



# Agenda

CITY CLERK'S OFFICE

DATE 6/19/13 TIME 9:00 a

SERVED BY [Signature]

RECEIVED BY [Signature]

## HISTORIC DISTRICTS REVIEW BOARD FIELD TRIP

TUESDAY, JUNE 25, 2013 at 12:00 NOON

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

## HISTORIC DISTRICTS REVIEW BOARD HEARING

TUESDAY, JUNE 25, 2013 at 5:30 P.M.

CITY COUNCIL CHAMBERS

AMENDED

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF AGENDA

D. APPROVAL OF MINUTES: June 11, 2013

E. FINDINGS OF FACT & CONCLUSIONS OF LAW

Case #H-12-098 444 Galisteo Street

Case #H-13-021 501 Garcia Street

Case #H-13-045 434 / 434A Camino del Monte Sol

Case #H-13-048 703 Alto Street

Case #H-13-047 1222-1286 Cerro Gordo Road

Case #H-13-043 924 Canyon Road #5 & 7

Case #H-13-044 541 Camino Rancheros

F. COMMUNICATIONS

G. BUSINESS FROM THE FLOOR

H. ACTION ITEMS

1. Case #H-12-081. 436 Camino de las Animas. Downtown & Eastside Historic District. Jim Swearingen, agent/owner, proposes to construct a 2,591 sq. ft. single-family residence to the maximum allowable height of 15' 8" on a vacant lot behind two non-contributing structures. (David Rasch).
2. Case #H-09-039. 207 West San Francisco Street. Downtown & Eastside Historic District. Greg Allegretti, agent for Charlotte Capling, owner, proposes to amend a previous approval to construct an outdoor bar in the courtyard of a contributing commercial building. (David Rasch).
3. Case #H-13-032. 466 Camino Don Miguel. Downtown & Eastside Historic District. Claire Lange, agent for Susan Larson, owner, proposes to replace windows and doors, install roof-mounted mechanical equipment and screening, and increase the height of a non-contributing residential structure. (David Rasch).
4. Case #H-13-030B. 460 Camino de las Animas. Downtown & Eastside Historic District. Spears Architects, agent for Theodora Portago, owner, proposes to remodel a significant residential 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 with additional alterations. Exceptions are requested to remove historic materials and infill an existing historic opening (Section 14-5.2(D)(5)) and to construct an exterior fireplace on a primary elevation with a conjectural feature. (Section 14-5.2(C)(1)(a)). (David Rasch).

5. Case #H-13-050. 130 Romero Street. Westside-Guadalupe Historic District. Design Solutions, agent for Pagolaffub, LLC, owner, proposes to construct a 348 sq. ft. detached one-car garage to 11'4", where the maximum allowable height is 16'0", on a contributing property. (John Murphey).
6. Case #H-13-051. 626 Don Gaspar Avenue. Don Gaspar Area Historic District. Dale Zinn, agent for Kristen Kalangis, owner, proposes to construct a 513 sq. ft. addition to match existing adjacent parapet height on a contributing residential structure. (David Rasch).
7. Case #H-13-052. 641 and 645 Webber Street. Don Gaspar Area Historic District. Lloyd & Associates Architects, agent for OMC, owner, requests an historic status review of four noncontributing buildings on an institutional property. (John Murphey).
8. Case #H-13-055. 534 Alameda Street. Westside-Guadalupe Historic District. Christopher Purvis, agent for Reid & Susan Engstrom, owners, proposes to remodel a non-contributing property by constructing 1,191 sq. ft. of additions that are no higher than the existing adjacent parapet, 6' high coyote fences and yardwalls on side and rear lotlines and on the lot interior with pedestrian gates, 3' high yardwall on the street-frontage where the maximum allowable height is 45", and other minor alterations. (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 6.6.13 TIME 1:25

SERVED BY David Rasch

RECEIVED BY P. O'Neil

## HISTORIC DISTRICTS REVIEW BOARD FIELD TRIP

TUESDAY, JUNE 25, 2013 at 12:00 NOON

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

## HISTORIC DISTRICTS REVIEW BOARD HEARING

TUESDAY, JUNE 25, 2013 at 5:30 P.M.

CITY COUNCIL CHAMBERS

- A. CALL TO ORDER
- B. ROLL CALL
- C. APPROVAL OF AGENDA
- D. APPROVAL OF MINUTES: June 11, 2013
- E. FINDINGS OF FACT & CONCLUSIONS OF LAW

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Case #H-12-081 436 Camino de las Animas  
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Case #H-13-049 623 Camino de la Luz

Case #H-13-047 1222-1286 Cerro Gordo Road  
Case #H-13-021 501 Garcia Street  
Case #H-13-045 434 / 434A Camino del Monte Sol  
Case #H-13-048 703 Alto Street

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

1. Case #H-09-039. 207 West San Francisco Street. Downtown & Eastside Historic District. Greg Allegretti, agent for Charlotte Capling, owner, proposes to amend a previous approval to construct an outdoor bar in the courtyard and to paint a mural on a primary facade of a contributing commercial building. (David Rasch).
2. Case #H-13-032. 466 Camino Don Miguel. Downtown & Eastside Historic District. Claire Lange, agent for Susan Larson, owner, proposes to replace windows and doors, install roof-mounted mechanical equipment and screening, and increase the height of a non-contributing residential structure. (David Rasch).
3. Case #H-13-030B. 460 Camino de las Animas. Downtown & Eastside Historic District. Spears Architects, agent for Theodora Portago, owner, proposes to remodel a significant residential 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 with additional alterations. Two exceptions are requested to remove historic materials (Section 14-5.2(D)(5)) and to construct an exterior fireplace on a primary elevation. (Section 14-5.2(C)(1)(a)). (David Rasch).
4. Case #H-12-092. 530 East Alameda Street. Downtown & Eastside Historic District. Dolores Vigil, agent for Jay Parks, owner, proposes to construct a 1,446 sq. ft. single-family residence to the maximum allowable height of 15' 1", on an undeveloped lot. (John Murphey).

5. Case #H-13-050. 130 Romero Street. Westside-Guadalupe Historic District. Design Solutions, agent for Pagolaffub, LLC, owner, proposes to construct a 348 sq. ft. detached one-car garage to 11'4", where the maximum allowable height is 16'0", on a contributing property. (John Murphey).
6. Case #H-13-051. 626 Don Gaspar Avenue. Don Gaspar Area Historic District. Dale Zinn, agent for Kristen Kalangis, owner, proposes to construct a 513 sq. ft. addition to match existing adjacent parapet height on a contributing residential structure. (David Rasch).
7. Case #H-13-052. 641 and 645 Webber Street. Don Gaspar Area Historic District. Lloyd & Associates Architects, agent for OMC, owner, requests an historic status review of four noncontributing buildings on an institutional property. (John Murphey).
8. Case #H-13-053. 587 Camino del Monte Sol. Downtown & Eastside Historic District. Eric Enfield, agent for Kathleen Leyendecker, owner, requests an historic status review of contributing and not resurveyed structures on a residential property. (David Rasch).
9. Case #H-13-054. 145 South Armijo Lane. Downtown & Eastside Historic District. AMENERGY, agent for Stephen Badger and Stina Permild, owners, proposes to install roof-mounted solar equipment that will exceed the parapet by 25" and paint the frames and backs of the collectors to match the stucco color. (David Rasch).
10. Case #H-13-055. 534 Alameda Street. Westside-Guadalupe Historic District. Christopher Purvis, agent for Reid & Susan Engstrom, owners, proposes to remodel a non-contributing property by constructing 1,191 sq. ft. of additions that are no higher than the existing adjacent parapet, 6' high coyote fences and yardwalls on side and rear lotlines and on the lot interior with pedestrian gates, 3' high yardwall on the street-frontage where the maximum allowable height is 45", and other minor alterations. (David Rasch).

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

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**SUMMARY INDEX**  
**HISTORIC DISTRICTS REVIEW BOARD**  
June 25, 2013

<b>ITEM</b>	<b>ACTION TAKEN</b>	<b>PAGE(S)</b>
Approval of Agenda	Approved as presented	1-2
Approval of Minutes – June 11, 2013	Approved as amended	2
Communications	None	2
Findings of Fact & Conclusions of Law	Approved as presented	2-3
Business from the Floor	None	3
Action Items		
1. <b><u>Case #H-12-081</u></b> 436 Camino de las Animas	Approved with conditions	3-8
2. <b><u>Case #H-09-039</u></b> 207 West San Francisco Street	Approved with conditions	8-10
3. <b><u>Case #H-13-032</u></b> 466 Camino Don Miguel	Approved as recommended	10-11
4. <b><u>Case #H-13-030B</u></b> 460 Camino de las Animas	Approved with conditions	12-18
5. <b><u>Case #H-13-050</u></b> 130 Romero Street	Approved as submitted	18-19
6. <b><u>Case #H-13-051</u></b> 626 Don Gaspar Avenue	Approved as submitted	19-21
7. <b><u>Case #H-13-052</u></b> 145 South Armijo Lane	Maintained current status	21-23
8. <b><u>Case #H-13-055</u></b> 534 Alameda Street	Approved as recommended	23-25
I. Matters from the Board	Discussion	25
J. Adjournment	adjourned at 7:20 p.m.	25

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

**June 25, 2013**

**A. CALL TO ORDER**

A regular meeting of the City of Santa Fé Historic Districts Review Board was called to order by Chair Sharon Woods on the above date at approximately 5:30 p.m. in the City Council Chambers, City Hall, 200 Lincoln, Santa Fé, New Mexico.

**B. ROLL CALL**

Roll Call indicated the presence of a quorum as follows:

**MEMBERS PRESENT:**

Ms. Cecilia Rios, Vice Chair  
Mr. Edmund Boniface  
Mr. Frank Katz  
Ms. Christine Mather  
Ms. Karen Walker

**MEMBERS ABSENT:**

Ms. Sharon Woods, Chair [excused]  
Dr. John Kantner [excused]

**OTHERS PRESENT:**

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

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

**C. APPROVAL OF AGENDA**

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

**D. APPROVAL OF MINUTES: June 11, 2013**

Ms. Rios requested a change on page 16, 7<sup>th</sup> sentence where “the” should be inserted before “fence.”

Mr. Katz requested a change on page 8 where “Natalie” should be spelled “Nathalie.”

Mr. Boniface requested the following changes:

On page 7 at the bottom should say, “Mr. Boniface asked if he would use Galvalume because that looked a little aged.”

On page 9 in the middle of the page it should say, “Mr. O'Reilly said there was a survey done in the seventies when the grading cut substantially lowered the grade from 1976 down.” And the next sentence, “It varied from what was probably six to eight feet at the southeast corner down to zero.”

On page 10 at the bottom, “Mr. Katz moved to postpone Case #H-12-081 and asked to have story poles placed on the west side at the corners to show the finished height.”

