



Agenda

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HISTORIC DESIGN REVIEW BOARD FIELD TRIP

TUESDAY, MAY 8, 2007 – 12:00 NOON

PLANNING DIVISION, 2ND FLOOR CITY HALL

HISTORIC DESIGN REVIEW BOARD MEETING

TUESDAY, MAY 8, 2007 – 6:00PM

CITY COUNCIL CHAMBERS

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF AGENDA

D. APPROVAL OF MINUTES

March 13, 2007

March 27, 2007

E. COMMUNICATIONS

1. Ballot vote for Preservation Awards.

F. BUSINESS FROM THE FLOOR

G. ADMINISTRATIVE MATTERS

1. AN ORDINANCE CREATING A NEW SECTION 14-5.2(A)(7) SFCC 1987 REGARDING THE OUTDOOR DISPLAY OF MERCHANDISE IN THE HISTORIC DISTRICTS. (COUNCILOR BUSHEE) (DAVID RASCH)

H. OLD BUSINESS TO REMAIN POSTPONED

I. OLD BUSINESS

1. Case #H-06-24. 211 Old Santa Fe Trail. Downtown & Eastside Historic District. Architectural Alliance, agents for Loretto Associates, LLC, propose to revise a previous approval for an addition, remove rooftop appurtenances, and remodel a perimeter wall and fence on a Non-Contributing property.
2. Case #H-07-47. 460 Arroyo Tenorio. Downtown & Eastside Historic District. Wyndham Carlisle, agent for Mary Irene Stevens-Garner, proposes to remodel a Contributing building by replacing non-historic windows, to construct an approximately 498 sq. ft. guest house under the maximum allowable height at 12', and to construct a coyote fence to the maximum allowable height of 6'.

J. STATUS REVIEW

1. Case #H-07-53. 515 Cerrillos. Transition Historic District. Ragins Research & Planning, agents for Martinez Architecture, propose an historic status review of this Non-Contributing property.
2. Case #H-07-54. 519 Cerrillos. Transition Historic District. Ragins Research & Planning, agents for Martinez Architecture Studio, propose an historic status review of this Non-Contributing property.

K. NEW BUSINESS

1. Case #H-07-52. 312 Sandoval. Transition Historic District. Suby Bowden & Associates, agents for La Union Protectoria de Santa Fe, propose to remodel a Significant building by replacing a non-historic ramp, platform stair to meet the ADA requirement, rehabilitate doors and windows, and to replace a historic roof in-kind.
2. Case #H-07-55. 610-D Canyon. Downtown & Eastside Historic District. Liaison Planning, Inc., agents for Doug Atwill, propose to construct an approximately 433 sq. ft. single-family residence to a height of 12' where the maximum allowable height is 16' 4".
3. Case #H-07-41. 1209 Canyon. Downtown & Eastside Historic District. Victor Johnson, agent for the City of Santa Fe, proposes to rehabilitate windows, replace non-historic doors, and re-construct a pitch roof to a height of 26' where the existing flat roof height is 16' and the maximum allowable height is 16' 7" on a Significant building. An exception to the pitch calculation Section 14-5.2(D,3,d) and a height exception Section 14-5.2(D,3,c) are requested.
4. Case #H-07-12. 1433 Canyon. Downtown & Eastside Historic District. Philip Kozely, agent for Peter Kozely, proposes to remodel a Contributing building by constructing approximately 141 sq. ft. of additions, increase the basement by approximately 1,551 sq. ft., an approximately 165 sq. ft. deck, raising a non-historic addition to a height of 14' 3" where the maximum allowable height is 17' 5", replace windows, re-stucco, construct a 451 sq. ft. garage to a height of 11' 1" where the maximum allowable height is 17' 5", construct an approximately 63 sq. ft. pergola, and construct walls and fences. Four exceptions are requested to construct an addition on a primary elevation (Section 14-5.2,D,2,c) to alter opening dimensions on a primary elevation (Section 14-5.2,D,4), to replace historic material (Section 14-5.2,D,5,a), and to construct an addition less than 10' back from a primary elevation (Section 14-5.2,D,2,d).
5. Case #H-07-51. 852 Dunlap. Westside-Guadalupe Historic District. Michael Cruz, agent for Rose R. Cruz, propose to remove and replace a failing foundation, replace non-historic windows, and re-stucco a Contributing building.
6. Case #H-07-56-A. 619 Gomez. Don Gaspar Area Historic District. Staff proposes an historic status review of this Non-Contributing property.

Case #H-07-56-B. 619 Gomez. Don Gaspar Area Historic District. Harvey Monroe, agent for Nomad Investments, proposes to remodel a Non-Contributing property with replacement of windows, overhangs, and light fixtures and to install fences and hardscaping with a hot tub. If the property is upgraded to Contributing status, then exceptions are requested to replace historic corbels and windows (Section 14-5.2,D,5).

L. MATTERS FROM THE BOARD

M. ADJOURNMENT

For more information regarding cases on this agenda, please call the Planning Division at 955-6605. Interpreter for the hearing impaired is available through the City Clerk's Office upon five (5) days notice.

If you wish to attend the May 8, 2007 Historic Design Review Board Field Trip, please notify the Planning Division by 9:00 am on Tuesday, May 8, 2007 so that transportation can be arranged.

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HISTORIC DESIGN REVIEW BOARD

Santa Fe, New Mexico
May 8, 2007

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MINUTES OF THE
CITY OF SANTA FE
HISTORIC DESIGN REVIEW BOARD

TUESDAY, MAY 8, 2007

CALL TO ORDER

A regular meeting of the City of Santa Fe Historic Design Review Board was called to order by Chair Sharon Woods on the above date at approximately 6:00 p.m. in City Council Chambers, City Hall, 200 Lincoln Avenue, Santa Fe, New Mexico.

ROLL CALL

Roll Call indicated the presence of a quorum as follows:

MEMBERS PRESENT:

Ms Sharon Woods, Chair
Mr. Jake Barrow
Ms. Jane Farrar
Mr. Charles Newman
Ms. Cecilia Rios
Ms. Deborah Shapiro

MEMBERS ABSENT:

Mr. Robert Frost.

OTHERS PRESENT:

Ms. Marissa Barrett, Historic Planner
Mr. David Rasch, Historic Planner Supervisor
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.

APPROVAL OF AGENDA

Mr. Rasch requested that the ballot be after public hearings and noted that the ordinance amendment has been postponed by the author of the bill.

Ms. Farrar moved to approve the Agenda as amended. Ms. Shapiro seconded the motion and it passed by unanimous voice vote.

BUSINESS FROM THE FLOOR

Present and sworn was Mr. Christian Anderson, P.O. Box 2021, Santa Fe, New Mexico, who had questions about the ordinance. He hoped that the purpose was not directed toward open markets. He said in the downtown historic district there were a lot of people depend on that income and cannot pay ten thousand dollars for a lease. He said he hoped the Board would consider the impact it would have and noted there had been outdoor markets in Santa Fe since 1610.

Present and sworn was Ms. Carmelita Lara Valdez Damlén 105 Barranca Road, Santa Fe, New Mexico. She said she was a vendor on the Plaza for 15 years and lost it. She said she was lucky to find one at Loretto and was 67 so she could not afford a lease. She hoped the Board would not take away her livelihood.

Present and sworn was Mr. Joseph Trujillo, P. O. Box 50, Cochiti Pueblo, New Mexico, who said he was a 3rd generation vendor downtown. He said his grandfather has been gone for 20 years and now his dad was too so it was up to him to provide for his family. Being a Native American, it was a livelihood he was accustomed to. He requested that the ordinance not affect their area. He said they did not make much but what they made fit their livelihood.

Chair Woods thanked the public for their testimony and promised to pass along those comments to the sponsor.

Mr. Rasch said he was putting the hearing on the May 22 agenda.

Ms. Rios asked if this was the only public hearing on it or if there was another.

Mr. Rasch said this bill would be heard by several other committees, probably including Public Works and Finance before going to City Council. He hoped it would also go to the Business and Quality of Life Committee.

Ms. Farrar said she would like to know its origins.

APPROVAL OF MINUTES

March 13, 2007

Mr. Newman requested that the next to last paragraph on page 20 be deleted.

