



# Agenda

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## HISTORIC DISTRICTS REVIEW BOARD FIELD TRIP

TUESDAY, July 9, 2013 at 12:00 NOON

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

## HISTORIC DISTRICTS REVIEW BOARD HEARING

TUESDAY, July 9, 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 25, 2013
- E. COMMUNICATIONS
- F. FINDINGS OF FACT & CONCLUSIONS OF LAW

Case #H-12-081 436 Camino de las Animas  
Case #H-09-039 207 W. San Francisco Street  
Case #H-13-032 466 Camino Don Miguel  
Case #H-13-030B 460 Camino de las Animas

Case #H-13-050 130 Romero Street  
Case #H-13-051 626 Don Gaspar Avenue  
Case #H-13-052 641 & 645 Webber Street  
Case #H-13-055 534 Alameda Street

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

1. Case #H-05-179. 260 Las Colinas Drive, Lot 4. Downtwon & Eastside Historic District. Lorn Tryk Architects, agent for Piedra Partners LLC, owners, proposes to construct a 3,075 sq. ft. single family residence to the maximum allowable height of 18'6". (David Rasch).
2. Case #H-11-115A. 8-10 Montoya Circle. Downtown & Eastside Historic District. Carol Ware, agent for Triple W LLC, owner, request an historic status review and approval for demolition. (David Rasch).
3. Case #H-11-089. 420 Arroyo Tenorio. Downtown & Eastside Historic District. Dominic Sisneros, agent for Andrew Beagle, owner, proposes to amend a previous approval to remodel a streetscape yardwall. (David Rasch).
4. Case #H-12-061. 846 Old Santa Fe Trail. Downtown & Eastside Historic District. Jenkins Gavin, agent for Lori Kunkel & Peter Quintana, owners, proposes to construct yardwalls to the maximum allowable heights and install vehicle gates. (David Rasch).
5. Case #H-12-092. 530 East Alameda. Downtown & Eastside Historic District. Dolores Vigil, agent for Jay Parks, owner, proposes to build a 1,446 sq. ft., at the maximum allowable 15'1" height, single-family residence on an undeveloped lot. (John Murphey).

6. 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).
7. 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).
8. Case #H-13-056. 797 Camino del Monte Sol. Historic Review Historic District. Christopher Purvis, agent for Ken and Yvonne Kallen, owners, proposes to install two vehicle gates and associated yardwalls. (David Rasch).
9. Case #H-13-057. Santa Fe Plaza. Downtown & Eastside Historic District. City of Santa Fe, Environmental Services Division, City Padilla, agent/owner, proposes to replace existing trash containers located on the Plaza to allow the separation and collection of recyclables. (David Rasch).
10. Case #H-12-058. 451 Camino del Monte Sol. Downtown & Eastside Historic District. Scott Robey, agent for Barkman Family LTD Partnership, owners, requests a status review and designation of primary façades and a preliminary review for a proposed 773 sq. ft. addition at this non-contributing residence. (John Murphey).
11. Case #H-12-059. 811 Don Gaspar Avenue. Don Gaspar Area Historic District. Stefan Merdler, agent for Virginia White, owner, proposes to build a 220 sq. ft. 15'.5"-high addition below the existing roofline and change a door and make other alterations at this contributing residence and garage. (John Murphey).

**I. MATTERS FROM THE BOARD**

**J. ADJOURNMENT**

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

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

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**HISTORIC DISTRICTS REVIEW BOARD**

July 9, 2013

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

**July 9, 2013**

**A. CALL TO ORDER**

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

**B. ROLL CALL**

Roll Call indicated the presence of a quorum as follows:

**MEMBERS PRESENT:**

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

**MEMBERS ABSENT:**

Mr. Frank Katz [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 corrected the title of the last two cases to reflect 2013 instead of 2012.

**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: June 25, 2013**

Ms. Rios requested the following changes to the minutes:

On page 5, 8<sup>th</sup> paragraph, it should say, "Vice-Chair Rios asked how staff arrived at the building height calculation."

On page 6, 4<sup>th</sup> paragraph, it should say, "to her knowledge instead of mind."

On page 10 at the top it should say, "Vice-Chair Rios stated the Board could not approve canopy by ordinance if there was no exception requested."

