



# Agenda

CITY CLERK'S OFFICE

DATE 3/7/12 TIME 11:30

SEEN BY Pamela Taylor

RECEIVED BY [Signature]

## HISTORIC DESIGN REVIEW BOARD FIELD TRIP

TUESDAY, March 13, 2012 at 12:00 NOON

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

## HISTORIC DISTRICTS REVIEW BOARD HEARING

TUESDAY, March 13, 2012 at 5:30 P.M.

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: February 14, 2012 & February 28, 2012
- E. COMMUNICATIONS AND APPOINTMENTS
- F. FINDINGS OF FACT & CONCLUSIONS OF LAW

Case # H-11-117 621 Old Santa Fe Trail  
Case # H-11-119 411 San Antonio Street  
Case # H-11-136A 576 Camino del Monte Sol  
Case #H-11-136B 576 Camino del Monte Sol  
Case #H-12-002 645 Old Santa Fe Trail  
Case #H-12-010 409 Camino de las Animas  
Case #H-11-039 8 Camino Pequeno  
Case #H-11-143 207 Sena Street  
Case #H-08-128 549 Hillside Avenue  
Case #H-08-096 1150 Canyon Road

Case #H-12-004 104 Calle La Pena  
Case #H-12-005A 9 Camino Pequeno  
Case #H-12-005B 9 Camino Pequeno  
Case #H-12-006 617 Garcia Street  
Case #H-11-144 622 Gomez Road  
Case #H-10-117B 62 Lincoln  
Case #H-12-007 30 Montoya Circle  
Case #H-12-008A 520 John Lane  
Case #H-12-009 245 & 247 ½ Closson St.

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

1. Case #H-11-043. 607 E. Palace Avenue. Downtown & Eastside Historic District. Presley Schmitt, agent for Lee & Jana Reynolds, owners, proposes to amend a previous approval to remodel a contributing property by constructing a ramada to 8'6" high at the rear lot line and a yardwall to 5' high with a fireplace and banco. (David Rasch).
2. Case #H-11-134. 451 Arroyo Tenorio. Downtown and Eastside Historic District. Stephen Samuelson, agent for Merrill Lee Caldwell, owner, proposes to remodel a contributing residence by replacing windows and doors. (John Murphey).
3. Case #H-12-003. 204 E. Santa Fe Avenue. Downtown & Eastside Historic District. Stephen Walker, agent for Stephen and Gail Walker, agents, propose to construct a 577 sq. ft. addition and install a window at a former door infill on the south elevation of a significant residential structure, remove a non-historic carport, and construct a low picket fence. Two exceptions are requested to construct an addition on a primary elevation (Section 14-5.2(D)(2)(c)) and at less than 10 feet back from a primary elevation (Section 14-5.2(D)(2)(d)). (David Rasch).

4. Case #H-12-008B. 520 Johnson Lane. Downtown & Eastside Historic District. Jorge Ramirez, agent for Joanne LeCher, owner, proposes to remodel this non-contributing residential structure by removing an overhanging roof to construct a parapet to a height of approximately 11'6" high where the maximum allowable height of 14'2", replace windows and doors, and insulate and stucco the exterior. (David Rasch).
5. Case #H-12-011. 616 E. Alameda. Downtown & Eastside Historic District. Phillip Alarid, agent for Kiva Homes, LLC, owners, proposes to construct an approximately 2,200 sq. ft. single family residential structure to the maximum allowable height of 14'5". (David Rasch).
6. Case #H-12-012. 524 Camino del Monte Sol. Downtown & Eastside Historic District. Joel Muller, agent for John Camp & Michele Cook, owners, proposes to remodel a contributing residential property by replacing non-historic non-primary doors and windows, removing a non-historic greenhouse, constructing a 224 sq. ft. portal to 11' high, and installing a vehicular gate. (David Rasch).
7. Case #H-12-013. 259 Staab Street. Downtown & Eastside Historic District. Jeff Seres, agent for James Thomson, owner, proposes to construct a coyote fence to 70" high where the maximum allowable height is 54" on a contributing property. A height exception is requested (Section 14-5.2(D)(9)). (David Rasch).
8. Case #H-12-014A. 428 San Antonio. Downtown & Eastside Historic District. Eric Enfield, agent for Wendy Fairman, owner, requests an historic status review of a non-statused garage. (John Murphey).
9. Case #H-12-014B. 428 San Antonio. Downtown & Eastside Historic District. Eric Enfield, agent for Wendy Fairman, owner, proposes to remodel a garage by adding a 456 sq. ft. approximately 10'5" high addition, which will include construction of two pergolas and an entry portal and the addition of photovoltaic rooftop equipment. (John Murphy).
10. Case #H-12-015. 428 San Antonio. Downtown & Eastside Historic District. Eric Enfield, agent for Wendy Fairman, owner, proposes to remodel a significant residence by constructing a 200 sq. ft. portal, adding windows and doors, installing photovoltaic rooftop equipment, and constructing a 5' high combination stucco and coyote yardwall. Three exceptions are requested: to construct an addition to a primary façade (Section 14-5.2(D)(2)(c)); to construct an addition not set back a minimum of 10' from primary façade (Section 14-5.2(D)(2)(d)); and to create an opening where one does not exist (Section 14-5.2(D)(5)(a)(ii)). (John Murphey).
11. Case #H-12-016. 533 ½ Agua Fria. Don Gaspar Area Historic District. Harvey Monroe, agent for Dan Hagan & Greta Young, owners, proposes to construct a 530 sq. ft., approximately 15' high addition where the maximum allowable height is 15'7", replace windows, reconstruct a portal, and stucco a non-contributing residence. (John Murphey).

I. MATTERS FROM THE BOARD

J. 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 should contact the City Clerk's office at 955-6520 at least five (5) working days prior to the hearing date. If you wish to attend the March 13, 2012 Historic Design Review Board Field Trip, please notify the Historic Preservation Division by 9:00 A.M. on Tuesday, March 13, 2012.



# Agenda

CITY CLERK'S OFFICE

DATE 3/1/12 TIME 4:20  
 APPROVED BY Camille V. [Signature]  
 PREPARED BY [Signature]

## HISTORIC DESIGN REVIEW BOARD FIELD TRIP

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

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## CITY COUNCIL CHAMBERS

- A. CALL TO ORDER
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#### H. MATTERS FROM THE BOARD

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**HISTORIC DESIGN REVIEW BOARD**  
March 13, 2012

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

**March 13, 2012**

**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 Council Chambers, 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  
Mr. John Murphey, Senior Historic Planner  
Ms. Kelley Brennan, Assistant 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 asked for an amendment on #7 where the applicant was Jeff Seres.

Mr. Murphey said the second entry for # 12 should say "significant" instead of "non-statused."

**Ms. Walker moved to approve the agenda as corrected. Mr. Katz seconded the motion and it passed by unanimous voice vote.**

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

##### **February 14, 2012**

Mr. Katz asked for a change to the minutes as follows:

On page 3, third paragraph should say that itinerant vendors have no fixed location.

Ms. Walker asked for a change to the minutes as follows:

On page 14, it should say "She now had no financial gain nor loss in this project.

Ms. Mather asked for changes to the minutes as follows:

On page 7 at the bottom, Mr. Rasch referred the owner to an art conservator.

At top of page 7 under Case 4, she was confused because the owner and agent were different than shown in the findings and didn't know which ones were correct.

Mr. Rasch said Ms. Briones was the owner and Karen Spillar was the agent.

**Ms. Walker moved to approve the minutes of February 14, 2012 as amended. Ms. Rios seconded the motion and it passed by unanimous voice vote.**

##### **February 28, 2012**

Mr. Katz asked for a change on page 10 to clarify that part of the north elevation should be excluded from the primary designation.

Mr. Rasch clarified that the Board indicated the easternmost part of the north elevation (facing north) was the primary elevation there.

Mr. Acton said that should also be reflected in the findings of fact.

Ms. Walker asked for a change on page 3 near the bottom where it said Ms. Rios designated the west

elevation as primary for the shed but the findings of fact said it was the southeast.

Mr. Rasch clarified that it was the southeast façade.

Ms. Rios requested eight changes as follows:

On page 4, 4th paragraph from the bottom should say the plans were so small that they were very difficult to read.

On page 5, 6th paragraph should say, "Ms. Rios asked if all design elements will remain the same as previously submitted with the exception of changes to one window."

On page 10, 9th paragraph from the top where "reasonable" should be "accurate."

On page 19, the first sentence should read, "She felt the value given to historic vernacular depended on who was on the Board and the present Board tends to dismiss it, She feels vernacular architecture merits value, attention and preservation."

On that same page, the tenth sentence down should say "... on its own merits."

The fifth sentence should read, "Ms. Rios said Santa Fé has many vernacular buildings located in the City's Downtown and Eastside Historic District that are not pueblo revival but should be preserved."

In the 7th sentence, it should say, "Ms. Rios said that in vernacular architecture one is preserving what families built with what they had and what they could afford. If you preserve a building it doesn't mean you can't make changes to it."

She thought Chair Woods had said she believed the Stamm houses shouldn't be preserved. Chair Woods agreed.

Ms. Mather asked for clarification on page 4 with the problem between minutes and findings of fact #1 regarding increased in height in the last sentence. She asked if the height was to be increased above the amount stated in the application.

Mr. Rasch clarified that the height increases of 2 - 6" were part of the 9'-8" to 14'-4" increase.

**Ms. Rios moved to approve the minutes of February 28, 2012 as amended. Ms. Walker seconded the motion and it passed by unanimous voice vote.**

## **E. COMMUNICATIONS AND APPOINTMENTS**

Mr. Rasch reminded the Board of the upcoming Preservation Awards and asked the members to nominate some candidates. The deadline was the end of March or early April.