On page 26, 5th paragraph, second sentence, it should say, "He wondered what architectural vocabulary should be used to enclose the open space." and the last sentence should say, "In any case, it should be..."

Ms. Rios asked that on page 11, 9th paragraph, to add "on this project" to that sentence.

Ms. Rios moved to approve the minutes of March 13, 2007 as corrected. Ms. Shapiro seconded the motion and it passed by unanimous voice vote.

March 27, 2007

Ms. Rios moved to approve the minutes of March 27, 2007 as submitted. Ms. Shapiro seconded the motion and it passed by unanimous voice vote.

COMMUNICATIONS

1. Ballot vote for Preservation Awards.

This item was moved to the end of the Agenda under Approval of Agenda.

ADMINISTRATIVE MATTERS

1. AN ORDINANCE CREATING A NEW SECTION 14-5.2(A)(7) SFCC 1987 REGARDING THE OUTDOOR DISPLAY OF MERCHANDISE IN THE HISTORIC DISTRICTS. (COUNCILOR BUSHEE) (DAVID RASCH)

This item was postponed by the sponsors.

OLD BUSINESS TO REMAIN POSTPONED

None.

Chair Woods announced to the public that if anyone coming before the Board disagreed with the board's decisions that they would be able to appeal it to the Governing Body. She said that there would be a short time constraint for filing that appeal and asked that anyone wishing to appeal contact staff right away. She then said that if anyone was going to speak before the board that they would need to give their name and address to the recorder and be sworn in.

OLD BUSINESS

1. **Case #H-06-24**. 211 Old Santa Fe Trail. Downtown & Eastside Historic District. Architectural Alliance, agents for Loretto Associates, LLC, propose to revise a previous approval for an addition, remove rooftop appurtenances, and remodel a perimeter wall and fence on a Non-Contributing property.

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

BACKGROUND & SUMMARY:

"211 Old Santa Fe Trail, known as the Inn and Spa at Loretto, is a multi-storied hotel that was constructed in the late 1970s in the Spanish Pueblo Revival style. The 60,394 square foot building is listed as non-contributing to the Downtown and Eastside Historic District. A low, freestanding building at the southeast corner of the property was constructed at approximately 1920 with non-historic additions. This building is listed as contributing to the District.

"On May 9, 2006 and on July 25, 2006 the Historic Design Review Board postponed approval of this application pending redesign that more closely mimics the stepping massing of the existing structure. Then, on September 12, 2006 the Historic Design Review Board approved the remodel with the conditions that the elevations, especially the east elevation, be revised to eliminate the dominance of horizontality and that the perimeter walls and fences on the east and north sides of the property have a more visual access into the property.

"Now, the applicant proposes to remodel the property with the following four items:

1. "The elevations had been redesigned, as submitted.
2. "A 104 foot section of the wall along Cathedral Place will be remodeled. Instead of the 60-inch wall, there will be a 30-inch wall with a 30-inch wrought iron fence on top that mimics the wrought iron fence on the northwest side of the property.
"An apparently 31 foot section of the wall at the corner of Cathedral Place and Alameda St. will be reduced in height from 60 inches to 30 inches.
3. "A pedestrian gate will be installed in the existing coyote fence along Waters Street and the meeting room addition has been set back 5 feet from the lot line.
4. "The rooftop mechanical units will be removed from the contributing outbuilding on the southeast corner of the property.

STAFF RECOMMENDATION:

"Staff recommends approval of this application which complies with Section 14-5.2 (E) Downtown & Eastside Historic District design standards."

Chair Woods asked if staff felt the applicant met the conditions the Board laid out.

Mr. Rasch agreed.

Ms. Farrar asked if the portion of the wall that would be cut down so the gate could be put in, was non-historic.

Mr. Rasch said that was correct; it was not the older part of the wall.

Ms. Rios asked if the model reflected the changes being presented tonight.

Present and sworn was Mr. Eric Enfield, 612 Old Santa Fe Trail. He thanked the Board for hearing the case and offered congratulations to Chair Woods for being back on the Board.

He presented the changes the Board had requested in September. He said he received Planning Commission approval in January and brought the approval letter. He passed out copies of that approval letter [attached as Exhibit A].

Mr. Enfield said it reflected the need for a solid gate as a flood deterrent.

He reviewed the conditions imposed at the meeting of September 12, 2006 (4), and said he worked on all of them. He said he had the revised renderings and also showed the old renderings so the Board could see the changes. He gave copies of the gate and wall information [Exhibits B and C].

Mr. Enfield showed on the proposed east elevation how he eliminated decks and fireplaces and stepped up to second level and removed a large part of the parapet wall. He said he liked it so much that he applied it to the west elevation as well. He added that he reduced the size of the meeting room also.

He said he included the history of the wall in the packet and he read it for the Board. He recounted that the Sisters removed it in 1968 and in 1974, the present owner replaced it with a masonry wall and gate to defend against a 100 yr flood. He said he liked the way it looked. He stepped down the CMU portions on both sides and left the brick parts. He said the ironwork finish would be black and the rail was modified on what occurred on the chapel site.

Mr. Enfield said the meeting rooms were also altered. The large ballroom on the south side was cut back 5' and they took out the coyote fence in front so the building would be open. He said he would take suggestions from the Board regarding the gate. He said he was not presenting the landscaping tonight. He noted that the building would not be right on the sidewalk even though they could have kept it on the sidewalk.

He showed that he added a second exit out of the parking structure to facility traffic movement. He said it eliminated some need to go out to the street to access the meeting room. He also added two windows on the south elevation and pointed them out on the model.

He pointed out a small ramp on the northeast corner to allow movement there and showed the extension of wrought iron. He clarified that the masonry would only be 30" high and the wrought iron above that. He explained they were putting in landscaping there where it now was paved. The plan removed the previous masonry walls at the corner and a portion of warehouse buildings in order to get the historic wall at its historic height. He said there was a gate to enter at the side and two windows on the south elevation to allow for the code requirement for egress from those two rooms.

Ms. Farrar said she didn't understand about the underground parking and asked about the two entrances.

Mr. Enfield said they added a ramp at the back and another that went under the

meeting room.

Mr. Barrow said the gate they talked about being operational and asked if it was.

Mr. Enfield agreed. He showed where the property line was. He agreed to take out the coyote and have an entrance for the meeting room.

Mr. Barrow asked if the gate design could come back later.
Mr. Enfield agreed.

Ms. Rios asked how much square footage would be added.

Mr. Enfield said the total was 42,000.

Ms. Rios asked about lighting

Mr. Enfield said he had no design yet but would probably do clay sconces and could bring it back later.

Ms. Shapiro asked if there would be lighting of the gate on Cathedral?.

Mr. Enfield said none.

Mr. Newman said regarding the wrought iron gate on Water Street that he would propose wrought iron using the same design vocabulary.

Ms. Rios asked about rooftop equipment.

Mr. Enfield said the only rooftop appurtenances would be vents; no equipment. He said the vents would be PVC 2-4 inches high and some power vents.

Chair Woods asked if that included the meeting room.

Mr. Enfield said he could not screen it there so he would make the HVAC internal.

Chair Woods asked about the wall.

Mr. Enfield said the existing wall was on the neighbor's property.

There were no speakers from the public regarding this case.

The Board took a brief recess to look at the model.

Ms. Rios asked if the east stuccoed wall would remain as is.

Mr. Enfield agreed.

Mr. Barrow asked if the addition would make this the biggest hotel in Santa Fe.

Mr. Enfield it would be smaller than La Fonda or the Eldorado, both of which were about 150,000 square feet.

Ms. Farrar asked if the exit parking ramp would be visible from the street.

Mr. Enfield said it would not.

Chair Woods summarized what was talked about as that the gate be wrought iron and brought back to staff, bring back lighting, and only vent pipes show.

Mr. Newman moved to approve Case #H 06-24 per staff recommendations and the conditions that:

- 1. The gate on Water Street be wrought iron in the same vocabulary as on Cathedral,**
- 2. The exterior lighting be brought back to staff for review and approval,**
- 3. Only vents and exhaust fan be allowed on the roof,**
- 4. Air handlers would be handled through the walls.**

Ms. Shapiro seconded and the motion passed by unanimous voice vote.

