



CITY CLERK'S OFFICE
Agenda DATE 1-2-13 TIME 10:05am
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HISTORIC DISTRICTS REVIEW BOARD FIELD TRIP

TUESDAY, January 8, 2013 at 12:00 NOON

HISTORIC PRESERVATION DIVISION, 2nd FLOOR CITY HALL

HISTORIC DISTRICTS REVIEW BOARD HEARING

TUESDAY, January 8, 2013 at 5:30 P.M.

MAIN LIBRARY – COMMUNITY ROOM

145 Washington Avenue

A M E N D E D

- A. CALL TO ORDER
- B. ROLL CALL
- C. APPROVAL OF AGENDA
- D. APPROVAL OF MINUTES: December 11, 2012
- E. COMMUNICATIONS
- F. FINDINGS OF FACT & CONCLUSIONS OF LAW

Case #H-11-111 940 A E. Palace Avenue
Case #H-12-094 105 Rim Road
Case #H-12-095 130 Lincoln Avenue
Case #H-12-098 444 Galisteo Street

Case #H-12-099 520 Jose Street, #8
Case #H-12-097A 704 Camino Lejo
Case #H-12-100 1233 Paseo de Peralta

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

1. 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).
2. Case #H-12-101. 401 Old Taos Hwy. Downtown and Eastside Historic District. Gayla Bechtol, agent for Ghost Ranch Presbyterian Church USA, owner, requests an status review of this non-contributing property. (David Rasch).
3. Case #H-12-102. 524 Camino del Monte Sol. Downtown & Eastside Historic District. Joel Muller, agent for John Camp and Michele Cook, owners, proposes to construct two small additions totaling 117 sq. ft., increase the parapet height to 9'10," replace all windows and doors, and stucco this non-stateded guesthouse. (John Murphey).
4. Case #H-12-103. 421 Apodaca Hill. Downtown & Eastside Historic District. Richard Gorman, agent for Arturo and Viola Gonzales, owners, proposes to enclose an existing carport and construct a separate detached 529 sq. f.t., 9'0" high carport, build a portal, replace windows, build a deck, raise yardwalls, and re-stucco at this contributing

residence. (John Murphey).

5. Case #H-12-104. 156 Lorenzo Road. Downtown & Eastside Historic District. Rad Acton, agent for Greg Stinson and Tim Simmonds, owners, proposes to connect the main house and the guesthouse, raising the parapets to 14'4" where the maximum allowable height is 14'5," reconstruct a portal, replace windows and doors, increase the height of yardwalls and make other alterations at this non-contributing residence. (John Murphey).
6. Case #H-12-106. 451 W. Alameda Street. Westside-Guadalupe Historic District. Stephen Samuelson, agent for Phillip Rosa Limited Partnership, owner, proposes to replace a deck, change a window to a door opening, replace a trellis, and install light fixtures at this non-contributing commercial building. (John Murphey).
7. Case #H-12-107. 1247 Cerro Gordo Road. Downtown & Eastside Historic District. Laban Wingert, agent for Ruth Holmes, owner, proposes to construct an approximately 254 sq. ft., 15'-8" hipped roof attached carport with a 90 sq. ft. storage room at this noncontributing residence. (John Murphey).
8. Case #H-12-105. 156 E. DeVargas Street. Downtown & Eastside Historic District. Galisteo Street, Inc., agent for Two Gallegos Properties, LLC, owner, proposes to replace historic windows on primary and non-primary elevations of a contributing building. An exception is requested to remove historic material (Section 14-5.2(5)(a)(1)). (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.



Agenda

DATE 12/18/12 TIME 10:55a
SERVED BY Camille Veyl
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- G. BUSINESS FROM THE FLOOR
- H. ACTION ITEMS

1. Case #H-12-090. 435 San Antonio Street. Downtown & Eastside Historic District. Estevan Trujillo, agent for Steve and Marla Karmesin, owners, propose to construct a 9'8" high trellis/carport structure where the maximum allowable height is 15', reconstruct a street wall and a separate yardwall, install gates, and make landscaping improvements at this non-contributing residence. (John Murphey).
2. 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).
3. Case #H-12-101. 401 Old Taos Hwy. Downtown and Eastside Historic District. Gayla Bechtol, agent for Ghost Ranch Presbyterian Church USA, owner, requests an status review of this non-contributing property. (David Rasch).
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8. Case #H-12-107. 1247 Cerro Gordo Road. Downtown & Eastside Historic District. Laban Wingert, agent for Ruth Holmes, owner, proposes to construct an approximately 254 sq. ft., 15'-8" hipped roof attached carport with a 90 sq. ft. storage room at this noncontributing residence. (John Murphey).
9. Case #H-12-105. 156 E. DeVargas Street. Downtown & Eastside Historic District. Galisteo Street, Inc., agent for Two Gallegos Properties, LLC, owner, proposes to replace historic windows on primary and non-primary elevations. An exception is requested to remove historic material (Section 14-5.2(5)(a)(1)). (David Rasch).

I. MATTERS FROM THE BOARD

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HISTORIC DISTRICTS REVIEW BOARD
January 8, 2013

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MINUTES OF THE
CITY OF SANTA FÉ
HISTORIC DISTRICTS REVIEW BOARD

January 8, 2013

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 Community Room of the Downtown Library, 145 Washington Avenue, Santa Fe, 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
Mr. Frank Katz
Ms. Christine Mather
Ms. Karen Walker

MEMBERS ABSENT:

Ms. Sharon Woods, Chair [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.

Mr. Rasch said **Case #H-12-097A**, 704 Camino Lejo is to be removed because there has been no final action on it yet.

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

D. APPROVAL OF MINUTES: December 11, 2012

Ms. Walker requested clarification on page 7 in the staff recommendation what the belt was.

Mr. Murphey said it followed the contour of the hill (not belt).

On page 25 in the middle of the page, it should say the turnaround did not use the west of the existing circular part.

Ms. Mather requested a change on page 8 in the staff report to say, "The Board approved a similar plan to replace the escalator..."

