



# Agenda

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## HISTORIC DESIGN REVIEW BOARD FIELD TRIP

TUESDAY, APRIL 27, 2010 – 12:00 NOON

HISTORIC PRESERVATION DIVISION, 2<sup>ND</sup> FLOOR CITY HALL

## HISTORIC DESIGN REVIEW BOARD HEARING

TUESDAY, APRIL 27, 2010 – 5:30 PM

## CITY COUNCIL CHAMBERS

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF AGENDA

D. APPROVAL OF MINUTES

March 23, 2010

E. FINDING OF FACTS & CONCLUSIONS OF LAW

Case #H-09-043B. 108 Candelario Street

Case #H-10-017. 642 Camino de la Luz

Case #H-08-143. 947 ½ Acequia Madre

Case #H-10-016. 507 Johnson Lane

Case #H-10-017X. 830 Don Cubero Avenue

Case #H-10-018. 335 Delgado Street

Case #H-10-019. 922 Canyon Road

Case #H-10-020. 984 ½ Martinez Lane

F. COMMUNICATIONS

G. BUSINESS FROM THE FLOOR

H. OLD BUSINESS

1. Case #H-10-011. 557 Agua Fria. Westside-Guadalupe Historic District. Luis Olivas, agent for William and Amiee La Calle, proposes to amend a previous approval by constructing an approximately 96 sq. ft. portal to a height of 10' where the existing height is 15'6" and an approximately 123 sq. ft. pergola to a height of 8'6" where the existing height is 12'6" on a non-contributing building. (Marissa Barrett)

I. NEW BUSINESS

1. Case #H-09-079A. 215 E. Berger Street. Don Gaspar Area Historic District. Kenneth & Margaret Schulz, owners/agents, propose an historic status review of this non-contributing property. (Marissa Barrett)

Case #H-09-079B. 215 E. Berger Street. Don Gaspar Area Historic District. Kenneth & Margaret Schulz, owners/agents, propose to remove an historic wire fence and replace with a stuccoed wall and latillas to a height of 5'4" where the maximum allowable height is 4'11", replace non-historic door and rehabilitate existing windows including adding storm windows, construct an overhang, hardscaping, restucco, and construct a coyote fence to the maximum allowable height of 6' on a non-contributing building. An exception is requested to remove the historic wire fence (Section 14-5.2 (D)(5)(b)). (Marissa Barrett)

2. Case #H-10-032. 511 E. Palace Avenue. Downtown & Eastside Historic District. Joel Nicholas, agent for Margaret & Steven Jennings, proposes to construct a 336 sq. ft. free-standing portal on the rear of a contributing residence at 12' high with a propanel shed roof. (David Rasch)
3. Case #H-10-033. 801 Griffin Street. St. Catherine's Indian School. Historic Landmark. The Historic Design Review Board proposes an historic status review of the historic cemetery landmark on behalf of the Sisters of the Blessed Sacrament. (David Rasch)
4. Case #H-10-034. 646 Galisteo Street. Don Gaspar Area Historic District. OZKENPA, LLC, owner/agent, proposes to rebuild an adobe wall in-kind of a contributing building. (Marissa Barrett)
5. Case #H-10-035. 311 Montezuma Avenue. Historic Transition District. T. Martinez, A Different Perspective, agent for Kathleen Farnan, proposes to demolish an historic addition on a contributing building due to irreparable damage and reconstruct the addition in-kind. An exception is requested to remove historic material (Section 14-5.2 (D)(5)). (David Rasch)
6. Case #H-10-036. 1120 Canyon Road. Cristo Rey Church and Rectory. Downtown & Eastside Historic District. Archdiocese of Santa Fe, owner/agent, propose to perform maintenance and repair on this significant and contributing property and to construct a planter near the front façade. An exception is proposed to remove historic material (Section 14-5.2(D)(5)). (David Rasch)

**J. MATTERS FROM THE BOARD**

**K. ADJOURNMENT**

For more information regarding cases on this agenda, please call the Historic Preservation Division at 955-6605. Persons with disabilities in need of accommodations or an interpreter for the hearing impaired, contact the City Clerk's office at 955-6520, five (5) working days prior to hearing date. If you wish to attend the April 27, 2010 Historic Design Review Board Field Trip, please notify the Historic Preservation Division by 9:00 on Tuesday, April 27, 2010.

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April 27, 2010

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**MINUTES OF THE**  
**CITY OF SANTA FE**  
**HISTORIC DESIGN REVIEW BOARD**

**April 27, 2010**

**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  
Ms. Cecilia Rios, Vice Chair  
Mr. Dan Featheringill  
Dr. John Kantner  
Ms. Christine Mather  
Ms. Deborah Shapiro  
Ms. Karen Walker

**MEMBERS ABSENT:**

**OTHERS PRESENT:**

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

Mr. Rasch said in the findings of fact, the first case was postponed.

**Ms. Rios moved to approve the agenda as amended. Dr. Kantner seconded the motion and it passed by unanimous voice vote.**

#### **D. APPROVAL OF MINUTES**

**March 23, 2010**

Ms. Shapiro asked on page 16 in the motion at the bottom to take out the word "up" in the motion.

Mr. Featheringill asked on page 25 to change "he" to "she."

**Ms. Walker moved to approve the minutes of March 23, 2010 as amended. Ms. Shapiro seconded the motion and it passed by unanimous voice vote.**

#### **E. FINDING OF FACTS AND CONCLUSIONS OF LAW**

**Case #H 09-043B**, 108 Candelario Street **Postponed**

**Case #H 10-017**, 642 Camino de la Luz

**Case #H-08-143**, 947 ½ Acequia Madre

**Case #H-10-016**, 507 Johnson Lane

**Case #H-10-017X**, 830 Don Cubero Avenue

**Case #H-10-018**, 335 Delgado Street

**Case #H-10-019**, 922 Canyon Road

**Case #H-10-020**, 984 ½ Martínez Lane

Ms. Shapiro pointed out an incorrect address.

