



# Agenda

*\*Amended\**

## HISTORIC DESIGN REVIEW BOARD FIELD TRIP

TUESDAY, JULY 24, 2007 – 12:00 NOON

PLANNING DIVISION, 2<sup>ND</sup> FLOOR CITY HALL

## HISTORIC DESIGN REVIEW BOARD MEETING

TUESDAY, JULY 24, 2007 – 6:00PM

CITY COUNCIL CHAMBERS

**A. CALL TO ORDER**

**B. ROLL CALL**

**C. APPROVAL OF AGENDA**

**D. APPROVAL OF MINUTES**

June 26, 2007

**E. COMMUNICATIONS**

1. Case #H-06-100. 610 Galisteo. Informational item: Update on remodel of Contributing structures.

**F. BUSINESS FROM THE FLOOR**

**G. ADMINISTRATIVE MATTERS**

1. AN ORDINANCE CREATING A NEW SECTION 14-5.2 (A)(7) TO CLARIFY STAFF REVIEW AUTHORITY IN THE HISTORIC OVERLAY DISTRICTS.

**H. OLD BUSINESS TO REMAIN POSTPONED**

**I. OLD BUSINESS**

1. Case #H-06-74B. 200 Lincoln. Downtown & Eastside Historic District. Harvey Monroe, agent for the City of Santa Fe, proposes to amend a previous approval to replace all windows on a Contributing building with similar not matching windows, additional information regarding cost analysis and life expectancy of proposed options are submitted.
2. Case #H-07-69. 621 Garcia, Lot 6. Downtown & Eastside Historic District. Richard Horcasitas, agent for Emanuel Place, LLC, proposes to construct a coyote fence to the maximum allowable height of 6' and yard walls and pedestrian gates to under the maximum allowable height of 5' 2".

**J. NEW BUSINESS**

1. Case #H-07-77. 103 ½ Victoria. Downtown & Eastside Historic District. Judy M. Youens, agent/owner, proposes to construct approximately 120 sq. ft. second story addition to match existing height of 22' on a Non-Contributing building.
2. Case #H-07-88. 417 Agua Fria. Westside-Guadalupe Historic District. Richard Gorman, agent for the Santa Fe Archdiocese, proposes to construct a sculptural grotto to a height of 13' 6", yard walls and gates to approximately 4' high, and a 6' high stuccoed yard wall screen for an existing ground-mounted mechanical unit.
3. Case #H-07-89. 127 Duran. Westside-Guadalupe Historic District. Andrea Caraballo, agent/owner, proposes to remodel a Non-Contributing building by constructing approximately 1,128 sq. ft. of additions to a height of 14' where the maximum allowable height is 14' 5", construct approximately 84 sq. ft. pergola, alter openings, and construct a yard wall to the maximum allowable height of 5' 4".
4. Case #H-07-90. 500 Armenta. Historic Review District. Kevin Hilton, agent/owner, proposes to construct a 6' high yard wall and coyote fence where the maximum allowable height is 4'. An exception is requested to Section 15-5.2 (D,9).
5. Case #H-07-91. 1661 E. Cerro Gordo. Downtown & Eastside Historic District. Christopher Martinez, agent/owner, proposes to repair a roof by constructing a pitch on a flat roof portion of a Non-Contributing building not to exceed the existing height of the pitch portion.
6. Case #H-07-92. 1330 Cerro Gordo. Downtown & Eastside Historic District. Will McDonald, agent for Vince Palladino, proposes to construct an approximately 278 sq. ft pergola and re-stucco and increase portions of a yard wall to the maximum allowable height of 6' on a Non-Contributing property.

**K. 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 July 24, 2007 Historic Design Review Board Field Trip, please notify the Planning Division by 9:00 am on Tuesday, July 24, 2007 so that transportation can be arranged.

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**HISTORIC DESIGN REVIEW BOARD**

Santa Fe, New Mexico  
July 24, 2007

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**MINUTES OF THE**  
**CITY OF SANTA FE**  
**HISTORIC DESIGN REVIEW BOARD**

**TUESDAY, JULY 24, 2007**

**CALL TO ORDER**

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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**

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Roll Call indicated the presence of a quorum as follows:

**MEMBERS PRESENT:**

Ms Sharon Woods, Chair  
Mr. Jake Barrow  
Mr. Robert Frost  
Mr. Charles Newman  
Ms. Cecilia Rios

**MEMBERS ABSENT:**

Ms. Deborah Shapiro [excused]  
One Vacancy

**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**

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**Ms. Rios moved for approval of the Agenda as published. Mr. Frost seconded the motion and it passed by unanimous voice vote.**

## **APPROVAL OF MINUTES**

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**June 26, 2007**

Ms. Rios requested the following change to these minutes:

Page 3, 7<sup>th</sup> paragraph, 3<sup>rd</sup> line, "mot allowed" should be "not allowed."

**Mr. Frost moved to approve the minutes of June 26, 2007 as corrected. Ms. Rios seconded the motion and it passed by unanimous voice vote.**

## **COMMUNICATIONS**

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1. **Case #H-06-100.** 610 Galisteo. Informational item: Update on remodel of Contributing structures.

Chair Woods explained that this item was for information only.

Mr. Rasch said the Board granted approval for a remodel of this building and the casita next door. He said it was in various states of repair, making it hard to tell what was going on before the permit was granted. He shared an example

He introduced Dan Esquibel who was in zoning and Tracey Aragon who was replacing Maria. He noted that Jeannie Price and Gary Moquino were also present.

Mr. Rasch explained that when the workers removed portions of the roof, they found walls that were in need of major repair. He asked at what point the Board would want to address engineering, proper shoring, other structural issues. He asked if the applicant must come back for further approval.

Mr. Rasch noted that historic preservation had minimum maintenance requirements and read the eleven items to be considered in these requirements. He added that the Board could impose those minimum standards on an applicant even before the case was brought before the Board. He then addressed a part of the code on replacement vs. repair. Then he quoted windows, doors and other architectural features.

