



Agenda

DATE 3/6/13 TIME 9:20a

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HISTORIC DISTRICTS REVIEW BOARD FIELD TRIP

TUESDAY, March 12, 2013 at 12:00 NOON

HISTORIC PRESERVATION DIVISION, 2nd FLOOR CITY HALL

HISTORIC DISTRICTS REVIEW BOARD HEARING

TUESDAY, March 12, 2013 at 5:30 P.M.

CITY COUNCIL CHAMBERS

A M E N D E D

- A. CALL TO ORDER
- B. ROLL CALL
- C. APPROVAL OF AGENDA
- D. APPROVAL OF MINUTES: February 26, 2013
- E. COMMUNICATIONS
- F. FINDINGS OF FACT & CONCLUSIONS OF LAW

Case #H-12-028 309 ½ Sanchez Street
Case #H-13-008 645 ½ E. Palace Avenue

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

1. Case#H-13-002. 318 Delgado Street. Downtown & Eastside Historic District. JenkinsGavin, agents for Nancy Mammel, owner, proposes to remodel a contributing residence by replacing the historic front portal, constructing 736 sq. ft. of additions, and replacing the pitched roof finish and converting a non-contributing shed into a single car garage. Three exceptions are requested to remove historic material (Section 14-5.2(D)(5)(b)), to construct an addition at less than 10' back from a primary elevation (Section 14-5.2(D)(2)(d)), and to not replace the roof in-kind (Section 14-5.2(D)(6)). (David Rasch).
2. Case #H-13-011. 511 Webber Street. Don Gaspar Area Historic District. Larry Moore, agent for Agnes L. Koury, owner, proposes to remodel a non-historic section of this contributing house, by replacing windows and doors, raising the parapets to 12'4" and stuccoing to match the house. (John Murphey).
3. Case #H-13-012. 60 E. San Francisco/113 E. Water Streets. Downtown & Eastside Historic District. O. Michael Duty, agent for 60 East Corp., owners, proposes to build a second-story dining deck and expand an existing third-story dining deck at this non-contributing commercial building. (John Murphey).

- I. MATTERS FROM THE BOARD
- J. ADJOURNMENT

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

Persons with disabilities in need of accommodation or an interpreter for the hearing impaired should contact the City Clerk's office at 955-6520 at least five (5) working days prior to the hearing date. Persons who wish to attend the Historic Districts Review Board Field Trip must notify the Historic Preservation Division by 9:00 am on the date of the Field Trip.



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Case #H-12-028 309 ½ Sanchez Street

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G. BUSINESS FROM THE FLOOR

H. ACTION ITEMS

1. Case#H-12-087. 1299 Upper Canyon Road. Downtown & Eastside Historic District. Kenneth Francis and Sandra Donner, agents for Grant Hayunga, owner, propose to amend a previous Board approval, by raising one portion of the roof to 14' and another to 15', where the maximum allowable height is 15'0", replacing a window, adding skylights, installing evaporative cooler units, building a 11' high freestanding carport, and increasing yard walls from 4'to 6', at this non-contributing residence. (John Murphey).
2. Case#H-13-002. 318 Delgado Street. Downtown & Eastside Historic District. JenkinsGavin, agents for Nancy Mammel, owner, proposes to remodel a contributing residence by replacing the historic front portal, constructing 736 sq. ft. of additions, and replacing the pitched roof finish and converting a non-contributing shed into a single car garage. Three exceptions are requested to remove historic material (Section 14-5.2(D)(5)(b)), to construct an addition at less than 10'back from a primary elevation (Section 14-5.2(D)(2)(d)), and to not replace the roof in-kind (Section 14-5.2(D)(6)). (David Rasch).
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4. Case #H-13-012 . 60 E. San Francisco/113 E. Water streets. Downtown & Eastside Historic District. O. Michael Duty, agent for 60 East Corp., owners, proposes to build a second-story dining deck and expand an existing third-story dining deck at this non-contributing commercial building. (John Murphey).

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HISTORIC DISTRICTS REVIEW BOARD
March 12, 2013

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MINUTES OF THE
CITY OF SANTA FÉ
HISTORIC DISTRICTS REVIEW BOARD

March 12, 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 City Council Chambers, City Hall, 200 Lincoln, Santa Fé, New Mexico.

