



# Agenda

CITY CLERK'S OFFICE

DATE 9/5/12 TIME 3:25 p  
SERVED BY Camille Vigil  
RECEIVED BY [Signature]

## HISTORIC DISTRICTS REVIEW BOARD FIELD TRIP

TUESDAY, September 11, 2012 at 12:00 NOON

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

## HISTORIC DISTRICTS REVIEW BOARD HEARING

TUESDAY, September 11, 2012 at 5:30 P.M.

CITY COUNCIL CHAMBERS

## SECOND AMENDED

- A. CALL TO ORDER
- B. ROLL CALL
- C. APPROVAL OF AGENDA
- D. APPROVAL OF MINUTES: August 28, 2012
- E. COMMUNICATIONS
- 1. Consideration of rescission of Board Action of August 28, 2012 regarding Case #H-11-051, 250 E. Alameda. Downtown & Eastside Historic District. Duty & Germanas Architects, agent for El Castillo Retirement Residences owners, proposes to amend a previous approval to construct a 5,370 sq. ft. addition on a non-contributing property, and to re-hear the case on September 25, 2012.
- F. FINDINGS OF FACT & CONCLUSIONS OF LAW
  - Case #H-12-069 341 Magdalena Road
  - Case #H-11-051 250 E. Alameda St.
  - Case #H-12-033 243 Closson St., #15 & #16
- G. BUSINESS FROM THE FLOOR
- H. ACTION ITEMS
  - 1. Case #H-12-070. 138 Elena Street. Westside-Guadalupe Historic District. Maria-Elena Larsen, agents/owners, proposes an historic status review for this non-contributing residential structure. (David Rasch).
  - 2. Case #H-12-071. 568 Garcia Street. Downtown & Eastside Historic District. Greg Allegretti, agent for David Garcia and Assel Kussaninova, owners, proposes to remodel an existing carport at a contributing residence by enclosing walls, installing overhead doors and adding parapets to a total height of 10'10" where the maximum allowable building height is 15'0". (John Murphey).
  - 3. Case #H-12-072. 333 Garcia Street. Downtown & Eastside Historic District. Peter Gozar, Architect, agent for Bob Richardson, owner, proposes to construct a 280 sq. ft. addition on a significant residential structure. An exception is requested to place an addition on a primary elevation. (Section 14-5.2 (D)(2)(c)). (David Rasch).
- I. MATTERS FROM THE BOARD

**J. ADJOURNMENT**

**Cases on this agenda may be postponed to a later date by the Historic Districts Review Board at the noticed meeting. Please contact the Historic Preservation Division at 955-6605 for more information regarding cases on this agenda.**

**Persons with disabilities in need of accommodation 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. Persons who wish to attend the Historic Districts Review Board Field Trip must notify the Historic Preservation Division by 9:00 am on the date of the Field Trip.**



DATE 8-30-12 TIME 2:20

SERVED BY *Carmelle Vigil*

RECEIVED BY *P. Ortiz*

# Agenda

## HISTORIC DISTRICTS REVIEW BOARD FIELD TRIP

TUESDAY, September 11, 2012 at 12:00 NOON

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

## HISTORIC DISTRICTS REVIEW BOARD HEARING

TUESDAY, September 11, 2012 at 5:30 P.M.

CITY COUNCIL CHAMBERS

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# Agenda

DATE 8/22/12 TIME 2:40  
SERVED BY Camille Vigil  
RECEIVED BY [Signature]

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TUESDAY, September 11, 2012 at 12:00 NOON

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

## HISTORIC DISTRICTS REVIEW BOARD HEARING

TUESDAY, September 11, 2012 at 5:30 P.M.

SANTA FE COMMUNITY CONVENTION CENTER

- A. CALL TO ORDER
- B. ROLL CALL
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**SUMMARY INDEX**  
**HISTORIC DISTRICTS REVIEW BOARD**  
September 11, 2012

<b><u>ITEM</u></b>	<b><u>ACTION TAKEN</u></b>	<b><u>PAGE(S)</u></b>
Approval of Agenda	Approved as presented	1-2
Approval of Minutes August 14, 2012	Approved as presented	2
Communications 1. <u>Case #H-11-051</u> reconsideration	Rescinded/ to be heard Sept 25	2-3
Findings of Fact & Conclusions of Law	Approved as amended	3
Business from the Floor	None	3
Action Items		
1. <u>Case #H 12-070</u> 138 Elena Street	Kept non-contributing status	4-6
2. <u>Case #H-12-071</u> 568 Garcia Street	Approved with conditions	6-8
3. <u>Case #H-12-072</u> 333 Garcia Street	Approved as recommended	8-11
Matters from the Board	Discussion	11-12
Adjournment	Adjourned at 6:16 p.m.	12