He then talked about replacement in-kind, which was not in the code but was the practice of the Board.

Mr. Barrow commented that last year, the historic code was approved by the state but not by the City. He asked what the current status of that code was.

Mr. Rasch said the adoption would be taking place soon. He said he had chaired the earthen structures code and IEBC subcommittee and it was recommending that the adobe and straw bale codes be adopted as is and with IEBC two amendments: one on rubble foundation to have the call made by Division Director of Inspections and the Division Director of Historic District Review.

Mr. Barrow said he recognized the earthen code lacked the guidelines.

Mr. Rasch said he would also want direction on contributing and non-contributing structures.

Chair Woods suggested they appoint a subcommittee to make recommendations to the Board. She asked Mr. Newman, Mr. Barrow, Mr. Rasch, and herself. She noted it was a big deal and they might not have it ready for the next meeting.

Ms. Rios thought the discussion could be long and involved. With the subcommittee and recommendations and then get public input.

Chair Woods asked Mr. Barrow if he could get the documents ready that he mentioned.

Mr. Barrow felt Ms. Shapiro should be on it and she was not here.

Chair Woods said they should have Ms. Shapiro instead of her because they could not have a quorum. She asked Mr. Rasch to email the code citations to the subcommittee.

Ms. Rios said she would email her concerns.

Chair Woods said there would be two steps: first so the Board could read it and then a public comment on it.

## **BUSINESS FROM THE FLOOR**

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Present and sworn was Ms. Stephanie Beninato, 604 Galisteo.

Chair Woods asked her to address only the issues over which the Board has authority and no hearsay.

Ms. Beninato said she wanted the Board to know what had happened at 610 Galisteo.

She said on June 21<sup>st</sup> she reported the main house was falling down. She had photos of what it looked like with the roof and vigas removed. She said she saw people up there with sledge hammers and pick axes, hitting on the historic wall. The north wall was partially destroyed. She said she thought when someone came in with the information on the destruction, perhaps the Board would have used that for preservation purposes. She thought this was demolition by neglect.

She said she told the inspector about it but nothing happened. On July 3<sup>rd</sup>, 15' of the primary wall fell down after the vigas were removed.

Finally a red tag was issued and she received an email that they were not coming back today as scheduled. After the red tag, people were still up there with pick axes and still nothing happened.

On July 6<sup>th</sup> two feet of the west wall also fell down. She showed a photograph of the part of it that fell down and said it was observed by a teenager who took pictures of it.

She said that on the casita, about 18% of the walls were taken down. Right now there was more cracking going on in the north wall. They left the trench open and when it rained, the boards were pushed down. There was now more cracking on that wall.

She said what distressed her was that the owner was a builder. When you have historic adobe, you should make sure they could go up higher only if the wall could support the added height. The owner realized it would not support what he was doing.

She urged the Board before they approve a height addition, make sure it will support that. She also suggested the Board not allow an owner/builder to make affidavits but require an engineering report. She said the Board should make him come in with one or they would have a brand new structure there. She said with her project she had to provide an engineer's report.

Ms. Beninato said she was asking the City to care about this building and to require them to come with an engineering report to make sure these walls could support the addition.



## **ADMINISTRATIVE MATTERS**

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### **1. AN ORDINANCE CREATING A NEW SECTION 14-5.2 (A)(7) TO CLARIFY STAFF REVIEW AUTHORITY IN THE HISTORIC OVERLAY DISTRICTS.**

Mr. Rasch reported that the subcommittee report on recommended changes was in the packet. After review, they could put it on a future agenda.

Ms. Rios asked if non-publicly visible alterations meant private roadways and not visible from public roadways.

Mr. Rasch said it meant obstructed from view with more permanent obstructions than trees or fences.

Chair Woods suggested they add "not trees, fences or walls."

Ms. Rios said the portion not visible would then be given to staff.

Mr. Rasch clarified that any listed historic structure should be in the Board's purview and if there was a conflict, the more restrictive ordinance applied and it would go to the Board.

Chair Woods added that all exceptions go to the Board.

Chair Woods said that on page two, the Board wanted authority over the transition district.

Ms. Price said she would add the Board's review of all of the Historic Transition District.

Chair Woods said the other would be the landmark buildings in historic review because the City had no way of protecting those buildings now.

Ms. Price said she would look at that also.

Mr. Newman wondered why they couldn't just use contributing and significant status.

Chair Woods said they would all have to be surveyed.

Ms. Rios asked that on page 2 at the top to add "two story construction."

Chair Woods noted on page six, she didn't like "replication." Mr. Barrow suggested "distinguishable."

Mr. Newman suggested that the wall and fence guidelines would either be referenced in the ordinance or put in the ordinance.

Ms. Price said she would like to add, "which may be obtained from staff."

Mr. Barrow commented that this one could well involve public input because it was usually adjoining properties. He was concerned about it because they were getting a great accretion of walls in the districts. He felt if it was a staff approval that the neighbor might have no chance to speak about it.

Mr. Newman agreed and thought that the notification of neighbors adjacent should apply to anything the Board would act on.

Mr. Rasch noted that they were requiring a review by neighbors at one time and legal staff told him they couldn't require that. He said neighbors would know by the posting of the building permit that had a thirty-day appeal.

Ms. Price asked what a neighbor would complain about on a fence, if staff complied with the guidelines, and zoning was okay.

Mr. Frost said the yellow signs say the case would be heard by Board on a date. He asked if they could have signs for those going to staff.

Chair Woods said it could be a notice that plans have been submitted and the public could review them at City Hall.

Ms. Price said she would check that with legal staff.

Chair Woods reminded the Board that it allowed for a public hearing but the neighbors could not vote on it.

Ms. Rios said she disagreed as a member of the subcommittee, in giving this authority to staff because walls and fences could get very involved and tricky. She

thought all of them should come to the Board.