B. ROLL CALL

Roll Call indicated the presence of a quorum as follows:

MEMBERS PRESENT:

Ms. Sharon Woods, Chair
Ms. Cecilia Rios, Vice Chair
Mr. Edmund Boniface
Dr. John Kantner
Ms. Christine Mather

MEMBERS ABSENT:

Mr. Frank Katz [excused]
Ms. Karen Walker [excused]

OTHERS PRESENT:

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

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

C. APPROVAL OF AGENDA

Mr. Rasch announced that an amended agenda had been published in which Case 12-087 was postponed.

Ms. Rios moved to approve the agenda with Case #H-12-087 postponed. Ms. Mather seconded the motion and it passed by unanimous voice vote.

D. APPROVAL OF MINUTES: February 26, 2013

Ms. Rios asked for a change on page 7, 3rd paragraph in the motion, third line - skylights not be visible be ~~by~~ permitted."

Mr. Boniface requested two changes: on page one, his first name is Edmund, to Edward. And on page 9, fourth paragraph from the bottom, it should read, "... it should be a fireplace that..."

Ms. Mather requested two changes: on page 6 at the bottom, "Ms. Mather surmised it was difficult to know what they didn't know what that meant." On page 9 at the top, should read, "Ms. Mather asked what the public visibility was."

Chair Woods requested two changes; on page 10, second line regarding the dots on the posts, should read, "The posts should be drawn the same as the house." On page 11 in the middle of the page, should read, "Chair Woods asked if Mr. Rasch could notify the school board about the code."

Mr. Boniface moved to approve the minutes of February 26, 2013 as amended. Ms. Rios seconded the motion and it passed by unanimous voice vote except that Dr. Kantner abstained.

E. COMMUNICATIONS

Mr. Rasch said the historic preservation awards ceremony would be in May and the deadline for nominations would be coming up soon. He would get the nomination forms to the Board at their next meeting.

Chair Woods asked the status of the Convention Center changes.

Mr. Rasch said city staff were working on that issue and also the East De Vargas issue.

F. FINDINGS OF FACT AND CONCLUSIONS OF LAW

Case #H-12-028

309½ Sanchez Street

Ms. Rios moved to approve the findings of fact and conclusions of law for both cases. Ms. Mather seconded the motion and it passed by unanimous voice vote.

G. BUSINESS FROM THE FLOOR

There was no business from the floor.

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

H. ACTION ITEMS

1. **Case #H-12-087 1299 Upper Canyon Road.** Downtown & Eastside Historic District. Kenneth Francis and Sandra Donner, agents for Grant Hangu, owner, propose to amend a previous Board approval by raising one portion of the roof to 14' and another to 15' where the maximum allowable height is 15' 0", replacing a window, adding skylights, installing evaporative cooler units, building an 11' high freestanding carport, and increasing yard walls from 4' to 6' at this non-contributing residence. (John Murphey).

This case was postponed under Approval of the Agenda.

2. **Case #H-13-002 318 Delgado Street.** Downtown & Eastside Historic District. JenkinsGavin, agents for Nancy Mammel, owner, propose to remodel a contributing residence by replacing the historic front portal, constructing 736 sq. ft. of additions and replacing the pitched roof finish and converting a non-contributing shed into a single car garage. Three exceptions are requested to remove historic material (Section 14-5.2(D)(6)(b)), to construct an addition at less than 10' back from a primary elevation (Section 14-5.2(D)(2)(d)), and to not replace the roof in-kind (Section 14-5.2(D)(6)). (David Rasch)

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

BACKGROUND & SUMMARY:

318 Delgado Street is a single-family residence that was constructed before 1928 in the Bungalow Style. An addition, or perhaps two additions, on the rear is visible on a 1960 aerial photograph. The north addition area has small high-placed windows and the south addition area looks to be an enclosed porch. A vernacular free-standing shed was constructed at the rear SW corner of the property at an unknown date

between 1960 and 1967. On January 22, 2013, the HDRB confirmed the historic status of both structures within the Downtown & Eastside Historic District as non-contributing for the shed and contributing for the residence with the east and north elevations designated as primary.