Chair Woods - on 10-017X, it said "canals" on page 3 of 3 and should be "canales."

**Ms. Rios moved to approve the Findings of Fact as amended and with Case #H 09-043B postponed. Ms. Walker seconded the motion and it passed by unanimous voice vote.**

#### **F. COMMUNICATIONS**

Mr. Rasch showed the poster for the historic preservation awards. He reminded them that the Board was giving four awards. One member had adopted one award to give out thus far.

## **G. BUSINESS FROM THE FLOOR**

Present and sworn was Mr. John Dressman, 5 Cerro Gordo Road who was present to report on the trials and tribulations of the Plaza electric boxes.

It was heard last night at Public Works. Councilors Chávez and Romero said they would only vote for option 1 to reduce the size of the boxes. Only Councilor Calvert had not said what he would vote for. But regardless of what happened here at the HDRB, this would be steamrolled through by the Council.

Chair Woods said they would hear it again after Fiestas.

Mr. Dressman agreed. They did postpone it until after Fiestas.

Chair Woods asked Ms. Brennan how to remind the Council of the HDRB action.

Ms. Brennan said a member should be authorized by the Board to speak to the Council or any member could testify personally.

Ms. Rios pointed out that were they not obligated to heed the HDRB's decision.

Ms. Brennan said it was a recommendation.

Mr. Dressman said the City had an ordinance that they would follow their ordinances which say it "shall be brought before the H Board."

Ms. Brennan said she would look at it further.

Mr. Featheringill asked that this be an action item under Matters from the Board.

Chair Woods announced to the public that they had 30 days in which to file an appeal to the Governing Body if they disagreed with any decision made by the Board.

## **H. OLD BUSINESS**

1. **Case #H-10-011.** 557 Agua Fria. Westside-Guadalupe Historic District. Luis Olivas, agent for William and Amiee La Calle, proposes to amend a previous approval by constructing an approximately 96 sq. ft. portal to a height of 10' where the existing height was 15'6" and an approximately 123 sq. ft. pergola to a height of 8'6" where the existing height was 12'6" on a non-contributing building. (Marissa Barrett)

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

**BACKGROUND AND SUMMARY:**

The single family, Spanish Pueblo Revival style residence located at 557 Agua Fria Street was constructed between 1892-1895 and has received major remodeling which includes window and door alterations, additions, and loss of all historic fabric. The Official Map lists the building as non-contributing to the Westside-Guadalupe Historic District.

At the January 26, 2010 Historic Design Review Board hearing, the Board approved the following application: Remove the non-historic, approximately 88 square foot sunroom addition on the south, Agua Fria Street facing elevation. New antique wood doors with wood headers will be installed on the south elevation. The existing wall sconces will remain. The entire residence will be re-stuccoed with El Rey "Adobe" and the brick patio and roof will be repaired where needed.

The applicant now wishes to amend the approval with the following:

1. Construct an approximately 96 square foot portal to a height of 10' where the existing height is 15' on the publicly visible south elevation. The portal will have round wood posts, wood beams and carved corbels and will include a stuccoed parapet with canals. Exposed viga ends are also proposed and will include a copper cap. Stucco will match existing and wood finish was not specified. The area under the portal will be paved with bricks.
2. Construct an approximately 123 square foot pergola (referred to as ramada in the letter and plans) to a height of 8' 6" where the existing height is 12' 6" on the non-publicly visible, north elevation. The ramada will include wood posts, beams, carved corbels, and latillas. Wood finish was not clarified.

**STAFF RECOMMENDATIONS:**

Staff recommends approval of this application on the condition that the wood finish be clarified and that the viga end caps be patinated rather than raw material. Otherwise, this application complies with 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. Luis Olivas who said he had nothing to add to the staff report. He said they wanted to demolish the existing and build a little portal six by 14. The ramada on the back existed before and they just want to duplicate what was there.

Ms. Rios asked about the color of the wood finish.

Mr. Olivas said the finish would match the doors in a natural stain.

Ms. Shapiro asked if he was going to add lighting. Mr. Olivas said he was not.

Chair Woods identified an exposed beam and a little parapet above it on the proposed right elevation. She felt it would be best to have the beam on the inside.

Mr. Olivas said he could do that.

Mr. Rasch said that would be acceptable.

There were no speakers from the public regarding this case.

**Ms. Walker moved to approve Case #H 10-011 per staff recommendations with a natural stain and the change in the portal. Ms. Rios seconded the motion and it passed by unanimous voice vote.**

## **I. NEW BUSINESS**

1. **Case #H-09-079A.** 215 E. Berger Street. Don Gaspar Area Historic District. Kenneth & Margaret Schultz, owners/agents, propose an historic status review of this non-contributing property. (Marissa Barrett)

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

### **BACKGROUND AND SUMMARY:**

The Vernacular style single family residence located at 215 E. Berger Street was constructed by 1944 and is currently listed on the Official Map as non-contributing to the Don Gaspar Area Historic District.

Alterations to the original building include the addition of a non-publicly visible carport to the rear of the building around 1984 and the enclosure of an entry portal on the publicly visible, south, Berger Street facing elevation. Also constructed on the property was a freestanding apartment to the rear of the single family residence in 1988. Additional wire fencing and vines were added to the existing historic wire fence, located on the south property line, in the 1980s for additional privacy. The historic wire fence is barely visible due to the vine overgrowth.

