



Agenda

CITY CLERK'S OFFICE

DATE 8-17-11 TIME 1:30 PM

SERVED BY Capilla Vigil

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HISTORIC DESIGN REVIEW BOARD FIELD TRIP

TUESDAY, August 23, 2011 – 12:00 NOON

HISTORIC PRESERVATION DIVISION, 2ND FLOOR CITY HALL

HISTORIC DESIGN REVIEW BOARD HEARING

TUESDAY, August 23, 2011 – 5:30 PM

CITY COUNCIL CHAMBERS

A M E N D E D

- A. CALL TO ORDER
- B. ROLL CALL
- C. APPROVAL OF AGENDA
- D. APPROVAL OF MINUTES: August 9, 2011
- E. FINDING OF FACTS & CONCLUSIONS OF LAW

Case #H-11-071 548 E. Garcia St.
Case #H-11-059 610 Galisteo Street
Case #H-11-079A Camino de Cruz Blanca

Case #H-11-080 1218 Cerro Gordo Road
Case #H-11-082 716 Gomez Street

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

1. Case #H-11-061. 315 Sena Street. Don Gaspar Area Historic District. John Scott, agent and owner, proposes assignment of primary elevation(s) for this contributing building. (David Rasch).
2. Case #H-11-079A. 1041 Camino de Cruz Blanca. Historic Review Historic District. Richard Martinez, agent for Mark & Beth Jernigan, owners, proposes an historic status review for this non-statused guest house. (David Rasch).
3. Case #H-11-043. 607 E. Palace Avenue. Downtown & Eastside Historic District. Carson See, agent for Lee & Jana Reynolds, owners, proposes a new design for the front portal at approximately 121 sq. ft. and 10.7' high on this contributing building. An exception is requested to construct an addition at less than 10' back from a primary elevation (Section 14-5.2(D)(2)(d)). (David Rasch).
4. Case #H-11-064. 743 Dunlap Street. Westside-Guadalupe Historic District. Will McDonald, agent for Alan Capling, owner, proposes to remodel a contributing residential structure by replacing doors and windows, installing storm windows, restoring viga ends, constructing parapets, replacing a portal, restuccoing, constructing two portals at 165 sq. ft. and 169 sq. ft., increasing a yardwall height to 4'6" where the maximum allowable height is 4' 7" and constructing a vehicular gate. Two exceptions are requested to construct additions at less than 10' back from a primary elevation (Section 14-5.2 (D)(2)(d)) and to remove historic material (Section 14-5.2 (B),(C)(1)(b and c), and (D)(1)(a)). (David Rasch).

5. Case #H-11-079B. 1041 Camino de Cruz Blanca. Historic Review Historic District. Richard Martinez, agent for Mark & Beth Jernigan, owners, proposes to remodel a significant residence including the redesign of the south portal and alteration of several doors and windows. An exception is requested to alter opening dimensions on primary elevations (Section 14-5.2(D)(5)(a)). (David Rasch).
6. Case #H-11-081. 460 Camino de las Animas. Downtown & Eastside Historic District. Spears Architects, agent for Theodora Portago, owner, proposes to replace an existing 72" high chain link fence with a coyote fence of the same height on a contributing residential property where the maximum allowable height is 58" and 60". A height exception is requested (Section 14-5.2(D)(9)). (David Rasch).
7. Case #H-11-076. 131 Camino de la Familia. Westside-Guadalupe Historic District. Larry Lopez, Agent, for State Employees Credit Union, owners, proposes an historic status review for this contributing property. (David Rasch).
8. Case #H-11-085. 100 Sandoval Street. Downtown & Eastside Historic District. Remington Hotel, agent for Ashford Santa Fe LP, owners, proposes to redesign the facades of the non-contributing structures. (David Rasch).
9. Case #H-11-086. 434 Camino del Monte Sol. Downtown & Eastside Historic District. Douglas Maahs Const., LLC, agent for Joseph & Angie Shaffer, owners, propose an historic status review for a non-statused free-standing garage and to assign primary elevation(s) to the contributing residence. (David Rasch).
10. Case #H-11-088. 726 Gomez Road. Don Gaspar Area Historic District. Elias Isaacson, agent for Irenka Taurek, owner, proposes to convert a non-statused garage to a guest house behind a non-contributing residence with a 218 sq. ft. addition and a 54 sq. ft. pergola attachment to the residence and to construct a 5' high yardwall and pedestrian gate. (David Rasch).
11. Case #H-11-089. 420 Arroyo Tenorio. Downtown & Eastside Historic District. Dominic Sisneros, agent for Andrew Beagle, owner, proposes to remodel a non-contributing residential property including the construction of a 32 sq. ft. storage room, increase the heights of existing interior and lotline yardwalls, alter a trash enclosure, install metal awings, install a metal vehicular gate, and restucco. (David Rasch)
12. Case #H-11-090. 616 Garcia Street. Downtown & Eastside Historic District. Doug McDowell, agent for Judy & Lynn Peason, owners, proposes to construct a 4,490 square foot residence with attached garage and guest house to a height of 16'1", the maximum allowable height on this vacant lot. (David Rasch).
13. Case #H-11-077. 1005 E. Alameda, Unit H. Downtown & Eastside Historic District. Dale Zinn, agent for Randy and Kathleen Pugh, owners, proposes to construct a 1,400 sq. ft. residence on a vacant lot to a height of 22'2" where the maximum allowable height is 14'2" with an attached 260 sq. ft. garage. A height exception is requested (Section 14-5.2(D)(9)). (David Rasch).
14. Case #H-11-078. 1005 E. Alameda, Unit L. Downtown & Eastside Historic District. Dale Zinn, agent for Randy and Kathleen Pugh, owners, proposes to construct a 3,900 sq. ft. residence on a vacant lot to a height of 22'2" where the maximum allowable height is 14'2" and a 440 sq. ft. garage to a height of 12'6" and to remodel the Cerro Gordo Road frontage yardwall where the maximum allowable height is 5'. A height exception is requested (Section 14-5.2 (D)(9)). (David Rasch).
15. Case #H-11-084. 424 Sosaya Lane. Downtown & Eastside Historic District. Anthony Romero, agent for Kelly & Anne Shannon, owners, proposes to construct a 251 sq. ft. addition to match existing adjacent height. Two exceptions are requested to exceed the 50% footprint rule (Section 14-5.2(D)(2)(d)) and to construct an addition on a primary elevation (Section 14-5.2 (D)(2)(c)). (David Rasch).

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 August 23, 2011 Historic Design Review Board Field Trip, please notify the Historic Preservation Division by 9:00 on Tuesday, August 23, 2011.



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HISTORIC DESIGN REVIEW BOARD

August 23, 2011

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MINUTES OF THE
CITY OF SANTA FÉ
HISTORIC DESIGN REVIEW BOARD

August 23, 2011

A. CALL TO ORDER

A regular meeting of the City of Santa Fé 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 Avenue, Santa Fé, 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. Rad Acton
Dr. John Kantner
Mr. Frank Katz
Ms. Christine Mather
Ms. Karen Walker

MEMBERS ABSENT:

OTHERS PRESENT:

Mr. David Rasch, Historic Planner Supervisor
Ms. Kelly Brennan, Asst. City Attorney
Mr. Carl Boaz, Stenographer

NOTE: All items in the Committee packet for all agenda items are incorporated herewith by reference. The original Committee packet is on file in the Historic Planning Department.

C. APPROVAL OF AGENDA

Mr. Rasch said the street number was omitted from the address for Case #H 11-079A. It should have

said 1041 Camino Cruz Blanca.

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

D. APPROVAL OF MINUTES – August 9, 2011

Ms. Walker requested the following changes to the minutes:

Page 11 near the bottom should say 1970 or 1980s

Page 21 - bottom third should say, "...wall on the side not wide."

Ms. Rios requested the following change to the minutes:

Page 2 at the bottom . That case should...

Mr. Katz requested the following change to the minutes:

Page 21- around the corner, not on the corner.

Ms. Rios moved to approve the minutes of August 9, 2011 as amended. Ms. Walker seconded the motion and it passed by unanimous voice vote.

E. FINDINGS OF FACT AND CONCLUSIONS OF LAW

Case #H-11-071	548 E. Garcia Street	Case #H-11-080	1218 Cerro Gordo Road
Case #H-11-059	610 Galisteo Street	Case #H-11-082	716 Gomez Street
Case #H-11-079A	1041 Camino de Cruz Blanca		

Ms. Walker had a question on 11-082. In the conclusions of law it said, "The pedestrian gate shall be proportional to the yard wall." She asked if that was the language that was used. That didn't say anything to her.

Mr. Rasch said the Board denied the exception to raise the height so - Dr. Kantner's motion was to have the gate reduced in scale like the wall was. He agreed to add "reduced in scale."

Chair Woods said in that same case it should say all coyote fence shall be placed. She also asked Dr. Kantner a question about color in his motion.

Dr. Kantner said he had not said anything about the lintel color in his motion.

Ms. Walker moved to approve the Findings of Fact and Conclusions of Law as amended. Mr. Katz seconded the motion and it passed by unanimous voice vote.

F. COMMUNICATIONS

Mr. Rasch said Board members could park in the parking garage and validate the ticket when attending HDRB meetings..

G. BUSINESS FROM THE FLOOR

There was no business from the Floor.

Chair Woods announced to the public that anyone wishing to appeal a decision of the Board had fifteen days after the approval of Findings of Fact and Conclusions of Law to make their appeal to the Governing Body. She cautioned that this was a long agenda and asked members of the public to please cooperate in moving the meeting along. She also asked those who wanted to have a side conversation to go outside because sometimes it was hard to hear.

H. ACTION ITEMS

1. **Case #H-11-061.** 315 Sena Street. Don Gaspar Area Historic District. John Scott, agent and owner, proposes assignment of primary elevation(s) for this contributing building. (David Rasch).

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

BACKGROUND & SUMMARY:

315 Sena Street is a single-family residence that was constructed between 1930 and 1936 in the Territorial Revival style. The building is listed as contributing to the Don Gaspar Area Historic District and primary elevation(s) have not been determined. The front, south elevation portal appears to have been constructed sometime after 1982, since it does not appear in the image on the Historic Cultural Property Inventory from that date. The rear north elevation consists of an addition that was constructed in 1998 as building permit number 98-0764. The historic windows on the south, west, and east elevations are all similar as 6-over-6 wood double or single hung with brick sills. The stepped massing on the south elevation along with the Territorial brick coping on the parapets provides the most character defining features of this structure.