He also called attention to the memo in their packet for ad hoc appointments.

Ms. Brennan explained that they were asking this ahead of time to be prepared because the statute set out a tight time frame. It included 60 days for consultation and then the City had to give the state 5 days' notice of the pending problems and after that, the statute said that in 5 days "a board shall be formed." Even if the state wasn't on the ball, the City needed to be ready to go.

Chair Wood asked if it was one or two members.

Ms. Brennan said it was two members.

Mr. Katz said they also needed to have on the next agenda what was statutorily required for HDRB. He also would like to hear status review of the casitas across from the Capital. The State was very concerned about what they needed to do and if this Board was going to decide on what rules needed to be followed in design of the Executive Office building if three were significant and one contributing or whatever the Board might decide.

Mr. Rasch said it needed to include examination of the Concha Ortiz Building also. If he could get the notice out in time it would be on the next agenda.

Chair Wood agreed they needed to tell the state but couldn't do that until the status was determined.

Ms. Brennan related that Mr. O'Reilly told the State design staff about it and they told Mr. O'Reilly they were not close to issuing an RFP for the design. He also thought they would come to give some information on the project at an HDRB meeting. They were not close to a consultative process.

Ms. Mather didn't know what buildings were involved.

Mr. Rasch said the proposed office building would be north of the state garage where there were four casitas and three garages that were either significant or contributing and at Capital Street was the Concha Ortiz Building. One garage was demolished already.

Ms. Mather asked if the Board would discuss who would be the appropriate members to serve on this.

Chair Woods agreed. The Board needed to have it on the record for the two people who were chosen. Having been involved, she suggested that Mr. Katz to be considered. He had a clear understanding of that ordinance.

**Ms. Walker moved to elect Mr. Katz and Chair Woods to be on the State and Local Government Review Board. Ms. Mather seconded the motion and it passed by unanimous voice vote.**

Chair Wood thanked staff for staying ahead of this obligation.

## **F. FINDINGS OF FACT & CONCLUSIONS OF LAW**

**Case #H-11-117 621 Old Santa Fé Trail**

**Mr. Katz moved to adopt the findings and conclusions for Case #H-11-117 as presented. Ms. Walker seconded the motion and it passed by unanimous voice vote.**

**Case #H-11-119 411 San Antonio Street**

**Ms. Mather moved to adopt the findings and conclusions for Case #H-11-119 as presented. Mr. Katz seconded the motion and it passed by unanimous voice vote.**

**Case #H-11-136A 576 Camino del Monte Sol**

**Case #H-11-136B 576 Camino del Monte Sol**

**Ms. Mather moved to adopt the findings and conclusions for Cases #H-11-136A&B as presented. Ms. Walker seconded the motion and it passed by unanimous voice vote.**

**Case #H-12-002 645 Old Santa Fé Trail**

**Case #H-12-010 409 Camino de las Animas**

**Case #H-11-039 8 Camino Pequeño**

**Case #H-11-143 207 Sena Street**

**Case #H-08-128 549 Hillside Avenue**

**Mr. Katz moved to adopt the findings and conclusions for these five cases as presented. Ms. Mather seconded the motion and it passed by unanimous voice vote.**

**Case #H-08-096 1150 Canyon Road**

Mr. Katz had a question on #4 with the north-south axis as primary elevation.

Mr. Rasch explained what he was trying to get at there was the access as well as numerous blocks.

Mr. Katz said then the access would be at the north and south ends and the Board made only the north end primary.

Chair Woods thought the access was mentioned by staff but was not included in the motion.

Ms. Rios said it was.

Mr. Katz asked to change the findings to indicate that the Board found that the historic massing along the north central axis of the building on the north façade merits recognition as a primary façade. He asked also that the conclusion of law be reworded in the second to last line, "designated as primary excluding the non-historic elevations and all non-historic windows."

**Mr. Katz moved to approve the findings and conclusions for Case #H-08-096 as amended. Ms. Mather seconded the motion and it passed by unanimous voice vote.**

**Case #H-10-117B 62 Lincoln**

Mr. Katz referred to the top of the second page and said the wording should say "the amount of roof equipment above the screen wall was insignificant or de minimus." It was incredibly de minimus.

**Ms. Rios moved to adopt the findings and conclusions for Case #H-10-117B as amended. Ms. Walker seconded the motion and it passed by unanimous voice vote.**

**Case #H-12-004 104 Calle La Pena**

**Case #H-12-005A 9 Camino Pequeño**

**Case #H-12-005B 9 Camino Pequeño**

Ms. Walker asked about the archaeological clearance requirement and thought the lot size wouldn't require that.

Mr. Rasch said the archaeological clearance was needed because there were two lots (excluding the one by the river) if they consolidated or adjusted the lot line. He thought they had already hired an archaeologist to do it.

**Case #H-12-006 617 Garcia Street**

**Case #H-11-144 622 Gomez Road**

**Case #H-12-007 30 Montoya Circle**

**Case #H-12-008A 520 Johnson Lane**

**Case #H-12-009 245/247½ Closson Street**

**Ms. Mather moved to approve the rest of the findings and conclusions as presented. Mr. Katz**

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

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

There was no business from the floor.

Chair Woods announced to the public that anyone who wished to appeal a decision of the Board had 15 days from the date the findings of fact and conclusions of law were approved for the case.

## **F. ACTION ITEMS**

1. **Case #H-11-043.** 607 E. Palace Avenue. Downtown & Eastside Historic District. Presley Schmitt, agent for Lee and Jana Reynolds, owners, proposes to amend a previous approval to remodel a contributing property by constructing a ramada to 8' 6" high at the rear lot line and a yardwall to 5' high with a fireplace and banco. (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.

On August 23, 2011, the HDRB approved the request for an exception to construct a portal at less than 10' back from a primary elevation.

Now, the applicant proposes to amend the approval with the following three items.

1. An 8' 6" high trellis will be constructed along the rear of the property between two retaining walls. The trellis will be built up against one of the walls and it will be constructed with 8" x 8" beams.
2. A fireplace with two wing walls and bancos will be constructed in the yard to the west of the residence. The top of the fireplace will be 9' high and the wing walls will be 5' high capped with brick coping.
3. The rear yard will have a brick patio installed with low moss rock retaining walls and steps.

### **STAFF RECOMMENDATION:**

Staff recommends approval of this application which complies with Section 14-5.2(D)(9) General Design Standards and (E) Downtown & Eastside Historic District.

Mr. Katz said this didn't look like a trellis but more like an uncovered portal.

Mr. Rasch explained that it was higher than the retaining wall and he wasn't sure of the finish.

Ms. Rios asked if any of it would be publicly visible. Mr. Rasch said it would not.

Ms. Mather said on the site visit the Board noticed copper flashing around the front portal and hooks that appeared to be for copper drain spouts or something. She asked if Mr. Rasch reviewed the original approval to see if the Board had approved copper there.

Mr. Rasch had not but said he would look for that now and report back on it.

Present and sworn was Mr. Carson See, 647 E. Palace, who said the wood on the trellis would be stained in a grey weathered stain like a tree. It wouldn't touch the retaining wall at all and would have its own footings and would be lower than the wall.

Mr. Katz said he considered a trellis as two-dimensional and that wasn't what was shown here.

Mr. See said it was a pergola and had no roof. It was open and would have vines on it. It would be have a vertical post every 3 feet.

Mr. Katz said on page 9 (1-B) it looked like there were cross pieces.

Mr. See agreed they were every three feet and reiterated that it was not a trellis.

Ms. Walker asked if on the fireplace he intended to mix flagstone with brick coping in that location. It looked unusual and she was just curious.

Mr. See said the flagstone wouldn't touch the brick.

Mr. Acton said the Board was impressed with the work done so far and the approach he took.

There were no speakers from the public regarding this case.

Chair Woods thought it was beautiful but she found this fireplace to be over the top pueblo at this Territorial Revival building so it was inconsistent with the rest of the architecture.

Mr. See asked if it would be better to be square.

Chair Woods said it was bulbous and if it were not as round but more faceted and he got rid of the wing walls on the sides it would work better. It should not have such a bulbous chimney. She clarified that she was not talking about what people would sit on but the wing walls themselves.

Mr. See accepted that change.

She suggested he put brick on the hearth instead of flagstone to avoid the mixture of materials there.

Mr. Rasch found from the original proposal that the proposed drawing showed only a brick cap and no flashing. So there was no evidence of flashing in that proposal.

Chair Woods pointed out to Mr. See that it appeared he was trying to put a downspout and a copper gutter on that portal and he didn't bring that to the Board. The Board was concerned about copper as a very new material. She informed him that he could come back to the Board to request that but what there was not approved by the Board originally.

Mr. Rasch added that the Board traditionally had approved galvanized or tin as a more traditional material. But lately, the Board had approved patinated copper.

Mr. Acton explained that copper was usually a bright orange when first applied. They Board would like to see a patina on the copper to make sure it was darkening out in a manner complementary to the brick. He could expedite the patina.

Chair Woods clarified that the gutter and down spout was different and it would have to come back to the Board with that.

Mr. Acton said they envisioned a canale with a down spout.

Mr. See said they had two down spouts.

**Ms. Rios moved to approve Case #H-11-043 per staff recommendations and with conditions that the fireplace be more Territorial style by omitting the wing walls, using brick on the hearth and make the kiva straighter and not rounded. Ms. Walker seconded the motion and it passed by unanimous voice vote.**

2. **Case #H-11-134.** 451 Arroyo Tenorio. Downtown and Eastside Historic District. Stephen Samuelson, agent for Merrilee Caldwell, owner, proposes to remodel a contributing residence by replacing windows and doors. (John Murphey)

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

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

451 Arroyo Tenorio is a one-story, adobe, Spanish-Pueblo Revival style residence constructed in c.1925. Significant for Sylvanus G. Morley's brief ownership of the property, the residence is contributing to the Downtown and Eastside Historic District.