Although the enclosure of the character defining entry portal altered the original fabric of the building much of the other historic fabric, such as the single pane wood windows, are intact. The windows appear to be in good shape and contribute to the buildings integrity. The historic contractor who completed the updated 2010 Historic Cultural Properties Inventory states that: "... this structure should be considered contributing to the Don Gaspar Area Historic District because of the extant windows, and the similarity of the structure to others in the neighborhood."

### **STAFF RECOMMENDATIONS:**

Staff recommends that the historic building status is upgraded to contributing based on age, retention of historic material and integrity, and the relationship of the structure to the neighborhood and Historic District.



Ms. Mather asked if there was any historic photographic documentation.

Ms. Barrett said she didn't have any except for some aerials.

Dr. Kantner asked which sides would be primary façades.

Mr. Barrett recommended the south and west elevations.

Present and sworn was Mr. Kenneth Schultz, 215 E Buena Vista Street, who said he had nothing to add to the report but wished they did have the original portal. They agreed with staff recommendations.

There were no speakers from the public regarding this case

**Ms. Rios moved to approve Case #H 09-079A by upgrading the status to Contributing according to the evidence presented and designating the west and south façades as primary. Ms. Walker seconded the motion and it passed by unanimous voice vote.**

**Case #H-09-079B.** 215 E. Berger Street. Don Gaspar Area Historic District. Kenneth & Margaret Schultz, owners/agents, propose to remove an historic wire fence and replace with a stuccoed wall and latillas to a height of 5'4" where the maximum allowable height was 4'11", replace non-historic door and rehabilitate existing windows including adding storm windows, construct an overhang, hardscaping, restucco, and construct a coyote fence to the maximum allowable height of 6' on a non-contributing building. An exception was requested to remove the historic wire fence (Section 14-5.2 (D)(5)(b)). (Marissa Barrett)

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

#### **BACKGROUND AND SUMMARY:**

This application proposes to remodel a non-contributing building (unless upgraded by Board during the previous case to contributing) by rehabilitating historic windows and installing exterior storm windows as well as spray foam insulation and stucco to match existing color, type, and texture. Also proposed is to replace a non-historic door on the publicly visible south elevation as well as to construct an overhang above the door for weather protection. The overhang will be approximately 2' deep and will have exposed vigas as supports. If the building is upgraded to contributing status the south and west elevations would be considered primary by staff. Although the overhang is an addition to a primary elevation staff feels that an exception is not required since the overhang addition is located at the non-historic portal infill.

Also proposed for this property is to remove the historic wire fence along the south property line which is barely visible due to overgrown vines. The original wire fence was altered in the 1980s when additional wire fencing was added to heighten it and the vines were planted. Since the fence is historic an exception to Section 14-5.2 (D,5,b) is requested by the applicant to remove historic material. As required by code the

applicant has answered the exception questions outlined in Section 14-5.2 (C,5,c,i-vi).

*1. Does not damage the character of the Streetscape:*

The new wall will be more in line with the character of Berger Street. Most walls in the neighborhood are an adobe structure, wood or a combination of the two.

To leave the existing fence would affect the value and enjoyment of the property.

Materials over the years to modify included removal of the northern portion of the original fence, extension of the height which exceeds current height codes, the addition of wood poles and wire fencing which are in need of repair.

Staff concurs that many of the walls on Berger Street are stuccoed walls and that the wire fence, which is barely visible, has been altered and is in need of repair.

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

The concern for public safety include the large vines growing throughout the metal fence, rotting wood and loose wire used to make additions and heighten the fence over the years.

Staff concurs that repairs are difficult to make on the existing fence due to the overgrown vines.

*3. Strengthen the unique heterogeneous character of the city by providing a full range of design options to ensure residents can continue to reside within the Historic Districts.*

Our design blends in with the historical aspects of the neighborhood but has its unique qualities. Vines currently covering the fence make it obscure.

Staff concurs that the vines currently covering the fence makes the wire fence obscure.

*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.*

Staff is in agreement with response 4.

We are wanting the fence to have a positive appeal for the neighborhood. Updating the wall will improve the traditional historical feel of the neighborhood.

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

The property was purchased in September 2009 and the fence and gate were in there current state of disrepair.

Staff concurs that the fence and gate are in major need of repair and in some areas a state of disrepair.

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

The new wall proposal will blend in with the neighborhood more than the existing fence. Having the existing fence in need of repair would have more of negative impact.

Staff concurs that the wall may blend into the neighborhood.

Proposed to replace the wire fence is a stuccoed yard wall with latillas to a height of 5'4 " where the maximum allowable height is 4' 11". The wall will be stuccoed to match the existing building and will include a natural finished wood pedestrian gate.

Also proposed is to secure latillas to the existing chain link fence along the west property line. The coyote fence will not exceed the maximum allowable height of 6'.

Lastly proposed is to remove a concrete footing and partial flagstone area in the front yard and install a new flagstone walkway.

#### **STAFF RECOMMENDATIONS:**

Staff recommends approval of the application including the exception citing the exception criteria has been met based on the damage to the fence and current lack of visibility. If the exception is approved staff recommends that the new yard wall not exceed the maximum allowable height of 4' 11" and that 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 [if historic status is upgrades], Section 14-5.2 (D) General Design Standards for All H-Districts, and Section 14-5.2 (H) Don Gaspar Area Historic District Design Standards.

Mr. Schultz clarified that on the wall in front, the wall was 58" tall with accents to 64".

Ms. Walker asked if the latilla was on top or behind the wall.

Mr. Schultz said it was on top.

