



Agenda

CITY CLERK'S OFFICE

DATE 4-18-12 TIME 2:40 pm

SERVEL BY Cynthia Val

RECEIVED BY [Signature]

HISTORIC DISTRICTS REVIEW BOARD FIELD TRIP

TUESDAY, April 24, 2012 at 12:00 NOON

HISTORIC PRESERVATION DIVISION, 2nd FLOOR CITY HALL

HISTORIC DISTRICTS REVIEW BOARD HEARING

TUESDAY, April 24, 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: April 10, 2012
- E. COMMUNICATIONS
- F. FINDINGS OF FACT & CONCLUSIONS OF LAW

Case # H-11-089 420 Arroyo Tenorio
Case # H-11-123B 127 W. Water Street
Case # H-12-011 616 E. Alameda
Case #H-12-030 494 Camino Don Miguel

Case #H-12-026 352 Hillside Avenue
Case #H-12-027 1498 Cerro Gordo Rd.
Case #H-12-029 151 Gonzales Road #30

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

1. Case #H-12-017A. 402, 406, 410, and 414 Don Gaspar Avenue and 128 and 130 South Capitol Street. Downtown & Eastside Historic District. City of Santa Fe, Historic Preservation Division Staff proposes an historic status review and primary elevation designations of these properties for the State Executive Office Building project. (David Rasch). (POSTPONED TO May 8, 2012).
2. Case #H-11-079A. 1041 Camino de Cruz Blanca. Downtown & Eastside Historic District. Richard Martinez, agent for Mark & Beth Jernigan, owners, requests a designation of primary elevations for these contributing structures. (David Rasch).
3. Case #H-12-018B. 117 W. Coronado Road. Don Gaspar Area Historic District. Mike Kern, agent for Nancy Fox, owner, proposes to remove a portal, replace windows, and stucco a non-contributing residence. (John Murphey).
4. Case #H-12-019. 628 Paseo de Peralta. Downtown & Eastside Historic District. Duty & Germanas Architects, agent for Blakeney Norfolk, LLC, owner, proposes to construct a vestibule entry and install a window on a non-contributing commercial building. (John Murphey).

5. Case #H-12-025A. 659 Garcia Street. Downtown & Eastside Historic District. Christopher Purvis Architects, agent for Wilson and Gwyn Mason, owners, request from Historic Districts Review Board to determine the historic status and to designate primary elevations of masonry walls connected to contributing residence. (John Murphey).
6. Case #H-12-025B. 659 Garcia Street. Downtown & Eastside Historic District. Christopher Purvis Architects, agent for Wilson and Gwyn Mason, owners, proposes to renovate a contributing residence by constructing an approximately 1,100 sq. ft. addition, where the maximum allowable building height is 16'4", a 100 sq. ft. portal, and a 550 sq. ft. carport. An exception is requested to construct an addition at less than 10' back from a primary elevation (Section 14-5.2(D)(2)(d) and potentially another exception to build on a primary elevation (Section 14-5.2(D)(2)(c)). (John Murphey).
7. Case #H-11-117B. 621 Old Santa Fe Trail. Downtown & Eastside Historic District. Wayne Lloyd, agent for David Lamb, owner, proposes to remodel contributing and non-contributing commercial structures. Two exceptions are proposed to remove historic material (Section 14-5.2(D)(1)(a)) and to change the character of primary elevation windows (Section 14-5.2(D)(5)(a)(i)). (David Rasch).
8. Case #H-12-031A. 544 Canyon Road. Downtown & Eastside Historic District. Lorn Tryk, agent for Andrew Hopwood, owner, requests an historic status review for this contributing residential structure. (David Rasch).
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I. MATTERS FROM THE BOARD: Heritage Preservation Awards Nomination Ballot Vote

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 April 24, 2012 Historic Districts Review Board Field Trip, please notify the Historic Preservation Division by 9:00 A.M. on Tuesday, April 24, 2012.



Agenda

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Agenda

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Case # H-12-017	402, 406, 410 & 414 Don Gaspar	Case #H-12-026	352 Hillside Avenue
Case # H-12-017	128 & 130 S. Capitol Street	Case #H-12-027	1498 Cerro Gordo Rd.
Case # H-11-089	420 Arroyo Tenorio	Case #H-12-029	151 Gonzales Road #30
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Case # H-12-011	616 E. Alameda		

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H. MATTERS FROM THE BOARD

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HISTORIC DISTRICTS REVIEW BOARD

April 24, 2012

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MINUTES OF THE
CITY OF SANTA FÉ
HISTORIC DISTRICTS REVIEW BOARD

April 24, 2012

A. CALL TO ORDER

A regular meeting of the City of Santa Fé Historic Districts 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
Ms. Christine Mather
Ms. Karen Walker

MEMBERS ABSENT:

Mr. Frank Katz [excused]

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 noted that the Findings of Fact for Case #H-12-029 were not in the packet because that case had not yet been heard.

He indicated that the first case (#H-12-017A) was postponed to May 8.

The second case (#H-11-079A) was incorrectly identified as in the Downtown & Eastside Historic District and should be shown as in the Historic Review District.

621 Old Santa Fé Trail was postponed because the application wasn't complete by the date of publication of the agenda.

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

D. APPROVAL OF MINUTES

April 10, 2012

Ms. Walker moved to approve the minutes of April 10, 2012 as presented. Ms. Rios seconded the motion and it passed by unanimous voice vote.

E. COMMUNICATIONS

Mr. Rasch reported that for the case of the Executive Office Building, the City was looking into the maximum allowable height and hired a surveyor to determine the actual heights of the buildings in the streetscape and then he would determine the average to calculate the maximum allowable height.

Ms. Walker asked when that would be available. Mr. Rasch estimated two weeks so it would be prior to the next meeting.

Mr. Acton commented that the height provided by the State was based on an aerial that the City didn't consider precise and for this precedent the Board should be prepared in the future.

Mr. Rasch said it was costly but the City received a grant to do it in the downtown area.

Mr. Rasch announced that the Board would vote on the award nominations at the end of the agenda. The awards would be made on May 25 at the Scottish Rite Temple at 5:30.

F. FINDINGS OF FACT AND CONCLUSIONS OF LAW

Case # H-11-089 420 Arroyo Tenorio

Ms. Walker - #7 didn't remember Santa Fé style being invoked in this finding.

