



Agenda

CITY CLERK'S OFFICE

DATE 12-5-12 TIME 10:00am

SERVED BY Camille V. [Signature]

RECEIVED BY [Signature]

HISTORIC DISTRICTS REVIEW BOARD FIELD TRIP

TUESDAY, December 11, 2012 at 12:00 NOON

HISTORIC PRESERVATION DIVISION, 2nd FLOOR CITY HALL

HISTORIC DISTRICTS REVIEW BOARD HEARING

TUESDAY, December 11, 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: November 13, 2012 and November 27, 2012
- E. COMMUNICATIONS
- F. FINDINGS OF FACT & CONCLUSIONS OF LAW

Case #H-11-055	1047 A Camino San Acacio	Case #H-11-051	250 E. Alameda
Case #H-11-117	621 Old Santa Fe Trail	Case #H-11-071	548 E. Garcia Street
Case #H-12-084	447 Cerrillos Road	Case #H-11-089	420 Arroyo Tenorio
Case #H-12-086	523 Calle Corvo	Case #H-12-090	435 San Antonio Street
Case #H-12-087	1299 Upper Canyon Road	Case #H-12-092	530 E. Alameda
Case #H-12-089	613 W. San Francisco Street	Case #H-12-093	602B & 610C Canyon Rd.
Case #H-12-088	719 Gildersleeve Street	Case #H-12-091	326 Delgado Street

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

1. Case #H-11-111, 940 A E. Palace Avenue. Downtown and Eastside Historic District. Kenneth Francis, agent for Nancy Mammel, owner, proposes an amendment to a previously approved driveway gate on this contributing property. (David Rasch).
2. Case #H-12-094, 105 Rim Road. Downtown & Eastside Historic District. Carolyn Quinn, agent for Davin & Carolyn Quinn, owners, proposes to construct a 6-high coyote fence with pilasters and a pedestrian gate, and install a iron vehicular gate at this non-contributing residence. (John Murphey).
3. Case #H-12-095, 130 Lincoln Avenue. Downtown & Eastside Historic District. Tim Stephenson agent for FUCMT 2001 C4 Lincoln Ave., LLC, owners, proposes to remove an escalator and install an elevator and equipment at this non-contributing commercial building. (John Murphey).
4. Case #H-12-096, 660 Garcia Street. Downtown & Eastside Historic District. Jenkins Gavin, agent for School for Advanced Research, owners, proposes to construct a 4,170 sq. ft. maintenance building to a height of 14' where the maximum allowable height is 18'6" and to construct a 3,219 sq. ft. studio to a height of 16'6" where the allowable height is 23". (David Rasch).

5. Case #H-12-098. 444 Galisteo Street. Downtown & Eastside Historic District. Santiago Chavez, agent for New Mexico Associations of Counties (NMAC), owners, proposes to remodel a non-contributing commercial structure by constructing a 149 sq. ft. addition at lower than the adjacent parapet height, construct a clerestory at the maximum allowable height of 16', increase the area of mechanical equipment screens, change windows and doors, and construct an ADA-compliant ramp. (David Rasch).
6. Case #H-12-099. 520 Jose Street. Westside-Guadalupe Historic District. Michael Coca, agent for Kathleen Groody, owner, proposes to construct a 60' sq. ft. portal over a second-story roof deck at this non-contributing residence. (John Murphey).
7. Case #H-12-097A. 704 Camino Lejo. Historic Review District. Studio S.W. Architects, agent for the Wheelwright Museum, owners, propose an historic status review of this non-statused structure. (David Rasch).

Case #H-12-097B. 704 Camino Lejo. Historic Review District. Studio S.W. Architects, agent for The Wheelwright Museum, owners, propose to construct a 4,363 sq. ft. addition to a maximum height of approximately 26'4" and perform other site improvements. Two exceptions are requested to exceed the maximum allowable height (Section 14-5.2(D)(9) and (D)(2)(e)) and to exceed the 50% footprint rule (Section 14-5.2(D)(2)(d)). (David Rasch).
8. Case #H-12-100. 1233 Paseo de Peralta. Don Gaspar Area Historic District. Will McDonald, agent for Davos Capital, owner, proposes to construct a 177 sq. ft. addition on the non-historic rear elevation of a significant structure. An exception is requested to exceed the 50% footprint rule (Section 14-5.2 (D)(2)(d)). (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.



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HISTORIC PRESERVATION DIVISION, 2nd FLOOR CITY HALL

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

SANTA FE COMMUNITY CONVENTION CENTER

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6. Case #H-12-099. 520 Jose Street. Westside-Guadalupe Historic District. Michael Coca, agent for Kathleen Groody, owner, proposes to construct a 60' sq. ft. portal over a second-story roof deck at this non-contributing residence. (John Murphy).
7. Case #H-12-097A. 704 Camino Lejo. Historic Review District. Studio S.W. Architects, agent for the Wheelwright Museum, owners, propose an historic status review of this non-statused structure. (David Rasch).

Case #H-12-097B. 704 Camino Lejo. Historic Review District. Studio S.W. Architects, agent for The Wheelwright Museum, owners, propose to construct a 4,363 sq. ft. addition to a maximum height of 25'. Two exceptions are requested to exceed the maximum allowable height (Section 14-5.2(D)(9) and (D)(2)(e)) and to exceed the 50% footprint rule (Section 14-5.2(D)(2)(d)). (David Rasch).
8. Case #H-12-100. 1233 Paseo de Peralta. Don Gaspar Area Historic District. Will McDonald, agent for Davos Capital, owner, proposes to construct a 177 sq. ft. addition on the non-historic rear elevation of a significant structure. An exception is requested to exceed the 50% footprint rule (Section 14-5.2 (D)(2)(d)). (David Rasch).

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HISTORIC DISTRICTS REVIEW BOARD
December 11, 2012

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MINUTES OF THE
CITY OF SANTA FÉ
HISTORIC DISTRICTS REVIEW BOARD

December 11, 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
Ms. Christine Mather
Ms. Karen Walker

MEMBERS ABSENT:

Dr. John Kantner [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, Sterographer

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 in the Findings, cases #H-12-090 and #H-12-092 were not in the packet because they had no final action yet. Also Case #H-12-096 had been postponed to the January meeting.

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: November 13, 2012 and November 27, 2012

November 13, 2012

Ms. Rios requested the following changes to the minutes:

On page 7, second to the bottom sentence - That motion failed due to a tie vote.

On page 22, second paragraph, third sentence should read, "It might be more difficult. The changes could be approved through exceptions."

On page 25, 9th paragraph should say, "Vice Chair Rios asked..."

On page 25, 13th paragraph should say, "This neighborhood didn't use a lot of coyote in the past."

Ms. Walker requested the following changes to the minutes:

On page 7 at the top, should say, "Two stories on any elevation without a portal or other setbacks"

On page 19, 3rd sentence should say, "She knew all about the history of the Woolivers."

On page 24, second to last sentence should be deleted.

On page 26 just above the public comment should say "if they had a vehicular gate."

Ms. Mather asked on page 28, second paragraph, second sentence at the end should say, "And hope that they could get together with their neighbors."

Ms. Walker moved to approve the minutes of November 13 2012 as amended. Ms. Rios seconded the motion and it passed by unanimous voice vote.

November 27, 2012

Ms. Walker requested a change on page 20, in the vote on Case #H-11-051, should say the vote was a tie vote with Mr. Walker, Mr. Acton and Mr. Katz voting against and Chair Woods broke the tie in favor."

Chair Woods requested a change on page 8, top paragraph, last sentence should say, "Chair Woods cautioned when using plantings or vegetation to screen something." And on page 10 on the last sentence it should say, "Chair Woods asked Ms. Markel to clarify if she was speaking as a member of the public or on behalf of the applicant." And on page 11, fourth paragraph down should say, "Chair Woods was confused. Ms. Markel said there were pilasters there and we need now but on the drawing she didn't see any."