The applicant proposes to remodel the house by replacing two doors and 18 windows. The applicant claims the windows and doors under consideration are non-historic and consist of recycled and/or shop-built units installed in 2002. The applicant supports this claim with an extensively researched report documenting how existing units were replaced during a 2002 renovation. The earlier project changed, often dramatically, the house's fenestration. For example, along the north elevation a grouping of three, 8-over-8 double-hung windows were replaced with three separate windows, each of a different opening, operation, and configuration of lights.

As presented in the "Window and Door Repair" schedule, the current project proposes to:

### **Doors**

1. Replace a 2002-installed, 15-light-and-wood-panel-and-sidelight door at the Kitchen with a 3-light-and-wood-panel with spindles door to match existing doors on the east and west elevations.
2. Replace a 2002-installed, 10-light French door at the Office with a 3-light-and-wood-panel with spindles door to match existing doors on the east and west elevations.

### **Windows**

1. Replace 18, 2002-installed wood windows across the east, west, and north elevations. All replacement windows are proposed to be true-divided light units with 3/8" insulated glass; wood components will be stained brown to match existing windows. The applicant proposes to repair the heads, jambs, and sills of deteriorated windows.

As illustrated in the elevation studies, the proposed windows will most often return to the type of operation and/or division of lights that were in place prior to 2002.

In some instances, such as Window# 8, because the opening was changed in 2002, the proposed window will simply replicate the existing unit. In a few instances, such as Window #16, the unit being proposed does not match the pre-2002 window. In this case, the window changed in 2002 from a 3-over-1 double-hung to a 3-light casement, and is now proposed as a single-light casement. And only in the case of Window# 4, will not change the size of the opening.

Staff made a site visit to property with the applicant on November 4, 2011, and recommended the east and west elevations as primary façades.

During the visit staff observed that many of the windows proposed for replacement had compromised wood components, including rotted sills, muntins, and rails. The frames of several of the windows and the doors did not appear to be fit correctly in their casings, showing light and, thereby allowing drafts.

### **STAFF RECOMMENDATION:**

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

Dr. Kantner didn't see measurements in the packet and asked Mr. Murphey to confirm that none of the windows violated the 30" rule.

Mr. Murphey said he did not go through the window schedule but when he looked at the windows in a general view he did not see a violation

Mr. Rasch added that none of them were publicly visible.

Chair Woods referred to page 5 where the two windows on the far right didn't meet the 30" rule and window #16 didn't because it had no muntins.

Ms. Mather asked if there was to be replacement of the spindles.

Mr. Murphey said no. What he saw was that the windows being proposed were going back to pre-2002 spindles.

Present and sworn was Mr. Stephen Samuelson, 544C Agua Fria Street, who said they could accommodate the 30" rule but they were just going back to pre-2002 units.

Chair Woods asked then if he would be willing to comply on all of them. Mr. Samuelson agreed.

Ms. Mather asked him if they were not replacing the spindles.

Mr. Samuelson agreed. They were in good shape but the house was drafty. They didn't want to affect anything on the house except the windows.

Ms. Rios asked if they would be true divided light windows.

Mr. Samuelson agreed. They would match the existing true divided lights.

Ms. Mather asked how he documented the windows pre 2002.

Mr. Samuelson said it was a large remodel when they purchased it. The previous owner gutted the house and removed everything. The man who did it was Jeffrey Coombs and he managed to get photographs from the person who made the windows. They had a big file on everything that they tried to restore.

Ms. Mather said her concern in going back to pre-2002 was that they didn't know when those were put in. They could have been put in during the 1980's. Mr. Samuelson agreed that he didn't know that. He pointed out that the house was very run down when they bought it.

Ms. Mather urged him not to restore windows that were non-historic before 2002.

Mr. Samuelson agreed.



Chair Woods corrected that the man was Phillip Coombs not Jeffrey Coombs.

Mr. Acton referred to window #5 and asked if the logic there was that the window was non-functional or something else. It looked like the window fit fairly well but the new window had to be shimmed and trimmed to fit the opening.

Mr. Samuelson said this was one that was in better shape than most of them on the west side. The owner felt they should all be consistent. It needed new weatherstripping and new hardware. It could be left but the owner would like to replace it. It was also single glazed as were the rest of them. They were also trying to do something environmentally sensitive with low -flow toilets, removal of the fountain in the yard, etc.

There were no speakers from the public regarding this case.

Chair Woods thanked him for their extensive packet [attached as Exhibit 1].

**Mr. Katz moved to approve Case #H-11-134 with the condition that all non-compliant windows to the 30" rule would be made compliant. Ms. Walker seconded the motion.**

**Dr. Kantner asked for a friendly amendment to designate the East and West façades as primary.**

**Mr. Katz agreed and the motion passed by unanimous voice vote.**

Mr. Acton recused himself from this case and left the room.

3. **Case #H-12-003.** 204 E. Santa Fé Avenue. Downtown & Eastside Historic District. Stephen Walker, agent for Stephen and Gail Walker, owners, proposes to construct a 577 sq. ft. addition and install a window at a former door infill on the south elevation of a significant residential structure, remove a non-historic carport and construct a low picket fence. Two exceptions are requested to construct an addition on a primary elevation (Section 14-5.2(D)(2)(c)) and at less than 10 feet 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:**

204 East Santa Fé Avenue is a single-family residence that was constructed in brick by 1912 in the Neoclassical Revival style. A small wood-sided porch on the south elevation was constructed sometime between 1958 and 1966. The building is listed as significant to the Don Gaspar Area Historic District. A free-standing carport was constructed at an unknown non-historic date at the rear.

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

1. The porch on the south elevation will be remodeled to a 577 square foot addition that is at least 6" lower than the adjacent parapet height per code. Two exceptions are requested to construct an addition on a primary elevation (south) (Section 14-5.2(D)(2)(c)) and to place an addition at less than 10' back from a primary elevation (east) (Section 14-5.2(D)(2)(d)) and the required criteria responses are at the end of this report.
2. A historic door opening that was infilled at an unknown date on the south elevation will be partially restored for a window installation at the same header height and opening width. The window will match the historic windows in scale and type.
3. Wooden storm windows, painted white, will be installed in front of the historic windows.
4. The free-standing carport will be removed.
5. The twisted wire fence and pedestrian gate along the north and west lotlines will be remodeled. It is unclear if the fence will be removed or incorporated into the construction of a white picket fence to a maximum height of 3' 8". The metal pedestrian gate with the twisted wire infill will be replaced with a picket fence gate and flanked by wooden pilasters.
6. A gravel walkway on the west side of the residence will be replaced with a brick walkway.

#### EXCEPTION FOR AN ADDITION ON A PRIMARY FAÇADE

##### **(i) "Do not Damage the character of the streetscape"**

As this is a Significant Building, all facades are considered as Primary. The proposed addition in being attached to the south façade minimizes the impact to the front primary façade from East Santa Fé Ave. The proposed addition, as it faces Webber St. is set back from the façade of the existing building and visually broken by a connecting mass of a distinct material (white painted wood). The broken massing of the proposed addition is intended to better reflect scale and proportion of structures typical to the neighborhood streetscape. The house on the adjacent property has a similar addition that is quite pleasant.

Additionally, as this is the back yard of the property where currently sits an unsightly "recently constructed" car port, we feel the addition would be a great visual improvement over what is there now.

Staff response: Staff is in agreement with this statement.

##### **(ii) "Prevent a hardship to the applicant or an injury to the public welfare"**

We are a family of four, currently living in a much larger home. 204 East Santa Fé Ave. is 955 sq. ft., heated. We need the extra bedroom that we are proposing as it would allow us to occupy the home. We love this house and the location. We want to move in as soon as possible, we just need to have the extra space approved. This is to be our home, not a rental or flip property. Without the addition, it is effectively unlivable for us.

Staff response: Staff is in agreement with this statement.

**(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.”**

We plan on using a mix of materials characteristic to the district. We will use a white painted wood siding similar to the back porch to connect to the stucco Territorial addition. The height of the new addition is stepped down from the original so as to be distinct and easily identifiable.

We have replaced the roof, gutters, patched the cement, repaired the plumbing, electrical and replaced all appliances, replaced all lights, bathroom fixtures, shower faucets, and repaired the heating system. We have had all windows extensively repaired, but they are still in poor shape. We have lavished our time and attention to make this home livable once again. We have received praise for our efforts by all of the neighbors. Prior to our purchase, the house was in disrepair, and the neighbors were worried about its impact on the neighborhood. We want to make this home as historically correct and livable as we can.

Staff response: Staff is in agreement with this statement.

**(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 landscape.”**

The small lot size, building site and off-street parking access prohibit any expansion in other than the proposed location.

As this is a Significant Building, all facades are considered as Primary. We propose to use the south façade or rear façade as the location of the new addition. This would minimize the impact to the Front Primary façade from East Santa Fé Ave, and be less obtrusive to the neighbors.

The original building is too small at 955 sq. ft., heated, particularly as primary residence. There is no storage and only a single small bathroom. Our family (of four) cannot live there comfortably. We need to add the addition in order to move in.

Staff response: Staff is in agreement with this statement.

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

Due to the sale of the rear portion of the lot back in the 1950's; the building envelope available to us is limited and small. The placement of the addition is constrained by the size issue and setback requirements.

As this is a Significant historical home from 1911, it is designed with standard features from that time period. Its size, construction material, windows and plumbing all are different than today's standards. As a one bedroom home, our family of 4 would not be able to live here without the additional space we are requesting.

