



# Agenda

DATE 5/22/13 TIME 10:10a

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## HISTORIC DISTRICTS REVIEW BOARD FIELD TRIP

TUESDAY, May 28, 2013 at 12:00 NOON

HISTORIC PRESERVATION DIVISION, 2<sup>nd</sup> FLOOR CITY HALL

## HISTORIC DISTRICTS REVIEW BOARD HEARING

TUESDAY, May 28, 2013 at 5:30 P.M.

SANTA FE COMMUNITY CONVENTION CENTER

NAMBE ROOM

AMENDED

- A. CALL TO ORDER
- B. ROLL CALL
- C. APPROVAL OF AGENDA
- D. APPROVAL OF MINUTES: May 14, 2013
- E. COMMUNICATIONS
- F. FINDINGS OF FACT & CONCLUSIONS OF LAW

Case #H-13-035 637 Garcia Street  
Case #H-13-038 218 Ambrosio Street

Case #H-13-036 60 E San Francisco St, Ste 301

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

1. Case #H-13-038. 218 Ambrosio Street. Westside-Guadalupe Historic District. Christi Schackel, agent for Sam and Beth Geisenberger, owners, requests an amendment to the color of a previously approved vehicle gate on a non-contributing property. (John Murphey).
2. Case #H-13-030A. 460 Camino de las Animas. Downtown & Eastside Historic District. Spears Architects, agent for Theodora Portago, owner, proposes an historic status review and assignment of primary elevation(s) on a contributing residential structure. (David Rasch).
3. Case #H-13-033. 733 Galisteo Street. Don Gaspar Area Historic District. Lorn Tryk, agent for Henry and Barbara Oliver, owners, proposes to remove coyote latilla fences and replace them with a stuccoed yardwall at the street frontage to the maximum allowable height of 5'1" and a stuccoed yardwall on a side lot line to the maximum allowable height of 6' on a significant property. (David Rasch).
4. Case #H-12-033. 243 Closson Street. Westside-Guadalupe Historic District. Jonah Stanford, agent for Barbra Brown, owner, proposes to amend a previous Board approval, by requesting to build a 6'-high stucco street wall, where the maximum allowable height is 5'4" on a non-contributing property. An exception is requested to build above the maximum allowable height (Section 14-5.2(D)(9)). (John Murphey).

5. Case#H-13-019. 925 Old Santa Fe Trail. Historic Review Historic District. John T. Midyette, agent for Charley Brewer, owner, proposes a preliminary hearing to remodel an existing structure and build an approximately 7,922 sq. ft., 19' 6" addition, where the maximum allowable height is 14'4", at this non-statused residence. Two exceptions are requested to build above the maximum allowable height (Section 14-5.2(D)(9)) and to construct a pitched roof where a pitched roof is not allowed (Section 14-5.2(D)9(0(d))). (John Murphey).
6. Case#H-13-039. 413 Arroyo Tenorio. Downtown & Eastside Historic District. Schiffer & Associates, Inc., agent for Jane Thomas & Richard Alford, owners, proposes to replace windows and re-stucco this non-contributing residence. (John Murphey).
7. Case #H-13-040. 1545 Cerro Gordo. Downtown & Eastside Historic District. Ecohouse Santa Fe, agent for Scott & Karin McMahon, owners, proposes to create a 32 sq. ft. addition, replace portal railings, install a driveway gate and make other changes at this non-contributing residence. (John Murphey).
8. Case #H-13-042. 147 Gonzales Road. Downtown & Eastside Historic District. Design Enginuity, agent for Vance and Susan Campbell, owners, proposes to construct a 1,784 sq. ft. addition to a height of 14' on a non-contributing residential structure. (David Rasch).
9. Case #H-13-027. 420 Catron Street. Downtown & Eastside Historic District. Jeffrey Schwartzberg, agent/owner, proposes to construct an approximately 38 sq. ft. vinyl and canvas breezeway at this non-contributing commercial building. An exception is requested to use non-Recent Santa Fe Style material on a publicly visible façade (Section 14-5.2 (E)(2)(d)); to create a window larger than 30" in diagonal (Section 14-5.2 (E)(1)(c)); and to place a door less than 3' from a corner of a publicly visible façade (Section 14-5.2 (E)(2)(b)). (John Murphey).
10. Case #H-13-030B. 460 Camino de las Animas. Downtown & Eastside Historic District. Spears Architects, agent for Theodora Portago, owner, proposes to remodel a historic structure by removing one non-historic room and one historic room on the rear elevation and constructing two additions on the rear elevation at 246 and 487 sq. ft. to match existing height. An exception is requested to remove historic material (Section 14-5.2(D)(5)). (David Rasch).
11. Case #H-13-037. 555 Camino del Monte Sol. Downtown & Eastside Historic District. Domestic Architecture, Tom Mulica, agent for Chris Hill, owner, proposes to construct a 1,414 sq. ft. addition to a height of 12' on a significant residential structure. Two exceptions are requested to place an addition on a primary elevation (Section 14-5.2(D)(2)(c)) and to not follow Santa Fe Style (Section 14-5.2(E)). (David Rasch).
12. Case#H-13-041. 1160 Camino de Cruz Blanca. Historic Review Historic District. Andrew Lyons, agent for St. John's College, owners, proposes to construct a wire fence to the streetscape maximum allowable height of 56" and elsewhere to 6' and 8'. An exception is requested to use wire fence where it is not allowed (Section 14-5.2(F)(2)(g)). (David Rasch).

#### **I. MATTERS FROM THE BOARD**

#### **J. ADJOURNMENT**

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

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



# Agenda

CITY CLERK'S OFFICE

DATE 5-16-13 TIME 3:49

SERVED BY Camille V. [signature]

RECEIVED BY P. Ortiz [signature]

## HISTORIC DISTRICTS REVIEW BOARD FIELD TRIP

TUESDAY, May 28, 2013 at 12:00 NOON

HISTORIC PRESERVATION DIVISION, 2<sup>nd</sup> FLOOR CITY HALL

## HISTORIC DISTRICTS REVIEW BOARD HEARING

TUESDAY, May 28, 2013 at 5:30 P.M.

SANTA FE COMMUNITY CONVENTION CENTER

NAMBE ROOM

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- A. CALL TO ORDER
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Case #H-13-033 733 Galisteo Street

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5. Case#H-13-039. 413 Arroyo Tenorio. Downtown & Eastside Historic District. Schiffer & Associates, Inc., agent for Jane Thomas & Richard Alford, owners, proposes to replace windows and re-stucco this noncontributing residence. (John Murphey).
6. Case #H-13-040. 1545 Cerro Gordo. Downtown & Eastside Historic District. Ecohouse Santa Fe, agent for Scott & Karin McMahon, owners, proposes to create a 32 sq. ft. addition, replace portal railings, install a driveway gate and make other changes at this non-contributing residence. (John Murphey).
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8. Case #H-13-043. 924 Canyon Road, 5 & 7. Downtown & Eastside Historic District. Green Desert Builders, LLC, agent for Paul Ostrovsky, owner, proposes to construct a 561 sq. ft. 10'4"-high, where the maximum allowable height is 16', attached two-bay garage and a 57 sq. ft. addition at this contributing residence. (John Murphey).
9. Case #H-13-027. 420 Catron Street. Downtown & Eastside Historic District. Jeffrey Schwartzberg, agent/owner, proposes to construct an approximately 38 sq. ft. vinyl and canvas breezeway at this non-contributing commercial building. An exception is requested to use non-Recent Santa Fe Style material on a publicly visible façade (Section 14-5.2 (E)(2)(d)); to create a window larger than 30" in diagonal (Section 14-5.2 (E)(1)(c)); and to place a door less than 3' from a corner of a publicly visible façade (Section 14-5.2 (E)(2)(b)). (John Murphey).
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# Agenda

CITY CLERK'S OFFICE

DATE 5-9-13 TIME 4:14 PM

SERVED BY Canella

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TUESDAY, May 28, 2013 at 12:00 NOON

HISTORIC PRESERVATION DIVISION, 2<sup>nd</sup> FLOOR CITY HALL

## HISTORIC DISTRICTS REVIEW BOARD HEARING

TUESDAY, May 28, 2013 at 5:30 P.M.

SANTA FE COMMUNITY CONVENTION CENTER

NAMBE ROOM

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- C. APPROVAL OF AGENDA
- D. APPROVAL OF MINUTES: May 14, 2013
- E. COMMUNICATIONS
- F. FINDINGS OF FACT & CONCLUSIONS OF LAW

Case #H-13-019 925 Old Santa Fe Trail  
Case #H-13-032 466 Camino Don Miguel  
Case #H-13-033 733 Galisteo Street  
Case #H-13-034 616 E. Alameda

Case #H-13-035 637 Garcia Street  
Case #H-13-036 60 E. San Francisco, Ste. 301  
Case #H-13-038 218 Ambrosio Street

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**HISTORIC DISTRICTS REVIEW BOARD**  
May 28, 2013

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**MINUTES OF THE**  
**CITY OF SANTA FÉ**  
**HISTORIC DISTRICTS REVIEW BOARD**

**May 28, 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 Nambé Room, Santa Fé Community Convention Center, 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  
Mr. Frank Katz  
Ms. Christine Mather  
Ms. Karen Walker

**MEMBERS ABSENT:**

Dr. John Kantner [excused]

**OTHERS PRESENT:**

Mr. David Rasch, Historic Planner Supervisor  
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 asked for a change to the agenda - to put item #10 right after item #2 since they both dealt with the same property.

Mr. Rasch also clarified that in the caption for item #5 the hearing was not preliminary but taking final action on the case.

**Ms. Rios moved to approve the agenda as amended. Ms. Mather seconded the motion and it passed by unanimous voice vote.**

#### **D. APPROVAL OF MINUTES:**

**May 14, 2013**

Mr. Boniface requested a change to the minutes on page 17 where it should say "side walls" instead of "sidewalks."