Ms. Mather asked on page 5 at the top in the motion, if it should say what #1 (the shed) was as the part to be postponed.

Ms. Rios moved to approve the minutes of November 27, 2012 as amended. Ms. Mather seconded the motion and it passed by unanimous voice vote.

E. COMMUNICATIONS

Mr. Rasch handed out the 2013 HDRB meeting schedule [attached as Exhibit 1]. He noted that five of the meetings would be somewhere other than Council Chambers.

F. FINDINGS OF FACT AND CONCLUSIONS OF LAW

Case #H-11-055 1047A Camino San Acacio

Case #H-11-117 621 Old Santa Fé Trail

Case #H-12-084 447 Cerrillos Road

Case #H-12-086 523 Calle Corvo

Case #H-12-087 1299 Upper Canyon Road

Case #H-12-089 613 W. San Francisco

Case #H-12-088 719 Gildersleeve Street

Case #H-11-051 250 E. Alameda

Ms. Mather said the last paragraph is supposed to read "balcony."

Case #H-11-071 548 E. Garcia Street

Ms. Mather said it reads "may" and should it read "shall" on the shed.

Mr. Rasch thought "may" was better than "shall."

Case #H-11-089 420 Arroyo Tenorio

Mr. Rasch changed the conclusion and added more findings and read the revised conclusions.

Ms. Walker read the change which Mr. Katz had proposed to the conclusion.

Case #H-12-093 602B & 610C Canyon Road

Case #H-12-091 326 Delgado Street

Ms. Walker noted on the second page that the word "material" as in "historic material" was left out.

Mr. Murphey agreed.

Ms. Walker moved to approve the findings of fact and conclusions of law as amended. Ms. Mather seconded the motion and it passed by unanimous voice vote.

G. BUSINESS FROM THE FLOOR

There was no business from the floor.

Chair Woods announced to the public that anyone wishing to appeal a decision of the Board could file the appeal to the Governing Body within fifteen days after date of the approval of the Findings of Fact and Conclusions of Law.

H. ACTION ITEMS

1. **Case #H-11-111. 940A E. Palace Avenue.** Downtown and Eastside Historic District. Kenneth Francis, agent for Nancy Mammel, owner, proposes an amendment to a previously approved driveway gate on this contributing property. (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 elevations without the west addition are designated as primary.

In June of 2012, the HDRB approved remodeling of the property including the condition that the proposed vehicle gate shall be reduced to 14' wide and relocated at least 6' from the east face of the stone pilaster.

Now, the applicant proposes to amend the previous approval regarding the 4' high vehicle gate. The City of Santa Fé Fire Department requires clear openings to be at least 20' wide. They compromised down to 18' 8" for the minimum width allowable. In addition, the proposed site plan shows that the gate is set back only 3' from the east face of the pilaster and 4' from the curb.

STAFF RECOMMENDATION:

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

Ms. Walker said last time she checked with the fire department only required ten feet for the first 150'.

Mr. Rasch wasn't familiar with the requirement since it was a fire issue but had that same understanding.

Chair Woods said the last structure there might be more than 150'.

Present and sworn was Mr. Kenneth Francis, 1600 Lena Street, who explained that there were four properties off this driveway and his client's house was accessed through this driveway. They met with the fire department and explained where the historic stone columns were and got approval for 18' 8" from them. The other request for exception was the setback for the gate. They couldn't go back any further because the swing of the gate wouldn't allow 6'. His client was not a gate person and the only reason was because so many people on Canyon Road just parked right in the driveway and he couldn't even get out. He had put up rope and signs and people would just drive under the rope. That's why a gate was proposed.

Ms. Rios asked if it would be the same kind of fence.

Mr. Francis agreed. It would have lots of fenestration and was very nondescript.

PUBLIC COMMENT

Present and sworn was Mr. David Parson 941½ East Palace, just down the river. He said they had such trouble with people parking in the driveway especially since the tea house opened. At times they had to go to the Tea House to find patrons to let him out. They also parked along the driveway along the river. They get mad at him when he wants to leave his drive way. It was especially bad with gallery openings when they park right on the street blocking the driveways. These days people disregard driveways.

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

Ms. Rios moved to approve Case #H-11-111B per staff recommendations. Ms. Walker seconded the motion and it passed by unanimous voice vote.

2. **Case #H-12-094. 105 Rim Road.** Downtown & Eastside Historic District. Carolyn Quinn, agent for Davin & Carolyn Quinn, owners, proposes to construct a 6-high coyote fence with pilasters and a pedestrian gate, and install an iron vehicular gate at this non-contributing residence. (John Murphey)

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

BACKGROUND AND SUMMARY:

Positioned on a hill above the intersection of Rim and Lorenzo roads, 105 Rim Road is a roughly 2,245 square-foot, single-story, adobe-built Spanish-Pueblo Revival style house. The house is of recent construction and is noncontributing to the Downtown and Eastside Historic District.

Project

Fence

The applicant proposes to erect two sections of "coyote" fence along the south and east sides of their property line - actually joined together.

The first section will start at Rim Road and then run along Lorenzo Road to a point near the end of their property line.

It will consist of a roughly 6'-0"-high (where the allowable maximum height is 7'-0") latilla pole fence punctuated by 2'x2' stucco-over-block posts arranged at 12' intervals. The second section will outline the roughly the east boundary.

The fence will follow the contour of the land. Its pole will have irregular tops; the steel posts and stringers will face inward.

Vehicular Gate

At the top of the entry drive is proposed an approximately 10'-0"-wide wrought-iron swing gate. It will be of a picket style and hinged to square stuccoed posts.

The applicant is planning to repurpose a gate from another property. But if this structure—the subject of the drawing—is not available, they plan to install a gate of a similar design.

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. Walker asked if the fence followed the contours at the top of the belt or down at the road. Mr. Murphey said it moved around on the site plan.

Ms. Walker thought it was probably on top of the belt. Mr. Murphey agreed.

Present and sworn was Mr. Davin Quinn, 105 Rim Road. He said Robert Frank was not here but in Mexico but they just followed his work with the fence.

Chair Woods asked if the stringers would be on the inside. Mr. Rasch agreed.

Ms. Rios asked if the latillas would be uneven. Mr. Quinn agreed.

Ms. Mather asked about the stucco color.

Mr. Quinn said the stucco would match the stucco on the house.

Ms. Mather asked if the pilasters wouldn't be topped. Mr. Quinn agreed.

There were no speakers from the public regarding this case.

Ms. Walker moved to approve Case #H-12-094 per staff recommendations. Mr. Acton seconded the motion and it passed by unanimous voice vote.

3. **Case #H-12-095. 130 Lincoln Avenue.** Downtown & Eastside Historic District. Tim Stephenson agent for FUCMT 2001 C4 Lincoln Ave., LLC, owners, proposes to remove an escalator and install an elevator and equipment at this non-contributing commercial building. (John Murphey)

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

BACKGROUND AND SUMMARY:

130 Lincoln Avenue is a large two-story, atrium-centered commercial building dominating the west side of Lincoln, near its intersection with West Marcy Street.

Originally constructed in 1948, by the Sears, Roebuck & Company after a design by John Gaw Meem, the Territorial Revival-style building received a major make over 40 years later when Sears moved out of the building to the-then Villa Linda Mall.

A project gutted the former department store, leaving only the—now exposed—escalator. The top floor was reorganized into restaurant space and the ground level made into individual storefronts. A strip was cut in the center of the façade, exposing the escalator; a glass roof was installed to create the atrium effect.

Given these alterations, the building should remain noncontributing to the Downtown and Eastside Historic District.

Project

To renovate the property, the applicant proposes to remove the escalator and replace it with a partial-glass elevator.

The square stucco-and-glass elevator shaft will be located approximately 9'-4" behind the current entry and will be partially visible from Lincoln Avenue.