On page 21 in the middle paragraph, third sentence it should say, “She felt they were almost no longer part of historic Santa Fé. Up their driveway were concrete homes that didn't fit in.”

On page 22, third paragraph should say, “Mr. Gifford explained that the south gate was only for emergency vehicles and would have a gate that could only be opened by emergency vehicles.”

On page 37, bottom, right below Matters from the Board, it should say, “Mr. Rasch said staff found the maximum lot coverage in R-5 zones was 40% and may be 50% if private open space was provided.”

Ms. Walker asked if a single-family residence in R-5 could be increased to 50%. Mr. Rasch said it could not.

**Ms. Walker moved to approve the minutes of June 11, 2013 as amended. Mr. Boniface seconded the motion and it passed by unanimous voice vote except for Ms. Mather who abstained.**

**E. FINDINGS OF FACT & CONCLUSIONS OF LAW**

**Case #H-12-098            444 Galisteo Street**

<b>Case #H-12-081</b>	<b>436 Camino de las Animas</b>
<b>Case #H-13-043</b>	<b>924 Canyon Road #5 &amp; 7</b>
<b>Case #H-13-044B</b>	<b>541 Camino Rancheros</b>
<b>Case #H-13-049</b>	<b>623 Camino de la Luz</b>
<b>Case #H-13-047</b>	<b>1222-1226 Cerro Gordo Road</b>
<b>Case #H-13-021</b>	<b>501 Garcia Street</b>
<b>Case #H-13-045</b>	<b>434 / 434A Camino del Monte Sol</b>
<b>Case #H-13-048</b>	<b>703 Alto Street</b>

**Mr. Boniface moved to approve the Findings of Fact and Conclusions of Law as presented. Ms. Walker seconded the motion and it passed by unanimous voice vote except for Ms. Mather who abstained.**

#### **F. COMMUNICATIONS**

There were no communications.

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

There was no business from the Floor.

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

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

1. **Case #H-12-081. 436 Camino de las Animas.** Downtown & Eastside Historic District. Jim Swearingen, agent/owner, proposes to construct a 2,591 sq. ft. single-family residence to the maximum allowable height of 15' 8" on a vacant lot behind two non-contributing structures. (David Rasch)

Mr. Rasch gave the staff report as follows:



## **BACKGROUND & SUMMARY:**

436 Camino de las Animas is a vacant area in the rear of 442 Camino de las Animas where two non-contributing structures exist. The applicant proposes to construct a 2,611 square foot single-family residence. Elevations show that the structure will be constructed to a height of 13' 8" where the maximum allowable height is 15' 8". However, examination of topographic information reveals that the northwest corner of the structure may require fill or a floor step-down which could propose the height at a maximum of 16' 8". If this is the case, then the topographic information also reveals that the footprint of the structure has a 2' grade change and the Board could approve a maximum allowable height of 19' 8" without an exception. This would allow for needed additional height in a downward expansion with no change in maximum parapet height above sea level.

On June 11, 2013, the HDRB postponed action pending the installation of story poles at the four corners of the proposed structure to indicate the proposed height.

The building is designed in the Spanish-Pueblo Revival style. It will feature stepped massing (especially on the west end), battered and rounded edges, an 18" wooden overhang along most of the south elevation, portals with standing seam shed roofs, beveled window and door openings, and divided-lite windows and doors. Stucco will be cementitious "Buckskin" and cladding color will be "Sand".

### **14-5.2(D)(9)(c)(iii)      General Design Standards for All H Districts, Height**

In historic districts, height shall be the vertical distance measured between the highest part of a structure and the existing grade or finished grade, whichever is more restrictive, at the midpoint of the street facing façade, excluding rooftop appurtenances, the increased height of walls or fences over pedestrian and vehicular openings, and gates (either in opened or closed position). For structures which do not have street frontage, height shall be determined by the façade which contains the tallest vertical distance measured between the highest part of a structure and the existing grade or finished grade, whichever is more restrictive.

### **14-5.2(D)(9)(c)(ii)(F)      General Design Standards for All H Districts, Height**

In exercising its authority under this section, the board shall limit the height of structures as set forth in this section. Heights of existing structures shall be as set forth on the official map of building heights in the historic districts. The board may increase the allowable height for proposed buildings and additions located on a sloping site where the difference in the natural grade along the structure's foundation exceeds two (2) feet. In no case shall the height of a façade exceed four (4) feet above the allowable height of the applicable streetscape measured from natural or finished grade, whichever is more restrictive. This increase in height shall be constructed only in the form of building stepbacks from the street.

## **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.

Vice Chair Rios asked Mr. Rasch to describe the grade from the street up the driveway and into the site.

Mr. Rasch said it was at the foot of a north hill that ran east to west in that area and two houses were down at the street level and a driveway going up between them to the pad site which was most of the way up that hill. There were buildings behind this property at the crest of the hill that were higher.

Vice Chair Rios asked what the grade increase was.

Mr. Rasch said it was probably 10-15 feet.

Vice Chair Rios asked him to describe the streetscape in the area and the relationship between the proposed house to the houses in that vicinity.

Mr. Rasch recalled that when this case came to the Board meeting in 2007, Ms. Melissa Barrett did the height calculation and used a radial calculation. It was on page 5 in the packet. At the center of the 300' radius as shown was behind those two buildings. Those two buildings on the height map were shown to be 12' and 14' high. To the south up on top of the hill were two buildings at 12' and 13' high. To the north of this property across the street on Animas was a two story house at 26' and others along the north side of the street were at 14' and 15'. On the south side of street not adjacent to this property, the buildings were 14', 13', and 13'. So the average was 15' 8".

Vice Chair Rios asked how staff got that.

Mr. Rasch said they took all applicable buildings and divided by the number of buildings. We got 13' 8" and added 2' for the average. Because there was more than a two foot drop at the northwest corner, the Board also had a four foot additional discretion.

Vice Chair Rios said on the site visit the applicant had four story poles and the homes behind were taller. She asked how much taller they were.

Mr. Rasch pointed to one of them and said that house was 13' from its grade but its grade was higher than this one.

Mr. Katz said on page 5 the building to the west of the proposed structure was dark and he couldn't read it.

Mr. Rasch said it was 23' but it was not included in the average and the one across at 20' was also crossed out. The reason was an area of the code that said nonhistoric structures should be excluded from the height calculation. That was made part of the code in 1996. Because >>>

Mr. Katz asked if a building over 50 years old would be included. Mr. Rasch agreed.

Mr. Rasch explained that noncontributing buildings over 16' tall were not included in the averaging. Staff had to know if it was a one or two story house and if historic, if the second floor was non-historic.

Ms. Mather asked if there was any discussion on design last time. Mr. Rasch said the discussion didn't get that far.

Present and sworn was Mr. Jim Swearingen, 436 Camino de las Animas.

Vice Chair Rios reminded the public to stick to those issues under the purview of the Board. To her mind there were no laws governing view shed.

Ms. Brennan said that was true of private views but public views over the escarpment were under the Board's purview.

Mr. Swearingen said the design was as unobjectionable as he could make it in a pueblo style with rounded corners, divided glass windows and the height was two feet below maximum. He graded the lot down because before he graded there was objection. So he cut it down two feet to 72' and limited it to 14'. Mr. Klein's house was not contiguous but to the west of his property. He had paid the taxes on this property since 1972. He added a bedroom and bath and remodeled the garage. He intended to build a house there in the 1970's but interest rates prevented that. The house in front would be his guest house and he would live in the back one.

Mr. Swearingen said he met the city requirements and having lived here 41 years, he also had a good taste for Santa Fé style.

Vice Chair Rios asked what the square footage of the proposed house would be.

Mr. Swearingen said it would be 2,691 with the portales. And with the guest house he would have 24% lot coverage.

Vice Chair Rios asked about colors.

Mr. Swearingen said the stucco would be Buckskin cementitious. There was a wall of pumice-crete on the side and one behind that were all stuccoed Buckskin. There would be no walls.

Vice Chair Rios asked if there would be anything on the roof.

Mr. Swearingen said only skylights and those would not be above the parapets.

Ms. Mather asked about trim colors.

Mr. Swearingen said the only wood would be the portal and the overhang on the back and those would

all be stained.

Ms. Mather asked if there would be exterior lights.

Mr. Swearingen said only under the portal. They would be a Mexican tin design from Artesanos or clay like on the other house that Southwest Pottery made in a Terra Cotta color.

He added that he showed the plans to the neighbor across the street because they would see it every day. They had no problem with it.

Mr. Boniface asked about the roof color.

Mr. Swearingen said it was Galvalume that had a weathered zinc look.

#### PUBLIC COMMENT

Present and sworn was Mr. Richard Klein, 801 Old Santa Fé Trail Unit C. He agreed that his property was not contiguous but was only 10 feet away. He said he dropped off a letter today which outlined basically what he had to say and highlighted answers to the Board's questions.

Mr. Klein said there was a sewer line at 7055 and the top of his house would be 7085.8 so from the street to the top of his structure was just about 30'. It was true that there would be houses up the hill that were taller than Mr. Swearingen's house.

From the street back to the south you would find that top of the proposed houses was about 4-5 feet above every house from the street to his set back.

Other than what his letter said, he would be willing to answer any questions.

Vice Chair Rios asked Mr. Rasch if he agreed with Mr. Klein's statement that the proposed house was 4-5 feet higher than any other.

Mr. Rasch couldn't say but it was definitely not higher by the story poles.

Mr. Klein said he was talking about at equal setbacks from the street - a parallel line and houses further west. Looking to the east along Camino de las Animas, #14 and part of #13 the same thing would be true. That's why he said it was towering above all others of equal or lesser set back.

Mr. Katz was a little puzzled. Looking at the house immediately to the south, the height was 23'. It probably started lower but it was quite a lot taller house. He believed the top was probably lower than what Mr. Swearingen proposed house.

Mr. Klein said Nathalie Kent's house was much lower. And standing at his fence there would be no doubt about it. That was why he invited Mr. Rasch or any Board member to come any time and see it.

Mr. Katz said on the height diagram, to the east and slightly to the south was a house of 12' and it was considerably higher than what Mr. Swearingen was planning to build.

Mr. Klein agreed and said it was further back from the street. The hill goes up. It was a definite incline. That house was almost twice the distance from Camino de las Animas.

Mr. Katz noted that Mr. Swearingen's site goes up to the south but also up to the east.

Mr. Klein agreed it was a bit to the east. The driveway was climbing as it did this.

Mr. Katz said at the SE corner of his property there were walls and the base of those walls were considerably above the platform of his house.

Mr. Klein thought that was hard to say. The south corner he believed but he was not as familiar with the bottom and the corner.

Present and sworn was Ms. Nathalie Kent who lived on the west side of Mr. Swearingen's house. She had been here 20 years now. She was not sure she understood the wall between her and Mr. Swearingen. She knew she was very much lower. On her side it was much deeper.