- 2. Case #H-07-47. 460 Arroyo Tenorio. Downtown & Eastside Historic District.**
Wyndham Carlisle, agent for Mary Irene Stevens-Garner, proposes to remodel a Contributing building by replacing non-historic windows, to construct an approximately 498 sq. ft. guest house under the maximum allowable height at 12', and to construct a coyote fence to the maximum allowable height of 6'.

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

BACKGROUND & SUMMARY:

"460 Arroyo Tenorio is a single-family residence that was constructed before 1934 in a vernacular style. The steel casement and eight-light wood casement windows have been replaced at an unknown date. The building is listed as contributing to the Downtown and Eastside Historic District. The north elevation is considered to be

primary.

"The applicant proposes to remodel the property with the following six items:

1. "The non-historic and noncompliant one over one double hung windows will be replaced with three over three wood clad double hung windows in the existing opening dimensions, except for one window on the south elevation. The south elevation window will be replaced with paired double hung windows in an opening that is 18 inches wider than the existing opening.
2. "The rear entry door will be removed and replaced with a slightly wider door.
3. "The south elevation shed roof porch at the rear entry door will be removed. This element is similar to an element on the front, primary elevation.
4. "The building will be re stuccoed to match existing color and texture.
5. "A 498 sq. ft. freestanding studio will be constructed on the rear of the lot to a height of 12 feet, where the maximum allowable height is 14' 4" as determined by a radial calculation.

"The studio is designed in a simplified Spanish Pueblo revival style. It will feature a taller central mass at 12 feet high with rectangular wings on the north and east at 9'6" high. The Historic Design Review Board postponed action on this application at the previous hearing pending a redesign of the torreón element of the studio. Now, the applicant proposes option A with only the southwest, non-publicly visible elevation having a curved wall and option B with no curves. The main pedestrian entry will have eight light French doors. Windows will be four over four double hung with a single light fixed clerestory windows.

"The studio will be stuccoed to match the main residence.

6. "A 6-foot high coyote fence will be constructed along the east side of the property from the existing residence to the rear lot line. The fence will approach the east elevation of the residence in a similar fashion to an existing coyote fence at the front of the building.

STAFF RECOMMENDATION:

"Staff recommends approval of this application which complies with Section 14-5.2 (C) Regulation of Contributing Structures and Section 14-5.2 (E) Downtown & Eastside

Historic District design standards.”

Chair Woods asked if these changes would affect the historic status.

Mr. Rasch said they would not. He explained that the main building would at the same height or slightly lower.

Present and sworn was Mr. Wyndham Carlisle, 113 San Salvador, who said he had several design meetings with his client and had a few changes to Option A that he handed to the Board [attached as Exhibit D]. He said both would be 12' above grade.

Chair Woods said this would be Option C.

Mr. Barrow asked for a description of the window reveal with these elevations.

Mr. Carlisle said they were intended to be bullnosed at a 3" radius.

Ms. Rios asked if the application met the rule regarding window placement in the studio.

Mr. Rasch agreed.

Ms. Rios asked if the studio would have rounded edges.

Mr. Carlisle said it would have the same 3" radius.

Ms. Rios asked what the canale lining would be.

Mr. Carlisle said they would use galvanized steel.

Ms. Shapiro asked if the doors would be single panes of glass.

Mr. Carlisle said his client requested solid wood doors on the north side.

Chair Woods asked if that would be true for A and B also.

Mr. Carlisle said yes. He said there would be screen doors inside the solid doors.

Ms. Shapiro asked about rooftop appurtenances and exterior lighting.

Mr. Carlisle said that all mechanicals would be in the mechanical room except for

vents. He said there would be one sconce next to the door and no up lighting on the grounds.

Mr. Rasch said two skylights were proposed.

Mr. Carlisle said they would be not visible.

There were no speakers from the public regarding this case.

Mr. Newman moved for approval of Case #H 07-047 per staff recommendation with Option C and the condition that proposed exterior lighting be brought to staff for approval. Ms. Shapiro seconded with the conditions that all mechanicals be in the mechanical room and that skylights were allowed. Mr. Newman agreed to the conditions.

Ms. Farrar said she liked Option B the best.

The motion failed with Mr. Newman and Ms. Shapiro voting yes and Ms. Rios, Ms. Farrar and Mr. Barrow voting no.

Ms. Rios moved to approve Case #H 07-047 per staff recommendation with Option B, and the conditions that no rooftop equipment be visible, and any exterior lighting be brought to staff for review and approval. Ms. Farrar seconded the motion.

Mr. Newman asked for a friendly amendment to add a condition that the design of the solid wood doors be brought to staff for review and approval. Ms. Farrar and Ms. Rios agreed and the motion passed by unanimous voice vote.

STATUS REVIEW

1. **Case #H-07-53.** 515 Cerrillos. Transition Historic District. Ragins Research & Planning, agents for Martínez Architecture, propose an historic status review of this Non-Contributing property.

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

BACKGROUND & SUMMARY:

“515 Cerrillos Road, known as Healy Matthews Stationers, is a commercial building that was constructed by 1938 in the Streamlined Moderne style. Until 1951, the building

functioned as the Beers Motor Company and from 1953 to 1971 was the Hancock-Old dealership. The building is listed as non-contributing to the Historic Transition Historic District. Historic Cultural Property Inventories from 1984, 1997, and 2007 recommend non-contributing status.

“After 1969, a Spanish-Pueblo Revival portal addition was constructed on the publicly visible north elevation. This non-historic addition confuses the architectural style of the building.

“After 1971, the stationery store remodel significantly altered the historic character of the dealership by removing vehicular entrances, showroom windows and historic signage.

STAFF RECOMMENDATION:

“Staff recommends maintaining the non-contributing historic status of the structure due to numerous alterations that removed the historic character of an automobile dealership and the non-historic publicly visible portal addition that confuses the architectural style.”

Ms. Rios asked if the footprint changed other than adding the portal.

Mr. Rasch said he didn't see any change.

Mr. Newman asked staff if the portal were removed, would it change the recommendation about status.

Mr. Rasch said it would be closer but there were other things lost from the auto dealership and the portal was half the issue.

Mr. Barrow noted the removal of signs.

Mr. Rasch said they lost a lot because its use changed so much.

Present and sworn was Ms. Mary Ragins 9 Stone Ridge Road, Santa Fe, who said that for many in Santa Fe this building stands as an anomaly with stripped down architecture and most refer to it as the old Healey Matthews Store. She said all big windows have been infilled and the former show room has been lowered so the brick was a modern alteration. She said it also lost its context. She said that typically, people think of signage as temporary but the Board had the benefit of seeing the 1957 photo.

She noted that all the alterations were extensive and not minor and it has lost its historic integrity. She believed non-contributing was a valid status.

Ms. Farrar asked to go over specific alterations. She understood the sill had been lowered and asked if had been boarded up because of the fire. She referred to the historic photograph.

Ms. Ragins said the street facing façade was west and north was to the parking lot. She said the removal of signage and changes in portal were major.

Ms. Rios asked if she agreed that the footprint had not changed.

Ms. Ragins said yes.

Ms. Rios asked what was behind the plywood.

Ms. Ragins said the window frames were not the historic ones.

Mr. Barrow asked if she applied the same criteria to commercial as residential. These buildings didn't lend themselves to architectural detail so in this district and these types of buildings, the most predominant character was massing and size.

Ms. Ragins said she applied the same standards to these buildings as residential buildings. She said she went to the National Register to get more definition and the City's ordinance was based on that register. She said those seven or eight criteria were what she used, regardless.

Chair Woods asked if a building 50 years or older would make it contributing.

Ms. Ragins said no.

Ms. Shapiro noticed the windows were boarded up and sills dropped. She said the Board allowed sills to be dropped as not damaging the historic status but not with headers.

Ms. Ragins said she didn't think the headers had changed and if there was nothing else, that would not affect historic status.

Ms. Rios said they needed to keep in mind that the footprint had not changed and window alterations could easily be reversed. She said she could still picture the auto dealership there.

Ms. Farrar asked to have the definition read.

Mr. Rasch read it.

There were no speakers from the public regarding this case.

Chair Woods said she respected Ms. Ragins's work and didn't see it contributing to the character of the district.

Ms. Farrar said this was a functional part of the City that was a working area and it did help establish that commercial zone in her view.