Ms. Mather requested a change to the minutes on page 21 at the end where it should read, "Ms. Schackel agreed."

Ms. Walker requested the following changes to the minutes:

On page 17 in the third sentence down - Ms. Brennan said the Board acted on a case-by-case basis but if the Board denied an application that was virtually the same as one they approved, it might be open to question. The case she referred to is not the same as this because they had temporary fabric on temporary sides of temporary structures.

On page 21 at the very top, it should say, "Ms. Walker moved to remove the case from the table "due to applicant's absence."

On page 21, 2 paragraphs down it should say regarding the code violations, it should say, "She questioned if the reason they got to do it was because of the stature of the owner."

Chair Woods requested the following changes to the minutes:

On page 7, last paragraph, should say, Chair Woods explained to Mr. Midyette that because the new addition would be higher than the 18' height calculation he would come back with a height exception."

On page 11 it should say, "Chair Woods reminded her that the Board would have to receive revised drawings to approve."

On page 20, 4<sup>th</sup> paragraph, the sentence didn't make sense and she asked that it be deleted.

**Mr. Boniface moved to approve the minutes as amended. Ms. Walker seconded the motion and it passed by unanimous voice vote.**

#### **E. COMMUNICATIONS**

Mr. Rasch announced the awards ceremony would be at the NPS Building on Thursday at 6:00 p.m.

#### **F. FINDINGS OF FACT & CONCLUSIONS OF LAW:**

**Case #H-13-035    637 Garcia Street**

**Case #H-13-036    60 E. San Francisco Street, Suite 301**

Chair Woods said she was concerned that if the Board approved this application what precedent it would set for businesses on second and third floors of buildings for shade structures. That should be in there.

**Case #H-13-938    218 Ambrosio Street**

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

#### **G. BUSINESS FROM THE FLOOR**

There was no business from the floor

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

#### **H. ACTION ITEMS**

1. **Case #H-13-038 218 Ambrosio Street.** Westside-Guadalupe Historic District. Christi Schackel, agent for Sam and Beth Geisenberger, owners, requests an amendment to the color of a previously approved vehicle gate on a non-contributing property. (John Murphey)

Mr. Murphey gave the staff report as follows:

## **BACKGROUND AND SUMMARY:**

Constructed in the c.1930s, 218 Ambrosio is a roughly L-plan building displaying a stripped down Spanish-Pueblo Revival style. The house started as an adobe square, to which was added in c. 2006 a frame rectangular addition and portal, resulting in the "L" footprint. The house is noncontributing to the Westside-Guadalupe Historic District.

### **Project**

The applicant presented to the Board at the May 14, 2013 hearing a project to construct an attached a garage and install a metal vehicular gate 30' back from the street.

The Board approved the application as submitted with the condition that the vehicular gate be powder-coated to match the roughly "Buckskin" stucco color of the house.

The applicant subsequently contacted staff, indicating that the gate—as a factory manufactured structure—does not come with an option of a custom color. The applicant demonstrated that black metallic surfaces are found on the house and the immediate streetscape. To this end, the applicant is requesting the Board consider amending their decision to require a custom powder-coat finish to match the stucco of the house.

## **STAFF RECOMMENDATION:**

Staff recommends approving the applicant's request to not require a custom powder-coat finish for the vehicular gate and to allow the use of the manufacturer's stock black metallic finish.

Mr. Murphey explained that the applicant came back and said it was a manufactured gate and only came in two colors and pointed out other black gates on the streetscape.

Present and sworn was Ms. Christi Schackel, 122 Valley Drive, who apologized that the existing Iron Gate adjacent to the house was already in existence.

There were no speakers from the public regarding this case.

**Ms. Rios moved to approve Case #H-13-038 per staff recommendations to have a black metallic finish on the gate. Mr. Boniface seconded the motion and it passed by unanimous voice vote.**

2. **Case #H-13-030A 460 Camino de las Animas.** Downtown and Eastside Historic District. Spears Architects, agent for Theodora Portago, owner, proposes an historic status review and assignment of primary elevation(s) on a contributing residential structure. (David Rasch)

Mr. Rasch gave the staff report as follows:

## **BACKGROUND & SUMMARY:**

460 Camino de las Animas is a single-family residential structure that was constructed in the Spanish-Pueblo Revival style in 1921. Additions to the south end of the building were constructed before 1958 and are sensitive in design. There is also a non-historic addition on the west elevation. There may be associations with important Santa Fé persons such as Bror Julius Olson Nordfeldt and William Penhallow Henderson, but there is no mention of them in the Historic Cultural Property Inventory.

Character-defining features are found on elevations 1, 2, 3, 4 and 14 as shown on the attached floor plan and they include undulating parapets, a recessed portal with wooden viga posts, carved corbels, and headers, room-block massing at the additions, and historic wooden casement and double-hung windows. The building is listed as contributing to the Downtown & Eastside Historic District, but primary elevation(s) has/have not been designated.

The applicant requests designation of primary elevation(s) in order to plan for future remodeling.

## **CONTRIBUTING STRUCTURE**

A structure, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains

## **SIGNIFICANT STRUCTURE**

A structure located in a historic district that is approximately fifty years old or older, and that embodies distinctive characteristics of a type, period or method of construction. For a structure to be designated as significant, it must retain a high level of historic integrity. A structure may be designated as significant:

- (A) For its association with events or persons that are important on a local, regional, national or global level; or
- (B) If it is listed on or is eligible to be listed on the State Register of Cultural Properties or the National Register of Historic Places.

## **STAFF RECOMMENDATION:**

Staff recommends that the Board designate elevations 1-4 and 14 as primary on this contributing residential structure to capture all character-defining elements including the monolithic massing at the original northeast corner of the residence and the historic, but not original, room-block massing at the southeast corner of the residence.

Ms. Rios asked if there were any portions that were non-historic.

Mr. Rasch said the addition on the back was added in the 70's and it was identified by façades #10, 11 and 12 on the floor plan.

Ms. Rios asked him why the other façades were not considered primary.

Mr. Rasch said half of 12 was nonhistoric. 13 only had a window on it. The south elevations were all the same. On the back were historic windows but nothing else there was unique.

Ms. Mather asked if Mr. Rasch had known more about this house in the culture property inventory whether he would have considered it to be significant.

Mr. Rasch said he might but he was comfortable with his recommendation.

Ms. Mather said she searched the background for this home and found that in 1923, the New Mexico Painters Association was formed and all the luminaries of that period including the one who lived there were part of it. She thought it should be designated as a significant house.

Mr. Rasch suggested they probably met in the Grand Sala.

Ms. Mather said there were lots of details on this house that were done by Nordfeldt. She just wondered if it might have grounds for significant status. It has had additions but that was true of most.

Mr. Rasch added that the additions were sensitive.

Ms. Walker said to reinforce what Ms. Mather said about the cultural significance, Gustav Baumann did build his adobe on that same street in 1923.

Present and sworn was Ms. Beverly Spears, 1334 Pacheco Street, who had two general points: the owner of this house grew up across the street and owned it for 4-5 years and he was very sensitive to the character of the neighborhood and the primary things were the two minor additions in the back.

Chair Woods clarified that this part of the case was just on status determination.

Ms. Spears - this house has been changed quite a bit since the Nordfeldt era whose time there was fairly brief. He divorced and went back to the east coast and had lived here about seven years. And subsequent owners changed it dramatically. The parapets were interesting but were not from the Nordfeldt era. Quite a few changes were on the south and west elevations. It wasn't historically pristine by any means.

#### PUBLIC COMMENT

Present and sworn was Mr. Mike Nolan, 707 Camino Atalaya, who said he lived directly across the street. This house actually faces Camino Atalaya. It was formerly owned by his wife's former husband James Russell who passed away. The young lady who loves it so much hadn't even lived there. She bought it four or five years ago.

Chair Woods explained that this was just a consideration of the historic status.

Mr. Nolan was curious why the owner wanted to change the historic status. He thought this discussion was about its status being changed.

Chair Woods explained how the Board might keep it contributing or could decide to make it significant. They would not do anything that would cause it to lose its historic significance.

Mr. Nolan asked if most of the houses around there were contributing.

Chair Woods clarified the rules that were required for houses to have a historic status.

Mr. Nolan asked why this woman was here.

Chair Woods explained that Ms. Spears was the architect and later was going to propose a remodel.

Mr. Nolan asked if she could remodel it without its status being changed.

Chair Woods agreed. The remodel could not affect the status negatively. The Board always protected the historic status of a building.

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

Ms. Mather said she briefly did some reading and found that they were here for 20 years and then moved to New Jersey. She had been on the fence regarding this one because it was a special house and basically intact and the artist's presence was clearly legible on the house. Most of the houses from 1920's have seen more changes than this one. He was an important artist and one of the first modernists.

Ms. Rios asked Mr. Rasch if after Ms. Spears's comments, he still thought it should be kept as contributing.

Mr. Rasch said he did but was just asking for the 5 elevations to be considered primary.

Ms. Rios noted that Ms. Spears indicated the parapets had been changed.

Mr. Rasch couldn't tell from aerials but the floor plan was changed in the 1970's.

Ms. Rios asked him to read the definitions.

Mr. Rasch read both contributing and significant definitions from the Code.

Ms. Rios asked if this property was on the national register.

Mr. Rasch believed it was eligible possibly.

Present and sworn was Mr. Karl Sommer who pointed out the in the additions on the south side, the interior was somewhat different in terms of integrity and the older part was double adobe. The addition on the south was frame and stuccoed and was about 25% of the total and different that the original construction.

Ms. Mather asked if he was referring to that dining alcove.

Mr. Sommer agreed. That whole south side was different from the construction in the twenties. That double adobe we all agree was historic and the south and west was a different type.

Ms. Mather asked Mr. Rasch if the Board could exclude the non-historic parts of the house if they designated it significant. Mr. Rasch agreed.

Mr. Sommer said façade 7 was an enclosed window-less closet.

Mr. Rasch said even though it was historic, it didn't have any character defining elements.