Staff response: Staff is in agreement with this statement.

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

In order to minimize any negative impact, the new addition will be located in the rear corner of the property. It will be buffered from view by coyote fence from the neighbors on three sides. The setback from the original building will provide a pleasant stepped appearance and allow landscaping to blend the old and new.

We plan to use materials that blend into the neighborhood and complement the original structure, yet keep it distinctly different, so as not to be confused with the historic original structure.

Landscaping will also blend the new structure into the existing street view.

Staff response: Staff is in agreement with this statement.

**EXCEPTION FOR AN ADDITION LESS THAN 10' BACK FROM A PRIMARY FAÇADE**

The area of the footprint of the proposed addition is 550 sq. ft. or 48% of the existing footprint and therefore does not exceed 50% of the existing footprint.

The proposed addition is set back 13' from the west façade along Webber St. where it will be most visible. The proposed pitched metal overhang is 9' from the corner in order to fall just beyond an existing window below it on the existing south façade.

The proposed new addition is 60% of the existing dimension of the west façade and 64% of the south façade.

The proposed addition is attached to the south façade of the building in the same location as the non-contributing screened in porch. While the porch is proposed for demolition, the appearance intended from Webber St. is for the proposed addition to look attached to the existing covered porch structure.

At the south end of the east façade, facing the rear yard of the immediate neighbor the proposed addition project 2' to the east of the existing east façade. This projected portion of the proposed addition is set back 50' from East Santa Fé Ave and will be only marginally visible from that street given that the 14' separation between the neighboring homes. The 2' extension to the east allows for the setback on the west facing Webber St. façade to be more substantial while maintaining the functionality of the added spaces.

It should be noted that Zoning has determined that as a corner lot, RM-1 side yard setbacks shall apply to the south and east sides of the lot with front yard setbacks applying to the areas along the two streets. The east side yard setback is allowed to be reduced to less than 3' given an affidavit with the neighbor agreeing to allow it to maintain a 10' min. building separation.

**(I) "Do not Damage the character of the streetscape"**

All colors and materials will be provided and approved prior to construction. The new addition will provide a more charming appearance, as opposed to the current car port which is to be removed.

The addition will blend into the streetscape. There are numerous stucco homes nearby.

The wood porch/entrance way is similar to the house across from us on East Santa Fé Ave.

Staff response: Staff is in agreement with this statement.

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

The specifications for this addition have been repeatedly modified to provide the most living space with the least impact to the community. We need the addition in order to live in the house. Without the addition, we are not able to occupy the home. Our family of 4 needs more than the one bedroom that is in the original home. Without occupancy, the home will, once again, fall into disrepair. This will then cause the neighborhood to suffer.

Staff response: Staff is in agreement with this statement.

**(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 addition will look very similar to the surrounding neighbors. We plan on using materials that are common to the district. We will use a wood siding similar to the back porch to connect to the stucco Territorial addition. The height will be lower and the new addition will be different from the original so as to be distinct and easily identifiable. We will select the colors to match the scheme of the original home.

Staff response: Staff is in agreement with this statement.

**(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 landscape."**

As this is a Significant Building, all facades are considered as Primary. This creates a very difficult situation in adding an extension to the home. Given the lot size and street placement, the proposed addition is very logical and should be allowed.

We propose to use the South or Rear façade as the location of the New Addition. This would minimize the impact to the Front Primary façade from East Santa Fé Ave, and be less obtrusive to the neighbors. The new additions façade on Webber St will be a great improvement over the current wooden car port.

Staff response: Staff is in agreement with this statement.

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

Due to the sale of the rear portion of the lot back in the 1950's; the building envelope available to us is limited and small. The placement of the addition is constrained by this size issue.

The West Façade (Webber Street) setback for the new addition is just over 9 feet. The extension into our East property is necessary in order to create the setback in the Weber or West façade.

We have created a 9 ft. setback in order to provide a distinct, visual transition from the old to the new.

Staff response: Staff is in agreement with this statement.

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

The addition will be attached to the rear South façade to minimize the view from East Santa Fé Ave. We plan on attaching directly to the existent, non-contributing porch and to extend out 2 feet into our property to the East, between the two homes. The extension into the area between our house and the neighbors currently has a coyote fence creating the same visual effect as our addition will. This is hardly visible from East Santa Fé Ave due to landscaping and the narrow driveway that is between the two homes. In fact, we could replace the 2' of coyote fence once the addition is complete, thereby making it less visible from East Santa Fé Ave.

The proposed foot print size falls within the guide lines as mentioned above.

Existing façade is 31 ft., addition façade is 14, rear porch is just turned to accommodate entrance steps. The existing south façade is 30', and the south façade of the addition is 26'.

South Porch was constructed AFTER 1960. It does not show in the 1958 aerial photos.

Staff response: Staff is in agreement with this statement.

**STAFF RECOMMENDATION:**

Staff recommends that the Board approve the exception requests for the addition and that otherwise this application complies with Section 14-5.2(C) Regulation of Significant Structures, (D) General Design Standards, and (H) Don Gaspar Area Historic District.

Present and sworn was Ms. Gail Walker, 6 Vaya Court, Eldorado, who said they re-did the plans the way the Board requested to make the windows exactly the measurements in the original house to the new house. There was a question on the door to the back and they made it a single rather than a double and removed the glass (transom) on top. That was all that was requested.

Ms. Karen Walker thought the Board discussed the twisted wire fence last time. She asked if they would try to take it down. It was a historic type of fence.

Ms. Gail Walker thought her husband found they could replace it in-kind and it was available in the

store. She offered that they could keep it.

Mr. Rasch said it appeared that the same design was available from one distributor but that didn't answer the question.

Ms. Karen Walker asked them to find a way to keep it. Ms. Gail Walker agreed.

Ms. Mather couldn't decipher the squares on top of the proposed west elevation.

Ms. Gail Walker said that was a standing seam roof and not a window.

Chair Woods asked if they had considered instead of stuccoing to do a board and batten painted wood exterior instead so that it might not be so interruptive against the brick.

Ms. Gail Walker thought the house across the street at 203 Santa Fé had that feature.

Chair Woods explained her concern was that the front was a wonderful brick front and thought the stucco would fight with the brick. She had talked with Mr. Murphey about it this afternoon.

Mr. Murphey agreed there was a precedent for it on the streetscape.

Ms. Gail Walker said they were going to do brick coping.

Chair Woods said it wouldn't have brick coping with board and batten finish. She didn't know what stucco color would work with this brick.

Ms. Gail Walker said they planned a kind of dark color "adobe".

Ms. Mather thought that was an interesting idea and it would be reminiscent of the porch they had on there with the vertical members.

Mr. Murphey agreed.

Chair Woods described it for her.

Mr. Katz said that made sense to him.

Chair Woods added that they would save money with it. They would still need some kind of edging and flashing on top but a brick coping on top wouldn't work.

Dr. Kantner said it made sense to him also but he was a little torn. Having stucco would distinguish it from the original and board and batten would not but he wasn't fond of the adobe color for stucco.

Ms. Rios asked what the addition square footage was.

Ms. Gail Walker said it was around 800 - 400 on each story.

Mr. Rasch agreed the building could be distinguishable. The addition should be distinct. He had recommended approval of stucco in the report but said it would be okay with board and batten too.

Ms. Gail Walker said the board and batten sounded nice to her and agreed they could do that.

Ms. Rios asked how much would have to be board and batten.

Mr. Rasch said the change around the windows would be different and asked if the Board would have to see that.

There were no speakers from the public regarding this case.

**Ms. Walker moved for approval of Case #H-12-003 as recommended by staff with board and batten or some other wood siding or with the existing plan and also the condition that the twisted wire fence would remain and if board and batten was chosen, it would have to be reviewed and approved by staff. Dr. Kantner seconded the motion and it passed by unanimous voice vote. Mr. Acton was not present for the vote.**

Mr. Acton returned to the bench after the vote was taken.

4. **Case #H-12-008B.** 520 Johnson Lane. Downtown & Eastside Historic District. Jorge Ramirez, agent for Joanne LeCher, owner, proposes to remodel this non-contributing residential structure by removing an overhanging roof to construct a parapet to a height of approximately 11' 6" high where the maximum allowable height is 14' 2", replace windows and doors and insulate and stucco the exterior. (David Rasch)

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

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

520 Johnson Lane is a single-family residence that was constructed in the 1950s in a vernacular manner. The building is listed as non-contributing to the Downtown & Eastside Historic District.

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

1. The overhanging roof will be removed and replaced with parapets in order to apply insulation to the roof. The height will be approximately 11' 6" where the maximum allowable height is 14' 2".
2. Some windows and doors will be replaced with 30" compliant windows.
3. The building exterior will be insulated and stuccoed. The type and color was not specified.



### **STAFF RECOMMENDATION:**

Staff recommends approval of this application which complies with Section 14-5.2(D)(9) General Design Standards, Height Pitch Scale and Massing and (E) Downtown & Eastside Historic District.

Ms. Mather said the Board didn't get the stucco or window color or type.

Present and sworn was Mr. Jorge Ramirez, 1606 Camino Monaco, who said the stucco would be El Rey Buckskin and the windows would be Pella Architectural Series in putty color. He shared a photo of the style.

Ms. Walker asked if the stucco was cementitious. Mr. Ramirez agreed.

Chair Woods referred to the west elevation and asked if that original window was staying.

Mr. Ramirez said the owner planned to replace it at a future date but for budget reasons not now.

Chair Woods pointed out that she would pay a lot more if she was retuccoing. It was not even a wood window.

Mr. Ramirez said it was wood with insulated glass but it was not divided light.