Chair Woods commented that not everyone was going to agree on everything.

Mr. Barrow said on page 8 the wording should also include "material."

Mr. Rasch added "lime and mud plaster" as well.

The Board briefly discussed approved colors.

Mr. Barrow suggested some language that included exceptions to the approved colors if they showed what was there historically.

Chair Woods asked him to email her that verbiage.

Mr. Frost said on page 10 it should explicitly say no alterations from approved design should happen.

The Board briefly discussed what would constitute a minor adjustment.

Chair Woods felt it was up to staff to understand the intent of the Board.

Mr. Barrow suggested that changes in staff could affect the Board's trust in staff's discretion.

Chair Woods suggested the editing would take more sessions and the subcommittee could meet and come back at the next meeting.

Chair Woods asked for any public input.

Present and sworn was Ms. Marilyn Bane, who said as President of the Old Santa Fe Association, she knew this was coming and understood the need and desire to delegate some things to staff. But she said they had great concerns about several things like having the community's voice regarding the wall on Paseo. She said they clearly wanted the most involvement of the Board with no disrespect to staff. She asked that the Board be careful in delegating anything to someone else. There is a group decision dynamic with the Board that was not present in any one person.

Present and sworn was Mr. Will McDonald 448 Arroyo Tenorio. He said that as a designer who comes before the Board fairly often, there were cases that were borderline, particularly when proposed changes would not be visible and with clients

where expense mattered. So he asked the Board to give them to staff when not visible and on non-contributing buildings because it would save time and money.

Speaking to the matter of intent, Mr. McDonald said his experience in speaking with staff and the issues were touchy, the staff would say, "We need to go the Board with this." He felt it would work to everyone's benefit if they were given more discretion.

There were no further speakers from the public on this item.

Mr. Rasch commented regarding the submittal requirements, that they would need to come up with the exhaustive list of requirements, make them available for public input, and then put them into the packets.

Ms. Rios said she did a check list for everyone to look at and would pass it around.

Chair Woods announced to the public that anyone wishing to appeal a decision of the Board had seven days in which to file the appeal. She advised anyone wishing to do so to contact staff for further details.

#### **OLD BUSINESS TO REMAIN POSTPONED**

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None.

#### **OLD BUSINESS**

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1. **Case #H-06-74B.** 200 Lincoln. Downtown & Eastside Historic District. Harvey Monroe, agent for the City of Santa Fe, proposes to amend a previous approval to replace all windows on a Contributing building with similar not matching windows, additional information regarding cost analysis and life expectancy of proposed options are submitted.

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

#### **BACKGROUND AND SUMMARY:**

"200 Lincoln Ave, also known today as City Hall and previously as Santa Fe High School, was originally constructed in the Spanish Pueblo revival style by John Gaw mean in October 1950. And addition, known as Seth Hall, was constructed on the northwest corner in 1953. These buildings are listed in the mean inventory under Santa Fe school system as file number 464 - J. The building was upgraded as contributing to

the Downtown and Eastside Historic District on August 22, 2006.

“The building features two-story portals, cast concrete headers and sills, decorative elements on window panels and sills, and steel casement windows. Thermal pane windows are installed at the front entrance on Lincoln Avenue and on the entrance to planning and land use on the south elevation. It is estimated that this alteration occurred in the 1960s.

“On August 22, 2006, the HDRB approved an application to replace all original and historic windows and exceptions to maintain the noncompliant fenestration with the condition that the new thermal panes steal windows match the existing in frame and muntin width.

“On March 13, 2007, the applicant reported that the replacement of windows would not match the existing windows and requested installation of similar windows with two options proposed: steel frames imported from Europe that are flexible in color or American aluminum frames in solar bronze or cream brown. The HDRB postponed action on that request pending a cost analysis including an estimate for repair and life expectancy of various options.

“The applicant submitted arguments that the standards in the 2006 International Energy Conservation Code cannot be met with the existing windows. However, chapter 1 of the code sites that designated historic structures are exempt from this code. Section 101.4.3.

“The applicant sites that restoration would increase the cost by approximately \$150,000-\$200,000 without documented support of those numbers. Additionally, there is no life expectancy and analysis of repaired existing windows versus replacement windows, which tend not to last as long as historic windows.

“From information learned at the Green Strategies for Historic Structures workshop, which staff attended in Denver last June, the comparison of embodied energy held in the existing materials and their expected longer life span versus the total cost and life expectancy of new thermal pane windows would probably reveal that restoring the existing windows is more cost effective than replacements. Therefore, historic preservation is theoretically more green.

#### **STAFF RECOMMENDATION:**

“Staff recommends approval of this application which complies with Section 14-5.2(E) Downtown and Eastside Historic District design standards and as previously approved with Section 14-5.2(C) Regulation of Contributing Structures only if the

Board finds that the applicant has provided sufficient information to support this action. Otherwise, the appropriate green strategy would be to restore the existing windows."

He referred to Harvey Monroe's handout [Exhibit B]

Present and sworn was Mr. Harvey Monroe, P.O. Box 1183, Santa Fe, who said he wanted to go over some of what was dealt with last time and some new things. He said the documentation he provided should answer most questions and the Board could ask for explanations.

He explained that the IBC did not apply to this building but the administration's desire was to bring them into compliance with IBC so he used it as a benchmark rather than a strict requirement.

The use of thermal pane glass vs. single pane glass was brought up earlier. Thermal pane would save twice as much energy as single pane glass.

Mr. Newman asked if he had any data, maybe in this package re what percent of energy loss was attributable to windows.

Mr. Monroe said it was approximately 50-75% loss in the building. The information was from the AIA and AASFM. He said the climate of Albuquerque was used for the 2 to 1 energy savings.

Chair Woods asked if he proposed to take out the steel frames.