She commented on how sad it was. It was one of the few traditional towns left. She wanted to be good neighbors. She was glad the Board was here to save things. She wished they could go back to when the Indians were here.

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

Mr. Swearingen said the finished floor grade of his house was lower than Mr. Klein's house so it would be at least as high as his. The finished floor grade of the two behind him were higher than his (Leon Morrison). He showed Mr. Morrison his plans and he had no objection. The wall between shelters the view from both sides. The base of the wall was higher than the finished floor grade and the finished west end was higher also. It was a coyote fence put up in the 1970's. The Morrison house might be set back 15' from his wall.

Mr. Katz said the maximum height was 15' 8" and the proposed height was 13' 8". He asked if the Board had discretion regarding height.

Mr. Rasch said yes. It was based on street harmony. The Board didn't have to grant the extra height.

**Ms. Mather moved to approve 12-081 per staff recommendation with the conditions that the light fixture designs be brought to staff, that no rooftop appurtenances be allowed, that the wood parts be stained as approved by staff and that the color of the roof be weathered zinc. Ms. Walker seconded the motion.**

Mr. Katz proposed an amendment that entire structure be lowered by 15". Ms. Mather didn't consider that amendment as friendly.

**The motion passed by majority voice vote (3-1) with Mr. Katz voting against.**

2. **Case #H-09-039. 207 West San Francisco Street.** Downtown & Eastside Historic District. Greg Allegretti, agent for Charlotte Capling, owner, proposes to amend a previous approval to construct an outdoor bar in the courtyard and to paint a mural on a primary façade of a contributing commercial building. (David Rasch).

Mr. Rasch gave the staff report as follows:

**BACKGROUND & SUMMARY:**

207 West San Francisco Street, known as Burro Alley Café, is a commercial building that was constructed in a simplified Spanish-Pueblo Revival style between 1921 and 1927 with a post 1945 addition on the rear along the Burro Alley frontage. The building is listed as contributing to the Downtown & Eastside Historic District and the south and west elevations are designated as primary.

On July 28, 2009, the HDRB conditionally approved an application to remodel the property as a restaurant with an outdoor courtyard. Now, the applicant proposes to amend the approval with a redesign of the bar area.

The "L"-shaped bar, covering approximately 586 square feet in area, would be located at the southeast corner of the courtyard and it would be publicly-visible from Burro Alley. A free-standing simplified steel post and beam structure is proposed to hold a pitched fabric awning. Details regarding color of steel and awning were not provided. The pitched awning roof overhangs the beams by 3'. This canopy does not follow Santa Fé style standards and an exception was not requested for the structure to be installed for more than 30 days per year.

The bar will be finished with vertical wooden planks, details regarding color or finish were not submitted.

**STAFF RECOMMENDATION:**

Staff recommends approval of this application with the conditions that the roof structure shall have bracket or corbel supports at the overhang or that the overhang shall be reduced to less than 18" deep and that the fabric covering shall be constructed with permanent material in order to comply with Section 14-5.2(C) Regulation of Contributing Structures, (D) General Design Standards, and (E) Downtown & Eastside Historic District.

Vice Chair Rios asked if the Board could not approve the canopy by ordinance. There was no exception requested.

Mr. Rasch asked the applicant to think about options.

Mr. Boniface asked if the 18" maximum overhang for cantilever was why 30" was not allowed.

Mr. Rasch agreed.

Mr. Boniface understood also that by adding the brackets it was no longer a cantilever.

Mr. Rasch the code section regarding cantilevers.

Mr. Boniface thought if it were a normal pitched roof it would be considered a leaf. Mr. Rasch agreed.

Mr. Boniface asked if corrugated steel or rusted steel would be allowed. Mr. Rasch agreed.

Ms. Mather asked about the pitch.

Mr. Rasch said he didn't do a pitch calculation.

Present and sworn was Mr. Greg Allegretti, 1925 Aspen Unit 802-B, who said they wanted to be accommodating tonight so they were embracing all the conditions Mr. Rasch wanted to see. He agreed to a metal roof instead of fabric with wood columns to please the Board as best they could. He begged the Board's indulgence in working with his confusion. He explained this project came to him only recently in time and he hoped the Board could help him get something accomplished. He would be willing to bring the columns clear out to eliminate overhangs.

Ms. Mather asked if he would agree to postpone this to next month.

Mr. Allegretti said he would not. He was a small business man and needed to keep the season.

Vice Chair Rios thought it was simple enough and the applicant cooperated so the motion could include drawings to staff.

There were no speakers from the public regarding this case.

**Mr. Boniface moved to approve Case #H-09-039 with the conditions that the metal roof be substituted for fabric, that columns be wood instead of metal and columns moved out to the edge and that new drawings be submitted to staff for review and approval.**

**Ms. Mather seconded with addition that all colors be submitted to staff for review and approval and the motion passed by unanimous voice vote.**

3. **Case #H-13-032. 466 Camino Don Miguel.** Downtown & Eastside Historic District. Claire Lange, agent for Susan Larson, owner, proposes to replace windows and doors, install roof-mounted mechanical equipment and screening, and increase the height of a non-contributing residential structure. (David Rasch).

Mr. Rasch gave the staff report as follows:

**BACKGROUND & SUMMARY:**

466 Camino Don Miguel is a single-family residence that was constructed by 1928 in the Spanish-Pueblo Revival style. The building is listed as non-contributing to the Downtown & Eastside Historic District. On May 14, 2013, the HDRB postponed action on this application pending consideration of reducing the height of the rooftop equipment screening and/or relocating the equipment.

Now, the applicant proposes to remodel the building with the following three items.

1. All windows and doors will be replaced with units that will be clad in white and with divided lites that meet the 30" rule. Some opening dimensions will be altered.
2. The building will be increased in height from approximately 9' to approximately 14' where the maximum allowable height is 16' 4". The height increase will screen rooftop equipment. The applicant has relocated the units and reduced the amount of screen mass in response to the Board's concerns.
3. The building will be restuccoed in El Rey cementitious "Buckskin."

**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.

Vice Chair Rios asked where they relocated the HVAC units.

Mr. Rasch suggested asking that of the applicant.

Present and sworn was Ms. Claire Lange who said last time they had the unit toward the west but screened it at 14' 2" which gave a lot of mass on the south side and the Board suggested screening just the unit so one would see less of it because it was on the north and then lower the screening because there was no screening on the south. She had lowered it to 12' 4" so she had lowered the whole mass by 4' 8".

Vice Chair Rios- asked about divided lites.



Mr. Rasch explained they had simulated divided lites and they were acceptable.

Mr. Boniface asked if there was a divider between the glass.

Ms. Lange agreed and it looked just like true divided lights.

There were no speakers from the public regarding this case.

**Mr. Katz moved to approve Case #H-13-032 per staff recommendations. Ms. Walker seconded the motion.**

Ms. Walker thanked Ms. Lange for working with the Board.

Mr. Boniface also thanked her for working with the Board.

**The motion passed by unanimous voice vote.**

Ms. Walker excused herself to celebrate her birthday+.

4. **Case #H-13-030B. 460 Camino de las Animas.** Downtown & Eastside Historic District. Spears Architects, agent for Theodora Portago, owner, proposes to remodel a significant residential 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 with additional alterations. Two exceptions are requested to remove historic materials (Section 14-5.2(D)(5)) and to construct an exterior fireplace on a primary elevation. (Section 14-5.2(C)(1)(a)). (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 they are sensitive in design. There is also a non-historic addition on the west elevation at the north end. The building is listed as significant to the Downtown & Eastside Historic District with all elevations designated as primary except for the non-historic west ends of facades 6 and 12 and facades 7, 8, 10, and 11.

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

1. Some historic doors and windows will be replaced while others will be repaired and maintained. An exception is requested to remove historic materials (Section 14-5.2(D)(5)(a)(i)) and the required exception criteria responses are 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 existing door on elevation 5 will be removed and the opening infilled with stuccoed wall. An exception is requested to infill an existing opening (Section 14-5.2(D)(5)(a)(iii)) and the required exception responses are at the end of this report.
3. 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.
4. 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. The originally proposed 4' deep overhang on the south elevation with minimal support has been reduced in depth to 3' and the carved corbel supports are more substantial.
5. The interior fireplace on elevation 14, the north elevation, will be replaced with an exterior fireplace. An exception is requested to change the character of the elevation by adding conjectural features from other buildings (Section 14-5.2(C)(1)(a)) and the required exception responses are at the end of this report.
6. 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.
7. Roof-mounted photovoltaic and solar panels will be installed that will not be visible from a public way.
8. The west lotline coyote fence will be removed and replaced with a 6' high stuccoed yardwall.

#### EXCEPTION TO REMOVE HISTORIC MATERIAL/INFILL AN HISTORIC OPENING

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

The character of the district will not be harmed by the replacement of non-original windows and doors with windows and doors that are more in keeping with the original fenestration of the house. Infilling the opening where the non-original west facing door in bedroom 2 is to be removed will not damage the character of the district because it is not visible from the neighboring property and public right-of-way.

Staff response: Staff does not agree with this statement. While doors and windows are not original, they are historic elements of primary elevations as per Section 14-5.2(C)(1)(b)) Changes to structures that have acquired historic significance in their own right shall be retained and preserved, recognizing that most structures change over time. Too much loss of historic material on primary elevations may compromise 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*

The exception will prevent a hardship by allowing the owner to have at least some windows and doors that are both fully functional and energy efficient by current standards. To the best of our knowledge, none of the doors and windows proposed to be replaced are original to the house, with the exception of one west-facing window entirely invisible from the public realm. Infilling the opening where the non-original west facing door in bedroom 2 is to be removed will assist in overall energy efficiency.

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, Since Federal law exempts recognized historic structures from energy efficiency a less invasive solution should 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*

Allowing a simple change to match the original fenestration of the house while allowing some windows and doors to be both fully functional and energy efficient, as well as infilling the bedroom 2 door opening will help ensure that residents can continue to live within the historic districts without 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 and a restoration professional has not been contracted to assess the issues of repairability and energy conservation improvements.

#### EXCEPTION TO ADD CONJECTURAL FEATURES

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

The character of the district will not be harmed by replacing this fireplace mass projecting forward from the exterior face of the north wall. This is a common occurrence throughout the historic district and in no way detracts from the character of the district. In any case, the north façade is not visible from the street.

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 exception will prevent a hardship by allowing the owner to have a fireplace in the living room which is better proportioned and more pleasing to the owner, and also safer and more functional.

Staff response: Staff does not agree with this statement. The interior fireplace may be rebuilt so that it is "better proportioned and more pleasing" without affecting the exterior primary elevation. The applicant has not provided the reasons why an exterior fireplace will be safer and better functioning than an interior fireplace.

*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 this minor change, which will not remove exterior historic detail or fabric, while allowing the owner to carry out desirable interior alterations certainly recognizes the owner's need to reasonably control the functionality and character of the interior of the house.

Staff response: Staff agrees with this statement.