Ms. Walker recalled this home was on the market a few years ago and that south side didn't have the feel of it being an addition. If you were in those spaces it wouldn't feel different.

Ms. Rios asked if significant properties were mainly intact since their original time of building.

Mr. Rasch said he couldn't identify those for the Board. Even though you need an exception to do an addition many significant building additions were harmonious although differentiated from the main building.

Present and sworn was Mr. Brad Perkins, 9 Camino Pequeño, who had a question regarding Mr. Sommer's point which in fact implied that structures that were frame and stucco could not be significant or contributing. He asked if there were no significant buildings built of frame of stucco.

Mr. Rasch clarified that the materials were not what made the building statused. It was the integrity and style.

Chair Woods said there were some that were not constructed of adobe. If they were of age and met the characteristics they could be statused. There was nothing in the definition that said they had to be adobe structures.

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

**Ms. Mather moved in Case #H-13-030A to designate the structure as significant and recognize that façades 6,7,8, 10, 11 and 12 do not contribute to the significance of this structure. Ms. Walker seconded the motion and it passed by unanimous voice vote.**



Chair Woods asked if the Board could hear this, given that exceptions would have to be made. She asked the applicant what she wanted to do.

Ms. Spears wanted the case to be heard at this meeting.

- 10. Case #H-13-030B 460 Camino de las Animas.** Downtown and Eastside Historic District. Spears Architects, agent for Theodora Portago, owner, proposes to remodel a historic structure by removing on non-historic room and one historic room on the rear elevation and constructing two additions on the rear elevation at 246 and 487 sq. ft. to match existing height. An exception is requested to remove historic material (Section 14-5.2(D)(5)). (David Rasch)

Mr. Rasch gave the staff report as follows:

**BACKGROUND & SUMMARY:**

460 Camino de las Animas is a single family residence that is listed as contributing to the Downtown & Eastside Historic District. The applicant proposes to remodel the property with the following seven items.

1. Some historic doors and windows will be replaced while others will be repaired and maintained. If historic doors and windows are located on primary elevations, then an exception is requested to remove historic material and the required exception criteria responses are attached at the end of this report. On the southeast corner of the residence, historic, but not original, double-hung windows will not be replaced in-kind, but with casement windows.
2. The historic, but not original, 84 square foot southwest closet addition will be removed and replaced with an approximately 241 square foot master bath addition. The addition will match the adjacent parapet height with a corner step up and the addition will feature paired French doors on the south elevation and triple casement windows on the west elevation which comply with the 30" rule.
3. The non-historic 176 square foot breakfast room addition with exterior fireplace will be removed and replaced with an approximately 481 square foot family room and laundry room addition. The addition will match the adjacent parapet height and it will feature paired French doors and paired casement windows that meet the 30" rule and an exterior fireplace on the north elevation. A 4' deep overhang on the south elevation has minimal support that eliminates its description as a cantilever, but the Board typically practices that a 4' deep roof should have posts rather than just roof supports.
4. The interior fireplace on elevation 14, the north elevation, will be replaced with an exterior fireplace. If this is a primary elevation, then an exception is required to change the character of the elevation.

5. Insulation will be added to the west elevation and the two proposed additions on that elevation, although this is not itemized in the proposal letter. Cementitious stucco will be applied to match the existing color, which has not been identified by name.
6. Roof-mounted photovoltaic and solar panels will be installed that will not be visible from a public way.
7. The west lotline coyote fence will be removed and replaced with a 6' high stuccoed yardwall.

#### EXCEPTION TO REMOVE HISTORIC MATERIAL

*1. Do not damage the character of the district*

The character of the district will not be harmed by replacing these doors because the doors are somewhat distant (90 feet) from the public right-of-way so will be imperceptibly different from the existing doors which are not original to the house. The replacement doors will allow the Owner to remove the plastic glazing currently covering these doors which will improve the appearance of the portal considerably. These doors would be wood finished painted white in keeping with the original doors and windows of the house.

Staff response: Staff does not agree with this statement. While the east elevation French doors and south and west windows are not original, they are historic elements of primary elevation(s). Loss of historic material on primary elevations compromises the historic status of the structure which affects the district in general.

*2. Are required to prevent a hardship to the applicant or an injury to the public welfare*

This exception will prevent a hardship by allowing the Owner to maintain the two pairs of French doors in the Dining Room while avoiding excessive heat loss, cold drafts, and wasteful energy use. The replacement doors will allow the Owner to remove the plastic covering over these doors and allow them to operate as intended.

Staff response: Staff does not agree with this statement. Restoration of the doors and windows and installation of storm doors and storm windows could achieve the same outcome while maintaining the existing doors and windows.

*3. 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*

Allowing a simple change in kind to a much more functional and energy efficient door that will look the same from a distance of 90 feet will help ensure that residents can continue to live within the historic districts without being unduly burdened by dysfunctional elements in such a case as this where replacing them will not cause important loss of historic character.

Staff response: Staff does not agree with this statement. There are other design options that could be used and which would preserve historic material.

#### **STAFF RECOMMENDATION:**

Staff recommends denial of the exception request to remove historic material as not having met the exception criteria. Otherwise, this application complies with Section 14-5.2(C) Regulation of Contributing Structures, (D) General Design Standards, and (E) Downtown & Eastside Historic District, unless the Board has designated primary elevations that are affected by this proposal and additional exceptions are required such as removing additional historic material and changing the character of historic elevations. Staff also recommends the conditions that the south elevation overhang on the family room addition shall be redesigned with posts or shortened in depth with a more substantial support and that the roof-mounted equipment shall not be publicly-visible.

Ms. Rios asked if the doors & windows to be replaced had been identified.

Mr. Rasch said they were shown on the floor plan. There were a few that would now need exceptions.

Ms. Rios asked if they had been checked to see if they could be repaired.

Mr. Rasch said the consultants have not reported but he thought they could be. Currently there was plastic covering those historic doors. They could consider storm doors too.

Ms. Mather asked what was happening with the fireplace.

Mr. Rasch said they only had roof penetration but as proposed it would become an exterior fireplace. He pointed out the elevation showing the addition.

Chair Woods said #1 would require an exception.

Mr. Rasch said the chimney (#4) would also.

Chair Woods asked if the Board could postpone part of it and accept or vote on other parts.

Mr. Rasch agreed.

Chair Woods thought parts 2, 3, 5, 6 and 7 could be voted on.

Mr. Rasch said since they had posted an exception concerning the French doors, the Board could also consider the windows although he didn't have the consultant's report on whether they were reparable or not. He also referred to the closet which, although it was a historic addition, had no character-defining qualities and was not primary so it didn't need to have an exception.

Ms. Spears (already sworn) thought their application was clear and she understood the stance the Board was taking so it would be great for them to act on what they could act on tonight.

Ms. Mather said regarding the historic doors and windows that the replacements would be casements. She asked what details she could share at this time.

Ms. Spears said they were not in great condition and not functional. With a lot of effort some could be made functional but they could never match the efficiency of a new window. She thought the Board could understand why her client would want to replace them. They would look almost the same but not up close.

Ms. Mather asked if the replacement would affect the status.

Mr. Rasch reminded the Board that the significant definition said little or no alteration. Typically if a significant building had true divided windows, the Board would expect wooden true divided windows as an in-kind replacement so that could be custom made. Most of the time, thermal panes cannot be placed in those windows with the narrow muntins so they change dramatically.

Ms. Walker noted in his staff report Mr. Rasch said loss of historic material on primary elevations often compromises historic status of the structure, affecting the district in general. She wanted to make sure the Board acknowledged that.

Ms. Rios said the applicant was wanting to replace and felt the Board should not act on that tonight until hearing from consultant.

Mr. Katz said regarding the French doors how they could use storm doors. That would change the look dramatically and he didn't think they would like that at all.

Ms. Spears said Marvin has evolved in their range of choices and they could get a pretty thin muntin. And they also believed those doors were not original with the house. She thought they could match the look of those pretty accurately.

#### PUBLIC COMMENT

Present and previously sworn was Mr. Mike Nolan who asked if the status would change if no one lived there for a period of time. That was what took place at this home.

Chair Woods said that would not affect the status.

Mr. Nolan asked how long it would take to do the construction if the remodeling was approved.

Chair Woods said that wasn't under the Board's jurisdiction and he would have to talk with architect about it.

Ms. Spears said when they started, the owner, for energy conservation and functionality wanted to replace all the windows and doors and now had backed off from that quite a bit, particularly on the façade that faces the street. This has been a carefully thought out wish from the owner.

Ms. Rios said if the Board voted tonight on #2, she understood presently they wanted to demolish 80 ft. and add 218 ft.

Mr. Rasch said regarding the closet addition and the new addition that it was the little closet turning into a bigger room.

Ms. Mather asked regarding that tear down and new addition, if there was a stepped up parapet.

Mr. Rasch said they were keeping the same parapet style which was a character-defining element on this building.

Ms. Mather asked if the addition would be of adobe. Ms. Spears agreed.

Ms. Rios asked how they were differentiating this addition from the historic structure.

Ms. Spears said they didn't attempt to do that because the house has been added onto already and even some of the historic part was not what Nordfeldt built. It had been an accretion over time - not just a pristine building that they were now changing. The last owners did a number of things to it.

If the board would prefer, they could remove the sloped parapet which wasn't done by Nordfeldt.

Ms. Spears said that for her client, she thought the most important things were to do these two little additions on the back. That was primary. And regarding the fireplace, that existing fireplace projects into the room awkwardly so they just wanted to reduce that mass into the room. The most important would be to do the additions and the next important was the fireplace and thirdly the energy efficient windows.

Chair Woods said that #1 and #4 needed exceptions. 2, 3, 5, 6, and 7 could be addressed now.