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

**September 11, 2012**

**A. CALL TO ORDER**

A regular meeting of the City of Santa Fé Historic Districts Review Board was called to order by Vice Chair Cecilia Rios on the above date at approximately 5:30 p.m. in the City 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. Cecilia Rios, Vice Chair  
Mr. Rad Acton  
Dr. John Kantner  
Ms. Christine Mather  
Ms. Karen Walker

**MEMBERS ABSENT:**

Ms. Sharon Woods, Chair [excused]  
Mr. Frank Katz [excused]

**OTHERS PRESENT:**

Mr. David Rasch, Historic Planner Supervisor  
Mr. John Murphey, Senior Historic Planner  
Ms. Kelley Brennan, Assistant City Attorney  
Mr. Carl Boaz, Stenographer

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

**C. APPROVAL OF AGENDA**

Mr. Rasch had no changes.

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

#### **D. APPROVAL OF MINUTES: AUGUST 28, 2012**

Dr. Kantner requested a change to the minutes on page 15 in the middle should read, "Dr. Kantner said Rad made the point earlier in the discussion before the motion was made that the setback on the existing building was something he felt was important to preserve because of the overall impact on the streetscape."

Mr. Acton requested the following changes to the minutes:

On page 8, second paragraph, it should say, "Mr. Acton said secondly that going up and down DeVargas Street he was disappointed at the kinds of verticality on the street side mass shown on the south elevation from that proposed."

In the fourth paragraph, second sentence it should read, "It seems to be in looking at the plan where the Board will take into account functional imperatives; the proposed addition was like a functional tack on - a land grab if you will."

In the fifth paragraph, it should read, "Mr. Acton understood and was actually referring to the standard regarding streetscape harmony of the massing, given the existing massing on the south side of east DeVargas."

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

#### **E. COMMUNICATIONS**

- 1. Consideration of rescission of Board Action of August 28, 2012 regarding Case #H-11-051, 250 E. Alameda, Downtown & Eastside Historic District. Duty & Germanas Architects, agent for El Castillo Retirement Residence, owners, propose to amend a previous approval to construct a 5,370 sq. ft. addition on a non-contributing property and to re-hear the case on September 25, 2012.**

Ms. Brennan asked the Board to rescind its action of August 28, 2012 regarding Case #H-11-051, 250 E. Alameda. Because it raised some due process concerns that a rescission and rehearing would address. With quasi-judicial proceedings that affect property rights, there are basic requirements including notice and opportunity to be heard in a fair and equitable means of reaching a decision. She understood there was a

reconsideration when the applicant was not present and therefore, it should be rescinded and the Board rehear the matter at the next meeting.

Vice Chair Rios clarified that the Board does have the option to rescind an action within that board meeting. However, the applicant must be present in order to do that. Ms. Brennan agreed.

**Ms. Mather moved to rescind the action taken by the Board on August 28, 2012 meeting with respect to Case #H-11-051 at 250 E. Alameda and to rehear the matter at the Board's next meeting on September 25, 2012. Mr. Acton seconded the motion and it passed by unanimous voice vote.**

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

##### **Case #H-12-069    341 Magdalena Road**

Dr. Kantner said in the Conclusions of Law, the last sentence it said the garage shall be wood or wood finished but the intent was that the doors shall be wood.

Mr. Rasch explained his intent.

Dr. Kantner said he just wanted to make sure it is not metal.

Vice Chair Rios said it was not to be veneer.

##### **Case #H-11-051    250 E. Alameda Street**

This was excluded from the agenda for this meeting.

##### **Case #H-12-033    243 Closson Street, #15 and #16**

Mr. Acton didn't read a conclusion of law here.

Mr. Murphey said it was sent to the members digitally because this copy in the packet was one-sided.

Mr. Rasch read the conclusions of law for it.

Mr. Acton was satisfied.

**Ms. Mather moved to approve with corrections in 341 Magdalena and 12-033 as presented. Ms. Walker seconded the motion and it passed by unanimous voice vote.**



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

Vice Chair Rios announced to the public that anyone wishing to appeal a decision of the Board could file an appeal within 15 days after the Findings of Fact and Conclusions of Law were approved.