Ms. Rios encouraged him to go with a stuccoed wall because that neighborhood had more stucco and very little latilla. It was fairly well established.

Mr. Schultz said there was a house with the same type nearby.

Chair Woods asked if he intended to put the latillas on the inside of the wire fence.

Mr. Schultz agreed they would be inside.

Chair Woods concluded that the wire fence was exposed to the neighbors. Mr. Schultz agreed.

Dr. Kantner asked why he would not take that down.

Mr. Schultz felt someone in the future might want to take down the latillas.

Ms. Rios asked if he would use a spray foam installation. Mr. Schultz agreed.

Ms. Rios asked if they would have anything on roof. Mr. Schultz said they would not.

Ms. Rios asked what exterior lighting there would be. Mr. Schultz said only a porch light.

Ms. Mather asked if in their rehabilitation of windows they would be painting and using different colors.

Mr. Schultz said they would be the same color with reglazing. The door would be dark varnish.

Dr. Kantner asked about the yard wall gate finish.

Mr. Schultz said the gate would be the same as the front door.

Chair Woods said the Board thanked him for rehabilitating this property.

There were no speakers from the public regarding this case.

Chair Woods recapped the issues.

**Dr. Kantner moved to approve Case #H 09-079B as recommended by staff with the following conditions**

- 1. That the chain link fence be removed;**
- 2. That the front wall be solid stucco to 4' 11";**
- 3. That any exterior lighting be taken to staff for review and approval;**
- 4. That the exception criteria were met in pages 3-4.**

**Ms. Rios seconded the motion.**

**Ms. Walker requested a condition**

- 5. That the reveals be the same as existing.**

**Ms. Rios requested a condition**

- 6. That there be no visible roof top appurtenances. Dr. Kantner agreed to those conditions and the motion passed by unanimous voice vote.**

2. **Case #H-10-032.** 511 E. Palace Avenue. Downtown & Eastside Historic District. Joel Nicholas, agent for Margaret & Steven Jennings, proposes to construct a 336 sq. ft. free-standing portal on the rear of a contributing residence at 12' high with a propanel shed roof. (David Rasch)

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

**BACKGROUND & SUMMARY:**

511 East Palace Avenue is a single-family residence and free-standing garage and casita that were built before 1930 in the Spanish-Pueblo Revival style. The structures are listed as contributing to the Downtown & Eastside Historic District. The street-facing south elevation of the residence may be considered as primary.

The applicant proposes to remodel the property with the following item. A 336 square foot portal will be constructed to a height of 12'. The portal will be free-standing and located at the rear of the residence adjacent to the north elevation. The portal is simply designed with chamfered 6" x 6" wood posts. A Propanel roof with minimal pitch is proposed. Exposed wood will be finished with a natural oil finish and the Propanel color has not been identified. Other free-standing and attached pergolas/ramadas exist on the property.

**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.

Mr. Rasch noted that there was some visibility as shown in the photograph.

Present and sworn was Mr. Joel Nicholas who said regarding the propanel roof that they were talking about having no roof but just a ramada. It had been evolving. They just wanted the outside structure.

Chair Woods thought it was high at 12'.

Mr. Nicholas said the overall height of the building was 12'. He didn't think the portal was that high.

Mr. Rasch measured it at it was 10' 8".

Ms. Shapiro asked if he would be adding lighting to the portal.

Mr. Nicholas said they would not add any new lighting. They had an existing exterior wall sconce.

Ms. Mather asked why he was making the portal free standing.

Mr. Nicholas said the house was all adobe and in talking with the building department, staff recommended it be free standing. The roof line kept changing and it would be exposed with this metal

plate.

Ms. Rios asked how far from the house it would be.

Mr. Nicholas said it would abut to the house but not be physically attached.

Ms. Walker reasoned that it was now a ramada. Mr. Nicholas agreed.

Ms. Walker asked if the ramada would be level and not pitched.

Mr. Nicholas said he suggested keeping the pitch so they could go back and put propanel on it.

Ms. Walker cautioned that it would have to come back to the Board.

She asked how high it was from the top of parapet to the top of ramada.

Mr. Nicholas said it was about 2'.

Ms. Mather said the Board did not support having the propanel roof because it would be visible from the street and was one of the Board's concerns.

Chair Woods thought a pitch on the ramada would also be inappropriate and it would be better to stay flat.

Mr. Featheringill said typically in unattached structures there were certain distances from the building.

Mr. Rasch -agreed. He noted that the area if roofed would be inside the 50% footprint.

Ms. Mather asked if he would consider postponing the case until he determined exactly what the roof treatment would be.

Mr. Nicholas said the ramada was their intent now. The clients were in favor of no propanel roof. It would be a ramada.

There were no speakers from the public regarding this case.

**Ms. Mather moved to approve Case #H 10-032 with the following conditions:**

- 1. That the height of the ramada be 10' 8";**
- 2. That the top of the ramada be flat.**

**Ms. Rios seconded the motion and it passed by unanimous voice vote.**

Mr. Nicholas asked if it would be a problem if the ramada was lower.

Chair Woods said that would not be a problem.

3. **Case #H-10-033.** 801 Griffin Street. St. Catherine's Indian School. Historic Landmark. The Historic Design Review Board proposes an historic status review of the historic cemetery landmark on behalf of the Sisters of the Blessed Sacrament. (David Rasch)

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

#### **BACKGROUND & SUMMARY:**

801 Griffin Street, known as St. Catherine's Industrial Indian School campus, was established in 1886 and the school was in operation until 1998.

The State SHPO listed 13 structures on the campus to the State Register on September 28, 2001 with the Historic Design Review Board recommending the same 13 structures for landmark historic status as case H-01-103 on January 8, 2002 and with subsequent adoption to the official map by the Governing Body as Bill number 2006-79 on October 25, 2006.

