



DATE 6/6/12 TIME 1:20p
SERVLL BY Camille York
RECEIVED BY [Signature]

Agenda

HISTORIC DISTRICTS REVIEW BOARD FIELD TRIP

TUESDAY, June 12, 2012 at 12:00 NOON

HISTORIC PRESERVATION DIVISION, 2nd FLOOR CITY HALL

HISTORIC DISTRICTS REVIEW BOARD HEARING

TUESDAY, June 12, 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: May 22, 2012
- E. COMMUNICATIONS
- F. FINDINGS OF FACT & CONCLUSIONS OF LAW

Case # H-11-117B 621 Old Santa Fe Trail
Case # H-11-079B 1041 Camino de Cruz Blanca
Case # H-12-036 327 E. De Vargas Street

Case #H-12-038 209 E. Buena Vista
Case #H-12-039 1144 D Canyon Road
Case #H-12-040 1139 Lot 1A & 1141 Lot 2A E. Alameda

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

1. Case #H-08-141, 811 W. Alameda St. & 104 Camino Del Campo. Westside-Guadalupe Historic District. Duty & Germanas Architects, agent for Santa Fe Civic Housing Authority, owners, proposes to amend a previous approval to construct public housing with installation of vehicle and pedestrian gates at existing yardwall openings. (David Rasch).
2. Case #H-11-090, 616 Garcia Street (Unit 2). Downtown & Eastside Historic District. Douglas McDowell, agent for Lynn & Judy Deason, owners, proposes to amend a previous approval to construct a 4,490 sq. ft. residence with minor alterations. (David Rasch).
3. Case #H-11-092, 611 Garcia Street. Downtown & Eastside Historic District. McDowell & Satzinger Fine Homes, agent, for John & Sue Marcus, owners, proposes to amend a previous approval to construct a 3,156 sq. ft. residence with minor alterations. (David Rasch).
4. Case #H-11-111, 940A E. Palace Avenue. Downtown & Eastside Historic District. Kenneth Francis, agent, for Nancy Mannel, owner, proposes to amend a previous approval to remodel a contributing property including the construction of a 366 sq. ft. carport, installation of a vehicular gate, and install other hardscaping. (David Rasch).
5. Case #H-11-142, 608 Miller Street. Downtown & Eastside Historic District. Christopher Purvis, agent for Gwynne and Joe Brooks, owners, proposes to build an 82 sq. ft. addition to an existing portal of a contributing guesthouse. (John Murphey).
6. Case #H-12-008, 520 Johnson Lane. Downtown & Eastside Historic District. Jorge Ramirez, agent for Joanne LeCher, owner, proposes to amend a previous approval to remodel a non-contributing building by reconstructing the portal and changing the flat roof drip edge to a shed finished with metal standing seam. (David Rasch).

7. Case #H-12-012. 524 Camino del Monte Sol. Downtown & Eastside Historic District. Joel Muller, agent for John Camp and Michele Cook, owners, proposes to amend a previous approval to remodel a contributing building with minor alterations. (David Rasch).
8. 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).
9. Case #H-12-025A. 659 Garcia Street. Downtown & Eastside Historic District. Christopher Purvis Architects, agent for Wilson and Gwyn Mason, owners, propose to amend a previous approval including altering arched windows and a wood yard wall gate. (John Murphey).
10. Case #H-08-095. 228 E. Palace Avenue. Downtown & Eastside Historic District. Mark Hogan, agent for DSW Santa Fe, LLC, owners, proposes to amend a previous approval to remodel a contributing building including installing additional windows, constructing a stairwell overrun on the roof, and requesting an exception to replace historic windows (Section 14-5.2(D)(5)(a)(i)). (David Rasch).
11. Case #H-12-041. 629 & 629 ½ Webber Street. Don Gaspar Area Historic District. Steve Marlens, agent/owner, proposes to construct an approximately 110' long, maximum 5'5" high stucco-faced adobe yardwall where the maximum allowable height of 6' with associated vehicular and pedestrian gates at a contributing residence. (John Murphey).
12. Case #H-12-042A. 566 Camino Del Monte Sol. Downtown & Eastside Historic District. Architectural Alliance, Inc., agent for Lane Seliger, owner, staff proposes an historic status review for this non-statused building. (David Rasch).
13. Case #H-12-042B. 566 Camino Del Monte Sol. Downtown & Eastside Historic District. Architectural Alliance, Inc., agent for lane Seliger, owner, proposes to construct a 109 sq. ft. portal on a non-contributing building. (David Rasch).
14. Case #H-12-043. 427 W. Water. Downtown & Eastside Historic District. Gerald Chavez, Architect, agent for Bulard Realty Inc., owners, proposes construct an approximately 50' x 50' courtyard sheltered by a 13' 6" high pergola structure where the maximum allowable building height is 15' behind a non-contributing commercial building. (John Murphey).
15. Case #H-12-044A. 639 E. Palace Avenue. Downtown & Eastside Historic District. Jeff Seres, Studio SW Arch., agent for Richard & Pattie White, owners, request a historic status review of a non-statused garage. (John Murphey).
16. Case #H-12-044B. 639 E. Palace Avenue. Downtown & Eastside Historic District. Jeff Seres, Studio SW Arch., agent for Richard & Pattie White, owner, proposes to install a window and skylight and change a door of a non-contributing garage. (John Murphey).
17. Case #H-12-045. 1557 Upper Canyon Road. Downtown & Eastside Historic District. Schmitt & Associates, Inc., agent for David & Pam Fleischaker, owners, proposes to build a 320 sq. ft. addition, construct a lap pool and reconstruct a flagstone patio at a non-contributing residence. (John Murphey).
18. Case #H-12-046. 725 Acequia Madre. Downtown & Eastside Historic District. Mike Nestor, agent for Kosir, owner, proposes to reconstruct an existing gate entry to a maximum height of 8'6" and construct a 60 sq. ft. roof to connect the entry to a non-contributing house. (John Murphey).
19. Case #H-12-047. 238 Rodriguez Street. Downtown & Eastside Historic District. Richard Martinez, agent for Pam Holder, owner, proposes to demolish existing non-contributing house and shed. (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 June 12, 2012 Historic Districts Review Board Field Trip, please notify the Historic Preservation Division by 9:00 A.M. on Tuesday, June 12, 2012.



Agenda

CITY CLERK'S OFFICE

DATE 5/24/12 TIME 4:40

SERVED BY Camille Vesp

RECEIVED BY La Lopez

HISTORIC DISTRICTS REVIEW BOARD FIELD TRIP

TUESDAY, June 12 2012 at 12:00 NOON

HISTORIC PRESERVATION DIVISION, 2nd FLOOR CITY HALL

HISTORIC DISTRICTS REVIEW BOARD HEARING

TUESDAY, June 12, 2012 at 5:30 P.M.

CITY COUNCIL CHAMBERS

- A. CALL TO ORDER
- B. ROLL CALL
- C. APPROVAL OF AGENDA
- D. APPROVAL OF MINUTES: May 22, 2012
- E. COMMUNICATIONS
- F. FINDINGS OF FACT & CONCLUSIONS OF LAW

Case # H-11-117B 621 Old Santa Fe Trail
Case # H-11-079B 1041 Camino de Cruz Blanca
Case # H-12-036 327 E. De Vargas Street

Case #H-12-038 209 E. Buena Vista
Case #H-12-039 1144 D Canyon Road
Case #H-12-040 1139 Lot 1A & 1141 Lot 2A E. Alameda

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

1. Case #H-08-141, 811 W. Alameda St. & 104 Camino Del Campo. Westside-Guadalupe Historic District. Duty & Germanas Architects, agent for Santa Fe Civic Housing Authority, owners, proposes to amend a previous approval to construct public housing with installation of vehicle and pedestrian gates at existing yardwall openings. (David Rasch).
2. Case #H-11-090, 616 Garcia Street (Unit 2). Downtown & Eastside Historic District. Douglas McDowell, agent for Lynn & Judy Deason, owners, proposes to amend a previous approval to construct a 4,490 sq. ft. residence with minor alterations. (David Rasch).
3. Case #H-11-092, 611 Garcia Street. Downtown & Eastside Historic District. McDowell & Satzinger Fine Homes, agent, for John & Sue Marcus, owners, proposes to amend a previous approval to construct a 3,156 sq. ft. residence with minor alterations. (David Rasch).
4. Case #H-11-111, 940A E. Palace Avenue. Downtown & Eastside Historic District. Kenneth Francis, agent, for Nancy Mannel, owner, proposes to amend a previous approval to remodel a contributing property including the construction of a 366 sq. ft. carport, installation of a vehicular gate, and install other hardscaping. (David Rasch).
5. Case #H-11-142, 608 Miller Street. Downtown & Eastside Historic District. Christopher Purvis, agent for Gwynne and Joe Brooks, owners, proposes to build an 82 sq. ft. addition to an existing portal of a contributing guesthouse. (John Murphey).

6. Case #H-12-008. 520 Johnson Lane. Downtown & Eastside Historic District. Jorge Ramirez, agent for Joanne LeCher, owner, proposes to amend a previous approval to remodel a non-contributing building by reconstructing the portal and changing the flat roof drip edge to a shed finished with metal standing seam. (David Rasch).
7. Case #H-12-012. 524 Camino del Mote Sol. Downtown & Eastside Historic District. Joel Muller, agent for John Camp and Michele Cook, owners, proposes to amend a previous approval to remodel a contributing building with minor alterations. (David Rasch).
8. 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).
9. Case #H-12-025A. 659 Garcia Street. Downtown & Eastside Historic District. Christopher Purvis Architects, agent for Wilson and Gwyn Mason, owners, propose to amend a previous approval including altering arched windows and a wood yard wall gate. (John Murphey).
10. Case #H-11-105B. 237 & 239 E. de Vargas Street. Downtown & Eastside Historic District. El Castillo Retirement Residence, agent for Duty & Germanas Architects, owners, proposes to amend a previous approval to remodel a contributing property including reassessing the primary elevations, altering a shed roof to a flat roof, revising the floor plan, replacing a door with a window on a primary elevation, and requesting an exception to widen a door on a primary elevation (Section 14-5.2(D)(5)(a)(i)). (David Rasch).
11. Case #H-12-041. 228 E. Palace Avenue. Downtown & Eastside Historic District. Mark Hogan, agent for DSW Santa Fe, LLC, owners, proposes to amend a previous approval to remodel a contributing building including installing additional windows, constructing a stairwell overrun on the roof, and requesting an exception to replace historic windows (Section 14-5.2(D)(5)(a)(i)). (David Rasch).
12. Case #H-12-034. 202 Irvine Street. Westside-Guadalupe Historic District. Jenkins Gavin, agent for Charles Rennick, owner, proposes to infill a portal to create a bathroom and increase a street wall to 6' where the maximum allowable wall height is 6' to a non-contributing residence. (John Murphey).
13. Case #H-12-041. 629 & 629 ½ Webber Street. Don Gaspar Area Historic District. Steve Marlens, agent/owner, proposes to construct an approximately 110' long, maximum 5'5" high stucco-faced adobe yardwall where the maximum allowable height of 6' with associated vehicular and pedestrian gates at a contributing residence. (John Murphey).
14. Case #H-12-042A. 566 Camino Del Monte Sol. Downtown & Eastside Historic District. Architectural Alliance, Inc., agent for Lane Seliger, owner, staff proposes an historic status review for this non-statused building. (David Rasch).
15. Case #H-12-042B. 566 Camino Del Monte Sol. Downtown & Eastside Historic District. Architectural Alliance, Inc., agent for Lane Seliger, owner, proposes to construct a 109 sq. ft. portal on a non-contributing building. (David Rasch).
16. Case #H-12-043. 427 W. Water. Downtown & Eastside Historic District. Gerald Chavez, Architect, agent for Bulard Realty Inc., owners, proposes construct an approximately 50' x 50' courtyard sheltered by a 13' 6" high pergola structure where the maximum allowable building height is 15' behind a non-contributing commercial building. (John Murphey).
17. Case #H-12-044A. 639 E. Palace Avenue. Downtown & Eastside Historic District. Jeff Seres, Studio SW Arch., agent for Richard & Pattie White, owners, request a historic status review of a non-statused garage. (John Murphey).
18. Case #H-12-044B. 639 E. Palace Avenue. Downtown & Eastside Historic District. Jeff Seres, Studio SW Arch., agent for Richard & Pattie White, owner, proposes to install a window and skylight and change a door of a non-contributing garage. (John Murphey).
19. Case #H-12-045. 1557 Upper Canyon Road. Downtown & Eastside Historic District. Schmitt & Associates, Inc., agent for David & Pam Fleischaker, owners, proposes to build a 320 sq. ft. addition, construct a lap pool and reconstruct a flagstone patio at a non-contributing residence. (John Murphey).

20. Case #H-12-046. 725 Acequia Madre. Downtown & Eastside Historic District. Mike Nestor, agent for Kosir, owner, proposes to reconstruct an existing gate entry to a maximum height of 8'6" and construct a 60 sq. ft. roof to connect the entry to a non-contributing house. (John Murphey).

21. Case #H-12-047. 238 Rodriguez Street. Downtown & Eastside Historic District. Richard Martinez, agent for Pam Holder, owner, proposes to demolish existing non-contributing house and shed. (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 June 12, 2012 Historic Districts Review Board Field Trip, please notify the Historic Preservation Division by 9:00 A.M. on Tuesday, June 12, 2012.

SUMMARY INDEX
HISTORIC DISTRICTS REVIEW BOARD

June 12, 2012

ITEM	ACTION TAKEN	PAGE(S)
Approval of Agenda	Approved as amended	1-2
Approval of Minutes May 22, 2012	Approved as amended	2
Communications	Discussion	2
Findings of Fact & Conclusions of Law	Approved as presented	2-4
Business from the Floor	Discussion	4-5
 Action Items		
1. <u>Case #H 08-141</u> 821 W. Alameda St/104 Camino Del Campo	Approved with conditions	5-6
2. <u>Case #H-11-090</u> 616 Garcia Unit 2	Approved as recommended	6-7
3. <u>Case #H-11-092</u> 611 Garcia Street	Approved with conditions	7-8
4. <u>Case #H-11-111</u> 940 E Palace Avenue	Approved with conditions	8-11
5. <u>Case #H-11-142</u> 608 Miller Street	Approved as recommended	11-14
6. <u>Case #H-12-008</u> 520 Johnson Lane	Approved with conditions	15
7. <u>Case #H-12-012</u> 524 Camino del Monte Sol	Approved with conditions	15-18
8. <u>Case #H-12-017A</u> 402,406,410 & 414 Don Gaspar Avenue	Designations established	18-28
9. <u>Case #H-12-025A</u> 659 Garcia Street	Approved with conditions	28-30
10. <u>Case #H-08-095</u> 228 E. Palace Avenue	Approved with conditions	30-34
11. <u>Case #H-12-041</u> 629/629½ Webber Street	Approved with conditions	34-36
12. <u>Case #H-12-042A</u> 566 Camino del Monte Sol	Postponed	36
13. <u>Case #H-12-042B</u> 566 Camino del Monte Sol	Postponed	36
14. <u>Case #H-12-043</u> 427 W. Water	Approved as submitted	36-38
15. <u>Case #H-12-044A</u> 639 E. Palace Avenue	Designated Contributing	38-39
16. <u>Case#H-12-044B</u> 639 E. Palace Avenue	Approved with conditions	39-41

17. <u>Case #H-12-045</u> 1557 Upper Canyon Road	Approved as recommended	41-42
18. <u>Case #H-12-046</u> 725 Acequia Madre	Approved with conditions	42-44
19. <u>Case #H-12-047</u> 238 Rodriguez Street	Approved demolition	44-47
Matters from the Board	None	47-48
Adjournment	Adjourned at 9:00 p.m.	48

MINUTES OF THE
CITY OF SANTA FÉ
HISTORIC DISTRICTS REVIEW BOARD

June 12, 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
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 said cases #H-12-042A and #H-12-042B were postponed to June 26.

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: MAY 22, 2012

Ms. Rios requested the following changes to the minutes:

On page 10, first sentence to insert the word "asked" - Ms. Rios asked...

On page 15, 7th paragraph should say, "Ms. Rios asked Mr. Martinez if the faux vigas that the board was talking about were located on the south elevation and were a total of ten vigas."

Dr. Kantner requested the following change to the minutes:

On page 27 in the motion at the top had six conditions and the fourth one should read, "that the north yard wall have no latilla fence sections."

Mr. Katz moved to approve the minutes of May 22, 2012 as amended. Ms. Rios seconded the motion and it passed by unanimous voice vote.

E. COMMUNICATIONS

Mr. Rasch thanked everyone for attending the awards ceremony.

Chair Woods thought it was great.

F. FINDINGS OF FACT & CONCLUSIONS OF LAW

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

Mr. Katz said this was a case where the Board approved an exception and there were no findings of fact to support the exception.

He added that the rule was that if the applicant couldn't repair the window it needed to be replaced in kind. In this case the Board approved something other than that so it needed findings of fact. This one needed a rewrite.

Case # H-11-079B 1041 Camino de Cruz Blanca

Ms. Walker said the findings of fact were not clearly written. It said the canales were character-defining architectural features. Then it said the Board/staff recommends that the applicant's exception request fails to meet exception criteria. But below that it said the applicant qualified for an exception to remove and

replace the viga canales and remove the viga tails without replacement. She asked if it was that in some cases the applicant met the exception for some subjects but not for others.

Mr. Rasch said staff recommended denial of the exceptions but during the hearing, with testimony and discussion among the Board, the Board agreed they didn't meet the exception to replace the windows but did for canales, vigas and viga tails.

Ms. Walker said that one needed to be rewritten.

Chair Woods agreed and this was going to Council so it needed to be very clear.

Dr. Kantner suggested it might be clearer in Finding of Fact 15 if it said the board found that the applicant qualified for an exception - as opposed to staff recommendation - in both 15 and 14 - where it was basically the Board's findings as opposed to staff.

Ms. Walker asked if with the amended one the Board got this afternoon it be clear to another party.

Dr. Kantner said it was clear in 12 and with the new language in 14 and 15 it would say what the Board found and accurately depict what was done. Ms. Walker agreed.

Case # H-12-036 327 E. De Vargas Street

Mr. Katz said it was the same thing here. The Board found that it complied with design standards. #4 said the Board/Staff found that... He would be happy if it added that the Board made the finding of what staff recommended. In 5 in the first line they needed to add, "and finds that the proposed renovation complies with applicable design standards - scratch out "but." - with the condition...

Case #H-12-038 209 E. Buena Vista

Ms. Walker said in the discussions #5 of the Findings of Fact the Board not only said that the walls... the coyote fence have irregular tops with the stringers facing inward but also had an additional requirement that the highest point on those coyotes would not exceed six feet and that was left out. It should be repeated again at conclusions of law.

Mr. Katz made the same recommendation here - the Board concurred with staff recommendations and finds that the proposed renovations meet the applicable design standards.

Case #H-12-039 1144 D Canyon Road

Case #H-12-040 1139 Lot 1A & 1141 Lot 2A E. Alameda

Chair Woods asked that instead of making applicants wait to approve them as amended and have staff email them to the Board members tomorrow.

Ms. Rios mentioned that on 621 Old Santa Fé Trail one condition was that the proposed muntin pattern on the north side of building 3 be approved as proposed and it was not included in the Conclusions.

Mr. Rasch said he typically didn't put those that were as proposed in the Findings of Fact because it was repetitious and it was not changed from the proposal. He also didn't put it in the action letter.

Mr. Murphey said that was true of 209 Buena Vista also.

Mr. Katz had intended to comment on 1144D Canyon Road. He asked if the Board decided on primary facades in that case.

Mr. Rasch agreed. They designated the west and north.

Mr. Katz thought that was not included in the Findings. He asked if the Board decided what was primary based on the request from the applicant or from someone else.

Mr. Rasch said it was on recommendation from staff.

Mr. Katz recommended that #7 should start out that the Board found that the west and north façades met the criteria for designation as a primary façade and that the proposed remodeling met the design standards except that... and then the yardwall and light fixture were exceptions to meeting the standards.

Ms. Walker added that the conclusions needed to reflect the findings.

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

G. BUSINESS FROM THE FLOOR

Chair Woods announced to the public that the agenda was quite long. She asked that talking by the public be done outside of the room and that comments be kept to two minutes or less for public comment and not repeat what a previous person said.

She also announced that anyone disagreeing with a decision of the Board had 15 days from the date of approval of the Findings of Fact for that case to appeal to the Governing Body.

Present and sworn was Mr. Tom Spray, 1411 Paseo de Peralta, who as President of the Old Santa Fé Association addressed the Board regarding the proposed Executive Office Building. Peter Allen, State Property Control Division has been very forthcoming regarding the plans for this facility.

This was the first to fall under the new state law requiring consultation with local government for buildings in a historic district. Mr. Allen and his colleagues approached this process as a positive step for

the community and were to be commended. The prospect of a 56,000 square foot building in an historic district got the attention of the Old Santa Fé Association.

The Association did not outright oppose this building. They were in favor of the State using its resources in a wise manner. They thought they should look at what could be done on that property and did a study that would work for that building without disturbing any historic structure.

As he was speaking, Mr. Rasch displayed the images from the study that showed in the center in the non-shaded area what OSFA proposed as a three story structure about same height as the parking garage. On the overhead he showed the approximate heights.

He thanked the Board for their attention to that. OSFA didn't think they had all the answers but felt this could open a dialog among OSFA, City and State.

H. ACTION ITEMS

1. **Case #H-08-141. 811 W. Alameda St. & 104 Camino Del Campo.** Westside-Guadalupe Historic District. Duty & Germanas Architects, agent for Santa Fé Civic Housing Authority, owners, proposes to amend a previous approval to construct public housing with installation of vehicle and pedestrian gates at existing yardwall openings. (David Rasch).

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

BACKGROUND & SUMMARY:

The affordable housing projects on three tracts at the 500 and 700 blocks of West Alameda Street were constructed as multiple family residential units in the early 1960s in a vernacular manner with additional street-frontage on San Francisco Street, Camino del Campo, and Las Crucitas Street. On February 24, 2009, the HDRB approved the demolition of existing buildings and construction of residential structures with some height and pitched roof exceptions. The buildings are listed as non-contributing to the Westside-Guadalupe Historic District.

The applicant proposes to amend the previous approval with the installation of pedestrian and vehicular gates in existing yardwall openings at both sites. The gates will be constructed with an open character in metal, color not specified. The pedestrian gates will be 5' tall x 36" wide. The vehicular bileaf gates will be 5-6' 6" tall with an arching top and span 21' foot widths.

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 (I) Westside-Guadalupe Historic District.

Ms. Rios asked how many vehicular gates were proposed.

Mr. Rasch said there were 3 and all were publicly visible.

Present and sworn was Mr. Mike Duty, 404 Kiva Court, who clarified that there were only 2 gates, not 3 and in their letter specified light tan on gate but now wanted them dark brown to match the street furniture. He shared a sample of the color and clarified the color was for both vehicular and pedestrian gates.

Mr. Katz said the project was quite beautiful but as he drove down Alameda he could see the cement blocks of the outside wall and asked when that was going to get fixed.

Mr. Duty agreed to check that out and fix it.

Chair Woods asked if there were pilasters already built on both gates. Mr. Duty agreed.

Mr. Acton asked if the 21' width was a fire department requirement.

Mr. Duty said it could be narrower but they wanted to use the existing wall. He didn't ask the fire department but knew they wanted as much width as possible. He offered to put a pilaster between the two if the Board wanted.

Ms. Rios asked if the vehicular gate was one piece.

Mr. Duty said for Phase 1 it was one piece. Phase 2 would be two pieces.

There were no speakers from the public regarding this case.

Ms. Mather moved to approve Case #H-08-141 with color of gates as dark brown and a pilaster separating the pedestrian from the vehicular gate. Ms. Rios seconded the motion and it passed by unanimous voice vote.

- 2. Case #H-11-090. 616 Garcia Street (Unit 2).** Downtown & Eastside Historic District. Douglas McDowell, agent for Lynn & Judy Deason, owners, proposes to amend a previous approval to construct a 4,490 sq. ft. residence with minor alterations. (David Rasch).

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

BACKGROUND & SUMMARY:

616 Garcia Street is a vacant lot within the Las Placitas Compound of six lots in the Downtown & Eastside Historic District. On August 23, 2011, the HDRB approved an application to construct a 4,490 square foot residence with attached garage and studio to a maximum height of 16' 0". The structure is designed in the Spanish-Pueblo Revival style with rounded edges and stepped massing. The trim color will be "Coconut Cream" and the woodwork will be stained in a light brown color with the cement stucco color a blend of "Buckskin" and "Adobe".

Now, the applicant proposes to amend the previous approval to construct the residence with ten minor changes as itemized in the application letter, including changes in dimensions, changes to windows and doors, and the addition of a barbeque.