Case # H-11-123B 127 W. Water Street

Case # H-12-011 616 E. Alameda

Case #H-12-026 352 Hillside Avenue

Case #H-12-027 1498 Cerro Gordo Rd.

Case #H-12-030 494 Camino Don Miguel

Ms. Walker moved to approve the Findings of Fact and Conclusions of Law with one amendment. Ms. Rios 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 wishing to appeal of the Board had 15 days from the date of the approval of Findings of Fact to file an appeal to the Governing Body.

H. ACTION ITEMS

1. **Case #H-12-017A. 402, 406, 410, and 414 Don Gaspar Avenue and 128 and 130 South Capitol Street.** Downtown & Eastside Historic District. City of Santa Fé, Historic Preservation Division Staff proposes an historic status review and primary elevation designations of these properties for the State Executive Office Building project. (David Rasch).

This item was postponed to the May 8, 2012 meeting.

2. **Case #H-11-079A. 1041 Camino de Cruz Blanca.** Historic Review District. Richard Martínez, agent for Mark & Beth Jernigan, owners, requests a designation of primary elevations for these contributing structures. (David Rasch).

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

BACKGROUND & SUMMARY:

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

house located to the east of the primary residence was constructed in the Spanish-Pueblo Revival style before 1954 with an addition on the north after 1954 in a harmonious and sensitive manner. All three structures are listed as contributing to the Historic Review Historic District, but primary elevations have not been designated. The following itemizes character defining features on each structure by elevation.

Residence

Only the west elevation is publicly visible.

1. historic windows (60-lite leaded-muntin fixed flanked by two 30-lite leaded-muntin fixed, single-lite wood casement) and historic door
2. paired 8-lite historic wood casements, historic wood French doors, protruding vigas
3. 9-lite historic wood casement
4. historic wood French doors
5. paired 8-lite historic wood casements
6. 2 historic wood doors, historic windows (triple 8-lite wood casements, triple 6-lite wood casements, and paired 8-lite wood casements)
7. Mexican figural tile panel, historic wood French doors, triple 8-lite wood casements, protruding vigas
8. historic 4-lite wood casement, arched zaguan entrance
9. no features
10. paired 6-lite historic wood casements
11. no features
12. paired 8-lite historic wood casements, garage door, infilled garage door opening, zaguan entrance, multi-lite window, and single-lite wood casement
13. historic metal trash or firewood door
14. historic wood door, protruding vigas
15. historic wood windows (1-lite wood casement, triple 8-lite wood casements, approved new portal, approved window to door replacement)
16. narrow wood door

17. triple 8-lite historic wood casements, protruding vigas

18. paired 8-lite historic wood casements

Mirador

The west elevation of this structure may be publicly visible.

1. portal with carved wooden corbels surmounting viga posts with an historic wooden door in lower storage
2. single-lite window with wooden grille
3. single-lite window with wooden grille and historic wooden shutters
4. non-historic slider
5. single-lite window flanked by two odd-shaped single-lite windows, protruding vigas
6. two odd-shaped single-lite windows

Guest House

None of the elevations of this structure are publicly visible.

1. historic windows (4-lite wood casement, 1-lite wood casement, paired 8-lite wood casements), historic doors, protruding vigas
2. paired 8-lite historic wood casements
3. paired 12-lite historic wood fixed windows
4. paired 12-lite historic wood fixed windows
5. historic windows (2 sets of triple 12-lite wood fixed windows and paired 8-lite wood casements)
6. historic windows (paired 8-lite wood casements, 4-light wood casement) and an odd-shaped single-lite window, protruding vigas
7. shed roof
8. odd-shaped single-lite window
9. paired 6-lite historic wood casements

STAFF RECOMMENDATION:

Staff recommends the following primary elevations: residence (1, 2, 3, 4, 15, 17, and 18); mirador (1 and 2); and guest house (1, 2, 3, 8, and 9) as complying with Section 14-5.2(C) Regulation of Contributing Structures.

Mr. Rasch went through photos of each of the elevations to identify where they were and to show their character-defining features.

Ms. Rios asked if on the main residence he was recommending 7 of the 18 elevations. Mr. Rasch agreed.

Dr. Kantner asked why elevations 4 and 5 of guest house were not recommended as primary.

Mr. Rasch said they just duplicated the same window style.

Present and sworn was Mr. Richard Martínez, 1524 Paseo de Peralta, who had nothing to add to the staff report.

Ms. Rios asked if he agreed with Mr. Rasch's recommendations.

Mr. Martínez said he didn't necessarily agree but understood them.

There were no speakers from the public regarding this case.

Ms. Mather noted that in looking at the photos a lot of these were in poor condition and she wondered what impact that would have in the future with requests to repair or replace.

Mr. Rasch said when he looked at them they all looked to be in good condition. On primary façades they had to be replaced in kind if beyond repair. On non-primary they did not have to be preserved.

Ms. Mather asked if on guest house elevation 8 was where they found the car window-

Mr. Rasch agreed and said they would be able to replace it with new glass.

Dr. Kantner was struggling over 7 and 8 on the main residence. It appeared the triple casement windows were not found elsewhere and he also thought the tile work on 7 would warrant a primary elevation designation.

Mr. Rasch said although that elevation was the only one with a triple casement window, they were the same kind of casement windows found throughout. The rest were paired sets.

Mr. Martínez noted that there were other triple casement windows on 15 and 17.

Mr. Rasch agreed. So they were not unique in the courtyard. On 7, the figural tile panel was the only place that occurred on the house. It was by the zaguan.

Mr. Acton asked if there were grills on the house. Mr. Rasch agreed.

Mr. Martínez said they were wrought iron and their removal was approved last time by the Board.

Mr. Acton agreed with Dr. Kantner on the triple casement window in the courtyard. He favored including 7 and 8 as primary.

Chair Woods asked for a definition of primary façade to be sure of the history and that the Board was clearly within the code.

Mr. Rasch read the definition that included features that define the character of the building's architecture. The definition of façade was one whole exterior face of at least 8' wide with an offset from an adjacent plane by at least four feet.

Chair Woods asked if the motion had to specify what the character was that made it primary.

Ms. Brennan said it was not required but would be better.