## **H. ACTION ITEMS**

1. **Case #H-12-070 138 Elena Street. Downtown & Eastside Historic District.. Marie-Elena Larsen, agent/owner, proposes an historic status review for this non-contributing residential structure. (David Rasch)**

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

### **BACKGROUND & SUMMARY:**

138 Elena Street is a single-family residence that was constructed between 1933 and 1939 in a vernacular manner. An addition on the front was constructed in the 1950s. A clerestory lantern added massing above the roofline after 1985. The building has a few shed roofs and some areas of parapet. There are several historic wood windows on the rear and other windows include steel casement and an aluminum slider. The building is listed as non-contributing to the Westside-Guadalupe Historic District.

### **STAFF RECOMMENDATION:**

Staff recommends maintaining non-contributing historic status due to a lack of uniform integrity and minor non-historic alterations.

Mr. Acton thought in a contributing building there could be elements that didn't meet the status of contributing and those could be considered on a non-primary façade.

Mr. Rasch agreed but didn't recommend contributing status when there were overwhelming non-historic elements.

Ms. Brennan read the last sentence from the code that it might have minor alterations but overall integrity remains.

Vice Chair Rios asked if he considered these more than minor.

Mr. Rasch agreed. The building didn't seem to have integrity.

Vice Chair Rios asked if the window openings had been changed.

Mr. Rasch didn't think so. The footprint had not changed but the massing with the pop-up had. It was a rather small footprint. The pop-up was put in during the 1980's.

Ms. Walker felt that was significant and it should not be designated contributing.

Ms. Mather said contributing was more than just little elements that had been changed but overall and how it related to the neighborhood.

Dr. Kantner noted that except for the clerestory there hadn't been articulated changes.

Mr. Rasch said the aluminum slider was not historic but he didn't know about the casement windows.

Dr. Kantner commented that vernacular style buildings were generally considered non-contributing and soon there wouldn't be many left as contributing to the district.

Vice Chair Rios asked if this neighborhood was made up of vernacular buildings. Mr. Rasch agreed.

Vice Chair Rios agreed with Dr. Kantner that more and more buildings were becoming non-contributing. Here, the footprint had not been changed and changing windows was not significant.

Mr. Rasch commented that in the past the Board put more emphasis on loss of historic material and now more emphasis on massing changes.

Vice Chair Rios described how a family could add windows as they were able.

Mr. Acton considered the building as fairly intact except for one or two elements. This building had come of age. All of the renovations done 50+ years ago suggest it could be considered for contributing status.

In going around it, he asked how many changes to each façade there were and how many were 50 years old without modification.

Ms. Brennan read the definition again. She advised the Board to look at the whole building in context of the district and to determine how much the pop-up impaired its integrity and how it related to the district.

Present and sworn was Mr. Ben Larsen, 138 Elena Street.

Vice Chair Rios asked him if he agreed with the staff recommendations.

Mr. Larsen agreed. He was unsure how to comment on the code discussion.

Vice Chair Rios asked how long he had lived there.

Mr. Larsen said "quite a while, off and on." He said the rear was considerably older than the front. The back was adobe and the front was cinder block.

Ms. Walker said the Board members couldn't see three façades from the street.

Mr. Larsen said the street side had the parapet. The other sides had eaves and overhanging roof.

Ms. Walker asked if the doors and windows changed recently.

Mr. Larsen said they had not. Around the kitchen side on the south the stucco was melting and nature was changing the openings.

Ms. Mather asked if it was built in two parts.

Mr. Larsen said at least two parts. The back was like a mother-in-law house - separate but connected. It might have been older but was made into a garage and connected later with a bathroom stuck in there. And in the front bigger part there seemed to be two parts. The older was in back and the Stamm part in front.

Ms. Mather asked if he knew when those additions occurred.

Mr. Larsen said he had no clue although the front was probably built in the sixties.

Mr. Acton said it seemed like each part was distinctive with uniform windows. There were at least three different types of window style which suggests lack of integrity.

There were no speakers from the public regarding this case.

Dr. Kantner said the different style windows were vernacular although they might not have cohesion. He was fine with the non-contributing status but at some point the Board had to think about preserving some of these buildings.

Mr. Acton agreed. It was the incremental growth process with houses built in the thirties and forties with additions. This house didn't seem to express those additions in a high manner but he agreed with no cohesion.