Mr. Acton complimented Mr. Boaz for catching his comments and properly nuancing what he said about the "County political building" as a prelude to the involved motion.

Vice Chair Rios requested the following changes in the minutes:

On page 24, 5th paragraph where it should ask- how far the building was from the property line.

On page 26 it should say, "Ms. Rios asked if she thought ..."

Ms. Walker moved to approve the minutes of December 11, 2012 as amended. Ms. Mather seconded the motion and it passed by majority voice vote with all voting in favor except Mr. Katz and Dr. Kantner who abstained.

E. COMMUNICATIONS

Mr. Rasch said the next meeting on January 22 would be in the Lamy Room at the Convention Center.

He announced the deadline to be a member of the New Mexico Heritage Preservation Alliance and be able to attend the workshop in Trujillo Spain was January 14.

F. FINDINGS OF FACT & CONCLUSIONS OF LAW

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Case #H-12-095 130 Lincoln Avenue

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Case #H-12-099 520 Jose Street, #8

Case #H-12-100 1233 Paseo de Peralta

Ms. Walker moved to approve all Findings of Fact and Conclusions of Law as presented. Ms. Mather seconded the motion which passed by majority voice vote with all voting in favor except Dr. Kantner and Mr. Katz who abstained.

Mr. Acton asked if the Board could receive a report on cases that had conditions to be reviewed and approved by staff to determine that there was a satisfactory outcome of interaction of staff with client. It could be a very brief summary of what took place.

Mr. Rasch said he would discuss it with Mr. O'Reilly.

Vice Chair Rios 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.

G. BUSINESS FROM THE FLOOR

There was no business from the floor.

H. ACTION ITEMS

1. **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).

Dr. Kantner recused himself from consideration of this case and left the room.

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

BACKGROUND & SUMMARY:

660 Garcia Street, known as the School for Advanced Research, was established in 1907 for scholarly research in archaeology and ethnology of the American Southwest. At its current location since 1972, the School has been developed around the 1927 estate of Martha Root White and Amelia Elizabeth White known as "El Delirio". The buildings on campus are listed as non-contributing to the Downtown & Eastside Historic District, although recent inventories recommend an historic status upgrade for some of the structures.

The applicant proposes to construct two free-standing structures on vacant areas to the west and south of the main structure.

1. A 4,170 square foot Work Plaza building will be constructed to a maximum height of 14' where the maximum allowable height is 18' 6". The "L"-shaped structure with a walled court is designed in the Spanish-Pueblo Revival style with exposed headers and carved corbels on the portal, battered parapets, and rounded edges. The building will feature decorative iron grilles on some windows. Stucco type and color and trim color were not submitted. The court will be enclosed with an 8' high stuccoed yardwall with a 6' high Ranch-style metal vehicle gate. A 6' high coyote fence and gate will enclose the trash area on the east elevation.
2. A 3,219 square foot Office/Studio will be constructed to a maximum height of 16' 6" where the maximum allowable height is 23' 0". The building is designed in the Spanish-Pueblo Revival style with exposed headers and carved corbels on the portals, stepped massing, battered parapets, and rounded edges. There will be transom and clerestory windows to provide more light in the studio area. Stucco type and color and trim color were not submitted. Solar panels will be installed on the roof and the parapets will screen them from view.

STAFF RECOMMENDATION:

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

Vice Chair Rios asked about public visibility.

Mr. Rasch said it was not visible from Garcia Street but from Camino Vista it might be visible.

Vice Chair Rios asked if there were neighbors nearby.

Mr. Rasch said this could be seen from two neighbors on the west but they were probably 300-400 feet away.

Vice Chair Rios noted the staff report indicated no historically statused buildings on this property. Mr. Rasch agreed but felt they might need a new inventory because an upgrade might be in order.

Ms. Mather asked how many acres were in the campus. Mr. Rasch didn't know.

Ms. Mather asked how many buildings were on the campus. Mr. Rasch said there were several.

Present and sworn were Ms. Jennifer Jenkins and Ms. Gavin 130 Grant Street.

Ms. Jenkins said the staff report was thorough and they could answer the questions staff asked. She said the stucco would be El Rey Buckskin and the windows would be clad off-white. The stucco was cementitious.

The SAR campus improved area was little more than 9 acres and they owned 3 parcels that were undeveloped.

Mr. Katz asked about proposed skylights.

Ms. Jenkins said they would all be behind parapets and the solar panels were not visible either.

Vice Chair Rios asked if edges would be rounded or not.

Ms. Jenkins said they would be rounded bullnose pueblo style.

Mr. Acton asked if the heights given were measured to the highest level from lowest natural grade.

Ms. Jenkins agreed.

Mr. Acton asked if the natural grade was being maintained or buildings were tucked into the slope.

Ms. Jenkins said there were portions at natural grade and portions modified grade.

Mr. Acton asked if the building perimeter would be at natural grade.

Ms. Gavin said on the site plan north elevation and the west they remained at natural grade with a berm in. On the south side it would have the grade out and excavate for parking. At the office studio building they were berming it in but did have access on the west side. The grade was much more gentle there. There was a portal on the west corner of the studio building for accessibility and a portal at the bump out. The slopes would tie into the natural grade.

Ms. Walker asked if they were saying none would be built up higher than natural. Ms. Gavin agreed.

Ms. Mather said them to describe the lintels and finishes on headers and corbels.

Ms. Gavin said they would duplicate the existing elements. She had an enlarged view of the rusted metal grille. It would mimic the administrative building that was adjacent with a little more ornamentation. Finishes would be stain and sealed in the tone of the stucco with no paint involved. The windows were Marvin white aluminum clad with divided lights.

There were no speakers from the public regarding this case.

Ms. Mather moved to approve Case #H-12-096 as submitted by the applicant and finishes as indicated verbally and per staff recommendations. Ms. Walker seconded the motion and it passed by unanimous (5-0) voice vote with Dr. Kantner recused.

As Dr. Kantner was returning to the bench, a woman in the audience objected that she had not heard the request for public comment and wished to speak.