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

1. The 43 square foot historic front porch will be removed and replaced with a 92 square foot porch. The existing green-colored asphalt-shingled gable roof will be replaced with a "medium bronze"-colored metal standing-seam hip roof. A wooden balustrade will be installed on the east and north sides of the porch. Two exceptions are requested to remove historic material (Section 14-5.2(D)(5)(b)) and to replace a roof not in-kind (Section 14-5.2(D)(6)) and the required exception responses are at the end of this report.
2. A 643 square foot addition will be constructed on the rear, west elevation. The addition will be 3' lower than the existing residence ridge line and set back from the primary north elevation by 2'. An exception is requested to place an addition at less than 10' back from a primary elevation (Section 14-5.2(D)(2)(d)) and the required exception criteria responses are at the end of this report. Raised decks will be constructed on the west and south sides of the addition. The decks will have wooden balustrades like the proposed front porch.
3. The existing roof finish and character will be altered. The west end hip will be changed to gable and the green-colored asphalt-shingles will be changed to a "medium bronze"-colored metal standing seam. An exception is requested to replace a roof not in-kind, as in item 1 above.
4. The primary elevation windows will be repaired and preserved. All other windows will be replaced to meet the 30" rule where applicable. On the south, non-primary elevation window opening dimensions and locations will be altered, while still maintaining at least a 3' corner.
5. The shed will be converted into a single-car garage. The height will change from 8' 2" to 11' 6" where the maximum allowable height is 15' 5".
6. The buildings and yardwalls will be restuccoed with El Rey cementitious "Sahara".

EXCEPTION TO REMOVE HISTORIC MATERIAL, ROOFING

(I) Do not damage the character of the district

The proposed standing seam metal roof is similar to those seen throughout the historic downtown and surrounding neighborhood; therefore, it will not damage the character of the district (see attached photos). In addition to standing seam roofs, there are many examples of other types of metal roofs, including metal shingle roofs.

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

Asphalt shingles are difficult to maintain and require regular replacement. Standing seam metal roofs provide greater longevity and ease of maintenance and are also more attractive.

Staff response: Staff is in agreement with the maintenance and longevity statement, but disagrees that about what is more attractive. Preservation and outward harmonious appearance are our objectives, not to desire what is more attractive.

(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

Improving property with higher quality materials to better maintain historic dwellings is critical to preserving the quality and character of the historic districts.

Staff response: Staff is in agreement with this statement.

EXCEPTION FOR AN ADDITION LESS THAN 10' FROM A PRIMARY ELEVATION

(I) Do not damage the character of the streetscape

The proposed addition is not publicly visible and therefore will not affect the character of the district. An addition with a 10-foot step back would lack balance on the narrow lot and would not harmonize well with the rest of the house. Furthermore, the design of the addition is consistent with the architectural vocabulary of the existing structure.

Staff response: Staff is in agreement with the first sentence, but does not agree with the additional sentences because the proposed addition does not follow the strict east-west symmetry of the structure's massing

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

Due to the narrowness of the building and the lot, a 10-foot step back from the north elevation would render the addition very difficult to design without consuming the width of the lot and bringing the addition within close proximity to the existing shed.

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 ability to expand existing dwellings and modernize their floor plans is critical to preserving the

residential character and vitality of the historic districts.

Staff response: Staff is in agreement with this statement.

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

The subject dwelling is unusually narrow at just 31'-3" wide. Therefore, a ten foot step back greatly limits the available width for an appropriate addition. Furthermore, the lot itself is 50 feet wide, so the rear of the building is the only portion of the property that can accommodate an addition.

Staff response: Staff does not agree with this statement. Examination of other lots within the applicable streetscape shows that there are many lots that are similar in dimensions, therefore this is not a special condition or circumstance...

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

The dimensions of the house and the lot were established in 1928 when the house was built and are therefore not a result of the actions of the applicant.

Staff response: Staff is in agreement with this statement.

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

As stated above, the addition will not be publicly visible. The provided 2'-0" foot step back satisfies the intent of the Code within the constraints of the structure and the land. Furthermore, the addition as designed is more in harmony with the architecture of the existing dwelling.

Staff response: Staff agrees that the addition will not be publicly visible, but an addition that follows the symmetry of the massing would be more harmonious to the structure.

EXCEPTION TO REMOVE HISTORIC MATERIAL, FRONT PORCH

(I) Do not damage the character of the district

The date when the existing portal was added is unknown; however, it is apparent that it was added after the original house was built. Its architectural proportions are not in harmony with the character of the residence and read as an afterthought. The primary east elevation is deserving of a more appropriate architectural treatment for the entry.