**Ms. Walker moved in Case #H-12-070 to maintain the non-contributing status due to lack of integrity, non-historic additions and the pop-up. Ms. Mather seconded the motion and it passed by majority voice vote with all voting in favor except Dr. Kantner who voted against.**

- 2. Case #H-12-071 568 Garcia Street. Downtown & Eastside Historic District. Greg Allegretti, agent for David Garcia and Assel Kussaninova, owners, proposes to remodel an existing**

**carport at a contributing residence by enclosing walls, installing overhead doors and adding parapets to a total height of 10' 10" where the maximum allowable building height is 15' 0". (John Murphey)**

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

**BACKGROUND & SUMMARY:**

Constructed in c.1927, 568 Garcia is a one-story, stucco-clad Spanish-Pueblo Revival residence and guesthouse with a post-1962 addition to the rear. The house and guesthouse are contributing to the Downtown and Eastside Historic District.

**Project**

The applicant proposes to remodel a post-1967, three-space carport located at the southwest corner of the property into a garage.

The project will involve removing the existing coyote fence "walls" on the north, east and west elevations and filling in the openings with stucco-clad walls.

The new north and west elevations will be fenestrated with aluminum-clad windows and wood panel doors; the east elevation will receive no fenestration.

The current south façade opening will be closed and framed to hold two diagonal v-joint board overhead doors.

The height of the parapets will increase on the south, east and west elevations from 9'-2" to 10'-10", below the 15'-0" maximum building height for the address.

The stucco will match the color and texture of the house; wood elements will be stained to match the home's woodwork.

The south face of the garage is barely visible at an oblique angle from Garcia Street.

**STAFF RECOMMENDATION:**

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

Ms. Mather said the Board had concerns about how the applicant would be able to get the car in and out of the garage but wanted to confirm with staff that it wasn't under H Board's jurisdiction.

Mr. Murphey agreed and hoped it wasn't an issue.

Vice Chair Rios asked if that was taken to zoning staff. Mr. Murphey agreed.

Ms. Walker said backing out would take two turns but it had been a carport for many years.

Present and sworn was Mr. Greg Allegretti, 1925 Aspen Drive, who had nothing to add to the staff report.

Vice Chair Rios asked if the project would have anything on the roof.

Mr. Allegretti said they would add parapets and some patching but no equipment or skylights.

Dr. Kantner asked if he would add any lighting.

Mr. Allegretti said they might have lights on the sides of the garage doors and would comply with code.

Dr. Kantner suggested that could be brought back to staff.

Mr. Acton noted on the proposed south elevation that there was a line above the door. He asked what that was.

Mr. Allegretti said there was a wood beam he hoped they could expose and if it was not beautiful they would stucco over it.

Mr. Acton said the Board would rely on his credibility.

Mr. Allegretti said he would go with exposed.

Mr. Rasch said if the Board was comfortable to allow him to stucco it, the motion could include that.

There were no speakers from the public regarding this case.

Mr. Acton asked if the windows met the 30" rule. Mr. Allegretti agreed.

**Dr. Kantner moved to approve Case #H-12-071 as recommended by staff, acknowledging the header could be stuccoed over if desired and with the condition that exterior lighting come back to staff. Ms. Mather seconded the motion. Dr. Kantner added that there be no rooftop appurtenance. Ms. Walker stated the finding would be because it would ruin the streetscape harmony. Dr. Kantner agreed and the motion passed by unanimous voice vote.**

- 3. Case #H-12-072 333 Garcia Street. Downtown & Eastside Historic District. Peter Gozar, Architect, agent for Bob Richardson, owner, proposes to construct a 280 sq. ft. addition on**

**a significant residential structure. An exception is requested to place an addition on a primary elevation. (Section 14-5.2 (D)(2)(c)). (David Rasch)**

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

**BACKGROUND & SUMMARY:**

333 Garcia Street is a single-family residence that was constructed in the Queen Anne style before 1928. A flat roofed addition to the north was constructed in 1950. The building is listed as significant to the Downtown & Eastside Historic District.

The applicant proposes to remodel the building with a 283 square foot addition to the east elevation of the 1950 addition. The addition will attach to the existing structure at 6" lower than the adjacent roof and then step up to 13' 8" high where the maximum height of the building is 30' 6". The addition will harmonize with the existing historic structure using a pitched roof with overhanging eaves and similar surface treatments. An exception is requested to construct an addition on a primary elevation (Section 14-5.2(D)(2)(c)) and the required criteria responses are below.

(I) Do not damage the character of the streetscape

Located at the rear Northeast corner of the existing residence, this 280 Santa Fé expansion will be added where it will have the minimum amount of impact to the character of the streetscape. The lower flat roof of the utility room will be below the existing roof and the new studio expansion gable roof will be at a lower pitch matching in pitch an existing rear dormer in order to minimize the height seen from the street.