On page 4, 6<sup>th</sup> paragraph, it should say, "Vice-Chair Rios asked in elevation #3..."

On page 16, 6<sup>th</sup> paragraph it should say, "Vice-Chair Rios asked how many windows were to be replaced and Mr. Rasch said to ask the applicant.">

On page 17, 7<sup>th</sup> paragraph, it should say, Vice-Chair Rios noted there were now double-hung windows on the house and asked what type of windows were original for the house."

Mr. Boniface requested the following change to the minutes:

On page 10, 7<sup>th</sup> paragraph, "a leaf" should be changed to "an eave."

**Ms. Mather moved to approve the minutes of June 25, 2013 as amended. Ms. Rios seconded the motion and it passed by unanimous voice vote.**

**E. COMMUNICATIONS**

There were no communications.

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

**Case #H-12-081     436 Camino de las Animas**

**Case #H-09-039     207 W. San Francisco Street**

**Case #H-13-032    466 Camino Don Miguel**

**Case #H-13-030B    460 Camino de las Animas**

**Case #H-13-051    626 Don Gaspar Avenue**

**Case #H-13-052    641 & 645 Webber Street**

**Case #H-13-055    130 Romero Street**

**Mr. Boniface moved to approve the findings of fact and conclusions of law as presented. 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-05-179. 260 Las Colinas Drive, Lot 4.** Downtown & Eastside Historic District. Lorn Tryk Architects, agent for Piedra Partners LLC, owners, proposes to construct a 3,075 sq. ft. single family residence to the maximum allowable height of 18'6". (David Rasch).

Mr. Rasch gave the staff report as follows:

#### **BACKGROUND & SUMMARY:**

Formerly 200 Gonzales Road aka Los Cielos Compound, now known as individual addresses on Las Colinas Drive, is a 158,262 square foot vacant lot in the Downtown & Eastside Historic District. The HDRB granted conceptual approval for 14 residential units and final design for several of the units in 2006, with the maximum allowable height for each unit at 16' 6" at midpoint on the primary elevations and not to exceed 18' 6" at any point on other elevations. On July 24, 2012, the HDRB approved the redesign of buildings on Lots 1 and 2 and on October 23, 2012, redesign of five more lots was approved.

260 (Lot 4) will be 3,075 square feet at approximately 18' high, where the maximum allowable height is 18' 6". The building is designed in a simplified Territorial Revival style with stepped massing, brick coping

on parapets, and square posts at portals but without window and door surrounds. The finish will be elastomeric stucco in "Adobe Brown" and trim in "Linen".

**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.

Chair Woods disclosed that she was not involved in this project and had no financial interest in it.

Ms. Mather asked if Mr. Rasch was able to get a complete site plan. Mr. Rasch said he didn't look for it.

Present and sworn was Mr. Lorn Tryk, 206 Mackenzie, who had nothing to add to the staff report.

Ms. Rios asked if the total footage identified was heated.

Mr. Tryk said no - that the square footage shown included the portals and the garage.

Ms. Rios asked about lot coverage.

Mr. Tryk didn't have the lot coverage percentage with him. He noted it was PUD but it was certainly under the maximum allowed by zoning laws.

Ms. Mather asked that in future, he would provide the whole site plan. It was hard to position this building on the site. It would help in relationship with neighbors.

Mr. Tryk agreed to do so.

Ms. Mather noted on page 11 it appeared that at the garage and kitchen the building had a large unfenestrated wall on the west elevation and wondered why. And asked if that would be okay with the neighbor.

Mr. Tryk explained that Unit 3 would be attached to the west elevation.

Mr. Boniface noted on the north elevation was shown a handrail or balustrade and asked Mr. Tryk to describe it.

Mr. Tryk said the detail was on sheet 4-6 and detail on upper part (page 13). It had 3" square newels and half inch by half inch pickets and half by two and a half bottom and top rail. So it was a very simple steel rail.

Mr. Boniface asked what color it would be.

Mr. Tryk anticipated having it painted black even though the trim was white.

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

Mr. Tryk said it would have low profile skylights that were hidden behind the parapets.

There were no speakers from the public regarding this case.