Mr. Acton said the parapet height was increased over the original by about 2 feet and what disturbed him was that it continued over the portal at that same elevation. Mr. Ramirez agreed.

Mr. Acton thought it looked like it was sitting on a 4x8 beam - light massing. The massing of the parapet over the portal needed to be more in proportion with the portal shape.

Mr. Ramirez said it was just the drawing. One would only see 4" more of stucco there. So 26 to 27" above the portal.

Mr. Katz asked Mr. Acton to look at page 20 because the parapet was not going not on the portal but in back of it.

Mr. Ramirez agreed they were not putting a parapet over the portal. A line was missing on the drawing.

Mr. Acton said it didn't seem like the drawings were accurately drawn.

Mr. Katz said the portal was staying the same - looking at the photo.

Mr. Ramirez clarified that they were taking off the fascia and overhang at the roof.

There were no speakers from the public regarding this case.

**Ms. Rios moved to approve Case #H-12-008B per staff recommendations and with the condition that the window on the west elevation had muntins put in it. Ms. Walker seconded with the condition that the stucco would be cementitious and the stucco be Buckskin and the windows would be putty in color. Ms. Rios accepted the amendment as friendly and it passed by unanimous voice vote.**

5. **Case #H-12-011.** 616 E. Alameda. Downtown & Eastside Historic District. Phillip Alarid, agent for Kiva Homes, LLC, owners, proposes to construct an approximately 2,200 sq. ft. single family residential structure to the maximum allowable height of 14' 5". (David Rasch)

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

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

616 East Alameda Street, Lot E is a vacant lot along a private driveway in the Downtown & Eastside Historic District.

The applicant proposes to construct an approximately 2,232 square foot residence to the maximum allowable height of 14' 5" in the Spanish-Pueblo Revival style. The elevation plans show the height as 14' 1" to finished floor with an additional 6" to grade, for a total of 14' 7". The applicant does not request a height exception and agrees to 14' 5" from grade to highest parapet.

The building will have room-block massing with rounded edges and parapets. It will feature a recessed portal at the front door and a ramada on the rear elevation. The front door will be arched. The front portal and the garage door will have shallow latilla-covered eyebrows. Windows on the front and rear elevations will have exposed wooden headers with flagstone sills.

There are several arched accents in one of the rooms. The front elevation will have an arched fixed 6-lite window flanked with 6-lite casement windows. The rear elevation will have similar casement windows without the central fixed window.

Stucco will be "Adobe" or "Suede" in color, trim color will be white, and exposed woodwork will be a dark brown color named "Mahogany".

A front yardwall will be constructed at the lotline. The stuccoed wall will be 4' high with taller accents at the ends and at stone finished pilasters flanking arched iron pedestrian gates. Also featured in the yardwall will be a cut away window in the stucco showing adobe construction and a stone finished banco.

#### **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 District.

Ms. Mather said that staff had recommended approval but she saw a lot of things that were unharmonious with the neighborhood and Santa Fé style. She wondered if the staff could address the window shapes, the flagstone sills and exposed adobe.

Mr. Rasch said the exposed adobe was not prohibited and he didn't think there was anything in code on flagstone sills.

The Board should decide if the arches were more than an accent. Arches were normally just allowed in walls and not in windows. The Board would have to decide.

Present and sworn was Mr. Philip Alarid, who said he knew there would be talk on the arched windows. He explained that it was integral to the interior of the house where the dining room and kitchen had a barreled ceiling. He had discussed it with Mr. Rasch before submitting it and knew it was allowed as an accent.

Chair Woods noted it also had half arched windows and an arched door.

Mr. Alarid agreed. He was open to change the entry door to a standard rectangular. The small arched windows in back were not visible at all.

Ms. Walker asked if the stucco was cementitious. Mr. Alarid agreed.

Ms. Walker explained that the Board didn't have authority over the interior. The entry would be great as a rectangular door.

Ms. Mather asked about the flagstone headers and sills. She was not familiar with houses that had flagstone sills.

Mr. Alarid said he had used them in other houses he had built to set them apart. It was not a necessary detail although he had seen them in Santa Fé. It was just to allow it to stand above the crowd.

Ms. Mather agreed they were in Santa Fé but not in this historic district. She would personally prefer to see it closer to Santa Fé style. She appreciated the fact that he was changing the front door and maybe the gate could be without an arch also.

Ms. Rios asked him to specify the kind of stone he planned for the courtyard front elevation on the wall.

Mr. Alarid said it would be river rock. It was common for homes close to the Santa Fé River.

Ms. Rios suggested that on the front elevation the arch be changed to complement the other windows on that same elevation.

Mr. Acton thought the only other option was that the flat arch of the dining room be reflected with the flat arch in the door and gate.

He also commented that with an exposed lintel one would expect that to be repeated across that elevation. Arches in the window, door and gate seemed more than an accent.

Regarding the lintels, with exposed lintels there was a kind of historic design to a lintel that made it probably a little less deep and projecting beyond the window. Mr. Alarid agreed.

Mr. Acton said the Board wanted to make sure the lintels were not plates tacked onto a frame wall.

Mr. Rasch said the green code indicated it had to be a fascia that has a separation.

Chair Woods asked him if this was a real lintel or a fascia.

Mr. Alarid said all of the walls with windows and lintels would be 2x10 with polystyrene on the exterior so it could be an actual beam and still meet the green criteria. It wouldn't be 2x4s.

Chair Woods referred to the French doors on the back where between the doors there were horizontal lines and above it were vertical lines and wondered what they were.

Mr. Alarid said it was glass. He made changes per Mr. Rasch's suggestions. It would have side lights and a transom.

Chair Woods felt there was a lot going on in this little house with half-arched windows, full arched windows, latillas over the garage, added rock, etc. That was the Board's concern. It was a step in the right direction to square off the door. The gate was rather contemporary and not traditional. All the window muntin patterns were different. It had very horizontal window panes with four over four. She felt it was too much of a sampler and needed to be simplified.

Ms. Mather said on the floor plan it appeared the line of the garage tapered back. Mr. Alarid agreed.

Ms. Mather asked if it was following a lot line. Mr. Alarid agreed.

Chair Woods asked what the garage door material would be.

Mr. Alarid said it was wood with square framing on it.

Chair Woods said the Board would have to know that.

She listed the specific suggestions the Board offered for improving it. The window to the left should be two over two, lower the pilasters and square the gate without the angles on each side and just keep the one arched window.

Mr. Acton added to take the high parapet line over the bedroom wing on the left.

There were no speakers from the public regarding this case.

Ms. Rios asked if Mr. Alarid was in agreement with any of these suggestions.

Mr. Alarid said he was. He asked for clarification - if he made those changes to the front door and to the gate whether it was okay to keep the arched window on the dining room.

Mr. Acton thought it seemed a little squat or compressed. If the spring line was identical to the window to the left it would be better. He suggested another 8-10" higher.

Mr. Alarid agreed.

**Ms. Mather moved to postpone Case #H-12-011 so the applicant could respond to the suggestions. Ms. Walker seconded the motion and it passed by unanimous voice vote.**

Chair Woods explained that he could respond with changed drawings and come back to the next meeting.

Mr. Rasch asked him to change the date on his poster.

- 6. Case #H-12-012.** 524 Camino del Monte Sol. Downtown & Eastside Historic District. Joel Muller, agent for John Camp & Michele Cook, owners, proposes to remodel a contributing residential property by replacing non-historic non-primary doors and windows, removing a non-historic greenhouse, constructing a 224 sq. ft. portal to 11' high and installing a vehicular gate. (David Rasch).

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

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

524 Camino del Monte Sol is a single family residence that was constructed in 1928 in the Spanish-Pueblo Revival style. The building is listed as contributing to the Downtown & Eastside Historic District. There are two 1980's additions at the northeast and the northwest, a wood deck at the southwest, and a non-historic door replacement on façade 8. Of 15 facades on the structure that are shown on the attached floor plan, facades 1, 5, 6, and 7 may be considered as primary.

The applicant proposes to remodel the property with the following five items. Please note that the applicant proposed to construct a portal on the north elevation of a non-historic addition, but since the property has already exceeded the 50% footprint allowance, and an exception has not been requested, that item has been withdrawn from this application.

1. A non-historic arched door on elevation 8 will be removed and replaced with a window that appears to be two 6-lite casements flanking a single-lite window that does not meet the 30" rule and an exception has not been requested. This room will be converted from a utility room to a breakfast room with the installation of a window on the south elevation #9 and replacement of the door on the rear elevation #10.

2. The greenhouse on the northwest addition will be removed and replaced with more traditional-styled windows and doors that are not publicly visible. Also proposed for this addition is a standing seam copper roof.
3. Several other non-historic windows will be replaced or new windows added on non-primary elevations.
4. Existing historic windows will be repaired and retained, trim color will be blue-green, and the building will be restuccoed with El Rey cementitious "Adobe" or "Buckskin."
5. A 5' high x 16.5' wide wooden vehicular gate will be installed 25' back from the road.

**STAFF RECOMMENDATION:**

Staff recommends that elevations 1, 5, 6, and 7 shall be designated as primary and to approve the application which complies with Section 14-5.2(C) Regulation of Contributing Structures, (D) General Design Standards, and (E) Downtown & Eastside Historic District with the condition that all publicly visible windows shall meet the 30" rule.

Mr. Rasch showed some of the elevations with photographs.

Ms. Mather asked where he thought the original entry was.

Mr. Rasch said it was hard to say.

Mr. Acton asked if there was an elevation of the proposed vehicular gate.

Ms. Walker added that it didn't say if the vehicular gate was fenestrated.

Mr. Acton didn't see it on the site plan.

Mr. Rasch agreed.