Mr. Monroe said he was. He said that was discussed at the earlier meeting. He said it was proposed at the earlier meeting that they could restore existing windows. It was also suggested the frames could be modified for the glass. He referred to his handout an article from NPS regarding steel casements. He thought there was sufficient documentation that without major modifications to the window frames they had, it would not make sense.

He said there was also a request to provide information on life cycle analysis. This was a big area of study. Many people have studied this. Aluminum uses more energy than steel but transportation was also a factor. Aluminum has a slightly longer life expectancy.

He recalled there was also the concern regarding actual costs so he provided the budgets for steel, aluminum, and renovation. He said he stood by his original

recommendation.

Mr. Barrow said there was also consideration of the thickness of the glass. He said the point was well taken that steel frames wouldn't take thermal pane. He said in the previous meeting they talked about a survey of windows to see if 10% or 30% were in bad condition.

Mr. Barrow thought the most energy loss would be through the roof instead of the windows. He noted that nothing came without maintenance so he asked what it would be for new windows and what the life span of the thermal pane seal would be and what it would cost when the argon leaked out.

Mr. Monroe said that thickness of the glass affected the heat transmission very little. The heat savings of thermal glass was the air space between. He said the information also showed the difference between single pane and double pane and the information was from the efficient windows collaborative.

He said if nothing needed to be done to the windows, they could be preserved. If they were in a warmer climate that didn't require them to retain heat or keep heat out, they could be reused. But they could not perform as well. He referred to the handout and said the general energy use part with the current windows shown on the graphic showed that the R-value of the window was approximately 1. The R-value from energy code was 20.

Regarding maintenance required he said the aluminum anodized had a longer life expectancy. Steel required periodic painting every 5-15 years as well as replacement of window gaskets or seals. So weather-stripping would have to be replaced in either system. He said he didn't know the life span of the argon but knew it did tend to migrate out over time. He didn't know the replacement strategies for that and would expect them to remain through the warranty.

Mr. Newman said clearly there was a difference of opinion and experts on both sides. So he focused on aluminum windows and the drawings provided. He asked why the patterns were not closer to the original, noting that the current operating was peculiar with an awning at the bottom. The proposed were in a single sash, double hung. He asked where the double hung operation idea came from and why wouldn't they just use awnings at the bottom.

He thought they could get really close with the profiles and was not sure enough investigation had been done to find a manufacturer who would make that happen. He said he was aware it might increase the cost but would like to see one that better

matched the configuration.

Mr. Monroe thought there probably was one out there that could closer match it and agreed it would cost more. He thought the steel manufacturers were closer in design but were rather expensive. Partly it was because they were not made in this country any more. He said he was not averse to doing more research.

Ms. Rios asked if the city preference was the aluminum option.

Mr. Monroe said it was. He said they would match openings as close as possible and the only change would be the thickness of the muntins but the pattern would be the same.

Ms. Rios asked how much savings would result from installing aluminum vs. restoration of the steel casements.

Mr. Monroe said the City would save at least \$120,000 if not more.

Mr. Frost asked if anything would need to be done to the exterior of the building itself.

Mr. Monroe said only if damages occurred. He said there might be some stucco patching but a lot of the exterior was concrete.

There were no speakers from the public regarding this case.

Chair Woods said she appreciated the work that went into this and, although preservation was the goal, she also appreciated the example set for energy efficiency.

**Mr. Newman moved to approve Case #H 05-074-B per staff recommendations with the condition that the applicant investigate other manufacturers to come up with a closer profile to existing profile and that the original operation of the windows be maintained and the original color be matched. Mr. Barrow seconded the motion and it passed by unanimous voice vote.**

2. Case #H-07-69. 621 Garcia, Lot 6. Downtown & Eastside Historic District. Richard Horcasitas, agent for Emanuel Place, LLC, proposes to construct a coyote fence to the maximum allowable height of 6' and yard walls and pedestrian gates to under the maximum allowable height of 5' 2".



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

**BACKGROUND AND SUMMARY:**

"On June 12, 2007 the HDRB conditionally approved an application for a 2,523 sq. ft. single-family residence located at 621 Garcia Street, Lot 6. Lot 6 is an approximately 0.281 acre vacant lot located along the east side of Garcia Street and west of the historic Alire Compound in the Downtown and Eastside Historic District. It is one of six vacant lots proposed for residential development.

"The Board placed a condition that all gates and walls for the compound and Garcia Street frontage are brought back to the Board for the July 10, 2007 hearing. The applicant has submitted that revised walls and fences for Lot 6.

"A 42-inch high stuccoed yard wall is proposed for the south and north elevations where the maximum allowable height is 6 feet. A distressed wood, 4-foot wide, pedestrian gate with decorative wood spindles is also proposed for the north elevation. The wall will include buttresses.

"A 42-inch high yard wall is proposed on the west Garcia Street facing elevation where the maximum allowable height is 62 inches. The wall will be stuccoed and have a river rock wainscot at the bottom. It will also include buttresses at each end and a few placed throughout the wall.

"Lastly proposed is a coyote fence to the maximum allowable height of 6 feet along the east property line.

**STAFF RECOMMENDATIONS:**

"Staff recommends approval as 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. Richard Horcasitas, 421 St. Michael's Drive, Santa Fe, who said he felt comfortable with staff recommendations.

Mr. Newman asked how far the wall along Garcia was from the edge of Garcia.

Mr. Horcasitas said it was five feet from the curb because they had to keep enough room for a sidewalk there.

Mr. Newman asked if the supports for the coyote fence would be inside the fence.

Mr. Horcasitas agreed.

Ms. Rios asked if it would be publicly visible.

Mr. Horcasitas said it would not but they would have uneven tops.

Ms. Rios asked if on the north and west elevations he was proposing a cap.

Mr. Horcasitas said he was not.

Ms. Rios asked about the river rock.

Mr. Horcasitas said he used to pick up Sara Melton to have her show him the walls. There was a big difference between old and new and he had been working with the designers to show more imperfections of the past, more rustic to show the way walls were built long ago.