**Ms. Rios moved to approve Case #H-05-179 per staff recommendations with no visible rooftop appurtenances. Ms. Mather seconded the motion and it passed by unanimous voice vote.**

2. **Case #H-11-115A. 8-10 Montoya Circle.** Downtown & Eastside Historic District. Carol Ware, agent for Triple W LLC, owner, request an historic status review and approval for demolition. (David Rasch).

Chair Woods asked for two motions - one for demolition and the other for status.

Mr. Rasch gave the staff report as follows:

#### **BACKGROUND & SUMMARY:**

8, 9, and 9½ Montoya Circle (or 9, 9½, and 10) are a group of four structures on three contiguous lots in a single family ownership that were constructed at various dates in the 20<sup>th</sup> century. The front two residential structures (9 and 9½) were designated as non-contributing to the Downtown & Eastside Historic District and approved for demolition by the HDRB on December 13, 2011.

8 Montoya Circle (or #10) is a single-family residence that is located at the rear lot of the group. It was constructed in 1925 in a vernacular manner. In 1965 and later, significant alterations including an "L"-shaped addition was constructed and at an unknown non-historic date the historic windows were replaced with aluminum sliders. The non-historic alterations impact the original building's integrity. The building has no historic status designation in the District.

The free-standing one-room studio at 9 Montoya Circle was constructed in 1968 in a vernacular manner. Therefore, it does not meet the minimum requirement for historic listing with at least 50 years of age. The building has no historic status designation in the District.

The applicant requests an historic status review for the residence at 8 (or #10) and the studio at 9 and also requests demolition of these structures. These buildings do not meet the minimum standards for contributing structures according to 14-5.2(C) and 14-12 definitions. In addition the standards for demolition, according to 14-3.14(G), have been met in that the buildings do not have historic importance, are not an essential part of the streetscape, and are in a poor state of repair and code compliance.

#### **STAFF RECOMMENDATION:**

Staff recommends designation of 8 Montoya Circle and the studio at 9 Montoya Circle as non-contributing and also recommends approval for demolition, in compliance with Section 14-5.2(C) and 14-3.14.

Ms. Mather requested to make sure in the record that Michael Purdy felt these structures were unsafe.

Mr. Rasch said if the Board considered them to be contributing structures and were beyond repair the Board had the authority to require the owner to replace in kind.

Present and sworn was Mr. Vahid Mojarraf, 147 Gonzales Road, #12 who had nothing to add to the staff report.

There were no speakers from the public regarding this case.

**Ms. Mather moved in Case #H-11-115A with regard to 8 and 9 Montoya Circle that the structures remain non-contributing per staff recommendation. Ms. Walker seconded the motion and it passed by unanimous voice vote.**

Mr. Rasch read the rest of the report and called it Case #H-115B.

Mr. Mojarraf had no comments.

There were no speakers from the public regarding this case.

**Ms. Rios moved in Case #H-11-115B to approve the demolition. Ms. Walker seconded the motion and it passed by unanimous voice vote.**

3. **Case #H-11-089. 420 Arroyo Tenorio.** Downtown & Eastside Historic District. Dominic Sisneros, agent for Andrew Beagle, owner, proposes to amend a previous approval to remodel a streetscape yardwall. (David Rasch).

Mr. Rasch gave the staff report as follows:

#### **BACKGROUND & SUMMARY:**

420 Arroyo Tenorio is a single-family residence that was constructed in a vernacular manner in the late 1930s. The building was recently remodeled in the Territorial Revival style and it is listed as non-contributing to the Downtown & Eastside Historic District.

On August 23, 2011, the HDRB conditionally approved a remodeling of the property including the construction of an 18' wide steel vehicular gate and a 2' 6" wide steel pedestrian gate with the remainder of

an existing yardwall filled in with stuccoed yardwall and the replacement of a coyote fence utility pole enclosure with a wooden door enclosure.

On April 10, 2012, the HDRB conditionally approved an amendment to the remodeling project including an increase to the dimensions of a vehicular gate and a pedestrian gate at the front of the property.

On November 27, 2012, the HDRB denied a request to construct a large trellis over the gates at the lot frontage.

