



Agenda

CITY CLERK'S OFFICE

DATE 9/8/10 TIME 8:05

SERVED BY [Signature]

RECEIVED BY [Signature]

AMENDED

HISTORIC DESIGN REVIEW BOARD FIELD TRIP

TUESDAY, September 14, 2010 – 12:00 NOON

HISTORIC PRESERVATION DIVISION, 2ND FLOOR CITY HALL

HISTORIC DESIGN REVIEW BOARD HEARING

TUESDAY, September 14, 2010 – 5:30 PM

CITY COUNCIL CHAMBERS

- A. CALL TO ORDER
- B. ROLL CALL
- C. APPROVAL OF AGENDA
- D. APPROVAL OF MINUTES August 10, 2010 and August 24, 2010
- E. FINDINGS OF FACT & CONCLUSIONS OF LAW

<u>Case #H-10-071</u>	1400 Cerro Gordo Road
<u>Case #H-10-073</u>	128 Candelario Street
<u>Case #H-10-065</u>	247 Rael Road
<u>Case #H-10-075</u>	310 Delgado Street
<u>Case #H-10-076</u>	703 Don Gaspar Avenue

- F. COMMUNICATIONS
- G. BUSINESS FROM THE FLOOR
- H. ADMINISTRATIVE MATTERS
- I. OLD BUSINESS

1. Case #H-10-072. 713 ½ Canyon Road. Downtown & Eastside Historic District. Cyndy Lynch, owner/agent, proposes to construct a 1,831 square foot addition on a 970 square foot non-contributing residence at the existing height. (David Rasch).
2. Case #H-10-012. Santa Fe River Parkway. Downtown & Eastside/Westside-Guadalupe Historic Districts. Kenneth Francis, agent for City of Santa Fe, owner, proposes to amend a previous approval for improvements along the Santa Fe River Park that includes pathways, furniture, and signage from Patrick Smith Park to St. Francis Drive. (David Rasch).
3. Case #H-10-067. 984 Acequia Madre. Downtown & Eastside Historic District. Richard Horcasitas, agent for Terry Caviness, owner, proposes to install a vehicular gate and fence 16.5' wide x 5' high on a non-contributing property. (Dan Esquibel).

J. NEW BUSINESS

1. Case #H-10-079. 1068 Camino San Acacio. Downtown & Eastside Historic District. Sherrie Levine, agent/owner, proposes to construct a 765 square foot free standing casita on a non-contributing property to a height of 14' where the maximum allowable height is 15'4". (Donna Wynant).
2. Case #H-10-080. 1020 Canyon Road. Downtown & Eastside Historic District. Misty Strickland, agent for Sierra, owner, requests an historic status review of five structures on a contributing and non-contributing residential property. (David Rasch).
3. Case #H-10-081. 826 ½ Canyon Road. Downtown & Eastside Historic District. John Padilla, agent for Sanora Zane, owner, requests an historic status review of a contributing structure. (David Rasch).
4. Case#H-10-082. 114 East Buena Vista Street. Don Gaspar Area Historic District. Erem Birkan, agent for Edward Ripley, owner, proposes to construct a 226 square foot addition on a non-primary elevation of a 2,251 sq. ft. contributing residence, repair a stone and stucco yardwall, extend the yardwall and install a pedestrian gate and concrete steps, and replace a corrugated plastic shed roof. (Donna Wynant).

K. MATTERS FROM THE BOARD

L. 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 September 14, 2010 Historic Design Review Board Field Trip, please notify the Historic Preservation Division by 9:00 on Tuesday, September 14, 2010.



Agenda

CITY CLERK'S OFFICE

DATE 9/1/10 TIME 2:55pm

SERVED BY Camille Taylor

RECEIVED BY [Signature]

HISTORIC DESIGN REVIEW BOARD FIELD TRIP

TUESDAY, September 14, 2010 – 12:00 NOON

HISTORIC PRESERVATION DIVISION, 2ND FLOOR CITY HALL

HISTORIC DESIGN REVIEW BOARD HEARING

TUESDAY, September 14, 2010 – 5:30 PM

CITY COUNCIL CHAMBERS

- A. CALL TO ORDER
- B. ROLL CALL
- C. APPROVAL OF AGENDA
- D. APPROVAL OF MINUTES August 24, 2010
- E. FINDING OF FACTS & CONCLUSIONS OF LAW

<u>Case #H-10-065</u>	247 Rael Road
<u>Case #H-10-075</u>	310 Delgado Street
<u>Case #H-10-076</u>	703 Don Gaspar Avenue

- F. COMMUNICATIONS
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- I. OLD BUSINESS

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SUMMARY INDEX
HISTORIC DESIGN REVIEW BOARD
September 14, 2010

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MINUTES OF THE
CITY OF SANTA FE
HISTORIC DESIGN REVIEW BOARD

September 14, 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

MEMBERS ABSENT:

Ms. Karen Walker [excused]

OTHERS PRESENT:

Mr. David Rasch, Historic Planner Supervisor
Ms. Donna Wynant, Historic Staff
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 for the third case under Old Business, the applicant was not present but the Board still might want to hear the case.