On July 12, 2011, the HDRB conditionally approved remodeling on the property. Now, the applicant requests that the primary elevation(s) be designated before further remodeling requests are proposed.

STAFF RECOMMENDATION:

Staff recommends that the Board designate the primary elevation as the south, street-facing elevation in compliance with Section 14-5.2(C) Regulation of Contributing Structures.

Ms. Mather asked if that portal was attached to the building.

Mr. Rasch said if so, only with a ledger.

Chair Woods asked if all windows were original.

Mr. Rasch said all but the north windows were original.

Present and sworn was Mr. John Scott, 315 Sena, Santa Fé, who said the new windows on the west side closest to the front were new and on the back the windows were from about 1998. On the north side the doors and windows were all new and half on the east side were replaced then. The front is the only elevation where windows were original. Mr. Rasch agreed with that.

There were no speakers from the public regarding this case.

Ms. Mather moved that the south elevation be designated as primary in Case #H-11-061 as recommended by staff (excluding the portal). Ms. Walker seconded the motion and it passed by unanimous voice vote.

2. **Case #H-11-079A.** 1041 Camino de Cruz Blanca. Historic Review District. Richard Martínez, agent for Mark & Beth Jernigan, owners, proposes an historic status review for this non-statused guest house. (David Rasch)

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

BACKGROUND & SUMMARY:

1041 Camino de Cruz Blanca, known as the Gay-Wagner House, is a single-family residence with an associated mirador above the house to the northeast. The building was constructed in the Spanish-Pueblo Revival style in 1929 by Katherine Stinson Otero with additions after 1954 by Bill Lippincott and Sallie Wagner. The recent Historic Cultural Property Inventory describes the cultural importance of the original and subsequent owners that add to the local importance of the renowned architect. There is a high level of historic integrity in the structure and the construction date of the south portal appears to be of non-historic vintage.

A free-standing guest house located to the east of the primary residence was constructed in the

Spanish-Pueblo Revival style before 1954 with an addition on the west after 1954 in a harmonious and sensitive manner.

On August 9, 2011, the HDRB designated the primary residence as significant to the Historic Review Historic District. Staff requests an historic status review of the guest house with designation of primary elevation(s). The most character defining elements can be seen on all elevations facing west.

Mr. Rasch pointed out several views of the building.

STAFF RECOMMENDATION:

Staff recommends that the Board assign significant or contributing historic status to the guest house based upon the historic date of construction and retention of historic integrity, as well as, the cultural importance of persons involved with the property. If the Board assigns contributing historic status to the structure, then staff recommends that the west elevations may be considered as primary.

Ms. Mather asked if they would also consider the walls as part of the structure.

Mr. Rasch said the Board could include the walls as part of the designated status.

Ms. Rios noted that other than the 1954 addition on the west it was intact. Mr. Rasch knew of no other alterations.

Ms. Walker said there were no others.

Present and sworn was Mr. Joseph Kames, 200 West Marcy, representing the applicant. He requested that if the Board designated a historic status for this guest house that it be a contributing designation since the cultural association was with the property but not for this particular structure.

There were no speakers from the public regarding this case.

Ms. Walker said there was a historic significance. It was built by Bill Lippincott and Sallie Wagner for Ms. Katherine Gay when they bought the main house and she lived there until she died. So it was a Lippincott early adobe. She had been through "every inch of it and it was authentic and hadn't changed and it really shared the aura of the mantel of the house - the same people were involved."

Present and sworn was Mr. Richard Martinez, 519 Cerrillos Road, who said before 1954 meant before Sallie Wagner so Sallie Wagner didn't build this house.. Katherine Gay built this house. She retired to the next house down below this house and it was called the Katherine Gay House when Sallie and Bill owned the main house. So she didn't live in this house.

Ms. Walker agreed but Bill and Sallie owned this house. Mr. Martínez agreed but this house predated their ownership.

Ms. Mather asked the applicant if there was a reason for not having a significant designation. She didn't follow the logic.

Mr. Karnes said he was looking at the definitions of contributing structure and significant structure. While the main house had an association with those individuals, the guest house did not rise to that same level because it was not occupied by the same individuals. The staff report indicated that the Weigle family were guests that but there was no representation that any other important people occupied that house.

Ms. Walker said Sallie Wagner had Dr. Weigle who was President of St. John's University stay there for a long time so he was a prominent person as well.

Ms. Rios asked Mr. Rasch to read the definitions for contributing and significant and he did.

Chair Woods asked Mr. Rasch if he had recommended contributing and why.

Mr. Rasch said as one who followed the Secretary of the Interior standards and the City Code, he focused more on structure than on cultural affiliations.

Chair Woods asked if in his mind the structure was contributing rather than significant.

Mr. Rasch agreed. Just because an elevation repeated a primary elevations and was not unique, it could still be primary.

Ms. Walker noted that Katherine Colby said it was significant.

Mr. Rasch said he spoke with her and she felt it had cultural associations.

Ms. Walker moved in Case #H-11-079A to designate the guest house and the wall as significant. Mr. Acton seconded the motion and it passed unanimous voice vote.

3. **Case #H-11-043.** 607 E. Palace Avenue. Downtown & Eastside Historic District. Carson See, agent for Lee & Jana Reynolds, owners, proposes a new design for the front portal at approximately 121 sq. ft. and 10.7' high on this contributing building. An exception is requested to construct an addition at less than 10' back from a primary elevation (Section 14-5.2(D)(2)(d)). (David Rasch)

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

BACKGROUND & SUMMARY:

607 East Palace Avenue, known as the Pond House, is a two-story single-family residence that was

constructed before 1928 in the Territorial Revival style. The building is listed as contributing to the Downtown & Eastside Historic District and elevations 1, 2, and 5 are designated as primary.

On July 26, 2011, the HDRB conditionally approved a request to remodel the property without the proposal for a portal at the front door on the southeast corner of the building which required redesign.

Now, the applicant proposes a new design for the front portal. The existing awning over the front door will be removed and replaced with a 121 square foot portal at less than 10' back from the primary east and south elevations. An exception is requested (Section 14-5.2(D)(2)(d)) and the required responses are at the end of this report. The portal is designed in the Territorial Revival style with square posts at approximately 8' 6" high. Two options are presented with or without brick coping on the parapet.

The Exception to construct an addition at less than 10' from a primary elevation:

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

Front Portal – removing the blue awning over the front entry and replacing it with a portal, which the house needs for shelter and mass, will meet this criterion. Probably the front porch originally had a portal. As it stands, it is quite the opposite, in that the current state of the porch damages the character of the streetscape. It needs a portal to balance the mass of the house.

Staff response: The former existence of a front portal is conjecture (not supported by documentation) and does not appear on the aerial images submitted. But, staff is in agreement that the awning and courtyard infill are not harmonious to the structure. Also, the proposed portal is a reversible treatment that will not permanently damage the historic structure.

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

Front Portal – this portal will insure the public and the applicant's welfare, safety and shelter. The hardship of not having a year round appropriate cover when entering the main entrance is unacceptable.

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.

Front Portal -We feel by adding the front portal the design of the house will be complete. There is a missing mass that needs to be filled so that the design of the house looks complete.

Staff response: Staff is in agreement with this response.

- (iv) Are due to special conditions and circumstances which are peculiar to the land and structure involved and which are not applicable to other lands or structure in the related streetscape.

The house is special in its conditions and circumstance in that the current state is so far from the original design or aesthetic that we must work with what is existing and try to create a historical 'look' in keeping with the streetscape. The house was originally a brick exterior that has been covered in stucco. There was also a major fire that dramatically altered its original design and character. Our approach has been to renovate and repair this structure as respectfully as possible. This includes filling in the missing mass of the front elevation and repairing the master bedroom so that it conforms with the rest of the structure.

Staff response: Again, no proof of a pre-existing mass was submitted. But, staff is in agreement that the building has peculiar conditions.

(v) Are due to special circumstances, which are not a result of the applicant.

The applicant has just recently become the owner of the house. There have been many changes to the original appearance to house previous from his ownership. These changes came as a result of stuccoing the brick, a major fire, add-ons, etc. and are not a result of the applicant. The applicant wants to make these changes more in keeping with the historical streetscape by bringing them into an aesthetic, congruent with the rest of the house.

Staff response: Staff is in agreement with this response.

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

We don't think either of the requested exceptions provides any degree of negative impact to this property. In fact, the front elevation as it exists is already creating a negative impact on the streetscape and an addition of a portal will balance the elevation and bridge the overall aesthetic. It is therefore providing a positive impact. The repair of the existing master bedroom is improving the safety of the structure, and also bridges the overall design aesthetic so that it looks more in keeping with the original house, rather than looking like a bad add on. Please know that we are adding a very small addition of footprint, way below the allowed amount, so to best stay in relation to the size of original footprint.

Staff response: Staff is in agreement with this response.

STAFF RECOMMENDATION:

Staff recommends approval of the exception request to place an addition at less than 10' back from a primary elevation (Section 14-5.2(D)(2)(d)). Staff also recommends that the new coping detail not match the historic coping detail. Otherwise, this application complies with Section 14-5.2(C) Regulation of Contributing Structures, (D) General Design Standards, and (E) Downtown & Eastside Historic District.

Dr. Kantner asked if the Board approved the window that appeared underneath the proposed portal. It just appeared to be different than the existing window and perhaps it was drafting error

Present and sworn was Mr. Carson See, 617 E. Palace. He said they were primarily interested in the portal. They didn't intend to change the window but discussed changing the door. It would be a solid door, painted. It was up to the Board whether they could make the window taller or leave it as is. They were primarily concerned with liabilities from not having a portal. He shared a photo of the light fixture. (Ex. A).

Ms. Rios asked if the window was part of the application.

Mr. Rasch said he didn't think so but in the photograph it was three separate windows and it was not drawn that way.

Ms. Mather asked if the door was part of the application.

Mr. Rasch agreed. The board wanted the transom removed and they redesigned it and removed the transom..

Mr. Katz asked if the staff recommendation that the portal not match the old part and asked if that meant no brick or brick coping in a different style.

Mr. Rasch had no problem with coping but wanted it different than the original to distinguish it from the historic part.

Mr. Acton suggested that if they went with a single top band it would be different. Mr. Rasch agreed that would work.

Chair Woods thought a coping right on top of the wood beam was an odd detail.

Mr. Acton agreed.