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.

Present and sworn was Mr. Doug McDougall, 1317 B Cerro Gordo who had nothing to add to the staff report.

Mr. Katz thanked him for the excellent presentation. He wished everyone did it this way.

Ms. Rios agreed and felt these changes improved the project.

Ms. Mather agreed and asked on page 12 regarding the proposed change to the north elevation in the bubble if there was a new setback.

Mr. Katz said it looked like it was moved to the left. Doug agreed.

Mr. Acton thought the changes to the portal looked like a new viga.

Mr. McDougall explained that the portal had no parapet but the roof top could be seen so they added a parapet to it. There were several of those on Canyon Road. It was to hide skylight on the portal.

Chair Woods asked if the stucco color was Kokanee.

Mr. McDougall agreed. It matched the color on the building.

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

3. **Case #H-11-092. 611 Garcia Street.** Downtown & Eastside Historic District. McDowell & Satzinger Fine Homes, agent, for John & Sue Marcus, owners, proposes to amend a previous approval to construct a 3,156 sq. ft. residence with minor alterations. (David Rasch).

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

BACKGROUND & SUMMARY:

611 Garcia Street is a vacant 12,957 square foot lot (lot 5) in the Downtown & Eastside Historic District. On September 13, 2011, the HDRB approved an application to construct a 4,132 square foot single-family residence with an attached garage to a height of 16' 6" where the maximum allowable height is 17' 1" and

with a free-standing studio. The structure is designed with stepped massing in the Spanish-Pueblo Revival style with exposed wooden elements at the portals and canales. The north elevation of the studio will feature a contemporary design of nine single-lite windows which will not be publicly visible. The south elevation of the attached portal on the casita will feature an antique New Mexican wooden grille. The trim color will be "bronze" and the stucco will be a blend of El Rey cementitious "Buckskin" and "Adobe".

Now, the applicant proposes to amend the previous approval to construct the residence with ten minor changes as itemized in the application letter, including changes in dimensions, changes to windows and doors, addition of a pedestrian gate, and the deletion of the studio.

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.

Mr. McDougall had nothing to add to the staff report.

Ms. Mather noted on page 10 it appeared the revised garage door was different than what was approved.

Mr. McDougall said she was correct but it was a drawing error and would stay the same as approved.

There were no speakers from the public regarding this case.

Ms. Walker moved to approve Case #H-11-092 based on the staff recommendation that these changes complied with Section 14-5.2(D)(9) General Design Standards, Height Pitch Scale and Massing and (E) Downtown & Eastside Historic District. Ms. Rios seconded the motion and asked for an amendment that on the east elevation the garage door would be as originally drawn.

Ms. Walker accepted the amendment as friendly and the motion passed by unanimous voice vote.

- 4. Case #H-11-111. 940A E. Palace Avenue.** Downtown & Eastside Historic District. Kenneth Francis, agent, for Nancy Mannel, owner, proposes to amend a previous approval to remodel a contributing property including the construction of a 366 sq. ft. carport, installation of a vehicular gate, and install other hardscaping. (David Rasch).

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

BACKGROUND & SUMMARY:

940A East Palace Avenue, known as the Santiago Sandoval House, is a residential structure that was constructed in the Territorial Revival style in approximately 1930. The building is listed as contributing to

the Downtown & Eastside Historic District and the south, east, and north elevation without the west addition are designated as primary.

The applicant proposes to amend a previous approval to remodel the building with the following five items.

1. An existing non-historic retaining wall will be removed from the north side of the residence. A 366 square foot carport will be constructed to a maximum height of 10' 6". The wooden carport will feature viga posts with no other Spanish-Pueblo or Territorial Revival elements.
2. A 45 square foot storage building will be constructed to 7.25' high. The building will feature brick coping on the parapets and stucco to match the residence with two sets of double doors on the non-visible west elevation.
3. A metal cap will be installed on the brick parapets.
4. A 4' high wrought iron vehicle gate will be installed at the driveway. The gate has simple open character.
5. Other site improvements include hardscaping with stone and stucco walls, planters, and flagstone walks.

STAFF RECOMMENDATION:

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

Ms. Mather asked what the complete dimension of the wrought iron vehicle gate was.

Mr. Rasch deferred to the applicant but thought it was about 16'.

Present and sworn was Mr. Kenneth Francis who had nothing to add to the staff report.

Ms. Walker asked if the driveway was 16 feet wide.

Mr. Francis said it was about 18' wide and they were keeping it the same. It was a single open because cars turned in toward the right.

Ms. Walker asked if they had considered stepping it back from the sidewalk.

Mr. Francis said it was already 18" back from the pillars.

Ms. Walker asked if that was as far back as he could set it.

Mr. Francis said the sidewalk was 24" and then the pillars.

Ms. Walker asked if it could be set back further.

Mr. Francis said it might be possible but wouldn't help pedestrian circulation.

Chair Woods explained that the Board had a problem with a gate right on Palace.

Mr. Francis said the columns were 3 feet so they were putting the gate about six feet back from the street. They could maximize it but he needed to make sure of clearances.

Mr. Acton thought it looked like the gate got very close to the car parked there so it might be wise to reduce it to about 15'.

Mr. Francis said there were also automatic mechanics to hide.

Mr. Acton said that would give them more chance to hide the mechanics.

Ms. Rios asked if he was replicating the existing gate.

Mr. Francis said they didn't have any image of what was there before.

Ms. Rios applauded him for having a low and open gate. Reducing the width would be another plus.

Mr. Acton noted on the north elevation the drawing showed a fireplace that looked like a suspended milk bottle.

Mr. Francis agreed. It was existing and did project out 4-6".

Chair Woods asked for the storage doors' finish and material.

Mr. Francis said they would use stained wood.

There were no speakers from the public regarding this case.
Chair Woods summarized the discussion.

Ms. Rios asked how much back the Board wanted the gate.

Chair Woods thought the Board might approve all but the gate.

Mr. Francis asked for the board to give the minimum setback and could be administrative approved at the minimum.

Chair Woods wanted to see it set back 8-10' from Palace and have it 14' wide.

Mr. Katz disagreed. He didn't see any advantage in setting it way back. The sidewalk was narrow in front of this house. It would only be a little visual relief. Setting it back a little - like six feet would be plenty.

Mr. Acton said that would allow a car to get off the street and not block traffic waiting for the gate to open.

Mr. Francis said the reason for the gate was because many people coming down there used their drive to park to shop or used it as a back out space. So he wouldn't want it too far back.

Mr. Acton thought that might be an argument for a double gate.

Mr. Francis said they would prefer two folding gates but there was an easement for the other property going along the river.

Chair Woods said the Board had a choice of giving minimums or asking him to come back.

Mr. Katz moved to approve Case #H-11-111B with the condition that the gate set back at least six feet from the east face of the stone wall and further if possible and reduce size to 14'. Dr. Kantner seconded the motion.

Ms. Mather asked for a friendly amendment that the storage doors would be wood stained to match existing. Mr. Katz agreed and the motion passed by unanimous voice vote.

- 5. Case #H-11-142. 608 Miller Street.** Downtown & Eastside Historic District. Christopher Purvis, agent for Gwynne and Joe Brooks, owners, proposes to build an 82 sq. ft. addition to an existing portal of a contributing guesthouse. (John Murphey).

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

BACKGROUND & SUMMARY:

Constructed in several phases, starting in c.1929, 608 Miller Street is a one-story adobe Spanish-Pueblo Revival style residence with additions and a separate guesthouse. A previous HDRB application claims the guesthouse was originally a garage converted to its current use in the mid-1960s. Both buildings are contributing to the Downtown and Eastside Historic District.

Previous HDRB Review

In 2000, the then-owners came before the Board with a major renovation project for the main and guesthouse (H-00-44). The Board approved to modify the guesthouse with a 392-square-foot addition to the west, change of door design along the portal, and construction of a parapet over the portal. In staff's opinion, these changes compromised the historical integrity of the portal (Figure 1).

A new applicant came before the Board on January 10, 2012 with a project to remodel the main residence and guesthouse. This included replacing three non-historic windows on the guesthouse with true divided

light wood casements. The Board approved the project (H-11-142) but did not assign primary elevations for the guesthouse. Since then, the owner has proposed an additional change to the guesthouse design

This change consists of building an approximately 82-square-foot addition under the existing 145-square-foot portal. It would include introducing new fenestration in the form of three sets of casement windows and a multi-light entry. The addition would remove approximately half of the L-shaped portal, altering its design and appearance.

The applicant is requesting an exception to enclose a historic porch, Section 14-5.2(D)(4).

Applicant Response

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

This proposed Addition does not damage the streetscape because the Guest house is set back from the street and is not visible from the street due to an interceding Garage.

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 Guest House with a separate bedroom suite that can accommodate their needs for visiting grandchildren without which the owner cannot reasonably expand their Guest 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 use the Guest house.

Staff response: Neither agrees nor disagrees 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 Guest addition is proposed to be placed under the existing portal in order to maintain the existing lines and aesthetic of the building This Guest House is not visible from the street so any change to the Elevation will have no impact on the streetscape. The existing gardens on this property are exemplary and will not be 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 could be primary facades on both the East and the North elevations and the south elevation is within 5 feet of the property line and the West elevation is already closer than 15 feet to the property line. The only logical place to add on to the building is on the east façade under the portal. Adding to the north 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, but finds only the east elevation to be suitable primary façade

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

With Potential Primary elevations on east and north sides and the property line to the south and west this is the most unobtrusive location for this addition. It is not visible from the street and recessed from the east edge of the portal.

Staff response: Agrees with statement

In the main, staff believes the applicant has met the exception criteria. The elevations comprising facades 2 & 3 (the portal) lost their historical integrity during the 2000 remodel with the change and addition of doors and construction of a parapet.

Staff recommends elevation 4 as the primary façade (Figure 2). It is the elevation with the strongest architectural expression— even if only representing a 1960's garage infill—and the only façade to have retained its historical significance.

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 (E), Downtown and Eastside Historic District, and believes the applicant has met the criteria to enclose a historic porch, Section 14-5.2(D)(4).

Ms. Walker asked why Mr. Murphey said he “believed” the applicant met the criteria. Either the applicant met the criteria or didn’t.

Mr. Murphey said some of the questions were so obtuse in what they were trying to get at that he did not feel comfortable saying one way or another. But the questions that were pertinent were good responses.

Ms. Walker understood some of the criteria didn't pertain to this issue.

Ms. Rios asked if the Board was designating a primary façade.

Mr. Murphey said staff recommended and the Board designated. He recommended elevation #4 be designated primary.

Ms. Mather noted in the first paragraph of his report he talked about changes that compromised the historical integrity of the portal but it wasn't the same portal.

Mr. Murphey said it was the same portal.

Present and sworn was Mr. Christopher Purvis, 200 W. Marcy Street who had nothing to add but in responding to the criteria he was not certain what the exception might be at the time they applied. It might not need an exception if it was a nonhistoric portal so they submitted responses just in case.

Chair Woods asked what the purpose of this room was. It wasn't accessible from the house but only from outside.

Mr. Purvis said they were splitting it up so when grandchildren came they could go in and out directly.

Ms. Rios asked where elevation #4 was.

Mr. Murphey showed it.

Mr. Purvis said that was the oldest façade on the building.

There were no speakers from the public regarding this case.

Ms. Rios moved to approve Case #H-11-142 per staff recommendations and citing that exception criteria have been met and designating elevation 4 as primary façade. Mr. Katz seconded the motion and it passed by unanimous voice vote.

6. **Case #H-12-008. 520 Johnson Lane.** Downtown & Eastside Historic District. Jorge Ramirez, agent for Joanne LeCher, owner, proposes to amend a previous approval to remodel a non-contributing building by reconstructing the portal and changing the flat roof drip edge to a shed finished with metal standing seam. (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 amend the previous approval from March 13, 2012 to remodel the property to reconstruct the street-facing portal and alter its character. The flat roof with drip edge will be changed to a shed roof with a metal standing-seam finish in a "putty" color.

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.

Present and sworn was Mr. Jorge Ramirez, 1406 Caminito, who said he made a mistake on the putty color. Putty was for the windows and he brought a sample for the roof and shared it with the Board.

Chair Woods was concerned with how light it was. This color would be very reflective and pitched roofs were more reflective anyway.

Mr. Ramirez said the slope was only 8" on 7 feet. The color was closer to the Buckskin color on the walls.

There were no speakers from the public regarding this case.

Mr. Katz moved to approve Case #H-12-008B. Ms. Walker seconded the motion.

Ms. Rios added that the standing seam color would be mocha jam.

Dr. Kantner asked for a friendly amendment that a darker roof color could be chosen by the applicant if approved by staff. Mr. Katz agreed that was friendly and the motion as amended passed by unanimous voice vote.

7. **Case #H-12-012. 524 Camino del Monte Sol.** Downtown & Eastside Historic District. Joel Muller, agent for John Camp and Michele Cook, owners, proposes to amend a previous approval to remodel a contributing building with minor alterations. (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.

On March 13, 2012, the HDRB approved a request to remodel the property with the condition that the vehicular gate design be brought back to the Board for approval. Now, the applicant proposes to amend the previous approval with the following eight items.

1. The front door opening on the north elevation was found to be wider, such as for a French door. The opening dimension will be restored, but the final door design has not been completed.
2. The west elevation patio will be rebuilt. A required railing has not yet been designed.
3. A window opening on the south elevation that was infilled with wall will be reestablished.
4. A window opening on the basement west elevation that was infilled with wall will be reestablished.
5. The parapet on the southernmost room will be removed and rebuilt to match existing height and profile.
6. Canales will be removed and replaced with canales that match in material and design.
7. A vehicular gate will be installed at the courtyard wall far from the road, but a design has not yet been completed.
8. The driveway will be finished in stone or brick.

STAFF RECOMMENDATION:

Staff recommends approval of this application which complies with Section 14-5.2(C) Regulation of Contributing Structures, (D) General Design Standards, and (E) Downtown & Eastside Historic District with the condition that all items needing final design approval shall be submitted at one time.

Ms. Walker asked if the items in the report had been received.

Mr. Rasch said no.

Mr. Acton said the Board was faced with whether they thought those unfinished items could be approved by staff or not.

Present and sworn was Mr. Joel Miller 25 Laughing Raven Road. He had submittals and drawings for all the unresolved design areas and handed those out to the board [attached to the minutes as Exhibit A]. He also brought a sample of the paving brick.

On page 3 he had the proposed changes shown on the far left side to lower a patio wall 4" from the proposed height. It deleted the 2 windows above the larger lower window; the railing design was in this proposal and they moved the stairs to follow the contours of the existing terrain.

Page 4 showed the rail and in addition in the background of a proposed wall.

Page 5 showed the direction of the stairs going with the terrain.

Page 7 showed the shift of the window in the master bath from square 2x2 to 2 over 3 that would match existing windows.

The front door was also detailed.

Page 9 had the relocated vehicular gate and was shown on page 11 with detail.

Pages 10, 11 and 12 showed all the details they proposed.

Ms. Walker noted this was a contributing property and hoped the gate didn't block the property from public view.

Mr. Miller said the top panel was fenestrated and open. The darkened areas on the drawings were open.

Mr. Rasch showed the gate location.

Ms. Mather asked if #4 of the list was where a previously infilled window would be re-established

Mr. Miller agreed. They discovered the right hand side was closed up with stone and they were reopening it.

Ms. Walker thought it was wonderful they were re-establishing the original.

Ms. Rios asked him to describe the front door.

Mr. Miller said when they were opening up the plaster around it they found another jamb that indicated it was originally a double door so they were going back to that and utilizing the original jamb.

Chair Woods appreciated his work but had a concern with the decision on the south elevation to take those two windows off that created a much more vertical face. She asked if he could reconsider that. Everything else was a great improvement.

Mr. Miller said that wasn't his choice but he could bring that to his clients. That decision was made for internal use of the building as a library - having more windows at that location. There were windows around the corner of that elevation and they were getting enough light into the room with the large French doors with a transom above it.

Chair Woods asked if he could see the impact on the exterior.

Mr. Miller did see it. He said it was not a contributing elevation built in the 1980s and they were taking off the greenhouse.

Ms. Rios referred to the south elevation and asked if it was publicly visible.

Mr. Miller said there was no public visibility.

Ms. Walker asked what a "jaunty canale" was.

Mr. Miller was not sure and asked where it was said.

Mr. Miller said it was a radiused canale and some were on the existing building. He didn't have a detail of it with him but the top edge was radiused and capped with galvanized metal.

There were no speakers from the public regarding this case.

Ms. Rios moved to approve Case #H-12-012 per staff recommendation and indicating the final drawings show the front door, the railing and vehicular gate as submitted by the applicant at the meeting. Ms. Mather seconded the motion.

Ms. Walker asked for a friendly amendment that the designer would ask the applicant to consider replacing those two windows on the south façade.

Ms. Rios didn't think it important since it was not publicly visible but accepted it as friendly and the motion passed by unanimous voice vote.

- 8. 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).

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

BACKGROUND & SUMMARY:

In anticipation of the proposal to construct the State of New Mexico Executive Office Building, the HDRB requested an historic status review of the structures on the property bounded by Don Gaspar Avenue, South Capitol Street, Galisteo Street, and the State of New Mexico Parking Garage. This property is within the Downtown & Eastside Historic District.

This area of downtown Santa Fé has seen much change with generalized evidence of traditional Hispanic settlement with irregular small-scale structures, Anglo residential development with moderate-scale single-story structures centered on lawns, and large multi-story governmental improvements on large lots. The four residential structures with associated free-standing garages represent a vestigial residential streetscape that once existed more extensively within this state capitol campus area and remains intact south of Paseo de Peralta in the Don Gaspar Area Historic District. When these residential structures were built the automobile was an important and affordable item in everyday life. The vehicular houses, i.e. garages, were not yet integrated into residential structure design and, as in these examples, were typically free-standing. Included with the historic structures on Don Gaspar Avenue, historic brick sidewalk and concrete curbs survive only at this location on the block. The surrounding streetscape is dominated by large institutional buildings with extensive lawns and ornamental plantings.

Relevant definitions:

SIGNIFICANT STRUCTURE

A *structure* located in a historic district that is approximately fifty years old or older, and that embodies distinctive characteristics of a type, period or method of construction. For a *structure* to be designated as significant, it must retain a high level of historic integrity. A *structure* may be designated as significant:

- (A) for its association with events or persons that are important on a local, regional, national or global level; or**
- (B) if it is listed on or is eligible to be listed on the State Register of Cultural Properties or the National Register of Historic Places.**

CONTRIBUTING STRUCTURE

A *structure*, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a *contributing structure* is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The *contributing structure* may have had minor *alterations*, but its integrity remains.

NATIONAL REGISTER CRITERIA FOR EVALUATION

The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. That are associated with the lives of significant persons in or past; or
- C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. That have yielded or may be likely to yield, information important in history or prehistory.

402 Don Gaspar Avenue is a duplex residential structure that was constructed with hollow-core clay tile (Penitentiary or "Pen" tile) during 1932-33 in the Bungalow style with Spanish-Pueblo Revival elements including recessed bull-nosed openings, rounded corners, and carved wooden corbels and exposed header beams on portals. Historic wood windows are in good condition. A free-standing Pen tile garage is located at the rear of the driveway. These structures are listed as contributing to the district and the distinctive character may be found on the north and east elevations of the residence and on the east elevation of the garage. These structures are not listed on the state or national registers, but they are eligible under Criterion C.

406 Don Gaspar Avenue is a single-family residential structure that was constructed Pen tile during 1930-31 in the Bungalow style with Spanish-Pueblo Revival elements including recessed bull-nosed openings, rounded corners, and carved wooden corbels and exposed header beams on portals. Historic wood windows are in good condition. Cracking in the stucco along the parapet may indicate the existence of brick coping underneath the stucco. A free-standing Pen tile garage is located at the rear of the driveway. These structures are listed as significant to the district and all elevations are primary, but the distinctive character may be found on the east and north elevations of the residence and on the east elevation of the garage. These structures are not listed on the state or national registers, but they are eligible under Criterion C.

410 Don Gaspar Avenue is a single-family residential structure that was constructed with Pen tile during 1930-31 in the Bungalow style with Territorial Revival elements including brick coping on the parapets, applied wooden trim at the windows and doors, and a square-post wooden portal. Historic wood windows are in good condition. The brick coping has been replaced at an unknown non-historic date and the portal is not original. A free-standing Pen tile garage is located at the rear of the driveway. The roof of this structure has failed. These structures are listed as significant to the district and all elevations are primary, but the distinctive character may be found on the east and north elevations of the residence and

on the east elevation of the garage. These structures are not listed on the state or national registers, but they are eligible under Criterion C.

414 Don Gaspar Avenue is a single-family residential structure that was constructed with Pen tile during 1930-31 in the Bungalow style with Territorial Revival and Spanish-Pueblo Revival elements including brick coping on the parapets and bull-nosed openings. Historic wood windows are in good condition. The historic brick coping is deteriorated in many locations. A free-standing Pen tile garage was located at the rear of the driveway and has been demolished at an unknown date. The residential structure is listed as significant to the district and all elevations are primary, but the distinctive character may be found on the east and south elevations. This structure is not listed on the state or national registers, but it is eligible under Criterion C.

104 South Capitol Street was a large structure that was demolished at an unknown date.

128 South Capitol Street, known as the State of New Mexico Motor Pool, is a non-residential structure that was constructed with concrete masonry unit block (CMU) after 1962 in the Territorial Revival style. The structure is listed as contributing, perhaps in error, since the building is less than 50 years old.

130 South Capitol Street, known as the Concha Ortiz y Pino Building, is an office structure that was constructed in 1963 in the Territorial Revival style. A small free-standing CMU structure is located at the southwest side of the Ortiz y Pino Building. These structures are listed as non-contributing to the district. Two other small structures in the southwest area were demolished at an unknown date.

STAFF RECOMMENDATION:

Staff recommends that the significant historic designations be downgraded to contributing due to alterations and/or lack of association with events or persons that are important on a local, regional, national, or global level, to downgrade the historic status of 128 South Capitol Street to non-contributing due to the lack of historic date of construction, and to maintain all other historic status designations on the property in compliance with Section 14-5.2(C) Regulation of Significant and Contributing Structures. The Board should assign primary elevations to all contributing structures.

Mr. Katz asked Ms. Brennan, since it was possible the decision made by the Board could be appealed to Council, to determine what legal advice she would give Council as to the meaning of "significant structure" and "contributing structure."

Ms. Brennan said it was interesting question in light of the recent Council decision on the Gay Wagner House which was a unanimous decision not to classify that house as significant and rather as contributing.

She read the definitions as shown on page 3. Contributing was not unique in itself but typical of the area in which it was found. Significant embodied distinctive characteristics of the type, period, or method of construction. It must retain a high level of historic integrity. The Board had taken that to mean that all sides

were primary. She thought a lot about that Council decision because it was surprising to her and to a lot of people that it was a unanimous decision. The constituency of the Council was different than the Board's and, as elected officials, were concerned with finding a balance between property, interests, and the ability to modify a building. Even with significant they could get an exception although it did present somewhat of a barrier.

Finding the balance was difficult. Mr. Rasch said it was a vestigial neighborhood and they were faced with homes that were fundamentally the same but had different statuses.

Mr. Katz asked Mr. Rasch about the sheet he had that showed there were 5,994 structures within the historic districts.

Mr. Rasch said the sheet gave a rundown on those structures by status and provided it to Mr. Katz.

Mr. Katz said there were 327 significant buildings and 1,824 contributing structures.

Ms. Brennan thought the word that made sense to her in trying to understand what distinctive meant was that the Council was looking something that was important - that stood out but not necessarily unique. She took that to mean "important."

Dr. Kantner said following that line of inquiry, Mr. Rasch in his recommendations noted that all of the structures were eligible state or national registers under criterion C. Looking at the City definitions that would mean they were eligible for a significant designation under the City's criterion B.

Mr. Rasch said it was a matter of semantics between the two jurisdictions.

Dr. Kantner surmised that the primary reason was that they had to be distinctive enough, despite the fact that they qualified under criterion B to merit a significant designation.

Mr. Rasch said they didn't meet A, B or D clearly so he used criterion C. The national register no longer has distinctions in historic status - they all were contributing. They eliminated the significant status.

Dr. Kantner noted that the definition in C said it embodied distinctive characteristics so they would qualify for the City's significant status but Mr. Rasch recommended downgrade to contributing and he wondered why.

Mr. Rasch said they had the characteristics under state and federal but under city were not unique and not important in any way. The two registers saw it differently.

Ms. Walker noted under Significant - it must retain high level of historic integrity. She asked if these did not think they retained high level of historic integrity.

Mr. Rasch said of the four casitas that 402 and 406 Don Gaspar did. 410 had a non-original portal and 414 had coping in very bad condition.