The Board took no action on Approval of the Agenda.

D. APPROVAL OF MINUTES

August 10, 2010

Chair Woods requested a change on the last page where it should say "Commissioner Holian said the Santa Fe County was going to propose an ordinance that would cause covenants to come before the Board of County Commissioners for approval."

Ms. Rios moved to approve the minutes of August 10, 2010 as amended. Mr. Featheringill seconded the motion and it passed by unanimous voice vote.

August 24, 2010

Dr. Kantner asked for a change on page 13 in the second line of the motion where the condition should say, "Have a wooden material other than latillas."

Ms. Rios moved to approve the minutes of August 24, 2010 as amended. Ms. Shapiro seconded the motion and it passed by unanimous voice vote.

E. FINDINGS OF FACTS AND CONCLUSIONS OF LAW

<u>Case #H-10-071</u>	1400 Cerro Gordo Road
<u>Case #H-10-073</u>	128 Candelario Street
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<u>Case #H-10-075</u>	310 Delgado Streets
<u>Case #H-10-076</u>	703 Don Gaspar Avenues

Ms. Rios moved to approve the Findings of Facts and Conclusions of Law as presented. Ms. Shapiro seconded the motion and it passed by unanimous voice vote.

F. COMMUNICATIONS

There were no communications.

G. PUBLIC COMMENT

There were no comments from the public.

Chair Woods welcomed Ms. Donna Wynant, new historic staff member.

I. OLD BUSINESS

1. **Case #H-10-072. 713 ½ Canyon Road. Downtown & Eastside Historic District. Cyndy Lynch, owner/agent, proposes to construct a 1,831 square foot addition on a 970 square foot non-contributing residence at the existing height. (David Rasch).**

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

BACKGROUND & SUMMARY:

713 ½ Canyon Road is a 970 square-foot single-family residence that was constructed recently in the Spanish-Pueblo Revival style. It is listed as non-contributing to the Downtown & Eastside Historic District. On the City GIS map the structure is listed as 717 ½ and is located far away from Canyon Road with more visibility from East Alameda Street.

The applicant proposes to remodel the property by constructing a 1,831 square foot addition to match or be lower than the existing structure height. The addition will feature wall-dominated stepped parapet massing, window surrounds, projecting vigas, and exposed wooden elements on an "L-shaped" portal. All windows will be Pella designer Series which meet the 30" glazing rule (Section 14-5.2(E)(1)(c)) and the 3' corner rule (Section 14-5.2(E)(2)(b)).

The building will be stuccoed with elastomeric "Buckskin" and the trim color will be "Putty". Exposed wood elements will be sealed.

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 with the condition that all exterior light fixture designs shall be approved by staff before a building permit application is submitted.

Ms. Rios asked if the public visibility was minimal with a little from Alameda

Mr. Rasch agreed and said there was none from Canyon Road.

Ms. Mather asked if the original structure had cementitious stucco.

Mr. Rasch was not sure.

Present and sworn was Mr. Kegan Clay who said he brought colors for the Board's inspection.

Chair Woods said in the staff report it said elastomeric stucco was proposed and the applicant said it would be Sto.

Mr. Clay said they were trying to match the stucco but it was elastomeric synthetic stucco.

Chair Woods asked for the window colors.

Mr. Clay said the window color would be Putty. He showed the color chip.

He added that at the last hearing he was asked about garage door style and it would be of wood. He passed around the garage design.

Chair Woods asked if the original structure was of adobe.

Mr. Clay said it was adobe with brick.

Ms. Rios asked if there would be anything visible on the roof.

Mr. Clay said there would not.

Ms. Shapiro recalled they talked about the chimney detail last time and asked if he could go over that.

Mr. Clay said it was now shown better to match existing.

Ms. Shapiro asked if it would mimic the existing one. Mr. Clay agreed.

Ms. Mather asked what was sitting on top of the chimney.

Mr. Clay said it was a screen cap to keep birds out.

Ms. Rios asked if they were proposing exterior lighting.

Mr. Clay said they would have a porch lamp by the front door and it would be a sconce.

There were no speakers from the public regarding this case.

Ms. Rios moved to approve Case #H 10-072 per staff recommendations and the conditions –

- 1. that there be no visible rooftop appurtenances;**
- 2. That Sto stucco in Buckskin be used;**
- 3. That the windows be trimmed in Putty;**
- 4. That the garage door be of wood;**
- 5. That the new chimney mimic the existing chimney;**
- 6. That exterior lighting plans be submitted to staff for review and approval.**

Dr. Kantner seconded the motion and it passed by unanimous voice vote.