Mr. Frost pointed out that his drawing didn't represent his testimony because it showed the structure holding the latillas on the outside. The structure holding it needed to be on the inside.

Mr. Horcasitas said they could live with that since it would be between houses anyway.

There were no speakers from the public regarding this case.

Chair Woods summarized the conditions:

Ms. Rios moved to approve Case #H 07-069 per staff recommendations and the following conditions:

1. That the supporting structure for the fence on the east elevation be on the inside of the property,
2. That the tops not be even,
3. That there be no cap on the masonry wall and
4. That the rocks for the rock wall be organic.

Mr. Frost seconded the motion.

Mr. Newman asked that the conditions include

5. That the applicant bring a photo of an existing wall to replicate to staff. Mr. Frost

agreed to the additional condition and the motion passed by unanimous voice vote.

## **NEW BUSINESS**

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1. **Case #H-07-77.** 103½ Victoria. Downtown & Eastside Historic District. Judy M. Youens, agent/owner, proposes to construct approximately 120 sq. ft. second story addition to match existing height of 22' on a Non-Contributing building.

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

### **BACKGROUND AND SUMMARY:**

"The two-story Spanish Pueblo revival style building located at 103 ½ Victoria Street was constructed in 1991 and received minor remodeling in 1999 with the addition of a portal. The official map lists the building as non-contributing to the Downtown and Eastside Historic District.

"This application proposes the construction of an approximately 120 sq. ft. second-story addition to match the existing height of 22 feet at highest point, measured on the north elevation. The addition will enclose a portion of the existing second-story non-roofed porch area. The code allows for second-story additions if it does not exceed the existing height or maximum allowable height Section 14-5.2 (E, 2, a) also states that no building shall be over two stories in height in any façade unless the façade shall include projecting or recessed port towels, a setback or other design elements. Although some setbacks will remain, as only a portion of the second-story will be infilled, as section of the building will have a vertical two-story façade.

"Plans indicate that one window, which does not meet the 30 inch window rule, is proposed on the east elevation. Window material was not submitted. The addition will be finished to match the existing stucco type, color, and texture.

### **STAFF RECOMMENDATIONS:**

"Staff recommends approval on the condition that all new windows meet the 30 inch window rule, that window material is clarified, and that the setback for the second-story is analyzed. 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 Ms. Judy Youens, 103½ Victoria, who said she had nothing to add to the staff report. She explained that this area was by her bedroom and the water just stands there and she wanted to correct that. It was a hazard and she wanted to get it enclosed.

Mr. Newman asked if she would be amenable to setting back that portion of the wall.

Ms. Barrett showed it to her.

Ms. Youens said it would still be two levels and there was a setback there now. The porch was flat. This other wall would come out there.

Mr. Newman asked her if she would set it back.

Ms. Youens said she didn't want water to stand there so she would prefer not to.

Ms. Rios said she was proposing 120 feet bringing it forward from the existing building.

There were no speakers from the public regarding this case.

**Ms. Rios moved to approve Case #H 07-077 per staff recommendations. Mr. Frost seconded the motion and it passed by unanimous voice vote.**

2. **Case #H-07-88. 417 Agua Fria. Westside-Guadalupe Historic District. Richard Gorman, agent for the Santa Fe Archdiocese, proposes to construct a sculptural grotto to a height of 13' 6", yard walls and gates to approximately 4' high, and a 6' high stuccoed yard wall screen for an existing ground-mounted mechanical unit.**

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

#### **BACKGROUND AND SUMMARY:**

"417 Agua Fria St and 100 Guadalupe Street are a group of structures that make up the Santuario de Guadalupe, our Lady of Guadalupe Church, rectory, and offices. The Santuario was constructed in 1803 and significantly remodeled in the Spanish Colonial/Mission Revival style in 1976. The Rectory was constructed by 1902 in the Territorial style with an addition on the south and an enclosed portal on the north of

unknown dates. The offices were constructed by 1953 in the Spanish Pueblo Revival style with minor or no alterations evident. The parish church was constructed in 1961 in the Territorial Revival style.

"The Santuario is listed as significant while the other buildings are listed as non-contributing to the Downtown and Eastside Historic District. The rectory building is recommended for historic status upgrade on a 1996 Historic Cultural Properties Inventory. The offices are now eligible for historic status upgrade.

"The applicant proposes to remodel the grounds with the following five items:

1. "A stuccoed masonry yardwall will be constructed along the vehicle pull out on Agua Fria. The approximately 4 foot high wall will have both vertical and horizontal variation, including a pedestrian gate with the maximum height of 12'3".
2. "An outdoor gathering area will be constructed along Guadalupe Street with low retaining walls at approximately 3 feet 6 inches high, but fill will vary at approximately half of the walls height. A 2-foot high pipe guardrail will be installed on top of the retaining walls. A statue of our Lady of Guadalupe will be installed on a plinth. The gathering area will be surfaced with rosary stone beads inlaid into the slab.
3. "A sculptural grotto will be constructed within the east courtyard on the Santuario. The grotto will feature a statue of our Lady of Lourdes and a cave.
4. "A stuccoed retaining wall will be constructed along De Fouri Street to a maximum height of 2'9". A statue of the Our Lady of Fatima will be installed on a plinth at the inside of a hemispherical wall section.
5. "Existing mechanical equipment on the north side of the Santuario will be screened with a stuccoed wall to 4'10" with a flush metal access gate.

#### **STAFF RECOMMENDATIONS:**

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

Present and sworn was Mr. Richard Gorman, P.O. Box 8841, Santa Fe, who said he had nothing to add.

Mr. Frost asked if at the wall on Guadalupe with the pie structure he would be agreeable to have a small wrought iron railing to match the gates.

Mr. Gorman said he would. He said the only reason they had a wall was that the ground dropped there.

Chair Woods asked how high it was on the Guadalupe side at the highest point from sidewalk to top

Mr. Gorman said it would be 5' 6". He noted there was a two-foot grade drop.