Ms. Brennan said the Chair asked for public comment and hearing none, the vote was taken.

Ms. Mather moved to rescind the previous motion in order to allow for public comment. Ms. Walker seconded the motion and it passed by unanimous (5-0) voice vote with Dr. Kantner remaining recused.

Vice-Chair Rios called again for public comment and reminded the public to restrict their comments to matters over which the Board had jurisdiction.

Present and sworn was Ms. Charlotte Heatherington, attorney, 125 Lincoln, Suite 223.

Ms. Heatherington appreciated the Board allowing her to comment and promised to be brief. She said her clients were neighbors of SAR and were surrounded with what had become the SAR new property between the original lot line and her clients' property lot line on Old Santa Fé Trail at Atalaya. She pointed out one client's property on the site map and said the others were not on the map.

She said they had no objection to the first building which lies within the original property line. But the studio was located across the original property line (lot 6B). As a consequence, the encroachment into lot 6B would violate the covenants and she understood the Board could not enforce covenants but she was requesting the Board not approve the studio in its present orientation but condition it on adjusting that building to be within the original property line or denying any design that partially goes over the lot line.

Vice Chair Rios asked if her client met with SAR about this issue.

Ms. Heatherington said her clients had been in contact with SAR for 4-5 months and previously objected at the Board of Adjustment in August, 2012 and filed a law suit against SAR on January 3, 2013 so it was a matter pending before the First Judicial District Court.

Ms. Walker asked what the covenant was.

Ms. Heatherington said the covenant was impressed on this property and the property owned by her clients and 65 other lots in 1930 by the original developer (Millie White). The covenant was recorded in 1930 applicable to all the lots that provides that no lot shall have anything erected on it except a single family residence and related outbuildings. The property was conveyed to SAR a long time ago but only those property owners adjacent could enforce it. Her clients became adjacent to the school's property in

August 2012 when there was a conveyance by members of the Howe family to the SAR. They were now in a position to raise an objection to the school's development into areas other than the original property.

Ms. Walker asked if her client would also object to further use of that property by SAR.

Ms. Heatherington said that was correct.

Vice Chair Rios asked Ms. Brennan for her opinion about the status of this project and if it went before zoning and met the zoning requirements.

Mr. Rasch confirmed that it did.

Vice Chair Rios asked then if the Board could make a decision on this case.

Ms. Brennan agreed. The City does not enforce covenants and the court was the proper venue for that.

Vice Chair Rios commented that this forum was sometimes the only one where parties could deal with issues - even those not under the Board's jurisdiction so she often allowed them to speak.

Present and sworn was Mr. Karl Sommer, P.O. Box 2476, Santa Fe. He pointed out on the site map of 660 Garcia that Ms. Heatherington's clients did not reside at the place adjacent to the property at the northwestern boundary where she pointed on the map. He represented the Perrymans who own the property in the area to which she pointed and he didn't want there to be any confusion. The map didn't show what her clients' actual property was. They lived further south and not adjacent to the school proper. The Perrymans owned that property and had no objection to the proposal.

Ms. Mather moved Case #H-12-096 as submitted by the applicant and finishes as indicated verbally and per staff recommendations. Ms. Walker seconded the motion and it passed by unanimous (5-0) voice vote. Dr. Kantner was not present for the vote, having recused himself.

Dr. Kantner returned to the bench after the vote was taken.

2. **Case #H-12-101. 401 Old Taos Hwy.** Downtown and Eastside Historic District. Gayla Bechtol, agent for Ghost Ranch Presbyterian Church USA, owner, requests a status review of this non-contributing property. (David Rasch).

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

BACKGROUND & SUMMARY:

401 Old Taos Highway, formerly known as Plaza del Monte and now known as the Ghost Ranch in Santa Fe Conference Center, was designed in the mid-century Spanish-Pueblo Revival style by Phillip Register (d. 2006) and constructed between 1960 and 1964 on the corner of Old Taos Highway and Paseo

de Peralta. The building is listed as non-contributing to the Downtown & Eastside Historic District. There are a number of other structures on this site, but they are not part of this review at this time.

The recent inventory suggests that the building retains high integrity except for three non-historic massing changes. Historic carved woodwork, windows, and doors are intact.

The most significant alteration is the relocation of the front door from the Paseo de Peralta pedestrian façade to the Old Taos Highway and parking lot façade. The other two alterations are not visible from either right-of-way and consist of two small harmonious additions in the courtyards. While the original formal entrance and the present main entry are both on publicly-visible facades, the alterations are harmonious to the original integrity of the building.

The existing structure meets the definition of a contributing structure with its historic age, conforming architectural style, historic association with a well-known mid-century architect, and physical integrity.

NONCONTRIBUTING STRUCTURE

A *structure*, located in an H district, that is less than fifty years old or that does not exhibit sufficient historic integrity to establish and maintain the character of the H District.

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 designate the main building as contributing due to the building's historic date of construction, good integrity, and association with Phillip Register, unless the relocation of the main entry is considered to be an alteration that is not minor. Staff defers to the Board to designate the primary elevation(s) which could be the street-facing south elevations on Paseo de Peralta, or the street-facing west elevations on Old Taos Highway, or both.

Vice Chair Rios asked if there had been changes to the footprint.

Mr. Rasch agreed. The 32,000 footprint was mostly historic but there were 5,000 square feet of additions that were sensitively done.

He read the contributing definition.

Mr. Acton said the staff recommendation for a contributing status had application to all five wings by virtue of links. He asked if there was any precedent for segmenting of parts.

Mr. Rasch agreed. He didn't see significance of the wings.

Mr. Acton asked then if the Board could consider any wings as non-contributing.

Mr. Rasch said no. The Board can recognize non-historic additions but the whole building would have one status.

Ms. Mather asked about the entry way.

Mr. Rasch pointed out the original historic entry. The addition (south elevation) was harmonious.

Ms. Mather referred to page 17 where they were looking at original documents of Mr. Register. The second elevation down indicated another entry.