Staff response: Staff does not agree with this statement because the front porch is historic and it is not

beyond repair. Architectural proportions that are historic are part of the character defining features of a structure, whether harmonious or not.

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

The main entrance to the residence does not do justice to the cottage-like character of the home. Improving the portal will provide a more coherent and pleasant experience both for the applicant and from the street.

Staff response: Staff does not agree with this statement; coherency and pleasantry does not constitute a hardship.

(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 opportunity to replace an existing architectural anomaly with a feature more in keeping with the surrounding residences is essential to the preservation of the character of the historic districts.

Staff response: Staff does not agree with this statement. Changing the gable roof to a hip roof and adding balustrades are disharmonious design options, since one of the character defining features of the primary east elevation is the mimicry of the building's gable roof on the porch and there is no evidence of balustrades on the property, thus introducing conjectural features disallowed by Section 14-5.2(C)(1)(a)).

STAFF RECOMMENDATION:

Staff believes that the exception request to change the roof finish from asphalt shingles to metal standing seam has been met, but that the exceptions to place an addition at less than 10' from a primary elevation and to remove the front porch without replacing it in-kind have not been met. Staff defers to the Board as to whether or not the proposed alterations are too much for the contributing structure and recommends approval of the shed alteration as complying with Section 14-5.2(D) General Design Standards and (E) Downtown & Eastside Historic District.

Chair Woods asked if Mr. Rasch was deferring whether the building would retain its Contributing or would lose that status if the project was approved.

Mr. Rasch said if the Board believed that the three exceptions overwhelmed the building...

Chair Woods asked for a straight answer. If all of these proposed changes were done would the building maintain its historic status? Mr. Rasch said it would not.

Dr. Kantner asked Mr. Rasch if the shingles were historic.

Mr. Rasch said not necessarily historic. The Code said for a Contributing structure, other than doors and windows had to be replaced in kind. If they had some kind of historic or photographic evidence to change to that material, the change would be approvable but there was no historic evidence. So that meant that asphalt shingles were required by code.

Ms. Mather was concerned that the hip roof in back would be impacted by this plan as presented and asked if that would affect the Contributing status as well.

Mr. Rasch said that would be the Board's determination. It wasn't a door or window and therefore was an architectural feature that should be preserved. But that hip was not publicly visible. So it was not necessarily a quality that the public could appreciate

Dr. Kantner thought that hip was visible from the north façade.

Mr. Rasch thought that was possible, especially in winter.

Chair Woods asked if publicly visible view had anything to do with maintaining historic status. Mr. Rasch said no.

Ms. Rios asked if it wouldn't be better to replace the asphalt shingles with shingles that looked more like what was there. She acknowledged that the life of asphalt shingles wasn't very long. But she thought the proposed roof material was very different from what was there now and there would be a more appropriate way to replace them.

Mr. Rasch agreed that replacement in-kind was preferable. Certainly metal shingles would be better than "metal asphalt roofing" and the Board saw metal shingles on the adjacent property.

Present and sworn were Colleen Gavin and Jennifer Jenkins, 130 Grant Avenue, Suite 101.

Ms. Jenkins said the front porch in their initial analysis lacked the proportion with the front façade of the building and they wanted to maintain the character. The porch seemed more like an after-thought although they didn't know its age. They wanted to maintain that but more proportional with the building.

She said although they proposed a hipped roof, they were comfortable with a gabled roof.

For the balustrade on the rear they were required to have railings by code there but did not need them in the front but thought it would maintain a balance to mirror what was happening at the rear of the house.

Ms. Gavin provided a handout to show portal in front as gabled and without the balustrade [exhibit 1]

Ms. Jenkins discussed the need for an exception on the step back on the rear addition. She pointed out some of the elements that constrained the addition design. They had a narrow lot and a narrow building to which they were adding. They had a rear detached garage with existing driveway that went all the way back

and needed to create a turn-around area to make it functional so they wanted to create some space for that. They also wanted some outdoor space that had southern exposure. The ten foot limit would limit space for southern sun exposure and prevent being able to accommodate the turn-around area.