Mr. Acton thought their adjacency buttressed the status of a type. It was a more powerful preservation opportunity.

Ms. Mather asked about the nature of their location in relation to the Downtown & Eastside Historic District. It was in the capitol district. She asked if they were held to the same standard as the rest in the Downtown & Eastside Historic District or because they were in this special zone were held to higher or lower standard. She would call them orphans left over from loss of the entire neighborhood. A block to the south would be quite typical.

Mr. Rasch said the City left the Railyard out of any historic district to develop it and he thought the state left these out for the same reason. They were not in a state district and were in a corner of the Downtown and Eastside district. They didn't harmonize with the institutional buildings and one block south in Don Gaspar - they were quite common.

Ms. Mather asked why they were left out.

Mr. Rasch guessed it was for development.

Mr. Katz asked if there were many examples of this type of bungalow in the Downtown & Eastside Historic District.

Mr. Rasch said they were not as well concentrated as these but you could find them in the downtown part.

Ms. Walker asked if there was some "by your leave" since the rest of the area was destroyed to complete the destruction of it.

Mr. Rasch reminded the Board they were only talking about their status and not any other treatment of the structures. He was on the fence with that question.

Ms. Mather was looking at the report from 1984 on page 43 on 406 Don Gaspar and same was true of 414 that the recommendation was to be contributing and didn't understand how they ended up as significant.

Mr. Rasch didn't know. The staff member around that time had long been gone. But right around that time was when the state was making purchases. Some to the south were demolished in 1990. It might be oversimplifying to make sure the discussion happened again.

Mr. Murphey said there was a plan to make a state capitol historic district that never went forward.

Ms. Rios said 402 was contributing and another very similar was designated as significant.

Mr. Rasch agreed. Physically they were not different.

Ms. Rios said they were approximately 82 years old. Mr. Rasch agreed.

PUBLIC COMMENT

Mr. Spray said the discussion of reclassification of any historic building was of concern to OSFA. On June 4 OSFA toured the buildings, thanks to Peter Allen and got a view of the interior so the OSFA board came back with an expanded view. These were not casitas but homes - casas. They still maintained the interior as historic. They were offices until very recently and in good condition. This board has deemed them either contributing or significant and he urged the Board to keep that status. What happened around them should not determine their status. New construction added by giving them a compelling structure and fabric.

These homes were all that remain in that neighborhood. Only this Board had the ability to maintain them for the future. When they were gone they were gone forever. Please retain their status and preserve the power of the past.

Mr. Katz clarified that the entire board didn't go on the tour.

Mr. Spray agreed. The OSFA Board members who were members of the H Board were excused from the tour.

Present and sworn was Mr. Tim Maxwell also thought of them as homes rather than casitas. This was a pre-war subdivision of residential homes for families and an important evolution in Santa Fé and must have evoked what Allan Stamm saw for his homes.

He considered this request to change a designation as a way that could lead to their demolition and asked, as he did with St. Catherine's, to hold off until the Board could see what would replace them.

Present and sworn was Ms. Stefanie Beninato urged the Board not to second guess Council but look at the code. She appreciated that Mr. Murphey knew the history of that district rather than just speculation. Speculation was damaging to the Board's record at Council. So she asked that they use their expertise and skill to make the decision.

In the 1980's they were single family houses and that was how they were used. They were not typically found in the Eastside. Most were much larger houses or some were built later. The City needed to preserve clusters of historic buildings so visitors and residents could see what was there.

They were modest but well built homes. The downtown has changed a lot but we need to preserve these vestigial elements.

There were no other speakers from the public.

Chair Woods said when she came on the board they had no preservation ordinance - only a styles ordinance. And the reason Santa Fé was designated as a historic place by the Department of Interior. And they were losing these historic homes from demolition and overzealous remodeling. That was how the ordinance came to be. The Board didn't designate something because they wanted to hold onto the designation. They had to look at each one and judge it by the ordinance.

Ms. Mather asked how the Chair intended to proceed.

Chair Woods said they needed to go through each building and consider primary elevations.

Mr. Katz commented that for all of them, preservation was a much greater limitation on someone's ability to deal with that structure. It was interesting that out of 6000 only 300 were significant for preservation. He thought of some of the more beautiful old adobe homes. They were models of that style and important examples of it. If they looked at these homes they needed to avoid saying they were significant just because they didn't want them taken down. They might be lovely buildings and once was the case to reflect the important evolution but they were not the only ones and in and of themselves were not significant buildings. Streetscape was important in considering contributing. But contributing structure must add to the district to establish and maintain the character of the district. These once did that but didn't now because of what else happened there. They certainly didn't reflect what the rest of that area was any more. He didn't think it met the definition of maintaining the character. If these were in the Don Gaspar District they might but not in the Downtown and Eastside District.

Chair Woods disagreed. One block parallel you see those little brick buildings. Just because so many were taken down did not mean these should be taken down. They did relate to each other.

Mr. Katz agreed. And there was also DeVargas there but those were the edges and the houses on Galisteo were lovely brick houses and DeVargas was an island.

Ms. Rios asked if he didn't feel they were even contributing. Mr. Katz said yes.

Ms. Rios disagreed with Mr. Katz. These could either fall under significant or contributing. She read each criterion and said they met each one. They didn't know who lived there so perhaps it didn't apply (significant) or were eligible to be listed on state or national registers. These four buildings represented what once was there. There were tons of them that were no longer there. Just because there were tall buildings there didn't diminish the quality and what these buildings represent.

Mr. Acton said, given this was a seminal moment and didn't know what the State was going to do there. If the Board designated all of them significant then the State would get a good idea how important we consider these buildings and work on the 56,000 building next to them. It seems they would not come ask

for an exception but would come with a schematic that the Board could comment on and get feedback from the public. So the practical value of status might be irrelevant to the state given the nature of the process.

Mr. Rasch went to the code. Because of HB360, Santa Fé ordinance was 14-5.2.(M). In that ordinance it said the process "shall be undertaken in such manner to preserve the status of the structure and in accordance with the standards for alterations or additions... Proposed alterations shall not cause it to lose its status." Demolition of historic and landmarked structures shall include the report that the Board was familiar with. So the Code applied to these structures.

Mr. Acton said the last piece had to do with survival of these buildings. He asked what status would most guarantee their survival. They were looking down the road and that would determine his call.

Chair Woods asked Ms. Brennan to advise the Board on their responsibilities in this matter.

Ms. Brennan said the responsibility of the Board was to determine the status of these buildings based on the qualities of the building that were before them.

Ms. Mather thought it was very important not for the Board to try to second-guess these particular buildings. They were in the Downtown and Eastside Historic District and they should be treated as any other building that district. There were other examples very similar. Some were on Cienega Street, Marcy Street and existed throughout. She thought it was unfair to penalize the State to try to guess what they would do. They needed to maintain the integrity of words like "significant."

Ms. Walker concurred with Ms. Rios that these structures did fit the criteria. Follow the code and it made them significant.

Chair Woods said she would entertain a motion on 128 South Capitol.

Mr. Katz moved to change the status of the structure at 128 South Capitol to noncontributing since it was not sufficiently old among other things. Ms. Walker seconded the motion and it passed by unanimous voice vote.

Chair Woods asked for a motion on 130 South Capitol.

Mr. Katz moved to keep the noncontributing status at 130 South Capitol. Ms. Walker seconded the motion and it passed by unanimous voice vote.

Chair Woods went to the house at 402 Don Gaspar.

Dr. Kantner moved to designate the house at 402 Don Gaspar as a significant structure as it meets all criteria including its location, its age, the fact that it embodied distinctive characteristics which meant distinguishing characteristics of a type, period or method of construction and maintains a high level of integrity and, as recommended by staff, met criterion B of the City Code

which suggests that it should be eligible for listing on the national register of historic places. Ms. Walker seconded the motion and it passed by majority (4-2) voice vote with Mr. Katz and Ms. Mather voting against.

Chair Woods went to the garage at 402 Don Gaspar.

Dr. Kantner moved to designate the garage at 402 Don Gaspar as contributing rather than significant because it relied on the main building for its status and with the east elevation as primary. Ms. Walker seconded the motion and it passed by majority (4-2) voice vote with Mr. Katz and Ms. Mather voting against.

Chair Woods went to the casita at 406 Don Gaspar.

Dr. Kantner moved to retain the significant status of the casita at 406 Don Gaspar for the same reasons as given for 402 Don Gaspar. Mr. Acton seconded the motion.

Ms. Mather wanted to make it clear that these buildings contribute to the Downtown and Eastside Historic District but did not feel they were significant structures.

Dr. Kantner said his concern here was that in thinking of it as significant, distinctive could mean different things. He didn't think it meant unique or exceptional but that was not invoked for the national register. In the City Code it was used to mean distinguishing. It embodied the distinguishing characteristics of this whole suite of 1930's residential structures so that was why he felt that even though the designation "significant" seemed to invoke an exceptional character to it, he didn't think that was the details of the definition for significant actually were saying.

Ms. Mather disagreed. Significant meant it was somehow special to our ordinance and was designated and protected for that reason.

Mr. Katz said it was not unique in itself but it contributed. They were just good examples of the style.

Dr. Kantner said in that case it would just leave one example of a particular style or a place where famous people lived.

Ms. Mather did not think that was the type of logic she was expressing.

The motion passed by majority (4-2) voice vote with Mr. Katz and Ms. Mather voting against.

Chair Woods went to the garage at 406 Don Gaspar.

Dr. Kantner moved to downgrade the status of the garage at 406 Don Gaspar from significant to contributing with the east façade as primary for the reasons he articulated in reference to 402 Don

Gaspar. Ms. Walker seconded the motion and it passed by majority (4-2) voice vote with Mr. Katz and Ms. Mather voting against.

Chair Woods went to the residence at 410 Don Gaspar.

Mr. Katz moved to downgrade the residence at 410 Gaspar to contributing. Ms. Mather seconded the motion and it failed by voice vote of 2-4 with Ms. Walker, Dr. Kantner, Ms. Rios and Mr. Acton voting against.

Dr. Kantner moved to designate the residence at 410 Gaspar as significant for the reasons he articulated for 402 Don Gaspar. Ms. Rios seconded the motion and it passed by majority (4-2) voice vote with Mr. Katz and Ms. Mather voting against.

Chair Woods went to the garage at 410 Don Gaspar.

Dr. Kantner moved to downgrade the status of the garage at 410 Don Gaspar to contributing and designate the east façade as primary. Ms. Walker seconded the motion and it passed by majority (4-2) voice vote with Mr. Katz and Ms. Mather voting against.

Chair Woods went to the residence at 414 Don Gaspar.

Dr. Kantner moved to retain the significant status of the residence at 414 Don Gaspar for the reasons he articulated for 402 Don Gaspar. Ms. Walker seconded the motion and it passed by majority (4-2) voice vote with Mr. Katz and Ms. Mather voting against.

- 9. Case #H-12-025A. 659 Garcia Street.** Downtown & Eastside Historic District. Christopher Purvis Architects, agent for Wilson and Gwyn Mason, owners, propose to amend a previous approval including altering arched windows and a wood yard wall gate. (John Murphey).

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 in design. It is contributing to the Downtown and Eastside Historic District.

At the April 24, 2012 hearing, the Board approved a project to construct a 1,100-square-foot addition and make other changes to the house, but required the applicant to return to review the design of a wood gate

and a modification of steel church windows proposed for re-use on the building. In response, the applicant has supplied the following details:

Wood Gate

Not presented in the April 24 packet but proposed at the hearing was a wood gate to be placed along Perimeter Wall 1, a wall the Board designated contributing to the district. The gate, created by an approximately 6'-wide opening in the wall, will be composed of two 1¾"x4" frames holding each a panel of 2"x2" vertical pine members stained brown.

To consider is how the proposed opening may affect the contributing status of Perimeter Wall 1. With the wall's length measuring nearly 130', the new feature will not compromise the overall integrity of the structure.

Church Windows

At the earlier hearing, the applicant proposed changing fenestration along an east elevation facing a courtyard from two steel casements to four openings of recycled tall, steel "church" windows.

Staff recommended removing the recycled church windows from the plan, as there is no precedent for this design on the residence. The Board agreed and suggested the applicant remove the arch portion of the windows.

The applicant responded by submitting a revised drawing showing the re-purposed windows continuing to maintain their arched openings, but lowering their height by one sash - approximately 16".

Staff recommends denying this modification and the overall re-use of the church windows in their current configuration.

STAFF RECOMMENDATION:

Staff recommends approval of the revised application, except to deny the modified church windows, 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 if the church windows replaced windows there.

Mr. Murphey agreed.

Present and previously sworn was Mr. Christopher Purvis, 200 West Marcy, who clarified that the proposed courtyard elevation happened four feet inside so it was a new wall. A hallway was going up to that area and these windows were on that wall. That was approved by the Board. He presented the options

to his clients. They found the gate acceptable but wanted to keep the church windows and lower them a little.

Mr. Acton said it would have helped to have a floor plan.

Mr. Purvis said it was the same floor plan.

Present and sworn was Mr. Bonifacio Armijo, 1103 Avenida Cordoniz, who said he had photos to present to the board. Building Adventures Unlimited was his company and the owners hired him on this project. As the Board could see in the photos, even though it was not a typical window, many houses had unique windows. When he first met with them they wanted these in the addition. She was interested in how to approach this. He thought the layout worked very well. At the last meeting when the Board asked to take them out, he told them he thought they went well with what they originally proposed so they decided to keep them in.

Present and sworn was Mr. Wilson Mason, 659 Garcia, who thanked the Board for their approval of the project with the six exceptions. He explained they had owned this property over 20 years and been very careful in the way they wanted to restore and remodel this special property. This was their first venture to add onto the perimeter of it after doing much interior and some landscaping and hardscaping. They had been sensitive stewards of it.

In that sense and he knew the Board had taken careful thought of their request, these windows which the property had other steel windows but the arches were different. There existed, however, a primary façade on the west that was approved. The interior courtyard would be an ideal place for these windows and connected to a gallery and back to master bedroom.

He understood there were other examples in Santa Fé of arched windows. They were not using them to the exterior but in a private courtyard.

Because there was concern last time about the arched windows they attempted to modify them by lowering and shortening the windows so they could be approved.

In all, of the six items the Board raised concerns over; he had tried to comply with five and respectfully asked for consideration of the arched windows. They thought these windows would also fit with the Spanish pueblo design of the property.

Present and sworn was Ms. Gwen Mason, 659 Garcia, who thanked the Board for hearing from the owners. She remembered the first time she saw the rock house. She had just graduated from architecture school and fell in love with it. It was a perfect example of old Santa Fé. That was 20 years ago and since had lost some idealism but was still in love with the old rock house. Maybe some things were not agreed with but she assured the Board nothing was done arbitrarily with anything they did. This was a private cloistered courtyard with four enclosed sides and one had to go into the building to get to it.

There was an original arched stone wall duplicated on the Garcia Street side. They wanted to keep it authentic. The rock house was a small part of Santa Fé history. The State flag was designed there.

There were no speakers from the public regarding this case.

Mr. Acton said to Mr. Purvis that what would be more persuasive for him was if the stone masonry reflected the arched style - to have stone arches in stone.

Mr. Purvis said that was the plan and it would reflect the stone arches.

Ms. Rios asked if they would have stone arches on the windows.

Mr. Purvis agreed. When the stone comes up beside the windows they would have stones in the shape of the arch as it went over the window.

Dr. Kantner moved to approve Case #H-12-025B as proposed with the condition that the stone surrounding the arched windows would mirror that arched patter in the stone work. Ms. Walker seconded the motion and it passed by unanimous voice vote.

10. Case #H-08-095. 228 E. Palace Avenue. Downtown & Eastside Historic District. Mark Hogan, agent for DSW Santa Fé, LLC, owners, proposes to amend a previous approval to remodel a contributing building including installing additional windows, constructing a stairwell overrun on the roof, and requesting an exception to replace historic windows (Section 14-5.2(D)(5)(a)(I)). (David Rasch).

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

BACKGROUND & SUMMARY:

The structures on the property at the southwest corner of Palace Avenue and Paseo de Peralta in the Downtown & Eastside Historic District are: Marian Hall at 224 East Palace Avenue; old St. Vincent's Hospital at 228 East Palace Avenue; and Central Boiler Plant behind 228. Other structures include the Maintenance Buildings behind 228 and connecting hallways/bridges between Marian Hall and the Hospital and between the Hospital and the Boiler Plant.

The HDRB heard this application on August 26, 2008 to confirm the historic status, and assign primary elevations where applicable, for all existing structures on the property and approved remodeling in 2009. The primary elevations on the old Hospital were 1, 3, 4, 5, 6, 9, and 12 and the primary elevations for the Boiler Building are 1, 2, and 3 (see attached plans).

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

1. Historic metal casement windows will be removed from primary and non-primary elevations on both the old Hospital Building and the Boiler Plant. Replacement windows will match the historic windows as close as possible. An exception is requested to remove historic material on primary elevations (Section 14-5.2(D)(5)(a)(I)) and the required exception criteria are attached to this report. Some of the historic steel casement windows will be retained on various elevations and they are marked on the elevation drawings in orange. Staff believes that the exception criteria have been met.
2. A rooftop stairwell will be constructed on the west end above elevation 12. As an exempt rooftop appurtenance, it is not applicable to the height ordinance and it is not addition that requires an exception as it will be placed at less than 10' back from primary elevation 12.
3. The southeast corner addition to the old Hospital will have six additional windows installed.
4. The main entry design on elevation 9 has been redesigned due to a fireplace construction.
5. A stairwell from the below grade parking garage will be constructed to the west of elevation 3 on the Boiler Plant. It is not an addition to the Boiler Plant, so that an exception is not required for that primary elevation. The stairwell is not visible from the right-of-way and it is designed in a harmonious manner with the Victorian brick building.

STAFF RECOMMENDATION:

Staff recommends approval of the exception request to remove historic windows (Section 14-5.2(D)(5)(a)(I)) and otherwise recommends approval of this application which complies with Section 14-5.2(C) Regulation of Contributing Structures, (D) General Design Standards, and (E) Downtown & Eastside Historic District.

Mr. Katz noted that on item #2 regarding the rooftop stairwell it said exception not required.

Mr. Rasch explained that it was exempt because it was not considered an addition and was exempt from the height ordinance. So even though less than 10' back, it was not considered an addition.

Present and sworn was Mr. Mark Hogan, 992 Old Pecos Trail, said they were present to address these issues Mr. Rasch outlined. They had a lot of time to work on the building since the approvals. They discovered a number of things that were code driven or from other practicalities.

On the window replacement, Mr. Hogan said they found the windows were in worse shape than they anticipated. A significant number had hardware missing and considerable damage to some. They were steel casement so a warped steel window was hard to get a seal against infiltration from dust and water, etc. There were also places with corrosion through the building. The thermal envelope was very important. The percentage of window to wall was about 26-30% and that impacted energy efficiency.

They worked with 5 companies on matching window design and were offering a window design that was very close to original windows. They were matching window light patterns and size of styles as closely as possible. They also spent a significant time using some kind of storm window and he outlined the effort in the application.

Also they were not asking to replace all but some as highlighted in the handout. In the packed it was shown on pages 4-10, 11 12 and 13. SD 4.10 showed all the windows to be replaced in green and the ones with orange they would retain. 4-11 showed the east façade. It was closest to Paseo and there were no guest rooms there so they could seal those windows.

4.13 was important because it showed side by side the existing and an accurate profile of new casements which the Board could see here in the sample they brought.

In the two elevations the one on top showed the original windows and below showed the proposed windows in those openings.

The rooftop stair enclosure was on SD 4.6. This was a code driven amendment to provide a second exit from the rooftop terrace.

SD 4.2 showed the tower and the lower right hand side showed the six windows with a red dash. Those were added to provide better light and air into rooms. This was all on new construction and not part of the existing building.

SD 4.3 showed the fireplace with a difference in elevations. The lower drawing in the center showed blank walls where there were windows. In the lobby was a fireplace and behind was a fireplace out to the deck. This was 23' back from the overhang of the new entrance and 11' from the existing entrance. The floor plan on 4.3 compared what was approved on the left and proposed on the right.

Finally they needed to add stairs from the parking garage as shown on SD 4.9. This was not structurally attached to the boiler building but provided a second egress. The only thing that connected was the roof flashing so it could be removed if needed in the future. It keeps it off the walls for security.

Ms. Rios asked if they were replacing most of the windows.

Mr. Hogan said the north side was the only place where they didn't have additions so that was the place where a majority would be replaced.

Ms. Rios asked if that included the pedimented windows.

Mr. Hogan said first tier windows would be kept.

Ms. Rios was glad they were moving on it.

Present and sworn was Mr. Brian Nenninger who said there were approximately 300 windows in the entire project and 200 were existing and they were keeping 27 of them so about 18% would be retained.

Mr. Acton thought the window was a wonderful approximation of the existing windows. He asked if the operable portion was slightly smaller than fixed.

Mr. Nenninger said both sides were the same dimensions.

Mr. Acton said the rooftop appurtenance was very close to being in line with the roof trellis and thought it would seem to make sense for the massing as coming northbound on Paseo to run the trellis all the way over to that stairwell and tie it in on the east side as opposed to dangling out there.

Mr. Hogan agreed that was a good idea. He didn't know if that could be included in this application.

Chair Woods said it could be part of the motion.

Mr. Acton said it might require a realignment. He then asked if the dark brick would match the existing color.

Mr. Hogan agreed.

Ms. Mather referred to 4.13 and noted that the window sample they brought would cover most of the windows but some were shorter and wanted to know if the bottom transom wouldn't be on the shorter units.

Mr. Hogan said they would match existing conditions.

Chair Woods thought the entrance was beautiful and this didn't look nearly as pretty with the fireplace. She was not as concerned with the upstairs but looking ahead into that blank wall.

Mr. Hogan said it wouldn't be a blank wall. It would have a banco and a place to show art work. They reluctantly gave up those windows but had guest issues as well.

There were no speakers from the public regarding this case.

Mr. Acton moved to approve Case #H-08-095 and the exception to remove historic windows and approve the rooftop appurtenance allowing the trellis to increase in height no more than more 6" to do to that wall and to approve the entrance as submitted. Dr. Kantner seconded the motion and it passed by unanimous voice vote.

- 11. Case #H-12-041. 629 & 629 ½ Webber Street.** Don Gaspar Area Historic District. Steve Marlens, agent/owner, proposes to construct an approximately 110' long, maximum 5'5" high stucco-faced adobe yardwall where the maximum allowable height of 6' with associated vehicular and pedestrian gates at a contributing residence. (John Murphey).

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

BACKGROUND & SUMMARY:

Constructed in c.1926, the subject property is a two-story, adobe Spanish-Pueblo Revival residence facing at a distance Webber Street. In 1992, the solid garage door was replaced with wood doors with windows and a line of projecting vigas was removed from the front façade. Despite these minor alterations, the house retains much of its integrity and is contributing to the Don Gaspar Area Historic District.

To create a separate parking area from the adjacent condominium property, the applicant is proposing to construct a wall and entry gates along the approximately 110'-long west boundary of his property.

The specific work will include:

1. Construct an approximately 5'-5"-high adobe wall that will feature from left-to-right:
 - a. A 12'-wide steel-frame vehicular entry gate. The gate will feature—as all proposed wood gates for the structure—4" cedar slats fashioned with a segmental arch at center. This gate will swing inward;
 - b. A 16'-wide steel-frame sliding vehicular entry gate;
 - c. A 4'-wide wood pedestrian gate;
 - d. A 3'-wide latilla-grille opening; and
 - e. A 4'-wide pedestrian entry with no gate component.

The gates will be flanked by Southwestern-style ceramic lights. A specific design was not submitted with the application.

The adobe will be finished with El Rey cementitious stucco to match the color of the house.

As part of the project, the applicant plans to demolish an approximately 12'-long stucco-faced CMU wall that he claims to be non-historic to the house. Staff could not verify the structure's date of construction, but feels its design does not contribute to the 1920's house.

Staff recommends approval of the project with the condition that the applicant submit the light fixture design to staff for review.

STAFF RECOMMENDATION:

Staff recommends approval of this application with the specified condition, 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.

Present and sworn was Mr. Steve Marlins, 629 Webber Street, who clarified that he specified the model and design of the light fixture in the application.

Ms. Rios asked why he proposed two vehicular gates.

Mr. Marlins said it was because the lot went around two sides of the island and a person could come in on either side. There were two living units and a studio there so it could be five vehicles using it on a regular basis and they didn't have a right to park outside. Right now he was just there by himself and would prefer to park both of his vehicles to the far north as far as possible. So it was to get the most effective amount of parking.

Ms. Rios noted a lot of little step downs on the wall and asked him to describe those.

Mr. Marlins said each one would be the thickness of an adobe brick so 4" plus mortar. He was trying to modulate it a bit and was open to suggestions

Ms. Rios asked if the gates were going to be fenestrated or solid.