**STAFF RECOMMENDATION:**

Staff recommends denial of the exception requests to remove historic material, infill and existing opening, and add conjectural features as not having met the exception criteria nor having provided evidence that replacement rather than repair is necessary. Otherwise, this application complies with Section 14-5.2(C) Regulation of Significant Structures, (D) General Design Standards, and (E) Downtown & Eastside Historic District with the condition that the roof-mounted equipment shall not be publicly-visible.

Vice Chair Rios asked what the public visibility was on the exterior fireplace on E14.

Mr. Rasch said there was no public visibility.

Vice Chair Rios asked how much it protruded.

Mr. Rasch didn't know.

Vice Chair Rios asked in #3 what was historic but not original.

Mr. Rasch said the south side had a number of rooms not original but historic. But even though they were historic they had no character. They were just walls.

Ms. Mather said she was missing drawings of the existing west and south elevations. She did have page 25 which were the proposed.

Mr. Rasch said that was in the previous packet.

Ms. Mather noted the window schedule had double-hungs replaced by casement and some seemed more significant than others. She asked Mr. Rasch to walk the Board through those that caused him the most concern.

Mr. Rasch said the original historic materials were more important. The east and west façades were most important.

Ms. Mather said on the west they were not proposing removing them so it was primarily on the east.

Vice Chair Rios asked how many were to be replaced. Mr. Rasch said ask the applicant.

Present and sworn was Mr. Karl Sommer, P.O. Box 2476, Santa Fé.

Present and sworn were Ms. Beverly Spears, Mr. Passmore and the owners, Theodora and Winder Portago.

Mr. Sommer said the interesting thing was that the Board last time upgraded it from contributing to significant and the underlying basis was that Nordfeldt was an important person and designed this home and most of the design still existed. However there were important changes made over time and some were now historic changes.

The Board, was relying heavily on the importance of the owner. Nordfeldt did some important things while he lived here. But the house there today was different in many ways.

He asked what the reason for the significant status was. Ms. Mather said she was a little on the fence about it because the changes speak to that.

Mr. Sommer shared some photos of the house from 1930. (Ex B and C)

At that time in 1930 the house had Territorial style and had a clean line across the front. It had a covered portal that now had been obliterated. Although they are historic additions, they changed all the lines of this house. It got a more pueblo parapet and an addition around to the west.

Those were significant changes to the house. That house looks different today. It didn't destroy the significance because of the important person. Double hung windows were not part of that design. They were not changing any of the east side. The double hungs were not part of Mr. Nordfeldt's original design. The double-hung windows were not part of the original fabric or part of the original designer's work. So the changes now proposed would not change that because they were doing something in keeping with the

original design. They were not restoring the Territorial design.

Mr. Nordfeldt's great nephew visited recently and wrote a letter to Ms. Portago. He had a copy of it here. He wrote that letter in support of the application tonight.

Mr. Sommer read from it and in it the author said he liked what was being proposed. Mr. Sommer passed around the letter to be put in the record [attached as exhibit D].

Ms. Mather understood they were replacing the double-hung windows with casements primarily on the west and south elevations as being more in keeping with the historic structure.

Mr. Sommer agreed. The original was all in casements.

Present and sworn was Ms. Beverly Spears, 1334 Pacheco.

Vice Chair Rios noted the double hung windows on the house now and asked what the original windows were.

Ms. Spears said those double-hung windows were on additions put on the building after Nordfeldt left Santa Fé.

Vice Chair Rios asked if they felt that the windows were not compatible with what was there now.

Ms. Spears agreed. She thought it would be better to follow what Nordfeldt did when he built it. She thought Mr. Passmore knew about that more.

Present and sworn was Mr. Shannon Passmore, 1334 Pacheco, who said they proposed to replace 8 windows. There was one original window on the west at the living room they intended to replace it as well. It was on A-4 on the west wall of living room.

Vice Chair Rios asked how many doors they proposed to replace and if they were original.

Mr. Passmore said the mud room door on the north façade would be replaced with a wood door in the same style. They also proposed to replace the dining room French doors with new French doors.

Vice Chair Rios said they saw a window on the east elevation that had a corbel in front and wondered if this application proposed to change that.

Mr. Passmore said they proposed to retain and restore the window and retain the corbel.

Mr. Boniface noted in the 1930 photo, the three doors under the portal appeared to have screen doors. He asked if they were proposing to do screen doors. They were pretty ugly looking.

Mr. Passmore said they were not proposing screen doors. There were none there now. There was a plastic panel out front and non-original doors with thick muntins. They planned to replace those doors with much thinner muntins.

Vice Chair Rios, after hearing Mr. Sommer's presentation and given the staff report, whether Mr. Rasch was still saying the double-hung's should remain.

Mr. Rasch said it depended on the reasoning of the Board. While the responses didn't get into that, his responses really added to that issue. Even though historic, he was still on the fence because the Board was to recognize historic elements as they changed and with casements it would lose that history.

Vice Chair Rios asked if the applicant was changing any window openings or door openings.

Mr. Passmore said they intended to keep all the openings with the exception of one window in the master bedroom on the west façade. That window would get a bit smaller and shift to the north.

Vice Chair Rios asked in reference to the fireplace on #14 where the interior would be replaced with exterior if the applicant could describe that.

Ms. Spears said regarding the fireplace that what you see on the interior was not original to Nordfeldt and didn't fit well. They proposed to push the firebox a little to the north so it would protrude 14" beyond the wall so it wasn't all in the living room.

There were no speakers from the public regarding this case.

Mr. Boniface went back to screen doors and asked if the applicant would consider installing screen doors to replicate what was there originally.

Mr. Sommer said they had- no objection to doing that.

**Mr. Boniface moved to approve Case #H-13-030B as presented with the additional that the three doors would also have screen doors that were identical to the 1930 photograph.**

**Mr. Katz seconded and added that the responses to the exception criteria both of written material and orally presented at this meeting have been met. Mr. Boniface accepted the amendment as friendly.**

Ms. Mather said it appeared on page 7 that the front door had its screen door. Mr. Boniface agreed.

**The motion to approve with conditions passed by unanimous voice vote.**

**5. Case #H-13-050. 130 Romero Street. Westside-Guadalupe Historic District. Design Solutions,**

agent for Pagolaffub, LLC, owner, proposes to construct a 348 sq. ft. detached one-car garage to 11'4", where the maximum allowable height is 16'0", on a contributing property. (John Murphey).

Mr. Murphey gave the staff report as follows:

**BACKGROUND AND SUMMARY:**

Constructed in the early 20<sup>th</sup> century, 130 Romero Street is a hipped box Craftsman-style home contributing to the Westside-Guadalupe Historic District.

**Project**

The applicant proposes to build a detached garage and reconstruct yardwalls.

**Garage**

Near the end of the driveway is proposed an approximately 348 sq. ft., 11'-4"-high (where the maximum allowable height is 16'), one-car garage. The flat-roof, roughly Spanish-Pueblo Revival structure will have one paneled steel vehicular door painted brown. The garage will be finished to match the approximate "Buckskin" color of the house.

**Walls**

A wood fence near the southwest corner of the property will be replaced with a stucco-on-block wall. The wall will be approximately 4'-4" in height and tie into an existing block wall of the same height running along the south property line. As with the garage, the new yard wall will be stuccoed to match 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 Westside-Guadalupe Historic District, Section 14-5.2 (I).

Ms. Mather asked regarding the garage door, when the report said one panel, if that mean it was a solid door. On page 16 it looks like it had divisions.

Mr. Murphey agreed it was multi-panel.

Mr. Boniface asked regarding the 4' 4" wall height what the maximum wall height allowed.

Mr. Murphey said the maximum was six feet until it tied in with the street.

Present and sworn was Mr. Tim Curry, 1415 W Alameda, who asked the Board to consider that he was trying to maintain a sensitive approach and that's why he was putting the garage as far back as possible.



There were no speakers from the public regarding this case.

**Ms. Mather moved to approve Case #H-13-050 as submitted/. Mr. Katz seconded the motion and it passed by unanimous voice vote.**

6. **Case #H-13-051. 626 Don Gaspar Avenue.** Don Gaspar Area Historic District. Dale Zinn, agent for Kristen Kalangis, owner, proposes to construct a 513 sq. ft. addition to match existing adjacent parapet height on a contributing residential structure. (David Rasch).

Mr. Rasch gave the staff report as follows:

**BACKGROUND & SUMMARY:**

626 Don Gaspar Avenue is a single-family residential structure that was constructed in 1927 in the Spanish-Pueblo Revival style. The architectural style was altered to Territorial Revival and then subsequently reestablished as Spanish-Pueblo Revival style in 2007. A non-historic addition was constructed on the west elevation. The building is listed as contributing to the Don Gaspar Area Historic District and the east and north elevations are designated as primary.

The applicant proposes to remodel the structure with the following four items.

1. An existing non-historic paired 1-over-1 double-hung window will be removed and replaced with a single-lite door and single-lite sidelite in the existing location and opening dimensions.
2. An existing non-historic door will be removed and replaced with a 1-over-1 double-hung window in the existing location and opening dimensions.
3. A 510 square foot addition will be constructed on the south elevation to a height of 14' 6" to match the adjacent parapet height. The addition will feature rounded edges and corners, a corner fireplace chimney with stepped massing, a portal on the east elevation, a shed roof on a portion of the west elevation, and single-lite windows and doors that appear to have brick sills and thresholds. The addition will be finished with cementitious stucco that will match the existing color, the aluminum-clad wood windows will match the existing trim color, and the portal will be stained in a color that is slightly different from the existing woodwork.
4. An existing window on the south elevation will be removed and replaced with a door that opens onto the new portal by shifting the opening to the west.

**STAFF RECOMMENDATION:**

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

Vice Chair Rios asked if with this project the status would be maintained. Mr. Rasch agreed.

Mr. Boniface asked why the south and west façades were not primary.

Mr. Rasch said the west was an addition. Staff looked at south and saw nothing unique about that one.

Present and affirming was Mr. Dale Zinn, Box 756, who said this addition was to be added to the back. It started 18' back from the current south façade. The point was that he felt there was some significance to the south façade which was why he pushed it all the way back. It was currently owned by Christian Kalangis so it was being kept in the family.

Mr. Boniface asked about what he showed as an eye brow over the door.

Mr. Zinn explained it was an existing awning over the door and he just kept it as a historic element over the window.

Mr. Boniface thought it would be better to put it over the door.

There were no speakers from the public regarding this case.

**Mr. Katz moved to approve Case #H-13-051 as submitted per recommendation of staff and complimented Mr. Zinn on the attractive design. Mr. Boniface seconded the motion and it passed by unanimous voice vote.**

7. **Case #H-13-052. 641 and 645 Webber Street.** Don Gaspar Area Historic District. Lloyd & Associates Architects, agent for OMC, owner, requests an historic status review of four noncontributing buildings on an institutional property. (John Murphey).