**Mr. Katz moved to partially approve Case #H-13-030B, delaying action on #1 and #4, approving in the application #2 and #3 with a condition that the overhang be reduced in size or have posts and to approve the installation of insulation on the west, #5 and the photo-voltaic system in #6 and stucco the wall in #7. Ms. Rios seconded the motion.**

**Ms. Mather asked for amendments that the existing color be identified and matched as requested by staff and that the solar equipment not be visible. Mr. Katz accepted those as friendly.**

**Ms. Rios asked for an amendment that the stucco be cementitious. Mr. Katz accepted that amendment as friendly and the motion passed by unanimous voice vote.**

3. **Case #H-13-033 733 Galisteo Street.** Don Gaspar Area Historic District. Lorn Tryk, agent for Henry and Barbara Oliver, owners, proposes to remove coyote latilla fences and replace them with a stuccoed yardwall at the street frontage to the maximum allowable height of 5' 1" and a stuccoed

yardwall on a side lot line to the maximum allowable height of 6' on a significant property. (David Rasch)

Mr. Rasch gave the staff report as follows:

**BACKGROUND & SUMMARY:**

733 Galisteo Street is a single-family residence that was constructed in the Territorial Revival style by 1912. The building is listed as significant to the Don Gaspar Area Historic District.

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

1. The coyote fence along the west side of the property on Galisteo Street will be removed. A stuccoed yardwall will be constructed in the same location at the maximum allowable height of 5' 1". In compliance with the 1999 Wall and Fence Guidelines (see attached), 2' 8" x 2' 8" pilasters will be constructed to 5' 10" high every 17'.

2. The coyote fence along the north lotline will be removed. A stuccoed yardwall will be constructed to the maximum allowable height of 6'.

The stucco will match the cementitious material on the residence, but the color was not identified.

**STAFF RECOMMENDATION:**

Staff recommends approval of this application which complies with Section 14-5.2(D) General Design Standards and (H) Don Gaspar Area Historic District.

Chair Woods disclosed her association with the applicant on previous work and had no conflict of interest in this case.

Present and sworn was Mr. Lorn Tryk, 206 Mackenzie, who said the color would match the color on the house.

Ms. Walker asked what that color was.

Mr. Tryk said the color on it was Buckskin.

There were no speakers from the public regarding this case.

**Mr. Boniface moved to approve Case #H-13-033 as submitted. Ms. Rios seconded the motion with the condition that the color of the wall would match the color of the house.**

**Mr. Boniface accepted the condition as friendly and the motion passed by unanimous voice vote.**

- 4. Case #H- 12-033 243 Closson Street.** Westside-Guadalupe Historic District. Jonah Stanford, agent for Barbara Brown, owner, proposes to amend a previous Board approval by requesting to build a 6' high stucco street wall where the maximum allowable height is 5' 4" on a non-contribution property. An exception is requested to build above the maximum allowable height (Section 14-5.2(D)(9)). (John Murphey)

Mr. Murphey gave the staff report as follows:

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

Forming the southwest corner of the Closson Compound, the subject property is a one-story, rectangular plan, front-gabled residence made of adobe and frame construction and sheltered by a red metal roof. The earliest portion of the house, constructed of adobe before 1927, makes up the north part of the house. To this was added at some point after 1951 frame additions increasing the size and changing the footprint of the house. Because of these alterations, the house is noncontributing to the Westside-Guadalupe Historic District.

#### **Project**

The applicant came before the Board at the May 8, 2012 hearing with a project to remodel the noncontributing residence. One of the proposed work items included constructing a stepped (4'-10" to 5'-4") stucco-faced wall along Closson Street in front of an existing 7'-0" coyote fence. The tallest portion of the wall was proposed at the maximum allowable height. The Board approved the application as submitted, with only special conditions set for the roofing material.

The applicant has returned with a request to build the street wall higher than 5'-4". The applicant would like to build to 6'-0", a mere six inches above the maximum allowable height, to provide additional security. As such, the applicant is requesting an exception to build higher than the maximum allowable height (Section 14-5.2(D)(9)).

#### **Exception Questions Responses**

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

The proposed exception is aligned with the surrounding streetscape. Many walls in the immediate area exceed 6' in height. The surrounding streetscape is very mass dominant with several building façades directly adjacent to the sidewalk. If granted, the proposed yard wall height increase would be compatible with the massing, materials, color, and aesthetic of the current streetscape.

**Staff Response:** Staff agrees that there are walls/fences immediately adjacent to the property that are over 6'. However, the average height for the streetscape is 5'-4". Yet overall, staff agrees with the response.

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

The owner of 243 Closson is concerned with personal safety and has in the past been troubled by vagrants that travel along Closson Street. As a widow living alone, she would like to feel comfortable in her own home. Additionally, the current compliant plans are for the new masonry wall to be directly in front of the existing coyote fence, making maintenance difficult and expensive.

**Staff Response:** Staff cannot speak to issues of security but believes the previously approved mix of adjacent coyote fence and block is not an optimum solution for either security or streetscape harmony.

- (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 owner of 243 Closson Street has lived in the house for over twenty years and is requesting this variance due to her personal needs. Granting a design option that allows a height increase of 8" makes a large impact on her personal environment but does no harm to the character of the area.

**Staff Response:** Staff agrees with response.

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

The property current has an existing 7'-0" tall coyote fence along the street. The client is requesting to reduce the height of this barrier to 6'-0" if it can be done with the stuccoed masonry wall. This house is special due to the existing conditions of a higher fence.

**Staff Response:** Staff does not believe the response addresses the question.

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

The reason for the height increase request is due to the nature of some of the pedestrian traffic and the owner's experiences living on this busy street. The owner did not cause these environmental conditions or circumstances.

**Staff Response:** Staff agrees with response.

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



In effect, to owner of 243 Closson is requesting to reduce the overall height of visual barrier along the primary façade of the property. The owner feels that a 6'-0" high stuccoed wall provides a sense of security and would match the neighborhood aesthetic more than a 7'-0" Coyote fence. The request is minimal.

**Staff Response: Staff agrees with response.**

**STAFF RECOMMENDATION:**

Staff recommends approving the applicant's request to raise the street wall height to 6'-0", believing the applicant has met the exception to build higher than the maximum allowable height (Section 14-5.2(D)(9)).

Ms. Mather asked if it wasn't it 8" above maximum.

Mr. Murphey said it was 6" to 8".

Present and sworn was Mr. Jonah Stanford, 928 Shooflies Street who said the lower stepped section would be 8" and the higher would go up 6".

There were no speakers from the public regarding this case.

**Mr. Boniface moved to approve Case #H-12-033 per the applicant's request to exceed the maximum height by 6-8", granting the exception. Ms. Rios seconded the motion and it passed by unanimous voice vote.**

5. **Case #H-13-019 925 Old Santa Fé Trail. Downtown & Eastside Historic District.** John T. Midyette, agent for Charley Brewer, owner, proposes a preliminary hearing to remodel an existing structure and build an approximately 7,922 sq. ft., 22' 6" addition where the maximum allowable height is 14' 4", at this non-statused residence. Two exceptions are requested to build above the maximum allowable height (Section 14-5.2 (D) (9)) and to construct a pitched roof where a pitched roof is not allowed (Section 14-5.2(D)(9)(d)). (John Murphey)

Ms. Mather recused herself from consideration of this case and left the room.

**BACKGROUND AND SUMMARY:**

Situated to the relative north of Amelia White Park, the subject adobe house was constructed in 1974 after a design by architect, John T. Midyette III. The 2,847-square-foot, roughly L-plan adobe house exhibits a modern Spanish-Pueblo Revival style. It is non-statused in the Historic Review District.

**Project**

The applicant appeared at the April 23, 2013 hearing with a request for an addition featuring a "torreon" structure with a pitched roof. The Board found the applicant had not met the exception to build the torreon higher than the maximum allowable height (Section 14-5.2(D)(9)), nor the exception to use a pitched roof (Section 14-5.2 (D)(9)(d)). The Board, however, approved the addition without the torreon feature.

At the May 14, 2013, the Board performed a preliminary review of the applicant's revised design, approving Option A, consisting of a pitched roof clerestory mass, and advised the applicant the design would require height and pitch exceptions.

### **Addition**

Proposed across the house's relative west elevation is an approximately 7,922-square-foot addition. To be composed of adobe and presenting a complex footprint, the addition will take up the function of the older residence, and will include a bedroom wing, living/dining room area, expansive portal and a porte-cochere.

It is designed in the modern Spanish-Pueblo Revival style, with room-block massing, exposed wood beams and lintels and a wraparound portal with a standing-seam roof.

Fenestration will consist of mostly tall, rectangular Pella casement windows to match the remodeled house. It will be clad with synthetic "stucco" to match the older dwelling.

Near its center is now proposed a roofed clerestory mass. The feature, at approximately 19'-6" (where the maximum allowable height is 14'-0"), is the tallest point of the addition, and will require an exception to build higher than the allowed maximum height. It is proposed with either pitched roof, Option A.

### **Exception Questions Responses**

An exception to build higher than the maximum allowable height (Section 14-5.2(D)(9)) (These are the same responses that were submitted for the April 23, 2103 hearing, though staff responses have changed somewhat to reflect the revised design):

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

There is a topographic slope of approximately five feet (5') across the proposed residence. We have stepped the new construction down approximately 2'-6". The majority of the proposed residence is below the existing building parapet height. The maximum height of the Torreon - which is in the center of the addition, is only ±3' above the existing building. There are numerous residences along Old Santa Fé Trail and Garcia Street that exceed our massing and height. To the extent that this proposed addition is visible, it is in harmony and does not harm the streetscape.

**Staff Response: The 300' radius "streetscape" for this residence is limited to the existing house, one park pergola structure and a 22'-5" noncontributing and, therefore excluded, house to the north. Staff agrees that the slope of the topography does affect the height of the addition. Staff agrees with response.**

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

The applicant wishes to maintain the addition on a single level. The addition of different levels would prove to be a hardship for the applicants as they grow older.

**Staff Response: Staff agrees with response.**

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

The applicants proposed addition maintains and enhances the varied Design Height, Elements and Character in this Historic Review District.