Mr. Marlins said the house was almost invisible and he wanted as much privacy as possible. The slats would abut each other. Not even the condominium could see his home.

There were no speakers from the public regarding this case.

Chair Woods suggested simplifying the step downs and only do them at the pilasters. Around the chimney was more rounded so repeating that at the pilaster would be best.

Mr. Marlins said he tried to mimic that Alamo-esque style in the gate.

Ms. Mather moved to approve Case #H-12-041 as submitted with a condition that the step downs be removed and replaced at pilasters with an angle similar to the parapet. Mr. Katz seconded the motion and it passed by unanimous voice vote.

12. Case #H-12-042A. 566 Camino Del Monte Sol. Downtown & Eastside Historic District.

Architectural Alliance, Inc., agent for Lane Seliger, owner, staff proposes an historic status review for this non-statused building. (David Rasch).

This case was postponed under Approval of the Agenda.

13. **Case #H-12-042B. 566 Camino Del Monte Sol.** Downtown & Eastside Historic District. Architectural Alliance, Inc., agent for Lane Seliger, owner, proposes to construct a 109 sq. ft. portal on a non-contributing building. (David Rasch).

This case was postponed under Approval of Agenda.

14. **Case #H-12-043. 427 W. Water.** Downtown & Eastside Historic District. Gerald Chávez, Architect, agent for Bulard Realty Inc., owners, proposes construct an approximately 50' x 50' courtyard sheltered by a 13' 6" high pergola structure where the maximum allowable building height is 15' behind a non-contributing commercial building. (John Murphey).

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

BACKGROUND & SUMMARY:

The subject property is a small, paved parking area flanked to the south by the two-story, non-historic Water Street Inn, and to the north and west by noncontributing buildings fronting West San Francisco Street. Set approximately 155' back from curb face, the parking area is partially visible from West Water Street.

Courtyard

The applicant proposes to convert the parking area into a pergola-covered courtyard. The specific work includes:

- Removing asphalt paving and raising current grade approximately 2' to form an approximately 50'x50' foundation;
- Paving foundation floor with brick laid in a herringbone pattern;
- Constructing three 2'-high CMU stucco-faced walls to form planters on the north, south and east sides of the foundation;
- Constructing at a setback above the planters 4'-high CMU stucco-faced walls;
- Erecting a three-sided (north, south and east) wood pergola structure.

The pergola will be made of 8"x8" posts supporting 4"x14" wood beams with corbels and topped with 6" diameter latillas. The corbels and beams are designed to harmonize with the adjacent portal and balcony of the Water Street Inn.

The total height of the structure is approximately 13'-6" high, where the maximum allowable building height for this address is 15'. Stucco will match existing, which is an El Rey "Adobe" synthetic.

Staff recommends approval of the project with the condition that any details not depicted in drawing—lights, finishes, etc.—be submitted to staff for review.

STAFF RECOMMENDATION:

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

Ms. Rios asked what he was referring to with finishes and etc.

Mr. Murphey explained that no light fixtures or finishes were submitted.

Present and sworn was Mr. Gerald Chávez, 1221 San José Avenue, who agreed with staff recommendations and stood for questions.

Ms. Mather asked for information about the finishes.

Mr. Chávez said all colors would match existing. The major renovation was recently approved and this would look like it was part of the original project.

Ms. Rios asked about light fixtures.

Mr. Chávez said they had contemplated having candles on the tables but the client wanted overhead fixtures for the evening. He would like LED rice lights. They would submit the proposed fixtures to staff.

Mr. Rasch said a similar proposal came in for the convention courtyard. Typically those Christmas type lights were seen as more contemporary because they were strings of lights.

Mr. Chávez said they would not consider rice lights then and they would submit an appropriate fixture to staff.

There were no speakers from the public regarding this case.

Mr. Katz moved to approve Case #H-12-043 as submitted. Ms. Rios seconded the motion with the condition that light fixtures or finishes be submitted to staff.

Chair Woods clarified that any details not submitted in the proposal would be submitted to staff for review and approval. Mr. Katz agreed and the motion passed by unanimous voice vote.

- 15. Case #H-12-044A. 639 E. Palace Avenue.** Downtown & Eastside Historic District. Jeff Seres, Studio SW Arch., agent for Richard & Pattie White, owners, request a historic status review of a non-statused garage. (John Murphey).

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

BACKGROUND & SUMMARY:

Located behind 639 E. Palace Avenue, the subject property is an approximately 284-square-foot, rectangular plan, stucco-over-hollow tile vaguely Spanish-Pueblo Revival-style garage. Located in the Downtown and Eastside Historic District it is currently without historical designation. The applicant has requested the Board review its status.

Architectural and Historical Significance

Situated behind the c.1912 brick Neoclassical Revival main residence—a house significant to the district—the one-car garage is approached from an alley to the east and is partially built into a slope.

It is constructed of hollow-core tile and clad with cementitious stucco. The bay faces south and is accessed through an aluminum roll-up door. A multi-panel wood door gives entry on the west; three six-light wood hopper windows are located on the east. The interior shows a poured concrete floor and 2"x6" framing members. The most distinguishing features are its curvilinear parapets.

The garage's date of construction is unknown, but it appears on a 1930 Sanborn Fire Insurance map.

In 2003 the Board approved the construction of a 1,036-square-foot residence immediately behind the garage (H-03-165). As part of its design, the garage was attached to the residence by a gate opening. Additionally, the garage appears to have been altered at some point with the addition of a pylon to hold a modern vehicular entry gate.

More than 50 years old, the garage retains the majority of its historical integrity, with the exception of a change of bay entry and its attachment to a non-historic residence.

Staff defers to the Board as to whether the structure should be designated contributing, as per the ordinance's definition of 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. 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. The structure may have had minor alterations, however, its integrity remains. (Ordinance. 2004-26 § 5)

If the Board designates the garage contributing, staff recommends the south—excluding the non-historic door—and east elevations as the primary facades.

STAFF RECOMMENDATION:

Staff 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. Jeff Seres, P.O. Box 9308, who had a drawing showing that the garage was not part of the original construction. Part of a Kings map from 1918 showed that. It was 2x6 roof framing. The garage was restuccoed probably when they did the studio in back. Those were probably the only changes.

Mr. Acton said the proposal didn't include the gate structure along the front of the street. Mr. Seres agreed.

Mr. Acton thought the east façade of the garage formed an important part of streetscape so he was inclined to designate it contributing with the east façade as primary.

Mr. Murphey said his concerns only lay in its connection with the noncontributing building.

There were no speakers from the public regarding this case.

Dr. Kantner moved in Case #H-12-044A to designate it as contributing with the east façade and the south façade except for non-historic garage door as primary. Ms. Walker seconded the motion.

Chair Woods asked if there was space between it and the building behind with gate.

Mr. Murphey agreed - approximately 6'.

The motion passed by unanimous voice vote.

16. Case #H-12-044B. 639 E. Palace Avenue. Downtown & Eastside Historic District. Jeff Seres, Studio SW Arch., agent for Richard & Pattie White, owner, proposes to install a window and skylight and change a door of a non-contributing garage. (John Murphey).

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

BACKGROUND & SUMMARY:

Located behind 639 East Palace Avenue, the subject property is an approximately 284-square-foot, rectangular plan, stucco-over-hollow tile, vaguely Spanish-Pueblo Revival-style garage. Located in the Downtown and Eastside Historic District, it is currently without historical designation.

The applicant proposes a remodeling project with the following items:

1. Install an aluminum-frame combination skylight and window along the west elevation, approximately 8'-3" behind the garage door opening. This will include creating a 9'-wide opening in the wall and removing the parapet along this section to accommodate the new unit. This section will be reconstructed to match the existing parapet. The proposed window cladding is white; stucco patching will replicate existing. This elevation is not publicly visible.
2. Replace existing aluminum roll-up garage door with a translucent multi-panel door. The aluminum frame will be unpainted and contain eight rectangular translucent panels.

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.

Mr. Katz asked if the vehicular gate along the wall was usually closed.

Mr. Seres (previously sworn) agreed and said it was solid.

Chair Woods asked about the aluminum material of the garage door and asked if it was temporary. She was concerned about getting light in there and asked if they would consider a wood door that had lights in it.

Mr. Seres asked if she was suggesting a wood frame door with transparent glass.

Chair Woods said a wood frame door would keep it from looking so contemporary.

Mr. Seres said the aluminum proposal was more in keeping with what was there but it was evident the Board was not in favor of that.

Chair Woods said it was not historic.

Mr. Seres agreed and that clarified for him that the door was not important to that façade.

Ms. Rios said a wood door with the same pattern would be better.

Chair Woods agreed.

Mr. Seres agreed to have it wood with lights in the top part and the lower part solid wood panels rather than an aluminum frame door with translucent panels.

There were no speakers from the public regarding this case.

Ms. Walker moved to approve Case #H-12-044B with the conditions that rather than a translucent multi-panel garage door it would be a wood door with clear glass at the top and that the skylight and window on the west elevation was approved. Ms. Rios seconded the motion and it passed by unanimous voice vote.

- 17. Case #H-12-045. 1557 Upper Canyon Road.** Downtown & Eastside Historic District. Schmitt & Associates, Inc., agent for David & Pam Fleischaker, owners, proposes to build a 320 sq. ft. addition, construct a lap pool and reconstruct a flagstone patio at a non-contributing residence. (John Murphey).

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

BACKGROUND & SUMMARY:

1557 Canyon Road is a large, stucco-clad Spanish-Pueblo Revival-style residence constructed prior to 1944. Attached to this house is a rectangular addition constructed after 2001. Collectively, the residence and its addition are noncontributing to the Downtown and Eastside Historic District.

The applicant proposes a remodeling project with the following items:

1. Construct a 320-square foot "Exercise Room" to attach to the west elevation of the post-2001 addition. The Spanish-Pueblo Revival-style addition is approximately 12'-6" high from finished grade and 6" lower than the existing dwelling. The south and west elevations will feature 9-over-9 double-hung wood windows. The south elevation will include a four-panel wood; the west elevation, wood French doors. Wood corbel and post structures will enframe both of these elevations. The north elevation will be fenestrated with three small, fixed-light wood-frame windows. The addition is to be clad with cementitious "Buckskin" color stucco; window frames will be painted blue. The addition is designed to harmonize with the existing residence.
2. Install a 10'x45' below grade lap pool with a walk-on cover along a strip of lawn west of the Exercise Room. Because of its walk-on feature and existing fences surrounding the lot, no other protective fencing is required.
3. Remove and replace approximately 200-square-feet of flagstone paving framing the southeast corner of the house. The existing random-course pavers will be replaced with similar Buckskin-color flagstone laid in concrete.

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.

Present and sworn was Mr. Presley Schmitt who had nothing to add to the staff report.

Chair Woods had a concern that this proposal wasn't maintaining the 3' rule in the corners but they were not visible. The idea in the code was that buildings were to look like adobe. But the ordinance said publicly visible façades.

Mr. Murphey said the distance was 18".

Mr. Acton said what mitigated his resistance was that it was at the end of a long massive wing where you might expect to see a portal and that kind of glass would fit in.

Chair Woods said she would go for that if the parapet wasn't so high over the top of it.

Mr. Acton asked what the ceiling height was in that addition.

Mr. Schmitt said the ceiling height was 10'. They would have 10" vigas with 2" Aspen latillas above that with 8" of fill so the parapet would be about 12-14" tall.

Mr. Acton said the connector element on the north was all new construction there.

Mr. Schmitt agreed. It was a little foyer coming into the exercise room.

Mr. Acton could see bringing the parapet down to that elevation and asked if that would work. It would reduce the mass a little bit.

Mr. Schmitt said they were a foot below existing right now and the small center section would probably be 20" below if they dropped it. The doors were 6'8".

Mr. Acton said usually with ten foot ceilings people used 8' doors.

Mr. Schmitt said they wanted to match the rest of the doors.

Mr. Acton estimated it was about a 2' parapet from decking

There were no speakers from the public regarding this case.

Mr. Katz moved to approve Case #H-12-045 as submitted and recommended by staff. Ms. Rios seconded the motion and it passed by unanimous voice vote.

- 18. Case #H-12-046. 725 Acequia Madre.** Downtown & Eastside Historic District. Mike Nestor, agent for Kosir, owner, proposes to reconstruct an existing gate entry to a maximum height of 8'6" and construct a 60 sq. ft. roof to connect the entry to a non-contributing house. (John Murphey).

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

BACKGROUND & SUMMARY:

Constructed in the 2000s, 725 Acequia Madre is a one-story, single-family residence designed in the modern Spanish-Pueblo Revival idiom. It sits at the end of a gravel lane and is partially visible from Acequia Madre. It is noncontributing to the Downtown and Eastside Historic District.

The applicant requests approval of a project to remodel the existing entry gate structure to accommodate a new 60-square-foot roof behind the opening.

The specific work will include increasing the height of the existing opening two inches from 8'-4" to 8'-6" and widening the horizontal portion of the structure from where it meets the yard walls from 9'-0" to 16'-5."

The increase in width will include a change from a rectangular to a more curvilinear enframement in keeping with the house's scale and design. The stucco will match the existing residence.

The roof structure behind the opening, as with the existing structure, will attach directly to the house but will now include a metal gutter system.

The new design will feature an exposed, stained lintel and 18"-high stack-stone planting beds on either side of the entry. The applicant proposes two light fixtures but has not submitted their design.

Staff recommends approval of the project with the condition the applicant submits the light fixture design to staff for review.

STAFF RECOMMENDATION:

Staff recommends approval of this application with the specified condition, 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.

Present and sworn was Mr. Mike Nestor, 1539 Burro Lane, who had nothing to add to staff's report.

Mr. Acton noted the proposed expansion of the face of the pediments on either side of the door approximately the existing width of existing door but the opening was wider. Mr. Nestor agreed.

Mr. Acton said the yard wall proceeding and then it stepped up. He asked if at that point it would be the outer limit of the massive pilaster.

Mr. Nestor didn't understand the question.

Mr. Acton asked if that shoulder was going to be the limit of the width.

Mr. Nestor said the shoulders were further out where it met the planting area. It was a little bigger. The reason was because they had ice problems there and he was trying to hide a roof to prevent it.

Mr. Acton liked the softness but it thought it would be better if it would taper more quickly and be less fat.

Mr. Nestor said on the top he tried to reflect the parapet behind it. A more vertical angle would be fine.

There were no speakers from the public regarding this case.

Mr. Acton moved to approve Case #H-12-046 per staff recommendations with taper of pilasters to be more vertical for reducing the massing of the gate. Ms. Rios seconded the motion with the condition that the applicant submit light fixture designs to staff for review and approval. The motion passed by unanimous voice vote.

19. Case #H-12-047. 238 Rodriguez Street. Downtown & Eastside Historic District. Richard Martínez, agent for Pam Holder, owner, proposes to demolish existing non-contributing house and shed. (John Murphey).

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

BACKGROUND & SUMMARY:

238 Rodriguez Street is a single-story, stucco-faced vernacular dwelling with an associated outbuilding. It is noncontributing to the Downtown and Eastside Historic District. The applicant seeks permission to demolish both structures.

Architectural and Historical Significance

The main building is an approximately 1,605-square-foot, mostly flat-roof, multi-addition residence constructed of a mixture of adobe, concrete block and frame building material.

The history of the house is not well developed. A previous owner put its original construction at 1947. A 1951 aerial shows a small building at this location; a clearer image from 1960 shows it to be rectangular in plan. To this original building were most likely added a number of accretions, starting in the mid-1960s, changing it from a rectangular to roughly L-shaped building.

Today, it shows at least three roof lines and a mixture of steel casement and aluminum sliding windows. The interior layout reveals the various additions with abrupt changes in floor levels and ceilings that range from over 8' to less than 6' in height.

To the rear is a small building constructed after 1960. Dubbed "Gramita's Hollita de Oro," it is a simple frame building sheathed with drop siding painted gold. The shed-roof structure ingeniously rests on a foundation of wood pallets.

The first city directory listing for this address is 1964, suggesting the building may not have been used for human habitation before then.

Toribio (Toby) Urioste and his wife Angie and their children moved to the house around this time from a residence on Hillside Avenue. Born in 1921, Urioste graduated from St. Michael's High School in 1939, and later served during WW II in the 634th Tank Destroyer Battalion Reconnaissance Company. He was employed in the 1950s as a Captain of the Guards at the Penitentiary of New Mexico. He died in 2006.

Together, the house and the ancillary building do not contribute to the streetscape or the historic district, as per the ordinance's definition of 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. 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. The structure may have had minor alterations, however, its integrity remains. (Ordinance. 2004-26 § 5)

Process of Demolition

Under 14-13.4 (A)(2), "Demolition of Landmark or Historic Structure," the Board must within 65 calendar days from the date of application, make a recommendation to the Governing Body to either grant or deny the application.

Before granting approval or denial, City staff shall provide information on the structure under consideration. This information consist of 1) the historic or architectural significance of the structure; 2) a report from the City Building Inspector on the state of repair and structural stability of the structure; and 3) a report from the Archaeological Review Committee on whether the demolition would damage possible archaeological artifacts (14-13.4 (C)).

For Item 1, staff asks the Board to refer to the above text covering the property's architectural and historical significance. For Item 2, staff asks the Board to review the September 29, 2011 letter from City of Santa Fé building inspector Mike Purdy, who determined the residence to be "in a state of total disrepair and does not comply with current codes nor would it have complied with the building code that was in place when it was constructed." In regard to Item 3, an archaeological permit is not required, as the property is not 75 years old (14-3.13(B) (1) (e)).

The Board's decision is then premised on the application of three standards (14-13.4 (G) (1)):

- (a) Whether the structure is of historical importance;
- (b) Whether the structure for which demolition is requested is an essential part of a unique street section or block front and whether this street section or block front will be reestablished by a proposed structure; and
- (c) The state of repair and structural stability of the structure under consideration

In consideration of 238 Rodriguez, neither structure is of historical importance nor forms an essential part of a unique streetscape and both are of questionable structural stability, as determined by the city inspector to be "unsafe for human occupancy." Therefore, both structures are recommended for demolition.

STAFF RECOMMENDATION:

Staff recommends approval to demolish 238 Rodriguez Street, both the main house and the second structure, as the request meets Section 14-13.4, "Demolition of Landmark or Historic Structure," (C) and (G).

Ms. Rios asked in reference to the staff recommendation but based it on Section 14-13.4 which was for demolition of a landmark or historic structure and neither structure here appeared to be historic.

Mr. Rasch said staff had interpreted this code section to mean structures within historic districts.

Present and sworn was Mr. Richard Martínez, 1524 Paseo de Peralta, who said they proposed to replace this structure with a new house there and would come back to the Board when the design was created. This house was not built to current standards and the ceilings were very low.

Public Comment.

Present and sworn was Mr. Orlando Trujillo on behalf of his wife and sister in law who owned the property. He said the demolition was needed due to structural damage. He added that the electrical system was bad and he didn't know how they had avoided a fire there. They even had extension cords from one receptacle to another. They used to light it up at Christmas. He recommended it be demolished.

Mr. Acton asked if that included Gramita's Hollita del oro.

Mr. Trujillo agreed. She had too many things in there.

Ms. Rios moved in Case #H-12-047 to approve the demolition of these two buildings per staff recommendations. Mr. Katz seconded the motion and it passed by unanimous voice vote.

I. MATTERS FROM THE BOARD

There were no matters from the Board.

J. ADJOURNMENT

The meeting was adjourned at 9:00 p.m.

Approved by:

Sharon Woods, Chair

Submitted by:

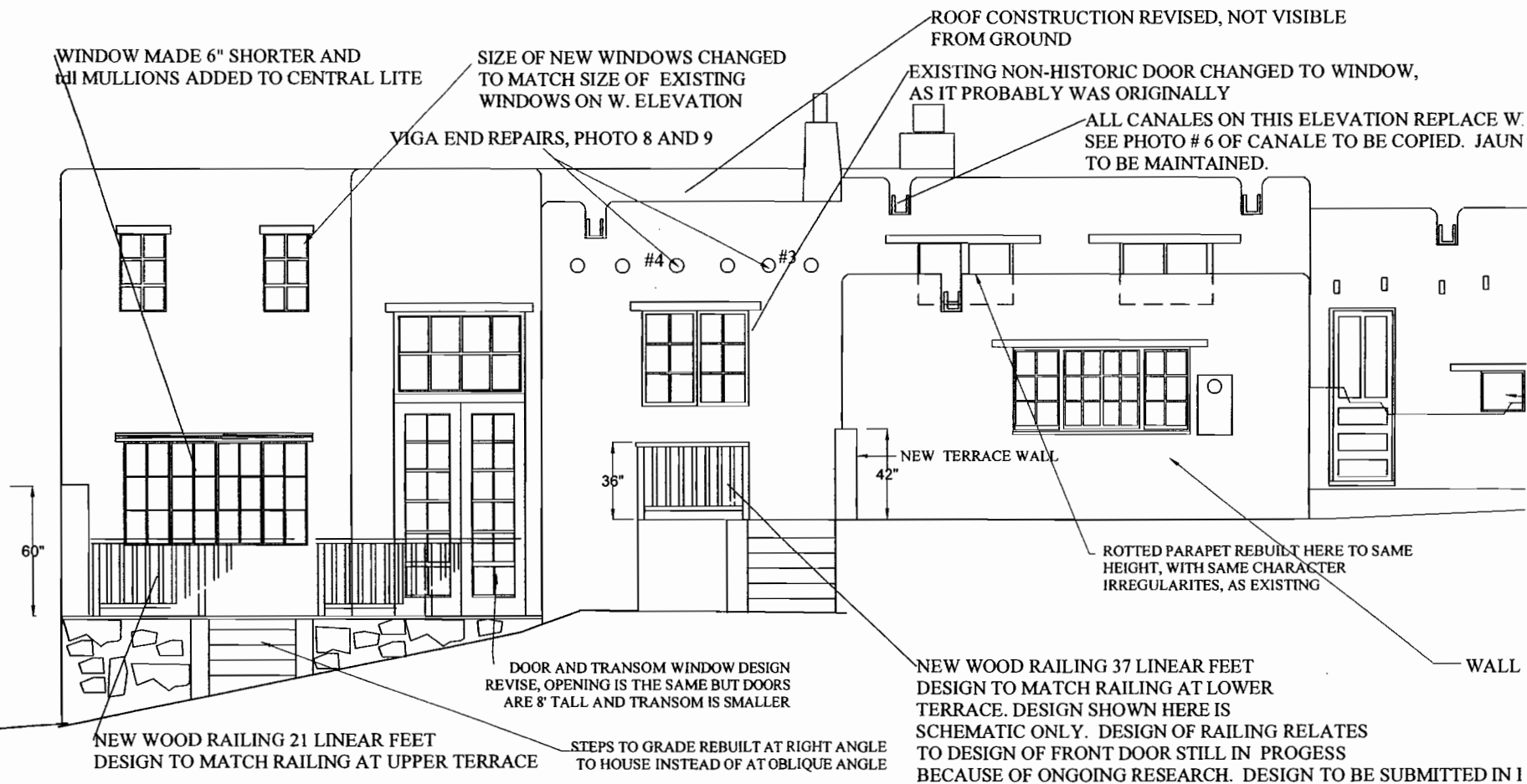
Carl Boaz, Stenographer

524 Camino del Monte Sol

5-18-12 Submittal

Revised 6-11-2012

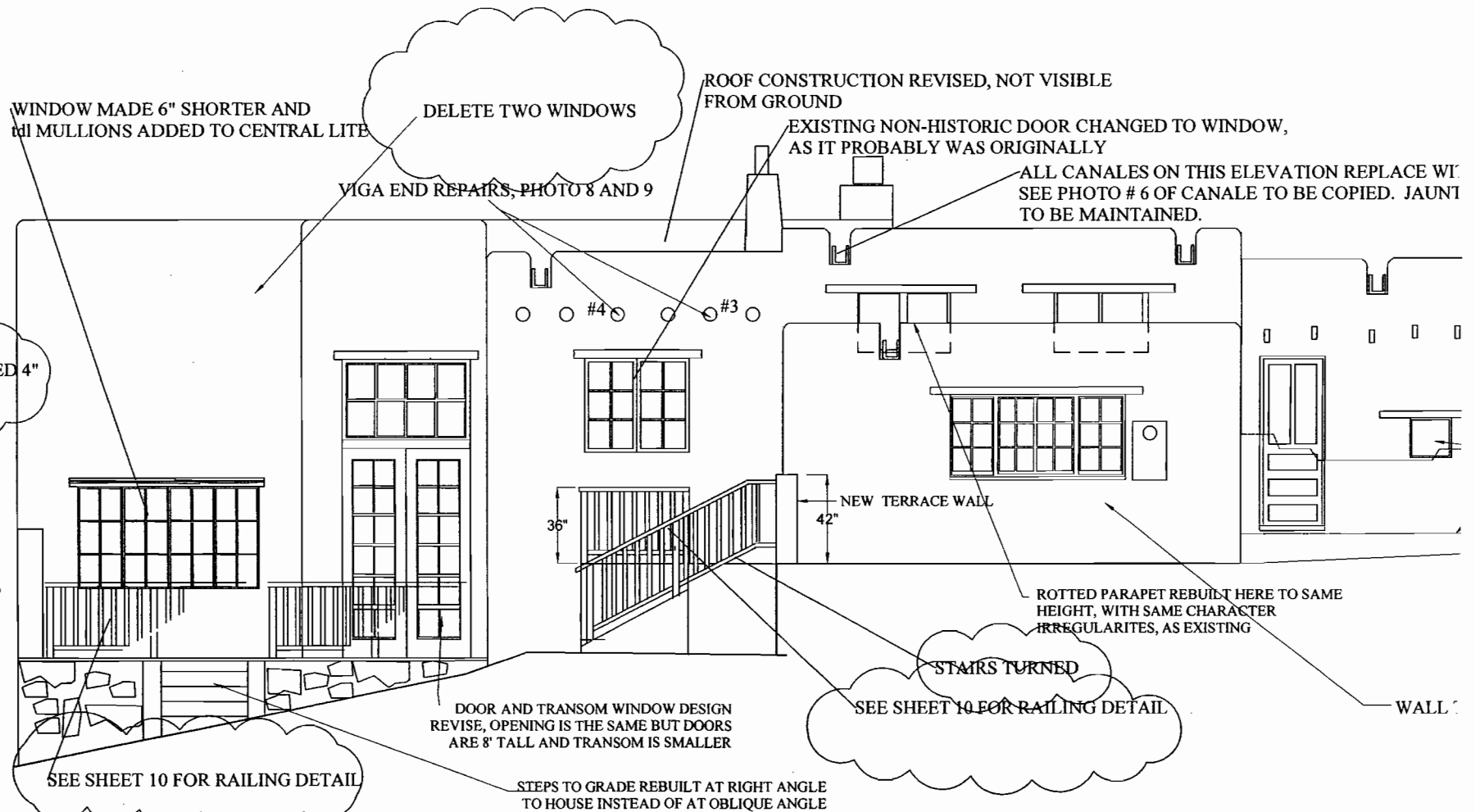
- Page 2 Submitted south elevation**
- Page 3 Revised south elevation**
- Page 4 Submitted west elevation**
- Page 5 Revised west elevation**
- Page 6 Submitted north elevation**
- Page 7 Revised north elevation**
- Page 8 Submitted east elevation**
- Page 9 Revised east elevation**
- Page 10 Railing detail**
- Page 11 Gate detail**
- Page 12 Front door detail**