Now, the applicant proposes to amend the previous amendment by removing a portion of the existing yardwall to create a 20' wide opening, lowering a section of the yardwall by 18" with steps to improve visibility, and construction of a section of 5' high wall that matches the adjacent yardwall. Also included will be two pilasters at 5' 8" high.

**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.

The applicant would address the pilasters.

Dr. Kantner asked if the vehicle gate was no longer part of the application.

Mr. Rasch said apparently not.

Present and sworn was Mr. Dominic Sisneros, 3224 Lorraine Circle

Ms. Rios thought this was a better solution than previously proposed. The pilaster was 5' 8". She asked how that compared with the existing pilaster.

Mr. Sisneros said the single pilaster there was 24" wide and he would keep the new ones 24" wide and 16" deep.

Ms. Rios asked what the existing height was.

Mr. Sisneros said the existing was 5' 6" tall.

Dr. Kantner asked if he was no longer proposing a gate.

Mr. Sisneros agreed. The drive accesses two residences. One owner wanted a gate and the other did not. One owner wanted a trellis and the other not so this was a simpler solution.

Chair Woods referred to the bottom elevation and asked if there were two walls on the existing

opening.

Mr. Sisneros said the line drawn there was actually a dashed line to denote where the existing wall was and the lower line was proposed.

Chair Woods asked what the rectangles were on either side.

Mr. Sisneros said they were mail boxes.

Chair Woods said the pilasters looked lots bigger than what he was stating.

Mr. Sisneros agreed. It did show those 24" wide on the big drawings. They would be 24 x 16. He provided a handout [attached as Exhibit A].

Chair Woods said looking at the pilasters the wall appeared to be lower on one side than the other. She thought they should have a similar step up.

Mr. Sisneros said Arroyo Tenorio was a one-way street. He met with John Romero who had traffic sight line issues so it was different.

Chair Woods suggested then that he might want to put the mailboxes both on the left.

Mr. Sisneros said the residents would park inside and walk out to get their mail.

There were no speakers from the public regarding this case.

**Ms. Rios moved to approve Case #H-13-089 per staff recommendations indicating that pilasters were 24" wide and 16" deep and 5' 8" high with the condition that the applicant submit the correct drawings to staff. Ms. Walker seconded the motion.**

**Chair Woods asked for an amendment that at the right hand pilaster the wall would be the same height for three feet and then step back up. Ms. Rios accepted the amendment as friendly and the motion passed by unanimous voice vote.**

- 4. Case #H-12-061. 846 Old Santa Fé Trail. Downtown & Eastside Historic District. Jenkins Gavin, agent for Lori Kunkel & Peter Quintana, owners, proposes to construct yardwalls to the maximum allowable heights and install vehicle gates. (David Rasch).**

Mr. Rasch gave the staff report as follows:

**BACKGROUND & SUMMARY:**

846 Old Santa Fé Trail is a single-family residence that was constructed in the Spanish-Pueblo Revival style in the 1959. An addition was constructed on the southwest elevation in the late 1970s or early 1980s that connected an historic free-standing garage to the residence. The building is listed as contributing to the Downtown & Eastside Historic District and the street-facing elevations are designated as primary. On July 24, 2012, the HDRB conditionally approved a request to remodel the property including the construction of yardwalls alongside and rear lotlines.

Now, the applicant proposes to construct additional yardwalls and gates.

1. A stuccoed yardwall will be constructed along the north street-facing lotline to the maximum allowable height of 5' 3". The wall does not conform to the 1999 Wall and Fence Guidelines that requires an 8" change in height for every 25' of length and a 1' change in plane for every 50' of length. There does not appear to be a height change between pilaster and wall top and there does not appear to be a plane change between pilaster and wall face. [Handout - Ex 2, showed the corrections to make it conform.]

A 10' wide x 4.5' high rusted steel sliding vehicular gate will be installed at the driveway opening. The gate appears to have ventanas in the top ¼ of the height to allow for visual access.

2. The existing 4' high CMU painted wall on the west lotline will be removed and replaced with a 6' high stuccoed yardwall that will step down to the streetscape height for the northernmost 30' of length.

Ms. Walker asked for a description of the top part of the vehicle gates. Mr. Rasch deferred to the applicant.

Ms. Mather said in looking at inventory page it seemed the property was designated contributing in 2002.