Chair Woods asked if the applicant was offering two options on it. Mr. See agreed.

Ms. Mather assumed on the portal without coping that it would be white and asked if there were colors for the door.

Mr. See said the door was a shade of white and had the Behr number on the drawing.

There were no speakers from the public regarding this case.

Chair Woods said page 21 in the packet had a view of a door and asked the applicant if he would accept that style. Mr. See agreed.

Chair Woods summarized what the motion should include.

Ms. Walker added that the mover could make doors be as drawn. Chair Woods agreed.

Ms. Rios moved to approve Case #H 11-043 with the following conditions:

- 1. That the portal not have the coping,**
- 2. That the window underneath remain as is,**
- 3. That the door be as shown on page 21;**
- 4. That the responses to the exception criteria were met.**

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

- 4. Case #H-11-064.** 743 Dunlap Street. Westside-Guadalupe Historic District. Will McDonald, agent for Alan Caplin, owner, proposes to remodel a contributing residential structure by replacing doors and windows, installing storm windows, restoring viga ends, constructing parapets, replacing a portal, restuccoing, constructing two portals at 165 sq. ft. and 169 sq. ft., increasing a yardwall height to 4' 6" where the maximum allowable height is 4' 7" and constructing a vehicular gate. Two exceptions are requested to construct additions at less than 10' back from a primary elevation (Section 14-5.2 (D)(2)(d)) and to remove historic material (Section 14-5.2 (b), (C)(1)(b and c) and (D)(1)(a)). (David Rasch)

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

BACKGROUND & SUMMARY:

743 Dunlap Street is a single-family residence that was originally constructed as a three-room structure by 1912 in a vernacular manner with brick coping remaining on the rear west elevation. In 1936, Ignacio Ortíz, a former owner, added most of or the entire remaining footprint with a Spanish-Pueblo Revival style. The building is listed as contributing to the West Side Guadalupe Historic District an the east elevation is designated as primary.

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

1. The historic south, street-facing portal will be replaced with a new portal that will somewhat match the existing portal without the slope or the corbel at the south elevation of the residence and with the installation of canales. An exception is requested to remove historic material (Section 14-5.2(B), (C)(1)(b and c), and (D)(1)(a)) and the required exception criteria responses are attached at the end of this report.

2. A 165 square foot portal will be constructed on the west side of the south elevation. The design does not mimic the historic south elevation portal that is proposed for replacement.

3. The primary, east elevation projecting vigas were removed without permission or a permit and will be reinstalled. An exception is requested to remove historic material (Section 14-5.2(B), (C)(1)(b and c), and (D)(1)(a)) and the required exception criteria responses are attached at the end of this report.

4. Non-historic doors and windows and non-primary elevation doors and windows will be replaced.
5. Historic windows on the primary, east elevation will be repaired and storm windows will be installed.
6. A 169 square foot portal will be constructed on the north elevation at less than 10' back from a primary elevation (Section 14-5.2(D)(2)(d)). An exception is requested and the required exception criteria responses are attached at the end of this report.
7. The streetscape yardwall will be increased in height from 1' 2" to the maximum allowable height of 4' 7" (although the drawing shows 4' 8").
8. A 6' high wooden fence and vehicular gate will be installed on the driveway midway on the east elevation.
9. The original exposed brick coping on the northwest corner will be stuccoed over.

Exception #1

Replace existing portal on south façade that is within 10' of primary façade. On the south, street facing façade, the existing portal is structural deteriorated and needs to be removed. We propose to rebuild it in a similar footprint and style but taller and in better proportion to the building. This will retain the character of building as it exists. The response to the criteria for exceptions found in section 14-5.2(C)(5) of the Santa Fé City Code is as follows:

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

The replacement of the existing portal in similar size and style will maintain the character of the streetscape. Because the east façade is primary but not street facing and because the new portal is similar to the existing, that façade will not be adversely affected.

Staff response: Staff is in agreement with this response.

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

The existing portal is structurally unsound and needs to be replaced.

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;

Rebuilding this portal while maintaining the character of the original design is an important option for

Historic District residents that wish to remedy problems of deterioration of aging elements of their property.

Staff response: Staff is in agreement with this response.

(iv) Are due to special conditions and circumstances which are peculiar to the land or structure involved and which are not applicable to other lands or structures in the related streetscape;

This portal needs to be replaced because it has deteriorated. Because the primary façade (east) is not street facing the impact of a change along its side is less apparent than it would be if you were able to view that façade directly.

Staff response: Staff is in agreement with this response.

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

This portal was in its present condition when the owner purchased this property.

Staff response: Staff is in agreement with this response.

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

By replacing the portal while maintaining the character of the existing portal it best serves to preserve the value of this property and neighboring properties while attracting tourists and residents alike.

Staff response: Staff is in agreement with this response.

Exception #2

Build new portal on north façade that is within 10' of primary façade. The new portal at the back (north elevation) will be set back one foot from the primary east façade. It needs to cover the existing door. The response to the criteria for exceptions is as follows:

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

This portal will not be visible from the streetscape.

Staff response: Staff is in agreement with this response.

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

It would be a hardship not to allow a portal over the rear entrance to the residence that also provides a

pleasing outdoor space.

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;

Building this portal near the primary façade is important for the functioning and enjoyment of this residence that would be limited by a strict enforcement of the design standard which is not harmed in this case.

Staff response: Staff is in agreement with this response.

(iv) Are due to special conditions and circumstances which are peculiar to the land or structure involved and which are not applicable to other lands or structures in the related streetscape;

Because the rear door that is to be covered by the portal is near a primary façade, this design standard is invoked. Most structures in the related streetscape have primary façades at the front only and this issue would not affect them.

Staff response: Staff is not in agreement with this response that most primary elevations are on the front elevations. I am unsure of that since visibility is not a criterion for primary elevation status. However, staff agrees that many doors have some type of cover.

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

The location of the rear entrance door and the designation of the east façade as primary were not the result of the actions of the owner.

Staff response: Staff is in agreement with this response.

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

This portal will be mostly invisible to the public and not harm the historic character of the building.

Staff response: Staff is in agreement with this response.

Exception #3

Replace exposed viga ends on east façade which are historic materials. The viga ends were removed prior to this application as the owner was making repairs. New viga ends will be attached to the exterior prior to

the final coat of stucco so the appearance of the house will be the same as prior to the removal of the viga ends while solving the issue of water infiltration and damage to the walls. The response to the criteria for exceptions is as follows:

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

The viga ends will be visibly the same as the ones removed.

Staff response: Staff is in agreement with this response.

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

The existing viga ends were rotted and were conducting water into the walls. They needed to be removed in order to prevent further damage to the adobe walls.

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;

While viga ends extending to the exterior of the building are one of the best known characteristics of "Santa Fé Style", they have always been problematic as they rot and conduct water into the walls. Being able to replace viga ends attached outside the weather barrier is a design option that preserves the look and the building at the same time.

Staff response: Staff is in agreement with this response.

(iv) Are due to special conditions and circumstances which are peculiar to the land or structure involved and which are not applicable to other lands or structures in the related streetscape;

The viga ends were not properly maintained and rotted at the time the current owner purchased the building.

Staff response: Staff is in agreement with this response.

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

The applicant bought the house in its present condition and is concerned with maintaining it as is required by the historic code Section 14-5.2 (B).

Staff response: Staff is in agreement with this response.

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

This solution to the problem of rotted exposed viga ends provides a harmonious outward appearance, preserves the value of this property and will be attractive to tourists and residents alike. The impact to the appearance of the building will be negligible while achieving the essential water tightness.

Staff response: Staff is in agreement with this response.

STAFF RECOMMENDATION:

Staff recommends approval for the exception requests to remove historic material and to construct an addition at less than 10' back from a primary facade. Otherwise, this application complies with Section 14-5.2(C) Regulation of Contributing Structures, (D) General Design Standards, and (I) Westside-Guadalupe Historic District.

Chair Woods asked if the property would maintain its status if all this happened.

Mr. Rasch said it would because only the east was primary and only the east required preservation and he felt they met the criteria.

Chair Woods asked for clarification on #3 because it didn't appear they were asking for anything. It just said the protruding vigas were removed without permission and would be reinstalled. So if they already agreed to replace them she wondered why this item was included..

Mr. Rasch explained that the Board had to give permission for the applicant to replace them. They probably meant originally to just stucco over them.

Chair Woods asked if they were asking to just stucco over the old coping on the northwest corner.

Mr. Rasch agreed so the Board needed to approve that. It was not publicly visible.

Ms. Mather asked if they would they restucco the entire structure.

Mr. Rasch thought so but he had received no information regarding material or color.

Ms. Walker asked regarding #8 if they had a drawing of the vehicle gate to make sure it was fenestrated. It looked like a board fence.

Mr. Rasch said it was shown on page 20. On the site plan it was midway on the elevation so it was set far back.

Mr. Acton asked Mr. Rasch if he was clear with #3 that they were asking to reinstall the vigas or to stucco over them.

Mr. Rasch said it was to reinstall over the stubs because it was the primary elevation. The vigas were cut off without permission so they were replacing them with new material. The exception was to remove historic materials which had been the vigas and porch.

Chair Woods explained that they were willing to put new vigas in their place.

Ms. Rios was confused. This building had one primary façade on the east. She asked if Mr. Rasch had said the other façades were not to be preserved.

Chair Woods cautioned that it would not be allowed if it caused the structure to lose its status.

Present and sworn was Mr. Will McDonald, 488 Arroyo Tenorio, who said the gate that was proposed on the east side was a pedestrian gate, not a vehicle gate. He clarified that they intended to restucco the entire structure and it was stated in the letter in the packet that they would use El Rey #135 Sahara.

Mr. Rasch passed the stucco color sample to the Board.

Mr. McDonald said regarding the viga ends that they were removed without permission. The applicant would like to stucco over it as easier but in light of that being the primary façade he understood that the viga ends should be replaced with sound material and agreed to that.

Ms. Rios asked if they were proposing two porches and why.

Mr. McDonald said it was to provide a more useable area on the south side. The reason for two different styles was that they were replacing the existing portal with one nearly identical in size and then to add another that was lower and without a parapet to keep what was there still visible.

Ms. Mather thought she recalled they not only were the vigas removed but also the canales.

Mr. McDonald agreed. They were rotted and when he purchased the house and when he removed the vigas he also removed the canales and replaced them.

Mr. Katz asked if there was some urgency to stucco over the brick.