- 2. Case #H-10-012. Santa Fe River Parkway. Downtown & Eastside/Westside-Guadalupe Historic Districts. Kenneth Francis, agent for City of Santa Fe, owner, proposes to amend a previous approval for improvements along the Santa Fe River Park that includes pathways, furniture, and signage from Patrick Smith Park to St. Francis Drive. (David Rasch).**

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

BACKGROUND & SUMMARY:

The City of Santa Fe, Public Works Department, Parks Division proposes to remodel the Santa Fe River Park from St. Francis Drive to Patrick Smith Park in the Westside-Guadalupe and Downtown & Eastside Historic Districts. On May 11, 2010, the Board approved a project that includes redesign of pathways, furniture such as benches, tables, rails, trash receptacles, water fountains, and doggies bag receptacles, signage, hardscaping, and landscaping.

Now, the applicant proposes to amend the approval for the following 4 items.

1. The existing stone walkway and step in front of the Shelby Street footbridge will be remodeled. The grade will be flattened out to remove the step and the larger stones will be reused at a nearby picnic area. The new walkway will be brick surfaced to match the adjacent sidewalk.

2. The historic stone curbs are only partially extant that line the sidewalk. Some of the historic curb was replaced with concrete curb at the pavement edge. Most of the stone edging has disappeared along the inner edge of the sidewalk. Two options for treatment are proposed:

A. Relocate the remaining inner edge stone to a slightly wider sidewalk dimension and fill in missing areas of stone with brick.

B. Relocate the remaining inner edge stone to replace the concrete curb and create a continuous stone curb in this area.

3. The existing sidewalk at the SW corner of Don Gaspar and Alameda is too narrow. The area will be realigned and widened.

4. Two areas of street-side parking will be finished with permeable paving. Granite pavers will have gravel pockets to catch and channel water to the Park.

STAFF RECOMMENDATION:

Staff recommends approval of this application with Option B for the stone curbs. Otherwise, this application complies with Section 14-5.2 (D) General Design Standards (E), Downtown & Eastside Historic District, and (I) Westside-Guadalupe Historic District.

Ms. Mather asked if on Option B they would put in brick with stone curbing.

Mr. Rasch agreed and said it showed a continuous stone curb.

Mr. Brian Drypolcher, City Staff member, said he was the Project Manager and introduced Kenneth Francis from Surrounding Studio.

Mr. Francis was sworn and said they were back with four supplemental requests.

The first was to deal with the large flagstones at Shelby Bridge. Those there now looked historic and probably were. But they were not ADA compliant so they would have to move them. The proposal was to redistribute them in the picnic area where flagstones had been lost and that would run into the brick path the Board approved a couple of months ago.

The Second was to have stone line the park curb. It would become a filtration area for the parkway. The bricks would pull them over Option B. The stone curb would transition to concrete. They would love to not replace with concrete but with stone curb it was needed.

The third was for the pedestrian sidewalk widening at Alameda. The sidewalk was narrower than three feet so they proposed to widen the sidewalk with a planter to give a better connection. The connection to the east was skewed because of road alignment. It would adjust the crossing and make it safer.

The fourth was to use permeable pavers at Don Gaspar. They didn't get approvals last time because it was still in the works. They would now like approval of materials and design.

This was a good product but pockets were larger so they proposed a brick paver with spacing filled with gravel. The color would be more neutral. They didn't want it to be red but more neutral – more vehicular.

Ms. Mather asked if on Plan B there were enough curb stones to complete it.

Mr. Francis thought they did. Inevitably some of the stones coming out might crack so that might make them short and then would have to find more. But right now they had enough.

There were no speakers from the public regarding this case.

Ms. Mather moved to approve Case #H 10-012 as presented by staff and in #2 to approve Plan B. Ms. Shapiro seconded the motion and it passed by unanimous voice vote.

3. **Case #H-10-067. 984 Acequia Madre. Downtown & Eastside Historic District. Richard Horcasitas, agent for Terry Caviness, owner, proposes to install a vehicular gate and fence 16.5' wide x 5' high on a non-contributing property. (Dan Esquibel).**

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

BACKGROUND & SUMMARY:

At the meeting of July 13, 2010 the action of the Board was to postpone this item to the July 27, 2010 meeting. The Board's reason for postponement was to allow the applicant time to redesign the fence and gate structure to include Juniper (Cedar) Latillas with irregular cuts at the top of the structure. The applicant is now proposing the following changes to the existing fence.

- Replacement of the Spruce Latillas with Juniper (Cedar) Latillas
- Irregular cuts at the top structure

The applicant is requesting approval of these changes in order to obtain a building permit.