She believed that with the 2' stepback they were meeting the intent of the Code. She explained she had trouble getting the north photo because of the proximity of the neighbor's house. Their design read as a new addition to differentiate it from the historic building.

She said they looked at similar buildings with front porch and show a photo of one that inspired what they wanted - to enlarge the front porch - and it was within a few blocks of the property. She also showed examples of balustrades that were in the district to prove they were not introducing a new feature in the neighborhood.

Ms. Mather noted in her photos that the first was on San Antonio and was not a historic house but new. She had concerns about removing historic material whether aesthetically pleasing or not as far as Code and preservation was concerned. The Board would like to preserve as much as possible in this charming home and not change its character. She was also concerned with the removal of the porch material and loss of that hip. She asked if the applicant would consider doing any other style of roof so you wouldn't continue on the roof to the back.

Ms. Jenkins said if they maintained the roof at the rear of the existing dwelling the addition would have to be a flat roof which wouldn't be in keeping with the architecture of the rest of the house. They were very fond of the pitched roof elements and what it provided inside with vaulted ceilings. She not a fan of attaching flat roof elements to pitched roof structures in honoring the existing vernacular.

Ms. Mather said many bungalows had flat roofed additions. She asked if Ms. Jenkins was planning to have a vaulted ceiling where the fireplace was going in. Ms. Jenkins agreed.

Ms. Mather concluded that they were going to completely rip off that hip and open that whole back area up both at the back of the house and on the new addition.

Ms. Jenkins said the interior of the house would be vaulted and open up the ceiling. The master bedroom in the addition would also have a vaulted ceiling.

Ms. Rios asked how much higher that proposed roof would be than the pitched roof.

Ms. Jenkins said they were not raising the roof there.

Chair Woods understood that part of the addition was the same height as the existing roof.

PUBLIC COMMENT

Present and sworn was Mr. Raymond Herrera, 379 Hillside Avenue, who said his main concern was

the changing of the roof. The proposed changes would affect the character of the house and the portal in front. He didn't want the addition to be the focus of the building but should be on the house itself. This was the last house original on that street. He had seen the changes down through the years and it was becoming "look alike" all the way up and down the street.

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

Chair Woods said to Ms. Jenkins that she had been before the Board many times and was well aware of the Code. The Code was clear that the Board could not support an application that would affect the historic status of the building. You don't get to take off historic material on the primary elevation. The house would no longer be contributing if they took off the porch in front.

Ms. Jenkins said that was news to her. They were not aware the changes they proposed would have that impact.

Chair Woods said the Board couldn't support the proposal but they were willing to look at ways to keep its status. She suggested leaving the porch and the hip and have a flat roof addition. She suggested they look at metal shingles instead of metal standing seam. Those were of concern to her and hopefully changing that would meet the status requirements. She added they could then eliminate the chimney that looked like a smoke stack.

Ms. Jenkins said they would be open to revising their proposal and coming back to the Board.

Ms. Rios moved to postpone Case #H-13-002 until March 26, 2013 to give the applicant an opportunity to address issues of the Board so the building could retain its contributing status, namely, to leave the front porch as is; to leave the hipped roof and add a flat roof and to use metal shingles instead of standing seam. Ms. Mather seconded the motion and it passed by unanimous voice vote.

Ms. Gavin asked if the Board had any concerns with the shed.

Chair Woods said the Board was fine with the shed.

3. **Case #H-13-011 511 Webber Street.** Don Gaspar Area Historic District. Larry Moore, agent for Agnes L. Koury, owner, proposes to remodel a non-historic section of this contributing house by replacing windows and doors, raising the parapets to 12' 4" and stuccoing to match the house. (John Murphey)

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

BACKGROUND AND SUMMARY:

Located three houses south of Paseo de Peralta, 511 Webber Street is a one-story, tile-block, essentially rectangular plan residence constructed between 1930 and 1936. With its rounded portal openings and block-like form, it represents an amalgam of the Spanish Eclectic and Spanish-Pueblo Revival styles. At some point between 1960 and 1965, a shed-roof frame addition was appended to back of the dwelling. The house is contributing to the Don Gaspar Area Historic District.

Project

The applicant proposes a project to renovate the non-historic frame addition. Work includes the following items:

Roof

Replace existing roof with flat structure that would increase height to 12'-4", 1'-6" lower than the existing 14'-0" parapet of the historic portion of the house. The new parapet will harmonize with the older portion but not replicate it. Stronger Spanish-Pueblo Revival elements, such as the cut-through canales across the east elevation, will distinguish the addition from the main house. The renovation will not alter the square footage or footprint of the addition.