**Staff Response: Staff agrees with response.**

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

The site slopes approximately five feet (5') downward from the existing building. The majority of the residences along Old Santa Fé Trail are on virtually flat sites.

**Staff Response: Although staff cannot verify this assertion of the second sentence, staff overall agrees with the statement.**

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

The applicant has endeavored to fit the new addition to the existing site conditions and maintain a low profile on the 2.5 acre site.

**Staff Response: Within the greater streetscape of Old Santa Fé Trail, there are several large second-story houses, including one just to the southeast but outside the 300' radius. Staff agrees with response.**

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

The applicants Addition design and its incorporation of the Existing building utilizing the sloping site and varied façades provides for a Positive visual impact in this Historical District.

**Staff Response: Staff agrees with response.**

An exception to erect a pitch roof where there is no precedent for the design in the streetscape (Section 14-5.2 (D)(9)(d)).

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

The Addition is not directly visible from Old Santa Fé Trail. There are many varied styles and heights of residences along the streetscape. The applicant's use of the sloped portal roof and sloped Torreon roof softens and brings the structure down visually.

**Staff Response: The 300' "streetscape" radius includes only three structures, none with a pitch roof. As such, staff believes the design of the roof is not in keeping within the limited streetscape. Yet overall staff agrees with statement.**

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

The design elements of the sloped roofs does not affect the public welfare.

**Staff Response: Staff believes the applicant misunderstood the question.**

(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 proposed Addition adds to and strengthens the unique range of Design options that already exist in this Historic Review District.

**Staff Response: Staff agrees with response.**

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

The site slopes approximately five feet (5') across the addition. The sloped portal roof on the Northwest allows the addition to visually come down and soften the massing.

**Staff Response: Staff agrees with the response, while acknowledging it does not address the design of the pitch roof.**

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

The applicant has endeavored to fit the new Addition to the existing site conditions and maintain a low profile on the 2.5 acre site.

**Staff Response: Staff does not believe the response addresses the question.**

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

The applicants Addition design and its incorporation of the Existing building utilizing the sloping site and varied façades provides for a Positive visual impact in this Historical District.

**Staff Response: Staff does not believe the response addresses the question.**

**STAFF RECOMMENDATION:**

Staff believes the applicant has met the exception to build higher than the maximum allowable height (Section 14-5.2(D)(9)), but defers to the Board as to whether the applicant has met the exception to use a pitched roof (Section 14-5.2 (D)(9)(d)). Staff recommends approval of the application, as it complies with Section 14-5.2 (D)(9), General Design Standards (Height, Pitch, Scale and Massing), and the standards of the Historic Review District, Section 14-5.2 (F)(2).

Present and sworn was Mr. John Midyette, 1125 Canyon Road, who had nothing to add. He thought they handled most of it last time. He wanted to be sure if he could move forward with remodeling which had already been approved and then get the permit for the addition.

Chair Woods asked if the findings of fact were approved.

Mr. Murphey said they hadn't been approved yet. They were postponed so the Board could hear the preliminary review at the last hearing.

Chair Woods said they couldn't start the permit until the findings of facts were approved.

Mr. Midyette was not clear on what findings of facts she was referring to. The original part was administratively approved by staff.

Mr. Matt O'Reilly explained that for any items that staff was able to approve administratively, the applicant could proceed with it as soon as he got the proper permits. But for those things that needed to get Board approval, he would have to wait until he got that approval. During that time the City could receive the permit application and process it but would not issue it until the appeal period had ended.

Mr. Midyette asked if the findings of fact would be voted on at the next meeting. Chair Woods agreed.

**PUBLIC COMMENT**

Mr. Brad Perkins (previously sworn) asked if the height exception had been approved.

Chair Woods said it depended on the motion made tonight.

Mr. Perkins said he was the #1 nemesis of height exceptions in Santa Fé. The elevation profile of the whole downtown has changed. He couldn't state a technical reason but it was bad policy.

Many people come to Santa Fé because of the quality of the views and the atmosphere created by low profile within the city. We have a building going up with a 40' height exception - the La Fonda renovation and the bank building and condominiums. He urged the Board to please not give up on it. The main qualities here were low profiles.

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

Mr. Midyette had nothing else to add.

Ms. Rios thanked Mr. Perkins for his comments and explained that this project was just asking for small exception. She asked the applicant how much the exception was.

Mr. Midyette said the existing building was 14' high and he was asking for 19' 6".

Mr. Murphey explained that technically he would have 18' so it was a four foot exception.

**Ms. Rios moved to approve Case #H-13-019 per option A and acknowledging that the applicant has met the criteria for the exception. Ms. Walker seconded the motion and it passed by unanimous voice vote.**

Ms. Mather returned to the bench after the vote was taken.

6. **Case #H-13-039 413 Arroyo Tenorio** Downtown & Eastside Historic District. Schiffer & Associates, Inc., agent for Jane Thomas & Richard Alford, owners, proposes to replace windows and re-stucco this non-contributing residence. (John Murphey)

Mr. Murphey gave the staff report as follows:

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

Located on the north side of Arroyo Tenorio, near its intersection with Old Santa Fé Trail, the subject property is a combined one-story house with a two-story addition at the rear. Constructed on land originally owned Jose D. Sena, the earlier portion of the house, facing the lane appears to have been a small cube-like mass in the early 1950s. To this were added various accretions and additions, including the second-story component, constructed after 1978. Together, the Spanish-Pueblo Revival house is noncontributing to the Downtown and Eastside Historic District.

#### **Project**

The applicant requests a review of a remodeling project, including the following work items:

### **Windows**

Replace 14 windows on the non-historic rear addition with similar units. The replacements are proposed as aluminum-clad wood units with the same operations and division of lights as the existing units. Rough openings would remain the same; cladding would be a white color.

### **Stucco**

Re-stucco the entire house with a cementitious El Rey "Adobe" color cladding. Accent areas under the portals would be white, representing the current color scheme of the house.

### **STAFF RECOMMENDATION:**

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

Present and sworn was Mr. Clifford Schiffer, 706 Paseo la Cuma, who said this was built in the 1980's and was frame upstairs and adobe downstairs. They were replacing non-historic windows. The front had windows replaced at an unknown time and the owners were moving here afterward.

Ms. Walker asked if they would have the exact same openings. Mr. Schiffer agreed.

There were no speakers from the public regarding this case.

**Mr. Boniface moved to approve Case #H-13-039 as submitted. Ms. Mather seconded the motion and it passed by unanimous voice vote.**

7. **Case #H-13-040 1545 Cerro Gordo.** Downtown & Eastside historic District. Ecohouse Santa Fé, agent for Scott & Karin McMahon, owners, proposes to create a 32 sq. ft. addition, replace portal railings, install a driveway gate and make other changes at this non-contributing residence. (John Murphey)

Mr. Murphey gave the staff report as follows:

### **BACKGROUND AND SUMMARY:**

Built into its rocky hillside lot, 1545 Cerro Gordo Road is a long gabled ell plan dwelling with an attached flat-roof guesthouse. Originally constructed in 1986, the mostly Northern New Mexico-style house features a steeply pitched roof and long porches across its east and west façades. To the original dwelling was added the guesthouse in c.1998; subsequent alterations made in the 2000s were approved by the Board. The house is noncontributing to the Downtown and Eastside Historic District.

### **Project**

The applicant requests review of a remodeling project consisting of the following items:

#### **Dining Bay Projection**

Across the front façade is proposed a half-round projection from the porch, to serve as outdoor dining space. This roughly 32 sq. ft. increase will be given the same treatment as the existing porch, with balustrade railing and a rock-skirted base. As part of the remodeling, the plywood elements of the porch ceiling will be replaced with veneer tongue-and-groove. Additionally, the wood balustrade of the east and west porches will be replaced with wood railing with wrought-iron spindles. Lastly, the flagstone flooring of the east porch will be replaced with new flagstone.

#### **Vehicular Entry Gate**

At the bottom of the drive, where it meets Cerro Gordo, is proposed a single-panel, steel vehicular gate. It will be made of the same type of spindle assembly as the revised porches and hinged to an existing battered stone column.

Ms. Mather understood there were no proposed changes to the house - just the exterior and porch and would remain the same except for the bump out.

Present and sworn was Ms. Susan Hoffman, 19 Double Arrow Road South, Santa Fé, who had nothing to add. They were trying to do maintenance to the house because the railings were falling apart. They wanted something more maintenance-free and decided on metal spindles.

Mr. Boniface asked what size the wrought iron spindles would be.

Ms. Hoffman said they were ½" diameter, brown and the railings would be unpainted wood. They wanted a natural dark (rusted) steel or black wrought iron.

Mr. Boniface asked about the gate detail.

Ms. Hoffman said they wanted the same look but hadn't picked the supplier yet. It would be in the same color range as much as possible.



Mr. Boniface thought it would help to have larger spindles on the gates to keep the scale - bigger than ½" diameter.

Ms. Hoffman agreed and said they would. The gate design was basically still in its early stage and they didn't know if the builder would recommend spindles of a certain size but they wanted it to be minimal.

Ms. Mather asked if they would keep the wood natural with a natural stain.

Ms. Hoffman agreed they would use a natural stain. They would finished it just like the tongue and groove wood.

Ms. Mather said she had a little trouble approving a gate when the Board didn't know how it would look.

Ms. Hoffman offered to share a photo of what it would look like. It would not be too skinny but it would look like the railing.

Mr. Boniface asked if they would apply wood over the top.

Ms. Hoffman agreed and added that the side supports were there already.

Ms. Walker understood it would be fenestrated. Ms. Hoffman agreed.

Ms. Rios asked for the dimensions.

Ms. Hoffman said it would be 12' wide and 3' 6" high.

There were no speakers from the public regarding this case.

Chair Woods was concerned about the lack of detail on the gate. They didn't seem to have enough detail. And that was the most visible element.