Ms. Rios noted it had a four-foot high wall but the pedestrian gate was 12' 3". She asked why they wanted it so high.

Mr. Gorman said there were kids there and they needed security there and they needed one place where it was a clear entrance into the courtyard. The church was clearly Territorial so they wanted the gate to be adobe.

Ms. Rios asked if it would have rounded edges.

Mr. Gorman agreed and said the color would be the same as the Santuario with cementitious stucco.

Ms. Rios asked how much higher than wall the grotto would be.

Mr. Gorman said it would be about 4½' higher.

Mr. Barrow felt the impact on the streetscape and landscape changes might affect the historic status. He clarified that he was talking about the view from Guadalupe and Alameda and Agua Fria sides.

Mr. Rasch said he believed it had low enough walls although the walls would provide the psychological enclosure and added that on the east side was a fairly high wall.

Mr. Barrow felt the gate that was twelve feet high seemed excessive. He said he understood the point about the children but this was a significant architectural detail and would obscure the significant building.

Mr. Rasch said the rectory was recommended for upgrade.

Mr. Newman thought the entry gate was too massive, given the buildings behind it. He said he would argue the opposite of the applicant. He thought that to the extent of

the gate and piers, it should be Territorial and not nearly so high; maybe six feet.

Mr. Gorman said they didn't feel strongly about the gate and could reduce the buttresses to eight feet and without the mass over the gate itself.

Mr. Frost asked if he would still have the step ups.

Mr. Gorman said yes.

Chair Woods felt since the buildings were so distinctive and they were more Territorial that the wall should be more in keeping with that. She didn't understand having a pueblo wall.

She asked if the grotto could be lower to not obscure that part of the building.

There were no speakers from the public regarding this case.

Chair Woods asked where the wall overlapped.

Mr. Gorman showed it on the site plan. He said they could have a break in style at the curve. Or they could do it at the gate.

Mr. Newman disagreed and thought it should be all the way across and thought if the entrance was simplified and lowered, the vocabulary shift wouldn't be as obvious.

Mr. Gorman said that would be better for them.

Chair Woods summarized that the Board considered submission of the wrought iron fence design to staff and not to exceed 5' 6"; that the grotto height be reduced in height by 2' and to reduce the gate on Guadalupe to 6'.

**Ms. Rios moved to approve Case #H 07-088 per staff recommendations with the following conditions:**

- 1. That the gate on Agua Fria be six feet in height and the design brought to staff;**
- 2. That the grotto be lowered 2',**
- 3. That the fence be wrought iron not over 5' 6" and the design be brought to staff.**

**Mr. Frost seconded the motion and it passed by unanimous voice vote.**

3. **Case #H-07-89. 127 Duran. Westside-Guadalupe Historic District.** Andrea Caraballo, agent/owner, proposes to remodel a Non-Contributing building by constructing approximately 1,128 sq. ft. of additions to a height of 14' where the maximum allowable height was 14' 5", construct approximately 84 sq. ft. pergola, alter openings, and construct a yard wall to the maximum allowable height of 5' 4".

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

### **BACKGROUND AND SUMMARY:**

"The approximately 900 sq. ft., hipped box style single-family residence was first constructed between 1928 to 1934 according to the 1985 Historic Cultural Properties Inventory. The building has received numerous alterations, which include an addition on the rear as well as a portal addition. Original windows were replaced in the 1970s with aluminum sliders and the sliders were replaced in the 1990s with divided light windows. The official map lists the building as non-contributing to the Westside Guadalupe Historic District.

"This application proposes the following alterations:

1. "Construct an approximately 115 square-foot addition to the publicly visible Duran Street facing west elevation to a height of 12 feet where the existing height is 15'6" and the maximum allowable height is 14'5". The addition will have a flat roof and will block the eave line of the existing building.
2. "Enclose an approximately 63 sq. ft. of a portal and construct an additional 32 sq. ft. to the non-publicly visible east elevation. This addition will also have a flat roof at a height of 13 feet where the maximum allowable height is 14'5".
3. "Construct an approximately 978 square-foot addition to the south elevation which will become unit two. The addition will have both pitched roofs to match the existing style and flat roofs. Although the pitch calculation does not allow a pitched roof it would be more in keeping with the style to have the additions pitched. The height of the addition will be below the existing height and the maximum allowable height of 14'5". Construct approximately 84 sq. ft. pergola on the east elevation of the new addition. Pergola details were not submitted.
4. "All windows will be replaced and locations will be changed. New windows will be aluminum clad in a white finish. The new pitched roof will be a corrugated metal roof to match the existing. The building will be stuccoed Sto Amarilla, or Sto Tumbleweed. The applicant should clarify what color is proposed for each unit.



"Three skylights are proposed.

5. "Lastly proposed is the removal of a coyote fence on the west elevation and replacement with a stuccoed yard wall to the maximum allowable height of 5'4". Stucco color for the wall needs to be clarified.

#### **STAFF RECOMMENDATIONS:**

"Staff recommends approval on the condition that the height of the flat roofs do not exceed the height of the pitched eaves as to keep with the harmony of the pitched structure and streetscape, that no skylights or rooftop appurtenances are publicly visible, that stucco colors are clarified for each unit, that pergola details are clarified the night of the hearing or brought to staff for approval.

Present and sworn was Ms. Andrea Caraballo, 127 Duran Street, who said she had nothing to add.

Mr. Newman asked Ms. Barrett if she had talked with zoning about the wall.

Ms. Barrett said she talked with Dan Esquibel and it did meet zoning regulations. The only issue was that there would be a fixed parking space required.

Mr. Barrow noted in the background summary it referred to a hipped box style single-family residence. He asked the applicant to describe present architecture style and then the proposed.

Ms. Caraballo said she was trying to keep the same style of lines and materials.