The shaft will be constructed to harmonize with the building's dominant Territorial Revival style. Such stylistic elements will include dentil molding, raised panels and multi-light "windows."

The east wall of the elevator shaft will extend partially into the existing pedestrian entry, changing slightly the dimension and symmetry of this opening.

The Board approved a similar to replace the escalator with an elevator in 2008, under Case#H-08-107.

STAFF RECOMMENDATION:

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

Ms. Mather asked if the glass in the elevator shaft would be clear.

Mr. Murphey agreed. From his review of the artist concepts you would look through.

Present and sworn was Mr. Tim Stephenson, 7036 Gun Metals Drive, Rio Rancho, who said they were trying to make the elevator to access resources upstairs for restaurants and a real estate firm on the second floor. The glass was proposed to be clear.

Chair Woods referred to the bottom elevation and asked how far back of the balcony the elevator was located.

Mr. Stephenson said it was approximately 12' back.

Ms. Rios asked if the elevator shaft would be where the present escalator was located.

Mr. Stephenson agreed and it was only partially visible.

There were no speakers from the public regarding this case.

Mr. Acton moved to approve Case #H-12-095 per staff recommendations and in compliance with code. Ms. Mather seconded the motion and it passed by unanimous voice vote.

4. **Case #H-12-096. 660 Garcia Street.** Downtown & Eastside Historic District. Jenkins Gavin, agent for School for Advanced Research, owners, proposes to construct a 4,170 sq. ft. maintenance building to a height of 14' where the maximum allowable height is 18'6" and to construct a 3,219 sq. ft. studio to a height of 16'6" where the allowable height is 23". (David Rasch).

This case was postponed by the applicant to January.

5. **Case #H-12-098. 444 Galisteo Street.** Downtown & Eastside Historic District. Santiago Chavez, agent for New Mexico Associations of Counties (NMAC), owners, proposes to remodel a non-contributing commercial structure by constructing a 149 sq. ft. addition at lower than the adjacent parapet height, construct a clerestory at the maximum allowable height of 16', increase the area of mechanical equipment screens, change windows and doors, and construct an ADA-compliant ramp. (David Rasch)

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

BACKGROUND & SUMMARY:

444 Galisteo Street is a commercial building that was constructed after 1975 in the Territorial Revival style. The building is listed as non-contributing to the Downtown & Eastside Historic District.

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

1. A 186 square foot addition will be constructed at the midpoint of the north elevation. The addition will Feature a brick veneer on the west side with an earth-toned concrete base and coping. The east side of the addition will have an accent color of stucco that was not specified. According to Section 14-5.2(E)(2)(d), no less than 80% of any public visible façade shall be stucco finished. The stucco finish on this façade is proposed at approximately 62% and an exception has not been

requested. Similarly, according to Section 14-5.2(E)(2)(e) stucco accent colors are allowed only under portals and an exception has not been requested.

Mr. Rasch handed out the elevation drawings [attached as Exhibit 2]

2. Two 29 square foot recessed areas on the north elevation will be infilled.
3. Windows will be replaced to match existing visual qualities, but the type of lites, i.e. simulated or true-divided, was not specified.
4. Existing stuccoed mechanical screens on the roof will be expanded to screen more units, but the existing height will remain.
5. Eight clerestory windows are proposed that will be hidden by the parapet walls.
6. An ADA-compliant ramp and railing will be constructed on the south elevation.
7. Signage will be installed on the north elevation of the addition.
8. A planter with bike racks will be installed in front of the north elevation addition.

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 with the condition that an accent stucco color and/or more than 20% non-stucco finish on the north addition should be postponed for an exception request or applicant change their request at this hearing.

Ms. Walker said the Board couldn't read what was on the plans and asked staff to say what the changes in the north and south elevations were.

Mr. Rasch had the same problem and suggested letting the applicant give those changes.

Ms. Mather asked where the bike rack was.

Mr. Rasch pointed it out on the site plan. It was in front of the north elevation. It didn't show up on the elevations or the planter.

Ms. Mather asked if it was screened on the north side.

Mr. Rasch said it would be right at the parking lot on the north elevation.

Present and sworn was Mr. Santiago Chavez, 613 Old Santa Fé Trail.

Chair Woods asked him if he brought full-sized drawings.

Mr. Chavez said he didn't bring full sized. Their original drawings had a different color. He clarified that they wanted to amend the application and not ask for a variance.

Chair Woods asked him to explain what was going on in the bottom elevation.

Mr. Chavez said he was the applicant - the Finance Director for the New Mexico Association of Counties. He brought Paul Gutierrez, their Executive Director with him as well as their architect. This was a building that was meant for different suites and NMAC wanted to occupy the whole building and have a permanent entrance. Now it showed Suite A, B, C, D, or E. So in the middle suite the portal was existing and they wanted to bring out a permanent entrance there. Right now it looks more industrial and suite-like.

Chair Woods was having a hard time reading it. She asked if the two columns were of brick.

Present and sworn was Mr. Paul Gutierrez, 115 West Santa Fé Avenue, Unit F, who had an actual drawing that he felt, would give the Board a better view of the brick veneer and the color variance which they were pulling back so it wouldn't be an accent any more. [What he showed the Board was on his smart phone.]

Mr. Rasch agreed to email it to Mr. Boaz.

Mr. Gutierrez referred to the elevation and showing where the brick was coming out, they would reduce the amount of brick and have only one color of stucco so they would not need a variance.

Chair Woods asked if the drawing was shaded differently only because it was new construction. Mr. Gutierrez agreed.

Chair Woods noted they raised the screen wall to hide the equipment and asked if the entire thing would have brick coping.

Mr. Gutierrez said it would not.

Chair Woods said for her that was problematic because everything else on the building had brick coping. But without it, that makes it a pueblo parapet. It would call attention to being a screen wall.

Present and sworn was Mr. Kent Beierle, 142 Truman, said the idea was to break it up and keep it from being too monotonous, to call attention to the clerestories and play down the mechanical screen.

Chair Woods didn't see any clerestories on the elevation.

Mr. Beierle said because they didn't want to breach the height limitation as defined for them; they limited them to height of the existing mechanical screens. There were only two and those would get the brick and have the mechanical screens in between. They hoped to use high efficiency units with a lower profile so that none would show.

Chair Woods said the plan didn't indicate whether the windows would match existing in color and style.

Mr. Beierle said this building was built in the 1970s and all were wood windows with little maintenance and most were in some stage of rot. So they would replace as many as they had to without replacing all. The windows under the portal were in good shape. But if the wall system was compromised they would replace all windows using the same style and color - divided architect series. A lot would depend on what they found once they got into the building.

Chair Woods asked if the windows would be aluminum clad.

Mr. Beierle said no. They planned to have either wood or vinyl windows.

Chair Woods didn't think vinyl would match.

Mr. Acton pointed out that some of the most efficient moderately priced clad windows were aluminum clad wood windows.

Mr. Beierle said they didn't want to put in anything cheap or cheap looking. It will have a wood character.

Mr. Acton went to page 10, the roof plan and he was reassured that the plan offsets the non-bricked coped area horizontally by about 12" set in. Mr. Beierle agreed.

Ms. Mather was troubled by the brick on the north elevation where they were bringing attention to the entry way and gave it a 1970's look again.

Ms. Rios asked for him to describe the brick veneer because veneer connoted being "fakish."

Mr. Beierle said they would use actual brick to match the coping. A veneer was simply an application term for the façade. This was four inch brick, not pavers.

Ms. Rios asked for the measurements of the screening.

Mr. Beierle said the clerestories topped out at 16' and screen walls were 8" below that. So overall height of screens would be about 36" high from the roof. With the dimension set back the line of sight doesn't need a very high screen for the whole unit.

Mr. Acton was missing brick coping over the stucco wall at the portal and a massing more reminiscent of the wings of the portal. He would prefer a scheme more reminiscent of the rest of it with coping. He suggested raising that up to the height of the screen wall, tying back to the screening wall in a way that would balance out the building. It would cohere the proposed elevation with the rest of the building and be a demonstrable entry point.