Present and sworn was Mr. Joel Muller who indicated that with the removal of the greenhouse there wouldn't be a need for a copper roof there. He showed the location for the vehicular gate and said they didn't have the final design. He said they would resubmit that.

He had a picture of the door and some revisions of the window to be replaced. It would be true divided lite painted wood. He provided a copy of it [Exhibit 2].

He reiterated they were dropping the portal proposal at this time. The majority of the work was interior and taking place primarily in the 1970s and 1980s additions other than the two little windows. He pointed out that area was a garage and now would be the breakfast room.

Ms. Walker explained that with contributing and significant properties the Board urged continued viewing of them so she asked him to please make the vehicular gate fenestrated so people could see through. Mr. Muller agreed.

Mr. Acton asked about the non-conformance on the south and west elevations.

Mr. Rasch said no exception was needed on it.

Mr. Acton asked if the Board could require the applicant to modify the other one. Mr. Rasch agreed.

Mr. Acton said he wouldn't insist on it but strongly encourage it.

Ms. Mather had the same question. The new one for the east was very attractive and she would like it on the south as well.

Mr. Muller saw no problem doing that.

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

Mr. Muller said no. They would lower the profile with the greenhouse removal.

There were no speakers from the public regarding this case.

Chair Woods said the motion should include primary façades, that gate was not part of the submittal and the windows would have true divided lights.

**Ms. Mather moved to approve Case #H-12-012, as recommended by staff and accepting the primary elevations as recommended by staff and that the applicant provide a matching window on the east side and that on the south side the two large windows would match the east elevation window. Dr. Kantner seconded the motion.**

**Chair Woods asked for a friendly amendment that the vehicular gate was not part of this application.**

**Ms. Rios asked for a friendly amendment that there would be no rooftop appurtenances.**

**Ms. Mather accepted the amendments as friendly and the motion passed by unanimous voice vote.**

Chair Woods recused herself and left the room and Vice Chair Rios chaired this case.

7. **Case #H-12-013.** 259 Staab Street. Downtown & Eastside Historic District. Jeff Seres, agent for James Thomson, owner, proposes to construct a coyote fence to 70" high where the maximum allowable height is 54" on a contributing property. 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:**

259 Staab Street is a single family residence that was constructed between 1921 and 1930 in the Bungalow style. The building is listed as contributing to the Downtown & Eastside Historic District.

The applicant began to construct the fence extension in 2011 and was given a stop work order. Now, the applicant proposes to remodel the property with the following three items.

1. A fence extension will be constructed on the front lotline wall at 70" high where the maximum allowable height is 54" and a height exception (Section 14-5.2(D)(9)) is requested with the criteria responses at the end of this report. The street-facing latillas will be peeled with flat cut tops. Five stuccoed pilasters are proposed at the same height. The wall/fence extends around the west side of the yard with an arched wooden pedestrian gate flanked by pilasters.
2. A coyote fence with irregular cut latillas tops will be constructed at the rear of the property at 5' 10" high and at 6' 6" long with stuccoed pilasters at both ends to 6" high. One of the pilasters will have a window to view an existing gas meter.
3. Flagstone, brick pavers, and colored concrete will be used as surface treatments in the front yard and the southeast corner of the lot.

**EXCEPTION TO EXCEED MAXIMUM ALLOWABLE HEIGHT FOR WALL/FENCE**

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

The proposed fence with stuccoed pilasters is in proportion to its setting and surroundings. The fence with pilasters fits within the context of the existing streetscape along Staab Street. There is a mix of walls, fences, and fences with pilasters of varying height (lower and higher) and materials compared to the proposed for 259 Staab Street.

The proposed fence with pilasters, with a maximum height of 70", measured from the existing public sidewalk, and increase of 16" from the average of 54" for walls and fences in the streetscape, is in proportion to its setting and will enhance, rather than damage the character of the streetscapes.

Staff response: Staff is in agreement with this response.

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

The configuration of the lot (see Site Plan) only allows outdoor living area at the front or street side of the property. As the property is currently a residential rental property, granting the exception to the height of the proposed fence with pilasters will be the minimum height to adequately screen the view into the front yard outdoor living area from passing pedestrians on the sidewalk. Additionally, the fence with pilasters



along the east side will protect the existing gas meter from oncoming cars and create more privacy for the resident.

Strict enforcement of the Historic District height standard would constitute a hardship by substantially reducing the use of the only outdoor living area available for this property.

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 proposed fence with pilasters will provide private outdoor living area for the existing residence that will help to maintain this property as a viable residence in the Downtown and Eastside Historic District.

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 Subject Property comprises about 1740 SANTA FÉ that accommodates an approximately 688 SANTA FÉ residence which is 40% of the lot area. A 10' wide dirt alley is along the east side that serves as automobile access for the properties behind the subject property.

Other residences/buildings in the vicinity have adequate rear or side yards for use as private outdoor living area.

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*;

Neither the size or configuration of the Subject Property, are the result of actions by the applicant.

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 Subsection 14-5.2(A)(1).

As discussed above, the proposed fence with pilasters is in character with other existing fences, walls, and fences with pilasters in the immediate vicinity.

This proposal will complete a fence with pilasters that is harmonious with the context of the site and will have a positive effect on the surrounding streetscape.

Staff response: Staff is in agreement with this response.

#### **STAFF RECOMMENDATION:**

Staff recommends approval of this exception request to exceed the maximum allowable height for the fence (Section 14-5.2(D)(9)) and otherwise this application complies with Section 14-5.2(D) General Design Standards and (E) Downtown & Eastside Historic District.

Ms. Rios asked if on the front they wanted a 6 foot high fence. Mr. Rasch agreed.

Ms. Walker asked about mixing flagstone, brick pavers and colored concrete. Mr. Rasch suggested she ask the applicant.

Ms. Mather asked about the color of the gate.

Mr. Rasch didn't know.

Present and sworn was Mr. Jeff Seres, 123 Lorenzo Road, who said he put flagstone OR brick in the front and in the letter it said the new gate would be pine sealed in natural color.

Ms. Mather assumed the stucco would match existing. Mr. Seres agreed.

There were no speakers from the public regarding this case.

**Ms. Mather moved to approve Case #H-12-013 accepting that the applicant met the exception criteria and with the conditions that stucco would match existing stucco and the gate have a natural seal. Ms. Walker seconded the motion and it passed by unanimous voice vote. Chair Woods was not present for the vote.**

Chair Woods returned to the bench after the vote was taken.

8. **Case #H-12-014A.** 428 San Antonio. Downtown & Eastside Historic District. Eric Enfield, agent for Wendy Fairman, owner, requests an historic status review of a non-statused garage. (John Murphey)

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

**BACKGROUND & SUMMARY:**

The garage of 428 San Antonio Street is a non-statused building associated with the house to the front, which is designated significant to the Downtown and Eastside Historic District. The applicant has requested the Board assign a historic status to the garage.

Situated at the southwest corner of the property, the garage is an approximately 345 sq. ft., rectangular plan, stucco-clad building that exhibits a similar Territorial Revival style and brick coping as the main house. It is accessed through swinging vertical plank doors and hung with ornamented strap hinges. The north elevation is fenestrated with a single 2-over-4 Wood casement window with a brick sill; the window is covered with an aluminum storm unit. The interior of the garage is finished with white stucco walls; exposed vigas run in a north-south pattern.

The consultant has determined the garage was constructed in 1927 and is associated with the Fenyes, Curtin and Paloheimo families.

Staff believes the garage contributes to the main house and recommends its front (east) elevation as the primary façade.

**STAFF RECOMMENDATION:**

Staff recommends the garage as contributing to the Downtown and Eastside Historic District, with the east elevation recommended as primary, yet defers to the Board to give a status designation, including assigning primary façade(s), as per Section 14-5.2 (C)(2)(a) & (b).

Present and sworn was Mr. Eric Enfield who said his client purchased the residence and noticed it had no status for the garage. They hired Gayla Bechtol to review it and she found it basically original. The house was built in 1925 and the garage in 1927. She couldn't determine if door and windows were original but they were the original openings and parapets were original too. Those were probably the most defining characteristics. He reviewed the staff recommendation with his client and agreed with a contributing designation.

There were no speakers from the public regarding this case.

**Ms. Rios moved in Case #H-12-014A to accept the staff recommendation that it have a contributing status designation with the east façade as primary. Ms. Mather seconded the motion and it passed by unanimous voice vote.**

9. **Case #H-12-014B.** 428 San Antonio. Downtown & Eastside Historic District. Eric Enfield, agent for Wendy Fairman, owner, proposes to remodel a garage by adding a 456 sq. ft. approximately 10' 5" high addition, which will include construction of two pergolas and an entry portal and the addition of photovoltaic rooftop equipment. (John Murphey)

Mr. Murphey suggested the case be postponed for exceptions instead of presenting the staff report for this case since the status was just established as Contributing.

Mr. Rasch saw need for three exceptions.

Chair Woods asked Ms. Brennan if the Board could just postpone or must hear from the applicant.

Ms. Brennan said the Board could just postpone without a public hearing.

**Ms. Walker moved to postpone Case #H-12-014B because of its contributing status and the need for exceptions to be considered. Mr. Acton seconded the motion and it passed by unanimous voice vote.**

10. **Case #H-12-015.** 428 San Antonio. Downtown & Eastside Historic District. Eric Enfield, agent for Wendy Fairman, owner, proposes to remodel a significant residence by constructing a 200 sq. ft.

portal, adding windows and doors, installing photovoltaic rooftop equipment, and constructing a 5' high combination stucco and coyote yardwall. Three exceptions are requested: to construct an addition to a primary façade (Section 14-5.2(D)(2)(c)); to construct an addition not set back a minimum of 10' from primary façade (Section 14-5.2(D)(2)(d)); and to create an opening where one does not exist (Section 14-5.2(D)(5)(a)(iii)). (John Murphey)

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

### **BACKGROUND & SUMMARY:**

Constructed in c.1925, 428 San Antonio Street is a one-story, roughly rectangular plan Territorial Revival house designated significant to the Downtown and Eastside Historic District.