PARTIAL SOUTH ELEVATION 1/4"=1'-0"

524 Camino del Monte Sol HDRB 5-18-12 SUBMITTAL EXISTING SUBMITTAL

PAGE 2



PARTIAL SOUTH ELEVATION 1/4"=1'0"

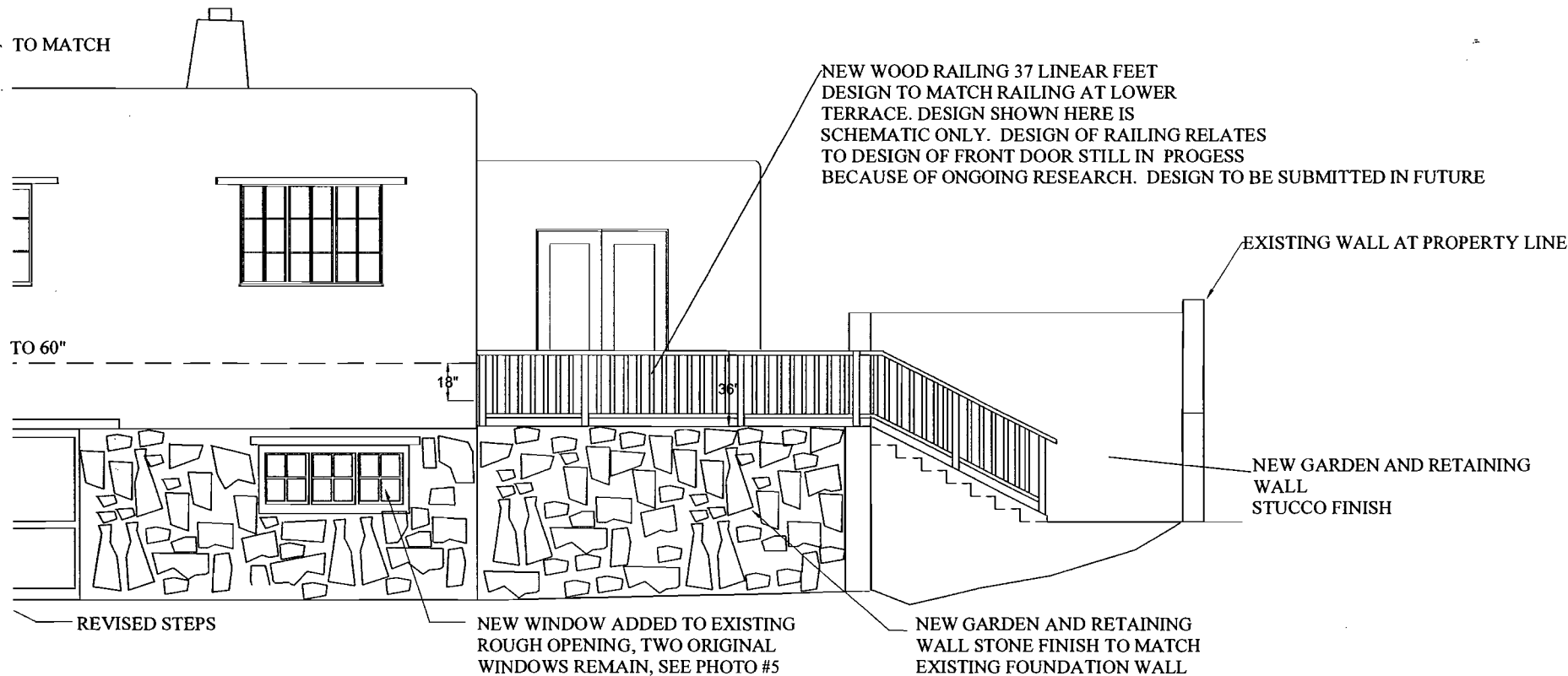
524 Camino del Monte Sol HDRB 5-18-12 SUBMITTAL

REVISED 6-11-12

PAGE 3

TH NEW ONE,
ING CANALE TO BE COPIED

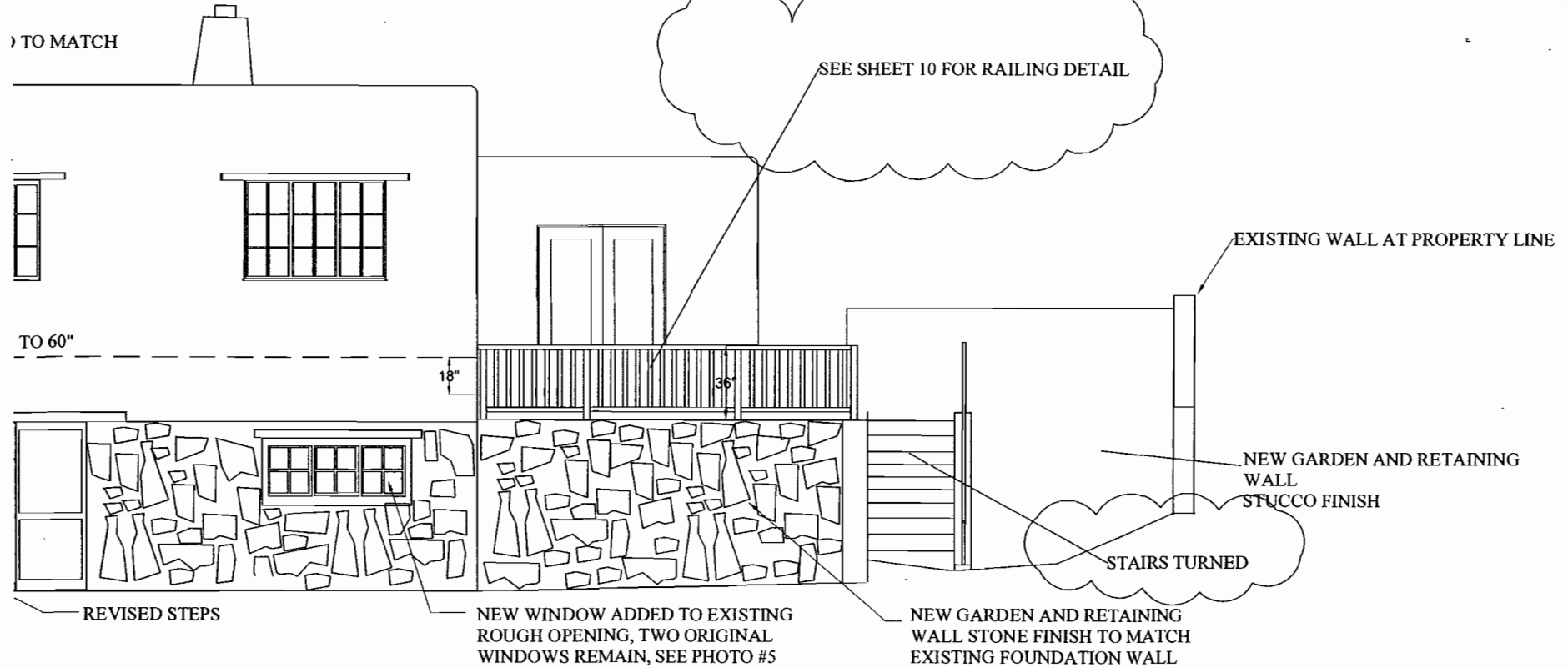
TO MATCH



PARTIAL WEST ELEVATION 1/4"=1'-0"
524 Camino del Monte Sol HDRB 5-18-12 EXISTING SUBMITTAL

TH NEW ONE,
TING CANALE TO BE COPIED

TO MATCH

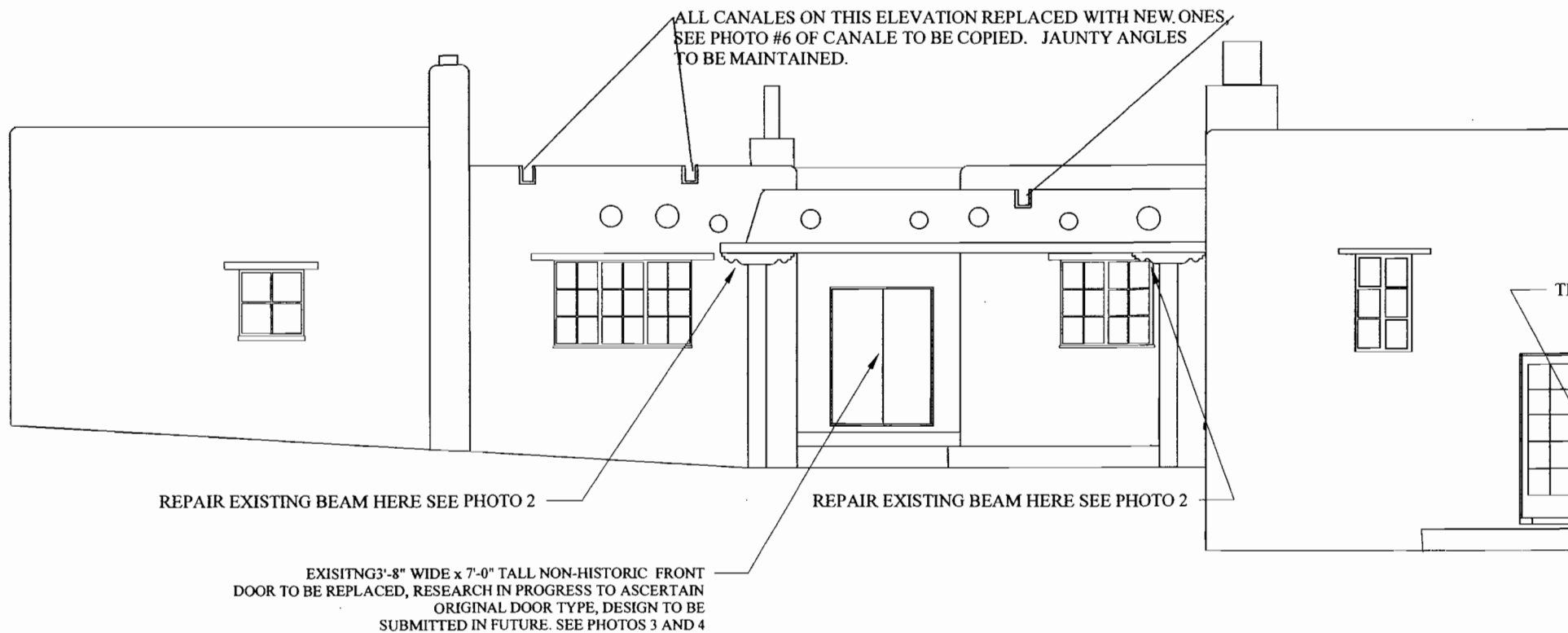


PARTIAL WEST ELEVATION 1/4"=1'0"

524 Camino del Monte Sol HDRB 5-18-12 SUBMITTAL

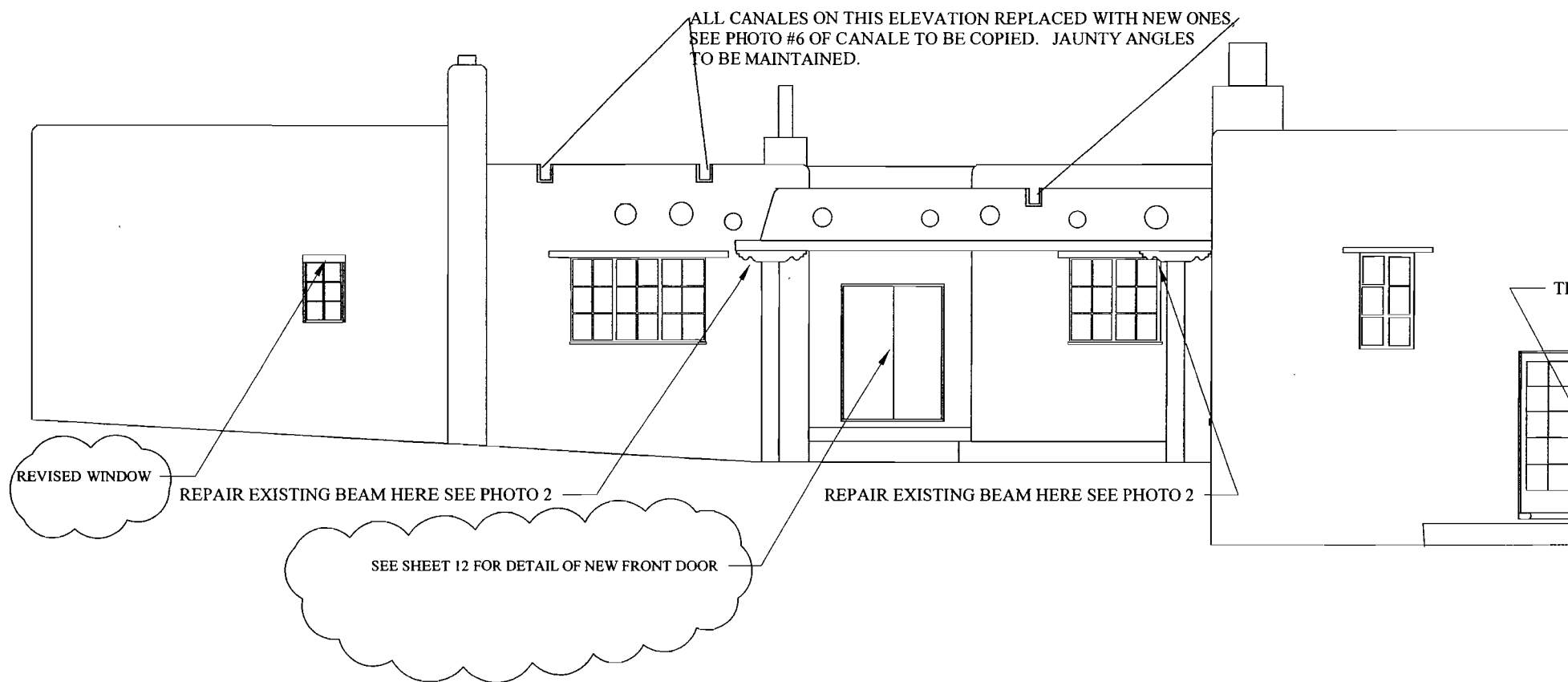
REVISED 6-11-12

PAGE 5



PARTIAL NORTH ELEVATION 1/4"=1'-0"
 524 Camino del Monte Sol HDRB 5-18-12 EXISTING SUBMITTAL

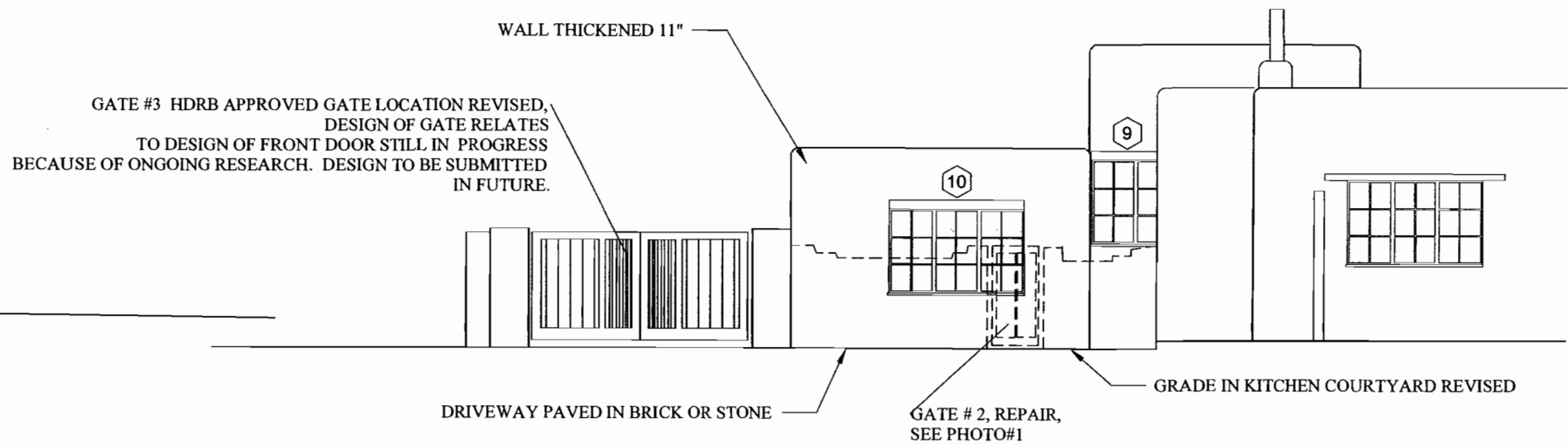
PAGE 6



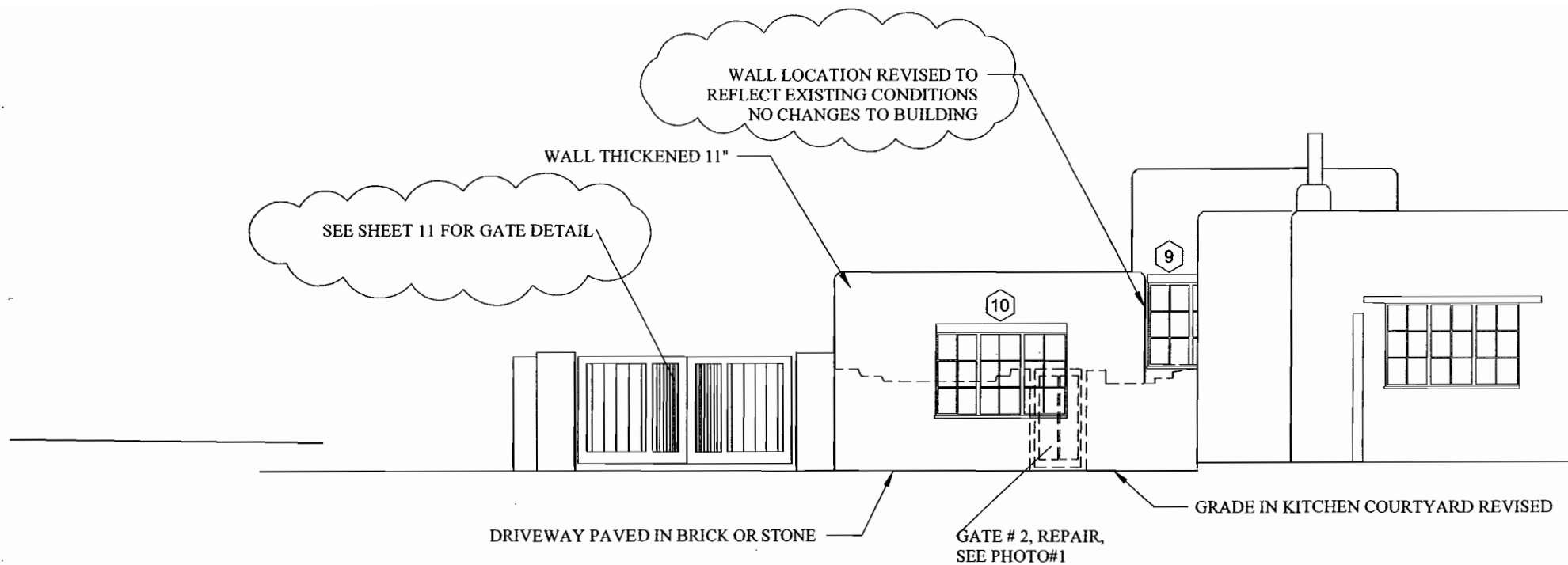
PARTIAL NORTH ELEVATION 1/4"=1'-0"
524 Camino del Monte Sol HDRB 5-18-12 SUBMITTAL

REVISED 6-11-12

PAGE 7



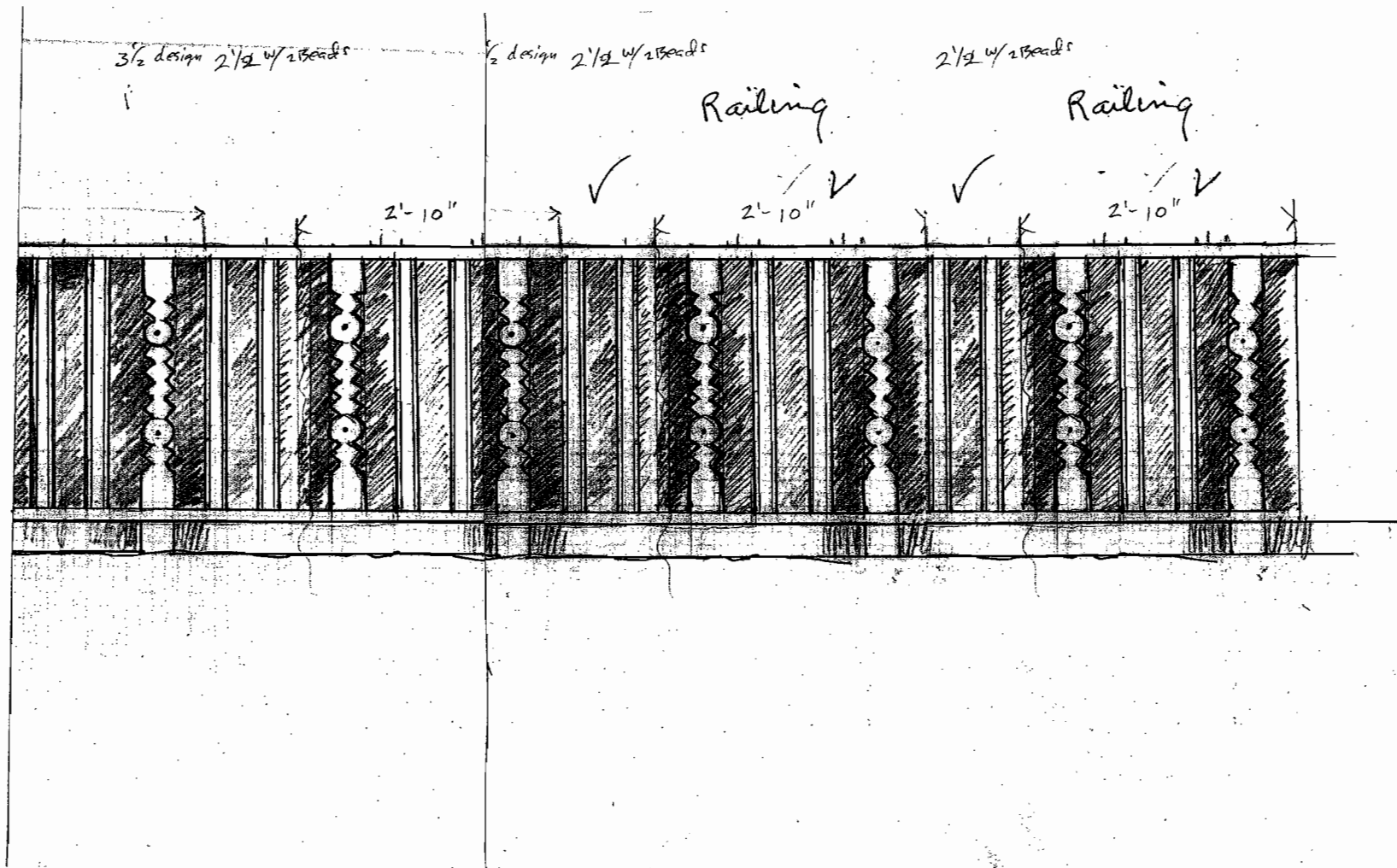
PARTIAL EAST ELEVATION 1/4"=1'-0"
 524 Camino del Monte Sol HDRB 5-18-12 EXISTING SUBMITTAL