Mr. Beierle said the building was not based in symmetry and the north elevation was perpendicular to the public way. You only approach it from the east side so that would be unique.

There were no speakers from the public regarding this case.

Chair Woods summarized the concerns were using one color of stucco or using vinyl windows; Mr. Acton's concern about having no coping over the addition and to make sure no equipment shows and some concern about the brick columns. And that the windows would keep stylistically close to existing windows - true divided light either wood or aluminum clad.

Mr. Acton asked if it was feasible for the motion to give the client approval based on all of these recommendations and have them bring back the drawings to staff.

Mr. Rasch agreed they could do that.

Mr. Acton moved to approve Case 12-098 with the following conditions:

1. That the mass is simplified into an elevation that reflects the Territorial style of the rest of the building with brick coping over entire length at a height no higher than the screening wall,
2. That the stucco color match existing stucco,
3. That the applicant use metal clad windows that stylistically match the existing windows;
4. That the revised drawings shall be submitted to staff for review conforming to these conditions and their approval.

Ms. Mather seconded the motion with the condition that there would be no visible rooftop appurtenances. Mr. Acton accepted that as a friendly amendment.

Ms. Rios asked that the applicant have the option to use wood windows. Mr. Acton accepted that as a friendly amendment.

Ms. Walker disapproved of the treatment to make the north the entryway. The drawing was unclear and you have to go to east or west to get in.

The motion passed by majority 3-1 voice vote with Ms. Walker voting against.

Chair Woods asked the applicant to talk with staff with any questions.

6. **Case #H-12-099. 520 Jose Street.** Westside-Guadalupe Historic District. Michael Coca, agent for Kathleen Groody, owner, proposes to construct a 60' sq. ft. portal over a second-story roof deck at this non-contributing residence. (John Murphey).

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

BACKGROUND AND SUMMARY:

Located at the end of Jose Street, in the Jose Street Condominium complex, the subject property is a two-story, stucco-over-adobe, roughly Spanish-Pueblo Revival dwelling constructed in the c.1930s.

While its second story appears to be non-historic, post-dating the 1985 survey of the property, the house is contributing to the Westside-Guadalupe Historic District.

Project

The applicant proposes to construct a 60' sq. ft. wood portal over the second-story roof deck on the east façade of the house.

It will be of a traditional design of heavy wood posts with a slightly sloping roof supported by wood rafters. The roof will tie into an existing header; the rafters will extend approximately 16" beyond the posts. The treated wood members will be stained brown.

The existing second-story fenestration will not change as part of the project.

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 (I), Westside-Guadalupe Historic District.

Ms. Mather asked if staff decided whether this new structure would be compliant on height.

Mr. Murphey thought that was a question for the applicant.

Present and sworn was Mr. Michael Coca, 2313 Calle Hermosa.

Ms. Mather had a concern after looking at the site. She believed they had to have a 36" high rail around the deck.

Mr. Coca said there was an existing parapet although it might be a little bit less than 36".

Chair Woods said the code was 36" and the building permit would require a 36" railing.

Mr. Coca asked if the Board wanted him to come back.

Chair Woods said not yet.

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

Ms. Walker moved to approve Case #H-12-099 provided that the parapet must be raised (extended) in accord with code requirements and the design taken to staff for approval. Ms. Rios seconded the motion and it passed by unanimous voice vote.

7. **Case #H-12-097A. 704 Camino Lejo.** Historic Review District. Studio S.W. Architects, agent for the Wheelwright Museum, owners, propose an historic status review of this non-statused structure. (David Rasch)

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

BACKGROUND & SUMMARY:

704 Camino Lejo, known as the Wheelwright Museum of the American Indian, was designed by William Penhallow Henderson and constructed in 1937. The design of the structure was modeled after a Navajo hogan and it is distinctive within Santa Fé. Additionally, important local/regional persons, Mary Cabot Wheelwright and Hastiin Klah, a Navajo medicine man, were the institution's founders. Minor alterations, including the 270 square foot stairwell addition from 1967 and the 668 square foot elevator addition from 1997, both on the rear west area, have not distracted from the original historic integrity. The Museum was placed on the New Mexico State Register of Cultural Properties on October 5, 1990 and on the National Register of Historic Places on December 18, 1990. The property is located within the Historic Review Historic District and it has no designated historic status.

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.

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.

STAFF RECOMMENDATION:

Staff recommends that the Board should consider assigning an historic status to this building as contributing or significant due to the historic date of construction with well preserved integrity, the cultural significance of the facility, and the persons involved with the founding and building of the museum.

Ms. Mather was very concerned that the museum campus had not been looked at before for historic status review. A new building was recently put on this campus and she was concerned how major buildings have escaped the historic designation.

Mr. Rasch explained that his predecessor felt the Historic Review District had no historic status designations for any of its buildings. But when he came, he took the Code to Legal and realized the HDRB does have the authority to place them into status.

Present and sworn were Mr. Jeff Seres, 122 Lorenzo Road and Mr. Jonathan Batkin, 129 West Zia Road.

Chair Woods clarified that the Board was only looking at historic status at this meeting.

Mr. Seres brought a model to show the Board. He asked if the historic designation covered the entire structure or just the historic portion.

Mr. Rasch explained that the Board recognized nonhistoric portions.

Mr. Acton asked whether the national register designation distinguished between historic and nonhistoric portions.

Mr. Murphey said at the time of registering they only recognized the historic footprint.

Mr. Rasch said the City designates the entire portion and recognizes the non-historic portions.

There were no speakers from the public regarding this case.

Ms. Mather moved in Case #H-12-097A to designate the wheelwright Museum as Significant with two non-historic portions per staff's recommendation. Ms. Rios seconded the motion and it passed by unanimous voice vote.

Case #H-12-097B. 704 Camino Lejo. Historic Review District. Studio S.W. Architects, agent for The Wheelwright Museum, owners, propose to construct a 4,363 sq. ft. addition to a

maximum height of approximately 26'4" and perform other site improvements. Two exceptions are requested to exceed the maximum allowable height (Section 14-5.2(D)(9) and (D)(2)(e)) and to exceed the 50% footprint rule (Section 14-5.2(D)(2)(d)). (David Rasch)

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

BACKGROUND & SUMMARY:

704 Camino Lejo, known as the Wheelwright Museum of the American Indian, was designed by William Penhallow Henderson and constructed in 1937. The design of the structure was modeled after a Navajo hogan and it is distinctive within Santa Fé. Additionally, important local/regional persons, Mary Cabot Wheelwright and Hastiin Klah, a Navajo medicine man, were the institution's founders. Minor alterations, including the 1967 stairwell addition on the rear west area, have not distracted from the original historic integrity. The Museum was placed on the New Mexico State Register of Cultural Properties on October 5, 1990 and on the National Register of Historic Places on December 18, 1990. The property is located within the Historic Review Historic District and it was designated as significant in the previous case.

Now, the applicant proposes to remodel the property with the following two items.

1. An approximately 4,363 square foot addition will be constructed on the southwest corner attaching to the 1997 addition. The façade with the maximum height will be approximately 26' 4" high and at approximately 10" above the maximum allowable height of any façade, if the building is designated as significant. The full impact of the addition and existing building's mass will be seen only from private residences outside of the historic district. Two exceptions are requested to exceed the maximum allowable height (Section 14-5.2(D)(2)(e) and (D)(9)) and to exceed the 50% footprint rule (Section 14-5.2(D)(2)(d)) and the required responses are at the end of this report.

The addition will be constructed with stuccoed concrete block, earth-toned concrete at the exposed foundation, and fieldstone veneer. Windows and doors will be anodized aluminum. A steel trellis will screen the electrical conduits. An oddly-shaped window on the east elevation will not be publicly visible.