Mr. McDonald showed pictures how it was seriously deteriorated and would have to be rebuilt significantly. This was part of the original 1912 building. It was leaking into the adobe.

Mr. Acton noted on the street façade he had the portal next to a very different portal structure. He asked if the applicant would want to unify that with a uniform structure.

Mr. McDonald said he and his client agreed that it looked better with this variation but if the Board directed it, that could be accomplished.

Ms. Walker thought the different portal was attractive. She said it sounded silly when she read it but the full length would ruin that building and that brick was in very bad condition.

There were no speakers from the public regarding this case.

Mr. Katz thought the new portal would come out further than the old portal.

Mr. McDonald agreed and it was to make it more useable outdoor space rather than just an entry portal.

Mr. Katz moved to approve all items of Case #H 11-064 except item #2 and that the existing portal be extended to cover the area of the new portal. Ms. Walker seconded the motion.

Mr. Acton asked for a friendly amendment that the applicant be allowed to leave off the extended vigas and to stucco over the viga stubs.

Ms. Walker said that was not friendly because....

Chair Woods said he had already removed the historic material.

Mr. Acton said replacing them and penetrating the wall would create another problem.

Mr. Katz agreed it was friendly.

Dr. Kantner asked for clarification that the motion was that the portal should be in the original style with a stucco parapet or in the new style without the parapet.

Mr. Katz clarified that the portal would be in the original style and original depth and also finding that the exception criteria were met. The motion passed by unanimous voice vote.

5. **Case #H-11-079B.** 1041 Camino de Cruz Blanca. Historic Review Historic District. Richard Martínez, agent for Mark & Beth Jernigan, owners, proposes to remodel a significant residence including the redesign of the south portal and alterations to several doors and windows. An exception is requested to alter opening dimensions on primary elevations (Section 14-5.2(D)(5)(A)). (David Rasch)

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

BACKGROUND & SUMMARY:

1041 Camino de Cruz Blanca, known as the Katherine Gay House, is a single-family residence with an associated mirador above the house to the northeast. The building was constructed in the Spanish-Pueblo Revival style in 1929 by Katherine Stinson Otero with additions after 1954 by Bill Lippincott and Sallie Wagner. The buildings are listed as significant to the Historic Review Historic District and all elevations are designated as primary.

The applicant proposes to remodel the property with the following eight items. An exception is requested to alter opening dimensions, create new opening dimensions, and close existing opening dimensions (Section 14-5.2(D)(5)(a)) and the exception criteria responses are included at the end of this report.

1. The non-historic portal on the south elevation will be redesigned so that the portal does not cut through the south elevation windows and to separate the portal into two sections.
2. The west door leading into the south portal will be enlarged.
3. An egress/ingress door will be installed in the south elevation leading into a bedroom.
4. Doors and windows at the southeast blocks of the building will be remodeled. The window above the garage is level with the roof, which causes water leaks, will be removed and infilled with wall. A new window opening will be created on the west elevation. The altered garage door elevation will be altered again.
5. The garage parapet will be raised, but not higher than adjacent parapets; thus retaining stepped massing.
6. Skylights will be installed at various locations.
7. Iron security grilles will be removed.
8. A new gate will be installed in the west elevation of the front courtyard wall.

Exception to alter opening dimensions and create new opening dimensions a primary elevations:

The exceptions requested arise from the fact that the Board has designated this home as a "significant" structure in Historic Review District. The alterations proposed to be made include the removal of a non-historic portal, the lowering of a threshold for a doorway that was created out of a window opening, the construction of a portal, and the creation of a door on to a portal to be constructed. It is not clear which of these improvements require an exception under the criteria for the alteration of or additions to a significant building, but all of the alterations and additions meet the criteria listed below.

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

As you and the Board are aware the Historic Review District is characterized by a variety of styles, one of which includes Pueblo Revival Style. The Jernigan's home is characterized by a Pueblo Revival Style. The alterations and the portal will be in keeping with this style. Additionally, the alterations and the portal will not be visible from any part of the Historic Review District, as they are out of site from all public places. Only the top of the Jernigan's home is visible. The alterations and the portal will not damage, but will strengthen the character of the District.

Staff response: Staff is in agreement with this response, although the opening dimension changes, not the portal changes, are the issue of exception. These alterations are not publicly visible and are harmonious to the historic structure.

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

The current situation is dangerous to the inhabitants of the home. The opening for the doorway will create a fire escape from a bedroom that has no other means of exit. The doorway threshold to be lowered is currently not practically passable without the risk of one either tripping and/or hitting his head on the top of the doorway. The current non-historic portal has been built in a manner that it passes through middle of the windows on the façade in question.

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 alterations and portal will allow this large family to occupy this home, and as stated above, they will strengthen the character of this District.

Staff response: Staff is in agreement with this response.

STAFF RECOMMENDATION:

Staff recommends approval of the exception request to alter opening dimensions, close existing opening dimensions, and to create new opening dimensions on primary elevations. Otherwise, this application complies with Section 14-5.2(F) Historic Review Historic District.

Ms. Mather noted there was no plan to alter any windows or doors not being removed and replaced. She asked if that was correct.

Mr. Rasch said it was and no alterations were proposed at this time.

Ms. Rios asked if the structure would retain its historic status. Mr. Rasch agreed.

Mr. Joseph Karnes (previously sworn) said they appreciated the staff report and concurred with it.

Ms. Walker asked Mr. Martínez on the east elevation where the altered garage door was a historic alteration and asked if he wanted to alter it again to put it partially back to the way it was. She also asked what it was going to be used for.

Mr. Martínez asked if she meant the one on the right that was filled in.

Ms. Walker agreed.

Mr. Martínez thought it was replaced after the wall was built and was originally a carport. Behind the wall now was an area where photographs were showing...

Ms. Walker asked if that room would be a bedroom. Mr. Martínez agreed.

Ms. Walker asked if it would have enough light.

Mr. Martínez said it had skylights and a second window - a new window.

Ms. Rios said he had done a nice job on this home. She asked if the skylights were low profile.

Mr. Martínez said they were typical skylights and wouldn't be seen from the ground anywhere.

Ms. Rios asked if the window on the south elevation at the bottom met the 30" rule.

Mr. Martínez said it was an existing grille and historic window and there was another one beneath the portal.

Mr. Rasch said it was not being changed and was existing.

Chair Woods asked if the windows would have the same profile and be painted and not clad. Mr. Martínez agreed.

Ms. Mather asked him to described the new gate on the west elevation.

Mr. Martínez said it was an iron gate with an arch on top. It was a double gate so the wall stopped where the gate started and there was a big crack where it met the historic part.

Ms. Rios asked if stucco would match existing and be cementitious.

Mr. Martínez agreed but they were not restuccoing the whole house.

Ms. Walker noted on the west elevation, the new window into the patio.

Mr. Martínez said it was behind the wall.

There were no speakers from the public regarding this case.

Ms. Walker moved to approve Case #H-11- 079B as presented noting that the applicant met the criteria for the exception. Ms. Rios seconded the motion.

Chair Woods asked that the motion include that any new stucco match existing and the new wood windows match existing mullion pattern. Ms. Walker agreed the amendment was friendly and the motion passed by unanimous voice vote.

6. **Case #H-11-081.** 460 Camino de las Animas. Downtown & Eastside Historic District. Spears Architects, agent for Theodora Portago, owner, proposes to replace an existing 72" high chain link fence with a coyote fence of the same height on a contributing residential property where the maximum allowable height is 58" and 60". A height exception is requested (Section 14-5.2(D)(9)). (David Rasch)

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

BACKGROUND & SUMMARY:

460 Camino de las Animas is a single family residence was constructed before 1958 in the Spanish-Pueblo Revival style. A free-standing secondary residence, accessed from Camino Monte Vista, was constructed at an unknown date in a simplified Spanish-Pueblo Revival style. Both structures are listed as contributing to the Downtown & Eastside Historic District.

The applicant proposes to remove a chain-link fence and vehicle gate at both street frontages and replace it with a coyote fence at 72" high where the maximum allowable height is 60" along Camino Atalaya and 58" along Camino Monte Vista. The latillas tops are designed as irregular tops. A height exception is requested and the criteria responses are at the end of this report.

A 14' wide bi-leaf vehicle gate is proposed on the Monte Vista frontage flanked by 24" x 24" river rock pilasters. The gate will be white painted wood and steel featuring a diagonal lattice with decorative scrolls on the top and bottom that resemble Mayan or Baroque designs.

- (ii) The character of the streetscape will be improved by replacing the chain link fence with a coyote fence. There is approximately 6 feet of space between the edge of the asphalt pavement and the chain link fence at the property line. There are 7 deciduous elm trees at least 12 feet in height along Camino Atalaya to help visually soften the appearance of the coyote fence. The applicant will happily plant additional xeric native vegetation such as chamisa and pinon as well as Virginia creeper to further soften the appearance.

Staff response: Staff is in agreement with this response.

- (iii) This exception will prevent a hardship by allowing the applicant to continue to maintain the security of a six-foot fence. The applicant owns four large dogs, two of which are rescue dogs. A fence of this height is needed to contain these dogs. These dogs can jump a fence that is 60" tall.

Staff response: Staff is in agreement with this response.

- (iv) A coyote fence is rural in character. This area of the Core Historic District is quite rural as so much of the East Side was when the district was first created. Allowing this fence at the typical coyote fence height seems appropriate for this semi-rural location.

Staff response: Staff is in agreement with this response.

- (v) This location is more rural than most and is at the end of or near the end of two dead end streets. The owner has had the benefit of a six-foot fence since she acquired the property. The fence will not mask a front yard or any visible architectural elements.

Staff response: Staff is in agreement with this response.

- (vi) When the applicant acquired this property, the chain link fence was already in place. The chain link fence has been there for more than 30 years.

Staff response: Staff is in agreement with this response.

- (vii) The character of the streetscape will be improved by replacing the chain link fence with a coyote fence. Please note that Monte Vista as a street ends at the applicant's driveway such that, for all practical purposes, the fence along Monte Vista does not have public frontage.

Staff response: Staff is somewhat in agreement with this response. However, the Monte Vista frontage does have public visibility. As such, the proposed coyote fence has the least negative impact on the streetscape in relation to the chain link fence or a stuccoed yardwall.

STAFF RECOMMENDATION:

Staff recommends approval of the height exception request, since a tall fence already exists in the proposed fence location and the replacement fence is more acceptable than chain link. Otherwise, this application complies with Section 14-5.2(E) Downtown & Eastside Historic District.