The applicant proposes a remodeling project for the residence which includes constructing a 200 sq. ft. portal across the west elevation and replacing doors and windows on a claimed non-historic addition to the residence and other modifications.

#### **Non-Historic Addition**

While appearing on aerials as part of the house's footprint by 1960, the applicant claims the shallow "bump-out" addition making up its northwest corner was constructed between 1983 and 1985. This may take into account that what appeared on aerials was originally a porch which was enclosed and modified in the 1980s. Regardless, the applicant is treating the space as a non-historic addition.

He didn't have confidence in knowing what really happened with the bump out addition.

#### **West Elevation**

To this addition, the applicant proposes installing a French door on the south elevation, a paired four-light Wood window on the north elevation, and changing an existing double-hung one-over-one unit on the west elevation to a larger opening for Wood casements. The windows will have Wood trim and brick sills similar to windows on the house.

The proposed portal across the west elevation will consist of a Wood Territorial Revival-style structure with a deck on spot footings. Work will include creating a new opening near the southwest corner of the house to place a French door.

#### **South Elevation**

Work proposed for this elevation includes removing a non-historic door and window assembly at the Breakfast Room and replacing it with a Territorial Revival style multi-light door with sidelights. This will involve widening and decreasing the height of the current opening. As part of reworking the entry, a concrete landing with steps is proposed. A simple Wood balustrade railing would outline the landing.

Finish work will consist of adding a metal cap across the brick cornice and cladding the entire house with

cementitious stucco to match existing color and texture. To the roof, the applicant proposes adding photovoltaic panels that will not be visible from a public way.

### **Yardwall**

The applicant proposes replacing an existing white picket side yard fence along the west portion of the north property line with a 4'-0" high stucco wall topped with a 1'-0" high strip of coyote fencing. The maximum allowable height is 6'. The picket fence will be reinstalled at its purported original location at the northeast of the property.

### **Exceptions**

Three exceptions are requested: to construct an addition to a primary façade (Section 14-5.2(D)(2)(c)); to construct an addition not set back a minimum of 10' from primary façade (Section 14-5.2(D)(2)(d)); and to create an opening where one does not exist (Section 14-5.2(D)(5)(a)(ii)). The following are the applicant's responses to the exceptions.

#### **A) Request for exception for the creation of a new opening on the west elevation for new doors.**

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

The proposed new opening will not be publically visible and thus will not damage the character of the district.

#### **Staff agrees with statement.**

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

The owner is disabled from an accident and this provides an entrance to the rear portal directly from the kitchen area without having to walk through the Master Bedroom.

#### **Staff neither agrees nor disagrees with this statement.**

(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."

These doors do not weaken the unique character of the city but ensure the house can be fully utilized by its new resident.

#### **Staff agrees with statement.**

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

The proposed new opening is proposed on the only altered and non-publically visible elevation of a significant structure. The special conditions are this above and this situation is particular to the site.

**Staff neither agrees nor disagrees with this statement.**

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

The two facts that the west elevation was previously altered in the mid-1980's and the façade is not publically visible is not a result of the applicant.

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

The proposed opening allows for the least negative impact related to: A) The existing historical areas, the publically visible sides and front, and the historical unaltered portions of the façade are being retained in this proposal. B) The proposed opening will be in the preserved historic style. C) The proposed opening will be in harmony with the historic design of the building.

**Staff agrees with statement.**

**B) Request for exception for an addition to a primary façade, the portal on the west elevation.**

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

The west elevation appears to have been significantly altered in the mid 1980's when an historic porch was converted into a bedroom. This proposed portal will not damage the character of the district as it could be removed in the future and the original form and integrity of the historic property would be maintained.

**Staff neither agrees nor disagrees with this statement.**

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

The applicant, without this portal, would not be able to enjoy a protected private area in her rear yard, which would be a hardship.

**Staff neither agrees nor disagrees with this statement.**

(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."

This portal will not weaken the character of the city and will ensure the new resident can enjoy beneficial use.

**Staff agrees with statement.**

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

The proposed new portal is on the only altered and non-publically visible façade of a significant structure. The above are the special conditions and this situation is particular to this site.

**Staff neither agrees nor disagrees with this statement.**

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

The two facts that the west elevation was altered significantly in the mid-1980's and the façade is not publically visible is not a result of the applicant.

**Staff neither agrees nor disagrees with this statement.**

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

The proposed portal allows for the least negative impact related to: A) The existing historical areas, the publically visible sides and front, and the historical unaltered portions of the façade are being retained in this proposal. B) The proposed portal will be in the preserved historic style. C) The proposed portal will be in harmony with the historic design of the building.

**Staff agrees with statement.**

**C) Request for exception for an addition not set back a minimum of ten feet from the primary façade; the portal on the west elevation.**

(i) "Do not damage the character of the district;"

The proposed portal is constructed so that it can be removed in the future and we don't believe this portal impacts the significant status of the main residence as the main three primary facades aren't impacted.

**Staff agrees with statement.**

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

The portal, if offset ten feet, would become a space that would be unusable and not connect to the breakfast/kitchen which is required.

**Staff neither agrees nor disagrees with this statement.**

(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."

This lack of a ten foot offset will not weaken the unique character of the city and allows the resident more beneficial use of her rear yard.

**Staff agrees with statement.**

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

The special condition is a porch did once exist on the west elevation but it was enclosed in the 1980's and thus a portal does not exist on the west side of the structure. It doesn't appear any other of the related homes on the streetscape had a portal either. So, this is particular to this property.

**Staff neither agrees nor disagrees with this statement.**

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

The two facts that the west elevation was altered significantly in the mid-1980's and the façade is not publically visible is not a result of the applicant.

**Staff neither agrees nor disagrees with this statement.**

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

The proposed portal being not setback a minimum of ten feet from the primary façade allows for the least negative impact related to: A) The existing historical areas, the publically visible sides and front, and the historical unaltered portions of the façade are being retained in this proposal. B) The proposed portal will be in the preserved historic style. C) The proposed portal will be in harmony with the historic design of the building.

**Staff neither agrees nor disagrees with this statement.**

Staff defers to the Board as to whether the applicant has met the three exceptions.

#### **STAFF RECOMMENDATION:**

Staff defers to the Board as to whether the applicant has met the three requested exceptions to: construct an addition to a primary façade (Section 14-5.2(D)(2)(c)); to construct an addition not set back a minimum of 10' from primary façade (Section 14-5.2(D)(2)(d)); and to create an opening where one does not exist (Section 14-5.2(D)(5)(a)(ii)).

Mr. Rasch showed the handout showing the elevations.

Chair Woods asked where the coyote fence was on the site plan.

Mr. Enfield pointed it out.

Ms. Mather was concerned about the historic status of the bump out. Bunnie Hoffman did a lot of archival work on houses built by them and there should be a way to determine the age at their foundation. She had other archives.

Chair Woods asked Mr. Enfield how he determined it.

Mr. Enfield said it was through tax records and discussions with the family who still owned it.



Chair Woods said the Board needed a notarized statement from the family to be part of the record and the proof.

Mr. Enfield understood.

Chair Woods asked Mr. Enfield how it would impact the status of the building.

Mr. Murphey went back to the definition of significant where it said it "must retain a high level of historic integrity" and there were several standards that included the things they were working through right now. Perhaps the Board should take into account the cumulative impact and whether the changes would eat away at the significant character.

Chair Woods said at this point, by definition, all façades were primary and the Board would need proof that the addition was non-historic. Mr. Enfield needed to do more research before coming back.

Mr. Enfield said he had other proof with him now. The main house was significant and all elevations were primary and a strict interpretation would allow no additions but it was more about the amount of the impact.

Mr. Enfield provided copies of some photographs [Exhibit 3].

The photos showed the adjacent homes, all of which had been altered. On 404 San Antonio was the addition of a garage.

Mr. Murphey asked if he could tell when those additions were made.

Mr. Enfield couldn't tell the dates but the aerial photographs were dated. They were additions on the rear and not the front. On 417 San Antonio one could see where the additions were distinguished from the original.

He understood they were approved on case-by-case but this showed that additions could be done without affecting the significant status. The rear bedroom was a porch and was enclosed in 1985.

He had tax records to show the board [Exhibits 4 and 5].

The photo showed the thermal-clad windows and the portal that was enclosed with copper weatherstripping and was the exact same door that was on the entry before.

The decking showed a tongue & groove planking which dated it.

The addition showed the transition from the historic structure where it was removed and a stucco structure added.

The windows were new and thermal undivided. The exterior wall was frame and the original was adobe. The exterior walls had foam insulation installed. All the brick parapets had been replaced. The next

page showed that.

A new kitchen was added. The kitchen door was metal with insulation and had OSB sidelights. They believed the stucco and foam were added in 1996. He tried to review the HDRB City files to see if they came before the Board and could find no evidence of it.

This addition was to the non-historic portal and adding a portal on the back and west façade. An existing historic window would be retained in non-historic stucco for the proposed French doors off the breakfast room and replaced with a new French door. They were not widening the opening - it was the existing opening. They also proposed to reroof the house.

The date of 1985 came from the historian that also stated that the tax records showed a change of ground area (footprint). The exact increase of square footage was 168 and wasn't interior space until 1988. So that area was new and done in 1988.

Mr. Rasch asked where the 1988 date was shown.