2. The existing street frontage vehicle gates and wing walls will be remodeled. The gates will be widened, per Fire Department requirements, from slightly under 18' to 20' by adding a section to each leaf of the existing gates and removing portion of the flanking walls. A 6' high black metal fence will be constructed at 30' back from the north lotline for the entire length of the street frontage. Stuccoed pilasters at 6' 8" high will be constructed at 8' intervals.

EXCEPTION TO EXCEED THE MAXIMUM ALLOWABLE HEIGHT AND THE 50% FOOTPRINT RULE

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

The proposed addition to the Wheelwright Museum is on the west side and is set back 14ft. from the existing front façade (street facing) of the existing museum. The portion of the proposed addition is 30ft. in length along the existing 117ft. front façade. This portion of the proposed

addition is set back approximately 310ft. from Camino Lejo. The height of this portion of the proposed addition is 19ft. measured at the midpoint of the proposed elevation. The height of the addition is also 2ft. below the parapet where it abuts to the existing museum and 11ft. below the highest point of the existing museum roof. The existing grade slopes from north to south (front to rear) and the location of the addition in the rear on the downslope creates the overall height of the addition and existing building.

The proposed building, set back from the existing museum front façade, and from the street, and with a maximum height of 19ft. is in proportion to the existing museum and will not be visible from the street, resulting in no damage to the character of the streetscape.

Staff response: Staff is in agreement with this response.

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

The Wheelwright Museum has been considering this addition for nearly 15 years. The decision to develop plans and launch a campaign to implement them was triggered by a donation of contemporary Navajo and Pueblo jewelry, plus an offer of a cash gift if the museum agreed to build exhibition space committed permanently to jewelry traditions of the Southwest. Coincidentally jewelry and related traditions have been the museum's principal area of collecting and research for more than a decade, so the decision made perfect sense to them.

The museum's changing exhibition program has outgrown its space, and they are forced to close its only gallery for nearly a month while they change exhibitions, leaving visitors with nothing to see. The proposed plan corrects this problem, making the Wheelwright a year-round destination which will remain free to the public.

The plans include a new gallery of 1900 Santa Fé for jewelry, a workspace/storage area for the curatorial staff, which will enable them to prepare exhibitions in an appropriate environment, a classroom, staff kitchen, and restrooms.

The existing Wheelwright Museum is listed on the National Register of Historic Buildings. The proposed location of the addition was reviewed by the State Historic Preservation Office (SHPO) and because of the proposed location, which would not adversely affect the status of the existing building; the State Historic Preservation Division (HPD) issued a "no adverse effect" determination for the addition. The location of the addition in the back corner of the existing museum is lower and sloping away from the front, and close to the property line, thus creating the overall height and massing there.

Strict enforcement of the City Historic District height and massing (footprint) standards would constitute a hardship by substantially reducing the height and area of the addition and not allow the Wheelwright Museum to offer enhanced exhibitions and education to the public.

Staff response: Staff is in agreement with this response.

(iii) Strengthen the unique heterogeneous character of the *city* by providing a full range of design options to

ensure that residents can continue to reside within the historic districts;

The design incorporates stepped massing in the building form starting at the existing 1997 addition through the lower level. Earth-tone stucco walls on exposed concrete and fieldstone base are the primary exterior building materials which are consistent with the character and materials of existing buildings in the City of Santa Fé.

The existing Wheelwright Museum was constructed in 1937. The City zoning of this area in the early 1960s overlaid R-1 zoning to the Wheelwright property and adjacent properties. Although the museum use is “commercial” in nature, if the museum were to cease to exist, the underlying zoning is residential which would ensure that residents could continue to reside within the Historic Districts.

Staff response: Staff is in agreement with this response.

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

The Wheelwright property comprises 8 acres that accommodates three existing buildings. The location of the original museum building is close to the SW corner of the property, which leaves a small area of land in the preferred (to maintain the historic status of the original building) location for the addition. The proposed galley is on the upper level immediately adjacent to the existing Klah Gallery which will facilitate visitor’s experience of the museum.

No other structures (except the State-owned buildings on Museum Hill) are museums in the related streetscape.

Staff response: Staff is in agreement with this response.

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

The City zoning code Section 14-8.4(J)(3) requires nonresidential development to provide a 15ft. landscape buffer for adjacent residential zoning. The proposed addition has received an administrative variance of 1ft. to this buffer and a reduction to 16ft. of the City Fire Marshall requirement for a 20ft. wide access road around the existing and proposed building on the west side of the proposed addition. The 15ft. wide landscape buffer and 20ft. wide access road are being met on the south side. These requirements further reduce the area available for the proposed addition. The proposed addition is partially 2 stories with the new gallery on the second floor (Adjacent to the existing Klah gallery) and support space (storage/curatorial space, education room, break room, and new bathrooms) on the lower level. This arrangement of spaces best facilitates the visitor and staff of the museum.

Staff response: Staff is in agreement with this response.

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

As discussed above, the proposed addition is lower than the existing Wheelwright Museum, is located adjacent to the building for the least impact on the streetscape and to have “no adverse effect” on the historic status of the existing museum, and will provide enhanced exhibitions and education to the public, thus providing the least negative impact as per 14-5.2(A)(1).

Staff response: While staff disagrees that the addition is lower than the historic structure in height, the addition is lower than the historic structure in elevation above sea level. Staff agrees that this is the best location for an addition that would provide a seamless visitor experience of the public spaces.

STAFF RECOMMENDATION:

Staff recommends approval of the exceptions to exceed the maximum allowable height and to exceed the 50% footprint rule. Otherwise, this application complies with Section 14-5.2(D) General Design Standards and (F) Historic Review Historic District.

Ms. Walker asked on the first paragraph if it shouldn't say from any public way.

Mr. Rasch agreed. The non historic additions will be visible from the west boundary line of the Historic Review District at Camino Corrales but the Board cannot use locations outside of the Historic District for visibility.

Chair Woods believed the arroyo was a public way and this is visible from the arroyo.

Mr. Rasch said the full impact of the project could only be seen from a private residence.

Chair Woods disagreed. The Board members saw right through to it on Camino Corrales.

Mr. Rasch said the south view could be more massive than the west.

Ms. Walker asked if an arroyo was a public way.

Ms. Brennan looked it up.

Ms. Mather said the six foot high black metal fence seemed very atypical to that part of Santa Fé. This sort of institutional fencing seems atypical to the rural nature of Camino Lejo.

Mr. Rasch agreed but it was pretty densely vegetated and he did not think it was very visible.

Chair Woods said the Board would take a break to look at the model.

Mr. Batkin said what was driving this plan was not just to add space. This was to create something extremely important in Santa Fé. The museum was founded around Navajo ceremonialism and the truth was that the museum was controversial among Navajo traditionalists and in the 1970's became the first institution in the world to expatriate sensitive materials to the Navajo people and at that time started a

rotating exhibition focusing on Native living artists. It was a respected program internationally and Wheelwright has published more in their field than any institution of their size in any field in the nation. They are the oldest nonprofit museum in the state and the only museum in Santa Fé free to the public. But every time they change exhibits they have to shut down the museum and it takes 4-6 weeks each year. So they needed a permanent exhibition space because after several years they had acquired an extensive collection of Navajo jewelry. In all other institutions like this, jewelry was treated as a footnote in favor of baskets and rugs.

So Wheelwright built the resources to treat jewelry as one of the most important art forms. In 17 years they built a resource unmatched by any other institution - in Zuni, Hopi and Navajo. They have donors from about half of the 50 states. By this expansion they would have a permanent exhibit for jewelry and space for classroom, preparations and rest rooms to replace decrepit restrooms there now.

Mr. Seres had worked with Mr. Batkin on the plans for 16 years. The first fund raising was to correct roof leaking into the building. They have done 99% at a cost of \$500,000 and stuccoed, put on a new roof, rewired and replumbed part of it and now wanted to move to this final step to turn it into more importance as a destination and keep it free to the public.