Mr. Rasch clarified that it recommended contributing status.

Ms. Mather asked if they didn't know how it got the designation.

Mr. Rasch agreed and added that there was much remodeling on the property.

Ms. Rios wondered if a status review should be done. She added that the revised drawings the Board now had met the guidelines.

Mr. Rasch pointed out that the guidelines were not part of ordinance. The Board practices using the guidelines and it had been rare to see pilasters of one foot change and 8" on top. It did meet the intent of guidelines, however.

Ms. Rios asked what was the height variation was.

Mr. Rasch said they should ask the applicant.

Present and sworn was Mr. Peter Quintana who had nothing to add to the staff report.

Chair Woods said the Board asked for a review of status and possibly downgrade to non-contributing.

Mr. Quintana said he didn't know about the status.

Present and sworn was Ms. Colleen Gavin, 130 Grant Avenue, who said they had no issue with a downgrade of the status.

Ms. Walker asked if the vehicle gate was fenestrated.

Mr. Quintana agreed. He had a picture of the gate that Ms. Gavin distributed to the Board [Exhibit 3].

Ms. Walker asked about the water mitigation device.

Mr. Quintana explained that it would be removed in 5-6 weeks.

Ms. Rios asked what the height variation of the wall was.

Mr. Quintana asked which wall she was referring to.

Ms. Gavin said the wall was 5' 3" following the natural grade and sloping to the west and the pilasters were 3" above the wall.

Chair Woods asked for clarification of the pictures.

Ms. Gavin said the gate on the first page was the gate they proposed.

Dr. Kantner understood the stucco of the wall would match that of the house. Mr. Quintana agreed.

There were no speakers from the public regarding this case.

**Ms. Walker moved to approve Case #H-13-061 based on staff recommendations and the fact that the pilasters would give relief and vehicle gate was fenestrated. Mr. Boniface seconded the motion.**

Chair Woods explained that this proposal didn't meet the guidelines.

**Chair Woods asked for an amendment to state that this proposal met the intent of the guidelines. Ms. Walker accepted the amendment as friendly and the motion passed by unanimous**

voice vote.

5. **Case #H-12-092. 530 East Alameda.** Downtown & Eastside Historic District. Dolores Vigil, agent for Jay Parks, owner, proposes to build a 1,446 sq. ft., at the maximum allowable 15'1" height, single-family residence on an undeveloped lot. (John Murphey).

Mr. Murphey gave the staff report as follows:

**BACKGROUND AND SUMMARY:**

The proposed new construction is located behind the primary residence of 530 East Alameda, a sprawling, tile-roofed Spanish Eclectic house constructed in the 1920s. The tract of land behind the main house began to see development in the 2000s, with its several phases reviewed by the Board. The new "casita" will be situated parallel to the property's east private driveway.

**Project**

The proposed dwelling is a 1,440 sq. ft., 15'-1" (maximum allowable height), L-plan, single-story residence designed in the Spanish-Pueblo Revival style.

It will feature a multi-mass form, cut-through canales and sculptural exterior chimneys. Windows were proposed as true-divided light units in an array of operations. Several of the window openings will be shaded with pent-roof structures covered with red concrete tiles. This Mission motif is found on the primary house and other buildings on the property. Doors will consist of raised wood-panel and true-divided light French doors. It will be clad with El Rey "Buckskin" cementitious stucco; trim around doors and windows will be of an off-white color.

The casita will include a two-car parking space framed by a 6'-high coyote fence. Following HDRB policy, poles will have irregular heights and irregular-shaped tops, with the fencing assembly facing toward the property. New 6'-high stucco-clad CMU walls will be constructed along sections of the west property line. These will be finished with El Rey "Buckskin" cementitious stucco.

**STAFF RECOMMENDATION:**

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

Ms. Mather asked if this was a guest house of the main house or a separate residence.

Mr. Murphey said it was separately owned.

Ms. Rios noted on the east elevation there was a window that appeared to not meet the 30" rule.

Mr. Murphey explained that it was not a window but an opening.

Present and sworn was Ms. Dolores Vigil, P. O. Box 1835, Santa Fé, who explained that in the elevations the east window in the court yard was a true divided window that didn't print out as divided but it was a divided light window.