Ms. Mather asked if all of the façades were at least 8' wide. Mr. Rasch agreed.

Present and sworn was Mr. Karl Sommer, PO Box 2476, Santa Fé who said regarding the façades that staff defined façade 6 as a whole side of the building. Six had the whole length but the character defining feature was closer to the corner and the area that was along the northerly most portion was offset by more than 4 feet from the other façade.

Mr. Rasch saw what he was saying.

Mr. Sommer said they didn't see that northern part as a character-defining feature or as unique and had plans for that portion. It was not where the triple casement was located or on 7 where the tile was. Even though Mr. Rasch had not characterized the northern part as a separate façade it did meet the definition.

Chair Woods asked the applicant if there were any problems with any other façade.

Mr. Sommer said they were not disagreeing with the primary façades recommended unless six was the whole length of that façade. He explained that Mr. And Ms. Jernigan had plans for that portion of six.

Mr. Rasch asked that it be 6A for the north and 6B the south part by the kitchen.

Ms. Mather thought 7 had both the character defining windows and the tile and maybe they should leave 6 alone.

Mr. Sommer mentioned that on 7, Mr. & Ms. Jernigan wanted to raise the low parapet to bring it into conformity. The roof there was just a couple of inches below the top of the parapet so they wanted to raise

it. They didn't want to do anything else to it. He asked if that would require a special exception.

Chair Woods felt it would not affect the character.

Mr. Rasch agreed that it would not require an exception.

Chair Woods wanted to resolve this tonight. With Mr. Rasch's recommendation there was no issue.

Mr. Sommer pointed out the façades on the floor plan that would be affected. He didn't have a problem with 6B since they saw it as separate.

Ms. Walker asked to identify them as 6 north and 6 south.

Chair Woods agreed. Dr. Kantner was interested in 6 south and 7 as primary façades. She asked the Board to identify the character-defining feature for each façade to be primary.

Ms. Rios felt Mr. Rasch had already listed all the features so she didn't think it was really necessary to repeat them.

Ms. Mather moved in Case #H-11-079A that on the main residence primary elevations would be 1, 2, 3, 4, 7 because of the Mexican tile panel, French doors, triple casement and protruding vigas, 15, 17 and 18 as character features were identified in his staff report [above]. Ms. Rios seconded the motion with a friendly amendment that the porch on elevation 15 be excluded. Ms. Mather agreed that was friendly.

Ms. Walker requested that 6 south be primary. Ms. Mather did not agree to include that as friendly.

The motion was lost by a 3- 3 tie vote with Chair Woods voting.

Ms. Mather moved in Case #H-11-079A to approve on the main residence elevations 1, 2, 3, 4, 6 south because of triple casement windows and historic wood door, 7 because of Mexican figural tile panel, French doors, triple casement and protruding vigas, 15 excluding the portal, 17 and 18 because of the character defining features identified in the staff report [above]. Ms. Rios seconded the motion and it passed by unanimous voice vote.

Dr. Kantner moved in Case #H-11-079A regarding the mirador and guest house to accept the staff recommendations of elevations 1 and 2 on the mirador and 1, 2, 3, 8 and 9 on guest house as primary because of the character defining features identified in the staff report [above]. Ms. Walker seconded the motion and it passed by unanimous voice vote.

Chair Woods stepped out momentarily and Vice Chair Rios chaired the meeting for the next case.

- 3. Case #H-12-018B. 117 W. Coronado Road.** Don Gaspar Area Historic District. Mike Kern, agent for Nancy Fox, owner, proposes to remove a portal, replace windows, and stucco a non-contributing

residence. (John Murphey).

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

BACKGROUND & SUMMARY:

Constructed in 1947, 117 West Coronado is a one-story-over-partial basement, flat-roof, rectangular plan, stucco-clad Spanish-Pueblo Revival style dwelling with a pre-1960 addition to the rear. The house is noncontributing to the Don Gaspar Area Historic District.

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

1. Replace all existing windows with true-divided light wood units, replicating the division of the historic units.

The house's fenestration consists mainly of original wood multi-light double-hung and casement windows; a non-original picture window is situated on its south elevation. The addition to the rear includes aluminum sliding glass windows. Windows that are currently "nonconforming" are proposed to have a divided light pattern that will harmonize with existing windows. Windows will retain their original opening dimensions; trim will be painted to match the existing blue color.

2. Remove post-1960 portal from rear (north) elevation. That is the west portal.
3. Foam-insulate and re-stucco house with cementitious stucco. Color coat will match existing earth-tone color.

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 (H), Don Gaspar Area Historic District.

Vice Chair Rios asked if this was a non-contributing house. Mr. Murphey agreed.

Present and sworn was Mr. Mike Kern, 93 Apache Ridge Road, who said staff didn't mention that they were adding a bathroom and closet on the back of the house. He said it was shown on the drawings. He clarified that it was being added where the portal was being removed.

Mr. Murphey said Mr. Kern was correct.

Chair Woods returned.

There were no speakers from the public regarding this case.

Ms. Mather moved to approve Case #H-12-018B per staff recommendations. Ms. Walker seconded the motion and it passed by unanimous voice vote.

4. **Case #H-12-019. 628 Paseo de Peralta.** Downtown & Eastside Historic District. Duty & Germanas Architects, agent for Blakeney Norfolk, LLC, owner, proposes to construct a vestibule entry and install a window on a non-contributing commercial building. (John Murphey).

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

BACKGROUND & SUMMARY:

Constructed in c.1912-20, 628 Paseo de Peralta is a one-story-over-basement, gable-front brick building designed in the Craftsman Bungalow style. It is noncontributing to the Downtown and Eastside Historic District.

The applicant came before the Board on March 27, 2012 with a project to remodel the lower story of the adjacent building. At the meeting, the applicant removed the current work item from the project because of a cost issue. Now, the applicant wants to proceed with the work item.

The specific project under consideration will create a small entry vestibule to enter the Board-approved addition on the adjacent building (630). The vestibule will be fenestrated with a true-divided multi-light wood window and clad to match stucco of existing building. In addition a new six-over-six true-divided light wood window will be installed along existing wall adjacent to vestibule.

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.

Ms. Mather asked staff to point out the vestibule in the drawing. Mr. Murphey did.

Present and sworn was Mr. Mike Duty, 404 Kiva Court, who admitted they goofed in the communication and that they did want to build that little piece.