STAFF RECOMMENDATION:

Staff supports this request as proposed.

Present and sworn was Mr. Richard Horcasitas who said they were comfortable with the staff report and he would stand for questions.

There were no speakers from the public regarding this case.

Ms. Rios commented that she felt that it was an acceptable way to build a gate. It was already built and was far from the street. She thought they should approve it as built.

Ms. Rios moved to approve Case #H 10-067 as built. Mr. Featheringill seconded the motion.

Ms. Mather asked for friendly amendment as built or as submitted at this meeting. Ms. Rios and Mr. Featheringill were okay with that. The motion passed by unanimous voice vote.

J. NEW BUSINESS

1. **Case #H-10-079. 1068 Camino San Acacio. Downtown & Eastside Historic District. Sherrie Levine, agent/owner, proposes to construct a 765 square foot free standing casita on a non-contributing property to a height of 14' where the maximum allowable height was 15'4". (Donna Wynant).**

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

BACKGROUND & SUMMARY:

1068 Camino San Acacio is a single-family residence that was constructed recently in the Spanish-Pueblo Revival style. The residence is listed as non-contributing to the Downtown and Eastside Historic District.

The applicant proposes to construct a free-standing 765 square foot casita to a height of 14 feet, where the maximum allowable height is 15' 4" as determined by a radial calculation. The casita will be located on the vacant portion of the lot south and uphill from the main residence. The structure will have foam-core reinforced concrete wall construction; wood TJI framing with full-batt insulation; a flat roof with interior drains (no canales); and exterior finishes and details to match the existing residence.

Access to the building site is by way of an existing gravel access road off of Camino San Acacio. A retaining wall will be located along the upper (south) elevation and on-site parking is proposed on the setback area east of the casita.

STAFF RECOMMENDATION:

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

Ms. Rios asked for a description of the public visibility.

Ms. Wynant said in the packet were a couple of views taken downhill of the casita. Uphill wouldn't be visible but to the west a little of it was visible. Pages 16-17 had the view photos.

Ms. Rios asked for a description of the grade on the property.

Ms. Wynant said the building site was immediately behind the patio structure and the patio was at same level as casita. The grade climbed beyond that. So it was somewhat level.

Dr. Kantner said on page ten it looks like about six feet higher at the back.

Ms. Mather said the windows appeared to be the same or similar to the original structure. Ms. Wynant agreed they were designed to replicate.

Present and sworn were Mr. Toby Anderson and the owner, Ms. Sherrie Ladeux.

Mr. Anderson said he had nothing to add to the staff report.

PUBLIC COMMENT

Present and sworn was Mr. Eddie Trujillo 1067 San Acacio, who said he gave Mr. Rasch some pictures of the area and knew the Board had not had a chance to view them.

#1 showed the structure was not Pueblo style.

#2 – showed the grade. The erosion that was taking place because of the buildings in the area. The terrain was delicate and not conducive to more construction. Every time they have tried to service this driveway the material comes back down on San Acacio.

#3 showed the erosion that took place.

#4 showed that the owner brought in big boulders to prevent people from parking on her property. He didn't blame her for doing that.

He said in the wintertime people could not get up there. Snow equipment didn't even attempt to get up there.

#5 showed how steep the driveway was and more erosion. All the attempts to prevent it have not worked.

#6 was another house there and #7 another house - the back side of 1068. #10 showed a downward view at San Acacio showing the steepness.

He said that a house there was converted to three rentals. The cars parked on San Acacio because it was impossible to get up the driveway.

This proposal was brought before the Board in 2003 or 2004 and denied and here they were again. He was opposed to it. They didn't need more wintertime problems.

He said at 1065, his neighbor had not been able to sell it because of the parking problems and were renting it out.

Ms. Rios asked Mr. Trujillo if there would be anything to remedy the situation such as if they paved that road.

Mr. Trujillo thought that would create more runoff. People who came down to get their mail would slip and fall. He saw a lady fall many times and she was a part time resident in the summer only.

Chair Woods said the Board didn't have jurisdiction over drainage and grading and he could take that to Ms. Wendy Blackwell.

Mr. Trujillo said he realized that.

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

Ms. Ladeux said it was not true that people could not get up the driveway. She said she lived both here and in New York .Last time she stayed 18 months.

There was a drainage problem and when she built the first house they had engineers work on the drainage and put in a lot of landscaping to help. Nobody was happy with what happened to that road and she would do anything she could. Obviously people could get up the hill because people lived up there.

Chair Woods asked if they would put in retention ponds.

Mr. Anderson agreed and they would be designed by a drainage engineer.

Ms. Rios asked if anything would be put on the roof.

Mr. Anderson said no.

Ms. Rios asked if it was basically a box or it it would have step downs.

Mr. Anderson said in the back they were stepped down.

Ms. Rios asked if they considered rounded corners unlike existing house.