**Ms. Mather moved to approve Case #H-13-040 as submitted with the conditions that the balustrades would be brown or black with ½" metal spindles and wood railings and tongue and groove wood would be finished with a natural stain and that the gate details would be brought to staff for approval. Ms. Rios seconded the motion and asked for a friendly condition that the gate would match the railings closely. Mr. Mather accepted the amendment as friendly and the motion passed by unanimous voice vote.**

- 8. Case #H-13-042 147 Gonzales Road Downtown & Eastside Historic District. Design Enginuity, agent for Vance and Susan Campbell, owners, proposes to construct a 1,784 sq. ft. addition to a height of 14' on a non-contributing residential structure. (David Rasch)**

Mr. Rasch gave the staff report as follows:

**BACKGROUND & SUMMARY:**

147 Gonzales Road #15 is a single-family residence that was constructed in the Spanish-Pueblo Revival style in the late 20<sup>th</sup> century. Due to its non-historic date of construction, the residence is non-contributing to the Downtown & Eastside Historic District. A vacant lot to the north is known as #16.

The applicant proposes to construct a 1,784 square foot guest house addition to #15. The addition is designed in the Spanish-Pueblo Revival style and it will be 13' 4" high where the maximum allowable height is 14' by Ridgeway Subdistrict standards. The building will feature rounded edges and portals with viga posts, corbels, and exposed headers with stuccoed parapets. All windows will have divided lites that meet the 30" rule and doors will have single lites and be placed under portals. Finish colors will be tan cladding on windows and doors and stucco will be Parex elastomeric in "Buffalo", a light brown.

Additional features include yardwalls in the front and rear of the guest house and wooden pedestrian gates that match existing conditions on the property. An arched nicho will be placed in the front courtyard on the wall interior.

**STAFF RECOMMENDATION:**

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

Ms. Mather had trouble reading the drawings and asked if the guest house was attached.

Mr. Rasch agreed and said it could be seen through a portal. They had a zero lot line with fire rated shared wall.

Present and sworn was Ms. Colleen Gavin, 130 Grant Avenue, who said they were happy with staff recommendations.

Ms. Rios asked if there would be anything on the roof. Ms. Gavin said there would not.

There were no speakers from the public regarding this case.

**Ms. Walker moved to approve Case #H-13-042 per staff recommendations with the proviso that the project would have no rooftop appurtenance of any sort. Ms. Rios seconded the motion and it passed by unanimous voice vote.**

9. **Case #H-13-027 420 Catron Street.** Downtown & Eastside Historic District. Jeffrey Schwartzberg, agent/owner, proposes to construct an approximately 38 sq. ft. vinyl and canvas breeze way at this non-contributing commercial building. An exception is requested to use non-Recent Santa Fé Style

material on a publicly visible façade (Section 14-5.2(E)(2)(d)); to create a window larger than 30" in diagonal (Section 14-5.2 (E)(1)(c)); and to place a door less than 3' from a corner of a publicly visible façade (Section 14-5.2 (E)(2)(b)). (John Murphey)

Mr. Murphey gave the staff report as follows:

### **BACKGROUND AND SUMMARY:**

420 Catron Street is a long rectangular commercial building arranged at a skew at the back of its lot. Constructed between 1960 and 1965, the building operated as an automobile repair shop—originally Capitol Ford paint and body shop—until 1989. In that year, the new owner, Jeffrey Schwartzberg, approached the Board with a project to adaptively re-use the building to become a restaurant (H-89-050). The Board permitted the applicant to turn the former service bays into windows and to make other changes. This resulted in Bagelmania, now called New York Deli. The roughly Spanish-Pueblo Revival building is noncontributing to the Downtown and Eastside Historic District.

### **Project**

The applicant was given administrative approval in 2012 to install a seasonal-use breezeway across the front entry. With the March 2012 adoption of the revised City of Santa Fé Land Use ordinance, this type of breezeway is now treated as a permanent structure, if it stays in use for more than 30 days in a nonresidential area:

#### **(C) Temporary Structures Treated as Permanent Structures**

Structures that remain in place for a period of more than thirty days in a nonresidential district or ninety days in a residential district are subject to the same provisions of Chapter 14 as permanent structures, whether or not they are permanently affixed to the ground or constructed of lightweight or nondurable materials.

The applicant is requesting that the breezeway be reviewed for permanent-structure status. As such, an exception is requested to use non-Recent Santa Fé Style material on a publicly visible façade (Section 14-5.2 (E)(2)(d)); to create a window larger than 30" in diagonal (Section 14-5.2 (E)(1)(c)); and to place a door less than 3' from a corner of a publicly visible façade (Section 14-5.2 (E)(2)(b)) (see responses below).

### **Breezeway**

The structure consists of an approximately 38 sq. ft. vinyl and canvas entry sheltered by a shed roof supported by metal poles.

### **Exception Question Responses**

Request for an exception to use non-Recent Santa Fé Style material on a publicly visible façade (Section 14-5.2 (E)(2)(d))

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

*The color chosen for the breezeway blends with the color of building and does not stand out in any way thereby having no damaging effect on the character of the overall neighborhood. The building and breezeway sits approximately 100 feet back from the street. The street is lined with trees reducing the visibility of the breezeway.*

**Staff Response: Staff agrees with this statement.**

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

*The breezeway was constructed to keep the retail area and dining room warm during the cold winter months as the front door is constantly being opened and closed. Customers do not want to come and eat in a cold place and we could potentially lose business, plus the employees stationed near the front door were exposed to extreme temperature shifts.*

**Staff Response: Staff agrees with this statement as it applies to winter season use.**

(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 use of the adobe coloring for the breezeway to blend with the building and the relatively small footprint maintains the integrity of the building, property and the neighborhood.*

**Staff Response: Staff agrees with this statement.**

Request for an exception to create a window larger than 30" in diagonal (Section 14-5.2 (E)(1)(c)) and to place a door less than 3' from a corner of a publicly visible façade (Section 14-5.2 (E)(2)(b)).

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

*The breezeway was designed to blend into the building as much as possible and the building is set back from the street and the property is fenced and tree lined therefore the breezeway has minimal visibility and therefore does not damage the character of the district.*

**Staff Response: Staff agrees with this statement.**

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

*The breezeway was designed to maintain the internal temperature of the building during cold and windy winter months. This was for the employees and customers of the business as well as conserving energy in the building. If the breezeway had been constructed larger to allow for 3' on each side of the door, it would have been cost prohibitive for the owner. There is no "glass window" on the breezeway, however the door is glass to allow light and so people entering and exiting can see their way and see who is coming or going.*

**Staff Response:** Staff finds that the breezeway, as it is with its small, unobtrusive footprint could in no way be designed to meet the door opening location and window size standards. Staff agrees 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.

*Every effort was made to ensure the breezeway was non-obtrusive. The overall character of this building was not changed with the addition of the breezeway. There has been nothing but positive feedback from customers and the building remains as an example of the heterogeneous character of the City and this wonderful Historic District we are located in.*

**Staff Response:** Staff agrees with this statement.

#### **STAFF RECOMMENDATION:**

Staff recommends approval of the application, as it complies with Section 14-5.2 (D)(9), General Design Standards (Height, Pitch, Scale and Massing), and the standards of the Downtown and Eastside Historic District, Section 14-5.2 (E). Staff believes the applicant has met the exceptions to use non-Recent Santa Fé Style material on a publicly visible façade (Section 14-5.2 (E)(2)(d)); to create a window larger than 30" in diagonal (Section 14-5.2 (E)(1)(c)); and to place a door less than 3' from a corner of a publicly visible façade (Section 14-5.2 (E)(2)(b)).

Ms. Mather was having trouble with staff agreements here that the materials were harmonious. Actually, most of it seemed to be a plastic see-through material. She asked why Mr. Murphey agreed it was harmonious.

Mr. Murphey said the material was not exactly compliant with recent Santa Fé style but after reading the responses, he felt the applicant met the exception criteria.

Ms. Mather asked if he believed it was harmonious.

Mr. Murphey responded that it was a very diverse streetscape with almost industrial type buildings and this addition had a very small volume across the building.

Ms. Mather said the material seemed to be subject to damage. The door itself was insubstantial and she wondered if the Board wanted to go down this road in taking something seasonal and trying to make it permanent. The Board had that issue at the last meeting.

Mr. Katz understood granting the 30" rule because there was not enough space. But it seemed so inappropriate ] x and so unlike the rest of the building.

Mr. Murphey agreed with the semantics. It was temporary but he was asking for permanent status.

Mr. Katz commented that it was up there now and had been year round.

Chair Woods said the applicant referred to the weather and she agreed this was a similar issue.

Present and sworn was Mr. Jeffrey Schwartzberg, 420 Catron Street. Regarding the materials he said these were basically the same materials that Café Martin used. It was beige and was weather-proof. It wasn't meant to be permanent when they put it up. They put it up because they got complaints because they couldn't keep the room warm in the winter. As far as the door went, he thought that could be fixed or replaced with something more substantial. It was not plumb right now but they could fix it. As far as material went he was not sure why the Board was against it.

Many people told him it was an improvement. It was way back from the street, especially with the trees out front.

Chair Woods disagreed.

Ms. Rios asked if he had considered a more permanent construction.

Mr. Schwartzberg said what was there cost him \$3,600 and a more permanent would probably be \$10,000. If the Board didn't want it to be permanent, it could come down in the summer.

Chair Woods read from the minutes. On the one hand, people didn't want to spend all that money for a permanent addition. But if the Board approved this style for one person the Board would have to approve it for others. The Board actually approved the one for Café Martin for just a season. She wondered how many others would come forward, if the Board approved this one.

Mr. Rasch didn't consider this the same as Café Martin because they had temporary walls inserted in an historic porch.

Chair Woods agreed but was still concerned.

Mr. Schwartzberg thought if the Board could approve it for cold months, that might be the way to go.

Mr. Murphey said this case was here because it was out of compliance right now. Of course the Board could change the seasonality.

There were no speakers from the public regarding this case.