Mr. Acton said it looked like the 2-story section was assembled so it was in the same plane as the main historic part. It appeared to have a fire stair going down between the garage and storage area.

Mr. Seres said they would break through the existing south wall and that was the only component on the second floor and dedicated to the jewelry collection and showing new artists there as part of that gallery. You go down the existing elevator put in in 1970 or down the stairs to the lower level - the lower level arrived in the hatched area where they broke through the south wall again where they would have the trading post and rest rooms and education room. The back function was as a new work room, Territorial room and then to a small break room and kitchen area. That was the plan.

On the site plan's SE corner they worked with positioning of the addition. The proposed location was in regard to the status through the National Register and was reviewed by SHPO in 2006 and they determined the additional would have no impact on its status.

Chair Woods asked if he had that in writing. Mr. Seres agreed and shared it with the Board.

Chair Woods pointed out that was in 2006 but not what was proposed now.

What was presented to SHPO was 840 square feet and the lower level of 6406 square feet. He showed the model for that addition. It was 30' high on the west side at its highest point and set it back 21' 10" from the property line and the required loop road along the west side. So it should have no adverse effect.

This was presented at an ENN meeting in 2007 and they worked with overlay zoning which required a 15' buffer. Because it was zoned commercial it required 15' buffer from neighboring properties. They worked out a reduction on the west property line to 14' and reduction of 20' vehicular road to 16' so now

they had 7,113 square feet with a lower level of 4,343 square feet and the building was set back 30' from the property line and height reduced to 26' 4".

Chair Woods announced a short break to let the public see the drawings and the model

After the break, Mr. Seres made comments about the design, most of which was not audible on the recording.

Mr. Seres referred to the model and said the stepping down of the massing there was in response to the architecture of the original building. Starting with the 2000 addition it was lower and secondary to the original building. The angles were in reference to the hogan.

PUBLIC COMMENT

Present and sworn was Ms. Janet McKay, 200 West Marcy who was an attorney with the Sommer, Udall Sutin firm representing Toshio and Barbara Akomora who had property at 700 Camino Lejo directly west of this property but couldn't be here and wanted her to express their concerns. The first was about the size of this addition. The current footprint was 4,515 square feet and proposed to be added was 4,363 square feet so it was almost doubling the size which was quite a deviation from the code of adding no more than 50%. They felt the massing was inappropriate for the neighborhood and placement in the SW portion made a tight configuration and put it against their property line. The roadway was almost to their property.

They felt the tight configuration imposed upon their property lines and that the museum had plenty of room to the south side. They had room for future expansion there.

They were concerned about traffic and noise because there was a loading area facing their property with a dumpster close by. So they would like to see the size reduced and moved more to the south instead of the west and if approved they would request more intensive landscaping including trees and that the dumpster be moved.

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

Ms. Mather asked Mr. Rasch about the square footage.

Mr. Seres asked to clarify the square footage because he gave her an incorrect amount.

Mr. Rasch said the rule was the same for the significant as the contributing. They can add up to 50% of the 1963 footprint. They asked for an exception.

Mr. Seres said the original footprint was 4515 sq. ft. and with additions it was 5431.

Mr. Rasch said the 1967 addition was 270 and the 1997 was 668 sq. ft. so they were very minimal.

Mr. Seres said the proposed footprint was 4363 footprint. 50% would be 2257 so they were asking for adding of 2106 sq. ft.

Ms. Mather asked where the loading dock and dumpster locations were.

Mr. Seres said on the site plan there was a dumpster on the west side now. That was a variable for them. The loading area was shown on the west side through a pair of doors at the lower level. The neighbor's two-car garage was 155 feet from the proposed addition. There was a blank wall with no windows there. That was an important consideration.

The residence was built well after the museum. So they knew the Wheelwright was there when they moved there. By positioning their garage and the blank wall they always acknowledged the visual impact of the museum.

Ms. Mather asked about the reference to a future gallery.

Mr. Seres said it would be on the SE corner - another 1500 square feet.

Ms. Mather noted the work area was one story so the future gallery would look down on that.

Mr. Seres said it would be at the same level as this proposed addition.

Ms. Mather asked if the future gallery would cover the stone and window area. Mr. Seres agreed.

Ms. Mather asked if there was a service elevator and if not, why not.

Mr. Seres said the elevator was to meet ADA accessibility and management of moving in of exhibits. He showed where they pull up to unload into the gallery.

Ms. Mather said they had a prep area for exhibits but not for loading to and from it.

Mr. Seres said they would load into the service area and had to use the passenger elevator for that.

Mr. Acton asked for the logic on the angle of the public stairwell.

Mr. Seres said the angle corresponded to the property line. It was the same angle coming back this way and a huge berm with a large window to Sun Mountain.

Mr. Acton wanted some way to mitigate the vertical scale of that west facing façade. The only way he saw was if there were a one-story element and a change in the vertical plane where they had the bathroom wing. That would break up the massing on the west façade. The continuity of that façade was out of scale even with the rest of the building given its 2 story element. So to justify second story he would look for a way to step it back from the storage area.

Mr. Seres said they had a display along there with 48" for the jewelry area. They could wrap that around and reduce the massing 3-4 feet above those cases on the west wall.

Mr. Acton said they had a hogan shape and projecting element to right and to left and then the stairwell toward Sun Mountain and bathroom below. That could be something that projects out with one story. That would give a little break there.

Chair Woods hesitated to redesign to this extent. It was way too big to try to redesign it here but just to express concerns. Those ideas were good and it was the direction that needed to happen.

Mr. Seres said they needed this much square footage based on the exhibit space for the jewelry exhibit. But they could come down 2 to 2½ feet on the west parapet.

Mr. Acton wondered if they could reconfigure the public stair to steal some from that side for the gallery and have the portal over the two story element. It would break up the expanse of the verticality there.

Ms. Rios thanked Mr. Seres for his presentation and for the model. She asked him how the far were from the property line.

Mr. Seres said it was 14-16 with a 16' landscape buffer. Parking was moving; the roadway would be one way around and only used by staff.

Mr. Batkin said also a UPS delivery at 5 pm.

Mr. Seres pointed out where staff park and where public would park.

Ms. Rios asked what the impact of this was on the neighbor represented by Ms. McKay and if he could respond to her concerns.

Mr. Batkin said Toshio's parents attended the ENN where this plan was roughed out at that time. They wanted to know what why the museum couldn't do a separate structure. He said they were on septic systems and had no three phase electricity until 1997. But they had the telephone and security computer and low voltage at the elevator so it made no sense to do separate structures. He sent them a full set of plans and asked for their comments and they didn't respond.

A year or two later he attempted to discuss it with them. They couldn't find the plans he sent so he sent another set and they still did not respond.

He proposed a lot line adjustment with them to create an access road without encroachment and they didn't respond. And when he tried to accommodate the 20' road pushed a small sliver of vegetation onto their land and asked them if they would agree to that and they didn't respond. Their only move was in the last ten days.

Ms. Rios asked he thought this proposal had the least impact on neighbors.

Mr. Batkin said the plan met their requirements and those of fire marshal and others in the city. This foot print proposed was the least impact. They shrunk the gallery and removed an entire building function to another location and pulled back from south to satisfy Mr. Roger Peterson there. So he thought they had done everything they could to satisfy the neighbors.

Ms. Rios asked if the design would have straight or rounded edges.

Mr. Seres said the original building had hard edges so they were keeping that style. They were open for ways to ease it with battering of the parapet or whatever.

Ms. Rios asked what type of stone would be used.

Mr. Seres said it was field stone in a random pattern as they used in 2000. .

Ms. Walker asked if Fed Ex could turn around at the south end and not use the west part.

Mr. Seres thought that was a possibility. There was a limitation on where they could put the road but they could look at that.

Ms. Walker thought it would give a lot of relief to the neighbor.