Ms. Rios asked if the gate was a see-through design. Mr. Rasch thought so.

Ms. Mather asked if this was a significant structure.

Mr. Rasch said both structures were contributing but they proposed no remodeling to structures.

Present and sworn was Ms. Beverly Spears, 1334 Pacheco, who had nothing to add to staff report.

Ms. Rios asked if the gate was see-through.

Ms. Spears agreed. It was lattice work with openings.

Ms. Rios asked her to describe the decorative elements on the gate.

Ms. Spears said a garden gate on the property was very much like this although this was 14' and the garden gate was lower and smaller. It was really an identical design to existing gate. It was wood scroll work and painted.

Ms. Mather asked whose home this was originally. Was

Present and sworn was Ms. Theodora Portago who said it belonged to Northfort and he bought the house in 1921. It was the original guest house was his studio and this house was built in the 1950's.

Ms. Mather thought there were lots of carvings in the house and he did a lot of it himself. She asked if the gate had some relation with that.

Ms. Portago said it sort of matched.

Ms. Walker said to Ms. Portago that the gate was charming in the garden but was more rococo in a gate this size. She asked if the gate design could be reminiscent of the garden gate but a little more indigenous. It didn't quite work when the gate got to this size.

Ms. Portago said the house itself was ornate with carvings and rather European in style. It wouldn't match the house down the street but it matched this house.

Dr. Kantner said it especially looked different when juxtaposed with latillas and the river rock.

Ms. Portago didn't have a stucco wall and it was river rock so she thought about making all of it river rock.

Mr. Acton suggested if the massiveness of the decorative element were lightened up above the lattice work, perhaps decreased in height and massiveness so that it was only 12" instead of 2' margin it would work better. The curlicues could be made more linear.

Chair Woods said she had lots of elements here in this one spot. She thought the wood was carved rather than painted white and this would give a different feel to the house.

Ms. Rios asked what the visibility of this was from a public street.

Ms. Portago said it was on a dead end street.

Mr. Rasch said it was totally visible.

There were no speakers from the public regarding this case.

Dr. Kantner was fine with the fence but having a hard time with the gate. He didn't know if the Board wanted to have them resubmit the gate. He thought it could be darker with stuccoed pilasters to be in keeping with surroundings.

Dr. Kantner moved in Case #H 11-081 to approve the replacement fence as proposed and accepting the exceptions for height but that the gate and pilasters come back to the Board. Ms. Walker seconded the motion and asked that the motion include that none of the irregular tops be above the height specified. Dr. Kantner accepted the amendment as friendly and the motion passed by unanimous voice vote.

- 7. Case #H-11-076.** 131 Camino de la Familia. Westside-Guadalupe Historic District. Larry López, agent, for State Employees' Credit Union, owners, proposes an historic status review for this contributing property. (David Rasch)

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

BACKGROUND & SUMMARY:

131 Camino de la Familia is a single-family residence that was constructed by 1958 in a vernacular manner. Historic windows have been replaced with aluminum sliders and the front portals were constructed sometime between 1966 and 1978. There is no Historic Cultural Properties Inventory for this property, but it is listed as contributing to the Westside-Guadalupe Historic District. It appears that the building has lost its historic integrity due to loss of historic material and non-historic massing changes.

STAFF RECOMMENDATION:

Staff recommends an historic status downgrade from contributing to non-contributing due to the loss of historic material and non-historic massing changes.

Present and sworn was Mr. Larry López, 411 St. Michael's. Suite 3, who said the credit union now owned this property and they were negotiating with "Santa Fé Southern Railway for the sale and wanted to

simplify matters down the road.

Ms. Rios asked if he agreed with staff recommendations. Mr. López agreed.

There were no speakers from the public regarding this case.

Ms. Rios moved in Case #H 11-076 to designate the property at 131 Camino de la Familia to downgrade the historic status to non-contributing. Ms. Mather seconded the motion and it passed by unanimous voice vote.

8. **Case #H-11-085.** 100 Sandoval Street. Downtown & Eastside Historic District. Remington Hotel, agent for Ashford Santa Fé LP, owners, proposes to redesign the façades of the non-contributing structures. (David Rasch)

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

BACKGROUND & SUMMARY:

100 Sandoval Street, known as Hilton Inn, is a three-story commercial property that was constructed in 1972. The property is listed as non-contributing to the Downtown & Eastside Historic District with the historic northeast wing (Ortiz Hacienda) listed as contributing. Also located within this property is the free-standing Nicolas Ortiz III House that was constructed in the Territorial style by 1883 and is listed as significant to the district.

The applicant proposes to remodel the three-story structure including the enclosure of shallow balconies, installation of metal railings, replacement of windows and construction of new window openings, shed roof accents, and installation of roof-top equipment which is proposed to be not publicly visible. All finishes will match existing finishes.

The relevant Recent Santa Fé Style code citations are:

Recent Santa Fé style intends to achieve harmony with historic buildings by retention of a similarity of materials, color, proportion, and general detail. The dominating effect is to be that of adobe construction, prescribed as follows:

- (a) No building shall be over two stories in height in any façade unless the façade shall include projecting or recessed portales, setbacks or other design elements;
- (b) The combined door and window area in any publicly visible façade shall not exceed 40 percent of the total area of the façade except for doors or windows located under a portal. No door or window in a publicly visible façade shall be located nearer than three feet from the corner of the façade;

STAFF RECOMMENDATION:

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

Ms. Mather said that recent Santa Fé style in a three story façade needed to be set back or have a portal. She didn't see in the proposal any projecting portal or setback.

Mr. Rasch said the existing elevation did have a lot of alteration of the façade plane. The proposal eliminated most of that but it did retain some elements that were either proud or set back. It was significantly reduced from existing.

Ms. Mather felt that defeated the idea of breaking up the mass.

Mr. Rasch agreed and clarified that the amount of relief was not specified in the code so the amount of relief was up to the Board.

Ms. Mather asked if the façade would not exceed 40% of the total area with doors and windows.

Mr. Rasch said it was within 40%.

Present and sworn was Mr. Todd Sorley, 100 Sandoval and had nothing further to add. He said Mr. Eric Enfield was their local architect and they could answer questions.

Chair Woods said to Mr. Sorley that he had a pedestrian building and had a chance to do something with it but hadn't with this design.

Mr. Sorley asked if she believed they were not adding to the character of the building.

Chair Woods agreed. This was even of less character. The repetition of these windows on a flat façade was a step back. She was disappointed in this application.

Mr. Sorley asked if the Board had specifics to suggest.

Chair Woods said the Board could not design it but Mr. Enfield knew how.

Present and sworn was Mr. Eric Enfield, 612 Old Santa Fé Trail.

Ms. Rios asked him to describe the present windows and the proposed windows.

Mr. Enfield said the existing windows were sliders. The purpose was to deal also with functionality of the hotel. Although it was not under the Board's purview it was important to his client to make the rooms

more viable and sellable for the property itself.

He appreciated Chair Woods's input. The windows and doors would be the same size and the proposed ones had more character than existing. The false balconies were never used and so they were being eliminated but they were retaining the feel of the different masses. Ms. Mather talked about setbacks. Distinguishing the third level was not just setbacks but it said "or other details." His client wanted to use other details to break up the façade.

He shared the colored rendering with the Board.

Chair Woods asked Ms. Brennan for her interpretation of this part of the code.

Ms. Mather noted at the end it said design elements not design detail.

Chair Woods asked about the Board's jurisdiction on setbacks.

Ms. Brennan said the use of the word "or" meant the applicants had a choice. So there were choices on how to meet that requirement and it was at the discretion of the Board.

There were no speakers from the public regarding this case.

Ms. Rios asked if the proposed windows were true divided lights with pediments.

Mr. Enfield agreed and said the color scheme was about the same. The colors and color samples were submitted. The windows, rails and overhangs would be white and also the fascia on standing seam roofs to break that up.

Ms. Rios thought the proposed windows were an improvement. She asked how deep the balconies they were proposing would be.

Mr. Enfield pointed out the lines on the building. They were maintaining the breaks in the façades with these vertical lines and bays to form massing along that elevation. That was the intent. They were Romeo/Juliet type balconies and the building came up to the face of them. That was shown on the detail.

Ms. Mather agreed the windows were an improvement. This was a huge building with many sides the public saw all the time and to have the repetitive window pattern was not in the spirit of the code to literally break it up so she would have to agree with Chair Woods and emphasize that the constant repetition defeated the attempt to break up that façade.

Mr. Sorley said this was a first phase. They were trying to add square footage for these rooms without reclaiming the space so if they could not do that ... they didn't want that to happen.

Chair Woods suggested they might get it in some of the rooms but maybe not all of them to get the

setbacks. But it could have a huge impact on the exterior. She understood wanting to make them more salable.

Ms. Walker moved to postpone Case #H 11-085 to the next meeting for redesign of setbacks. Ms. Rios seconded the motion and it passed by unanimous voice vote.

9. **Case #H-11-086.** 434 Camino del Monte Sol. Downtown & Eastside Historic District. Douglas Maahs Const., LLC, agent for Joseph & Angie Shaffer, owners, proposes an historic status review for a non-statused free-standing garage and to assign primary elevation(s) to the contributing residence. (David Rasch)

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

BACKGROUND & SUMMARY:

434 Camino del Monte Sol is a single-family residence that was constructed by 1932 in the Territorial Revival style and it is listed as contributing to the Downtown & Eastside Historic District with the east and south elevations recommended as primary.

A free-standing garage, which appears to be historic, was constructed in the Spanish-Pueblo Revival style after 1962 as stated on the included notarized statement. The garage has no historic status designation.

The residence has the most character defining elements at the southeast corner which includes a corner portal, brick parapet coping and sills, exposed headers, and historic windows.

STAFF RECOMMENDATION:

Staff recommends an historic status designation of non-contributing due to the non-historic date of construction and recommends that the east and south elevations of the residence are designated as primary.

Ms. Mather asked for clarification that the Board was both designating primary elevations and voting on a proposed status change of the garage. Mr. Rasch agreed.

Mr. Katz asked how much after 1962 was the garage built. Mr. Rasch did not know.

Mr. Katz pointed out that 1962 was close to fifty years old.

Present and sworn was Mr. Douglas Maahs, who said in response to Mr. Katz' question that the client graduated in 1962 and that structure was a dilapidated carport so it was sometime after that. He had nothing further to add to the staff report.