Ms. Farrar moved to upgrade the status the building at 515 Cerrillos Road to Contributing.

She said it has retained the original footprint, the lowering of sills was allowed and the portal was reversible.

Ms. Rios seconded the motion and it passed by unanimous voice vote.

2. **Case #H-07-54.** 519 Cerrillos. Transition Historic District. Ragins Research & Planning, agents for Martínez Architecture Studio, propose an historic status review of this Non-Contributing property.

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

Ms. Ragins disagreed. She thought it was probably the only streamline moderne building in Santa Fe and it was unfortunate that the Board approved the removal of the showroom. She believed this building warranted a contributing status.

There were no speakers from the public regarding this case.

Ms. Farrar asked her if the footprint was the same.

Ms. Ragins said it was, minus what was on the front.

Ms. Rios moved to upgrade the structure at 519 Cerrillos to Contributing. Ms. Farrar seconded the motion and it passed by unanimous voice vote.

NEW BUSINESS

1. **Case #H-07-52.** 312 Sandoval. Transition Historic District. Suby Bowden & Associates, agents for La Union Protectoriva de Santa Fe, propose to remodel a Significant building by replacing a non-historic ramp, platform stair to meet the ADA requirement, rehabilitate doors and windows, and to replace a historic roof in-kind.

Ms. Barrett presented the staff report for this case as follows. Staff thanked the applicant for all their research on this.

BACKGROUND AND SUMMARY:

"The approximately 3,658 square foot commercial building was first constructed by 1886 in the Italianate style. The building has undergone minor alterations which include an approximately 1,075 square foot addition to the west, rear elevation. Date of the addition is uncertain. The structure which was constructed for the Second Ward School, the first building in Santa Fe constructed specifically for a public school, retains some of its original windows. One window on the north elevation and three windows on the south elevation are not original and one window on the east elevation was replaced with the door. The metal doors on the east elevation are not original as well. It is not clear when these alterations occurred.

"The Official Map lists this building as Significant in the Historic Transition District. The building is also a Contributing building on the State Register of Cultural Properties and the National Register of Historic Places.

"This application proposes the following alterations:

"Rehabilitate windows and install interior storm windows. Where wood decay is less than 30% the wood Dutchman process will be used and where wood rot is over 30% the wood will be replaced in-kind. The non-historic metal security grills will be removed. Plans do not indicate replacing the grills.

"Replace the non-historic east elevation doors with something more in keeping with the building. Details were not provided.

"Replace the existing roof over both the original hipped building and the later flat roofed addition on the west elevation. The historic standing seam roof will be replaced in-kind and a flat roof replacement will include four new skylights. The applicant has

explored options of repairing the historic roof through patching and through removal of existing roof, installation of a membrane roof, and then reinstalling the historic roof. The applicant has determined that patching would be a temporary fix and may result in further interior damage and therefore is not a sustainable solution. The applicant has also been advised by the State Historic Preservation Office and the Cultural Properties Review Committee, from which they are receiving tax credits for the rehabilitation work, that the second option is rarely successful due to the historic roof being damaged in the removal process.

"Replace the non-historic wood deck, stairs, and railing to meet the ADA requirements. The new wood deck will be approximately 18 inches off the existing grade and therefore will not require a railing. The ramp will be slanted to the south and a simple metal railing will be installed per ADA requirement. The stairs will be installed at the northeast corner. The new deck will be stained to match the existing window trim. Also proposed are two in-ground planters along the ramp. A 6 inch high concrete curb will be constructed to define the planter area.

"Lastly proposed is to repaint the building to match the existing paint color as close as possible.

STAFF RECOMMENDATIONS:

"Staff recommends approval of this application on the condition that details regarding the east elevation door replacement are brought to staff for approval. Otherwise this application complies with Section 14-5.2 (C) Regulations for Significant Structures, Section 14-5.2 (D), General Design Standards for all H Districts, and Section 14-5.2 (G) Historic Transaction District design standards."

Ms. Rios asked, in the rehabilitation of windows, who would make the determination of wood decay.

Ms. Barrett suggested that the Board could appoint someone.

Mr. Barrow asked if there was any documentation on this as a school. He said they knew the porch was not historic.

Marissa said yes and added that when the school was constructed, they did not have ADA requirements.

Present and sworn was Mr. Sunil Sakhalkar, 312 Sandoval, Santa Fe, who said they had been working with the City on the application.

He said they proposed a basic remodel and their work with the windows was conservation if historic or not. He said the latest photograph was 1991 when they were existing and they did have photos from the past but did not show the window detail.

For the existing doors, he said they used the photographs from SHPO and asked them to look at Spanish doors there. He said they now had a metal panel and SHPO wanted them to go back to raised panel doors.

Mr. Barrow asked if they knew what the original porch or step might have been since, clearly this deck didn't belong.

Mr. Sakhalkar said they didn't know and were afraid to move anything there without the Board's approval.

Mr. Barrow asked if they were modifying the design of this existing deck with removal of the railing.

Mr. Sakhalkar said they had proposed cement. But anything they put there had to be removable so they were asking to consider wood with just post and beam for the front façade.

Mr. Barrow said when they removed this, it was not impossible that they would find historic steps underneath.

Mr. Sakhalkar asked what the Board would recommend they should do in that event.

Mr. Barrow said the Board could address that in a motion.

Ms. Shapiro noted that in 1905 there were four chimneys and cupolas and asked if they could see evidence of that.

Mr. Sakhalkar said he had not but the contractor had and took photos. He said there was damage around them and added that they were not proposing any work to the chimneys.

Ms. Shapiro said the new photographs looked very different and asked if they were going to remove the flashing.

Mr. Sakhalkar said they would if it wouldn't damage the roof.

Ms. Shapiro was concerned about losing the chimneys. And urged the applicant to preserve them even if they were not going to use them. She asked if they were not going to paint stone or sills.

Mr. Sakhalkar said they would not.

Ms. Shapiro asked about the exterior lighting.

Mr. Sakhalkar said if the Board allowed it, they would use that historic fixture.

Ms. Farrar asked if they had to meet ADA standards.

Mr. Sakhalkar said they did.

Chair Woods asked if they could put the ramp on the side.

Mr. Newman disagreed with that. He agreed there were many issues with ramps but from his experience it was best to try to bring the disabled as directly to the main entrance as possible so forcing them to go to the parking lot was unnecessary.

Ms. Rios thanked Mr. Sakhalkar and others for providing the information.

PUBLIC COMMENT

Present and sworn was Mr. Donald Martínez who said he was on the board of La Union Protectora de Santa Fe, and was here along with the Board President and another member. He said they would do whatever they could to preserve the building and their intent was to restore it.

Chair Woods thanked them.

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

Chair Woods summarized that the Board talked about not losing the chimneys and submitting exterior lighting to staff.

Mr. Newman said a very important part was the design of the doors and he felt raised panels would be great.

Ms. Rios asked who could help them.

Mr. Rasch said he could.

Ms. Farrar said she was still intrigued by the ramp on the side of the building.

Chair Woods asked how they got that railing design.

Mr. Sakhalkar said he agreed with Mr. Newman that having the ramp on the side gives a secondary position to handicapped people.

Mr. Newman noted the applicant testified that the doors were just covered with sheet metal and was to be removed,

Mr. Barrow recommended removal of the metal and part of the porch while staff were present. He added that if there was historic porch under it, he recommended they reconsider the design.

Mr. Barrow moved to approve Case #H 07-052 with these conditions:

- 1. That when the sheet metal was removed from doors and porch that staff determine if design changes were needed to incorporate the historic porch and or door.**
- 2. That the chimneys' flashing be removed and restored.**
- 3. That the windows be rehabilitated.**
- 4. That exterior lighting be submitted to staff.**

Ms. Shapiro seconded the motion with the request to determine if existing lighting could be maintained. Mr. Barrow agreed and the motion passed by unanimous voice vote.

- 2. Case #H-07-55. 610-D Canyon. Downtown & Eastside Historic District. Liaison Planning, Inc., agents for Doug Atwill, proposed to construct an approximately 433 sq. ft. single-family residence to a height of 12' where the maximum allowable height was 16' 4".**

Ms. Barrett presented the staff report for this case as follows:.