Item number 12 on the landmark map is the Cemetery. It consists of sixteen marked graves and is bounded by a chain-link fence. Fifteen sisters are commemorated with two rows of identical white stone markers and the single gray stone marker denotes the grave of artist Edward O'Brien who painted the mural in the main campus building. The earliest grave dates to 1904 and the most recent grave is from non-historic times.

The Sisters of the Blessed Sacrament, former owners and operators of the school, are proposing to relocate all of the graves and markers off campus. Therefore, they are requesting a downgrade in historic status to non-contributing. The attached letter of request cites reasons for downgrade based upon the definitions of structure and historic status.

#### **STAFF RECOMMENDATION:**

Staff recommends denial of the request to downgrade the historic status of landmark for the cemetery at St. Catherine's Industrial Indian School because the markers shall be considered as structures, the graves represent a strong cultural association with the school, and the cemetery has a high degree of preservation.

Mr. Rasch gave citations in the packet on structure, landmark structure.

He said the cemetery was a site to be considered. The graves were not structures. The Sisters requested the downgrade. The code gave that authority only to owner, Board or Staff. So this was an H Board application on behalf of the sisters. He clarified that it was a request to the Governing Body.

Chair Woods understood if the Board retained the current status, it would not go to the Governing

Body. Ms. Brennan agreed.

Ms. Mather asked where they proposed to move the bodies.

Mr. Rasch said they planned to move them to Rosario just south of St. Catherine's School.

Ms. Mather asked if it was legal to move them since the property was sold.

Mr. Rasch explained that if the Board recommended non-landmark status it still didn't give them the authority to remove the bodies but only to approach the owner to request that.

Ms. Shapiro asked if they were requesting to move them because someone was planning to build on that site.

Chair Woods suggested they start with Public Comment.

Present and sworn was Sister Sandra Schmitt representing the Sisters of the Blessed Sacrament who said their goal was to move the remains of their sisters to Rosario Cemetery. They had been told that removing the landmark status was the only way that could be done.

They had many reasons. They were from Pennsylvania. While the deed said the graves would receive perpetual care, it was now in disrepair. Some sisters visited there. Even though it was better right now, they didn't know what would happen with future owners. They also had problems with access. Families or the sisters coming to visit didn't even know who to contact to get in the gates. That was of concern. So that was what they were requesting.

Present and sworn was Sister Rodriguez who went to school at St. Catherine's from 1-12 grades. Her grandfather and her mother also went there. She felt she represented all the pueblos. They went every year to commemorate their departed. Out of respect like others would bring flowers they bought food on November 1 and 2 were the days they had a special ceremony for those who died in their families. For the sake of the pueblos and especially those who went there to school, they were in favor of moving them so people could visit these graves.

Present and sworn was Sister Genevieve who said these sisters were family. And right now they didn't have access. All of the sisters wanted to go and visit those who went before. Theirs were the shoulders on which today's sisters stood. It was only circumstances but they needed to have a place to visit them.

Ms. Rios asked how long the graves had been there.

Sister Sandra said the first sister who died there was buried in 1904.

Ms. Rios asked if all owners were obligated to give the sisters access and to keep the place clean would the Sisters of the Blessed Sacrament be willing to allow them to remain there.



Sister Sandra said they thought they already had that assurance. But with a change of owners, a sister visiting couldn't get the owner by phone and asked if it had changed ownership again.

When the public comes, who knew when they might want to visit. So it wouldn't be her preference. She thought their answer would be to move the bodies.

Ms. Walker suggested an amendment to the deed that would have a right of reversion if the owner didn't make the property open and available to visitors.

Chair Woods didn't think the Board could go that far.

Mr. Featheringill asked if they knew there were only 16 people buried there.

Sister Sandra said they were only aware of sixteen that included fifteen sisters. If there were any others, they would have to have been buried there before they came and started the school.

Ms. Mather asked if they had an area in Rosario for all of them.

Sister Sandra said the Rosario Cemetery gave some choices. There would be just one head stone and not sixteen grave sites. They had been working with French's there.

Ms. Mather asked what would happen with the present head stones.

Sister Sandra wasn't sure. They had to go step by step. They talked with the State and they saw no problem.

Ms. Mather explained that the headstones themselves had historic integrity.

Sister Sandra understood that. They talked about moving the bodies but keeping the headstones there.

Ms. Rios asked if legally they didn't have the right to remove the remains.

Sister Sandra said their attorneys said they did have the right. Those bodies were not the property of the current owner.

Chair Woods asked Ms. Brennan to respond to that point.

Ms. Brennan said she was trying to refocus the purview of the board. In the definition of Landmark, it said any structure or feature that had historic significance. There had been a lot of focus on the headstones but the focus on the whole site was perhaps appropriate here - a whole rather than a bunch of stones. The meaning of the site was important. The status was what to focus on.

Present and sworn was Ms. Marilyn Bane, past president of OSFA and speaking on their behalf said something that had not been acknowledged thus far was that the site was important and the headstones

and graves were important but they should also look at the importance of these women. They chose to be part of the Santa Fe Community and this was their home. What we would want was to have them continue in the city they loved - to find a way where there would be constant access from all.

Present and sworn was Mr. Jack Hyatt, attorney for the owners, who stated that this Board had the foresight to amend the ordinance a year ago that demolition by neglect not occur in landmark properties. The owners respected and honored that. He found himself in the unenviable of being on the other side from the Sisters of the Blessed Sacrament. But for the owners this had historic integrity and in his eyes that was important for the future use of the property. The Veterans' Administration had some interest in this property that was next to the Veterans' National Cemetery. The authorities were here two weeks ago to talk about extending the national cemetery. There wouldn't be another national cemetery in New Mexico. They have in other areas had private cemeteries within a national cemetery and provided the same care and respect for them.