There were no speakers from the public regarding this case.

Ms. Rios moved in Case #H 11-086 to approve the change of status of the garage to non-contributing and south and east as primary elevations on the main house per staff recommendations. Ms. Walker seconded the motion and it passed by unanimous voice vote.

- 10. Case #H-11-088.** 726 Gomez Road. Don Gaspar Area Historic District. Elias Isaacson, agent for Irena Taurek, owner, proposes to convert a non-statused garage to a guest house behind a non-contributing residence with a 218 sq. ft. addition and a 54 sq. ft. pergola attachment to the residence and to construct a 5' high yardwall and pedestrian gate. (David Rasch)

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

BACKGROUND & SUMMARY:

726 Gomez Road is a single-family residence that was constructed in the Territorial Revival style by 1940. Due to loss of historic material and altered massing, the structure is listed as non-contributing to the Don Gaspar Area Historic District. A free-standing garage was constructed at an unknown date at the rear of the property which has no historic status designation and has been altered at an unknown non-historic date with replacement of the vehicle door with French doors.

The applicant proposes to remodel the property by converting the garage to a guest house and attaching it to the residence. A 218 square foot addition would be constructed on the side, north elevation and a 54 square foot ramada will attach the addition to the rear of the primary residence.

The east elevation French doors will be removed and replaced with a 6-over-6 double hung window.

The addition will match existing height or be slightly lower. It will feature two 6-over-6 double hung windows of differing proportions.

A single-lite window will be installed in the south elevation.

Also proposed is a 5' high stuccoed yardwall and arch-topped wooden plank pedestrian gate in front of the guest house.

STAFF RECOMMENDATION:

Staff recommends approval of this application which complies with Section 14-5.2(H) Don Gaspar Area Historic District.

Ms. Mather asked if the material for the remodel for the ramada was known. Mr. Rasch didn't know.

Present and sworn was Mr. Elias Isaacson, 711 South St. Francis Drive, who had nothing to add. But regarding the ramada they would take as many cues as possible from the existing structure.

Ms. Mather asked if that meant it would be white painted wood.

Mr. Isaacson said probably, yes.

There were no speakers from the public regarding this case.

Mr. Katz moved to approve Case #H 11-088 per staff recommendations. Ms. Walker seconded the motion and it passed by unanimous voice vote.

- 11. Case #H-11-089.** 420 Arroyo Tenorio. Downtown & Eastside Historic District. Dominic Sisneros, agent for Andrew Beagle, owner, proposes to remodel a non-contributing residential property including the construction of a 32 sq. ft. storage room, increase the heights of existing interior and lot line yardwall, alter a trash enclosure, install metal awnings, install a metal vehicular gate and restucco. (David Rasch)

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

BACKGROUND & SUMMARY:

420 Arroyo Tenorio is a single-family residence that was constructed in a vernacular manner in the late 1930s. The building was recently remodeled in the Territorial Revival style and it is listed as non-contributing to the Downtown & Eastside Historic District.

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

1. An 18' wide vehicular gate and a 2' 6" wide pedestrian gate will be installed at the street frontage in a larger existing yardwall opening. The eastern pilaster will be removed and some of the opening will be infilled with stuccoed yardwall to match existing height. The vehicular gate will be constructed with steel and steel panels. The pedestrian gate will match the vehicular gate in design and materials.
2. A coyote fence utility screen at the west side lotline will be removed and replaced with 7' high antique wooden doors.
3. A 32 square foot storage room will be added at the southeast corner of the building. A lattice will extend from the storage room east to the lotline wall which is proposed to be increased in height.
4. Metal awnings will be installed over non-visible doors on the east and south elevations.

5. The front courtyard wall will be increased in height to less than 6' high and 1' high stone planters will be constructed in front of the wall.
6. West and south lotline stuccoed yardwalls will be increased in height to 6' from the highest grade side.
7. Finish colors include El Rey cementitious "Soapstone" which is a very light tan and dark gray on the steel items. Mr. Rasch passed around the color sample.

STAFF RECOMMENDATION:

Staff recommends approval of this application which complies with Section 14-5.2(E) Downtown & Eastside Historic District with the condition that all yardwalls shall not exceed 6' high from the highest grade side or a Board of Adjustment variance is required.

Mr. Rasch passed around the color sample for El Rey Soapstone.

Ms. Walker asked if the vehicle gate was fenestrated.

Mr. Rasch said the panels he believed were solid and he didn't discuss that with the applicant.

Ms. Mather asked if there were two residences for this gate. Mr. Rasch agreed.

Present and sworn was Mr. Dominic Sisneros, 7236 Vuelta de la Luz, who had nothing more to add to the staff report. The existing yardwalls on the rear side they proposed to restucco to match the residence at 422 Arroyo Tenorio. He believed that was Cottonwood.

Chair Woods asked if the walls were Cottonwood and house was Soapstone. Mr. Sisneros agreed.

Mr. Rasch doubted that it was Cottonwood because the Board didn't approve Cottonwood as an accepted historic color. He thought it might be Sahara which was a little less green.

Ms. Walker asked if he would consider fenestration on the vehicular gate since otherwise it would be a very long solid mass.

Mr. Sisneros said right now they were proposing posts on center and could remove the panels so they would be open for fenestration.

Chair Woods had a concern about the metal pergola and metal awning on this sweet Territorial house. It should be harmonious and preserve materials (14-5.2 code) so the metal awnings and territorial windows didn't do that.

Mr. Sisneros said they proposed the metal for protection of the doors and reduction of maintenance. They initially wanted to put a portal there but they couldn't get a lot line agreement with the rear property

owner for a portal.

Chair Woods said the proposed elements needed to be consistent with historic materials.

Ms. Rios asked what the options were.

Chair Woods thought they should use wood or maybe standing seam.

Mr. Sisneros said with a wood eyebrow there were maintenance issues.

Chair Woods said there were maintenance issues with this proposal as well.

Ms. Rios asked what the public visibility would be for these.

Mr. Rasch said there was no public visibility.

Public Comment -

Present and sworn was Mr. Webb Wallace who said his back yard backed up to their back yard. The height of the rear wall could not exceed six feet from highest grade where it was common wall.

Mr. Rasch agreed and the highest grade side was on his side so it would not exceed six feet on his side.

Mr. Wallace said thank you.

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

Mr. Acton was not sure where the pergola was going on the site plan.

Mr. Sisneros said it would be on top of the storage area on the east .

Mr. Acton asked if it was a zero lot line. Mr. Sisneros agreed.

Ms. Rios asked if the color proposed was for the entire house.

Mr. Rasch believed so.

Ms. Rios asked if that was the color that had not been accepted.

Mr. Rasch said that color had been proposed on the wall. The lighter color was proposed for the house and the other yardwall.

Chair Woods said on the house he proposed Soapstone was basically white.

Mr. Rasch said it was very light tan.

Ms. Rios wondered if the applicant could propose another color for the house other than Soapstone.

Mr. Sisneros said they preferred Soapstone but would work with the Board on another color if needed.

Mr. Acton moved to approve Case #H 11-089 with the following conditions:

- 1. That the stucco color be reconsidered;**
- 2. That the awning material be reconsidered;**
- 3. That the gate in front be constructed without the metal backing (panels). Dr. Kantner seconded the motion.**

Ms. Mather asked if that meant the case needed to come back to the Board for those items.

Mr. Acton agreed.

Ms. Rios asked if he addressed the pergola.

Mr. Acton said he had not but would accept a friendly amendment.

Chair Woods asked for a friendly amendment that the color match the trim. Mr. Acton accepted it as friendly.

Dr. Kantner asked if the stucco color could go back to staff.

Chair Woods said or the colors were in the acceptable pallet. Mr. Acton accepted that as friendly. The motion passed by unanimous voice vote.

- 12. Case #H-11-090.** 616 Garcia Street. Downtown & Eastside Historic District. Doug McDowell, agent for Judy & Lynn Peason, owners, proposes to construct a 4,490 sq. ft. residence with attached garage and guest house to a height of 16' 1", the maximum allowable height on this vacant lot. (David Rasch)

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

BACKGROUND & SUMMARY:

616 Garcia Street is a vacant lot within the Las Placitas Compound of six lots in the Downtown & Eastside Historic District. The maximum allowable height has already been established by the HDRB as 16' 1".

The applicant proposes to construct a 4,490 square foot residence with attached garage and studio to a maximum height of 16' 0". The structure is designed in the Spanish-Pueblo Revival style with rounded edges and stepped massing. The trim color will be "Coconut Cream" and the woodwork will be stained in a light brown color with the cement stucco color a blend of "Buckskin" and "Adobe".

STAFF RECOMMENDATION:

Staff recommends approval of this application which complies with Section 14-5.2(D) General Design Standards, Height Pitch Scale and Massing and (E) Downtown & Eastside Historic Districts.

Present and sworn was Mr. Doug McDowell, 1417 B Cerro Gordo Road, who had nothing to add to the staff report and would answer questions.

Ms. Rios asked Mr. Rasch to put page 9 on the screen. Mr. Rasch did.

Ms. Rios asked if the proposed solar panels would be visible.

Mr. McDowell said they were not visible at all. They were below the parapet level.

Ms. Rios asked what the element above section 4 was.

Mr. McDowell said that was a section of the house so it was cut through and the dark area was the insulation. The line behind the panels was the parapet line.

Mr. Acton asked if the part above the parapet was a pergola.

Mr. McDowell said it was a monitor with windows all around. The roof was visible but not the windows. They were very small.

Dr. Kantner asked on the west elevation if he could explain the purpose of the small window above the large window.

Mr. McDowell said it was for a loft over the kitchen like a clerestory window to bring in more light.

Ms. Mather asked if the stucco color was a blend or two separate colors.

Mr. McDowell clarified that it was a 50/50 mix.

There were no speakers from the public regarding this case.

Ms. Mather moved to approve Case #H 11-090 per staff recommendations. Ms. Rios seconded the motion and it passed by unanimous voice vote.

- 13. Case #H-11-077.** 1005 E. Alameda, Unit H. Downtown & Eastside Historic District. Dale Zinn, agent for Randy and Kathleen Pugh, owners, proposes to construct a 1,400 sq. ft. residence on a vacant lot to a height of 22' 2" where the maximum allowable height is 14' 2" with an attached 260 sq. ft. garage. A height exception is requested (Section 14-5.2(D)(9)). (David Rasch)

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

BACKGROUND & SUMMARY:

1005 East Alameda Street Unit H is a vacant lot within the Alameda Compound in the Downtown & Eastside Historic District. The applicant proposes to construct a 1,400 square foot residence with an attached garage to a height of 22' 2" where the maximum allowable height is 14' 2". Even with four additional feet due to sloping ground, a height exception is requested (Section 14-5.2(D)(9)) and the required exception criteria responses are included at the end of this report.