Mr. Murphey gave the staff report as follows:

### **BACKGROUND AND SUMMARY:**

Spread across two lots on the east side of Webber Street, 641 and 645 contains the First Christian Church of Santa Fé campus. Constructed in c.1942, the original church is a one-story Spanish-Pueblo Revival sanctuary fenestrated with double-hung wood windows. Across its front façade was added in 1961 a two-story height contemporary Pueblo Revival sanctuary addition, designed to reflect the emerging minimalist style of the First Christian Church. The addition created a long walkway connecting to a c.1949 block residence fenestrated with steel casement windows. At some point after 1967, a two-car garage was added to an older structure near the northeast corner of the property. Currently the church and its addition and the former house are noncontributing to the Don Gaspar Area Historic District. The post-1967 garage has no status.

### **Project**

The applicant has requested a review of the status of the buildings making up the First Christian Church of Santa Fé campus.

## **Historical Background**

Born in 1924 in Fort Smith, Arkansas, Louis Willard Walker received his architecture degree from the University of Utah in 1953; prior to this he served in the U.S. Corps of Engineers, between 1943 and 1946.

After graduating, Walker apprenticed for several years as a draftsman in Phoenix before moving to Santa Fé in c.1955. In Santa Fé he worked as a draftsman/architect for several firms, starting with Kenneth S. Clark, and including Meem, Buckley & Hellene, Lescher & Mahoney, R. Ewing Stiffler, and Clark & Register. In 1958, he opened his own practice, operating out of a studio attached to his home at 907 Camino Santander Lane, a house he shared with his wife, Necoma Jean.

Walker worked in both residential and commercial architecture, designing for clients primarily in the Santa Fé and Los Alamos areas. His residential work included contemporary and updated traditional designs. In 1958, the New Mexico chapter of the American Institute of Architects featured one of his designs, the C. D. Wilson residence (13 Camino Encantado), a contemporary Pueblo Revival living space-oriented house, in a series of "outstanding New Mexico homes."

He also designed commercial and institutional buildings, highlighting their prefabricated materials. Examples of this include the Santa Fé Coca Cola Bottling Plant (1967) and the Los Alamos County Municipal Building (1971/demolished), in which the precast T-beam construction became part of the façade.

For the First Christian Church (Disciples of Christ) congregation, a Protestant mainline denomination, with roots going back to the Second Awakening, Walker designed a large contemporary addition to the existing Pueblo Revival sanctuary. Following the dictum of the First Christian Church, Walker created a double-height, nave-dominated sanctuary, devoid of ecclesiastical imagery.

His design harkened to the 1942 Eliel and Euro Saarinen commission for the First Christian Church in Columbus, Indiana. Described as "serene and chastely simple," the Saarinen's church interior is designed as a double-height nave, with a flat chancel wall, and a simple pulpit and baptistry. The only ecclesiastical imagery is a large unadorned cross affixed off-center to the chancel wall. Walker's design for the Santa Fé sanctuary follows closely the Saarinens, and like the church in Columbus features an austere sanctuary illuminated by a series of windows at one side of the nave. Beyond the nave, all similarities end.

The front façade, facing Webber, presents a simple composition of block-like solids. Fronting immediately on the sidewalk is a long narthex extending beyond the footprint of the sanctuary. To the street it presents only three narrow, vertical abstract stained glass windows. Rising above the narthex is the lump-like nave penetrated at this elevation by an off-center arrangement of narrow, fixed glass windows. Extending the line of the narthex, Walker designed a long covered walkway, connecting to an existing residence by a cube-shaped portal. By doing this, Walker connected the two pre-existing buildings and created a unified campus.

## **Status Review**

Given the change of openings, loss of original primary façades and increase in mass, neither the c.1942 original church nor the c.1949 house would be individually eligible for contributing status. And because of its age, the post-1967 garage does not meet basic contributing status criteria.

### **CONTRIBUTING STRUCTURE**

The 1961 Louis W. Walker designed sanctuary addition is now more than 50 years of age and retains much of its original integrity. As such, Walker's improvements meet the first criteria of contributing structure, but do not help "establish and maintain the character" of the Don Gaspar Area Historic District, a district of predominantly early 20<sup>th</sup>-century American and revival style residences.

Given further study of Walker's work, the 1961 addition—and by that extension, the way it unified the church campus— may be eligible for the State and/or National Registers. But its modernist vocabulary is at odds with the character of the Don Gaspar Area Historic District and the design standards for all City of Santa Fé historic districts.

Given this, staff does not recommend upgrading the status of the First Christian Church campus buildings.

### **STAFF RECOMMENDATION:**

Staff does not recommend upgrading the status of the First Christian Church campus buildings, finding they do not meet the definition of a Contributing Structure nor contribute to the character of the Don Gaspar Area Historic District.

Ms. Mather commented that she had gone by there for years and didn't understand the history. She thanked the applicant for including that information.

Present and sworn was Mr. Wayne Lloyd - 100 N. Guadalupe, who agreed with staff's recommendation.

There were no speakers from the public regarding this case.

**Mr. Boniface moved to maintain the noncontributing status in Case #H-13-052. Ms. Mather seconded the motion and it passed by unanimous voice vote.**

8. **Case #H-13-055. 534 Alameda Street.** Westside-Guadalupe Historic District. Christopher Purvis, agent for Reid & Susan Engstrom, owners, proposes to remodel a non-contributing property by constructing 1,191 sq. ft. of additions that are no higher than the existing adjacent parapet, 6' high coyote fences and yardwalls on side and rear lotlines and on the lot interior with pedestrian gates, 3' high yardwall on the street-frontage where the maximum allowable height is 45", and other minor alterations. (David Rasch).

Mr. Rasch gave the staff report as follows:

### **BACKGROUND & SUMMARY:**

534 West San Francisco Street is a single-family residential structure and a free-standing converted-garage casita that are listed as non-contributing to the Westside-Guadalupe Historic District, although no HCPI form was found in the HPD files.

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

1. A 928 square foot addition will be constructed on the east elevation at slightly lower than the existing adjacent parapet height. The addition will feature a wood-finished two-car garage door on the south, street-facing elevation, a 29 square foot portal on the north elevation, and divided-lite aluminum-clad windows on the east and north elevations. Finishes include matching existing conditions with Cement stucco in "Kokanee" and "green" trim.
2. A 98 square foot portal will be constructed on the south elevation of the residence. The portal will have spiral-carved posts, exposed carved corbels and header beam, and a stuccoed parapet.
3. The front door and adjacent window will be removed and replaced with a panel door and a divided-lite window.
4. A 126 square foot portal will be constructed on the rear elevation with a redwood deck. The portal will have spiral-carved posts, exposed carved corbels and header beam, and a stuccoed parapet.
5. An existing wooden board fence and a vine-coved wire fence at the rear yard will be removed and replaced with a 6' high stuccoed yardwall.
6. An existing wire fence at the sidewalk will be removed and replaced with a 3' high stuccoed yardwall that meets the driveway visibility standards and then travels north along the driveway to separate the front yard. A carved wooden pedestrian gate will be installed in the yardwall and two carved stone panels will be inset on the yardwall. The stone carving designs were not submitted.
7. A 6' high coyote fence will be constructed at both sides of the residence to the lotlines. Coyote latilla pedestrian gates will be installed at the same height.
8. Other site improvements include earth-toned concrete and flagstone.

**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 (I) Westside-Guadalupe Historic District.

Ms. Mather was curious about the stucco color on the new walls.

Mr. Rasch said he didn't have the stucco color.

Ms. Mather asked what color the windows would be.

Present and sworn was Mr. Christopher Purvis, 200 W Marcy, who said the windows were already Sage Green

Vice Chair Rios asked about the stone carving design.

Mr. Purvis said he wanted to make a few little changes. Four or five were little changes. He shared amended drawings to the Board [attached as Exhibit E]. They want these changes:

1. To change the redwood deck to concrete and make it a little larger;
2. To have an open rail gate instead of a coyote gate on the side;
3. To have an open rail gate instead of a carved gate in front.
4. To add the small windows to the garage door
5. To add the small windows at the north.

Ms. Mather asked where those windows would be on the door.

Mr. Purvis said they would be on the third panel up. Ms. Mather said okay.

Mr. Boniface noted the open space area in the site plan shows it going under the portal.

Mr. Purvis agreed and said that was allowed.

There were no speakers from the public regarding this case.

**Ms. Mather moved to approve Case #H-13-055 per staff's recommendations and including the changes submitted to the Board by Mr. Purvis at the meeting. Mr. Boniface seconded the motion and it passed by unanimous voice vote.**

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

Ms. Mather asked why the Board didn't receive these Nordfeldt photos earlier.

Mr. Rasch's response was inaudible as his microphone was off.

Vice Chair Rios said though it wasn't mentioned because the Board put the significance on Nordfeldt.

Mr. Boniface said there were several little dark areas on the photo also. It was only up at the top of the parapet.

Vice Chair Rios added that with the exception of one window, he was not going to change the location.

Ms. Brennan apologized for texting during the meeting and assured the Board that the texting was business related.

#### **J. ADJOURNMENT**

**Mr. Katz moved to adjourn the meeting. Mr. Boniface seconded the motion and it passed by unanimous voice vote.**

The meeting was adjourned at 7:20 p.m.

Approved by:



---

Cecilia Rios, Vice Chair

Submitted by:



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Carl Boaz, Stenographer

June 25, 2013

Richard J. Klein & Claire Zoeller  
801 Old Santa Fe Trail, Unit C  
Santa Fe, New Mexico 87505  
(505) 982-3008

Historic District Review Board  
200 Lincoln Avenue  
Santa Fe, New Mexico 87504  
HAND DELIVERED

Re: Case #H-12-081; 436 Camino de las Animas.

Dear Board Members:

The story poles demonstrate that with or without the extra 12 or 15 inch height increase the Applicant seeks, the Applicant's proposed structure is many feet higher than any house on Camino de las Animas of equal or lesser setback from the street.

It would set an unwise precedent for this Board to use its discretion to allow the **tallest building** to exceed its Historic District Height Limitation when other simple design alternatives to increasing the height limitations exist and the height increase causes additional harm to the Applicant's western neighbors.

Claire and I respectfully request that you deny the pending proposal with its height increase. The reduction in height of 12 to 15 inches of Applicant's proposal will eliminate approximately 75% of its impact on our views.