Ms. Ladeux said her first house was approved by this committee. It made sense to her to keep the same style in the guest house.

Ms. Shapiro asked if she would have any exterior lighting.

Mr. Anderson said the only lighting would be a porch light and it would be a down light.

Ms. Rios asked how much inset the windows would have.

Mr. Anderson said the inset would be two to three inches. They were Hope Windows like on the existing house.

Dr. Kantner moved to approve Case #H 10-079 as recommended by staff with no rooftop appurtenances and the exterior lighting taken to staff for approval. Ms. Shapiro seconded the motion.

Ms. Rios asked for a friendly amendment that the retention pond be approved by the City. Dr. Kantner and Ms. Shapiro agreed and the motion passed by unanimous voice vote.

- 2. Case #H-10-080. 1020 Canyon Road. Downtown & Eastside Historic District. Misty Strickland, agent for Sierra, owner, requests an historic status review of five structures on a contributing and non-contributing residential property. (David Rasch).**

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

BACKGROUND & SUMMARY:

1020 Canyon Road is a large tract of land with five residential structures at the north end and a vacant area at the south end. The three residences along the west side of the lot are listed as non-contributing to the Downtown & Eastside Historic District. The northernmost residence on the east side of the lot is listed as non-contributing to the District and the southernmost residence on the east side of the lot is listed as contributing to the District. The contributing structure may be erroneously listed as contributing since it is similarly mis-associated by address to the adjacent contributing residence at 324 Camino Cerrito.

The 1984 Historic Cultural Property Inventory is insufficient to confirm historic status of these structures, lacking both a construction date and inventory of materials.

The 2005 Historic Compound Survey recommends that this property be designated as an historic compound. The consultant states that the property has little alteration and it retains historic character, scale, and openness. The compound has a central linear axis. Historic Compound designation requires that 50% of the structures shall be designated as historic structures (Section 14-5.2(K)(2).

(1) Purpose and Intent

It is intended that:

(a) Historic compounds shall be recognized as historic places and that the identifiable historic, physical, and spatial elements comprising them shall be preserved.

(b) Character defining architectural, landscaping, spatial features and contexts in an historic compound shall be preserved.

(c) The buildings, structures, landscaping, and open spaces comprising a compound change over time. Changes to a compound may have acquired historic significance and, if so, shall be retained and preserved.

(d) Additions to existing buildings and new construction and landscaping in an historic compound shall be undertaken in such a manner that, if removed in the future, the historic form and integrity of the historic compound would be unimpaired.

(2) Identification of Historic Compounds

(a) In reviewing applications for compliance with subsection 14-5.2, staff shall evaluate whether the subject property is located in an historic compound. If a compound is listed on the historic compound register, this shall constitute identification as an historic compound. In other circumstances, identification of an historic compound shall be accompanied by a written analysis and justification as to why the compound is historic. Historic compounds shall be comprised of a group of at least three buildings that are historically, physically, and/or spatially related. In order for a compound to be considered historic, at least 50 percent of the buildings in the compound shall be designated contributing, significant or landmark. Designation of all buildings, structures, and objects in a compound shall be reviewed upon application. Four general types of historic compounds are found in Santa Fe, the family, the rental, the placita and the commercial.

The five structures have been inventoried recently and the consultant recommends contributing status to all five structures based upon minor alteration while retaining general massing, historic windows, and hand-worked materials such as beams and light fixtures.

The following notes relate to each structure:

1020 was constructed in the Spanish-Pueblo Revival style in 1947 with an addition on the rear between 1959 and 1967. Historic windows include wood casements and double-hung and there are exposed wooden elements and hand-worked elements.

1020A was constructed in the Spanish-Pueblo Revival style in 1948. Historic windows include steel casements and there are exposed hand-worked wood elements.

1020B was constructed in the Spanish-Pueblo Revival style in 1950 with an addition on the rear after 1959. Historic windows are 6-light wood casements with rolled metal sills. The historic portal has exposed wood vigas.

1020C was constructed in the Spanish-Pueblo Revival style in 1956. Historic windows include paired 2-light steel casements and paired 4-light wooden sliders. Portals have been added and removed and a greenhouse was added to the south elevation.

1020D was constructed in the Spanish-Pueblo Revival style in 1958. Historic windows include paired 2-light steel casements. A portal on the north elevation, visible on aerial photographs, has been removed.

Mr. Rasch cautioned the Board that this was not a compound case and the compound had not yet been designated as historic. Mr. Rasch showed the photographs of each of the structures and their details.

One of them had steel sliders at 1020 where he recommended a contributing status with the north and east elevations as primary.

He recommended 1020 as contributing with the east and south elevations as primary.

1020 B had tin sills. The late 1960's addition had aluminum sliders. This was borderline for contributing status but the alteration met code so he recommended contributing with the east elevation as primary.