**Mr. Katz moved to deny Case #H-13-027 because the exception criteria had not been met. The addition was out of character with other buildings. →**

He did not think it was a hardship to the applicant to have a comparable breeze way that might cost a little more. So he didn't think the criteria were met. He agreed with Mr. Rasch that it was not like Café Martin. There was also a difference in the west San Francisco Street with canvas.

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

Chair Woods explained to Mr. Schwartzberg his right to appeal.

Ms. Walker excused herself from the meeting at 7:14.

11. **Case #H-13-037 555 Camino del Monte Sol** Downtown & Eastside Historic District. Domestic Architecture, Tom Mulica, agent for Chris Hill, owner, proposes to construct a 1,414 sq. ft. addition to a height of 12' on a significant residential structure. Two exceptions are requested to place an addition on a primary elevation (section 14-5.2(D)(2)(c)) and to not follow Santa Fé Style (Section 14-5.2(E)). David Rasch)

Mr. Rasch mentioned that the Historic Santa Fé Foundation did not oppose this proposal. They have an easement on it.

Mr. Rasch gave the staff report as follows:

**BACKGROUND & SUMMARY:**

555 Camino del Monte Sol, known as the William Penhallow Henderson House, is a single-family residence that was constructed in the Spanish-Pueblo Revival style in 1938. The building is listed as significant to the Downtown & Eastside Historic District with all elevations designated as primary.

The applicant proposes to construct a 1,414 square foot addition on the rear elevation that will be subterranean at the connection with the significant structure and rise above grade to a height of 12' that is relatively subordinate to the significant structure. Two exceptions are requested to place an addition on a primary elevation (Section 14-5.2(D)(2)(c)) and to construct the addition in a Regional Modernism style rather than Santa Fé style (Section 14-5.2(E)) and the required exception criteria responses are attached at the end of this report.

The addition is designed in the Regional Modernism style without any of the Santa Fé style vocabulary such as rounded edges, exposed headers, projecting vigas, etc. Rather it appears to have crisp edges and non-traditional window arrangements on the south and east elevations.

**EXCEPTION TO CONSTRUCT AN ADDITION ON A PRIMARY ELEVATION**

1. *Do not damage the character of the streetscape;*

*REFER TO 1 BELOW*

Staff response: Staff agrees with this statement.

2. *Prevent a hardship to the applicant or an injury to the public welfare;*

*REFER TO 2 BELOW*

Staff response: Staff agrees with this statement.

3. *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;*

*REFER TO 2 and 3 BELOW*

Staff response: Staff agrees with this statement.

4. *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 particular configuration of the historic floor plan of this house is specific and requires a unique solution.

Staff response: Staff does not agree with this statement. The response does not describe how this structure differs from adjacent structures, although staff understands that the significant historic structure is located toward the back of the lot and close to both side lotlines, therefore the rear is the best location for an addition.

5. *Are due to special conditions and circumstances which are not a result of the actions of the applicant; and*

This is a historic house and the applicant did not alter the original floor plans to create the existing conditions.

Staff response: Staff agrees with this statement.

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

*The proposed addition is located at the rear of the house and connects to the existing house through a proposed stairwell located in the reconfiguration of two existing closets. This point of contact between old and new allows for, with the exception of the closets, no major reconfiguration or alteration to the existing structure - either interior or exterior. In placing the floor below grade for the proposed addition, the addition's visual mass is significantly reduced and the views from the existing windows are largely maintained. In addition, the connection between old and new is clearly visible in the lowering of the addition allowing for the historic façade to remain both visible and intact.*

Staff response: Staff agrees with this statement.

EXCEPTION TO NOT FOLLOW SANTA FÉ STYLE

1. *Do not damage the character of the district;*



The proposed residential addition is located at the rear of the existing house and is not visible from the street or the front of the house. It touches the house in a minimal way and sensitively responds to the district's housing of low profiles and does not rise above the existing house heights.

Staff response: Staff agrees with this statement.

*2. Are required to prevent a hardship to the applicant or an injury to the public welfare;*

The existing house, built in the 1920's, is considered largely intact and significant both on the interior and exterior. The house, however, does not conform to the housing needs and requirements of contemporary families. The house does not have a master bedroom and bathroom suite, sufficient closet space or a powder room. As the original bathroom serves both guests and master bedroom and is adjacent to the front entry. After living in the house for a few years, the owner became acutely aware of these deficiencies. The owners considered selling the house to relocate to a house that fit their needs. Interested parties expressed the same concerns and their unwillingness to live in the house "as is". The owner, who loves the house, and who wants to remain in the house and feels the responsibility for the houses stewardship wants to address the long term viability of the house given contemporary needs while maintaining the upmost respect for the historic significance of the structure which is why he purchased the house.

Staff response: Staff does not agree with this statement. The response does not identify why Santa Fé style cannot be followed.

*3. 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.*

As stated above, the addition allows for a sensitive response to a historic structure while providing for the contemporary needs of domestic life.

Staff response: Staff does not agree with this statement. The addition is not sensitive; it does not substantially harmonize with the existing architectural style.

**STAFF RECOMMENDATION:**

Staff recommends approval of the exception request to construct an addition on a primary elevation but recommends denial of the exception request to not follow Santa Fé style, in general. Otherwise, this application could comply with Section 14-5.2(C) Regulation of Significant Structures, (D) General Design Standards, and (E) Downtown & Eastside Historic District.

Ms. Mather was concerned about the setting of this house being altered in the back area to such an extent. At least across the back it was very altered.

Mr. Rasch agreed but pointed out that the addition was not publicly visible and because of the restrictions on the lots, it was probably the most logical place to put the addition. So in essence the rear was the best place.

Ms. Mather understood but still felt the rear setting was greatly altered in this plan.

Mr. Rasch added that the other laudable part was that it minimized the attachment to the significant building.

Ms. Rios asked Mr. Rasch if he thought the proposal would affect the significant status of the house.

Mr. Rasch said it didn't harmonize but it wouldn't affect the significant status.

Ms. Rios asked if this violated the 30" rule.

Mr. Rasch said it didn't because it wasn't publicly visible.

Mr. Katz questioned if that really made that much difference. Visibility wasn't just for people who drive by. He asked if the guest house had a status.

Mr. Rasch agreed.

Mr. Katz felt the setting was crucial. His thoughts were about the style. This addition style was so jarring that he thought it would affect the status.

Mr. Rasch said that was where his hesitation was. They didn't prove any hardship that they couldn't do Santa Fé style.

Ms. Mather understood from the application that this sort of dugout was proposed so they could maintain the vista from those back rooms. The back was the most logical place but she asked about putting it behind the garage. That would have less impact on the whole landscaping setting. Digging into the hillside was also disturbing to her to say nothing of the plans themselves.

Present and sworn were Mr. Chris Hill, 555 Camino del Monte Sol, Mr. Roy McMakin, 1422 34<sup>th</sup> Avenue, Seattle, Washington and Mr. Tom Mulica, 1501 Spring, Seattle, Washington.

Mr. McMakin said he was happy to be in this dialog and cared about his house. He had worked on it a lot and was here to find a solution that everyone could feel good about. He didn't see it as any kind of confrontation thing. Part of the style of these drawings were that they were preliminary of what was seen as more contemporary as more schematic but assumed there would be more rounded corners and more details would come into play but were talking more about the location and the attachment. In terms of asking for an exception or moving more toward pueblo or Santa Fé style. Regarding the location, it seemed logical that as a master bedroom to put it near the other bedrooms and HSFF endorsed that. Other people who have looked at the house agreed that was the spot to add it. In doing it, they were looking for a way to connect and be able to stand in the yard and see the windows and all the original rooms to function rather than a penetration through one of them. Their goal was very much to have the house be the original house.

In terms of coloring and materials outside they would duplicate those in the house. They were not doing the vigas which were not functional. The other exterior things they assumed they would be adding back in, as well.

Mr. Katz asked if the floor level in the addition was the same.

Mr. McMakin agreed. The goal was to get down low enough in the first section of it to allow 8' ceilings and have them be below the house and have plants and a green roof so it would just step out to a terrace. The material along there would be stones and would look like a terrace out there. Further out the floors would stay the same but with higher ceilings and clerestory windows for light experience in the house.

Chair Woods really appreciated the separation and how they proposed it. Her company was building a historic house on Canyon Road and her clients really want contemporary so they have that on the interior and yet the exterior was within the ordinance and it worked. She suggested maybe they could look at very contemporary interior but the exterior should be more in keeping with the house. That might be a way they could look it but the Board was having difficulty with how contemporary it looked.

Mr. McMakin said they were showing massing and not any detail. He asked if they were talking about the profile of the parapets and the walls. They were trying to play off of the cascading of the house and kiva and garage. There were many parapet heights intentionally to create that.

Mr. Boniface agreed with the connection and liked that and that they were doing subterranean. They have called out landscape roofs in the plan. He asked what was going on with them - whether it was really a landscaped garden on top or something smaller.

Mr. McMakin said this was preliminary and not just sod up there but roses and a garden that would feel like you would have in the back yard. They had yet to bring in the landscape consultant. They could imagine small trees but were trying to mitigate the number of stairs for the owners to go down. So it was really getting down to what plants could survive there and could drop a closet to get that. Any of the Board's thoughts would help.

Mr. Boniface said it was hard to react to that but in terms of the depth of soil it he understood it was still preliminary.

Mr. Mulica said it would be 18" deep and the rest was still to be determined.

Mr. Boniface asked about what the area was on the east elevation that looked like a row of glass block.

Mr. Mulica said it was a 6" by 10" clerestory window only one pane high.

Mr. Boniface really loved contemporary architecture but also respected what we have in Santa Fé. And he was having a hard time with this with that massive amount of glass. He understand they didn't have to

comply with the 30" rule when not publicly visible but even if they turned it more into a Santa Fé style with rounded edges, he was still having a hard time making the jump.

