ms. Walker said the HOA would love the green color.

Ms. Shapiro asked if the buildings there had synthetic stucco.

Mr. Zinn said they did and it wouldn't have been his choice either for a lot of reasons.

There were no speakers from the public regarding this case.

Ms. Shapiro moved to approve Case #H 09-076 per staff recommendations and accepting the responses to the criteria for an exception. Ms. Walker seconded the motion and it passed by unanimous voice vote.

K. MATTERS FROM THE BOARD

None.

L. ADJOURNMENT

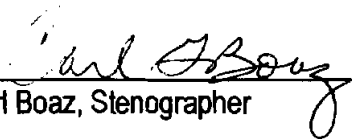
Ms. Shapiro moved to adjourn the meeting. Ms. Walker seconded the motion and it passed by unanimous voice vote.

The meeting was adjourned at 6:42 p.m.

Approved by:

Sharon Woods, Chair

Submitted by:



Carl Boaz, Stenographer