PARTIAL EAST ELEVATION 1/4"=1'-0"
524 Camino del Monte Sol HDRB 5-18-12

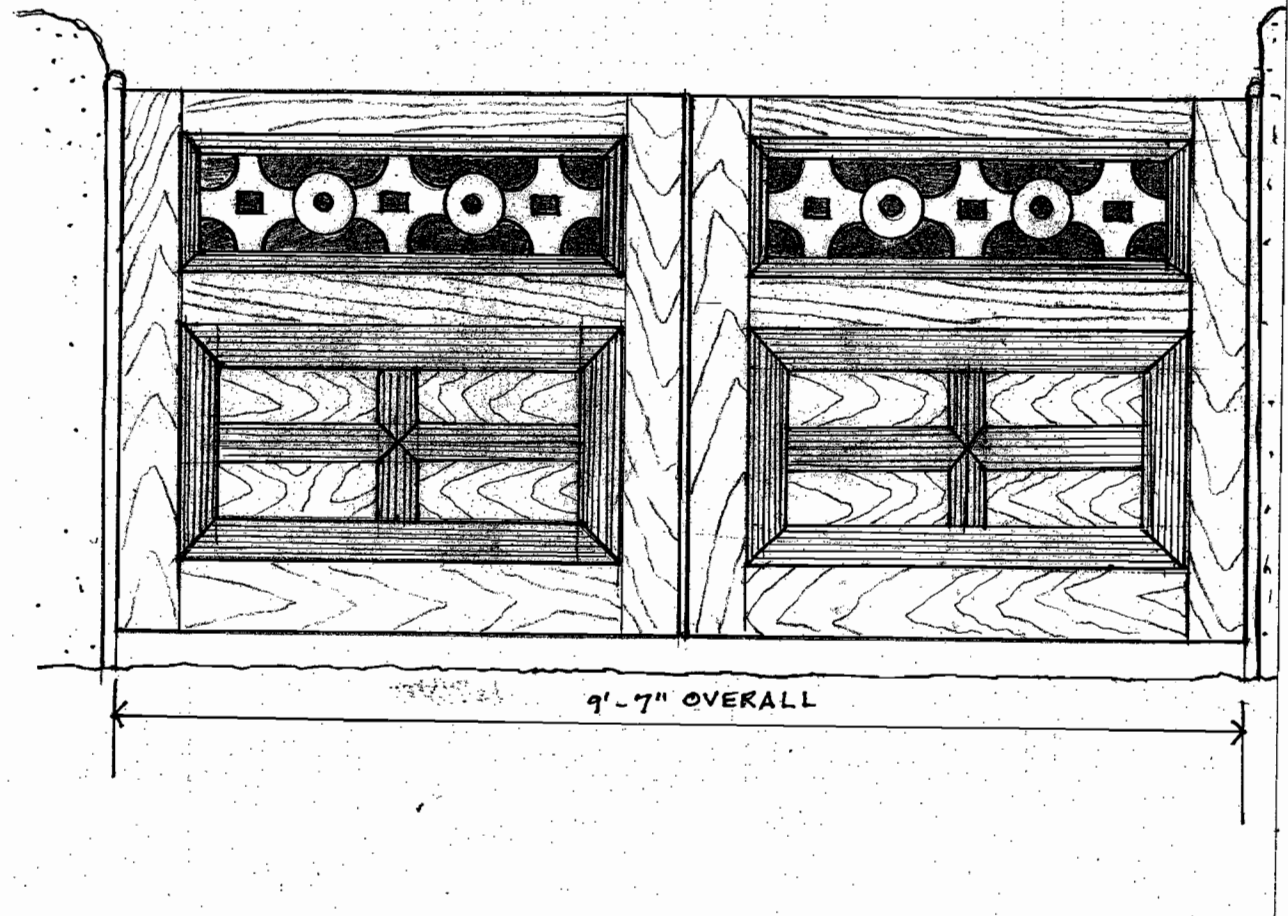
REVISED 6-11-12

PAGE 9



RAILING DETAIL AT REAR TERRACES 1"=1'-0"
 524 Camino del Monte Sol HDRB 5-18-12 SUBMITTAL

DETAIL ADDED 6-11-12 **PAGE 10**

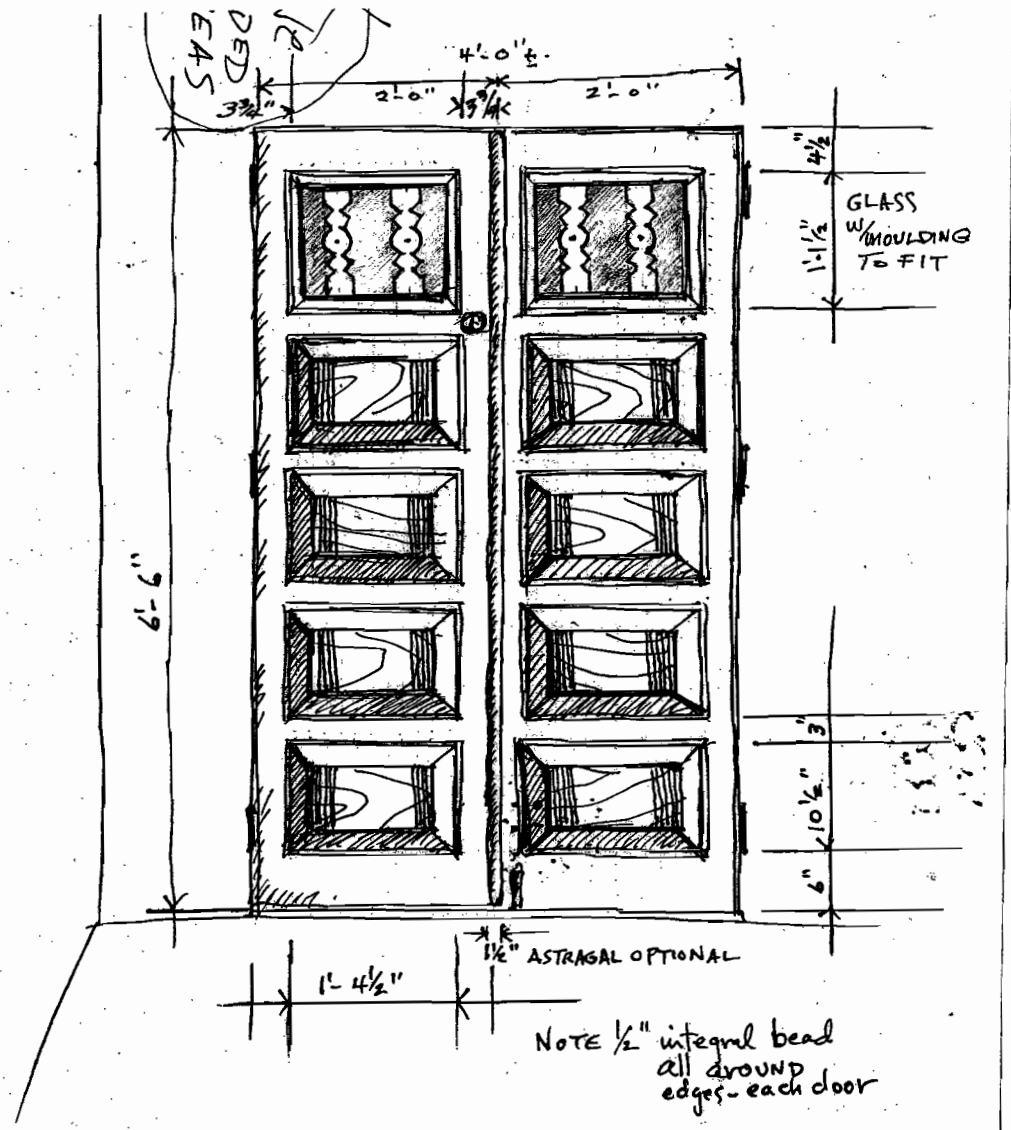


GATES ON EAST ELEVATION 1"=1'-0"

524 Camino del Monte Sol HDRB 5-18-12 SUBMITTAL

DETAIL ADDED 6-11-12

PAGE 11



FRONT DOOR 1"=1'-0"