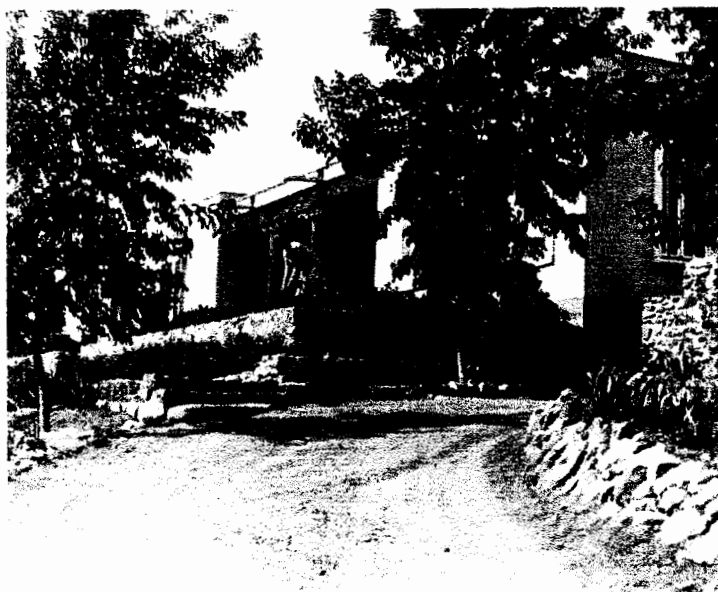
Very truly yours,



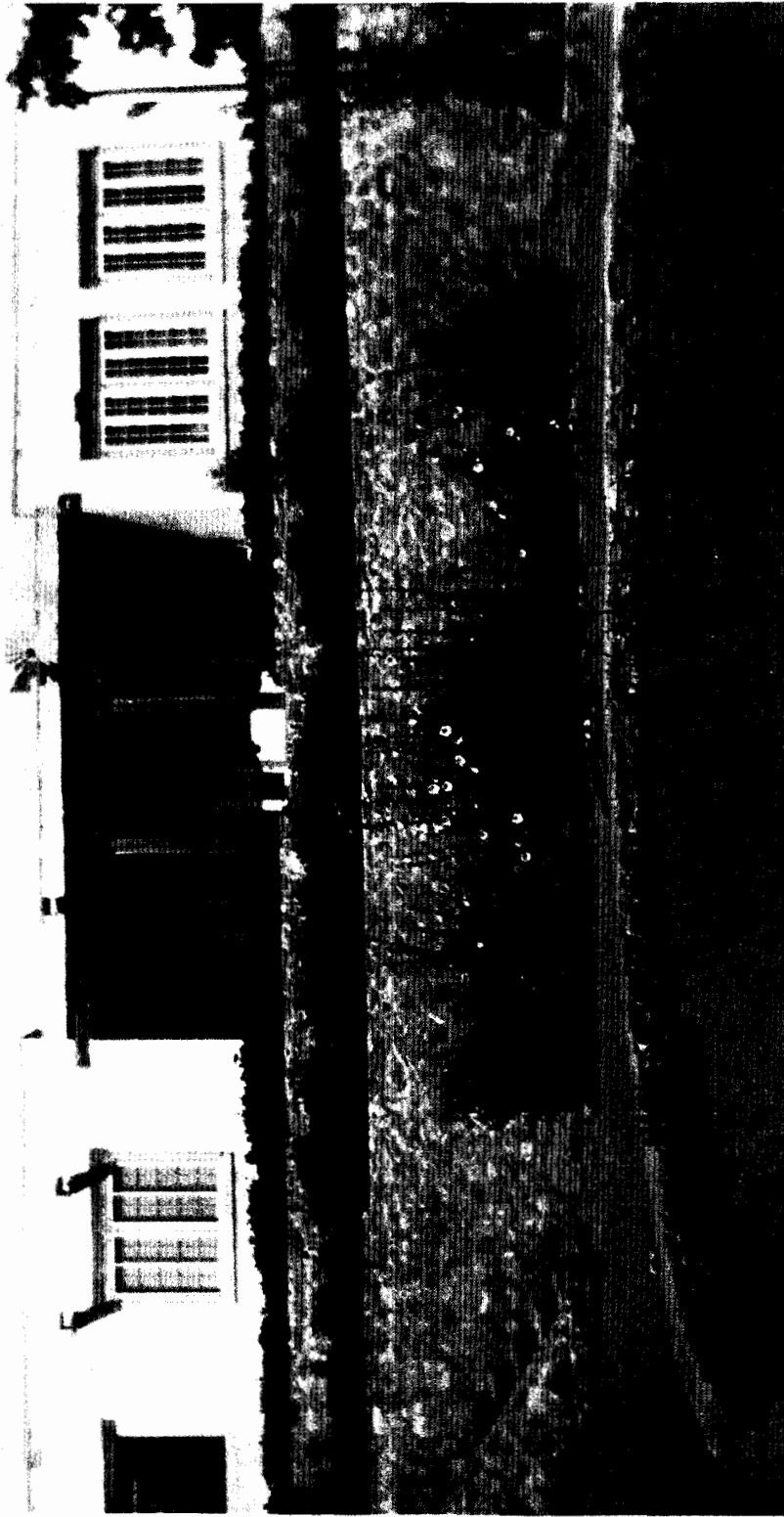
Richard Klein

EXHIBIT D





B. J. O. Nordfeldt No  
192



B.V.O. Nordfeldt Home  
1930

A. CHRISTOPHER PURVIS  
ARCHITECTS

Historic Districts Review Board  
City of Santa Fe  
City Hall  
Santa Fe NM 87501

Monday, June 24, 2013  
RE: 534 West Alameda

Enclosed (1) 24"x36" and (10) 17"x11" copies

A-1 Site Plans Existing and Proposed	6/18/13,
A-2 Floor Plans Existing and Proposed	6/18/13
A-3 Elevations Existing and Proposed	6/18/13
A-4 Wall and Fence Elevations	6/18/13
Photo of the proposed gate	

Dear David Rasch and Members of the Historic Districts Review Board

We hereby request the following amendments to the Renovation and Additions  
proposed at 534 West Alameda.

Item #3 change from a redwood deck to a Colored concrete deck

Item 12 Substitute an open wood and iron gate for the coyote gates at east and west  
sides of the house

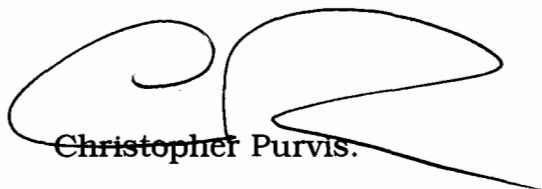
Item 13 Substitute an open wood and iron gate for the carved wooden gate at the  
west side of the driveway

Add 4 small windows to the garage door

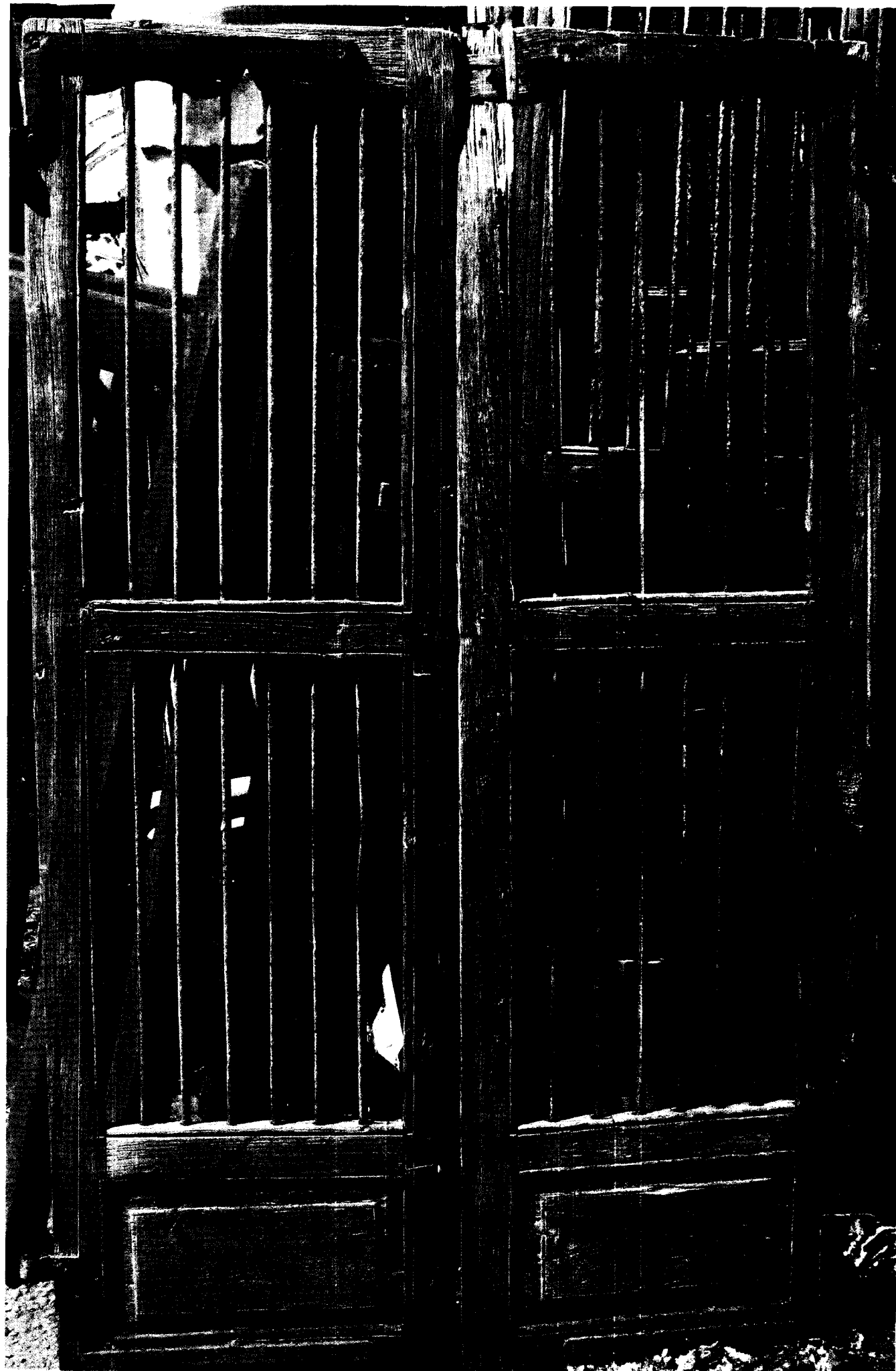
Change the smaller windows at the north side of the east garage elevation to match  
those on the south side

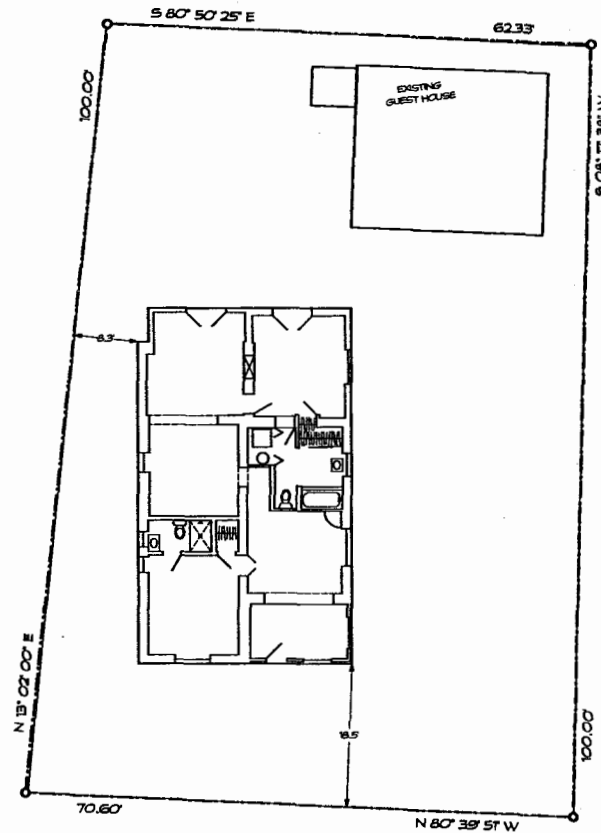
Please call if you have any questions on the project 982-5461

Sincerely,



Christopher Purvis.