Mr. Rasch agreed there was another on the west elevation. On the bottom of page 16 it was the long area.

Dr. Kantner pointed out that it said "south elevation below this."

Mr. Katz was confused by the staff's recommendation on the facades that should be considered as primary. He said he understood the west façade but wondered which portion of the south façade would be primary.

Mr. Rasch said he recommended the entire street facing elevations of the south façade including the multi-wing block which was very interesting.

Dr. Kantner asked if the Board could subdivide parts of the side facing Paseo de Peralta and have as primary the southwest corner to the new part to the end on the north side.

Mr. Rasch said any separate façade had to be at least 8' wide separated by a façade of at least 4' so he was not sure.

Present and sworn was Ms. Gayla Bechtol, 1813 Hono Road.

Vice Chair Rios asked if she agreed with the staff recommendation.

Ms. Bechtol said she didn't. This was a watered down Spanish Pueblo and she questioned that it contributed to the district. The building was not quite 50 years old as it was completed in 1964. It was a Philippe Register building but he had much greater buildings in Santa Fé that were more Santa Fé style buildings. She felt this was not quite worthy of contributing status. But if it was designated Contributing the west façade would be the primary façade and especially the southwest corner.

She felt since the main entry was filled in and the address was now changed from Paseo to Old Taos Highway it had become the main entrance. The Paseo façade was just the back of the building because of the wing structure.

Mr. Rasch agreed it was definitely a borderline building. Someone asked him what was historic about 1960 and he would respond that the City was preserving architecture form all times including the 1960's. It was about integrity to its age.

Ms. Mather asked for a description of the original entryway.

Ms. Bechtol said she couldn't because that part of the original drawings was missing. The match line was right at that entry. She was looking for a spatial sequence. The one on the west was clear. It had a nice lobby with rounded edges but the drawings were not as clear.

Ms. Mather asked what made her you think it was the main entry.

Ms. Bechtol said they called it the main entry and she had one photo. The entry would face the important buildings including the plaza. It was similar to John Gaw Meem's design of old St. Vincent's.

Mr. Rasch said the photo was on page 9.

Ms. Mather said the lobby currently was meant to be access to the west portal.

Ms. Bechtol said there was actually infill on the other side of the courtyard. The building had been altered.

Ms. Mather asked if the windows had been altered on the west side. Ms. Bechtol didn't think so. They were similar to the ones in the other wings.

PUBLIC COMMENT

Present and sworn was Ms. Shelly Waxman, 607 Old Taos Hwy where she owned a casita. She said this was interesting because the property was presently for sale and she had concerns about that. She believed this was an important building not just as an edifice but as part of the history of Ghost Ranch. Her concern was that this area was primarily residential on Old Taos Hwy and she would be concerned if all of a sudden it sold and severe remodeling happened because it would be deleterious to the other old properties. It was not particularly distinctive in architectural style but important in Santa Fé.

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

Ms. Mather moved in Case #H-12-101 to designate the building at 401 Old Taos Highway as contributing with the west façade as primary and also the part of the southwest corner comprising the long windows of the auditorium. Ms. Walker seconded the motion.

Mr. Katz asked the mover to base the designation on findings.

Ms. Mather said this was a good example of that 1960's period and that lobby may have just been the last gasp of the formal entry way. While Mr. Register might have other buildings this was a design of a famous architect.

The motion passed by majority voice vote (5-1) with Mr. Acton voting against.

3. **Case #H-12-102. 524 Camino del Monte Sol.** Downtown & Eastside Historic District. Joel Muller, agent for John Camp and Michele Cook, owners, proposes to construct two small additions totaling 117 sq. ft., increase the parapet height to 9'10," replace all windows and doors, and stucco this non-stated guesthouse. (John Murphey).

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

BACKGROUND AND SUMMARY:

The subject building is an approximately 552 sq. ft. combination adobe and frame, roughly L-plan guesthouse. It is situated behind the main house, a large Spanish-Pueblo Revival-style dwelling constructed in 1928 and contributing to the Downtown and Eastside Historic District.

The origin of the guesthouse is unknown. Based on its design, structural materials and windows and doors, it appears to be mostly of recent construction. The frame section making up the south portion does not appear on a 1960 aerial. The small adobe section containing the bedroom, however, may pre-date this period. The applicant believes the structure received a major update in the 1980s.

Together, the two sections do not retain sufficient integrity of design and material to be recommended as contributing to the district.

Project

The applicant proposes a project to increase living space and to remove the 1980's treatments. This remodeling will bring the guesthouse into closer alignment with the style of the main house, a project reviewed by the Board under H-12-012. Work includes the following items:

Height/Overhang

Increase ceiling height of bedroom from 7'-0" to 8'-6," resulting in a revised parapet height of 9'-10".

Remove the 1980's heavy stucco-faced overhang from the east elevation (which does not meet code).

Additions

A 54 sq. ft. addition is proposed for the bedroom and a 63 sq. ft. addition is proposed for the kitchen. The bedroom addition will include a tripartite French door; the kitchen, a large casement window.

Windows/Doors

Remove all existing windows—except one historic window across the east façade—and doors and replace with new units. All windows will be aluminum-clad casements with true-divided lights. The cladding will be a bluish-green color, the same color the Board approved for the main house. In some instances, existing window openings will increase and new openings will be created.

Miscellaneous

The guesthouse will be re-clad with El Rey cementitious "Buckskin" stucco to match the main house.

Landscaping

Remove stone pavers at courtyard and replace with brick flooring.

No part of the guesthouse is visible from a public way.

STAFF RECOMMENDATION:

Staff recommends designating the guesthouse noncontributing to the Downtown and Eastside Historic District. Staff additionally 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.

Vice Chair Rios asked for a separate motion on the status first.

Present and sworn was Mr. Joel Muller, 25 Laughing Raven Road, who brought a sample of painted wood that matched the existing color. He believed it should be non-contributing.

Ms. Mather asked about the lights shown.

Mr. Muller said lights were not part of this application. They were removed for replacement on the main house.