Staff response: Staff is in agreement with his response.

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

The Owner is a working professional artist. The existing artist studio is a laundry room and make shift studio inadequate in size and lighting requirements for daily painting.

Staff response: Staff is in agreement with his response.

(iii) Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within Historic Districts

The studio expansion is specifically designed for the Owner. The expansion respects in size height and materials the character of the existing residence and the character or the architecture in this neighborhood.

Staff response: Staff is in agreement with his response.

(iv) Are due to special conditions and circumstances which are peculiar to the land or structures in the

related streetscape

The rear yard of the residence is currently a paved flagstone patio. The Owner desires to keep the patio off of the rear family room doors for entertaining. The Northeast location of the studio expansion is the best location for functionality of the residence with the laundry and new utility adjacent to one another.

Staff response: Staff is in agreement with his response.

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

The existing residence was purchased in the current condition. The expansion location has been chosen for its use and minimal impact to its elevations.

Staff response: Staff is in agreement with his response.

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

Located at the rear Northeast corner of the existing residence, this 280 Santa Fé expansion will be added where it will have the minimum amount of impact to the character of the streetscape. All new materials, slopes, windows, doors and fascia are to match the existing colors.

Staff response: Staff is in agreement with his response.

#### **STAFF RECOMMENDATION:**

Staff recommends approval of the exception request to construct an addition on a primary elevation. Otherwise, this application complies with Section 14-5.2(C) Regulation of Significant Structures, (D) General Design Standards, and (E) Downtown & Eastside Historic District.

Dr. Kantner asked if 30' 6" was really the maximum height.

Mr. Rasch explained that 30' 6" was the existing height so the project could match the existing height but six inches lower.

Ms. Mather said he mentioned similar surface treatments and asked what specifically it would be.

Mr. Rasch assumed it would be the same type material.

Dr. Kantner said it said on page 14 "matching colors, finishes, etc."

Mr. Acton asked about projected public visibility.

Mr. Rasch said only a very small amount of the roof would be visible.

Present and sworn was Mr. Peter Gozar, 120 Lugar de Oro who said there was also a six foot wall that would block visibility to only a few inches.

Vice Chair Rios asked if all materials would match existing. Mr. Gozar agreed.

Vice Chair Rios said this was a wonderful house. Often with a significant structure the Board would like it to differ somewhat to distinguish it from the significant building.

Mr. Gozar said there were two different pitches to the roof. Queen Anne was steep. They were lowering the roof below to show the differentiation.

Vice Chair Rios asked Mr. Rasch if that was enough.

Mr. Rasch - couldn't see anything else that would do it. He thought this was appropriate.

Ms. Walker asked if the wall would be cementitious. Mr. Gozar agreed.

Mr. Acton said the orientation of the pitch of roof was perpendicular to the north property line as opposed to an east-west ridge. He thought an east-west would make it less visible and might serve to shade and protect the French doors.

Mr. Gozar said that the roof followed the direction of the room orientation and had a gabled ceiling to be a studio for the professional painter.

There were no speakers from the public regarding this case.

**Ms. Mather moved to approve Case #H-12-072 per staff recommendations and as submitted and noting that the applicant met the exception criteria. Mr. Acton seconded the motion and it passed by unanimous voice vote.**

Mr. Bob Richardson thanked the Board for approving his case. He had been painting in his laundry room.

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

Vice Chair Rios reported getting a phone call about Plaza Balentine that there was a painting on the garage with huge red letters that said "Do Not Park Here."

Mr. Rasch said the Land Use Department indicated it was not against the ordinance. He contacted the protestors who offered to buy an appropriate sign.



Ms. Brennan acknowledged that directional signs were not under the Board's jurisdiction.

Ms. Walker objected that it was a public nuisance.

Ms. Mather agreed at some level it was a nuisance. She thought the Board had some control over what goes on a building. Mr. Acton agreed. It was just like painting a door hot pink.

Ms. Walker said it was like graffiti.

Ms. Brennan said it falls under directional sign.

Ms. Brennan offered to talk with the traffic department to get an official sign installed there.

#### **J. ADJOURNMENT**

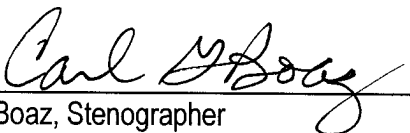
The meeting was adjourned at 6:16 p.m.

Approved by:

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Sharon Woods, Chair

Submitted by:

  
\_\_\_\_\_  
Carl Boaz, Stenographer