BACKGROUND AND SUMMARY:

"This application proposes an approximately 433 square foot Territorial Revival style single-family residence to a height of 12 feet where the maximum allowable height is 16'4". The new building will be located within the Calandria Condominiums.

"The building will have white true divided light Pella Windows and French doors with wood surrounds that will be painted white as well. There will be two large wood doors on the east elevation for access to the mechanical room. Wood finish for these doors was not submitted. The building will be stuccoed with a Buckskin color and brick coping is proposed along the parapet and top of the chimney.

"No skylights are indicated on the plans or in the proposal letter. Two photographs representing the proposed exterior light fixtures shall be found on the last two pages of the application packet.

"Lastly proposed are six-foot high stuccoed with a Buckskin color with brick coping and a wood pedestrian gate. Gate finish was not submitted.

STAFF RECOMMENDATIONS:

"Staff recommends approval of this application on the condition that the wood finish for the mechanical doors and the pedestrian gate are clarified. Otherwise this application complies with Section 14-5.2 (D). General Design Standards for All H Districts and Section 14-5.2 (E) Downtown and Eastside Historic District design standards."

Present and sworn was Mr. Doug Atwill, 604 Canyon Road, who said the doors would be stained a grey color , as well as the gate and side door.

Chair Woods asked if he had any lighting.

Doug said the design was submitted.

Chair Woods asked where the lights would go.

Doug said there would be none on the public side; they would be on the south elevation and the west elevation, using sconce, down lighting.

Mr. Barrow asked if he could clarify the purpose of those lights.

Doug said the north entrance would not be an entrance to anyone but him and the lighting was just for him to get around back there.

There were no speakers from the public regarding this case.

Mr. Newman moved for approval of Case #H 07-55 per staff recommendations with the condition that wood finish be submitted to staff and that the elevations be marked with specific lighting locations to be brought to staff.

Ms. Farrar seconded the motion.

Mr. Barrow suggested an amendment that the lighting in the back courtyard be ground lighting, not on the wall except at the entrance.

Chair Woods reminded him that lighting was required by the door by code.

Mr. Barrow agreed and withdrew his suggestion.

Ms. Rios asked where the mechanical door was.

Mr. Rasch pointed it out.

Mr. Newman said the lighting locations should comply with Code.

Chair Woods asked if the west was not visible.

Doug agreed.

Mr. Newman proposed that the only light be at the entry and exit doors.

The motion passed by unanimous voice vote.

3. **Case #H-07-41.** 1209 Canyon. Downtown & Eastside Historic District. Victor Johnson, agent for the City of Santa Fe, proposes to rehabilitate windows, replace non-historic doors, and re-construct a pitch roof to a height of 26' where the existing flat roof height was 16' and the maximum allowable height was 16' 7" on a Significant building. An exception to the pitch calculation Section 14-5.2(D,3,d) and a height exception Section 14-5.2(D,3,c) were requested.

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

BACKGROUND & SUMMARY:

"1209 Canyon Rd is an abandoned hydroelectric plant for the water works on Canyon Road at the Santa Fe River. The brick building was constructed in 1894 in a

Victorian pitched roof style. During the second quarter of the 20th century the building was remodeled in an attempt to make it more compliant to Santa Fe style. The brick was stuccoed over and the pitched roof was removed and replaced with a flat roof and the parapet walls. The building is listed as Significant to the Downtown and Eastside Historic District.

"The applicant proposes to remodel and restore the building with the following items:

1. "The non-original flat roof and parapet walls will be removed. A pitched roof will be constructed to restore the original massing of the building. The roof will be 26 feet high where the maximum allowable height is 16 feet as determined why a two-street frontage linear calculation. Exceptions are requested to exceed the maximum allowable height (Section 14-5.2 D., 3, c) and to construct a pitched roof where the streetscape calculation only has 21% rather than the required 50% or more (Section 14-5.2 D., 3, c). The exception criteria responses are attached.
2. "The historic windows will be repaired and retained. Colors will be verified by testing.
3. "The non-original doors will be removed and replaced with sympathetic doors.
4. "The stucco cannot be removed in such a way that the brick will not be compromised. Therefore, the stucco will be retained and the patched surface will be painted.

STAFF RECOMMENDATIONS:

"Staff recommends denial of the application unless the Board has a positive finding of fact to grant the exceptions needed to restore the non-compliant features of the building."

Present and sworn was Mr. Victor Johnson, P.O. Box 1866, Santa Fe.

Mr. Rasch explained that the procedure of the Board was that whenever an exception was required, the staff recommended denial until a finding of fact was found. He said the restoration to the original condition was recommended but it did require two exceptions.

Chair Woods added that the section of the code was required.

Ms. Farrar said when restoring to the original, she did not see that as an exception.

Mr. Rasch said the interesting thing here was that the building as it exists was the historic fabric.

Ms. Farrar didn't know when it became flat but the restoration to original state would not be an exception.

Chair Woods noted there were not enough pitched roofs there and it was higher than the allowable height.

Mr. Johnson said if anyone was trying to make sense of their transmittal letter, the pages were out of order. 20, 23, 21, 22, 24, 25. He explained that the City was the owner and they were trying to protect it and resolve what they believed was a noncompliant roof. He said they did some research on site and interviews with octogenarians. Everything from base of parapet down they believed was historic. He said they would return to the Board with specific designs and colors after the research was done.

Mr. Barrow agreed that removing the stucco would be damaging to the brick. He wondered about a gray area solution noting the stucco was only 1/8 inch thick and over a long period of time the stucco might weather off.

Mr. Johnson said they were going through the City budget process so that might happen. He said the base coat plaster was more than 1/8" but if they could discover a way to remove it safely, they would bring it back.

Ms. Rios asked when they anticipated finishing the project.

Mr. Johnson said there was some momentum with some councilors and certainly among the Canyon Road community. He thought it would happen within a few years.

Ms. Shapiro asked if the 26' foot height was the calculation of the original.

Mr. Johnson said they calculated 24' 3" from finished floor to ridge of the roof. He said it was done by using enhanced photography and perspective projection and counting bricks.

Mr. Barrow asked if the horizontal crack was the added parapet.

Mr. Johnson said that was where the wood plate was and the brick for that parapet was laid on top of that plate. He said it was from there up that would be replaced with this roof.

Mr. Barrow didn't see how anyone could "pueblo-ize" this building.

Mr. Johnson said there were no pueblo features in it.

Mr. Newman asked for identification of a feature in the photograph.

Mr. Johnson said it was two chimneys at the front door.

Mr. Rasch noted that this was preliminary approval only but the action was binding on the final.

PUBLIC COMMENT

Present and sworn was Mr. Alan Watson, 1517 Canyon Road, who said he was part of the planning team from the beginning, representing the Historic Santa Fe Foundation. He pointed out the importance of this funny little building saying it was part of the beginning of the development of the water system in Santa Fe before the stone dam, and was on the National Register of Historic Places. Up until that time, the water coming down the Santa Fe River was entirely community-based, going into the acequias first. In the 1890s, the water came into private hands. A water company was formed based on a huge fire in Las Vegas.

He said when the old stone dam was being built, the acequia owners went up and threatened violence to the builders. So this was a really big moment in Santa Fe history. It also represented a change in the energy sources in Santa Fe. There was a steam plant on Water Street and the hydro-electric plant.

He said that was when Santa Feans stopped using firewood then and started using electricity. Thirdly, maybe more important, this was the first time the City has taken responsibility for one of its historic buildings and treating it as a historic resource.

He said he, along with Mr. Johnson, was arguing for the restoration.

Regarding the bricks, he said the cement plaster was very destructive of the bricks. He could not see it happening without replacing the bricks and they could not remove the cement plaster without hurting them. He said they could try putting on lime plaster. Another possibility was to take a section of the wall and leave it exposed.

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

Mr. Barrow commented from the ordinance on noncompliant structures and felt this was of extreme historic interest.

Chair Wood suggested a motion would be in order and cited Section 14-5.2 D, 5, c allowing for the exception.

Ms. Farrar moved to preliminarily approve Case #H 07-41 with a positive finding of fact in Section 14-5.2 D, 5, c to have it brought back to its original state. Ms. Rios seconded the motion.

Mr. Rasch asked if the Board was required to determine if all six have been met separately.