Windows/Doors

Replace existing aluminum sliding window at south elevation with Anderson multi-light unit that will harmonize with the house's older windows. (One staff suggestion is to lessen or eliminate the proposed sill, so as to differentiate the addition from the historic portion of the house). On the same elevation, replace non-historic entry door with wood unit and sliding glass door with similar unit with either wood or aluminum cladding. Remove windows at east elevation and fill in openings.

Wall

Continuing from the wall on the east property line, erect an approximately 50'-long, 6'-0"-high stuccoed concrete block wall tracing the north property line. (Submitted plans indicate a board fence, but the applicant has requested this change, which will be reflected on revised drawings).

Miscellaneous

Stucco the addition and wall with El Rey "Adobe" cementitious stucco to match house.

The addition and the proposed work are visible only as an oblique view from Webber Street, with only with the west half of the south elevation discernible.

STAFF RECOMMENDATION:

Staff recommends approval of the application, as it complies with City of Santa Fé Land Use Code, Section

14-5.2 (D)(9), General Design Standards (Height, Pitch, Scale and Massing), and (H), Don Gaspar Area Historic District.

Ms. Mather asked if staff's only concern was elimination of the proposed sill.

Mr. Murphey said it was just to lessen its profile or depth.

Dr. Kantner was confused on whether the fence would be removed.

Mr. Murphey clarified that the fence proposed on the plan would have a CMU faced wall instead. They submitted that after submitting their packet. The wall design would meet the wall guidelines as it was in the rear and had no public visibility.

Present and sworn was Mr. Larry Moore, 22 Domingo Road, who had nothing to add to the staff report. He explained the house was not livable presently and he was just trying to make it livable.

Ms. Rios asked if there would be anything on the roof that was visible.

Mr. Moore said no and clarified they were just fixing the roof which sags 5" in the middle.

Ms. Mather asked his response to staff suggestions on the south window sill.

Larry agreed and had no problem following his suggestion.

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

Ms. Mather moved to approve Case #H-13-011 per staff's recommendation with the conditions that the south elevation windows have lesser sills than the original house and that a CMU stucco wall in the back would be part of the application. Ms. Rios seconded the motion.

Dr. Kantner asked for friendly amendment to designate primary elevations and clarify that the sills on the south would be the same as the sills on the north elevation.

Ms. Mather accepted that as friendly and designated the front elevation as primary. The motion passed by unanimous voice vote.

4. **Case #H-13-012 60 E. San Francisco/113 E. Water Street.** Downtown & Eastside Historic District. O. Michael Duty, agent for 60 East Corporation, owners, proposes to build a second-story dining deck and expand an existing third-story dining deck at this non-contributing commercial building. (John Murphey)

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

BACKGROUND AND SUMMARY:

113 East Water Street is a three-story, vaguely Spanish-Pueblo Revival stepped façade commercial building built in c.2003 as the south façade of the Santa Fé Arcade. It is noncontributing to the Downtown and Eastside Historic District.

Project

The applicant proposes a project to build one new deck on the second floor and extend another deck on the third floor of the building's street-facing façade.

Second Floor

A dining deck is proposed spanning nearly the entire width of the façade. To achieve this, the applicant, through a future lease agreement with the City of Santa Fé, will place structural posts in the sidewalk to support a wood deck which will extend approximately 5'-0" beyond the wall. The deck will be outlined by 3'-6" decorative wood balustrade punctuated by stuccoed pilasters. At the center of the deck, and bridging a current void, will be a stucco-enframed ramada, slightly lower than the height of the second-story parapet. The ramada's roof will consist of five 6"x12" wood beams arranged at an east-west orientation. Work to build the deck will involve removing an existing second-story steel balustrade.

Third Floor

The area of the existing dining deck of Rooftop Pizza will be increased by roughly 325 square feet, by extending over the void and across to the east mass of the second-story roof. The existing parapet will be used as the safety barrier.

STAFF RECOMMENDATION:

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

Ms. Mather had trouble reading the plans. She asked for the third story extended deck if the new second story would hold that up.

Mr. Murphey explained that they were building across the roof.