Vice Chair Rios thought that could go to staff.

There were no speakers from the public regarding this case.

Mr. Katz moved to designate the building as non-contributing. Mr. Acton seconded the motion and it passed by unanimous voice vote.

Mr. Katz moved to approve Case #H-12-102 as proposed with the condition that staff review the lighting and with the windows as represented. Ms. Walker seconded the motion and it passed by unanimous voice vote.

4. **Case #H-12-103. 421 Apodaca Hill.** Downtown & Eastside Historic District. Richard Gorman, agent for Arturo and Viola Gonzales, owners, proposes to enclose an existing carport and construct a separate detached 529 sq. ft., 9'0" high carport, build a portal, replace windows, build a deck, raise yardwalls, and re-stucco at this contributing residence. (John Murphey).

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

BACKGROUND AND SUMMARY:

421 Apodaca Hill is an approximately 1,387 sq. ft. one-story-over-basement, rectangular plan adobe residence designed in the vernacular Spanish-Pueblo Revival style. The style is most evident along its street-facing elevations, and is expressed through the rounded parapets, inset porch with hand-carved beams, tin canales, and wood, multi-light windows. The rear of the house, presumably constructed in the 1970s is less expressive of the style. A low wall made of recycled limestone blocks and rounded stone runs along the front of the house. It is contributing to the Downtown and Eastside Historic District.

Discussion of Integrity and Significance

The house appears to be made of two distinct building stages, both built by Manuel Gonzales, the homeowner and a carpenter. The first is a roughly square-plan adobe dwelling with an inset porch across its northwest corner. Constructed prior to 1960, this portion of the house is fenestrated with double-hung wood windows. Appended to this was an adobe addition at the northeast corner and a carport extending from the southeast corner. Aluminum sliding windows fenestrate the addition. These additions, mostly likely rendered in the 1970s, changed the house from a square to rectangular plan. In this regard, staff recommends designating elevations 1, 2 & 8 as the primary facades.

Manuel Gonzales was born and raised on Apodaca Hill, a traditional rural neighborhood that emerged from family land originally owned by his grandfather, Jose Emitterio Apodaca, after which the hill is named. Manuel attended St. Michael's High School and graduated from Santa Fe High. During World War II, like many New Mexicans, Gonzales migrated to Los Angeles to work in the wartime industries, specifically fabricating planes for Lockheed Martin. Returning from war, he worked as carpenter, including stints at Los Alamos National Laboratory. He married Celia Sena, originally from El Macho, and raised ten children in the home. "For ten kids, it was a very small house," recalls Viola Gonzales, one of his daughters.

Project

After Manuel's death in 2011, Viola and her husband Arturo Gonzales purchased the house, wishing to keep it in the family. The couple is proposing a remodeling project that respects her father's design yet updates and expands the house for contemporary living. Work includes the following items:

Window Refurbishment

Refurbish the historic windows along the recommended primary facades. This will include removing the units, stripping their frames and repainting, and replacing any broken glazing. Single-pane storm units will be installed in the interior for insulation. Question came up about replacing 6 light window and he believed that was true.

Window Replacement

Replace all non-historic windows—primarily horizontal aluminum sliding units—with double-glazed, wood-sash/aluminum-clad, simulated divided light windows. In some instances, a larger opening will be made to accommodate a new unit. The proposed cladding is a “green” color.

Carport Enclosure

Enclose the carport making up the southeast corner of the house. This will be done to increase the size of the kitchen. The wood cabinetry made by Manuel, which currently lines the interior of this corner, will be removed and remounted in the addition.

Portal

Across the south elevation, construct a small entry portal over the door to the kitchen. It will be of wood construction, with thick posts, corbels and an entablature-like fascia.

New Carport

Near the southeast corner of the property, erect a 529 sq. ft. 9'-0"-high detached carport. Its construction will be similar to the new portal at the kitchen entry.

Deck

At the northeast corner, construct a wooden deck with balustrade railing meeting safety code.

Walls/Fences

Raise the existing non-historic limestone/cobble wall to 5'-3" (the allowable height for the streetscape) with additional limestone laid in a random ashlar course.

Along the north property line, erect a 6'-0"-high coyote fence. Poles will have irregular tops and the framing assembly will face inward toward the house.

Miscellaneous

Re-clad the entire house with a STO “Pueblo” color application.

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. Additionally, staff recommends designating elevations 1, 2 & 8 as the primary facades for the house.

Vice Chair Rios asked Mr. Murphey if he believed the changes would endanger its historic status.

Mr. Murphey said he did not because it respected the historic parts of the house.

Mr. Rasch noted that typically this Board didn't allow synthetic stucco on contributing buildings or adobe buildings. Ms. Walker agreed.

Dr. Kantner asked if the Board designated the façade with the portal as primary if it wouldn't require an exception to infill the casement. Mr. Murphey agreed that he missed that.

Ms. Mather had the same question. She wondered if he would have not recommended that façade be primary if he had known about the infill.

Mr. Murphey said it was a minor façade. It had that six-lite casement.

Vice Chair Rios asked if the window area could retain a shadow of the window outline and therefore not require an exception.

Mr. Murphey said replacing the window with a nicho would still require an exception.

Present and sworn was Mr. Richard Gorman, P. O. Box 8841, Santa Fe, who offered to wrap the south around to the door. It would not be critical to include that last part of the façade.

Mr. Murphey said when he visited the site he just felt the primary was along the north facing elevation and the west elevation entirely.

Mr. Gorman agreed with that.

Mr. Acton noted on the north there were two large windows.

Mr. Murphey said they appeared to be 3 over one double hung units.

Mr. Acton asked if they were like the west elevation.

Mr. Gorman agreed and said those windows on the primary elevation would be preserved.

Mr. Acton was wrestling with why to designate the entire north elevation as primary. They were the aluminum sliders of the 1970 addition.

Mr. Rasch said staff was not recommending that elevation as primary.

Ms. Mather was concerned about the proposed elastomeric stucco and asked if they would consider a cementitious stucco.