Ms. Walker asked if he had seen the black metal fencing that was installed at the armory on Old Pecos Trail. It looked scary and was changed from black to an earth tone. She asked if he could make this fencing more friendly.

Mr. Seres said they were looking at enhanced security -

Mr. Botkin said it cuts off access. Lots of people walked the grounds after hours and that was of some concern. They just wanted to prevent vehicles from getting on the ground at night.

Ms. Walker asked how far apart the verticals were.

Mr. Seres said it was about a foot. There was a fence like it further down the road.

Chair Woods asked what the highest part was from existing or proposed grade.

Mr. Seres said it was 26' 4" on the west.

Chair Woods encouraged them to think about stepping back the upper story. With a 26' façade straight up without fenestration and seen from public way it appeared to be almost 3 stories and was foreboding. It

was a lot of mass and that was what they saw.

She was concerned about the concrete foundation. She was also concerned about the large new elevator. She found that really competing with the original building. It overwhelmed the original structure. She asked for the dimensions.

Mr. Seres said it was 13 x 10. You don't see it straight on from the historic structure; only from the inside looking out.

Chair Woods disagreed. That element calls lots of attention to itself. In the context of a significant building she found it overwhelming.

Ms. Mather summarized the concerns - relocation of dumpster; relocation of road; lowering west parapet - stepping it back; redoing fencing materials; concrete foundation and the slanting element with large window and buttresses with stone going up the sides.

Ms. Mather moved to postpone Case #H-12-097B so the applicant could address the Board's concerns. Ms. Rios seconded the motion and it passed by unanimous voice vote.

Mr. Rasch said they could hear it in January at either meeting; either January 8 or January 22.

Mr. Seres said he would let staff know when they were ready. He felt he had a good grasp of the board's concerns.

- 8. Case #H-12-100. 1233 Paseo de Peralta. Don Gaspar Area Historic District. Will McDonald, agent for Davos Capital, owner, proposes to construct a 177 sq. ft. addition on the non-historic rear elevation of a significant structure. An exception is requested to exceed the 50% footprint rule (Section 14-5.2 (D)(2)(d)). (David Rasch)**

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

BACKGROUND & SUMMARY:

1233 Paseo de Peralta, known as the Digneo-Moore House, was constructed in 1911 in the Neoclassical Revival style. An associated 489 square foot free-standing garage, located to the rear and east of the residence, was constructed in the 1930s. The garage was converted to office space with a 234 square foot addition to the rear in 2003. Both structures are listed as significant to the Don Gaspar Area Historic District.

The applicant proposes to remodel the accessory building, known as The Annex, by constructing a 177 square foot addition on the south elevation where the non-historic addition is located. The addition will be 9' 8" high and 1' lower than the adjacent parapet height. Windows appear to be 8-lite casements on the

west and south elevations. The finishes will match existing conditions. An exception is requested to exceed the 50% footprint rule (Section 14-5.2(D)(2)(d)) and the criteria responses follow below.

14-5.2(D) General Design Standards for All H Districts

In any review of proposed additions or alterations to *structures* that have been declared significant or contributing in any historic district or a *landmark* in any part of the *city*, the following standards shall be met:

(2) Additions

(d) Additions are not permitted to the side of the existing footprint unless the addition is set back a minimum of ten (10) Feet from the primary façade. The addition shall not exceed fifty percent of the square footage of the existing footprint, and shall not exceed fifty percent of the existing dimension of the primary façade. To the extent architecturally practicable, new additions shall be attached to any existing noncontributing portion of *structures* instead of attaching them to the significant or contributing portion.

EXCEPTION TO EXCEED 50% FOOTPRINT RULE

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

This small addition will not be visible in the streetscape.

Staff response: Staff is in agreement with this response.

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

The present office is small and could be much more useful with this additional room. It is beneficial to the public to have adequate office space near the capitol while preserving the residential nature of the neighborhood.

Staff response: Staff cannot determine by the submittal why the 723 square Feet of space is insufficient nor why the 177 additional square feet would make the space sufficient.

(iii) Strengthen the unique heterogeneous character of the *city* by providing a full range of design options to ensure that residents can continue to reside within the historic districts;

This building's original use as a garage fit with the residential nature of the neighborhood at the time it was built. Now it is a business district and the expansion of the building is important to its commercial function.

Staff response: Staff is in agreement with this response.

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

Because this building was originally small, even a small addition brings it to the 50% limit. The 50%

limit is reasonable for a larger residence but overly confining when the original building is small.

Staff response: The applicant has not provided special conditions or circumstances that are peculiar to this structure and not applicable to other structures in the streetscape. However, staff disagrees with the response that a smaller building should not be restricted to the 50% rule. This rule ensures that additions to historic structures do not overwhelm the scale of the historic structure no matter what size.

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

The special conditions of this being a small free standing building have to do with its historical use as a garage.

Staff response: Staff is in agreement with this response.

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

The proposed addition, being at the rear of the building, will be entirely invisible from the streetscape. The building presently appears to be a garage and will maintain that appearance.

Staff response: Staff is in agreement with this response.

STAFF RECOMMENDATION:

Staff recommends denial of the exception request to exceed the 50% footprint rule (Section 14-5.2(D)(2)(d)) as having not met the exception criteria. Otherwise, this application complies with Section 14-5.2(D) General Design Standards and (E) Downtown & Eastside Historic District.

Chair Woods asked if staff felt the addition would impact the historic status.

Mr. Rasch didn't think so because it wouldn't be publicly visible.

Present and sworn was Mr. Will McDonald.

Chair Woods invited him to respond to Mr. Rasch's concern.

Mr. Rasch said it was criterion 4 - the answer to 4 was even a small addition would take it to its limit. Staff disagreed that small houses should be exempt from the 50% rule.

Mr. McDonald didn't know where to go with the question. He pointed out that the exception only required three answers but staff said he had to answer all six. The criteria for an exception to 14-5.2D 2 only required the first 3 questions but we have to answer all six or go to City Council.

Mr. Rasch disagreed. Those three were for design only and three were about massing.

Chair Woods said it was because of the shape of the building. They were adding on to the one part that had been changed and increasing the size to the back end and it had no impact on the rest of the building.

Mr. Rasch said the six were height pitch scale and set backs.

Ms. Walker said in this case the addition didn't overwhelm the scale because it was not visible.

There were no speakers from the public regarding this case.

Ms. Mather moved to approve Case #H-12-100 as presented citing that the applicant had met the exception criteria on page 3-4. Ms. Walker seconded the motion and it passed by unanimous voice vote.

I. MATTERS FROM THE BOARD

Ms. Walker asked if the findings and conclusions could be placed in chronological order.

Mr. Rasch said the secretary puts them in vertical columns newspaper and they were in chronological order.

Ms. Walker didn't think they really were in chronological order.

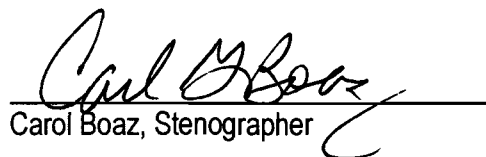
J. ADJOURNMENT

Ms. Rios moved to adjourn the meeting. There was no objection.

The meeting was adjourned at 7:55 p.m.