1020 C had reversible alterations. Even though it was constructed at a historic date he didn't feel it was contributing but if the Board decided it was he recommended that the north elevation would be primary.

1020 D was currently listed as contributing and Mr. Rasch believed that was in error. Lots of historic material was lost but if Board felt it was contributing the south would be primary.

STAFF RECOMMENDATION:

Staff recommends contributing historic status for three to the west due to historic dates of construction, historic materials retained, sensitive alterations, and retaining a sense of the agricultural compound development that was typical of properties along the acequia. No contributing for the two on the east side. Structures with historic status are eligible for tax-credits to offset the costs of preservation.

Ms. Mather asked if anyone studied the wooden casements to see if they could be repaired.

Mr. Rasch said on the primary elevations they must be repaired and on non primary elevations they could be replaced. Tax credits could be utilized for that work on contributing buildings.

Ms. Rios asked if the footprint of 1020 B was changed.

Mr. Rasch said 1020 B had the sixties addition with pergola and green house. Otherwise the footprints were pretty much intact.

Ms. Rios asked Mr. Rasch to read the definition of Contributing.

Mr. Rasch read it.

Ms. Shapiro asked how publicly visible these were.

Mr. Rasch said 1020 was very visible and 1020 C was visible but looking down the drive one could see all of them.

Present and sworn was Ms. Misty Strickland, 325 Academy Corrales, who clarified that the status review was requested by the owner.

Ms. Rios asked if the owner was in the audience.

Ms. Strickland said he was a relative of the owner but could probably answer questions.

Present and sworn was Mr. Romulo Roybal, 805 Allendale.

Ms. Rios – do you feel they were worthy of historic preservation.

Romulo – Mr. Rasch made a great presentation. We had Mr. Rasch go inside and look at the structure. 1020 D has a weak foundation.

What happened was my cousin, Eloy Roybal lived in Miami and was the only one who had access to this building. We had tenants in the other buildings and we repaired the roofs but on this one I could not access it and didn't know if we had a problem. Mr. Roybal came to town and the next day we went to that building. The kitchen sink was full of mud and it put lots of pressure on the building. The addition on the south side – the tiles were loose because of the wetness.

Whether it was historic or not I can't say. My aunt Laura lived on College at 212 while I was going to St. Michael's HS and she acquired it in 1947 and started building with a primary reason to rent. When she decided to move from this area, she lived on College with her daughter and was one of the original Spanish Market people. They crocheted and made blankets and sold them at 1020 Canyon Road so it established the commercial part of the property. She got married and moved away and then back and >>> added a garage to store her car.

On this building of 1020A – it was leaning on the wall that my aunt built one foot into her property line and it was a fire hazard. Today, my relatives told me to tear it down but I want to ask this Board – and the fire dept – The people that own this property came here to ask for second story and the Board denied it.

If the fire department looked at this addition she had, the walkways were leaning on his aunt's wall. He didn't know if they came back.

Ms. Rios said this was not ringing a bell.

Mr. Roybal said that little structure would be taken care of by him.

Ms. Mather asked if his aunt lived in 1020.

Mr. Roybal said she did but also in the big house. She rented the second one to a contractor.

Mr. Rasch said that was 1020B.

Chair Woods asked if the doors on 1020A had been garage doors.

Mr. Roybal agreed and said a contractor had a shop there.

Ms. Strickland said they made the application because there was interest on the property and that was why they were here.

Present and sworn was Ms. Stefanie Beninato 604 Galisteo, who said she agreed with Mr. Rasch about the historic survey. Whoever did that survey was not particularly accurate in describing the buildings. It was not really a family compound but they were historic structures and it would be great to make them contributing so the owner could maintain them and they would not become like 1020 D.

She was a little surprised at the change in the definition that it was a 50 year old building with one primary elevation that was intact. She said in 2005 when she tried to get 604 Galisteo as non contributing the head of the Board felt it didn't matter that there were no primary facades.

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

Ms. Rios asked if the tax credits went through proper channels and would be done one by one.

Mr. Rasch agreed.

Ms. Rios asked if the definition had changed.

Mr. Rasch said it had not since he had been here.

Ms. Strickland asked about how the tax credits worked.

Mr. Rasch said it was a state tax credit and the owner had to owe state taxes to get the credit. It was up to \$25,000 over three years that could be written off.

Ms. Strickland said the owners were California residents.

Chair Woods asked if the owners wished to restore the buildings.

Ms. Strickland said Mr. Roybal passed away and the property went to the trust and the family asked her to help with the next steps.

Ms. Mather asked if the front wall, for the record, was historic or not.

Mr. Rasch said the front wall and gate looked to be about the same age so he was assuming it was of the same vintage.