Chair Woods asked if it was 3 over 3. Ms. Vigil agreed.

Dr. Kantner asked what kind of opening was in the courtyard wall.

Ms. Vigil apologize that it was an opening and not a window.

Chair Woods asked for its size.

Ms. Vigil wasn't sure. She thought it was about five feet by four feet.

Mr. Rasch said it was a four by four opening.

Chair Woods suggested making it a three by three. She thought that would help the proportion. Ms. Vigil agreed.

Ms. Mather asked if the shutters were to be operable.

Ms. Vigil didn't think so. That had not been discussed with the applicant but she could find out.

Ms. Vigil also noted on the floor plan that the AC unit would be on the ground outside the mechanical room.

Chair Woods asked if it would be screened. Ms. Vigil agreed.

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

Ms. Vigil said no.

There were no speakers from the public regarding this case.

**Mr. Boniface moved to approve Case #H-12-092 per staff recommendations with the condition that the HVAC unit be relocated at the rear on the ground and screened and that the opening on the east side be reduced to 3x3. Ms. Walker seconded the motion.**

**Chair Woods asked that they bring screening back to staff. Mr. Boniface accepted the amendment as friendly and the motion passed by unanimous voice vote.**

6. **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).

Mr. Rasch gave the staff report as follows:

**BACKGROUND & SUMMARY:**

587 Camino del Monte Sol, formerly part of the Hill and Canyon School of the Arts and known as the Lawler House, is a single-family residence that was constructed before 1920 in the Spanish-Pueblo Revival style. A free-standing garage was converted to a guest house between 1963 and 1968. The property is located on a large parcel at the end of a private driveway that has limited access and no public visibility. The residence is listed as contributing to the Downtown & Eastside Historic District. The guest house has no assigned historic status. The 1992 Historic Cultural Property Inventory recommends contributing historic status for both the residence and the guest house.

**Residence:** Historic and non-historic alterations are found on the primary residence.

Historic alterations include a portal on the north elevation between 1955 and 1963, a master suite at the southeast corner and the front portal was enclosed before 1963. According to 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.

Aerial photographs from 1958, 1966, 1973, and 1990 do not show changes with the small additions to the master suite and the breakfast room as indicated in the submittal and are noted as non-historic.

Historic windows were removed and replaced after 1963. Non-historic storage sheds and a carport on the north and west are not attached to the structure. According to Section 14-5.2(C)(1)(d), new additions shall be undertaken in such a manner that if removed in the future, the original form and integrity of the historic property and its environment would be unimpaired. Therefore, these alterations do not affect the historic integrity of the residence.

**Guest House:** has a non-historic addition that was constructed on the east side of the guest house that greatly expanded its footprint.

The applicant requests an historic status review, now that the property is for sale. If the structures are acknowledged as contributing, then the applicant requests primary elevation designations.

**STAFF RECOMMENDATION:**

Staff recommends retaining the historic status of contributing for the primary residence due to a good degree of historic integrity and designating the converted garage to non-contributing due to non-historic

massing changes, in compliance with Section 14-5.2(C) Regulation of Contributing Structures with the recommendation that the north and south elevations of the residence shall be considered as primary.

Ms. Mather asked on the south elevation if the protrusion was more than four feet whether it had to be considered a separate elevation.

Mr. Rasch agreed so it would be three instead of one.

Dr. Kantner asked regarding removal of historic windows if the openings would be altered.

Mr. Rasch had no evidence of that.

Dr. Kantner asked if that would change his opinion regarding historic status.

Mr. Rasch said it probably would not.

Mr. Boniface noted it was not publicly visible and asked how that played into contributing status.

Mr. Rasch explained they were looking at preservation, whether publicly visible or not.

Present and sworn was Mr. Eric Enfield, 612 Old Santa Fé Trail, who said the letter from the owner talked about specific things that were done after 1965 and included a portal on the north side. The letter was from the owner who had lived there since she was a child. There were a lot of things included in the letter and not on the plan.

He explained that the owner couldn't be at this meeting. She lived in Albuquerque and her daughter-in-law suffered a heart attack during giving birth and was comatose.