Chair Woods agreed.

The motion passed by unanimous voice vote.

Chair Woods recalled that 15 years ago there was no preservation ordinance; just a styles ordinance, so to hear of the care going into this project was great and amazing.

4. **Case #H-07-12.** 1433 Canyon. Downtown & Eastside Historic District. Philip Kozely, agent for Peter Kozely, proposes to remodel a Contributing building by constructing approximately 82 sq. ft. of additions, an approximately 42 sq. ft. portal, increase the basement by approximately 1,680 sq. ft., an approximately 165 sq. ft. deck, raising a non-historic addition to a height of 14' 9" where the maximum allowable height was 17' 5", replace windows, re-stucco, construct a 379 sq. ft. garage to a height of 9' 9" where the maximum allowable height was 17' 5", construct an approximately 63 sq. ft. pergola, and construct walls and fences. Four exceptions were requested to construct an addition on a primary elevation (Section 14-5.2,D,2,c) to alter opening dimensions on a primary elevation (Section 14-5.2,D,4), to replace historic material (Section 14-5.2,D,5,a), and to construct an addition less than 10' back from a primary elevation (Section 14-5.2,D,2,d).

Ms. Barrett presented the staff report for this case as follows:

BACKGROUND AND SUMMARY:

"The approximately 3,171 square foot Spanish Pueblo Revival style single-family residence was first constructed in the 1940s and has undergone additions and alterations around 1985 (addition on the west elevation and window alterations). The

Official Map lists the structure as contributing to the Downtown and Eastside Historic District.

"This application proposes the following changes:

1. "Construct an approximately 61 square foot addition on the publicly visible primary north elevation to the height of approximately 9' 6" where the maximum allowable height is 17' 5". The addition will have a new divided light window with exposed lintel on the north, river-facing elevation. The applicant is requesting an exception to add onto the primary north elevation (Section 14 – 5.2 D. 2 c).
2. "Construct an approximately 100 square foot addition on the publicly visible, primary south elevation, to the non-historic 1985 addition, at a height of 9' 10". The 1985 section of the building will be increased in height to 14 feet 3 inches, where the existing height is approximately 12 feet 6 inches, and the maximum allowable height is 17' 5". The addition will have divided light windows with exposed lintels, projecting vigas and two skylights. The remodeled 1985 edition will include projecting vigas and four skylights. The applicant is requesting an exception to add onto the primary south elevation (Section 14 – 5.2 D, 2, c) and to construct an addition less than 10 feet back from a primary elevation (Section 14–5.2 D, 2, d).
3. "Alter opening dimensions and replace historic windows on the primary north and primary south elevations. Openings will be enlarged and new openings will be created to fit new divided-light French doors and windows. An exception is requested to alter opening dimensions on primary elevations (Section 14–5.2, D, 4) and to replace historic material (Section 14–5.2 D, 5, a).
4. "Construct an approximately 165 square foot deck on the publicly visible river facing primary north elevation. The deck rails will be wood and will be similar to the existing rails on the balcony.
5. "Construct an approximately 451 square foot garage to a height of 11' 1" (measured midpoint on the south elevation) where the maximum allowable height is 17' 5". The height of the garage from the north elevation is approximately 19 feet 6 inches which the Board, by code, may allow up to four additional feet to 21'5" if the slope change across the footprint of the building is over 2 feet. The garage will have divided light windows with exposed lintels on the north, south, and west elevations and a two-car vehicular door (divided light windows and vertical slight door, material not submitted) on the east elevation. The garage will have an approximately 15 inch overhang on the west and north elevation that will include carved corbel supports. An approximately 63 square foot pergola is proposed on the

east elevation which will connect to the non-historic addition of the contributing building at the new proposed 42 square foot portal. A 3 foot high iron railing is also proposed along the north elevation to match the existing style and to meet safety requirements.

6. "Construct approximately 22 foot long wood vehicular gate 12 '5" from Canyon Road. The gate will be to a height of 5' 7" where the maximum allowable height is 5' 11". Construct wood garbage can screening doors approximately 20 feet from Canyon Road to the maximum allowable height of 6 feet. Two small four-foot high planter walls are proposed on the south elevation, one in front of the new addition and the other in front of a window to door replacement on the historic section of the building. An exception is required to attach the wall addition to a primary elevation (Section 14-5.2 D, 2, c).

"As required, the applicant has responded to the following retard required criteria (Section 14-5.2 C, 5, c, I – vi) for all exceptions requested.

"The building will be we stuccoed in a light sand color, headers, doors, and windows will be a 'traditional darker stain' color while other wood work and canales will be similar to the existing.

"An example of the proposed exterior light fixture is in the packet.

7. "Lastly proposed is the following hardscaping:

"Construct a coyote fence ranging in height from 4'6" to the maximum allowable height of 6 feet along the east and west property lines. Elevations were not provided.

"Construct courtyard stone pilaster and iron fence along the northeast elevations of the property.

"Lastly proposed is a water feature on the south elevation.

STAFF RECOMMENDATIONS:

"Staff recommends denial of all four exceptions unless the Board has a positive finding of fact to grant the request."

Chair Woods asked whether, if the applicant did all this, the building would retain its status.

Ms. Barrett said the more alterations, the less integrity. She felt it might degrade it to non-contributing status.

Chair Woods asked what would need to happen to maintain the historic status.

Ms. Barrett said it would need to have retained the historic material on the north and south elevations. It should be rehabilitated with Dutchmans on the windows. Also having no new openings would help. Windows that were non-historic could have sills changed but not width and retain the header height.

Chair Woods asked if those header heights were original.

Ms. Barrett said she didn't know and no evidence was provided so the Board would want to keep them. She said the code was not specific but it looked like the massing had grown. It appeared the garage was once free standing so the removal of the proposed pergola might relieve the massing.

Ms. Rios asked how many exceptions were requested.

Ms. Barrett said there were four total but there were more than one opening change in windows.

Mr. Barrow asked if on this streetscape, there were examples of 22' vehicular gates.

Ms. Barrett said it was a sliding gate and there were some on Canyon Road.

Mr. Barrow asked if the gate would change the status.

Ms. Barrett said if the gate and pergola were removed, it would read as two separate buildings.

Mr. Barrow thought it was the longest building on Canyon Road and this would make it even longer.

Present and sworn was Mr. Philip Kozley, 1433½ Canyon Road, who said this had been a challenge with derelict construction for two decades. He said it was currently not livable and the owner wanted to live in it. He explained that the character that inspired them to put so much energy into it was that it was designed to be an open house, open to everyone so part of it was to enhance the character of that. The owner wanted it to be open and welcoming.

He said he would like to contest some of the objections. He said the only primary

elevation was the north elevation and he had tried to comply with all the standards on the south elevation. It has not been determined as a primary façade.

In terms of massing, he said this was not the longest. There were two that were larger or as large and from the street façade, it presented a nice rhythmic scale and from the Santa Fe River, was basically obscured.

He said he would prefer to answer questions.

Mr. Newman said the packed said the north and south were primary.

Ms. Barrett agreed, saying staff had determined both were primary. The tile of Las Crucitas was there on the south.

Ms. Farrar said she remembered it being called Las Crucitas home.

Mr. Kozley said the owner had said it was three crosses and said that was the original name.

Ms. Farrar asked if she said why.

Mr. Kozley said she didn't but her mother who built it was very religious.

Mr. Barrow clarified that he didn't say it was the largest but the longest, end-to-end from streetscape harmony.

Chair Woods noted that at this point it was hearsay.

Mr. Barrow said his point was about streetscape harmony. It was a major aesthetic factor and he wanted the applicant to clarify his statement.

Mr. Kozley said this home was comparable to the three homes on the same side. There was one that was compounded by the high walls. It was twice the length and was longer because of the addition of the garage, which was reasonable to maintain residency in this home. He said the distance between garage and main house was to provide access to the garage, which they were forced to do in a previous case.

He said they had been going through the process for 8 months and redesigned it several times in order to meet all the various codes. He felt this was the only solution that they could have. He added that the massing of the building in some ways had been reduced because they were eliminating the courtyard.

Mr. Newman thought that if the garage and the bedroom below it were free standing, that might go a long way to resolve it.

Mr. Kozley said the wall below the garage was existing and the only reason for the pergola was for safety for those traveling from the garage to the house.