524 Camino del Monte Sol HDRB 5-18-12 SUBMITTAL

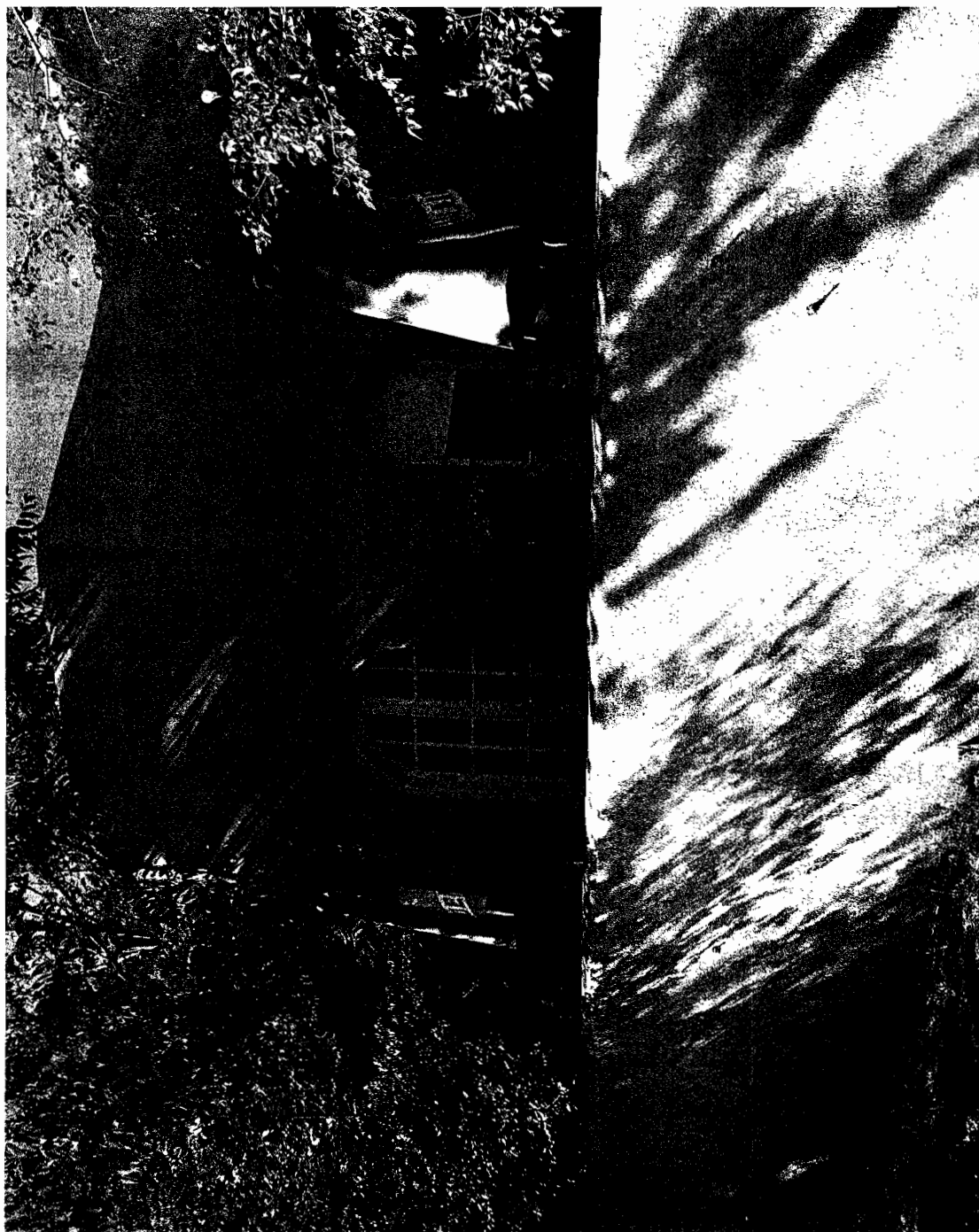
DETAIL ADDED 6-11-12

PAGE 12

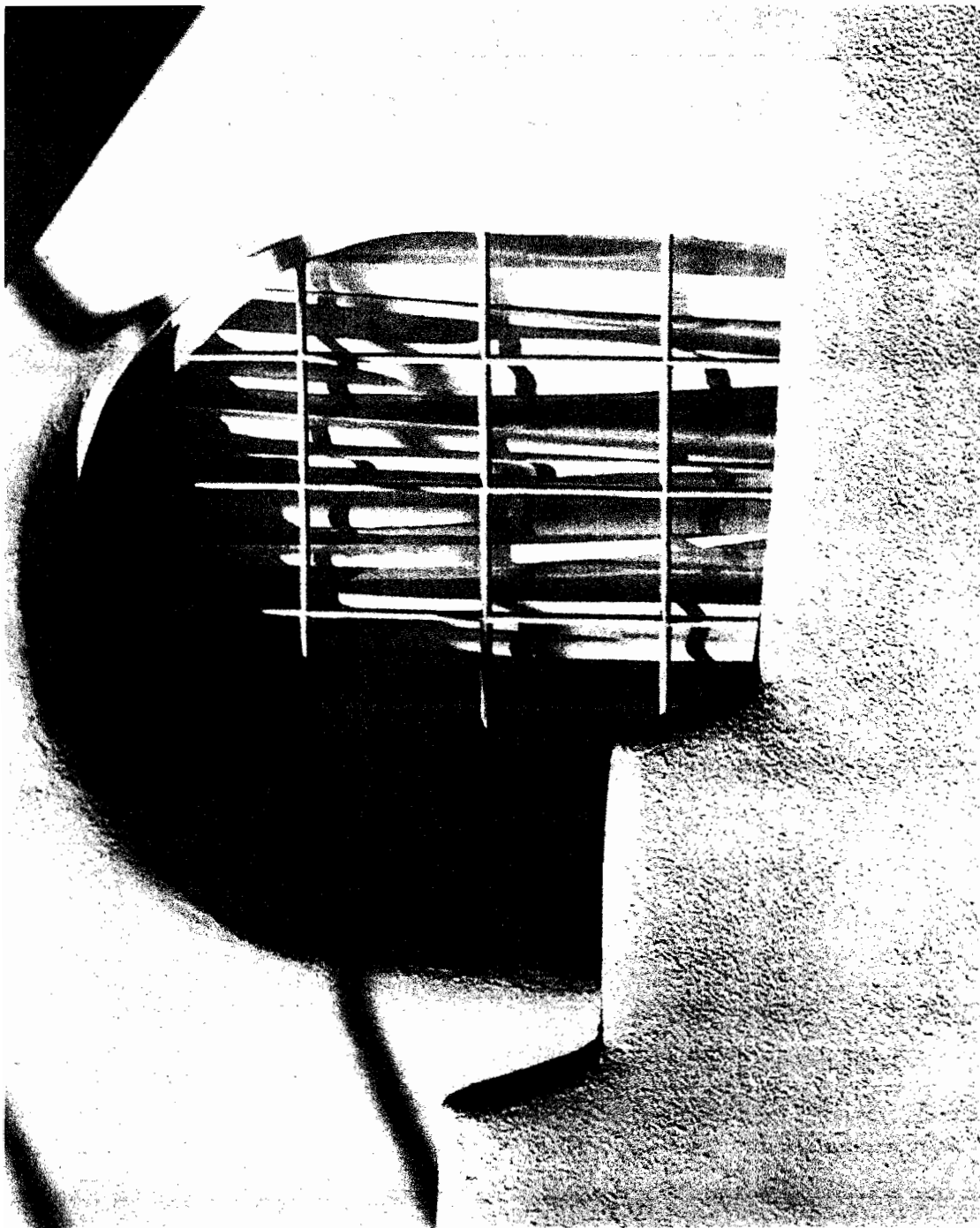
EXHIBIT B
HDRB 6/12/12



*Historical Photo of Santa Fe
(from Ambusco Center)*



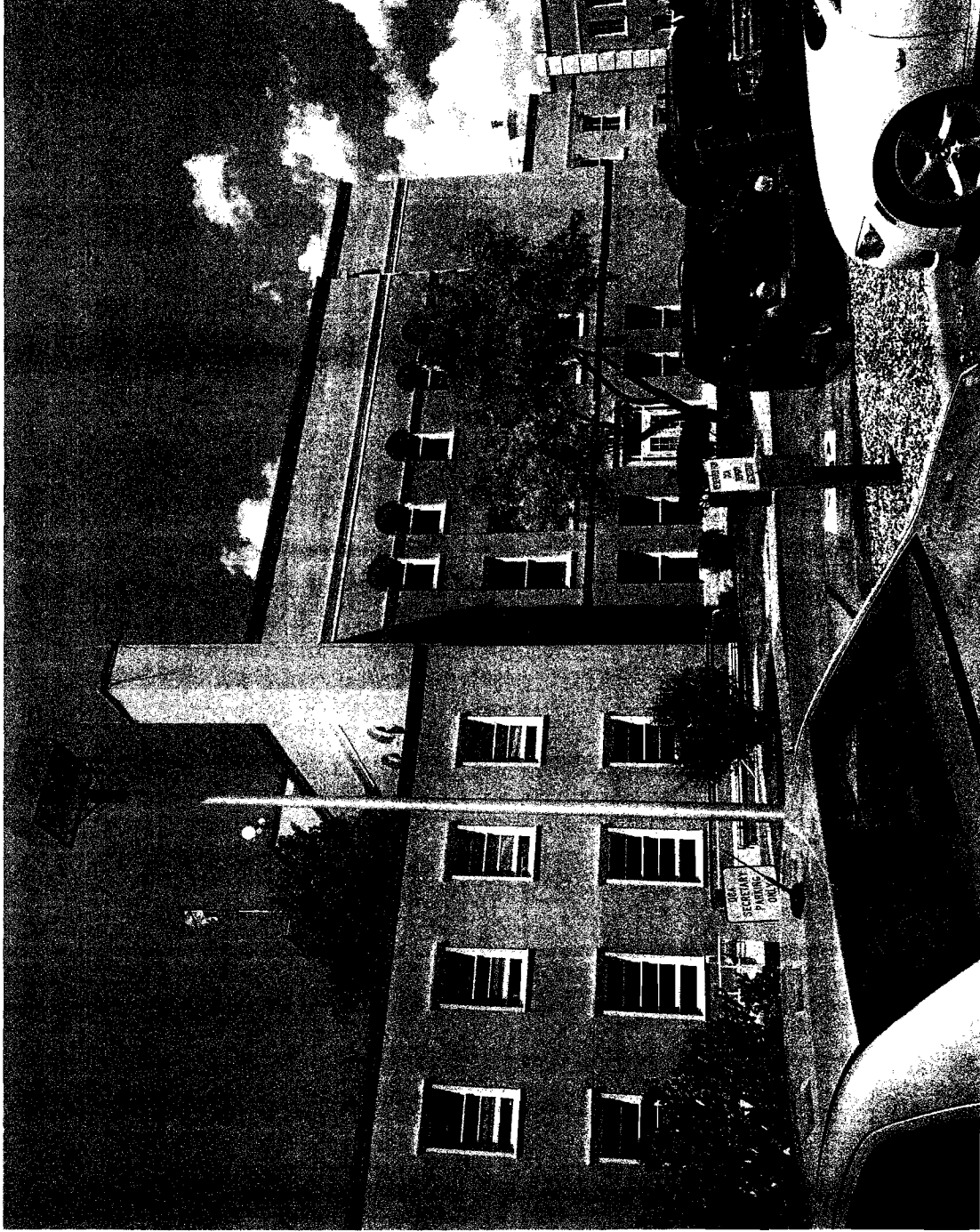
GUADALUPE CAFE
OLD SANTA FE TRAIL



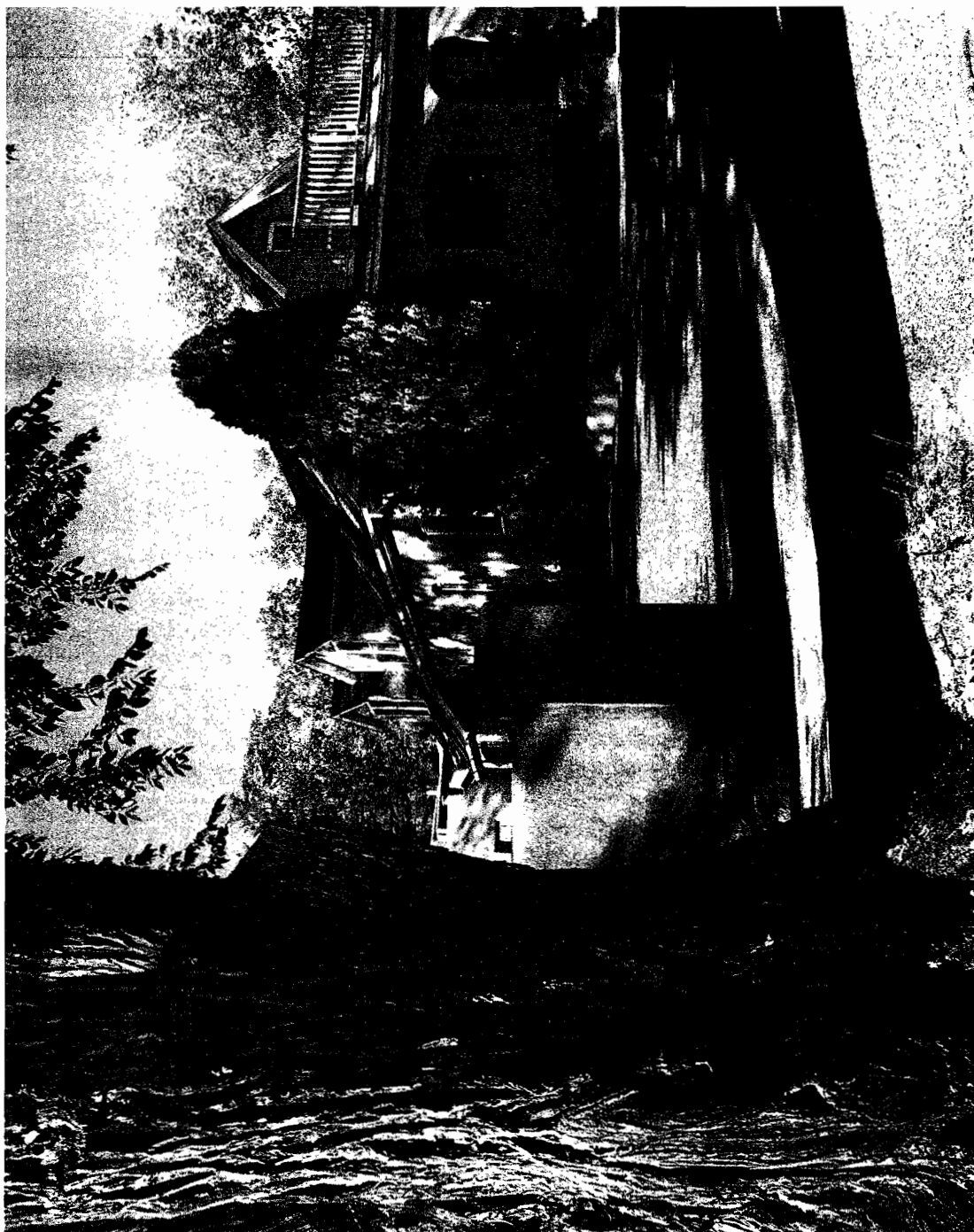
419 HILLSIDE
EDISTON



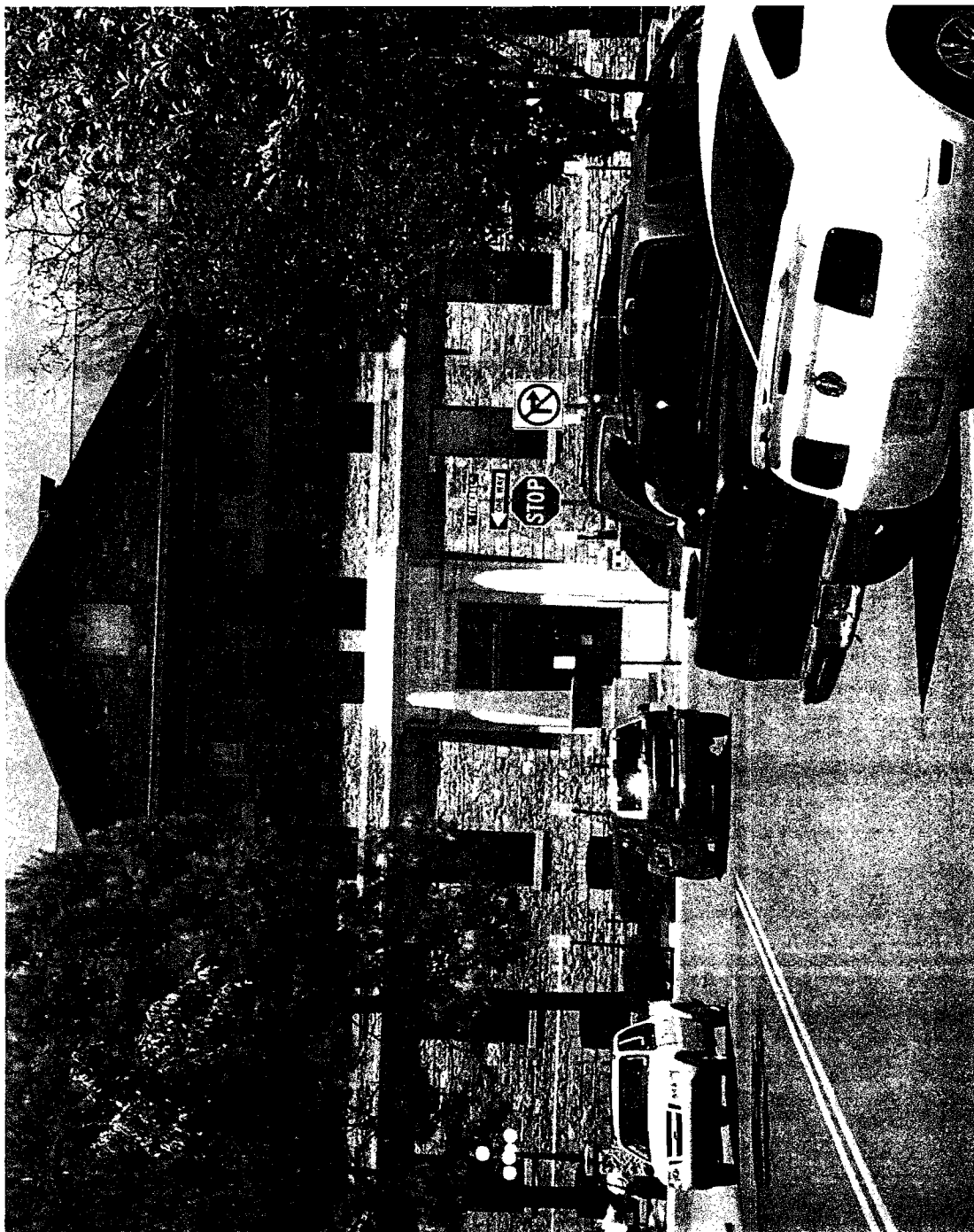
204 DELGADO



*Bataan Memorial Building
(former New Mexico Capitol Building)
Galisteo*



CASA SAMPRA
629 PALACE AVE.



Federal Court Building



Historic Photo - 208 Griffin St.



*Santa Fe Chamber Music Festival
208 Griffin St.*



NEDRA MATTEUCCI GALLERIES
1075 Paseo de Peralta

SUPPLEMENTAL INFORMATION PACKAGE # 4

DRURY PLAZA PROJECT

HDRB CASE # 08-095B, ADAPTIVE REUSE OF OLD ST. VINCENT'S HOSPITAL AND MARIAN HALL

APRIL 25, 2012

PACKAGE OUTLINE:

TAB 1: DESIGN CHANGE REQUESTS

- 1A: WINDOW ADDITIONS TO SOUTH FACADE OF APPROVED SOUTH EAST TOWER ADDITION (SEE SD4.2)
- 1B: RECESSED WALL MODIFICATION UNDER SOUTH ENTRY CANOPY (SEE SD4.2, SD4.3, SD4.4, SD4.5)

TAB 2: CODE DRIVEN CHANGE REQUESTS

- 2A: EXTENSION OF EXISTING SOUTHWEST HOSPITAL STAIRWELL (SEE SD4.6, SD4.7, SD4.8)
- 2B: ADDITION OF WEST GARAGE STAIRWELL AT BOILER BUILDING (SEE SD4.9)

TAB 3: REQUEST TO REPLACE SELECTED STEEL CASEMENT WINDOWS (SEE SD4.10, SD4.11, SD4.12, SD4.13)



COVER SHEET - SD 4.0

scale: 1/8"=1'-0"

HoganGroup
ARCHITECTS AND PLANNERS
surroundings

TAB 1: DESIGN CHANGES

INDEX OF DRAWINGS

DRAWING SD 4.2 - HOSPITAL BUILDING - DRURY PLAZA HOTEL ENTRY - SOUTH ELEVATION

DRAWING SD 4.3 - DRURY PLAZA HOTEL ENTRY FACADE (PLAN VIEWS)

DRAWING SD 4.4 - HOSPITAL BUILDING - DRURY PLAZA HOTEL ENTRY - SOUTH ELEVATION (ENLARGED SOUTH ELEVATIONS, APPROVED AND PROPOSED)

DRAWING SD 4.5 - HOSPITAL BUILDING - DRURY PLAZA HOTEL ENTRY - SOUTH ELEVATION (ENLARGED ELEVATION AND SECTIONS)



TAB 1: DESIGN CHANGES



TAB 2: CODE DRIVEN CHANGE REQUESTS

INDEX OF DRAWINGS

DRAWING SD 4.6 - HOSPITAL BUILDING - DRURY PLAZA HOTEL 5TH FLOOR PLANS

DRAWING SD 4.7 - HOSPITAL BUILDING - DRURY PLAZA HOTEL ENTRY - SOUTH ELEVATION

DRAWING SD 4.8 - HOSPITAL BUILDING - WEST ELEVATION

DRAWING SD 4.9 - BOILER BUILDING ELEVATIONS AND PLANS

TAB 3: REQUEST TO REPLACE SELECTED STEEL CASEMENT WINDOWS

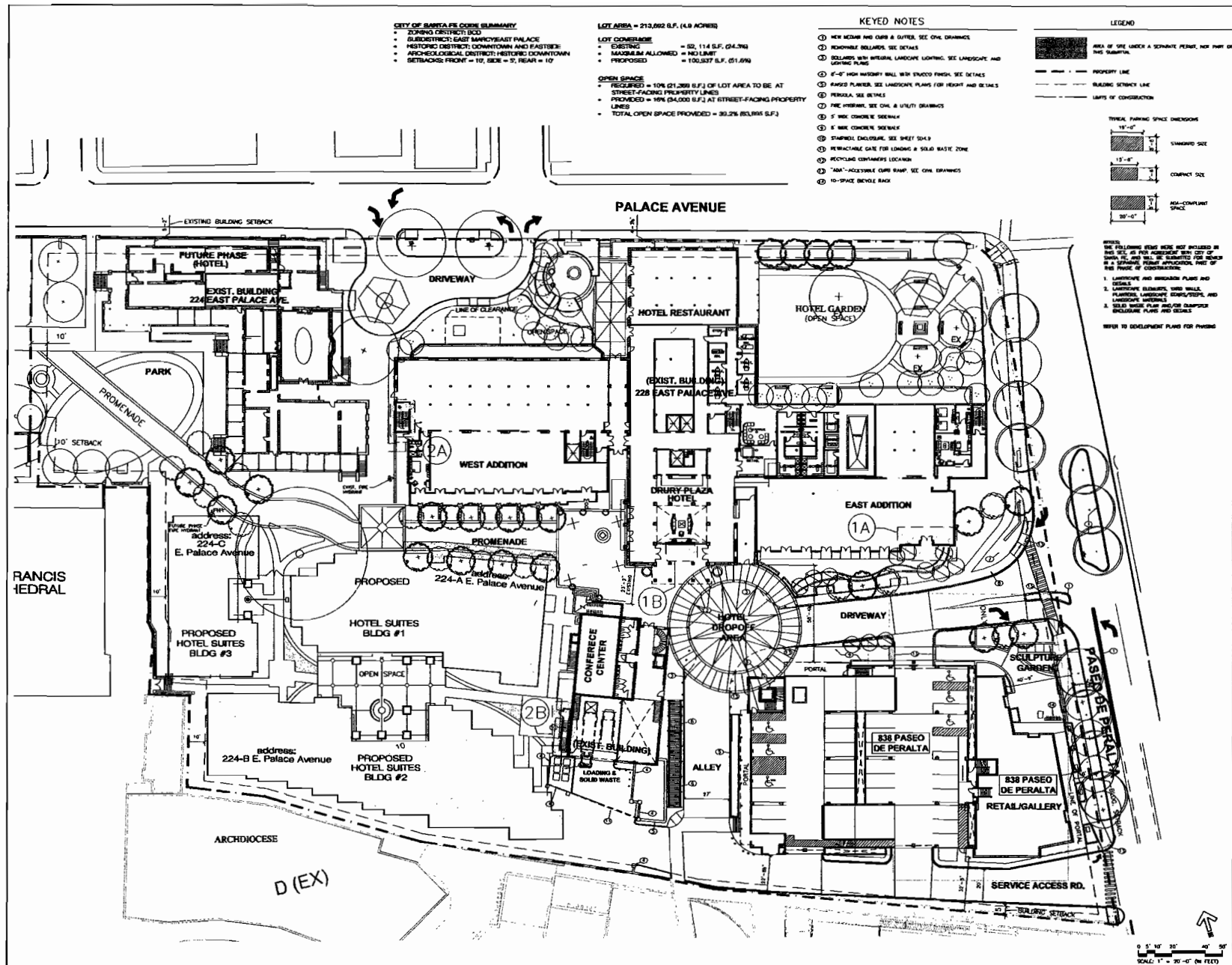
INDEX OF DRAWINGS

DRAWING SD 4.10 - HOSPITAL BUILDING - NORTH & SOUTH ELEVATION

DRAWING SD 4.11 - HOSPITAL BUILDING - EAST AND WEST ELEVATION

DRAWING SD 4.12 - BOILER HOUSE

DRAWING SD 4.13 - HOSPITAL BUILDING - ENLARGED WINDOW ELEVATIONS



DRURY SOUTHWEST, INC.
 10000 N. 10TH AVENUE, SUITE 100
 DENVER, CO 80231
 (303) 751-1000
 WWW.DRURYHOTELS.COM

DRURY PLAZA HOTEL
 228 East Palace Avenue
 Santa Fe, New Mexico 87501

SITE PLAN

SD4.1

Hogan Group
 10000 N. 10TH AVENUE, SUITE 100
 DENVER, CO 80231
 (303) 751-1000
 WWW.HOGANGROUP.COM

DRURY PLAZA HOTEL
 228 East Palace Avenue
 Santa Fe, New Mexico 87501

- ① NEW 30"x42" WINDOW TO MATCH WEST TOWER WINDOWS
- ② EXISTING STAIR WELL TO BE EXTENDED TO ROOFTOP LEVEL, AS REQUIRED BY CODE.
- ③ NEW PAINTED BRICK WALL WITH BRICK COPING
- ④ NEW FACADE TO BE SET BACK 6" FROM EXISTING FACADE
- ⑤ NEW OUTDOOR FIREPLACE WITH PLASTER FINISH IN PLACE OF APPROVED STOREFRONT GLAZING
- ⑥ PLASTER WALL IN PLACE OF APPROVED STOREFRONT GLAZING
- ⑦ PAINTED WOOD BANCO

ALL EXISTING SINGLE-PANE, STEEL FRAME WINDOWS TO BE REPLACED WITH NEW ENERGY-EFFICIENT WINDOWS WITH ALUMINUM FRAMES, EXCEPT WHERE NOTED OTHERWISE



DRURY PLAZA HOTEL - SOUTH ELEVATION, APPROVED BY HDR



DRURY PLAZA HOTEL - SOUTH ELEVATION, PROPOSED

**DRURY
PLAZA**

HOSPITAL BUILDING - DRURY PLAZA HOTEL ENTRY - SOUTH ELEVATION

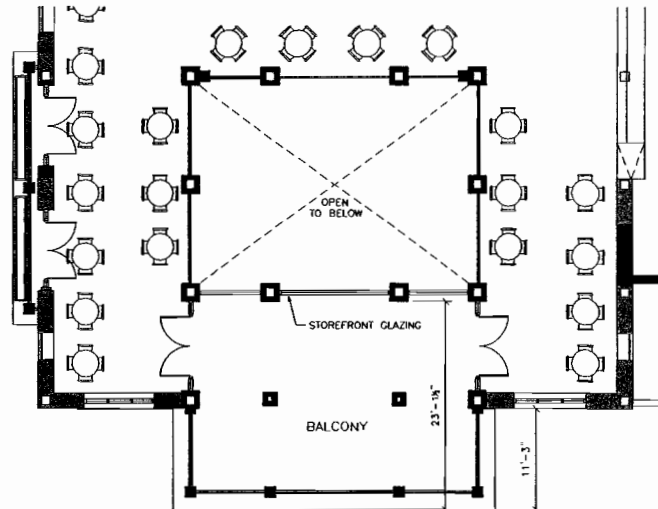
scale: 1/8" = 1'-0"



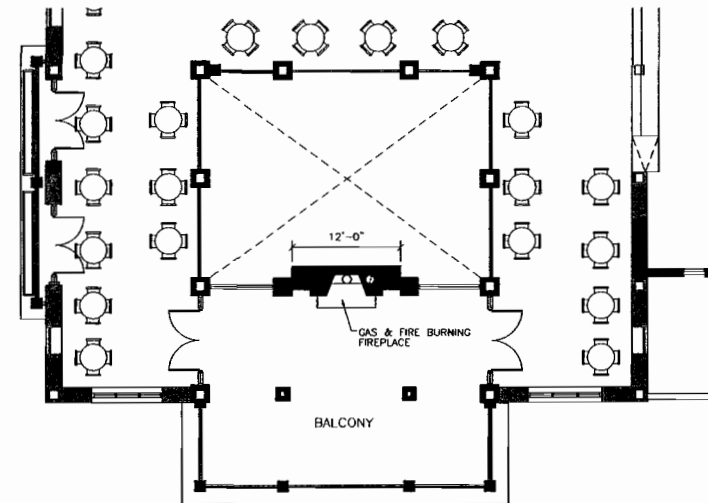
HoganGroup
ARCHITECTS AND PLANNERS SANTA FE

TAB 1 - SD 4.2

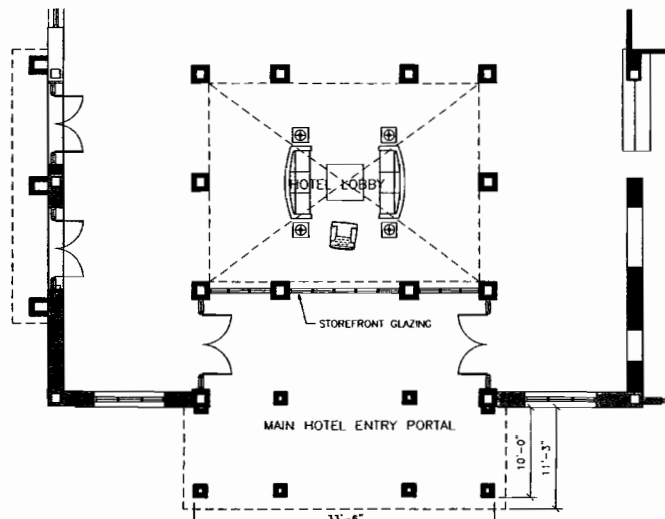
surroundings



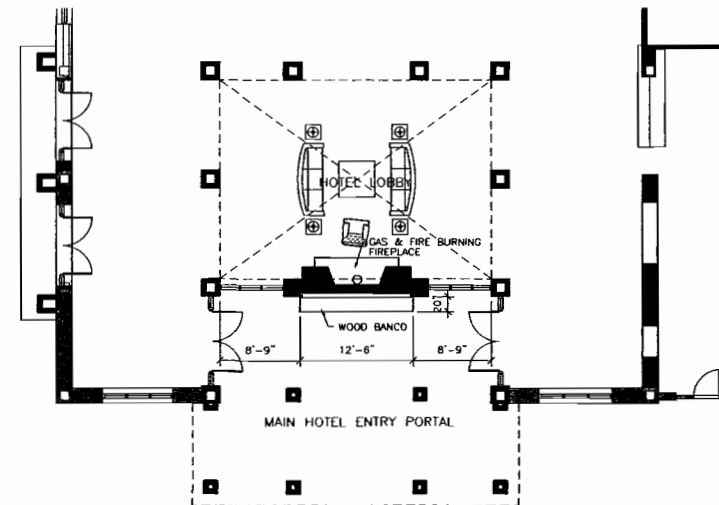
DRURY PLAZA HOTEL ENTRY 2ND FLOOR PLAN - APPROVED BY HDRB



DRURY PLAZA HOTEL ENTRY 2ND FLOOR PLAN - PROPOSED



DRURY PLAZA HOTEL ENTRY 1ST FLOOR PLAN - APPROVED BY HDRB



DRURY PLAZA HOTEL ENTRY 1ST FLOOR PLAN - PROPOSED

**DRURY
PLAZA**

DRURY PLAZA HOTEL ENTRY FACADE
scale: 1/4" = 1'-0"

HoganGroup
THE CHURCH AND PLANNING BOARD, INC.
landscape
TAB 1 SD.4.3

KEYED NOTES

- ① WOOD MOLDING, PAINTED WHITE, SEE PAINT SAMPLES, APPROVED
- ② PRECAST CONCRETE COLUMN, INTEGRAL COLOR, APPROVED
- ③ PAINTED BRICK COLUMN BASE, SEE PAINT SAMPLES, APPROVED
- ④ WOOD FASCIA AND TRIM, PAINTED WHITE, APPROVED
- ⑤ PAINTED BRICK COLUMN, SEE PAINT SAMPLES, APPROVED
- ⑥ STONE VENEER AT COLUMN BASE, APPROVED
- ⑦ WOOD RAILING, PAINTED WHITE, APPROVED
- ⑧ WOOD FASCIA-PANELING, PAINTED WHITE, APPROVED
- ⑨ STOREFRONT GLAZING, APPROVED BY HDRB
- ⑩ PROPOSED PAINTED WOOD RAINCO
- ⑪ PROPOSED PLASTER WALL FINISH IN PLACE OF APPROVED STOREFRONT GLAZING



ENLARGED SOUTH ELEVATION, APPROVED BY HDRB



ENLARGED SOUTH ELEVATION, PROPOSED

**DRURY
PLAZA**

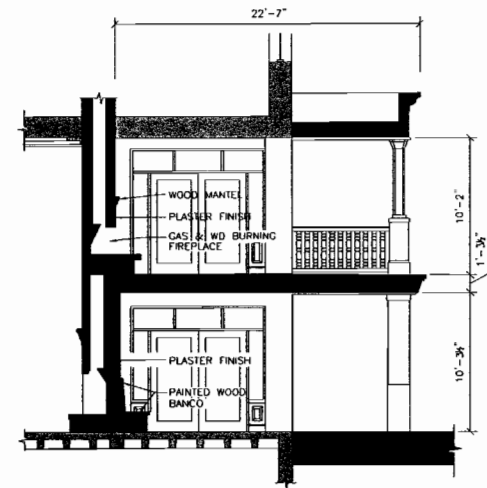
HOSPITAL BUILDING - DRURY PLAZA HOTEL ENTRY - SOUTH ELEVATION
Scale: NOT TO SCALE

TAB 1 SD 4.4

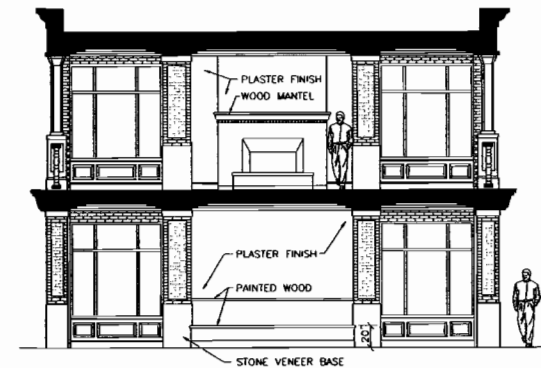
HoganGroup
ARCHITECTS AND PLANNERS
surroundings
landscape



PROPOSED BANCO & FIREPLACE - ELEVATION



PROPOSED BANCO & FIREPLACE - SECTION



PROPOSED BANCO & FIREPLACE - ELEVATION

**DRURY
PLAZA**

HOSPITAL BUILDING - DRURY PLAZA HOTEL ENTRY - SOUTH ELEVATION

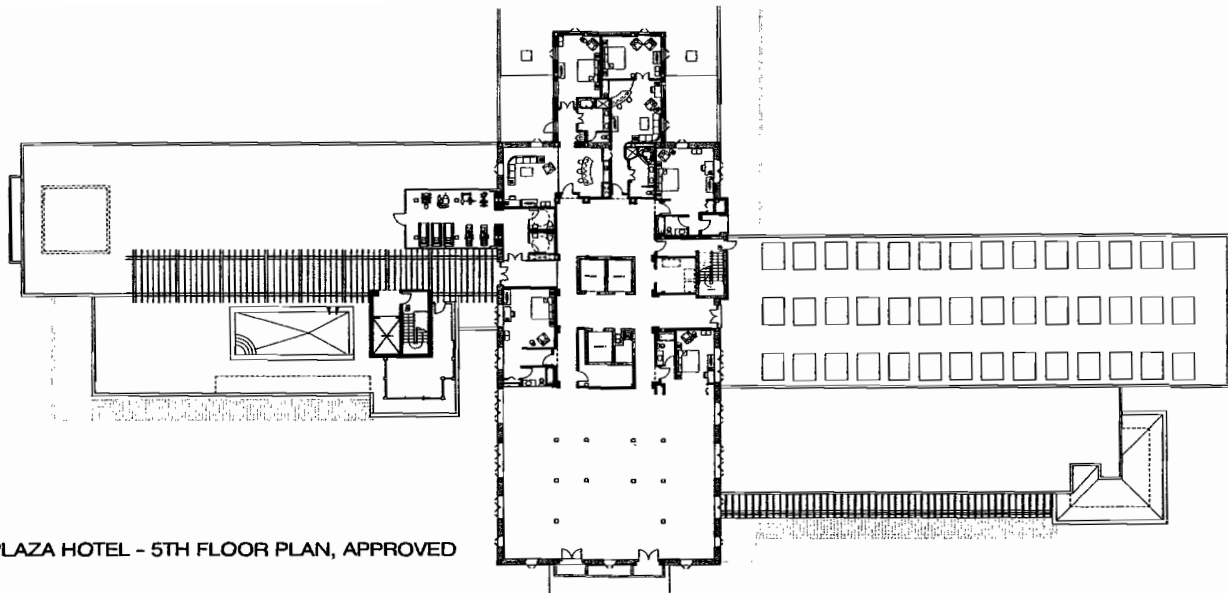
scale: 3/8" = 1'-0"

HoganGroup
ARCHITECTS AND PLANNERS GROUP, INC.