Mr. Gorman deferred to the owner.

Present and sworn was the owner, Dr. Arturo Gonzales, 421 Apodaca Hill.

Ms. Mather thanked him for doing a valiant job in saving this home and she would like to see him go all the way and keep the cementitious stucco.

Dr. Gonzales said they used STO on their current house and had no problems in the last 15 years and had maintained the adobe-like nature of that neighborhood. So he thought he would do STO to make it efficient and still recognize its historic nature.

Mr. Gorman pointed out that the house adjacent to this one was owned by his brother Lorenzo Gonzales and it had STO.

Mr. Rasch believed an exception was required for elastomeric stucco. He read the code that it would match what was there.

Ms. Mather thought perhaps his brother's home was not contributing.

Dr. Gonzales said they were trying to move this as efficiently as possible and he would prefer not to go through an exception process. So he would accept that recommendation.

Mr. Acton added that fiberglass could be added into cementitious stucco which might help.

Dr. Gonzales said he would take note of that.

PUBLIC COMMENT

Present and sworn was Mr. Lorenzo Gonzales, 141 Apodaca Hill. He showed his house in a picture. He described how the house was built a piece at a time as kids came. The windows were sliders and clad windows were better and more efficient than what was there. He didn't see anything that was wrong with what they wanted to do there. STO worked well. He had been in that house and danced to what the City wanted. The person he hired met the specs the city asked for. They were trying to keep the house in the family. The house was an old house. What they proposed would make the house look better like the houses around it. They were trying to beautify the house. Thank you.

Mr. Acton said research done on stucco over old adobe that had not been stabilized found that the nonporous of elastomeric was bad for the adobe blocks. Cementitious stucco allowed for the walls to keep the integrity of adobe block but not with elastomeric. So it was better for the adobe to use cementitious.

Mr. Gorman agreed the ordinance was clear so they would accept cementitious.

Ms. Mather admired the family sticking together there.

Vice Chair Rios agreed. She was delighted that the family was going to live in this house. It was not often that families come back and remodel so she was delighted and wished them the best.

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

Ms. Walker moved to approve Case #H-12-103 per staff recommendation with the change that stucco be cementitious and with Pueblo color and with the west and north facing side of the porch as primary façades. Mr. Katz seconded the motion and it passed by unanimous voice vote.

5. **Case #H-12-104, 156 Lorenzo Road.** Downtown & Eastside Historic District. Rad Acton, agent for Greg Stinson and Tim Simmonds, owners, proposes to connect the main house and the guesthouse, raising the parapets to 14'4" where the maximum allowable height was 14'5," reconstruct a portal, replace windows and doors, increase the height of yardwalls and make other alterations at this non-contributing residence. (John Murphey).

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

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

BACKGROUND AND SUMMARY:

Located at the end of a private lane, 156 Lorenzo Road is composed of an approximately 1,104 sq. ft. one-story vernacular adobe main house and a detached 457 sq. ft. adobe "casita."

Constructed before 1960, the original dwelling on the property is the two-room casita. To the east of this was added between 1960 and 1966 a separate 697 sq. ft. two-bedroom, kitchen and living room plan dwelling. It is fenestrated with 6/6 double-hung wood windows and wood panel and glazed doors. In 1978-79, an approximately 396 sq. ft. addition was erected across the-then east elevation of the main house. The addition, fenestrated with aluminum sliding windows, added a master bedroom and bathroom. Most likely around the same time the current portal was appended to the north elevation.

Given the recent construction of the main house, the Board downgraded both structures to noncontributing status at the January 11, 2011 hearing.

Project

The new property owners propose to renovate both structures into one modern home. Work includes the following:

Conjoining

Connect the main house to the casita by eliminating the narrow space between the structures. This will allow for an expanded floor plan. The roof of the casita will rise to 14'-4," below the main house's existing parapet and the maximum 14'-5" height limit for the address

Portal

Reconstruct the portal to make it structurally stronger, larger and more defined in architectural style. This will include replacing posts and beams and extending the structure approximately 12' to the east. Its appearance will be more defined with a rhythm of purlins and a wave of the corten corrugated metal roofing.

Roof

The existing overhang will be removed and replaced with 10"-high parapets concealing a sloped roof behind. HVAC ductwork will be tucked behind the parapets and will not be visible from a public way.

Windows/Doors

All existing windows of the main house and casita are proposed for replacement. The suggested units are aluminum-clad windows with a 2/2 pattern. The proposed cladding is "Charcoal."

Windows on the east and west elevations will receive bracket supported visors, complementing the design of the revised portal.

A few windows across the north elevation will be swapped for doors. The new doors will consist of aluminum-clad French units, also with a charcoal finish. A number of domed wall sconces are to be placed around door openings.

Walls/Fences

Erect 5'-6-high stucco-over-block yardwalls at patios proposed for the east elevation of the main house and the north elevation of the casita. The patios will be entered through rusted steel gates.

Construct a 6'-0"-high coyote fence along the west property line in front of the casita. The fence will have irregular tops and its cross pieces will face inward.

In front of the revised portal and portions of the north and east property lines, erect low stone planter walls, ranging from 16" to 30" in height. There are existing walls of this nature along the southeast corner and encircling a peach tree.

Miscellaneous

The unified structures will be re-stuccoed with cementitious El Rey "Ash" stucco, a color not approved by the Board nor requested as an exception. They changed it to "Straw" which is an approved color.

STAFF RECOMMENDATION:

Staff recommends approval of this application, as it complies with Section 14-5.2 (D)(9), General Design

Standards (Height, Pitch, Scale and Massing), and (E), Downtown and Eastside Historic District.

Ms. Mather noted that the stucco color was not approved by the Board.

Present and sworn was Mr. Andrew Lyons, P.O. Box 8858, who confirmed that they changed the final color to straw which was an approved color. The HVAC equipment and ductwork would be located between the old and new roof and nothing would be visible. There was a new color for the clad windows. The first choice was Ash and the second was mystic grey.

Ms. Mather asked if any lighting was proposed.