Ms. Mather understood. She asked if the stuccoed pilasters would go up two stories and what the structural purpose was. Mr. Murphey could not respond to that.

Ms. Rios asked if by putting the posts on the sidewalk it would impede ADA access.

Mr. Murphey didn't think zoning gave consideration to that.

Chair Woods asked if on Water Street, there were any other protruding portals.

Mr. Murphey said there were several decks along that streetscape.

Chair Woods asked if there were any other two story entries. Mr. Murphey said no.

Chair Woods asked then if this proposal embodied the character of downtown.

Mr. Murphey said it might be considered as disharmonious but portions were harmonious.

Present and sworn was Mr. Michael Duty, 404 Kiva Court, who responded that two doors down to the east was a building entrance with a two-story façade with the entrance underneath and a balcony above. Pictures of it showed them. Then he pointed out a white portal two more buildings down the street that had the same kind of two-story façade. So he would find it in keeping with the character of the streetscape.

Chair Woods asked what the height underneath to the top of the opening and also to the bottom of the opening.

Mr. Duty said on the sheet it showed 24' to the top and underneath was 19'.

Chair Woods said usually the streetscape consideration looked at historic buildings. What do you think the height of the arches (next door)?

Mr. Duty said, assuming the person in the picture was six feet tall the archway was about 18'. Although the proposal wouldn't go as high, he felt it was similar. Their proposed building was probably four feet lower than the parapet next door. The front portion was one foot thick and that preserved the ADA requirement which Zoning confirmed.

Ms. Rios asked him to compare the width with the other building.

Mr. Duty said the entire width was 63'. The shown building was probably about 42-45 but the portion going two stories up was 26' wide. There were lots of varieties on the street. After looking at the photograph he said it would be about the same height.

Mr. Boniface said the distance between the second column to the curb looked pretty wide. He thought it was about 7'. He asked how far out the proposed columns would be.

Mr. Duty said the City required an 18" setback from the curb so they were as far out as they could go on the lease and still provide reasonable access. He didn't think the others had a lease agreement.

Ms. Mather asked, if this two story opening was structure, whether it held up the third level gap they

were filling in and whether it held up the new balustrade going across the building.

Mr. Duty said it was absolutely structural. That wall along the curb had beams that in the plane of the wall held up the deck and the balustrade. And they would be spanning between the existing structures of the buildings. It would be built to stand up.

Ms. Mather asked if it gapped the parapet line.

Mr. Duty agreed. On the third floor the ramada was structural and held it all together. And the third floor deck spanned both buildings and some was covered with roof and yet let in some sunshine.

Ms. Mather asked if there would be no access to the ramada. Mr. Duty agreed.

Ms. Mather said on the second floor there were three windows on either side and something below them. She asked if those were canales that drained onto the deck.

Mr. Duty agreed they would flow onto the deck and flow off. There was a parapet in front of the windows and a roofline that was higher. The rooflines on either side were higher than the deck by about four feet.

Ms. Mather concluded it was not accessible from the deck. Mr. Duty agreed.

Ms. Mather asked if that meant he couldn't span the parapet on the second floor. Mr. Duty agreed.

Chair Woods asked if the ordinance considered just historic buildings or all buildings in the streetscape.

Ms. Brennan read the streetscape section that confirmed all buildings were considered.

Chair Woods said this had the two-story element in entry fairly thin and the parapet going into it that looked beefy.

Mr. Duty agreed. It was four feet deep.

Chair Woods thought the one foot-façade was almost like a western set.

Mr. Duty understood the concern but pointed out the ramada ended in a beamed wall (truss covered in stucco. So one would see the wall returning in. On the bottom you would see the one foot but at top it wouldn't show like a movie set.

Dr. Kantner pointed out that below the truss and above the second story deck it was open to the east so walking west to the building you would see the one foot element and the heavy truss.

Mr. Duty said the truss was a stuccoed wall. In walking from the east you would see decking come out

three feet and one foot wide going up. Up at the top it returned all the way back to the façade with three windows so it would be a façade flapping in the breeze but below it would be seen as one foot wide. Where the ramada died into the wall without a visible beam it would be better with a visible beam to match the beam at the top and he agreed to add that.

There were no speakers from the public regarding this case.