Mr. Featheringill said if they were renting these properties they should be paying taxes and the credits would transfer to new owners.

Ms. Strickland explained that three of them could not be rented – there was currently only one tenant.

Ms. Rios moved to approve Case #H 10-080 per staff recommendations that 1020 A and B be contributing and C and D be non-contributing and the facades be as proposed by staff with the north and east elevations for 1020, the east and south for 1020A and the east for 1020B. Ms. Shapiro seconded the motion.

Ms. Mather asked for clarification in the motion that on 1020 B it would exclude the addition.

Ms. Rios agreed and the motion passed by majority voice vote with Dr. Kantner opposed.

- 3. Case #H-10-081. 826 ½ Canyon Road. Downtown & Eastside Historic District. John Padilla, agent for Sanora Zane, owner, requests an historic status review of a contributing structure. (David Rasch).**

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

BACKGROUND & SUMMARY:

826½ Canyon Road is an accessory structure at the rear of the street-facing structure which is contributing to the Downtown & Eastside Historic District. A smaller shed and carport was located in this rear area as shown on a 1966 aerial photograph. The existing wood frame and synthetic stucco building is listed as contributing to the District, although evidence supports a non-historic date of construction. It appears that all structures on the property were assigned the same historic status in error.

STAFF RECOMMENDATION:

Staff recommends a downgrade in historic status for 826½ from contributing to non-contributing due to the non-historic date of construction.

Present and sworn was Mr. John Padilla 1925 Aspen, who had nothing else to add to the staff report. The owner would just like confirmation of status review.

There were no speakers from the public regarding this case.

Ms. Mather moved to approve Case #H 10-081 as recommended by staff, to downgrade this property to non contributing historic status. Ms. Shapiro seconded the motion and it passed by unanimous voice vote.

- 4. Case #H-10-082. 114 East Buena Vista Street. Don Gaspar Area Historic District. Erem Birkan, agent for Edward Ripley, owner, proposes to construct a 226 square foot addition on a non-primary elevation of a 2,251 sq. ft. contributing residence, repair a stone and stucco yardwall, extend the yardwall and install a pedestrian gate and concrete steps, and replace a corrugated plastic shed roof. (Donna Wynant).**

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

BACKGROUND & SUMMARY:

114 E. Buena Vista is a single-family residence that was constructed before 1928 in a mixture of Territorial Revival and Spanish-Pueblo Revival styles. The residence is listed as contributing to the Don Gaspar Historic District and the north elevation may be considered as primary.

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

1. A 226 sq. ft addition will be constructed on the east non-primary elevation to a height of 9'10" and less than the adjacent brick coping parapet. The addition is set back more than 10 feet from the primary façade and does not exceed 50% of the square footage of the existing footprint and does not exceed 50 percent of the existing dimension of the primary façade (Section 14-5.2(D)(2)(d)).

The pueblo architectural style is proposed for the addition to tie into the home that has both territorial and pueblo architectural styles. The general historic harmony of style form, stucco color, height, lintels, proportion and material will be used to blend the historic design into the addition. The new windows and doors at the addition will match the existing exterior fenestrations.

2. The applicant also proposes to repair the stone and stucco yard wall in kind. Aerial photographs do not conclusively show whether the wall existed prior to 1960 and an exception was not requested to remodel the wall by removing historic material.

3. A three foot wide section of the north wall will be removed and wooden pedestrian gate will be installed. The wall will be extended in kind to better define the existing patio and create an entry on the side of the building. The new wall treatment will match the style, form, stucco color and height of the existing walls present condition. Concrete steps will be installed

4. The existing green plastic roof material over the exterior staircase will be replaced with clear plastic.

5. Proposed work also includes an interior storm window and door matching the existing opening, at the main entrance facing the street in order to preserve the historic material on the 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 (H) Don Gaspar Area Historic District.

Ms. Wynant added that she had enlargements of the elevations for the Board.

Ms. Mather asked if the plastic roof material was acceptable per the ordinance.

Mr. Rasch said he would look it up. Staff would typically prefer a metal corrugated roof which was more traditional although this was an odd addition. He didn't know if that had been installed with a permit originally. He read from the ordinance, "Attached greenhouses that front on the street shall give the appearance of being integrated into the structure of the building ... The use of corrugated fiberglass or roll plastic for the external surface on attached or free-standing greenhouses that front on the street is prohibited."

Present and sworn were Mr. Erem Birkan, 1599 Luisa Street and Mr. Edward Trujillo. Mr. Birkan said the greenhouse had been there a long time and they wanted to use the plastic to provide some transparency. It had a drain that had not worked for years. They debated about asking for a corrugated roof and the most reasonable option seemed to be the green plastic.

Chair Woods thought it was a neat bldg but the side was an eyesore. As long as they were constructing something new, she asked if they could make it look better by straightening it out.