There were no speakers from the public regarding this case.

Ms. Rios moved to approve Case #H-12-019A as recommended. Ms. Mather seconded the motion and it passed by unanimous voice vote.

5. **Case #H-12-025A. 659 Garcia Street.** Downtown & Eastside Historic District. Christopher Purvis Architects, agent for Wilson and Gwyn Mason, owners, request from Historic Districts Review Board to determine the historic status and to designate primary elevations of masonry walls connected to contributing residence. (John Murphey).

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

BACKGROUND & SUMMARY:

659 Garcia Street is a large, multi-massed, stone residence with a flow of courtyards created by intersecting masonry walls. Principally one story, a one-and-a-half story section rises above the south elevation. With its canales, wood lintels, and corbelled portal, the masonry house could be considered Spanish-Pueblo Revival. It is contributing to the Downtown and Eastside Historic District.

At the March 27, 2012 hearing the Board requested that at the next meeting, the house's masonry perimeter walls be evaluated for their contributing status.

While specific archival sources are not available, Peter K. Olmsted, a relative of a previous homeowner, estimated—based on memories of period photographs—the perimeter walls were in place by the Depression and were approximately 6' high. Mr. Olmsted claims in an affidavit the walls were increased in height during "several stages" after his uncle, Charles Davies Olmsted, purchased the property in 1968.

A visual inspection of the walls tends to support Mr. Olmsted's memories.

Perimeter Wall 1 runs approximately 127' along the south side of the house (Photo1). At its lowest point, at the southeast corner, it measures approximately 5' high. From this point it increases to over 7' with additional recent courses near its west terminus. Along most of its length the wall exhibits at least two types of rock source and course types.

At a 6.5'-high section near the middle, the approximate lower half of the wall reveals an irregular course pattern of mostly large, flat rocks set in a lightly screened mortar (P 2). The roughly upper half of the wall shows random courses made of smaller, rounder creek stones. A recent re-pointing project has unfortunately obscured most of the original mortar.

Near its west terminus, the wall shows another top course of yellow stonework, most likely associated with additions made to the house in the 1970s and '80s (P 3).

Perimeter Wall 2, facing Garcia Street, is approximately 66' long and of variable height (P 4). Like the south wall, it shows at least two—and sometimes three—phases of masonry construction (P 5). The upper and middle courses are most likely associated with the 1970s Kitchen/Pantry addition, when exterior walls were integrated with the house, increasing their height.

Based on the affidavit, aerial imagery and field observations, the lower portion of the masonry walls are most likely historic—predating 1960. Additionally, it has been established that post-1962 additions, which along certain sections have significantly increased height, have altered the integrity of the walls.

Based on the ordinance's definition of "Contributing Structure," the walls collectively meet only one of the three criteria:

CONTRIBUTING STRUCTURE

A structure, located in an Historic District, approximately 50 years old or older that helps to establish and maintain the character of the Historic District **[Yes]**.

Although the structure is not unique in itself, it adds to the historic associations and/or historic architectural design qualities for which a District is significant. **[No]**

The structure may have had minor alterations, however, its integrity remains. (Ordinance. 2004-26 § 5). **[No]**

Paradoxically, while the walls *contribute* to the architectural quality and setting of the house, they do not meet the ordinance's definition of Contributing Structure. They have experienced, along most sections, major alterations with post-1962 additions of different rock source and masonry techniques. These changes, especially along Perimeter Wall 2, overwhelm the original design of the wall.

STAFF RECOMMENDATION:

Staff recommends designating the two masonry perimeter walls noncontributing structures to the house, finding they do not meet the criteria of a Contributing Structure.

Dr. Kantner said it should be non-contributing to the District and not the house.

Mr. Murphey said in the ordinance it was to the district but here it was to the house.

Ms. Brennan said his analysis was correct. It was contributing to the district.

Mr. Acton recalled that in the field they discussed the sensitivity of subsequent additions to the wall being a primary façade. It was the sensitivity of the addition that was a criterion.

Mr. Murphey thought a mason might see that differently with its very different rock pattern.

Ms. Brennan asked if Mr. Acton was saying he wanted to call the wall a primary façade.

Mr. Acton agreed because it was part of the building.

Ms. Brennan read the definitions. To be primary, it must be on a roofed structure. So being connected by a permanent roof was part of it.

Mr. Acton said the Board knew the applicant was going to propose a permanent roof be attached to this wall.

Ms. Brennan said a wall could be contributing but not a primary façade.

Ms. Mather asked Mr. Murphey if at some point these walls were removed whether that would affect

the status of the house.

Mr. Murphey asked if she meant the walls in total or part of them.

Ms. Mather said she meant in total.

Mr. Murphey agreed they were integral to the house and helped define the character of the house per se because they didn't have a roof.

Chair Woods clarified the question that if the walls came down would it change the status of the house.

Mr. Rasch understood; if he were to say yes then the walls would be contributing and if not, the walls would be non-contributing.

Present and sworn was Mr. Christopher Purvis, 200 West Marcy, who distributed some pictures.

Dr. Kantner said it seemed a structure was associated with the district; not something it was associated with.

Ms. Brennan was trying to understand his question. The wall could be contributing if it contributed to the character of the district. The rule Ms. Mather was speaking to was if wall destruction would affect the status of the house - if a proposed alteration would cause the structure to lose its status. She read from the ordinance about façade details other than doors or windows being repaired. She said if the wall was designated as Contributing, then the wall would be required to be retained.

Dr. Kantner asked if it was then a structure and a feature of the building.

Ms. Brennan agreed that it would be but it couldn't be a primary façade.

Mr. Purvis said the picture was an attempt to correlate the one from 1968. Somebody had added a wall and he tried to draw lines between old and new. The character in 1968 was not a joint proud of mortar. So the character had changed over time. He didn't know if that made it contributing or not. The owners had added on significantly to this house over time and from afar it looked okay but looking closer you could see the added parts. This was a house that had been added onto over time and they were looking to add still more.

Mr. Acton noted that perimeter wall 2 referred to a low cut line wall while elevation 12 had the 12' wall out front that the Board considered a structure. So he would consider that perimeter wall as a primary façade because it was connected to a roofed structure. Perimeter 1 had a ramada with a roof right next to it. So he thought it was also a primary façade but not the north part.