Chair Woods had concern because the two buildings shown were new buildings where the city was saying you could lease that property. This one was kind of unique and now they were adding to it again. She understood they were trying to pronounce the entry and she would be more comfortable without the top of the inverted U. It was one foot wide all the way up and she understood there were places where it turned back in. But if they could bring it down in scale it would help.

Mr. Duty could think of ways to make it more massive at the top but he wouldn't be interested in going the other way. This was the back of the building and had a very uninviting entrance. The attempt here was to create a two-story façade that had presence. He understood what Chair Woods was saying but the very same thing was next door and he'd like to do the same thing with a deck for promotion of life and activity.

Ms. Mather suggested that aesthetically what made it uninviting was the hole in the center and the doors were not defining anything in the existing building. She asked if they were changing those doors. Mr. Duty said they were not.

Ms. Mather reasoned that they were stuck with the same black hole but just putting a façade on it. She thought that dark hole would just get darker and deeper.

Mr. Duty said there was a dark hole on the plaza side and it had decking and lighting and all sorts of activity. So they would still have a hole but this would have a positive effect and reveal additional life and activity. He felt this would have nice sun but not too much so he had the ramada. That and the chance to do lighting would be more inviting.

Mr. Duty showed where the U would be on the existing building.

Chair Woods said the U comes to the top of the second mass which was 25' high.

Mr. Duty agreed. It was the height of the two-story portion. It would be five feet out from the face.

Mr. Boniface in looking at this photograph personally liked the way the massing looked with the pueblo stepped massing but at the dark hole there with this massing and deck on top it would be really dark.

He also thought they had narrowed the sidewalk down to about 3½ feet. Mr. Duty agreed.

Mr. Boniface said the only people that would see that inverted U were those on the other side of the street.

Mr. Duty said architecturally the impact was from across the street. He didn't agree it was a dark hole. It gave them a chance with the enclosure to show activity and light the same as next door.

Ms. Mather asked if it was reasonable to ask an application to come back with CAD drawings to help the Board see it better.

Chair Woods asked for something like story poles. The Board was trying to see what the impact would be. She wasn't sure what the city would allow in that regard.

Mr. O'Reilly said the City could certainly allow a temporary story pole out there. If it was for any length of time they would have to ensure safety. He explained that the reason the City didn't allow posts for portals on the curb was so that people would have room to open car doors so 18" was the minimum setback. He added that the City would have a problem if it that narrowed the sidewalk down to a 3.5' sidewalk. The Building Permit Division through their ADA function would likely have a problem with that.

Chair Woods reasoned that made the most sense then so they were not going back and forth. She thought they would look at the ADA problem first.

Mr. O'Reilly said they could look at the drawings more closely to determine if there was an ADA problem.

Mr. Duty had no objection to that. He said he did talk with zoning about it and they approved it but had not talked with building permit staff. It could come up.

Mr. O'Reilly said the primary zoning review was preliminary and he was stating the Land Use Department had a problem with that condition.

Chair Woods suggested postponement to deal with ADA concerns.

Mr. Duty said if he came back with changes he would provide perspective drawings to help but thought story poles were ridiculous.

Ms. Mather moved to postpone Case #H-13-012 to give the applicant opportunity to bring renderings and drawings to the Board for more understanding of its impact on the sidewalk and street. Dr. Kantner seconded the motion.

Chair Woods asked that the motion include the opportunity for building permit department's review. Ms. Mather accepted the amendment as friendly and the motion passed by unanimous voice vote.

Mr. Duty asked for hearing it again at the March 26th meeting.

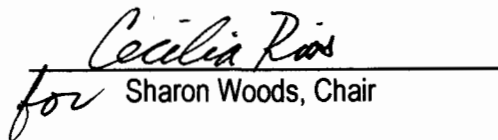
I. MATTERS FROM THE BOARD

Chair Woods wished Mr. Rasch a happy birthday.

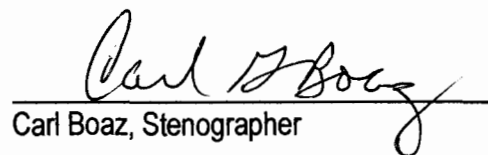
J. ADJOURNMENT

The meeting was adjourned at 6:56 p.m.

Approved by:


for Sharon Woods, Chair

Submitted by:


Carl Boaz, Stenographer