He believed this was part and parcel of that property.

In his review, this was the first time he had heard that access was an issue. He was the representative for the owner and would provide access to the Sisters. He spent the afternoon at HSFF researching St. Catherine's and reading the stories of the 1908 fire and other things including the legacy of Catherine Drexel. It has had five years of neglect. Everyone wants what was best for this property and honoring of the Sisters and Catherine Drexel.

Chair Woods said it was not the Board's job to try to negotiate to keep people happy. The Board could not decide how they would visit the graves.

Ms. Walker asked who would manage the buildings if the VA took ownership of the property.

Mr. Hyatt said they would probably not take the buildings. They did not have money to do that.

Ms. Walker said the east wall of one building disappeared by neglect and asked if there was any intent to repair that.

Mr. Hyatt said Mr. Tafoya got that repaired shortly after he purchased it but it lasted only about a year and he was contemplating that again.

Ms. Walker said again that the east wall wasn't there.

Chair Woods clarified that the Board's concern with this contributing building was that if not addressed soon it would have to be demolished. It was a danger now.

Ms. Rios noted that the Sisters came from Pennsylvania. She asked if they had Mr. Hyatt's contact information for access.

Mr. Hyatt said this was new to him and needed to introduce himself to them. He hoped the Board would

vouch for him. He would make himself available to them personally or make arrangements.

Ms. Walker wondered if bodies were exhumed and the headstones remained if it would keep their status.

Mr. Rasch said that would put the historic status in danger because it would lose some cultural significance. Many people complain about things in Santa Fe that don't represent anything real.

Ms. Brennan agreed.

Ms. Walker thought it could still have historic significance, at least visual significance.

Dr. Kantner asked, if it was delisted, what impact that would have on the rest of the buildings.

Mr. Rasch said there were 13 features landmarked on the campus. The cemetery and wall and fences were non residential school structures. There were also three private residences nearby. If the cemetery was delisted, it would have an impact on the landmark of the campus. But it also would cause more risk to the status of the three residences adjacent to it because of the future interest in having vacant land as opposed to non-vacant land.

Mr. Hyatt shared that Mr. Tafoya had suggested that if the Board were of a mind that the staff report should not be approved and the Sisters' request be granted, he would ask that it be tabled for six months to a year to allow them to interact with the Sisters of the Blessed Sacrament on the access issue to see if they could work out a satisfactory solution.

There were no other speakers from the public concerning this case.

Ms. Walker thought Mr. Hyatt's idea was good if the sisters would be willing to talk with them.

Ms. Rios shared some of her research. Burial grounds represent the cultural influence that occurs in a community including the religion influence; settlement patterns, burial practices; even genealogy. Those sisters had a life there; they taught there; they were buried there. It was their place. So this idea Mr. Hyatt suggested might be the route to follow.

**Ms. Rios moved to postpone Case #H 10- 033 for four months. Ms. Walker seconded the motion and it passed by unanimous voice vote.**

- 4. Case #H-10-034.** 646 Galisteo Street. Don Gaspar Area Historic District. OZKENPA, LLC, owner/agent, proposes to rebuild an adobe wall in-kind of a contributing building. (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 646 Galisteo Street was constructed before 1928 and is listed as a contributing building to the Don Gaspar Area Historic District on the Official Map.

This application proposes maintenance and repair in-kind to a section of the north, primary elevation adobe building wall. Due to canale failure the wall has become structurally compromised. James Hands, a structural engineer has done a condition assessment on the wall and found that it has settled and that the shoring that was completed in the interior of the residence is only a temporary fix. Mr. Hands proposes additional shoring at the beginning of the repair work which consists of removing the adobes from the top of the wall and proceeding downward.

The applicant proposes removing the interior stucco and failed adobes in the damaged area from the top down. All failed adobes will be used in the mud mortar as the wall is rebuilt with new adobes. Windows and doors that are removed in the rebuilding of the wall will be put back in the same location. After the rebuilding of the wall is completed the exterior stucco will be removed where cracked and bulged and the entire north wall will be re-stuccoed. The stucco will match the existing in type, color, and texture.

Lastly proposed is to rebuild a section of the existing freestanding yard wall along Chávez Place which was removed when the damaged occurred. The wall will be replaced in-kind and will be stuccoed to match the existing residence.

#### **STAFF RECOMMENDATIONS:**

Staff recommends approval of this application as it complies with Section 14-5.2 (C) Regulations for Contributing Buildings, Section 14-5.2 (D) General Design Standards for All H-Districts, and Section 14-5.2 (H) Don Gaspar Area District Standards.

Present and sworn was Mr. Tom Osgood, who had nothing to add to the staff report.

Ms. Walker asked if he thought that wall could be stuccoed.

Mr. Osgood said he would love to stucco all of that wall.

Ms. Mather asked if on the repairs of windows and doors he planned to paint them the same or a different color.

Mr. Osgood said he planned to paint them the same color that now existed.

Chair Woods reminded the Board they could only make comments on things in the Board's jurisdiction - not drainage or traffic - just the walls.

There were no speakers from the public regarding this case.