Mr. Lyons agreed and the cut sheet was submitted. The lights would be under the portal.

There were no speakers from the public regarding this case.

Ms. Mather moved to approve Case #H-12-104 as proposed by the applicant with the understanding the windows would be Ash or Mystic Grey. Mr. Katz seconded the motion with the condition that there would be no visible rooftop appurtenances and the motion passed by unanimous (5-0) voice vote. Mr. Acton was not present for the vote, having recused himself.

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

6. **Case #H-12-106. 451 W. Alameda Street.** Westside-Guadalupe Historic District. Stephen Samuelson, agent for Phillip Rosa Limited Partnership, owner, proposes to replace a deck, change a window to a door opening, replace a trellis, and install light fixtures at this non-contributing commercial building. (John Murphey).

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

BACKGROUND AND SUMMARY:

Located north of the Santa Fe River, 451 West Alameda is a small, rectangular commercial building built on the grounds of the former Independent Fuel and Feed Company. Constructed in c.1946-47 of adobes made on site, it shows little architectural ornamentation. It started as a small grocery, Independent Grocery Store, and later became the Co-op. In c.1975, it received a CMU addition across its east elevation. In c.1978-79, it converted into a restaurant, first housing the Noon Whistle, and most recently, Aqua Santa. It is noncontributing to the Westside-Guadalupe Historic District.

Project

The applicant requests review of a remodeling project to update the building. Work includes the following items:

North

Remove non-historic deck and the vertical slats of its balustrade; replace with ADA-compliant access ramp. Install weathered wood shutters to flank entry door. Remove exterior lights at fascia and replace with wall sconces at entry. Sconces will be of a period industrial design with a weathered nickel-like finish.

West

Remove non-historic horizontal window and install French-type doors flanked with the same sconces proposed for the north elevation.

Trellis/Patio

Demolish existing structure and replace with ornamental trellis. The trellis will be composed of wood and steel and will feature decorative scroll work. It will be 9'-4" high and covered with a corrugated tin roof. The use of corrugated tin is found as a siding material on the lot and the immediate streetscape and lends to the once industrial nature of the area.

Each element of the project is within view of a public way.

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.

Present and sworn was Mr. Stephen Samuelson, 500 Montezuma, who said that a family had been helping out with it and they were present.

Ms. Mather asked if there wouldn't be any work done on the façade that faced the south toward Alameda Street. Mr. Samuelson agreed. It would just be on the north side.

There were no speakers from the public regarding this case.

Mr. Acton noted the trellis had a galvalume top but it looked like there was some fascia on it.

Mr. Samuelson it was a single pitch and would be pretty much an open work and of wood.

Mr. Acton asked if a person would only see it from underneath.

Mr. Samuelson agreed and it didn't have the shiny stuff and columns were the only metal part.

Mr. Katz said it looked like it was the same height as the building.

Mr. Samuelson said there was a little bump out.

Dr. Kantner moved to approve Case #H-12-106 as recommended by staff. Ms. Walker seconded the motion and it passed by unanimous voice vote.

- 7. Case #H-12-107. 1247 Cerro Gordo Road.** Downtown & Eastside Historic District. Laban Wingert, agent for Ruth Holmes, owner, proposes to construct an approximately 254 sq. ft., 15'-8" hipped roof attached carport with a 90 sq. ft. storage room at this noncontributing residence. (John Murphey).

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

BACKGROUND AND SUMMARY:

Located on the north side of Cerro Gordo behind a block wall, 1247 is a one-story, linear plan, adobe-built passive solar house. Constructed in c.1987, it is distinguished by its steeply pitched roof, angular composition, and ribbon of south-facing windows. It is noncontributing to the Downtown and Eastside Historic District.

Project

The owner has hired the home's architect, Laban Wingert, to design a carport and attached storage space.

The approximately 254 sq. ft. 15'-8"-high structure will be designed as a "pavilion" fabricated out of steel painted to match the stucco color of the house.

It will feature a standing seam hipped roof supported by a 4" steel frame. The color and material of the roof will match the pitched feature of the house.

Between the house and the carport will be an approximately 90 sq. ft. adobe-constructed storage room. It will have a set of solid core doors opening to the carport.

STAFF RECOMMENDATION:

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

Present and sworn was Mr. Laban Wingert, 117 North Guadalupe, Suite D, who said 25 years ago he designed the house and it was at a time when Santa Fé was accepting of solar orientations. It wasn't seen much from Cerro Gordo. Usually they planned for where the carport was at that time but they planned for a guest house and only now decided to have a car port.

Mr. Katz said it didn't appear to have a break

Mr. Acton liked the existing gable with the tall window on the house and was hoping for that vocabulary

to be in the car port and some time down the road could be converted to inhabitable space. You could argue it was part of the hip roof from elsewhere.

Mr. Wingert said this was the primary objective of the client. The owner was now retired and not earning income so this would meet their need better.

There were no speakers from the public regarding this case.

Ms. Mather moved to approve Case #H-12-107 per staff recommendations and as stated by the applicant. Ms. Walker seconded the motion and it passed by unanimous voice vote.

8. **Case #H-12-105. 156 E. DeVargas Street.** Downtown & Eastside Historic District. Galisteo Street, Inc., agent for Two Gallegos Properties, LLC, owner, proposes to replace historic windows on primary and non-primary elevations of a contributing building. An exception is requested to remove historic material (Section 14-5.2(5)(a)(1)). (David Rasch).

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

BACKGROUND & SUMMARY:

156 East de Vargas Street, known as part of the Inn of the Five Graces, was constructed at an unknown historic date in a vernacular manner. The historic paired 6-lite wood casement windows in the north elevation do not fill the window opening and a wood insert can be seen at the bottom of the opening. All other windows in the building are steel casements. The building is listed as contributing to the Downtown & Eastside Historic District and the north street-facing elevation may be considered as primary.

The applicant proposes to replace all windows while maintaining opening locations and dimensions. The paired 6-lite casements in the north elevation will be replaced with a 6-over-6 double hung window that fills the opening dimensions.