The building is designed in the Spanish-Pueblo Revival style with Territorial Revival elements including rounded edges and stepped massing. Window and door sills will be natural or cast stone, windows will have simulated divided-lites, and some windows will have wooden spindle grilles. Associated yardwalls and gates are addressed in the following case.

Exception to exceed maximum allowable height:

(i) The proposed exception does not harm the character of the streetscape.

The proposed project is on a non contributing in fill lot that has as its character structures that are built on rolling hills with a wide variety of elevation difference between adjacent structures.

The elevation difference is part of the context of the compound that; in the opinion of this office; does not harm and more accurately, supports and maintains the original context of the dwellings with the street streetscape.

Staff response: Staff is in agreement with this response.

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

The applicant seeks to build on an infill lot that has a difficult terrain features that are compounded by flood plain intrusions and historic landscape design scheme with mature trees that we wish to maintain.

The Owner has already stipulated with the Alameda Hill Association that the covenant allows 3200 sq. ft. residence will be restricted to no more than 1400 sq. ft. Heated area. Further restriction on the building envelope would place the Owner in a position of having virtually no area within the lot H to build what is

now proposed as an approximately 1100 sq. ft. heated home.

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 residence can continue to reside within the Historic Districts.

The proposed design that steps logically and comfortably down this hill is of a type that responds to the ordinance in two ways. It employs a stepping and flowing transition from lower segments of the house to the upper segments without employing vast quantities of fill or cuts to level the site. The overall effect of the proposed design is to reinforce the long low and terrain hugging character of the neighborhood compound by complying with the neighborhood design standards. The design of the compound and the individual units therein can be found to have no negative affect to the character of the larger Santa Fé Historic District due to the homogeneous design forces at play within the unique neighborhood compound.

Staff response: Staff is in agreement with this response.

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

Due to the unique character of a compound and the small site in particular that has become part of the East Alameda streetscape for at least 100 years, thus strict enforcement of design standards for the neighborhood that uses the Santa Fé Historic Design ordinance as a guideline for their own internal review standards; creates a condition that is not typically applicable to other structures or lands outside of the compound.

Staff response: Staff is in agreement with this response.

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

The lots and building envelopes and regulations for East Alameda compound were created by Ted Waddell in 1995. The additional conditions on lot H of a flood Plain restrictions and green code restrictions on cutting of mature trees have been imposed on this lot since the time that they purchased the lot almost 10 years ago.

Staff response: Staff is in agreement with this response.

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

Most importantly among the justifications for exceptions to the ordinance language; is the argument that the proposed height increase tends to continue the preservation of historic areas and buildings and reinforces

the construction of walls and additions in the historic styles, while maintaining a harmony as to style, form, height, proportion, textures and materials of historic buildings in the District. We firmly believe the proposed guest house design continues to reinforce the character of the Alameda Hill compound and the Historic District **and does not** create a negative impact on the character of any contributing structures.

Staff response: Staff is in agreement with this response.

STAFF RECOMMENDATION:

Staff recommends approval of the exception request to exceed the maximum allowable height. Otherwise, this application complies with Section 14-5.2(E) Downtown & Eastside Historic District.

Present and sworn was Mr. Dale Zinn, P.O. Box 756, Santa Fé, who said there were not any façades higher than 13' 6". But when it came up the hill they were trying to get the building to hug the grade. From the natural grade at the lower end and 4 feet would almost get him to the back so that was why he was asking for an exception to get to the back.

The only other issue with the guest house and he could bring it back was that a major tree would be taken out by the garage so he would try to rotate it around to clear the tree. It was 1,400 square feet. The neighborhood and he agreed that they could build a maximum of 1,400 although they were allowed a maximum of 3,200. There was a flood plain and a transfer was possible so they transferred from lot L to deal with that.

The stucco (Adobe) would match the others on site. Territorial white trim would be used except for the pueblo portal posts and corbels with medium brown stain.

Ms. Mather asked if it was the guest house of unit L. Mr. Zinn agreed. It had a single property owner. The way Ted Waddell divided it up, they were condo units with some open space and L was a "developable" area.

Ms. Walker noted on your preliminary zoning worksheet it showed this was in the foothills of the escarpment district and asked if he worked that out with the City.

Mr. Zinn said he had. The line wandered down into that compound. The escarpment was for people looking up and here you would look down on the house instead of up. The only issue was the trees and what treatment would have to be done for them.

Ms. Rios asked if he would have any roof top equipment. Mr. Zinn said no.

Ms. Rios asked if there would be any exterior lighting.

Mr. Zinn agreed and would bring that back to staff for approval.

Chair Woods asked about the part closest to Cerro Gordo, how far below the road it was.

Mr. Zinn showed a drawing. It was equal to the fence line and the garage was below. The fence was there and continuing but because of the set back in the rear, they had to have a solid wall from zoning regulations. It only had to be six feet there so they would only be 3' 6" above Cerro Gordo.

Chair Woods asked how far from Cerro Gordo the one on the far left was.

Mr. Zinn said there were points where it came closer than 15'. At the closest it was 10' 6". He corrected himself. The guest house was 50-60 feet back. It was way below. You wouldn't see it.

There were no speakers from the public regarding this case.

Ms. Mather moved to approve Case #H 11-077 per staff recommendations and cite that the criteria had been met for a height exception as shown on pages 3-4 and that lighting should be brought to staff and any changes in garage configuration back to the Board.

Ms. Rios seconded the motion with a friendly amendment that the stucco be Adobe, Territorial trim be white and pueblo elements be medium brown stain. Ms. Mather agreed and the motion passed by unanimous voice vote.

14. **Case #H-11-078.** 1005 E. Alameda, Unit L. Downtown & Eastside Historic District. Mr. Zinn Zinn, agent for Randy and Kathleen Pugh, owners, proposes to construct a 3,900 sq. ft. residence on a vacant lot to a height of 22' 2" where the maximum allowable height is 14' 2" and a 440 sq. ft. garage to a height of 12' 6" and to remodel the Cerro Gordon Road frontage yardwall where the maximum allowable height is 5'. A height exception is requested (Section 14-5.2 (D)(9)). (David Rasch)

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

BACKGROUND & SUMMARY:

1005 East Alameda Street Unit L is a vacant lot within the Alameda Compound in the Downtown & Eastside Historic District. The applicant proposes to construct a 3,900 square foot residence with an attached garage to a height of 22' 2" where the maximum allowable height is 14' 2". Even with four additional feet due to sloping ground, a height exception is requested (Section 14-5.2(D)(9)) and the required exception criteria responses are included at the end of this report. Also proposed is a 440 square foot free-standing garage to a height of 12' 6", interior yardwalls and gates, and remodeling of the Cerro Gordo Road frontage where the maximum allowable height is 5'.

The building is designed in the Spanish-Pueblo Revival style with Territorial Revival elements including rounded edges and stepped massing. Window and door sills will be natural or cast stone, windows will

have simulated and true divided-lites, and some windows will have wooden spindle grilles.

Exception to exceed allowable height:

(ix) The proposed exception does not harm the character of the streetscape.

The proposed project is on a non contributing in fill lot that has as its character structures that are built on rolling hills with a wide variety of elevation difference between adjacent structures.

The elevation difference is part of the context of the compound that; in the opinion of this office; does not harm and more accurately, supports and maintains the original context of the dwellings with the street streetscape.

Staff response: Staff is in agreement with this response.

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

The applicant seeks to build on an infill lot that has a difficult terrain features that are compounded by the unusable juxtaposition of Cerro Gordo Street which is above the level of the house by over 10 feet. The ability to create a house design that berms into the north hill and preserve more of the open space and visual access to the mature historic landscape has been demonstrated in a house within the compound that adjoins this parcel. Denial would prevent a privilege that is already enjoyed by others.

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 residence can continue to reside within the Historic Districts.

The proposed design that steps logically and comfortably down this hill is of a type that responds to the ordinance in two ways. It employs a stepping and flowing transition from lower segments of the house to the upper segments with out employing vast quantities of fill or cuts to level the site. The overall effect of the proposed design is to reinforce the character of the neighborhood compound by complying with the neighborhood design standards. The design of the compound and the individual units therein can be found to have no negative affect to the character of the larger Santa Fé Historic District due to the homogeneous design forces at play within the unique neighborhood compound.

Staff response: Staff is in agreement with this response.

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

Due to the unique character of a compound and the small site in particular that has become part of the East Alameda streetscape for at least 100 years, thus strict enforcement of design standards for the neighborhood that uses the Santa Fé Historic Design ordinance as a guideline for their own internal review standards; creates a condition that is not typically applicable to other structures or lands outside of the compound.

Staff response: Staff is in agreement with this response.

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

The lots and building envelopes and regulations for East Alameda compound were created by Ted Waddell in 1995. The additional conditions on lot H of a flood Plain restrictions and green code restrictions on cutting of mature trees have been imposed on this lot since the time that they purchased the lot almost 10 years ago.

Staff response: Staff is in agreement with this response.

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

Most importantly among the justifications for exceptions to the ordinance language; is the argument that the proposed height increase tends to continue the preservation of historic areas and buildings and reinforces the construction of walls and additions in the historic styles, while maintaining a harmony as to style, form, height, proportion, textures and materials of historic buildings in the District. We firmly believe the proposed guest house design continues to reinforce the character of the Alameda hill compound and the Historic District **and does not** create a negative impact on the character of any contributing structures.

Staff response: Staff is in agreement with this response.

STAFF RECOMMENDATION:

Staff recommends approval of the exception request to exceed the maximum allowable height. Otherwise, this application complies with Section 14-5.2(E) Downtown & Eastside Historic District.

Mr. Zinn (previously sworn) said it would be close to Cerro Gordo and stepped down. There was a 12' difference in grade from front to back. That was the reason for the height exception. He measured the existing building and it was 13' 6' and they were at or below that.

On the north façade he wanted to emphasize that they would have a break in the plan every 25' on the solid wall. Right now it was Aspen.

Chair Woods asked if one would look down on all the roof there.

Mr. Zinn said that was the reason to bring the cedar post fence back up. Obviously from a house above on Cerro Gordo you would have that chance but he disagreed there would be much roof exposure from a public way.