**Ms. Walker moved to approve Case #H 10-034 including the stuccoing of the yardwall along**

**Chávez Place. Ms. Ríos seconded the motion with the condition that the stucco be cementitious. The motion passed by unanimous voice vote.**

5. **Case #H-10-035.** 311 Montezuma Avenue. Historic Transition District. T. Martínez, A Different Perspective, agent for Kathleen Faman, proposes to demolish an historic addition on a contributing building due to irreparable damage and reconstruct the addition in-kind. An exception was requested to remove historic material (Section 14-5.2 (D)(5)). (David Rasch)

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

**BACKGROUND & SUMMARY:**

311 Montezuma Avenue is a residential structure that was constructed in the Bungalow style by 1928. A two-story adobe addition was constructed on the rear by 1948 in a vernacular manner. The entire building is listed as contributing to the Historic Transition District.

Damage by neglect of the rear two-story addition due to a water leak has caused extensive damage that warrants a demolition and reconstruction in-kind of the addition. The applicant intends to reuse doors and windows and requests an exception to remove other historic material (Section 14-5.2 (D)(5)) and the required responses are as follows.

(i). The proposed removal of historic material in this area does not damage the character of the streetscape.

The portion being demolished and reconstructed is located at the back of the lot and would not affect, nor damage the character of the streetscape.

Staff response: Staff is in agreement with this response.

(ii). The proposed removal of historic material shall prevent a hardship to the applicant or an injury to the public welfare.

The demolition and reconstruction of the water damaged portion of 311 Montezuma would help the properties surrounding it since at the present the building sections are starting to tumble down and pose a safety hazard. Reconstruction will prevent this from continuing. Demolition and reconstruction will aid the owner in being able to now make use of the spaces by leasing them since at the present they are vacant. The general public would stand to gain from new businesses locating here since the location is near Guadalupe and Sandoval Streets and well traveled by the local community and the tourist trade.

Staff response: Staff is in agreement with this response.

(iii). The proposed removal of historic material shall 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 demolition and reconstruction of this portion of the building would strengthen and continue the unique heterogeneous character of this neighborhood and of the building itself since portions of it were built in two different time periods. This vocabulary simply adds flavor to the neighborhood.

Staff response: Staff is in agreement with this response.

(iv). The proposed removal of historic material is due to special conditions and circumstances which are peculiar to the land or structure involved and which are applicable to the other lands or structures in the related streetscape.

Since the back portion of this building was damaged by water, and being constructed at the time it was (1940's), the un-reinforced structure is "melting" down on itself. To leave the building as it is would not add to, but would significantly take away from the neighborhood. The impact would be sizeable.

Staff response: Staff is in agreement with this response.

(v). The proposed removal of historic material is due to special conditions and circumstances which are not a result of the actions of the applicant.

The demolition and reconstruction of the damaged section of this building is the owner's/applicant's way of remedying this situation as quickly and efficiently as possible so as to have the least effect on the surrounding areas for a situation that occurred to it (the water damage) that was beyond her control.

Staff response: Staff is in agreement with this response, since the owner was away.

(vi). The proposed removal of historic material shall provide the least negative impact.

Lastly, the conscientious demolition and reconstruction of the damaged section of this building will be accomplished by making use of the existing materials (as is possible), reusing all existing windows and doors and impacting the surrounding neighborhood in the most respectable way possible. The demolition and reconstruction of this building will be in keeping with the Historic Transition District requirements, bring the new section up to code, be structurally sound, be viable for use thus adding to the current economics of the area and city, and deter further undue hardship on those affected by the damage.

Staff response: Staff is in agreement with this response.

#### **STAFF RECOMMENDATION:**

Staff recommends approval of the exception request to remove historic material with the condition that historic material shall be reused as much as possible. Otherwise this application complies with Section 14-5.2 (C) Regulation of Contributing Structures, (D) General Design Standards, and (G) Transition Historic District.

Ms. Mather asked if this was reconstruction in kind. She questioned the adobe on the second story adobe and asked if it was feasible or if the Board could approve frame construction.

Mr. Rasch agreed, because he had requested an exception, to grant that.

Present and sworn was Ms. Teresa Martínez, who introduced Luke Carporelli from Paul Davis Restorations who were doing the work. She said she had nothing to add to staff report.

Ms. Rios asked if on the second story they were planning for frame instead of adobe.

Mr. Carporelli was also sworn and said there was no bond beam now but we were going to demolish and put in new wood bond beam. He preferred to put it back the way it was (with adobe).

Ms. Walker asked if he would use cementitious stucco. Mr. Carporelli agreed.

There were no speakers from the public regarding this case.

**Ms. Mather moved to approve Case #H 10-035 per staff recommendations and accepting exception criteria with the following conditions:**

- 1. That the stucco be cementitious,**
- 2. That any changes in exterior lighting be brought to staff for review and approval,**
- 3. That there be no rooftop appurtenances.**

**Ms. Walker seconded the motion and it passed by unanimous voice vote.**

- 6. Case #H-10-036.** 1120 Canyon Road. Cristo Rey Church and Rectory. Downtown & Eastside Historic District. Archdiocese of Santa Fe, owner/agent, propose to perform maintenance and repair on this significant and contributing property and to construct a planter near the front façade. An exception was proposed to remove historic material (Section 14-5.2(D)(5)). (David Rasch)

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

#### **BACKGROUND & SUMMARY:**

1120 Canyon Road, known as Cristo Rey Church and Rectory, were designed by John Gaw Meem and constructed in 1939 in the Spanish-Pueblo Revival style. The church is listed as significant and the rectory is listed as contributing to the Downtown & Eastside Historic District.

The applicant proposes to perform maintenance and repair to both structures and to construct a planter in front of the church façade.

The structures have suffered from damage by neglect and maintenance and repair is long overdue. Significant damage has occurred on exposed woodwork, window glass and glazing, and stucco. Since the submittal is not precisely descriptive of what will be repaired and what will be removed, an exception is requested to remove historic material and the required responses are below.