Mr. Murphey explained his concern was that they were both post 1970 constructions so they were not historic and the structure of the roof was not historic.

Mr. Acton agreed but thought it could be primary as an extension of a historic feature. And it was the most visible element of the house.

Ms. Brennan reminded the Board that the first criterion was "50 years or more" and if it didn't meet that it was not contributing. And the roof structure could not be contributing.

Mr. Acton asked if it could be a conforming historic element.

Mr. Murphey said in moving from free-standing to something integrated into the plane of the house, it would lose it on both accounts.

Chair Woods added that if it reached 50 years old, the Board could consider it then.

Ms. Mather said the City had many contributing structures that had additions. With the wall, some of it was historic but the walls had been added to. The foundation was historic and contributed to the district. With a building, the Board could say what was primary but here they were just looking at the structure itself. They could not say the lower half was contributing but not the upper half.

Chair Woods pointed out that if a second story was put on a contributing building it would not keep its status.

Mr. Rasch agreed. It was a massing issue. You have to retain contributing status so if increasing the height of the wall causes it to lose its status, the addition was to be denied. So adding mass to the historic wall was applicable.

Dr. Kantner added that there was now a big difference from the 3' wall. It had changed the character.

Mr. Purvis said when he first looked at it from Garcia Street he thought it was part of the contributing building. This was unique. Mr. Acton's point was that the roof now tied it to the building but the roof potentially took away its status.

There were changes. Everyone was looking at the stonework as fairly unique in Santa Fé and it looked handmade and that it belonged together. The owners were not going to tear it down. And if any additions or taking down the wall were considered damaging to the building's status, the Board could deny the proposal.

There were no speakers from the public regarding this case.

Ms. Rios asked Mr. Purvis if he thought some of the additions to the wall were really repairs.

Mr. Purvis agreed some of it definitely was. All the early work had failing grout so they regouted the whole wall and ten years ago they worked on it more.

Ms. Rios said #3 in the staff report said it might have had minor alterations. She asked where else would you see anything like this in Santa Fé. She asked if the house was also of rock.

Mr. Purvis agreed it pretty much was.

Ms. Rios liked Ms. Mather's analysis and agreed with her. They were using the same type of material and some portions were over 50 years.

Mr. Purvis acknowledged that some of them were big alterations that doubled the height of the wall. And the portal at façade 11 was built in the late 1970s. But the wall had been connected to the house for a long time. So he didn't understand why it wouldn't have status since the building had status. It was certain that portions of it were historic and had been for a long time.

Mr. Acton could see how they planned to grow it further and honor the integrity of the wall. And it raised the issue of how wall could become structure.

Chair Woods said the wall was originally 6' tall and now was 12' so it doubled in height. She asked if the upper portion was less than 50 years old.

Mr. Purvis said it was true for #2 but the northern part of #1 was the only part added in the last 50 years. The front portion certainly doubled in height.

Ms. Rios asked what portion of the wall changed dramatically.

Mr. Purvis thought it was very close to 50%.

Chair Woods asked him to show the portions that had. Mr. Purvis did.

Dr. Kantner moved in Case #H-12-025A to accept the staff recommendation that they be noncontributing structures even though they contributed to the house. The motion died for lack of a second.

Ms. Mather moved in Case #H-12-025A at 659 Garcia that the two perimeter walls be designated contributing. Mr. Acton seconded the motion and it passed by majority voice vote with all voting in favor except Dr. Kantner who voted against.

6. **Case #H-12-025B. 659 Garcia Street.** Downtown & Eastside Historic District. Christopher Purvis Architects, agent for Wilson and Gwyn Mason, owners, proposes to renovate a contributing residence by constructing an approximately 1,100 sq. ft. addition, where the maximum allowable building height is 16'4", a 100 sq. ft. portal, and a 550 sq. ft. carport. An exception is requested to construct an addition at less than 10' back from a primary elevation (Section 14-5.2(D)(2)(d) and potentially another exception to build on a primary elevation (Section 14-5.2(D)(2)(c)). (John Murphey).

Chair Woods asked if this required an exception.

Mr. Rasch said it would not require an exception until something was proposed to be added to it.

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

BACKGROUND & SUMMARY:

The subject building is a large, multi-massed, stone residence with a flow of intersecting courtyards. Principally one story, a one-and-a-half story section rises above the south elevation. The house includes a mixed fenestration of historic and non-historic steel casement and wood windows. With its canales, wood lintels, and corbelled portal, the masonry house could be considered Spanish-Pueblo Revival. It is contributing to the Downtown and Eastside Historic District.

At the March 27, 2012 hearing, the Board selected elevations 1, 9, and 13, excluding the pergola, as the primary façades for the house.

The applicant proposes a remodeling project, which will include the following items:

- 1) Construct a 1,100 square-foot addition to the southeast corner of the house, incorporating a portion of the stone wall (Perimeter Wall 2) and the courtyard into the design (Photo 1). The addition will be 13'-0" above grade, rising above the currently highest part of the house and visible from all elevations. The addition is below the 16'-04" maximum building height for the property.

The design will include constructing a stucco-finished elevation on top of the stone perimeter wall. The relative west elevation will be made of river rock laid in random courses with slightly recessed mortar joints. A masonry wall outlining the north edge of the courtyard will be incorporated into the relative east elevation of the addition, with additional rock courses added above (P 2). The new masonry of both elevations is designed to harmonize—but not replicate—the stonework of the historic house.

The south elevation of the addition will feature a rhythm of seven rectangular, true-divided lights, push-out wood awning windows. A continuous wood lintel will run above. The same pattern, less two windows, will run along the north elevation. It will be clad in El Rey cementitious "Buckskin" stucco. The addition will include a 100 square-foot wood portal across the west elevation.

The addition will attach to the main house by a gallery running across the inner courtyard. The applicant proposes changing the openings of the elevation facing the gallery from two steel casements to four recycled steel church windows and a new door (P 3).

The addition, because it is less than 10' back from a primary façade, requires an exception under Section 14-5.2(D)(2)(d). (See answers to exception criteria below).