EXCEPTION TO REMOVE HISTORIC MATERIAL

- (I) Do not damage the character of the district

The use of a double hung window would not damage the characteristic of the block, as they are more commonly seen in the adjacent buildings than casement windows. It would also match the current colors and still use the original wooden header and sill.

Staff response: Staff is in agreement with this statement.

- (ii) Are required to prevent a hardship to the *applicant* or an injury to the public welfare

After researching replacement options, it became apparent that a replacement casement window would open out onto a very narrow sidewalk, creating a hazard, which would force pedestrians onto the street, into

traffic or onto icy surfaces. It is for this reason that we are requesting to replace the window with a double hung window, which would not open out to the sidewalk and would eliminate a walking hazard. Also, by placing a properly sized and made window into the full opening of the original jamb, it would allow for additional light to be used and with the thermal pane glass, it would help to prevent the undesired loss of heating and cooling.

Staff response: Staff is in agreement with this statement.

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

The new window would maintain the charm and heterogeneous character of the historic district by drawing from styles not only in the specific area, but styles found in similar buildings not in the immediate area. The double hung window would be similar in style, providing multiple divided lights as is currently in place and would match the current color. The turquoise green maintains our desire to uphold a Santa Fe tradition and belief. By providing a properly sized window, it should also enhance the original qualities of the building. And even though the layout of the divided lights and style would be different from the current window, because the adjustment in size and window type, it would still reflect a style that is commonly found in the historic districts and similar buildings.

Staff response: Staff is in agreement with this response.

STAFF RECOMMENDATION:

Staff recommends that the Board designate the north elevation as primary and recommends approval of the exception request to remove historic windows while still maintaining the historic integrity of the opening dimensions and locations on the historic structure, as complying with Section 14-5.2(D) General Design Standards and (E) Downtown & Eastside Historic District.

Vice Chair Rios pointed out that at the window to be replaced it looked like it had recently been restored.

Mr. Rasch said they were changing the fenestration.

Ms. Mather was concerned with all of this iron work. She remembered seeing these arches going over the alley way and asked if that was something that came before this Board.

Mr. Rasch didn't know but they were existing and not part of the application. The applicant might address it.

Ms. Mather asked if this was a contributing structure. Mr. Rasch agreed.

Present and sworn was Mr. Sharif Seret. 150 E. DeVargas.

Vice Chair Rios asked him if they would keep the grille work.

Mr. Seret agreed. Nothing except the windows would be changed. The window was recently repainted. But it has gaps that let in quite a bit of air and they wanted to go back to the original size of the window. The window was now clearly smaller and a piece of wood was just floating there on the window sill. This replaces a non-functioning casement window. They wanted all the windows to be uniform but at this one, the sidewalk was very narrow and they needed to prevent ice buildup there. They would do a custom color match. It would be the exact same color that was on there now.

Ms. Walker asked if they were changing the windows inside the courtyard also.

Mr. Seret agreed. They were non-operable steel casements and were a problem for them. They would use the same openings and style but with functioning windows.

Vice Chair Rios asked what type of window it would be.

Mr. Seret said it would be an aluminum clad casement window.

Ms. Mather asked when that decorative element was put there.

Mr. Seret said it had been there as long as he had - three years. They rent it from the original family owners. The work was all permitted as far as he understood and they were not changing anything but the windows.

Mr. Acton was struggling with this one window. It was such a unique window on the streetscape and the rest were double or single casement windows. He didn't know if there was an alternative except to change the double hung to a casement. This would project beyond the face of the stucco probably six inches. They were showing a three over four double hung and he understood why. He was supportive of the application except for this window.

Mr. Seret said double hung windows were prevalent throughout the block so they were adhering to what the public would see on adjacent buildings and were doing divided lites because they wanted to maintain the divided light format there.

He felt they would be open to a casement but the sidewalk was so narrow that trying to maintain that and given that double hung windows were widely used it was a compromise.

Mr. Acton could see that and noted that there were French casements made although they were hard to find sometimes.

Mr. Seret said they had been working with the manufacturer to replicate the window style and wanted uniform functionality and use. As long as it would function they would be open to it.

Ms. Walker liked the look of the window.

Mr. Acton agreed - with deep painted sills and framework out to the face of the stucco and trimmed out perfectly.

Mr. Seret clarified that the dimensions of the double hung window would not be set on the front of the building but exactly where the original windows were now. They could leave the exterior jamb and thickness so the look of the actual replacement window would be maintained.

Mr. Acton moved in Case #H-12-105 that the north façade be designated as the primary façade and to approval the project with condition that the north street side window be either preserved as it exists or to replace it in kind according to the criteria the Board set out with the intent to preserve the existing jamb on the outside and new sash with thermal pane and fully functional and noting that the applicant had met the exception criteria. Ms. Mather seconded the motion.

Ms. Walker was not clear about the motion.

Mr. Acton explained that the jamb work was historic and would be retained. The exception granted was to remove historic material referred to the material of the window of the window sash but not the jamb and that operable pieces be replaced in kind to fit the opening.

The motion passed by majority (5-1) voice vote with Ms. Walker voting against.

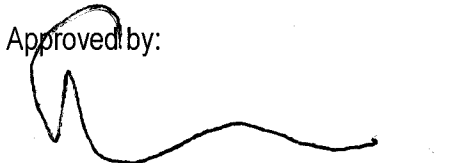
I. MATTERS FROM THE BOARD

Dr. Kantner reminded the Board that they should not determine the primary façade on the basis of what the applicant intended to do but based on the architecture.

J. ADJOURNMENT

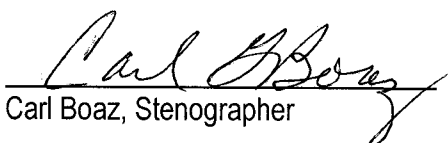
Having completed the agenda and with no further business to come before the Board, the meeting was adjourned at 7:40 p.m.

Approved by:



Cecilia Rios, Vice Chair

Submitted by:



Carl Boaz, Stenographer