Ms. Mather said she knew these applicants loved this home as much as the Board did. She found the combination of these two building styles, both of which she liked. But the combination was jarring. She appreciated the attempt to make it disappear by berming it down but it called too much attention to itself. The line of the walls didn't work for her nor the materials. So she was having a lot of problems with that. She knew they wanted to respect this historic building and the Board wanted to help them do that. She urged them to go down that road with the Board. At this point as preservationists we have trouble with this. And she understood the easement and their ability to add on and maybe that's the way to go. While maybe they could do those windows but should they do it. Henderson was famous for his simplicity and nice attention to detail and straightforward windows and doors.

Ms. Rios thanked the owner for letting the Board go through his house and the low ceilings were great. She agreed with Chair Woods that this was an ingenious connection to go underground but echoed a lot of what Mr. Boniface and Ms. Mather said.

She asked what the dimensions of the garden area were.

Mr. Mulica said he would have to look it up.

Ms. Rios asked how much lower the proposed addition was versus the existing house.

Mr. McMakin showed it on the elevation.

Ms. Rios asked if the applicant had said they could go with a more recent Santa Fé style. She liked their cooperative spirit.

Mr. McMakin said they were a team. They liked the idea of going underground and thanked her for her comment. Ms. Bergman and Mr. Hill were willing to go up and down stairs all the time. It gets into people's interpretation of those issues. He had a meeting with Mr. Rasch in the beginning. He was very loathe to make this beautiful house look like it had an L-shaped addition and wanted very much to be able to stand in the back yard and see the original house. The discussion they were having was how that compatibility was achieved. Colors would match in almost the same color and the windows to be the same. So that elevation that they looked at was very much interior space. And doing a master bedroom underground should not be like a basement. That was the challenge they had - to make it a pleasant space.

Ms. Rios asked about the garden dimensions again.

Mr. McMakin said it would be 18x20 feet.

Mr. Katz agreed on how well they had attached it but made it look unattached. He also appreciated the fact that this was not the final plan and hoped it would become closer to Santa Fé style. He didn't see the

portion of the house to the right. It didn't go up and down. That was the part of the schematic he was having trouble with. It was not the amount of height in the bathroom that he objected to but it was up and down and that would just lose that feeling.

Mr. Hill understood and said they were trying to get light in that addition as much as possible without using skylights.

Chair Woods encouraged them to look at the ordinance for recent Santa Fé style. It starts to show where the Board needs this proposal to go. She encouraged them to reconsider that open glass and bring it back with changes. The Board didn't know what was going on until they could see the plans. What the Board approves is what must be built.

Mr. Rasch added that using more than one color had to get approval as an exception. He wanted them to consider projecting steel vigas but still needed that vocabulary.

#### PUBLIC COMMENT

Present and sworn was Mr. John Eddy, 700 Camino Montar, who said he knew this property very well because he spent several months working on it with Mr. Hill. This was a very bold concept and a very slippery slope. He wanted to share some of the background of this site.

Due to Mr. Hill' activities on the site, basically it was a shrine to William Penhallow and the work that was done on it for the restoration was incredible. He didn't know of any historic homes, other than the Baumann House, that retained so much integrity and when they finished the remodel five years ago it was just like Henderson left it. The Board has a challenge because they do have the right to add on to it. He asked the Board to be very conservative here for what the impact on the site was upon the history of Santa Fé. It was considerable.

**Mr. Katz moved to postpone Case #H-13-037 and let the applicant work on the design further. Ms. Rios seconded the motion and it passed by unanimous voice vote.**

Mr. Hill commented that he would never have thought about doing a connection like this and really thought it was an ingenious solution. It was a special place. What he thought Mr. McMakin did so well on this house, was that the Henderson House was full of quirk. He thought it would be interesting to see what really makes this the Henderson House. The front was not on center and the beam comes across and there was lots of very strange detail that Henderson was known for. It would be fun and part of the quirk and the bind the Board was looking at was a little bit of that quirk. He looked forward to working with the Board on the final design.

Chair Woods said she appreciated all that he had done on it.

- 12. Case #H-13-041 1160 Camino de Cruz Blanca.** Historic Review District. Andrew Lyons, agent for St. John's College, owners, proposes to construct a wire fence to the streetscape maximum allowable height of 56" and elsewhere to 6' and 8'. An exception is requested to use wire fence where it is not allowed (Section 14-5.2(F)(2)(g)). (David Rasch)

Mr. Rasch gave the staff report as follows:

### **BACKGROUND & SUMMARY:**

1160 Camino de Cruz Blanca, known as St. John's College, is in the Historic Review Historic District. This proposal involves the vacant lot along the public street south of the campus entrance. The applicant will be remodeling the property as an athletic field and proposes to construct fences around the perimeter. The fences will be constructed with 3" steel pipes and 2"x4" wire grid. The street-facing fence will be constructed to the maximum allowable height of 56". Elsewhere, the fences will be 6' or 8' high and on the south lotline the fence will be on an existing retaining wall at a maximum total height of 12'.

Code citation: 14-5.2(F) Historic Review District, (2) District Standards, (g) Walls and Fences

Walls and fences visible from the street shall be built of brick, adobe, rock, masonry, wood, coyote fencing, wrought iron, slump block, or similar materials. Walls of unstuccoed concrete block or unstuccoed concrete, chain link, metal wire, or similar materials are prohibited, except where the wall or fence is not visible from the street.

### **EXCEPTION TO CONSTRUCT A PUBLICLY-VISIBLE WIRE FENCE:**

*1. Do not damage the character of the district*

Along this specific stretch of Camino de Cruz Blanca, between Camino del Monte Sol and the existing St. John's tennis courts, the streetscape is dominated by horse fencing on both sides of the street, and that the installation of new horse fencing at the proposed new athletic field is in keeping with the existing streetscape.

Staff response: Staff agrees with this statement.

*2. Are required to prevent a hardship to the applicant or an injury to the public welfare*

St. John's College wishes to use horse fencing to provide a physical marker between their property (the proposed new athletic field and walking paths) and Camino de Cruz Blanca, and to reduce the chasing of errant balls that leave the field of play (perhaps into the street), all while using a visually transparent material that allows the public to look into the new field while walking or driving by. In the Historic Review Historic District, code requires the use of opaque materials such as adobe, masonry and coyote fencing, and we feel that this requirement is a hardship, particularly when the streetscape is looked at as a whole.

Staff response: Staff agrees with this statement.

3. *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*

St. John's College is a unique private institution in Santa Fé in that it allows its sports facilities (i.e. athletic field, tennis courts and track) to be used by the public at large for events such as Music on the Hill. We feel that the use of visually transparent horse fencing promotes this generosity in a way that a masonry wall or coyote fence cannot. Horse fencing is a well-established 'design option' in this particular streetscape, and it is currently used at the existing St. John's soccer field, existing Santa Fé Prep athletic field and several private residences fronting the street. We wish to continue using it for the proposed new athletic field as well.

Staff response: Staff agrees with this statement.

#### **STAFF RECOMMENDATION:**

Staff recommends approval of the exception request to construct a wire fence where a wire fence is not allowed (Section 14-5.2(F)(2)(g)) and otherwise recommends approval of this application which complies with Section 14-5.2(D)(9) General Design Standards, Height Pitch Scale and Massing and (F) Historic Review Historic District.

Present and sworn was Mr. Andrew Lyons, P.O. Box 5858, Santa Fé, who had nothing to add but would answer questions

Ms. Mather asked if the steps and retaining wall were not part of this application. Mr. Lyons agreed.

Ms. Mather said she walked this area lot and it wasn't well defined. She wondered if this was a portion of what they were planning for the future.

Mr. Lyons agreed there would be more in the future including a new rock way which he pointed out and they would have a path between the buildings.

Mr. Katz said a lot of the fencing was very similar. He was disappointed that they were planning on metal posts.

Mr. Lyons explained that around the field they had to be 8' tall in the back so the longevity of the fence was a consideration and keeping it similar to everything around that field. So they just decided to do all metal.

Chair Woods asked what the post color would be.

Mr. Lyons said it would be rusted steel.

Ms. Mather asked if they planned to remove the wooden supports in the soccer field

Mr. Lyons said they would leave the supports there.

Ms. Rios asked how far apart the posts would be.

Mr. Lyons said they were approximately 8 feet on center.

#### PUBLIC COMMENT

Mr. Brad Perkins asked what the violation was - whether it was having a fence or that it had wire.

Mr. Rasch said it was because the fence would be a wire fence.

Mr. Perkins said this was a very nice neighborhood and wire fences were more industrial in appearance. If it had to be wire he requested that it could be adobe brown wire.

Chair Woods asked Mr. Rasch about it.

Mr. Rasch said that was why he recommended that it met the streetscape because all of the fences in that neighborhood were wire fences.

Mr. Lyons agreed. He pointed out several locations nearby that had wire fences. Much of the wire fences there were on both sides of the street.

**Mr. Boniface moved to approve Case #H-13-041 as submitted and accepting the exception responses provided, which otherwise complied with the ordinance. Ms. Rios seconded the motion.**

**Ms. Mather requested an amendment that the posts would be rusted steel. Mr. Boniface accepted the amendment as friendly and the motion passed by unanimous voice vote.**

#### I. MATTERS FROM THE BOARD

Chair Woods announced that Ms. Walker was having a party at her house on June 23 from 2-4 p.m.

Ms. Rios asked if Mr. Rasch had the information for the preservation awards.

Mr. Rasch apologized that he didn't have it and asked if she could come in the morning after 8 a.m. That was when he got to the office.

Ms. Rios said she would come at 8:30.



## J. ADJOURNMENT

Having completed the agenda and with no further business to come before the Board, the meeting was adjourned at 8:02 p.m.

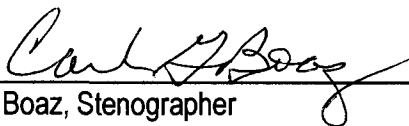
Approved by:



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Sharon Woods, Chair

Submitted by:



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Carl Boaz, Stenographer