- 2) Construct a 550 square-foot, 10'-0"-high, two-bay carport near the northeast corner of the house. The

design will include masonry walls at the east and west elevations and stucco walls at the north and south elevations. The stonework, like the addition, will harmonize with the house's historic masonry. Wood lintels and posts with corbels will frame the openings. Because of its distance from Primary Façade #1, the carport does not require an exception.

- 3) Cover the portal of Primary Façade #13 with cement red tile mimicking a Spanish Mission ceramic tile. This type of tile is used to cover two non-historic portals on the house.

Applicant response to exception questions addressing an addition at less than 10' back from a primary façade, Section 14-5.2(D)(2)(d).

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

This proposed Addition does not damage the streetscape because the house is set back a long way from the street and the addition is set back from the elevation that faces closest street. The rhythm of the masses of the building were maintained.

Staff response: Agrees with statement.

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

The addition allows the owner to expand their current home with a master bedroom suite that can accommodate their needs with more modern amenities without which the owner cannot reasonably expand their house.

Staff response: Neither agrees nor disagrees with 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 proposed addition is part of the full range of design options that should be available for residents to continue to live in aging buildings while improving their ability to have a sunnier more expansive home.

Staff response: Agrees with 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 streetscape;*

This Master addition is proposed to be placed on top of the existing yard walls in order to maintain the existing lines and aesthetic of the building. The other buildings in the streetscape have different solutions to their additions most of which involve covers. The existing setting on this property is exemplary and needs to be minimally impacted by this addition.

Staff response: Agrees with statement.

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

Since there are primary façades on both the east and the west elevations and the north elevation is within 5 feet of the property line and the south elevation faces Garcia Street. The only logical place we could figure to add on to the building is as on the east façade to the rear of the property. Adding to the south would increase the impact of this addition so the necessity to set the addition forward of primary elevation and is not a result of actions of the applicant

Staff response: Agrees with statement.

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

With Primary elevations on east and west sides and the property line to the north and land sloping away to the south this is the most unobtrusive location for this addition It is set back as far as possible from the street and recessed from the side of the building.

Staff response: Neither agrees nor disagrees with statement.

Staff recommends approval of the proposed plan, with the suggestion of modifying the window and lintel design of the addition so that the pattern is not so "lockstep" in rhythm and instead reflects the types of windows and fenestration of the historic house. Staff recommends modifying the design of the addition so that south elevation does not sit directly on the stone wall. Staff additionally recommends rejecting the installation of the recycled church windows along the elevation facing the gallery, as there is no historical precedent for this window design. Staff recommends rejecting Item #3, as the tile has no historical precedent and could negatively affect the integrity of Primary Façade #13. Staff believes that in the main, the applicant has met the exception criteria for an addition set less than 10' back from a primary façade.

STAFF RECOMMENDATION:

Staff recommends approval of this application with suggested changes, but defers to the Board as to whether it complies with Section 14-5.2 (D)(9), General Design Standards, Height, Pitch, Scale and Massing, and (E), Downtown and Eastside Historic District, and whether it meets the exception for an addition set less than 10' back from a primary façade (Section 14-5.2(D)(2)(d)).

Ms. Mather asked which façade the exception was for.

Mr. Murphey said it was #9.

Mr. Rasch explained that now that the Board made the perimeter wall contributing, the Board would have to decide if that structure needed an exception.

Chair Woods asked how far behind it would have to be if the façade of new wall was not on top of the wall but behind it.

Mr. Rasch didn't think the 10' setback applied and any setback would be okay.

Mr. Purvis said he didn't make it clear in his letter but they were proposing to put a gate in the now contributing wall and the re-purposed church windows had arches so he suggested keeping them but cutting off the arch. As far as setting back from the face of the wall, he agreed that time had come.

Mr. Acton said he would be receptive to that. It would maintain the integrity of the wall but he was troubled by the application of stucco even with that proximity to the wall and would like to see whether there was precedent for an alternative exterior material that would not involve a parapet. He had seen board and batten with an overhang and this showed an overhang as shading for the clerestory windows. That would create a separation of construction systems - one being hand built and the other being frame sitting behind the wall.

Chair Woods said with Mr. Acton's the Board allowed the owner to pick which one they wanted.

Mr. Acton said this was an application up against the wall.

Mr. Rasch reminded the Board that in the Downtown and Eastside Historic District, wall finishes were regulated when visible and this was not visible. He listed the materials that could be chosen.

Ms. Rios asked Mr. Purvis to describe the gate in terms of height and width and where it was located.

Mr. Purvis referred to page 19. It was a six-foot wide board gate that mimicked the patterns on the west elevation. He had no drawing. It was six feet high, the same as the wall.

Ms. Rios asked if the church windows were visible. Mr. Purvis said they were not; they were in the courtyard.

Ms. Rios referred to page 21 and asked if it was the same type of tile that was already there.

Mr. Purvis agreed.

Mr. Murphey said it was non-historic and was on a primary façade.

Ms. Rios thought they were calling it Spanish pueblo mission style.

Mr. Rasch said Jesse Nussbaum called it modified pueblo revival.

Mr. Murphey noted one example outside Santa Fé.

Ms. Mather asked about an exception.

Mr. Purvis said when the Board called contributing he alerted the owner but he asked Mr. Purvis to bring it forward anyway.

Ms. Mather said Mr. Murphey pointed out that on the east elevation they were putting in a row of awning windows and the rhythm had not been broken up sufficiently.

Mr. Purvis said they lined up with the vigas.

Chair Woods suggested leaving out the lintel exposure and omitting the middle window and having it be 4 light.

Dr. Kantner said there was precedent on the west elevation with three in a row.

Mr. Acton had a problem with it. He suggested if it was not portrayed as a mass wall and the lintel was an overhang instead it wouldn't need a parapet. He was looking for more separation of materials.

Mr. Purvis said they did it that way on the north façade so he wasn't choosing a third way. If you put wood on that north it would look like potato chips. That was his first reaction. The materials of choice were not stone because it was part of everything else. They didn't want brick so that left stucco and wood.

Mr. Rasch agreed those were the choices.

There were no speakers from the public regarding this case.

Chair Woods summarized the discussion. She assumed about a 5' setback; what to do with lintel, what to do with windows going across. Roof tiles wouldn't fly on primary façade. There was no elevation of the gate and this would be the only double gate. The motion might require the gate drawing to be submitted to staff. If church windows were used it would be without an arch.