Mr. Barrow said this struck him as a vernacular building, simple, straightforward. The hipped roof was certainly not consistent with the Territorial or Pueblo style in the district. The new design with geometric, square structures was not Territorial. Nor was it pueblo revival and not vernacular.

Ms. Caraballo said she was trying to follow the same lines of the existing building. It was not either style.

Mr. Barrow said staff recommended reducing to the eave line to maintain the hipped roof design.

Ms. Caraballo said she decided to match the parapet height to the eave height. So she would lower it and prepared a sketch of it. She showed it to the Board.

Mr. Newman said the problem he was having was that the existing building has considerable charm on that lovely street. The arrangement of buildings along the street was pleasant. But what the applicant was proposing, particularly on the west elevation destroys that character. He said he understood why she might want to do that but he thought it was quite unsuccessful and destructive to the street. The other flat roofed portions, he was struggling to find a word to describe it. He said he was saddened by what she was doing.

Ms. Rios asked if she now had a coyote fence and proposed to remove it.

Ms. Caraballo agreed that it was to be replaced with a stuccoed wall to five feet.

Ms. Rios asked where the seven-foot setback was.

Mr. Rasch pointed it out.

There were no speakers from the public regarding this case.

Chair Woods said she was very concerned with the application. She referred to Section 14-5.2 for Westside-Guadalupe, which called for general harmony. She suggested the Board postpone it for a little redesign to look at those additions and fenestration patterns. They were so contemporary to the rest of the street so it would be unharmonious.

Ms. Caraballo asked for clarification.

Chair Woods said the windows were contemporary and there were huge foreheads over the windows and the high up awning windows all on the streetscape and several things going on with the roofs. There was a whole lot going on. There was a lot to look at. She said the Board wanted to work with her to make this fit in because of all the historic buildings on the street there.

Ms. Caraballo said she drove around and took photos on Dunlap and Water and had them here. She said she was okay with changing the windows but the high walls were at bedrooms.

**Mr. Newman moved to postpone Case 07-089 to allow applicant to do a redesign, taking Board's comments into account. Ms. Rios seconded the motion and it passed by unanimous voice vote.**

4. **Case #H-07-90.** 500 Armenta. Historic Review District. Kevin Hilton, agent/owner, proposes to construct a 6' high yard wall and coyote fence where the maximum allowable height was 4'. An exception was requested to Section 15-5.2 (D,9).

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

**BACKGROUND IN AND SUMMARY:**

"500 Armenta Street is a 1.04 acre vacant lot, located in the Historic Review District. Staff administratively approved an approximately 2943 sq. ft. single-family residence in June 2007 as per the city ordinance. However, at the time, staff was unable to approve all the walls and fences for the property as they did not meet Chapter 14-5.2.

"This application proposes construction of a stuccoed CMU wall to the maximum allowable height of 6 feet, said that 20 feet from the north property line. The wall will include a 19-foot long the 5-foot high coyote style mechanical vehicular gate.

"Also proposed along the west property line along Old Pecos Trail is a six-foot high wall where the maximum allowable height is 4 feet. The wall will have six-foot high pilasters with brick coping and a 5'4" high CMU stuccoed wall between. The wall height calculation indicates that there are no walls in the streetscape and therefore defaults to the maximum allowable height of 4 feet. The applicant is requesting an exception to Section 14 - 5.2 (D, 9) in order to construct a wall that exceeds the maximum allowable height. As required by code the applicant has submitted the answers to section 14 - 5.2 (C, 5, c, I - vi).

"All walls will be finished with synthetic stucco in the color Adobe and the bricks will be Autumn Blend.

**STAFF RECOMMENDATIONS:**

"Staff recommends denial of the application unless the Board has a positive finding of fact to grant the exception. Otherwise this application complies with Section 14-5.2(D) General Design Standards for All H Districts and Section 14 - 5.2."

Present and sworn was Mr. Kevin Hilton, 134 Calle San Simon, who said they had several reasons for the six feet variance. There were numerous walls close by that exceeded six feet, even some on Armenta Street. The height and character of the wall was in keeping with the building there. One was the traffic on Old Pecos Trail. Also the PNM gas station there. There was a lot of noise there, especially in the winter time.

They were apologetic about it but could not do anything about it. Noise attenuation was accomplished by a barrier. The height would help with noise attenuation.

Mr. Barrow commented that in general, the character of this area was more open. There were some that have lots of walls and gates. This one has fewer. He asked if the other examples of walls here, were approved by the Board or if they just accreted over time. Also the mechanical gates were not in keeping with Santa Fe. He said for him, they were a real design impact so he was having some problems with the wall.

Chair Woods noted this was in Historic Review, not in the Historic District. She said she had lived right there and thought this one was open because it had never been built on. It was extremely noisy there. A really tough corner for any resident. It was right where the light was at Armenta.

Mr. Barrow said he might be interpreting this a little further up and was not on the field trip. He asked about the mechanical gate.

Mr. Hilton said Armenta was one block long. Probably 70% of properties on Armenta have walls and many of them have mechanical gates. Going to Piñones and adjacent streets that was also true.

Chair Woods said she lived on Barcelona one street over and it was open but Armenta was different.

Ms. Rios said she was very familiar with this area and agreed with having a wall there. That being a corner lot, there was lots of traffic there. She asked if he was proposing coyote.

Mr. Hilton agreed.

Ms. Rios asked why he wanted the gate.

Mr. Hilton said it was not for the noise but keeping in style with the properties around there.

Ms. Rios said she would propose an open style.

Mr. Hilton said that in discussion with staff, they thought coyote would be approvable by the Board.

Ms. Barrett commented that the gate was set back 20'.

There were no speakers from the public regarding this case.

Mr. Barrow said the applicant had to meet every one of the criteria for the exception. He asked if it was the height of the wall on Pecos that was the exception.

Chair Woods said it was.