## WEST ALAMEDA

SITE PLAN EXISTING

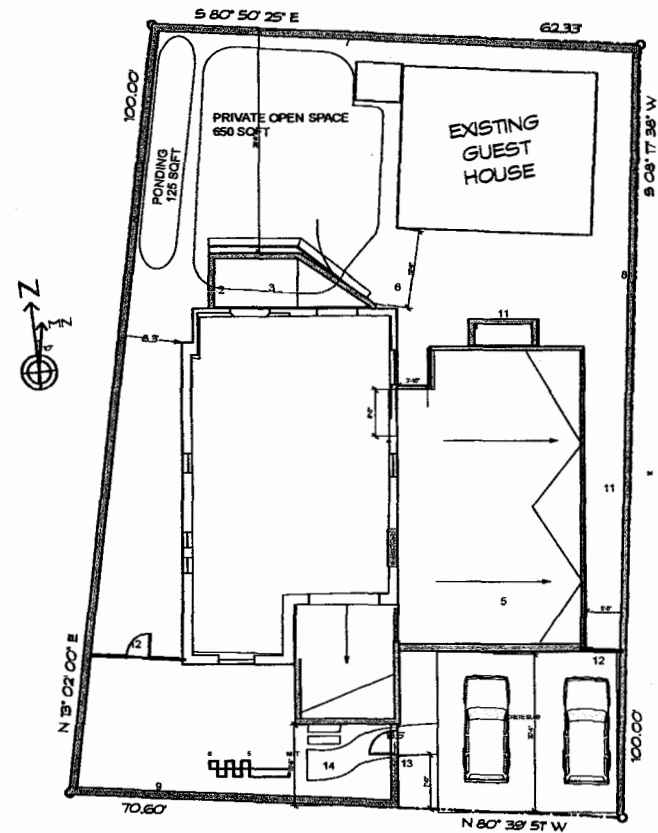
EXISTING HOUSE 1248 SQFT  
EXISTING GUEST HOUSE 540 SQFT  
GARAGE ADDITION 575 SQFT  
LIVING ADDITION 350 SQFT  
PORTALS ADDITIONS 238 SQFT

TOTAL HEATED 2138 SQFT  
30% OF HEATED IS 642 SQFT  
PRIVATE OPEN SPACE REQ

40% 2648 SQFT

TOTAL ROOFED 2679 SQFT

LOT AREA 9820 SQFT



## WEST ALAMEDA

SITE PLAN PROPOSED

- 1 AT THE FRONT OF THE HOUSE ADD A 8'-0" X 12'-0" PORTAL WITH A PARAPET AND CARVED WOODEN POSTS AND CORBELLS
- 2 AT THE REAR OF THE HOUSE ADD A 8'-0" X 18'-0" PORTAL WITH AN ANGLED PARAPET AND CARVED WOODEN POSTS AND CORBELLS
- 3 ADD A COLORED CONCRETE DECK OFF THE BACK OF THE HOUSE UNDER THEIR NEW PORTAL
- 4 CHANGE THE FRONT DOOR AND WINDOW TO A MORE HISTORIC LOOK. INSTALL A PARAPET
- 5 ADD A GARAGE AND POWDER AND LIVING ROOM TO THE EAST SIDE OF THE HOUSE WITH A 620 SQFT ADDITION
- 6 REMOVE OLD BOARD FENCE
- 7 REPLACE BOARD FENCE WITH CMU WALL THAT IS 6 FT HIGH
- 8 REPLACE WIRE FENCE WITH SILVER LACE VINE ON IT WITH A CMU WALL THAT IS 6 FT HIGH
- 9 REPLACE THE FRONT FENCE AND ADD ADDITIONAL WALL CMU WALL THAT IS 7 FT HIGH (NEED DETERMINATION FROM STAFF)
- 10 COLORED CONCRETE DRIVEWAY (COLOR PER STAFF REQ)
- 11 COLORED CONCRETE SLABS AND WALKING AREA
- 12 ADD COYOTE FENCE AND GATES
- 13 ADD FRONT WALL WITH CARVED WOODEN GATE AND STONE CARVED INSET PANELS EITHER SIDE
- 14 FLAGSTONE WALKWAY