Mr. Purvis said he understood they would be immediately behind the wall - not 5' back. Mr. Acton agreed.

Mr. Purvis explained that there were waterproofing issues.

Chair Woods asked if that would be impacting the status of the wall then.

Mr. Rasch said if the contributing status of wall was affected by this addition, it would require an

exception.

Ms. Mather asked if there was an elevation of the carport.

Dr. Kantner said it was at the bottom of page 21.

Ms. Walker asked Mr. Purvis if setting it back five feet it would impact the courtyard.

Mr. Purvis said they would lose the bathrooms. That would be a significant change to the addition. But he could put it immediately behind the wall.

Chair Woods asked if that would impact the status of the wall.

Mr. Murphey didn't think it would actually. Ms. Walker agreed.

Ms. Rios asked about the lintel.

Chair Woods favored getting rid of the lintel.

Mr. Purvis asked if that included getting rid of the middle window. Chair Woods agreed.

Mr. Purvis was okay with that.

Ms. Mather moved to approve Case #H-12-025B with the following conditions:

- 1. that the SE elevation of the new addition have the center window removed and the lintel feature also;**
- 2. that the south elevation of the new addition sit directly behind the stone wall;**
- 3. that the drawings of the recycled church windows come back to show what they would look like;**
- 4. that the tile on the primary façade 13 be denied;**
- 5. that an elevation of the gate come back to the board**
- 6. that the exception criteria responses on page 4 were accepted.**

Ms. Rios seconded the motion.

Dr. Kantner asked for friendly amendment that gate and windows be approved by staff. Ms. Mather did not accept that.

The motion passed by majority voice vote with all voting in favor except Mr. Acton who voted against.

Mr. Purvis asked when it could come back to the Board.

Mr. Rasch said it would be on May 22.

7. **Case #H-11-117B. 621 Old Santa Fé Trail.** Downtown & Eastside Historic District. Wayne Lloyd, agent for David Lamb, owner, proposes to remodel contributing and non-contributing commercial structures. Two exceptions are proposed to remove historic material (Section 14-5.2(D)(1)(a)) and to change the character of primary elevation windows (Section 14-5.2(D)(5)(a)(I)). (David Rasch).

This case was postponed under Approval of Agenda

Chair Woods reused herself from this case and left the room.

8. **Case #H-12-031A. 544 Canyon Road.** Downtown & Eastside Historic District. Lorn Tryk, agent for Andrew Hopwood, owner, requests an historic status review for this contributing residential structure. (David Rasch).

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

BACKGROUND & SUMMARY:

544 Canyon Road is a single-family residence that was constructed in the Spanish-Pueblo Revival style sometime in the 1930s to 1940s. A free-standing garage is associated with the residence. Both structures are listed as contributing to the Downtown & Eastside Historic District.

In the 1980s the garage was converted to a studio. In the 1990s the studio was converted to a guest house. At that time, the doors and windows were replaced and a second story was added.

STAFF RECOMMENDATION:

Staff recommends that the historic status of the guest house shall be downgraded from contributing to non-contributing due to substantial non-historic alterations in compliance with Section 14-5.2(C) Regulation of Contributing Structures.

Ms. Rios asked why it was made contributing in the first place.

Mr. Rasch reminded them that when the Board approved the alteration the Board didn't have authority to downgrade the status.

Present and sworn was Mr. Lorn Tryk, 206 McKenzie Street, who had nothing to add and agreed with Mr. Rasch.

There were no speakers from the public regarding this case.

Ms. Walker moved in Case #H-12-031A to accept staff's recommendation that the guest house be downgraded from contributing to non-contributing due to substantial non-historic alterations in compliance with Section 14-5.2(C) Regulation of Contributing Structures. Ms. Mather seconded the motion and it passed by unanimous voice vote.

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

9. **Case #H-12-032A. 325 W. San Francisco.** Downtown & Eastside Historic District. John A. Padilla, agent for 1640 Hospital Drive, LLC, owner, requests an historic status review for this contributing commercial structure. (David Rasch).

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

BACKGROUND & SUMMARY:

325 West San Francisco Street is a commercial building that was constructed before 1902 in a vernacular manner. The building is listed as contributing to the Downtown & Eastside Historic District. The applicant had documented changes in the building during non-historic dates which includes opening dimensions/locations on the street-facing elevation and requests that the historic status be downgraded to non-contributing.

STAFF RECOMMENDATION:

Staff recommends that the Board downgrade the historic status from Contributing to non-contributing due to several non-historic alterations during post 1962 dates as compliant with Section 14-5.2(C) Regulation of Contributing Structures.

Mr. Rasch showed the only section that faced the courtyard.

Dr. Kantner asked if primary façades had been designated.

Mr. Rasch didn't think so. He described the façades. The one facing the courtyard and street facing façade were the most character defining ones but windows had been replaced.

Mr. Acton asked about the age.

Present and sworn was Mr. John Padilla, 1925 Aspen, Suite 108A, who said in the packet there were a number of aerial photos included, specifically to 925 San Francisco. The earliest found was 1958 on page 20. He also did extensive research in state archives. There were significant photos up to Sandoval but west of that there were none. So this information from aerial photos was about all they had. In the purchase of

the property, no details were shared with the buyers.

Mr. Acton asked what the age of the façade facing the interior courtyard was and if it was unmodified since 1958. The Board also didn't have details on openings.

Mr. Padilla said they made an assumption on it. The windows on there were the original openings. The unique four over 2 windows were reflected on the west side of the courtyard. The doors seemed modern but the openings were probably the same. The windows were wood finish and colored many times on the interior. He was unsuccessful trying to find photos of the courtyards.

In looking at directories there were many businesses in there over the years. This was adjacent to a significant structure. They were open to any conditions the Board might impose.

Ms. Rios asked if he agreed with staff on the downgrade.

Mr. Padilla said they did. They could show the significant changes. The aerial in 1958 showed a significant open courtyard and then you start seeing them eaten up by additions. The other significant item on page 21 was that the north end of 325 was lopped off significantly with aluminum sliders put in and not very efficient. So it had modern additions and modern materials.

Mr. Acton was a wing of the contributing structure facing the courtyard that looked fairly unchanged while everything else between had been in continual flux.

Mr. Padilla agreed. He could not confirm whether the openings had been altered.