Chair Woods said a pergola did not have a roof.

Mr. Kozley said it had skylights and that was in the submittal.

Ms. Barrett said there were other changes that were not in the staff report.

Ms. Shapiro asked if on the south elevation was proposed a new room and if that was where the less than ten-foot setback was.

Ms. Barrett pointed it out.

Ms. Shapiro asked if there was an existing courtyard there.

Ms. Barrett pointed it out.

Ms. Shapiro asked if the courtyard wall would be turned into a complete wall or being torn down.

Mr. Kozley said it would be torn down and a new wall would be set 5' 6" back. He said there was an existing corner of the 1985 addition, which was 11 feet that they were straightening out and increasing the setback and the wall would be set back 5' from primary façade.

Chair Woods asked if it was a yard wall or a house wall.

Ms. Barrett said it was a house wall and had a small planter.

Ms. Farrar asked if it was to a 1985 addition.

Ms. Barrett agreed and said the 1985 addition was set back 11 feet.

Ms. Rios asked for the location of the water feature.

Mr. Kozley they were refining the water feature. He handed out the revision.

[attached as Exhibit E].

Mr. Barrow asked if it was not part of the exception.

Ms. Barrett explained that it was in a courtyard

PUBLIC COMMENT

Present and sworn was Mr. Rad Acton 1206 Upper Canyon Road, who reported that the Canyon Neighborhood Association had a group of concerned and skilled members review Mr. Kozley's project. He said Albert Duran and Peter Wolf contributed to it and Mr. Kozley met with them on many occasions. He explained that this ad hoc group subcommittee was concerned with preservation of the 500-year flood plain and maintenance of pedestrian safety there. He said the Committee acknowledged that Mr. Kozley's proposals were a continuation of that historic phasing. He said Mr. Kozley did address their concerns, while it might affect its historic status. So for the record, He said the Canyon Neighborhood Association does support this proposal. It met their primary concerns and they thought it emulated some of the more charming living wall conditions on Upper Canyon Road with a balance between. He said they would defer to the Board regarding the garage and were not going to voice opinion either way on it.

Present and sworn was Mr. Albert Duran 1433 Canyon Road who said he had been on the Board dealing with reviews like this and agreed this was most lengthy. He added that this applicant had bent over backward to address their concerns. He agreed that they clearly didn't have the experience or focus the Board had but many of them were long time neighbors and they were really concerned about preserving the streetscape.

Present and sworn was Mr. Art Roth, 1841 Upper Canyon Road, who said it you took the combined length of 1401, 1407, those would be significantly longer. The gallery up near Audubon was also long. So it was not out of character. It was kind of a mess with all the additions. He said that Rad, Albert and Peter had put in many hours with Mr. Kozley to get something better than what they had. He asked that the Board provide suggestions and ideas to him and thought he would listen. He said he didn't think the result would be much different than at 1401 and 1407, two down from Jenny Wise at 1435, but he thought it could be done.

Chair Woods recognized the applicant for the amount of work he put into this, and knew how difficult it was to please all the factions of the City and the Board. She said they were charged with protection of the historic building and what he proposed would destroy its historic status. She asked how willing he was to work with staff to preserve that status. She said the Board would like this to be win-win and would like to work

with him.

Mr. Kozley said he was always willing to work but this was the first time he had heard that it might destroy that status.

Chair Woods suggested they postpone the Case and ask him to work with staff or Mary Ragins to figure out how they could do this. She said it would take a little bit of time but that would be the best way to move forward and then come back. She said they wanted to work with him and understand the difficulties.

Ms. Rios moved to postpone Case #H 07-012 to give the applicant time for redesign and to work with Ms Ragins or staff. Ms. Farrar seconded the motion with the addition that the crosses on the canales and door should be carefully preserved as part of it.

The motion to postpone passed by unanimous voice vote.

Mr. Barrow asked if other board members could respond to questions.

Chair Woods agreed.

5. **Case #H-07-51.** 852 Dunlap. Westside-Guadalupe Historic District. Michael Cruz, agent for Rose R. Cruz, propose to remove and replace a failing foundation, replace non-historic windows, and re-stucco a Contributing building.

Ms. Barrett presented the staff report for this case as follows:

BACKGROUND AND SUMMARY:

“The approximately 905 square foot single-family residence located at 852 Dunlap St. is vernacular in style with an unknown date of construction. The building has undergone remodeling in 1971 which included changing all windows to aluminum sliders (opening dimensions were altered), replacing some doors, and the addition of the pitched roof. The Official Map lists the building as contributing to the Westside-Guadalupe Historic District.

“This building was red tagged in late 2006 for the replacement of seven windows and for replacing the building foundation.

“This application now comes forward to seek approval for the items:

"Replace seven non-historic aluminum slider windows with white metal slider windows. It appears the one window on the north elevation and one window on the east elevation will be shortened while retaining the header height.

"Removed the rock and cement foundation and replace with gravel concrete foundation and half-inch rebar.

"Lastly the building will be stuccoed using Sonowell Abiquiu elastomeric stucco.

STAFF RECOMMENDATIONS:

"Staff recommends approval of this application as it complies with Section 14-5.2 (C) Regulations for Contributing Structures, Section 14-5.2(D) General Design Standards for all H Districts, and Section 14-5.2 (I) Westside-Guadalupe Historic District design standards."

Chair Woods asked if this was for approval of work already done.

Ms. Barrett agreed.

Ms. Farrar wondered, with all the changes, if it was still contributing in historic status.

Ms. Barrett said she would like to see new inventory. She agreed there was a lot gone, a sun room was added in the back, and there were a lot of alterations. There was a possible downgrade. She said all those historic windows were lost in 1971.

Mr. Barrow asked if this elastomeric material was not a stucco.

Ms. Farrar said she brought up status because Contributing gives something to the district. She noted it was the only historic building on that side of San Francisco and it seemed so unfair.

Present and sworn was Mr. Michael Cruz, 1601 Canyon Road, who said they were going to use El Rey cementitious stucco in "Adobe" color.

Ms. Shapiro asked what the material of the building was.

Mr. Cruz adobe, built in 1926. My parents purchased it in 1971. they have changed windows that were deteriorated.

There were no speakers from the public regarding this case.

Ms. Farrar moved for approval of Case #H 07-051 with stucco in El Rey Adobe cementitious stucco. Ms. Rios seconded the motion and it passed by unanimous voice vote.

- 6. Case #H-07-56-A.** 619 Gomez. Don Gaspar Area Historic District. Staff proposes an historic status review of this Non-Contributing property.

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

BACKGROUND & SUMMARY:

“619 Gomez Road is a multi-family residential building that was originally constructed in 1947 in a simplified Spanish-Pueblo Revival style, presumably as what is now Unit F. Units A and B were added linearly to the original block in 1949. Then, in 1951 Units C and D were added, again, along the same axis and matching character defining elements of the earlier sections including the window and door overhangs. In 1959, 48 years ago, Unit E was constructed on a 90-degree angle off of the linear axis. The last Unit has steel casement windows instead of wood double-hung windows but it retains the unique design of the door overhang. The 1982 and 1995 Historic Cultural Properties Inventories suggest a non-contributing status for the structure, which is located in the Don Gaspar Area Historic District.

“This building is a good example of vernacular sequential construction that was built by the same owner who lived at 621 Gomez Road. The slight changes in character with the final axis change in footprint may be seen as sensitive to the integrity of each building campaign. This serves to document the building’s growth.

STAFF RECOMMENDATION:

“Staff recommends an historic status upgrade from non-contributing to contributing due to the good historic integrity of the original massing block and the good integrity of the nearly historic massing block.”

Mr. Newman asked what would be the primary elevation if it were upgraded.

Mr. Rasch said both the south and west would be primary. The west, street-facing façade didn’t have character defining features.

Present and sworn was Mr. Harvey Monroe, P.O. Box 1183, Santa Fe, who handed out further explanation of items they wanted to propose [attached as Exhibit F] and a new, revised site plan [attached as Exhibit G].

Chair Woods reminded the Board they were only on status now.

Mr. Monroe said he felt there was some valid reason to do it. However, there have been multiple additions that, including some things that could not be documented, e.g. overhangs that should not have been touched earlier that apparently were added much later. He explained that it did have sequential growth but a wood true divided light window next to a steel casement did show a cohesive façade.