**Mr. Newman moved to approve Case #H 07-90 with exception criteria requirements having been met. (He went through the six criteria - 3 was neutral re heterogeneity; 4 - there were special conditions peculiar to the land, the gas line. 5 - special conditions not result of the applicant; 6 - he believed the increased height provided the least negative impact.) And the condition that the applicant comes back to staff with design of gate and that it not be coyote but be open of metal.**

**Ms. Rios seconded the motion and it passed by majority voice vote with all voting yes except Mr. Barrow who voted no.**

- 5. Case #H-07-91. 1661 E. Cerro Gordo. Downtown & Eastside Historic District.**  
Christopher Martínez, agent/owner, proposes to repair a roof by constructing a pitch on a flat roof portion of a Non-Contributing building not to exceed the existing height of the pitch portion.

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

#### **BACKGROUND AND SUMMARY:**

"1661 Cerro Gordo Road is a Northern New Mexican Vernacular style, single-family residence that was built in 1990. The building includes divided light windows, a pitched roof over the main portion of the building and a slight shed roof over the later attached garage portion. The building is located in the escarpment overlay district and listed as non-contributing to the Downtown and Eastside Historic District.

"In the spring of 2007 the owner of 1661 Cerro Gordo was issued a stop work order by the Historic Building Inspector for constructing a steeper slope over the garage portion of the building, where a major leak in the roof occurred, without Board approval or a building permit. The owners stopped work immediately and contacted city staff.

"It was determined that in order to construct the steeper slope a variance from the Board of Adjustment would be required since the building is located in the escarpment

overlay district. On June 21, 2007 the Board of Adjustment granted a variance allowing the exception to the escarpment ordinance.

"This application proposes to repair a section of a slight shed roof where a leak has occurred by constructing a steeper slope to remain lower than the existing height. The section of frame will be stuccoed with El Rey Buckskin to match the building and the new roof will be dark brown pro-panel.

#### **STAFF RECOMMENDATIONS:**

"Staff recommends approval on the condition that the new section of roof match the existing pro-panel in profile and color. Otherwise this application complies with Section 14 - 5.2 (G) General Design Standards for All H Districts and Section 14-5.2 (E) Downtown and Eastside Historic District design standards."

Present and sworn were Mr. Karl Sommer, P. O. Box 2476 Santa Fe and Mr. Christopher Martínez, 1661 E. Cerro Gordo, who said that to be able to represent someone he had known all his life was fun.

He said the Board had the facts and Mr. Martínez could answer questions. He said he was present to address the criteria here. He thought it was clear, noting that the Board made a site visit. It was not visible from the street and only from property behind it. It didn't change the character of anything other than to protect this property. He acted hastily without a permit for which he has paid. When the house was built, the escarpment district did not exist. He said they were here asking forgiveness for what has occurred. This did not damage the streetscape.

Chair Woods interrupted to say there was no exception here.

Mr. Sommer said it was in compliance with the ordinance and in harmony.

Ms. Rios asked if there was there a reason why he wanted it brown.

Mr. Martínez said the original color was brown but over the years has faded.

Mr. Barrow wished in retrospect, that there was a way to correct this without building all of this.

There were no speakers from the public regarding this case.

**Ms. Rios moved to approve Case #H 07-91 with the condition that the pro-panel**

**be dark brown. Mr. Frost seconded the motion and it passed by unanimous voice vote.**

- 6. Case #H-07-92. 1330 Cerro Gordo. Downtown & Eastside Historic District. Would McDonald, agent for Vince Palladino, proposes to construct an approximately 278 sq. ft pergola and re-stucco and increase portions of a yard wall to the maximum allowable height of 6' on a Non-Contributing property.**

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

#### **BACKGROUND AND SUMMARY:**

"The Vernacular style single-family residence located at 1330 Cerro Gordo was first constructed around the 1940s - 1950s with additions and alterations most likely in the 1970s - 1980s (1958 aerial photo does not depict the recent additions). Alterations include an additions to the south and north elevations as well as total window replacement. The official map lists the building as non-contributing to the Downtown and Eastside Historic District.

"The owner of 1330 Cerro Gordo was issued a stop work order by the Historic Building Inspector in June of 2007 for constructing a pergola and re-stuccoing a yard wall without Board approval or a building permit. The applicant stopped work immediately and contacted city staff.

"This application proposes an approximately 278 sq. ft. pergola to the east elevation. The pergola will be to a height of 10 feet which is below the existing height of 11 feet. The wood pergola will be finished with a clear stain. An outdoor fireplace is proposed under the pergola.

"Also proposed is to replace a large pane sliding glass door on the east elevation with a French door to match the existing style. The door does not need to 30 inch window rule. The code does state under Section 14-5.2 (E, 2, e) buildings with portales may have larger plate glass areas for windows under portales only. The door alteration is not publicly visible and is located under a pergola, not portal.

"Lastly proposed is to increase the yard wall to the maximum allowable height of 6 feet. The wall will be stuccoed to match the building using an El Rey stucco in Sand."

#### **STAFF RECOMMENDATIONS:**

"Staff recommends approval on the condition that the door meet the 30 inch window rule or the Board of allow the alteration to match the existing style and kind. 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 previously was Will McDonald, who had nothing to add.

There were no speakers from the public regarding this case.

Mr. Newman moved to approve Case #H 07-92 per staff's recommendation and that the applicant be allowed to use the doors as proposed. Mr. Frost seconded the motion and it passed by unanimous voice vote.

#### **MATTERS FROM THE BOARD**

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None.

#### **ADJOURNMENT**

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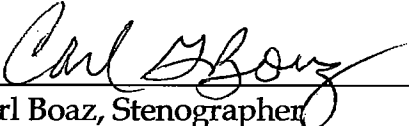
Ms. Rios moved to adjourn the meeting. Mr. Newman seconded the motion and it passed by unanimous voice vote.

Having completed the agenda and with no further business to come before the Board, the meeting was adjourned at approximately 9:15 p.m.

Approved by:

\_\_\_\_\_  
Sharon Woods, Chair

Submitted by:

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