There were no speakers from the public regarding this case.

Ms. Mather said the Board's concern was the overall nature of the courtyard and this one fronting façade facing east which contributed to the courtyard. Her concern was preservation of the overall feel of the courtyard and saving this one façade. The rest was kind of a wash.

Mr. Rasch agreed that façade was the most intact by footprint. The most visible on San Francisco had been altered the most. It was either contributing or non-contributing. If contributing, the Board would have to designate a primary elevation. Or the Board might enter into an agreement with the applicant that it would not be altered as part of the downgrade.

Chair Woods didn't think the Board could do that.

Ms. Brennan agreed it was either contributing or non-contributing. The Board was permitted to add conditions of approval but didn't think that could be done with status.

Mr. Acton wondered if the Board could divide this private property into two parts.

Ms. Brennan said no.

Ms. Mather was also concerned that it was attached to a significant structure.

Ms. Walker asked if the Board could require that it was not to threaten the significant structure.

Chair Woods said the courtyard was contributing so they could do nothing that would impact the significant building or the contributing courtyard. The Eldorado tried to encroach on it and was not allowed because it would affect the courtyard. So there were still imitations.

Mr. Rasch agreed and cited Section 14-52(D)(1)(b).

Mr. Padilla said they were not proposing any alterations at this time and respected the code requirements and would work to not harm those statuses.

Mr. Rasch asked how the courtyard had a contributing status.

Chair Woods said it was done many years ago and probably would be good to come back to us.

Mr. Rasch asked if it went to the Governing Body because back then this Board didn't have authority to do it.

Present and sworn was Mr. Jeffrey Branch who said they purchased the property last June. The roof was in bad shape and it was beginning to fall apart. Their intention was to create some vibrancy in that courtyard - to create additional pedestrian traffic as well as vehicular on Guadalupe all focused off the courtyard much like Casa Sena. So they intended to respect the façade but the shack behind it was bad.

They were just trying to understand what they could or could not do.

Chair Woods asked if they were willing to stay with one story.

Mr. Branch said they did not have any detail in planning. It was tough economic times. There was historical significance with old shed roofs. He was not suggesting 3 stories but didn't know if it would be one or two stories.

Ms. Rios moved in Case #H-12-032A to downgrade from contributing to non-contributing. Dr. Kantner seconded the motion and it passed by unanimous voice vote.

I. MATTERS FROM THE BOARD: Heritage Preservation Awards Nomination Ballot Vote

Mr. Rasch handed out the ballots and showed photos of the nominees. The each Board member completed a ballot and submitted it to him.

Ms. Rios asked if Board members would help present the awards.

Mr. Rasch said Chair Woods would speak on the Sara Melton award and the Chair of ARC would speak on the Archaeology award.

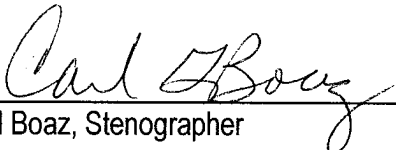
J. ADJOURNMENT

The meeting adjourned at 7:55 pm.

Approved by:

Sharon Woods, Chair

Submitted by:

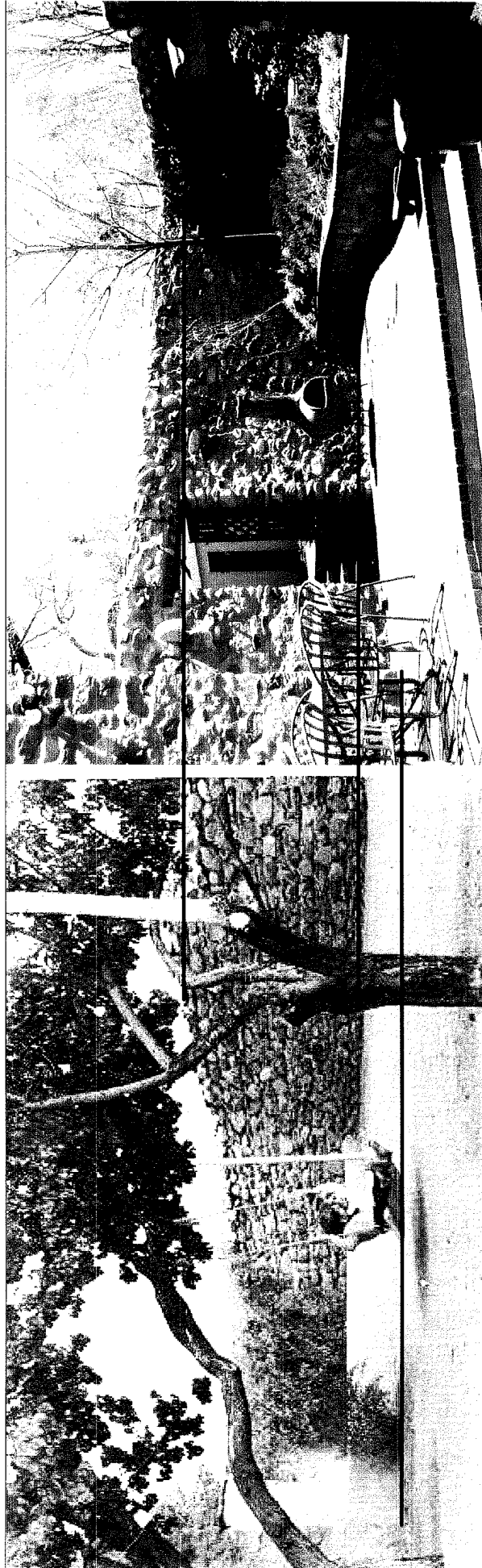


Carl Boaz, Stenographer

Exhibit 1
HDRB 4/24/12

2012

1968



2012 HERITAGE PRESERVATION AWARDS NOMINATION BALLOT

Preservation/Restoration Award

YES

NO

1. 120 E. Marcy Street

☐☐

2. 401 Old Santa Fe Trail

☐☐

3. 247 Rael Road

☐☐

Compatible New Construction Award

1. 700 Block West Alameda Street

☐☐

2. Las Placitas Compound on Garcia Street

☐☐

3. State Parking Garage

☐☐

Sara Melton Award

1. HSFF Delgado House 124 W. Palace Avenue

☐☐

2. Mac Watson

☐☐