Mr. Birkan pointed out that it was very close to the front.

Chair Woods said it was non conforming anyway.

Mr. Birkan said he would prefer to do that if the Board gave him a chance.

Mr. Trujillo said the plastic had been there forever and they needed a source of light for the basement apartment. There was no other source of light then the greenhouse. Unfortunately what appeared to be a drain at the bottom was not a drain and if it were it would flood that bottom apartment.

Chair Woods explained how it could be done to be better with the house.

Mr. Trujillo said it had been there for ages and might be considered historic.

Chair Woods thought they could consider that and thought she was speaking for the Board.

Mr. Birkan said that would be great.

Mr. Trujillo said they would prefer not to have to come back.

Mr. Birkan asked if that could be decided now.

Ms. Mather pointed out that it did not meet code.

Mr. Rasch agreed and said in this location they would need an exception but if they moved it back ten feet it would.

Chair Woods didn't think the intent of the code was to support this addition. She would hope in the intent they would have more flexibility.

Mr. Birkan said it was not on primary elevation. He showed a picture that was taken looking at the north elevation. It really was not as visible as it looked in this photo. But it protected that lower apt and that was why they would need a variance on it.

Mr. Featheringill said they couldn't get the ten foot setback. The Board was looking for something that would meet the code and the roof didn't meet the code. With galvanized, it would not provide the light they needed.

Mr. Trujillo agreed that galvanized wouldn't allow the light they needed down there.

Mr. Featheringill asked if it could have some kind of façade on the front.

Mr. Birkan suggested maybe lattice work on the side. Or maybe the Board would say they could not build it.

Mr. Featheringill said the wall would hide most of it from the side. He asked if that would be acceptable.

Mr. Rasch agreed.

Chair Woods asked if there would be lintels over the windows like on the main house. Mr. Birkan agreed.

Chair Woods said the applicant said it would be a pueblo parapet and not Territorial.

Mr. Birkan said they wondered which one they should match. Since it was at a low elevation they felt it should match the pueblo part of the house.

Chair Woods said it was Territorial first and pueblo would take away from the beauty of the Territorial.

Mr. Birkan said it was fifty feet from the street so it really wouldn't be seen. He thought it would not fight with the existing Territorial roof.

Mr. Featheringill reminded him that Pueblo didn't have sharp edges.

Mr. Birkan said they were matching the Pueblo corners.

There were no speakers from the public regarding this case.

Dr. Kantner said the wall was being changed with a new foundation. He asked if it would have the same stone work.

Mr. Birkan agreed. It was unsafe right now. They would use that rock in the new foundation and emulate the current foundation.

Dr. Kantner moved to approve Case #H 10-082 as recommended by staff and the following conditions:

- 1. Extend the yard wall to hide the roof of addition by staff;**
- 2. Emulate the brick coping style;**
- 3. Take exterior lighting to staff for review and approval.**

Mr. Featheringill seconded the motion with a condition

- 5. that the front fascia hide the structure of the plexigalss.**

Dr. Kantner accepted the amendment as friendly and the motion passed by unanimous voice vote.

Mr. Trujillo asked if that meant he could go ahead and enclose it.

Chair Woods explained that he had to take the design to Mr. Rasch and he will write a letter. He has to draw it as part of the application and submit to staff.

K. MATTERS FROM THE BOARD

Chair Woods thanked Ms. Mather for the great party at her house. What was happening in Las Vegas sounded exciting.

Mr. Rasch said when he and Ms. Mather went to Grand Rapids they described a camp for mentoring was being offered by the National Association of Preservation Commissions. It would be a day and a half and costs were being paid for by the Association. Las Vegas was getting a grant to put it on. It was \$55 plus a night's stay there. He spoke briefly about the goals or purposes. He said it was a great program.

Ms. Mather said what she went to was similar – a one-day workshop for commissioners. They brought in different people to speak about all these aspects. They gave us a sense that we were really on the right track and that the decisions of the Board were really reflective of the ordinance..

Chair Woods said that sounded exciting. She would write a letter to the mayor about it and specify that the Board would like these board members to attend.

Ms. Mather thought it would also be a great opportunity to meet commissioners and staff from the rest of the state.

Chair Woods said this was a national event.

Mr. Rasch agreed but maybe would have local participants. It would be next April or May.

Chair Woods agreed to write the letter and noted that all members wanted to attend..

Mr. Rasch agreed to let SHPO know about it.

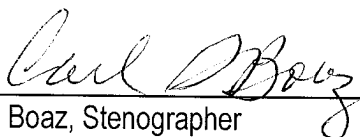
L. ADJOURNMENT

Having completed the agenda and with no further business to come before the Board, the meeting was adjourned at 7:15 p.m.

Approved by:

Sharon Woods, Chair

Submitted by:


Carl Boaz, Stenographer