Ms. Rios asked if the former owners were the Ortiz family.

Mr. Monroe believed so.

PUBLIC COMMENT.

Present and sworn was Mr. Gordon Schafer, who said the last two units both D & E have metal windows. He explained that he was one of the owners. He said the last two were not very consistent and they would like to bring them into consistency.

Mr. Rasch commented that perhaps both of them were added 48 years ago but the owner did that with the materials used at the time so they were sensitive to the older sections.

Chair Woods asked how he felt about replacing the windows.

Mr. Rasch said the Board recognized casements as historic but not efficient and the applicant knew that the Board had approved replacing them at City Hall.

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

Ms. Rios moved to approve Case #H 07-055 by upgrading its status to Contributing. Ms. Shapiro seconded the motion and it passed by unanimous voice vote.

Case #H-07-56-B. 619 Gomez. Don Gaspar Area Historic District. Harvey Monroe, agent for Nomad Investments, proposes to remodel a Non-Contributing property

with replacement of windows, overhangs, and light fixtures and to install fences and hardscaping with a hot tub. If the property was upgraded to Contributing status, then exceptions were requested to replace historic corbels and windows (Section 14-5.2,D,5).

Mr. Rasch gave staff report as follows:

BACKGROUND & SUMMARY:

"619 Gomez, units A-F, is a contributing building and the west and south elevations are considered primary.

"The owner had begun to remodel the property without approval or a building permit and a stop work order was issued. An administrative approval was given to reroof the building with no other alterations. Now, the applicant proposes to remodel the property with the following items.

1. "The single pane wood double-hung windows and steel casement windows will be replaced with similar windows in thermal panes. An exception is requested to replace primary elevation windows (Section 14-5.2 D, 5) and the required responses are attached or the windows will be repaired and storm windows will be installed.
2. "Double steel casement windows on the north, non-visible elevation will be removed and 10-light French doors will be installed in a larger opening.
3. "Wooden canals and entry door overhangs with carved wooden corbels and sinuous metal drip edges will be removed and replaced. An exception is requested to remove the historic material or the materials will be repaired as needed. The metal drip edge has caused wood rot and it will be reengineered.
4. "Exterior lights, as shown with a separate photograph, will be installed at doorways. The original fixtures have been removed. They appear to have been the jelly jar type.
5. "The building will be restuccoed to match existing color. Trim color was not identified.
6. "6 foot high coyote fencing will be installed between units on the north elevation.
7. "The asphalt parking area will be removed and replaced with gravel.
8. "Flagstone will be removed from the north and southeast areas and replaced with more flagstone.

9. "A hot tub will be installed on the southeast flagstone patio.

STAFF RECOMMENDATION:

"Staff recommends denial unless the Board has a positive finding of fact to grant the exception needed for this project."

Chair Woods asked what was acceptable to not lose the status.

Mr. Rasch said the windows should be repaired on the primary elevation. The opening dimensions should not change but casements could be replaced and they should fix the corbels with Dutchmans.

Mr. Monroe referred to his handouts. He said they didn't have any real issues with what Mr. Rasch recommended on window replacement vs renovation but at the overhang areas of rot they would like to replace while retaining as much of original as possible. He said they felt the wavy trim pattern has contributed to the rot but felt they could rework it even though owner was not fond of it to make it functional.

Mr. Monroe explained that there was a drop of 4-5 feet to the arroyo so they proposed a coyote fence 42" high on the rear to prevent any child injury. He said the top edge of the coyote fence dividing individual units would be at 6'. A neighbor has an old wood fence and would like to replace it with a coyote fence. He said it would include a little gate, barely visible from street but would be part of primary façade. He added that they proposed to increase flagstone to hide the concrete parts and proposed to remove asphalt and replace with brick pavers.

Mr. Monroe said they wanted to use Adobe Brown for stucco and for trim to use the same light cream color as existed now. He said a second option would be Fawn with darker chocolate trim.

Ms. Shapiro asked if they would replace lights with jelly jars.

Mr. Monroe said no because they had been trashed. He noted they had a copy of the fixture in the packet. He said they would be just at the doors and not have any security lights..

Ms. Shapiro asked about rooftop equipment.

Mr. Monroe said there would not be any more than what was there before, which

were exhaust fans for old gas furnaces.

Mr. Newman asked staff to comment on the proposed coyote fence around the hot tub and to the north.

Mr. Rasch said that corner was not publicly visible so it was less critical. It would be coyote so not attached and therefore it was acceptable.

Ms. Rios asked about the other coyote fence.

Mr. Rasch said he understood the problem. He felt that to box them in was a good idea but along the arroyo it didn't need to be six feet high.

Mr. Monroe said that 42" was required.

Ms. Farrar said this particular style felt 1940's to her, like a desert motel. She encouraged him to look more closely at the materials that would be used in that way. She felt the coyote fence and different windows moved away from that.

Mr. Barrow said he was interested in what the building was made of and how water would behave there.

Mr. Monroe said it was made of adobe and the flagstone would be in a horizontal plane. He explained that there was about a foot up to the floor and they were wood floors with stone or concrete foundation.

Mr. Barrow urged caution in the pavers and flagstones.

Mr. Rasch asked if there was insulation inside.

Mr. Schafer said he was insulating four inches in the roof. He said he got permission to stucco and roof and talked with Mr. Rasch along the way. He said they haven't been able to find the original color. He found there was flagstone all over, just kind of a mess, but they didn't have to replace the sidewalk.

PUBLIC COMMENT

Present and sworn was Ms. Elizabeth Farley, who said the whole evening had been interesting. She said her house was the original house there and the same people built all of them.

She said she had 3 concerns: one was lighting because every one of the porch lights would come into her bedroom or back porch. She said she liked brick rather than gravel in the drive and was concerned about rocks kicking up. And she had no idea what the hot tub would bring.

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

Mr. Newman asked for some clarity on the windows.

Mr. Monroe said they would do storm windows with the possible exception of the steel windows.

Mr. Newman said he was very fond of these steel windows and felt that replacing them was not an acceptable solution.

Ms. Rios agreed with the comments Ms. Farrar made. She said she realized he wanted to upgrade but needed to preserve what was there.

Chair Woods summarized the Board's discussion included lighting , brick driveway, owner agreed to repair corbels and keep metal drip edge; a Board member wants to keep steel casement; colors were shared, and fences didn't seem to be an issue.

Mr. Barrow said he felt the foundation elevation needed to be clarified.

Chair Woods asked if zoning ruled on no adobe under grade.

Ms. Shapiro noted that it exists so it wouldn't be examined.

Mr. Newman moved to approve Case #H 07-56 B with conditions:

- 1. That the existing windows be retained and to the extent storm windows were required that they be put on inside,**
- 2. That lighting fixtures be simpler and not shed any light into adjoining areas,**
- 3. That the wavy drip edge be retained and any re-engineering be submitted to staff,**
- 4. That the white trim be retained and stucco colors be submitted to staff.**

Ms. Shapiro seconded the motion with the added condition of checking the foundation.

Ms. Farrar recommended the lighter stucco color.

The motion passed by unanimous voice vote.

MATTERS FROM THE BOARD

1. Ballot vote for Preservation Awards:

Mr. Rasch showed the twelve nominees on the screen for the Board's review.

Ms. Rios said the architect should be noted in the award.

Chair Woods thought they should recognize the most dramatic as a recognition.

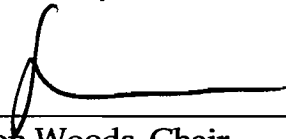
Mr. Rasch also presented the two nominees for the Sara Melton Award: OSFA and Ed Crocker.

ADJOURNMENT

Mr. Newman moved to adjourn the meeting. Ms. Shapiro seconded the motion and it passed by unanimous voice vote.

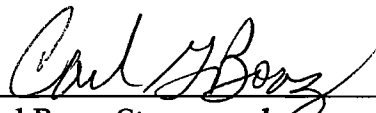
Having completed the agenda and with no further business to come before them, the meeting was adjourned at approximately 10:15 p.m.

Approved by:



Sharon Woods, Chair

Submitted by:



Carl Boaz, Stenographer