Ms. Walker asked if there was any space behind.

Mr. Zinn agreed and the owners would do terracing for gardening there.

Chair Woods asked about the shape of the portal and to the right of it which were non-traditional.

Mr. Zinn said it was a non-contributing compound. The portal took advantage of all the green down below. There were two boundary lines to pay attention to: The city boundary and the development boundary. He was trying to respond to neighbors with noisy dogs and an above-ground pool and wanted to try to deflect the noise that would come from there.

Ms. Rios asked how close the house would be to the fence on Cerro Gordo.

Mr. Zinn said it was within 10 feet which was allowed by code but it was an angle and the garage was ten feet away but way down there. They might be able to suppress that even more.

Chair Woods had a concern about the wall. The little inset was contemporary for Cerro Gordo. Unless you really maintain vegetation there it would become a trash area.

Mr. Zinn agree but they intended to improve on it and take care of that with vines, etc to maintain that. It would jog in 3' and then job back out.

Mr. Rasch reminded the Board of the wall and fence guidelines that required a change in plane every 50'.

Chair Woods was just concerned if it would be maintained.

Mr. Zinn agreed that was valid. It was the case all along Cerro Gordo.

Chair Woods suggested maybe putting a planter in that part.

Mr. Zinn agreed. He would accept something like that. A drip line would be required for sure.

There were no speakers from the public regarding this case.

Dr. Kantner moved to approve Case #H 11-078 per staff recommendations and noting that the exception request had been met and with the conditions:

- 1. That material be as proposed on page 9 and**
- 2. Instead of recessed landscaped offsets to have planters at the grade of the street.**

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

15. **Case #H-11-084.** 424 Sosaya Lane. Downtown & Eastside Historic District. Anthony Romero, agent for Kelly & Anne Shannon, owners, proposes to construct a 251 sq. ft. addition to match existing adjacent height. Two exceptions are requested to exceed the 50% footprint rule (Section 14-5.2(D)(2)(d)) and to construct an addition on a primary elevation (Section 14-5.2(D)(2)(c)). (David Rasch)

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

BACKGROUND & SUMMARY:

424 Sosaya Lane is a single-family residence that was constructed in the Territorial Revival style in 1942. The building is listed as contributing to the Downtown & Eastside Historic District and the north elevation may be considered as primary.

The applicant proposes to remodel the property by constructing a 251 square foot addition on the northwest corner. An exception is requested to exceed the 50% footprint rule (Section 14-5.2(D)(2)(d)) and to construct an addition on a primary elevation (Section 14-5.2(D)(2)(c)) and the required exception criteria responses are included at the end of this report.

The addition will match existing height and finishes. It will feature an 8-over-8 divided-lite double hung window with pediment details on both the north and east elevations.

(xi) Do not damage the character of the streetscape.

The proposed addition will not damage or compromise the character of the streetscape. The visual aspect and physical features of the existing residence, constructed in the early 1930's, will be matched by the proposed office addition. The overall shape of the building and character defining elements such as the brick coping and pedimented lintels along with the craftsmanship of the construction will create a seamless transition from existing to proposed. The new addition will be constructed primary of adobe, which will again take into account the construction of the original residence. Windows and exterior stucco will match existing. The height of the addition (12'-6") will not exceed the existing structure.

Staff response: Staff is in agreement with this response.

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

The homeowners are long time Santa Feans who have also had a business venture in both Santa Fé and Fort Worth, Texas. Their Santa Fé office resided at the Santa Fé rail yard in the "caboose". Logistics between the city and the

Mr. Shannon , caused Mr. Shannon to vacate the location. Mr. Shannon is semi-retired , but still needs a local office. Travel to Fort Worth twice a month is not cost efficient and renting an office space is also not cost effective. The new addition will also allow the homeowners, who's elderly status, an opportunity to relocate a few items from the basement area which is getting more restrictive for the homeowners to access.

Staff response: Staff is in agreement with this response.

(xiii) 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 proposed addition is consistent with the architecture of the existing structure and of the adjoining buildings within the neighborhood. The territorial style of the residence clearly signifies compliance with historical aspect and character of the City of Santa Fé.

Staff response: Staff is in agreement with this response.

(xiv) Are due to special conditions and circumstances which are peculiar to the land or structure involved and which are not applicable to other lands or structures in the related streetscape.

The proposed addition will be located in the Northwestern most portion of the residence. There will be no impact on the neighboring residences and will lie well within the setbacks set forth by the city of Santa Fé.

Staff response: Staff is not in agreement with this response, which does not state unique conditions or circumstances.

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

The homeowners purchased the said residence without any knowledge of its historical status. Over the years, alterations have been done to the existing structure which match and create a seamless transition. The proposed addition will once again take into account the existing architecture and character of the existing residence.

Staff response: Staff is in agreement with this response.

(xvi) Provide the least negative impact with respect to the purpose of this section as set forth in SANTA FÉ 14-5.2(A)(1)

The granting of these variances will not change the character and integrity of the existing residence. These variances will be required to maintain the contributing status of the residence.

Staff response: Staff is in agreement with this response.

STAFF RECOMMENDATION:

Staff recommends denial of the exception request, since all six of the criteria were not met. In order to receive the exception, the applicant shall respond conclusively to the fourth criteria regarding the unique conditions or circumstances of this structure at the hearing. If the exception is granted, then staff recommends that the brick coping be distinguished from the historic brick coping. Otherwise, this application complies with Section 14-5.2(C) Regulation of Contributing Structures, (D) General Design Standards, and (E) Downtown & Eastside Historic District.

Ms. Rios asked if this addition would hinder its contributing status.

Mr. Rasch said if the Board granted the exception it would keep its status but he didn't think the applicant met the #4 criterion.

Present and sworn was Mr. Anthony Romero, 1341 , who said there was a bit of confusion on the question. The homeowners tried to respond to all six. They needed more clarification on what was being asked there.

Mr. Rasch explained that they had to prove there was a special condition or circumstance that other buildings didn't have to place it in this location.

Mr. Romero said it was located here to have a minimal impact on the structure and would have no impact on trees and lilacs.

Mr. Rasch thought perhaps that would address it.

Dr. Kantner was curious why it would not be put on the west façade. If on the west, it wouldn't need an exception.

Mr. Rasch agreed but was not sure they could set it back 10 feet.

Mr. Romero agreed there was not enough room there to meet the setback requirements.

Ms. Walker asked if they would be able to set it down a foot and back a foot so it was clearly an addition.

Mr. Romero said they could lower it to distinguish it from existing and could move it back also.

Chair Woods said they could get a bigger office and still stay in that setback. She referred to page 12 and said they could do it with that structure.

Mr. Romero agreed but said there was storage there. For the office itself they would have room there. There was also a bathroom at the existing building. We were trying to keep the ventilation of that window.

Ms. Rios asked which of those suggestions would be more preferred.

Mr. Romero said he preferred Ms. Walker's suggestion.

There were no speakers from the public regarding this case.

Mr. Acton asked Ms. Walker to restate her suggestion.

Ms. Walker said it was just to lower the height a foot and to set the addition back a foot from the front of the house.

Mr. Acton said that would reduce the interior space.

Ms. Mather said it would come right off the façade.

Mr. Acton said once they accepted the exception a foot would hardly matter. But the adjustment of the height was significant.

Dr. Kantner asked to see a photo of the front façade.

Mr. Rasch pointed out that the addition would go where that window was.

Dr. Kantner surmised it would not negatively impact that façade.

Mr. Rasch said he would prefer it be toward the back instead of the front but that was what the applicant was requesting.

Ms. Walker had a problem with voting because #4 was not answered.

Chair Woods noted that Mr. Rasch accepted what he stated.

Dr. Kantner moved in Case #H 110-84 to deny the request noting that the exceptions criteria were not met. Ms. Walker seconded the motion.

Mr. Acton said he wouldn't vote for that because he was satisfied with his response. It was subjective.

The motion was lost by a voice vote with 2 voting in favor and 4 voting against.

Ms. Rios moved to approve Case #H 11-084 that the applicant met the criteria and with the

condition that the addition be one foot lower and one foot back. Mr. Acton seconded the motion.

Ms. Mather asked for a friendly amendment that the brick coping on the addition be distinguished from the original coping. Ms. Rios accepted the amendment and it passed by majority voice vote with all voting in favor except Ms. Walker who voted against.

I. MATTERS FROM THE BOARD

Ms. Walker announced that on Sunday at 3:00 OSFA would have a party for alumni and others to celebrate St. Catherine's and it was free.

Mr. Rasch added that the four demolition requests for St. Catherine's would go to Council next Tuesday evening.

Ms. Rios noted an article in Sunday's paper entitled "Building heights and density threats." She read from his statements. She asked if the historic ordinance trumped the zoning.

Ms. Brennan agreed. She was trying to understand it because he was raising a specific question.

Ms. Walker said his concern was the combination of height and mass and they've crowded the streets. It had been his theme for years and years.

Ms. Brennan agreed that in the BCD there were lots of townscapes but also lots of institutional buildings that affected height with hotels and institutional buildings, that traditionally were allowed more height so yes, you were correct. Nevertheless there were higher buildings there but built before the ordinance. Those were compromised buildings and taller than would be allowed if the City could enforce them.

Mr. Rasch said they were rewriting that part of the chapter now to say the more restrictive would prevail.

Ms. Brennan said institutional buildings had changed the percentage.

Ms. Rios asked if the HDRB did have jurisdiction on state buildings.

Mr. Rasch said only on capital outlay projects.

The Board discussed the issue further.

Ms. Rios asked about a statement on a house that was contributing and asked if he was making up the statement about not preserving the rest.

Mr. Rasch said he was and made a mistake on it. Just the windows and doors on non-primary elevations had to be preserved. If was a distinctive feature, the code says you shall preserve it.

Ms. Brennan read from the code.

Mr. Rasch said the coping was unique but the Board didn't consider it primary. He thought the vigas were primary on that façade.

J. ADJOURNMENT

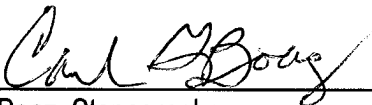
Ms. Rios moved to adjourn the meeting. Ms. Mather seconded the motion and it passed by unanimous voice vote.

The meeting was adjourned at 8:15 p.m.

Approved by:

Sharon Woods, Chair

Submitted by:



Carl Boaz, Stenographer