Mr. Enfield said it was in the upper right hand corner.

He tried to contact the former owners and they didn't respond. He thought it was because they didn't come to the Board with that change.

He agreed with significant status but the west elevation was not primary anymore because it has been altered a lot.

Staff didn't disagree with his answers and agreed with some of them.

He believed this was the minimum they could do and were not removing any historic material. They went to eight adjacent houses and were able to talk with two residents and they supported this project.

He believed this would have a very small effect on the structure. Only a very small portion of the portal touched the historic part. There was also minimum visibility with this addition.

Mr. Katz thought he had good evidence with the door in the back which looked exterior but it didn't tell the Board when it was done. The tax record might not have changed when they made the change but could have been 20 years later. One would hope that it happened right away but that was not always true.

He was not in favor of calling it non-historic. But treating it as historic didn't mean he was against what they were trying to do.

Mr. Enfield said it (previous owner) was a nonprofit foundation and had to change the property values. That was the only reason for the tax assessor going out there.

Ms. Mather said Ms. Paloheimo was living until 1999 so it wasn't a foundation in 1985.

Mr. Enfield said her son owned it.

Ms. Mather thought he had illustrated fairly well that it was not part of the original structure and even if it was it is not the most beautiful element they were trying to change. Her greater concern was the little side area on the south elevation that was really changed with the new door. Maybe the original door was a fill-in for a mudroom or porch but didn't understand why the whole stairway was occurring.

Chair Woods agreed. The door was simple and the new door with stairs was not historic style. It had a lot of impact on the south elevation. She was also vehemently opposed to coyote fencing on top of stucco there.

Ms. Rios agreed with her. On the north side was a little picket fence.

The beauty of that neighborhood was that the fences were low in that area and very open. They should not have a coyote fence on that lovely Territorial house with four feet of stucco and one of coyote. So a low fence would be more in keeping.

Ms. Walker noted that to the south of this property were adobe condominiums. Jay Parks did the one abutting with a picket fence and that made the area harmonious.

Mr. Enfield said they started in the back and looked at keeping it as a picket fence but there was a solid stucco in the back. The CMU wall on the south transitioned to picket in front.

Chair Woods was also confused with all the elevation changes on the south portal. It was hard to read what was happening with all these stairs and a slanted line on the west elevation. It was difficult to tell if it was a wrap around stairway which was not historic.

Mr. Enfield said there was a rail requirement and he didn't want them in the portal area so he did a stair at each end of the portal and then an elevation so it would only be at the two corners to transition down to sit on that portal rather than stairs all around.

Chair Woods said they could have it only at the kitchen and it would simplify the whole thing. They might have to have railings at the portal because of the elevation.

Mr. Enfield said the reason for the door being raised on the south was because it dropped inside and they wanted to keep all elevations in the house at grade. They could get rid of one of those steps by the primary façade and would give steps in the corner.

There were no speakers from the public regarding this case.

Mr. Acton asked if in a significant building when they saw evidence that led them to question the date of a piece of it and it might not be as significant - what impact that would have on the status of the main structure.

Mr. Rasch explained that this Board had the authority to call forth a status review when it wanted

clarification. The Board was now questioning the significant status of this building.

Mr. Acton said he wasn't but just wanted to know if a significant structure could have a contributing element.

Mr. Rasch said the Board had been excluding non-historic elements.

Mr. Acton understood but those elements could ultimately be removed from the picture of the overall history and still retain the significant status.

Dr. Kantner thought this was just like the Santa Fé Avenue structure. In looking at the aerials, it looked like the bump out could have occurred between 1935 and 1951. His concern was that this bump out plus the portal addition was made to blend too much into the significant structure and he almost would rather see that addition not have coping to make it distinct from the most significant core of the structure.

Mr. Acton said the shape gave the Board some assurance of what was original in 1928 and the bump out proposal was separate from the original cube shape there. He wondered if the penetrations in the west elevation were significant enough to jeopardize the significant status.

Ms. Mather felt the changes on the south were of equal concern. The opening was probably at grade.

Chair Woods affirmed that it was, noting that she had been in that house.

Mr. Rasch said when it was designated as significant, that bump out was part of it. He assumed it was the original mapping in 1981.

Dr. Kantner said on the aerial photo in 1951 it appeared to be there. However, it could have been a portal at that point. But it was not there in 1935. It was added some decades after the original construction.

~~Mr. Enfield said it was originally a portal that was later enclosed. He was told by the owners that they turned the portal into a bedroom.~~

Chair Woods said if it was not in writing and notarized it was just hearsay and could not be part of the record. The Board was unable to hear what that person said. If he had the evidence he should bring it to the Board. She asked that his statement be struck from the record.

Mr. Enfield asked whether a statement from a certified historian would be acceptable.

Mr. Rasch agreed it should be a notarized affidavit but the Board could accept it from the certified historian.

Mr. Enfield understood.

Ms. Walker excused herself from the meeting at this time.

**Ms. Mather moved to postpone Case #H-12-015 for the concerns about original age of the bump out and based on concerns with the design of coyote fence on the stucco wall and the outside stair elements of the proposed portal. Mr. Katz seconded the motion and it passed by unanimous voice vote. Ms. Walker was not present for the vote.**

- 11. Case #H-12-016.** 533½ Agua Fria. Don Gaspar Area Historic District. [later changed to Westside-Guadalupe Historic District] Harvey Monroe, agent for Dan Hagan & Greta Young, owners, proposes to construct a 530 sq. ft. approximately 15' high addition where the maximum allowable height is 15' 7", replace windows, reconstruct a portal and stucco a non-contributing residence. (John Murphey)

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

### **BACKGROUND & SUMMARY:**

533 ½ Agua Fria Street consists of two small adobe dwellings attached together in the c.1970s by a non-historic connector addition. The larger, former separate dwelling to the west dates to c.1948 and consists of a single-story, flat-roof, stucco-finished, rectangular plan adobe. Attached to this by a block and frame connector erected after 1971, is a small, flat-roof, square-plan adobe built prior to 1930 with its own entry on the west elevation. Together the residence is a vernacular interpretation of the Spanish-Pueblo Revival style and noncontributing to the Westside-Guadalupe Historic District.

The applicant proposes to remodel the residence with the following items:

2. Construct a 530 sq. ft., approximately 15'-0" high "studio" addition attaching to the rear elevation (north) of the house. The addition will be approximately 2'-5" higher than the highest point of the existing house; the maximum allowable height for the address is 15'-7". The studio's fenestration will include true-divided, multi-light Wood casement windows and wood-panel-and-glass doors. The west elevation entry will be sheltered by a shallow shed-roof porch supported by Wood columns.
3. Replace one steel casement and two aluminum sliding windows on the south elevation of house with true-divided, multi-light Wood casement units. Replace another sliding window on the north elevation with a true-divided, multi-light Wood casement unit.
4. Install Wood lintels and corbels at existing non-historic porch on south elevation. This would include encasing the current four-inch steel columns in Wood to simulate posts.
5. Color-coat existing house with El Rey "Suede"; clad addition with cementitious stucco of the same type and color.

### **STAFF RECOMMENDATION:**

Staff recommends approval of the application, which complies with Section 14-5.2 (D)(9), General Design Standards (Height, Pitch, Scale and Massing), and (I), Westside-Guadalupe Historic District.

Present and sworn was Mr. Harvey Monroe, Post Office Box 1183, Santa Fé, who said he had on minor technicality. In one document there was an indication that his was in the Downtown & Eastside Historic District but it was really in the Guadalupe-West Side Historic District. The owners had lived here for ten years and had been upgrading the interior - trying to bring it up to livable standards and would like an addition for a studio for an artist family member. They would also like to replace some of the metal windows that were not in keeping with this part of town. There was also the enclosure of some steel columns on front portal to simulate wood columns. There had been significant changes to it over the years.

It currently had a grey coat stucco finish and when done they would like to color coat the entire building.

Mr. Katz asked if the reason why the studio was taller was because of the larger windows on the south side.

Mr. Monroe agreed. She needed extra space in the studio for the type of work she did.

Mr. Acton asked the reason why those windows had such "extreme muntinization."

Mr. Monroe agreed that they were exaggerated and thought the dimensions might be wrong.

There were no speakers from the public regarding this case.

Mr. Monroe agreed to change the muntin pattern.

Ms. Mather agreed that by having so many muntins they made the rest look very different.

Mr. Monroe agreed.

**Mr. Acton moved to approve Case #H-12-0016 per staff recommendations with the simplification of muntin patterns from 2 over 5 to 2 over 8 in the applicable windows and in the other windows at 2 over 8 to 2 over 3 and that new drawings be taken to staff for review and approval. Dr. Kantner seconded the motion and it passed by unanimous voice vote. Ms. Walker was not present for the vote.**

## **I. MATTERS FROM THE BOARD**

Chair Woods asked staff to please post the case for status review if possible.

Mr. Rasch said he was required to send certified mail to the owner because he was unaware of it. First he had to get the owner's address so he thought this would take 30 days instead of 15.

Ms. Mather said she wouldn't be present for the March 27<sup>th</sup> meeting.

Ms. Rios said she would not be present on the 27<sup>th</sup> either.

Mr. Rasch said the first meeting in April was April 10<sup>th</sup>.

Mr. Rasch thought the Concha Ortiz Building was built in the early 1960's.

## **J. ADJOURNMENT**

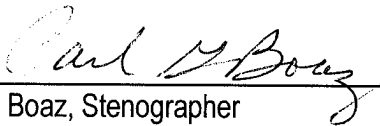
Having completed the agenda, the meeting was adjourned at 8:25 p.m.

Approved by:

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Sharon Woods, Chair

Submitted by:

  
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Carl Boaz, Stenographer