Approved by:

Submitted by:


Carol Boaz, Stenographer

2013 HISTORIC DESIGN REVIEW BOARD SCHEDULE

<i>Tuesday</i>	<i>Wednesday</i>	<i>Wednesday</i>	<i>Friday</i>	<i>Monday</i>	<i>Thursday</i>	<i>Sunday</i>	<i>Monday</i>	<i>Tuesday</i>	<i>Wednesday</i>	<i>Friday</i>
12:00 PM Field Trip 5:30 PM H-Board Hearing	11:00 AM SUBMITTAL DEADLINE	REQUEST FOR ADDITIONAL INFORMATION	11:00 AM DEADLINE FOR ADDITIONAL INFORMATION	STAFF WRITES AGENDA	POST AGENDA	PUBLISH AGENDA IN NEWSPAPER	APPLICANTS DISPLAY POSTER	STAFF WRITES REPORTS	PACKET TO PRINT	PACKET DISTRIBUTION
Jan 8 •	Dec 12	Dec 12	Dec 14	Dec 17	Dec 20	Dec 23	Dec 24	Dec 31 Tue	Jan 2	Jan 4
Jan 22 •	Dec 26	Dec 26	Dec 28	Dec 31	Jan 3	Jan 6	Jan 7	Jan 15	Jan 16	Jan 18
Feb 12	Jan 16	Jan 16	Jan 18	Jan 22	Feb 24	Jan 27	Jan 28	Feb 5	Feb 6	Feb 8
Feb 26	Jan 30	Jan 30	Feb 1	Feb 4	Feb 7	Feb 10	Feb 11	Feb 19	Feb 20	Feb 22
Mar 12	Feb 13	Feb 13	Feb 15	Feb 18	Feb 21	Feb 24	Feb 25	Mar 5	Mar 6	Mar 8
Mar 26	Feb 27	Feb 27	Mar 1	Mar 4	Mar 7	Mar 10	Mar 11	Mar 19	Mar 20	Mar 22
Apr 9	Mar 13	Mar 13	Mar 15	Mar 18	Mar 21	Mar 24	Mar 25	Apr 2	Apr 3	Apr 5
Apr 23	Mar 27	Mar 27	Mar 29	Apr 1	Apr 4	Apr 7	Apr 8	Apr 16	Apr 17	Apr 19
May 14	Apr 17	Apr 17	Apr 19	Apr 22	Apr 25	Apr 28	Apr 29	May 7	May 8	May 10
May 28 •	May 1	May 1	May 3	May 6	May 9	May 12	May 13	May 21	May 22	May 24
June 11	May 15	May 15	May 17	May 20	May 23	May 26	May 24 Fri	June 4	June 5	June 7
June 25	May 29	May 29	May 31	June 3	June 6	June 9	June 10	June 18	June 19	June 21
July 9	June 12	June 12	June 14	June 17	June 20	June 23	June 24	July 2	July 3	July 5
July 23	June 26	June 26	June 28	July 1	July 3	July 7	July 8	July 16	July 17	July 19
Aug 13	July 17	July 17	July 19	July 22	July 25	July 28	July 29	Aug 6	Aug 7	Aug 9
Aug 27 •	July 31	July 31	Aug 2	Aug 5	Aug 8	Aug 11	Aug 12	Aug 20	Aug 21	Aug 23
Sept 10	Aug 14	Aug 14	Aug 16	Aug 19	Aug 22	Aug 25	Aug 26	Sept 3	Sept 4	Sept 6
Sept 24	Aug 28	Aug 28	Aug 30	Sept 3	Sept 5	Sept 8	Sept 9	Sept 17	Sept 18	Sept 20
Oct 8	Sept 11	Sept 11	Sept 13	Sept 16	Sept 19	Sept 22	Sept 23	Oct 1	Oct 2	Oct 4
Oct 22	Sept 25	Sept 25	Sept 27	Sept 30	Oct 3	Oct 6	Oct 7	Oct 15	Oct 16	Oct 18
Nov 12 •	Oct 16	Oct 16	Oct 18	Oct 21	Oct 24	Oct 27	Oct 28	Nov 5	Nov 6	Nov 8
Nov 26	Oct 30	Oct 30	Nov 1	Nov 4	Nov 7	Nov 10	Nov 12	Nov 19	Nov 20	Nov 22
Dec 10	Nov 13	Nov 13	Nov 15	Nov 18	Nov 21	Nov 24	Nov 25	Dec 3	Dec 4	Dec 6

NOTE: Time and date of meeting may be subject to change. Please contact the Historic Preservation Division at 955-6605 for confirmation. No changes after staff writes agenda or postponement is automatic.

Exhibit "1"

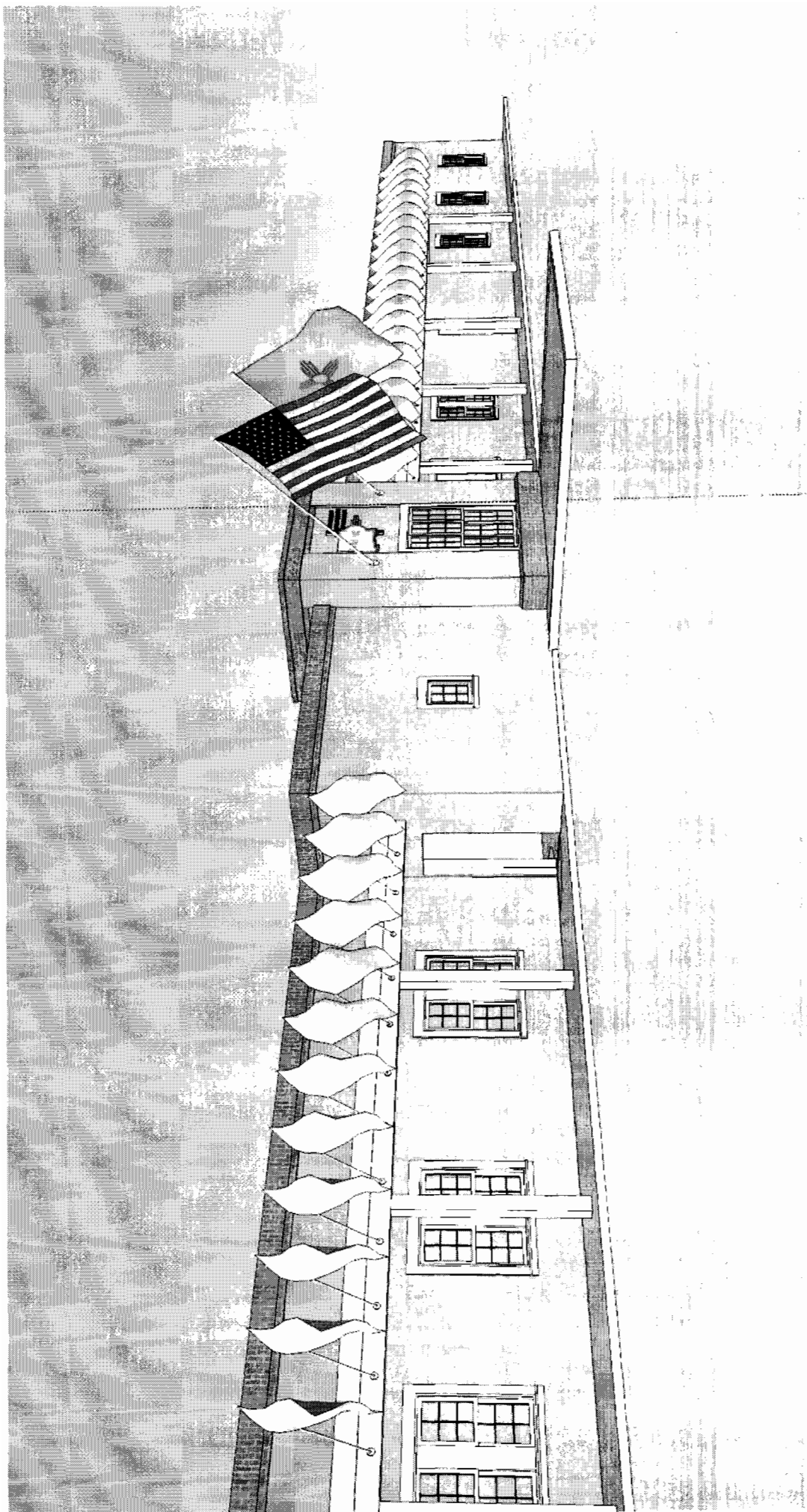


Exhibit "2"