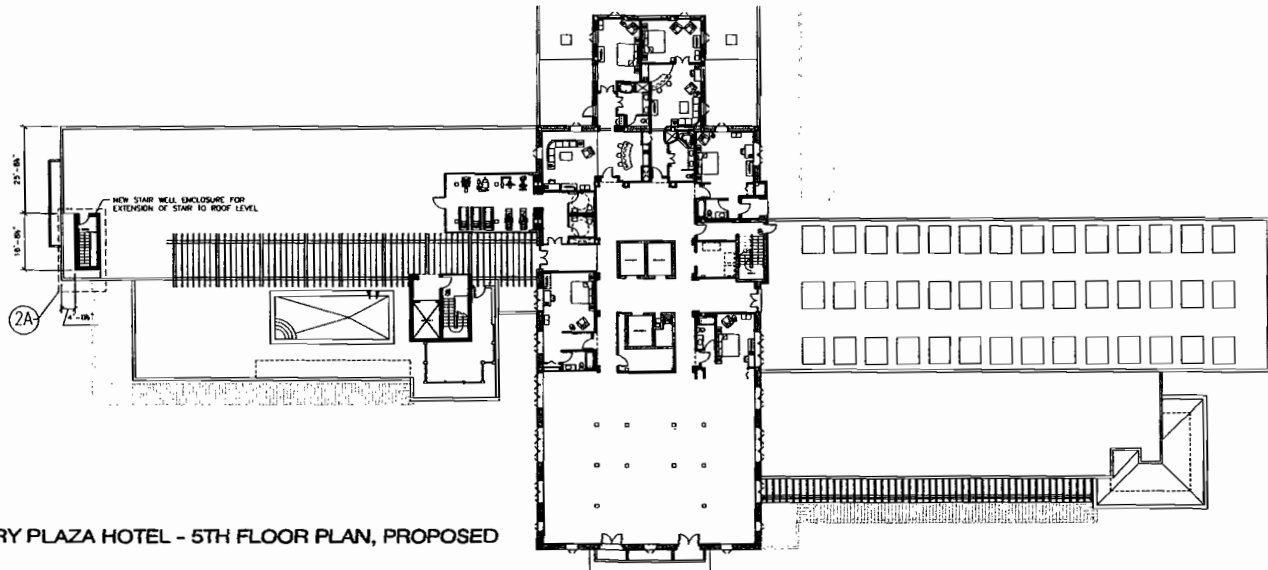
surroundings
interiors

TAB 1

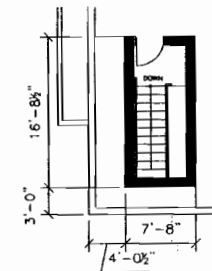
SD 4.5



DRURY PLAZA HOTEL - 5TH FLOOR PLAN, APPROVED



DRURY PLAZA HOTEL - 5TH FLOOR PLAN, PROPOSED



STAIR ENCLOSURE PLAN

**DRURY
PLAZA**

HOSPITAL BUILDING - DRURY PLAZA HOTEL 5TH FLOOR PLANS
scale: 3/32"=1'-0"

0' 2' 4' 6' 8' 10' 12' 14' 16' 18' 20'
SCALE: 3/32" = 1'-0"

HoganGroup
ARCHITECTS AND PLANNERS

TAB 2 SD4.6 **surroundings**
landscape

- ① NEW 30"x42" WINDOW TO MATCH WEST TOWER WINDOWS
- ② EXISTING STAIR WELL TO BE EXTENDED TO ROOFTOP LEVEL, AS REQUIRED BY CODE.
- ③ NEW PAINTED BRICK WALL WITH BRICK COPING
- ④ NEW FACADE TO BE SET BACK 6" FROM EXISTING FACADE
- ⑤ NEW OUTDOOR FIREPLACE WITH PLASTER FINISH IN PLACE OF APPROVED STOREFRONT GLAZING
- ⑥ PLASTER WALL IN PLACE OF APPROVED STOREFRONT GLAZING
- ⑦ PAINTED WOOD BANCO

ALL EXISTING SINGLE-PANE, STEEL FRAME WINDOWS TO BE REPLACED WITH NEW ENERGY-EFFICIENT WINDOWS WITH ALUMINUM FRAMES, EXCEPT WHERE NOTED OTHERWISE



DRURY PLAZA HOTEL - SOUTH ELEVATION, APPROVED BY HDRB



DRURY PLAZA HOTEL - SOUTH ELEVATION, PROPOSED

**DRURY
PLAZA**

HOSPITAL BUILDING - DRURY PLAZA HOTEL ENTRY - SOUTH ELEVATION

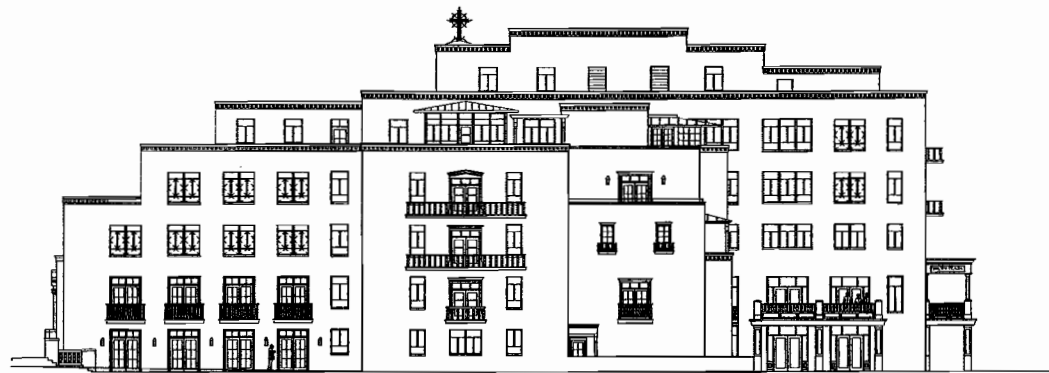
scale: 1/8" = 1'-0"



HoganGroup
ARCHITECTS AND PLANNERS CONSULTING

TAB 2 - SD 4.7

surroundings



HOSPITAL BUILDING WEST ELEVATION - APPROVED BY HDRB



HOSPITAL BUILDING WEST ELEVATION - PROPOSED

KEYED NOTES

- ① NEW PAINTED BRICK FACADE TO BE SET BACK 6" FROM EXISTING FACADE
- ② NEW BRICK COPING
- ③ EXISTING STAIR WELL TO BE EXTENDED TO ROOFTOP LEVEL AS REQUIRED BY CODE.

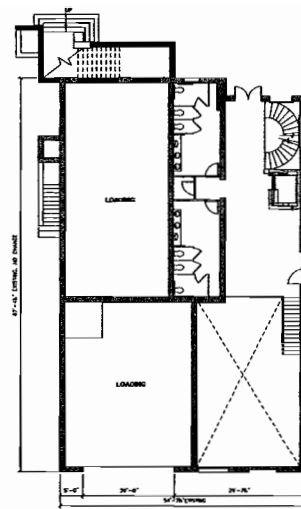
**DRURY
PLAZA**

HOSPITAL BUILDING EAST & WEST ELEVATIONS

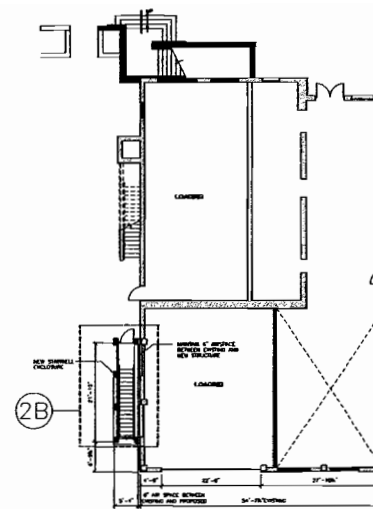
scale: 1/8"=1'-0"

TAB 2 SD 4.8

HoganGroup
ARCHITECTS AND PLANNERS
surroundings
landscape

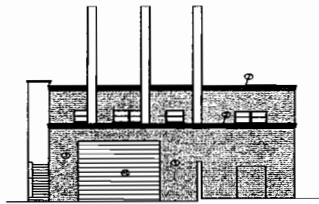


FLOOR PLAN - APPROVED BY HDRB

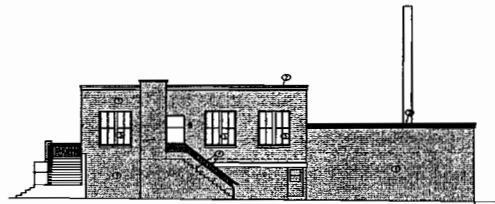


PROPOSED FLOOR PLAN

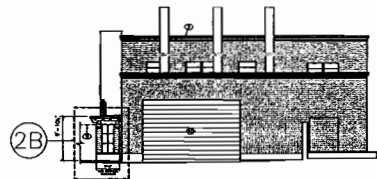
- KEYED NOTES
- ① EXISTING BRICK TO BE REPAIRED
 - ② EXISTING BRICK CORNER TO BE REPAIRED AS NOTED
 - ③ UNNOTED AS NOTED
 - ④ EXISTING STAIR AND STAIR TO BE REPAIRED AS NOTED TO MEET CODE, AND REPAIRS TO BE MADE
 - ⑤ EXISTING CONCRETE WALKWAY
 - ⑥ EXISTING STONE WALL
 - ⑦ EXISTING CONCRETE ROAD
 - ⑧ NEW STAIRWELL ENCLOSURE, RELOCATE STAIRS, REMOVE EXISTING, SEE EXISTING PLAN AND ELEVATIONS
 - ⑨ USE OF 4" HIGH TUBES SHALL
 - ⑩ NEW BRICK METAL ROOF
 - ⑪ EXISTING ROOF TO REMAIN



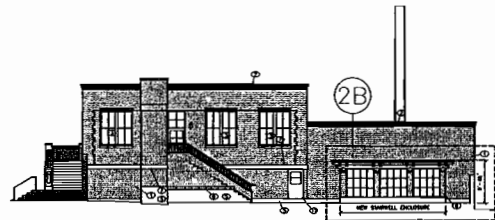
BOILER BUILDING SOUTH ELEVATION - APPROVED BY HDRB



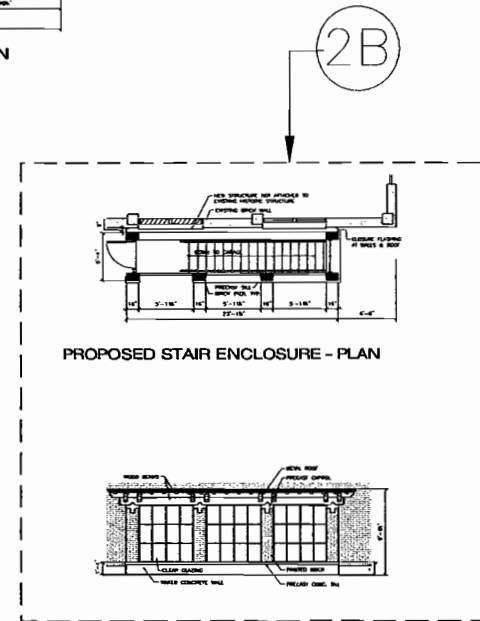
BOILER BUILDING WEST ELEVATION - APPROVED BY HDRB



PROPOSED BOILER BUILDING SOUTH ELEVATION



PROPOSED BOILER BUILDING WEST ELEVATION



PROPOSED STAIR ENCLOSURE - PLAN

PROPOSED STAIR WELL ENCLOSURE - WEST ELEVATION

**DRURY
PLAZA**

BOILER BUILDING PLANS & EXTERIOR ELEVATIONS

scale: 1/8"=1'-0"

TAB 2 SD 4.9


HoganGroup
ARCHITECTS AND PLANNERS SINCE 1970
surroundings
landscape

KEYED NOTES

- ① NEW PAINTED BRICK FACADE
- ② NEW BRICK CORING
- ③ EXISTING STAIR WELL TO BE EXTENDED TO ROOFTOP LEVEL, AS REQUIRED BY CODE.

ALL EXISTING SINGLE-PANE, STEEL FRAME WINDOWS TO BE REPLACED WITH NEW ENERGY-EFFICIENT WINDOWS WITH ALUMINUM FRAMES, EXCEPT WHERE NOTED OTHERWISE

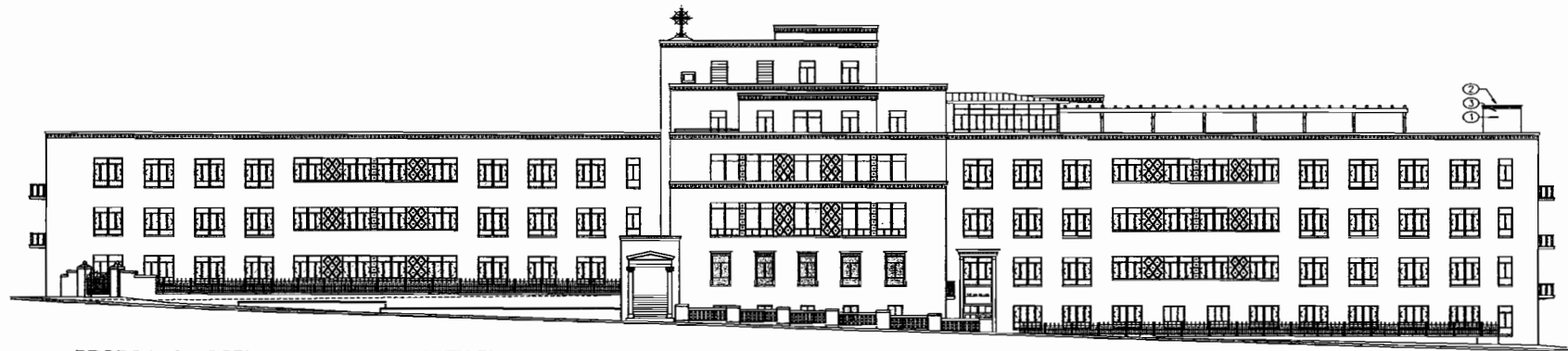
 EXISTING WINDOWS PROPOSED TO BE REPLACED

 EXISTING WINDOWS TO REMAIN

 UNSHADED WINDOWS AND DOORS ARE ALREADY APPROVED AS NEW



PROPOSED HOSPITAL BUILDING - SOUTH ELEVATION



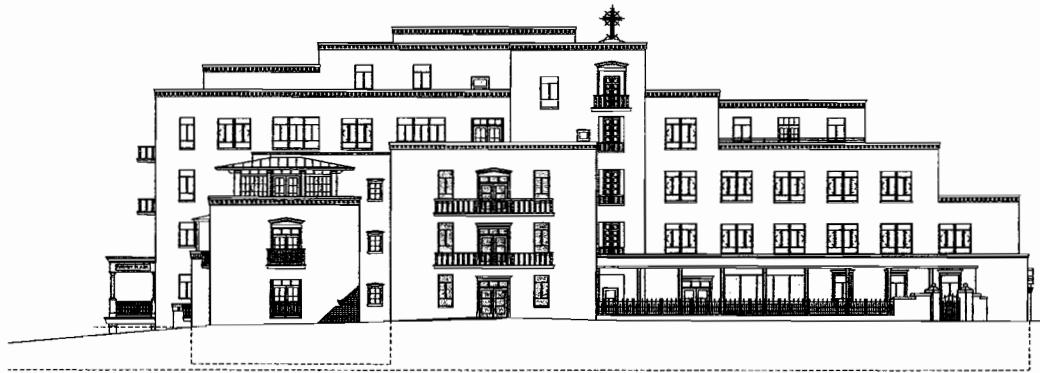
PROPOSED HOSPITAL BUILDING - NORTH ELEVATION

**DRURY
PLAZA**

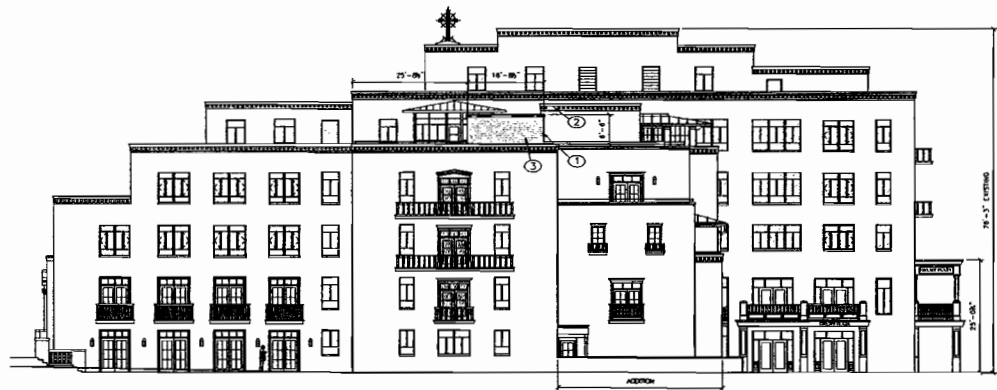
HOSPITAL BUILDING NORTH ELEVATION
scale: 1/8"=1'-0"

HoganGroup
ARCHITECTS AND PLANNERS NORTH, INC.
surroundings
landscape

TAB 3 SD 4.10



HOSPITAL BUILDING EAST ELEVATION - PROPOSED



HOSPITAL BUILDING WEST ELEVATION - PROPOSED

KEYED NOTES

- ① NEW PAINTED BRICK FACADE TO BE SET BACK 6" FROM EXISTING FACADE
- ② NEW BRICK COPING
- ③ EXISTING STAIR WELL TO BE EXTENDED TO ROOFTOP LEVEL, AS REQUIRED BY CODE.

ALL EXISTING SINGLE-PANE, STEEL FRAME WINDOWS TO BE REPLACED WITH NEW ENERGY-EFFICIENT WINDOWS WITH ALUMINUM FRAMES, EXCEPT WHERE NOTED OTHERWISE

□ EXISTING WINDOWS PROPOSED TO BE REPLACED

▨ EXISTING WINDOWS TO BE RETAINED

□ UNSHADED WINDOWS AND DOORS ARE ALREADY APPROVED AS NEW

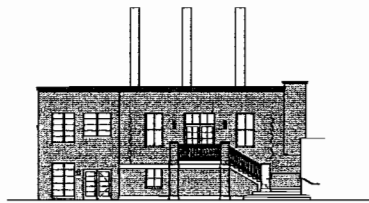
**DRURY
PLAZA**

HOSPITAL BUILDING EAST & WEST ELEVATIONS

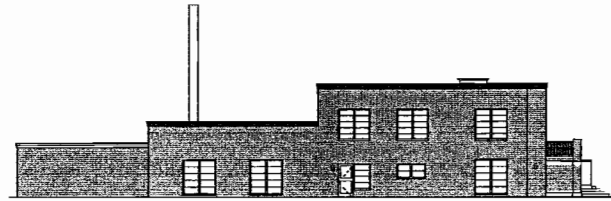
scale: 1/8"=1'-0"

TAB 3 SD 4.11

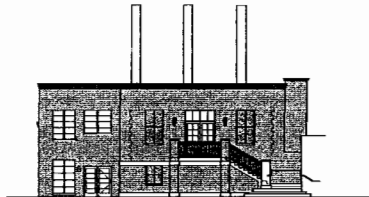
HoganGroup
ARCHITECTS AND PLANNERS
surroundings
landscape



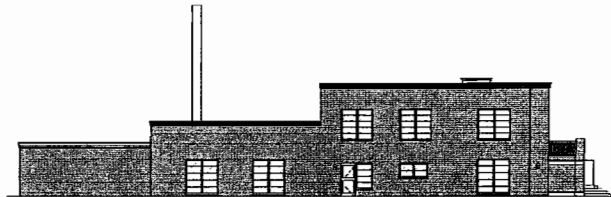
BOILER BUILDING NORTH ELEVATION - APPROVED BY HDRB



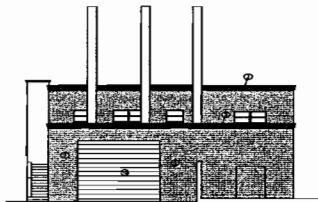
BOILER BUILDING EAST ELEVATION - APPROVED BY HDRB



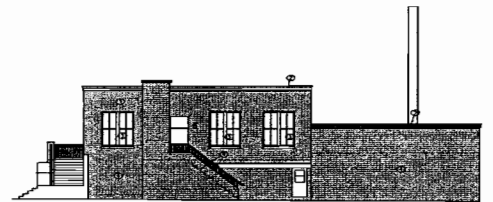
PROPOSED BOILER BUILDING NORTH ELEVATION



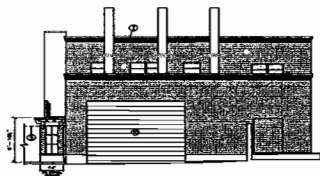
PROPOSED BOILER BUILDING EAST ELEVATION



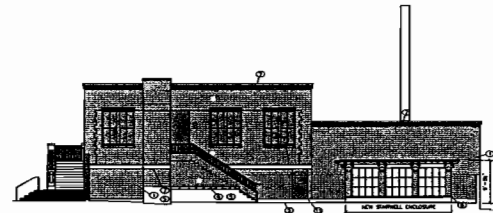
BOILER BUILDING SOUTH ELEVATION - APPROVED BY HDRB



BOILER BUILDING WEST ELEVATION - APPROVED BY HDRB



PROPOSED BOILER BUILDING SOUTH ELEVATION



PROPOSED BOILER BUILDING WEST ELEVATION

KEYED NOTES

- ① EXISTING BRICK TO BE REPAIRED
- ② EXISTING BRICK CEILING TO BE REPAIRED AS NEEDED
- ③ INSURING AS NOTED
- ④ EXISTING BRICK AND STONE TO BE REPAIRED AS NEEDED TO MATCH EXISTING BUILDING
- ⑤ EXISTING CONCRETE REPAIR
- ⑥ EXISTING STONE BRICK
- ⑦ EXISTING CONCRETE BRICK
- ⑧ NEW BRICK WALL CONSTRUCTION INCLUDING STONE-CLAY BRICK
- ⑨ NEW BRICK WALL CONSTRUCTION INCLUDING STONE-CLAY BRICK
- ⑩ LINE OF IF NEW BRICK WALL
- ⑪ NEW BRICK WALL CONSTRUCTION
- ⑫ EXISTING BRICK TO REMAIN

- EXISTING WINDOWS PROPOSED TO BE REPLACED
- EXISTING WINDOWS TO BE RETAINED
- UNSHADED WINDOWS AND DOORS ARE ALREADY APPROVED AS NEW

**DRURY
PLAZA**

BOILER BUILDING PLANS & EXTERIOR ELEVATIONS

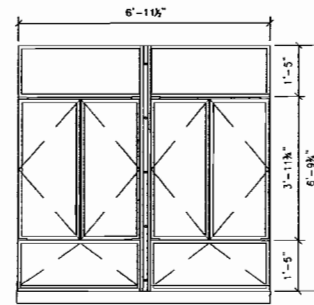
scale: 1/8"=1'-0"



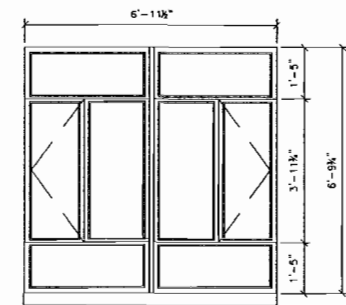
SD 4.12

HoganGroup
ARCHITECTS AND PLANNERS BAKERS P.C.
surroundings
4079900000

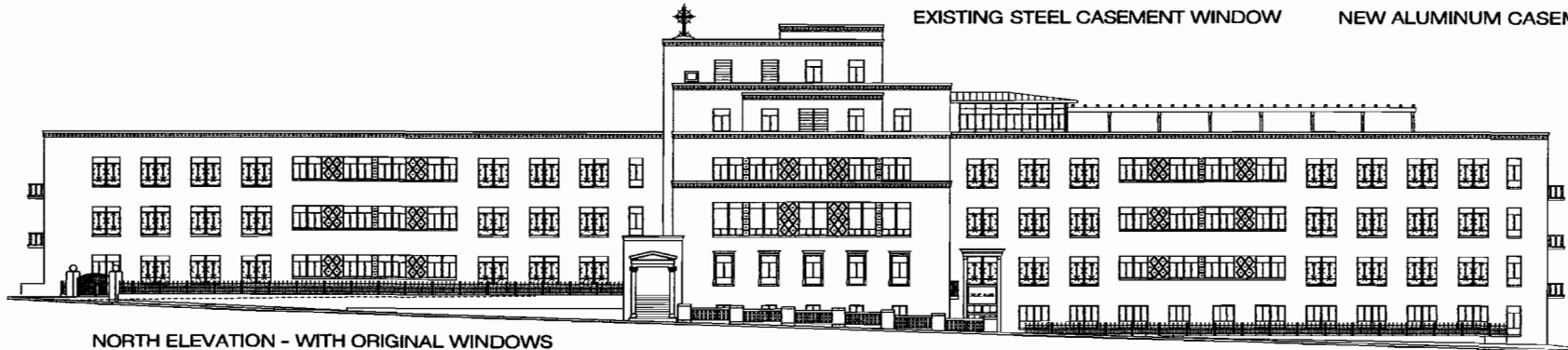
1" = 1'-0"



EXISTING STEEL CASEMENT WINDOW



NEW ALUMINUM CASEMENT WINDOW



NORTH ELEVATION - WITH ORIGINAL WINDOWS



NORTH ELEVATION - WITH NEW WINDOWS

**DRURY
PLAZA**

HOSPITAL BUILDING NORTH ELEVATION
scale: 1/8"=1'-0"

TAB 3 SD 4.13

HoganGroup
ARCHITECTS AND PLANNERS
surroundings
landscape