Two exiting planters that were constructed against the church front façade will be removed and reconstructed away from the façade. The planters are requested as a buffer between the pedestrian area at the front door and the parking area which is paved up to the façade. They will be constructed of stone that are 17" high.

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

We are requesting an exemption to remove historic material ONLY if it is beyond repair which could include broken window glass, doors, grills, vigas, wood posts, beams, lintels and viga ends. The buildings are designed by John Gaw Meem and it is our intent to follow all original details when replicating wood that is rotted or beyond repair. This work will not damage the unique character of the district or the building but will only enhance it. We understand the importance of preserving the history of these buildings.

Staff response: Staff is in agreement with this response.

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

These building are in dire need of repairs, maintenance and rehabilitation. All precautions will take place to eliminate an injury to the public welfare.

Staff response: Staff is in agreement with this response.

(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 intent is to repair and accomplish maintenance of these building which will not affect the diverse beauty of the Historic Districts in Santa Fe. It will only intensify, strengthen and continue to preserve the character of these historic building.

Staff response: Staff is in agreement with this response.

#### **STAFF RECOMMENDATION:**

Staff recommends approval of the exception request to remove historic material with the condition that historic material shall be reused as much as possible. Otherwise, this application complies with Section 14-5.2 (C) Regulation of Significant and Contributing Structures, (D) General Design Standards, and (E) Downtown & Eastside Historic District.

Present and sworn was Fr. Jerome Martínez who gave some background on the church. It was built in 1939 and John Gaw Meem was the architect. At one time the church housed 1,200 families and they built their own school. As demographics changed, the school was a financial drain. The parish used all extra money to support the school which by 2007 had 40 students and then all were consolidated. He became pastor at that time because of a shortage of priests and lived there. Forty years of deferred maintenance brought them to a parish meeting and they decided to restore the church exterior first and then the school and then the rectory. To get money for that, they would lease the old school but did not intend to sell any of it. They got a Montessori school there a year ago.

They decided to work with John Raders on a plan that they could do in phases. They consulted with Jake Barrow from Cornerstone to be as sensitive as possible.

Although Mr. Rasch had suggested they ask for all of it in their application, right now all they had money for was a \$50,000 grant for the windows. The windows were in very bad shape and falling and a



great energy drain. That was their first phase. The Parish Council voted to start a capital campaign and as that money was raised they would do it in phases. The congregation was now just 400 families who were basically an older community on pensions and social security.

Ms. Walker asked if the parishioners would be willing to move those gardens away from the wall.

Fr. Martínez said there was no indication that John Gaw Meem intended the building to be bare. George Kubler said in his book that churches either had plazas or walls or orchards. The Pecos church had a vegetable garden in front. So there was no answer for a Pueblo Mission church.

Structurally - the water damage was to adobe prior to concrete. In El Rito he restored in 1983 and they created a trench. The reason for the massive walls was from having no foundation. The El Rito church when covered with cement allowed the adobes to wick. The adobe didn't lie on the ground at Cristo Rey so there was not much danger there but if the Board wanted them removed, they could do that. The adobes were not touched. They had wanted to do it when they restuccoed. Theologically, their worship activity was a procession from the profane to the sacred. Courtyards, atriums or landscaping could be moved.

Ms. Rios said she had attended Cristo Rey all her life. Today the Board took a really close look on the site visit. The woodwork was in dire need of repair and the stucco too. So she was glad they were addressing it. When the planters were first put in, she was taken aback and concerned about them. They were 17" high.

Fr. Martínez said they could lower them.

Ms. Rios felt going from the profane to the sacred made sense to her. She suggested that rather than an Anasazi stack they just use stucco.

Dr. Kantner concurred with Ms. Rios. The scale at First Presbyterian Church was a little different but stucco would fit it better with the organic nature.

Fr. Martínez said they felt it was better to have organic instead of asphalt.

Ms. Mather pointed out a window on the parish house - #12 on page 49.

Fr. Martínez said that window was added later when Msgr. Rodriguez was there in the 1960's.

Ms. Mather asked that they put in a window with mullions. Fr. Martínez agreed.

Ms. Walker said the submittal didn't have an accurate description on what was removed or replaced.

Fr. Martínez said they were willing to save those that had 30% or less rot.

Chair Woods asked that the contractor check with Mr. Rasch on them.

There were no speakers from the public regarding this case.

Ms. Rios noted that portions of the planters were 8' wide in the drawing and asked if they needed to be that wide.

Fr. Martinez said they were easy and would be glad to bring back a design.

**Ms. Walker moved to approve Case #H 10-036 per staff recommendations with the following conditions:**

- 1. That historic material be used as much as possible;**
- 2. That the window on the east elevation of the rectory be a divided light window;**
- 3. That the gardens have a more harmonious shape and the final plans be submitted to staff for review and approval;**
- 4. That all replacement of historic material be approved by staff**

**Ms. Rios seconded the motion with the added condition;**

- 5. That the planters have stucco instead of flagstone.**

**The motion passed by unanimous voice vote.**

#### **J. MATTERS FROM THE BOARD**

There were no matters from the Board.

#### **K. ADJOURNMENT**

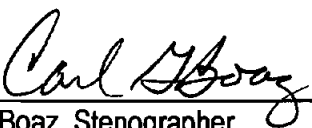
**Ms. Walker moved to adjourn the meeting. Ms. Rios seconded the motion and it passed by unanimous voice vote. The meeting was adjourned at 7:20 p.m.**

Approved by:

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Sharon Woods, Chair

Submitted by:

  
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Carl Boaz, Stenographer