A. CHRISTOPHER PURVIS

ENGSTROM ADDITION

534 WEST ALAMEDA

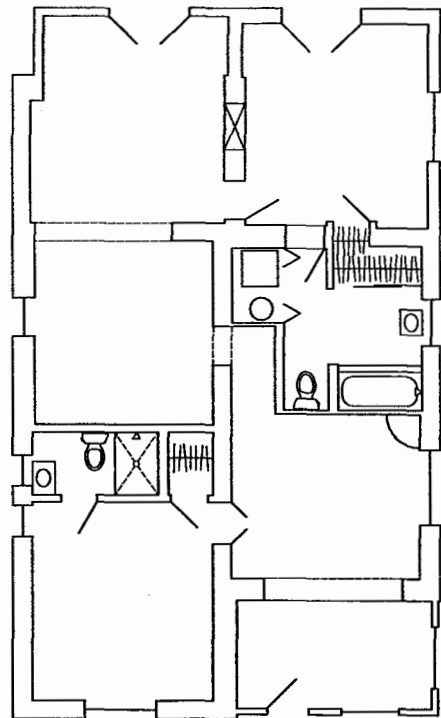
SANTA FE, NEW MEXICO

200 West Macy #147  
Santa Fe New Mexico 87501 Tel 505 882 5461  
E-Mail Architect@ACE-AIA.com

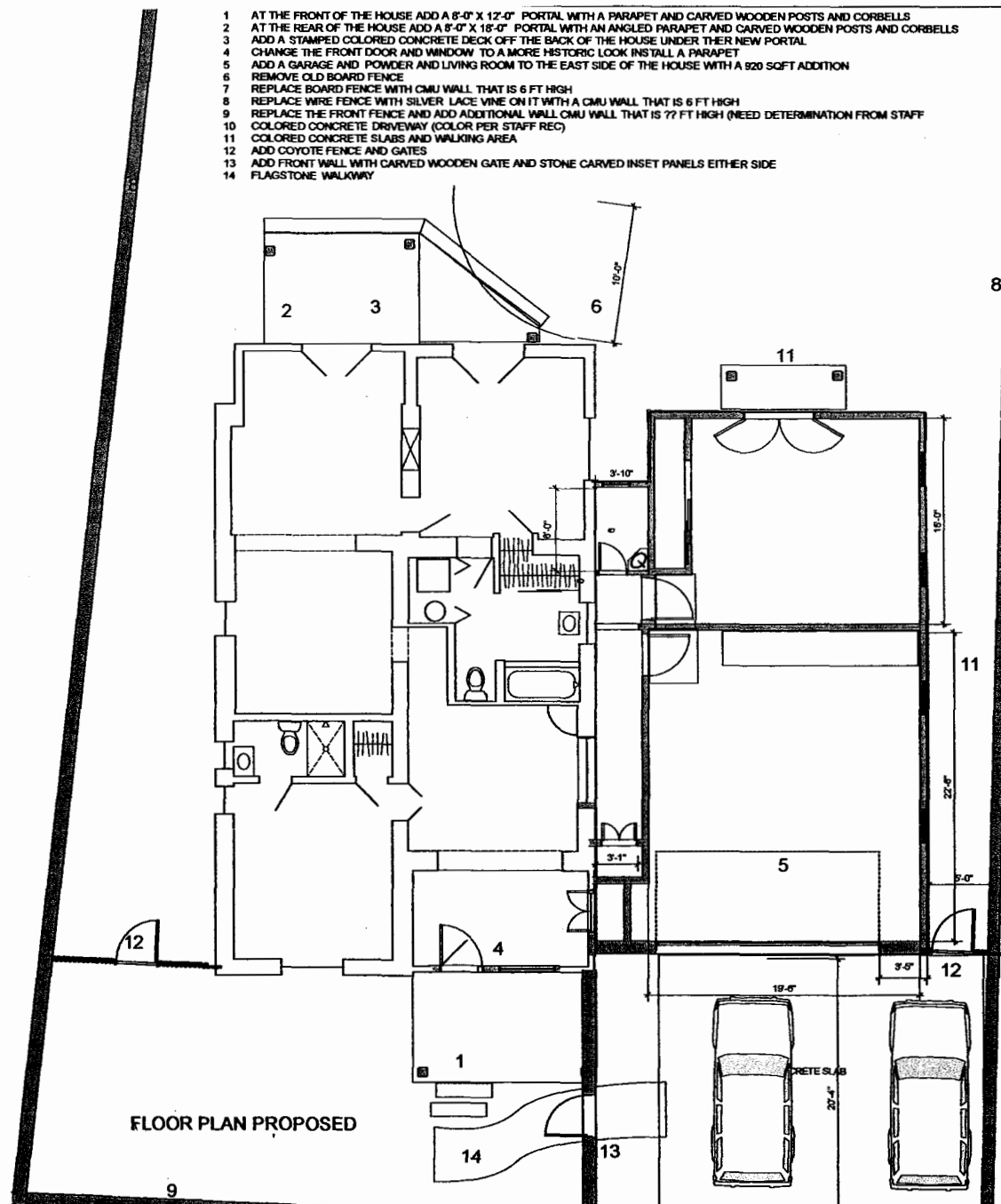
6/19/13  
5/25/13

A-1

JOB NO. 3306



FLOOR PLAN EXISTING



FLOOR PLAN PROPOSED

A. CHRISTOPHER PURVIS

ENGSTROM ADDITION

534 WEST ALAMEDA

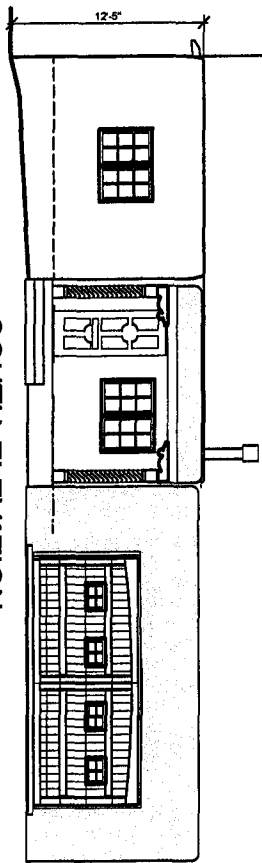
SANTA FE, NEW MEXICO

200 West Marcy #147  
 Santa Fe, New Mexico 87501 Tel. 505.982.5461  
 E-Mail: Archibae@ACP-NA.com

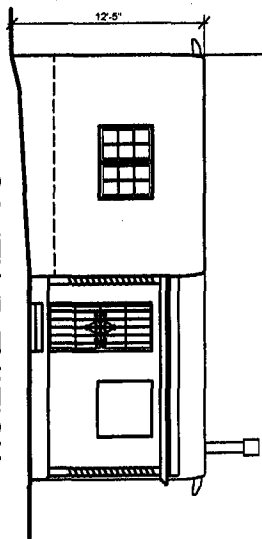
6/19/13  
 5/25/13

A-2

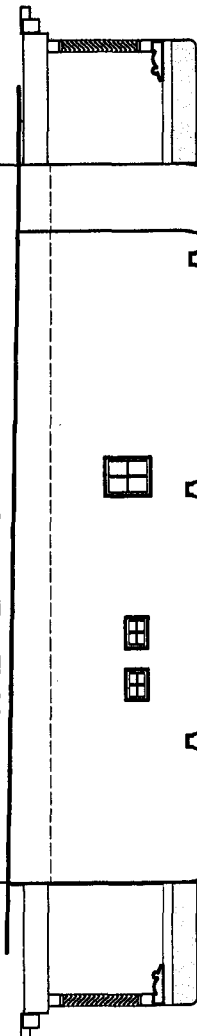
KOR NO. 3306



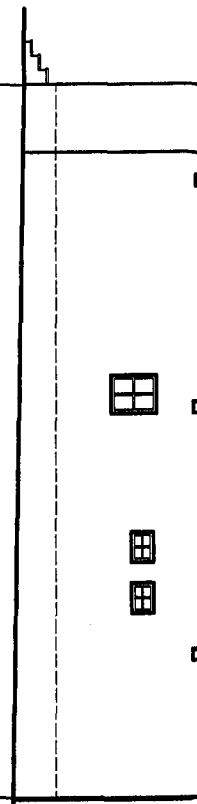
PROPOSED SOUTH ELEVATION



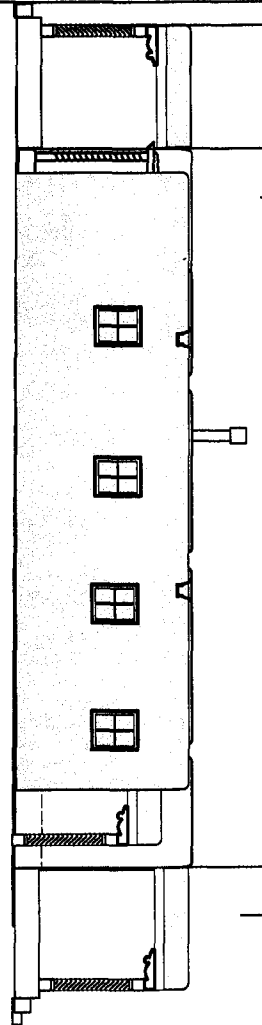
EXISTING SOUTH ELEVATION



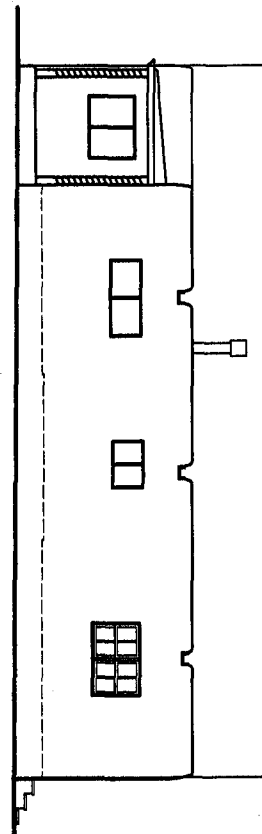
PROPOSED WEST ELEVATION



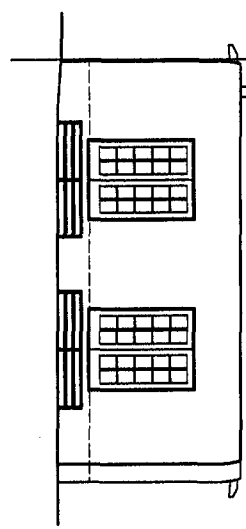
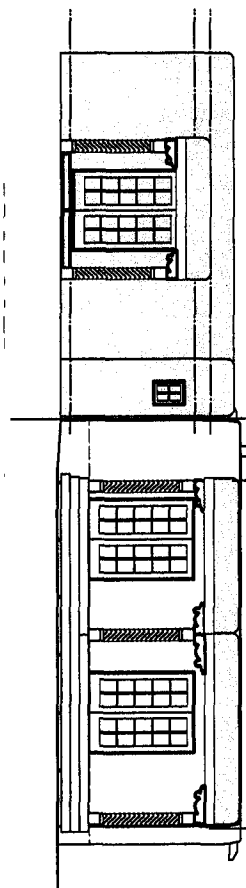
EXISTING WEST ELEVATION



PROPOSED EAST ELEVATION



EXISTING EAST ELEVATION



EXISTING

A. CHRISTOPHER PURVIS

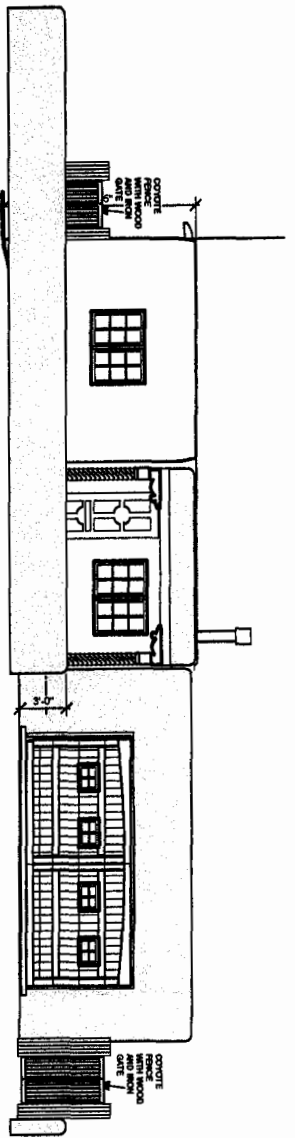
ENGSTROM ADDITION  
534 WEST ALAMEDA

200 West Marcy #147  
Santa Fe New Mexico 87501 Tel 505 982 5461  
E Mail Architect@ACP-ALA.com

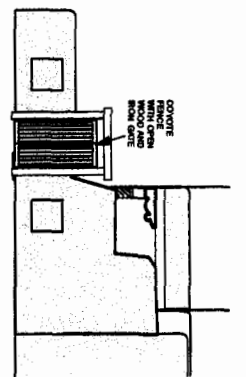
A-3

6/19/1  
5/25/1

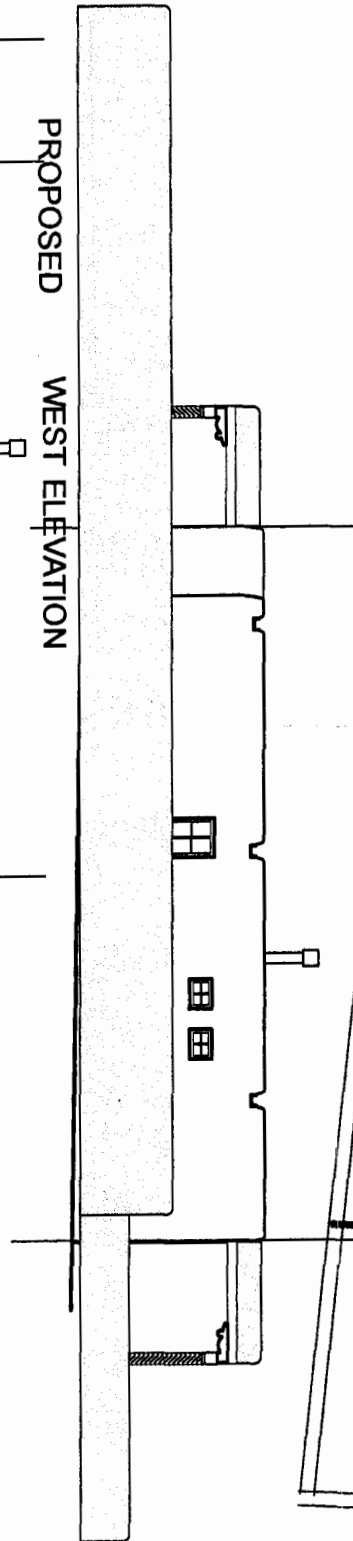
PROPOSED SOUTH ELEVATION



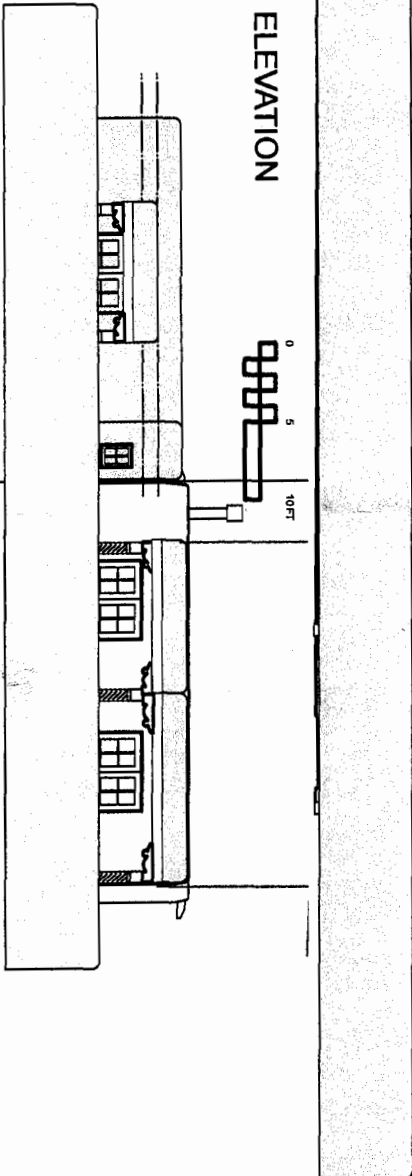
PROPOSED EAST GATE ELEVATION



PROPOSED WEST ELEVATION



PROPOSED EAST ELEVATION



PROPOSED NORTH ELEVATION

# WALL ELEVATIONS

SCALE 1/4" = 1'-0"