He hoped the Board looked at it closely on the site visit. All of the structures reflected major changes post 1963. The garage has been completely altered in 1973 when converted to a guest house.

Looking at the aerials you could see the history of additions to this house during its whole lifetime which included clerestories cut into the portals in front. He disagreed with the status of the main residence and hoped the Board would agree with him.

He read the definition of contributing structure from the code and emphasized that the pre-requisite was only minor alterations through its entirety but the alterations here were not minor. He added that he had support in many letters (3) from adjacent neighbors.

Mr. Rasch said he only had one letter.

Mr. Enfield shared one copy of the other letter [referenced at meeting but not attached Exhibit 4].

He said he called all 13 people and only two called back with concerns that were centered on what would happen to the property after it was sold. The rest had no concerns. He also photographed the elevations to show how they were altered [attached as Exhibit 5]. Also in the packet were the different types of windows showing changes to openings and types. There appeared to be one original window on the south façade.

He showed the mullion pattern on the master bedroom which was done in 1967 and 1968 when the master bedroom suite was created as well as a dressing room and Jacuzzi. All canales had been replaced with metal canales. The balustrades were done with plywood when the master suite was added. The middle photo could be seen through the canale.

He believed these alterations merited a downgrade to non-contributing because there was not sufficient integrity left to qualify it as contributing. He counted all the alterations since 1963 including the clerestory and the carport on the south elevation. All windows in the enclosed portal were non-compliant. All but two of the 18 openings had changes. Of the six on the north, three had been changed.

He guessed as they tore out living room windows they put in the picture window with the metal sill. He thought they moved windows around to other locations on it.

Chair Woods asked him to stay with what he knew for fact.

Mr. Enfield agreed. He didn't understand why there were so many different types of windows. He also felt that staff's recommendation on the main house would leave a house that could never be added to because the north and south would have to be the primary façades. He added that the owner had a sale on this house.

Chair Woods asked him to stay just with status considerations.

Mr. Rasch clarified that he didn't say the primary elevations were assigned but that he had recommended the north and south elevations as primary. The master bedroom was a historic addition. The master bedroom was shown on the 1958 aerial. He was going by the floor plan and aerials.

Mr. Enfield said in looking at the 1958 aerial and 1990 aerial it showed a large addition to the master suite. You could also see the carport was added and also where they reroofed it as well as additions to the guest house, addition of portal, bathroom and carport.

Chair Woods clarified this case was only about the historic status so public comments should be limited to comments about historic status.

## PUBLIC COMMENT

Present and sworn was Mr. Elliot Skinner, 903 Don Miguel Place, who said that had been his residence since 1975. He used to look across an open field to the east façade of the Lawler property and got to know

them well as neighbors and then a Chicago developer came and changed it. It was a beautiful old classic adobe house and it was his only view left because a two-story house was built on the north. He and his wife came in 1965 and the Henderson house was the old studio on Camino del Monte Sol and Camino Santander. He did a lot of walking from 1965 across there so they were very much members of the neighborhood for 50 years. He disagree with Jim McCorty that the house was a smorgasbord of styles. It had a lot of integrity which was maintained by Joe and Trudy Lawler. All the doors and windows had lights that were still painted the same dark brown. They were sensitive and careful in their changes to the house. There was no way it had been seriously disturbed from what its appearance was probably going back to the 1800's. This house was connected with Cinco Pintores. That house was very much part of history of the whole area and it was inconceivable to consider it non-contributing.

Ms. Rios asked if the guest house was once a garage.

Mr. Skinner said the guest house was there when it was bought in 1953 so it was murky about when it was created. It should be considered separately from the main house. Regarding the north and south elevations, they built the back to look like the front because the original entry was from Acequia Madre. The south would normally be considered the primary façade but he could understand staff wanting both.

Present and sworn was Ms. Linda Hibbs, 903 San Miguel Place since 1975, read her statement and shared the copy for the minutes [attached as Exhibit 6]. She asked that this house remain a contributing building. The changes made were good changes. She agreed about the changes but differed that it was a smorgasbord of styles. The modifications were sensitive to historicity. To downgrade it might open the door for inappropriate changes.

Present and sworn was Ms. Martha Sanders, 3574 Highway 14, Santa Fé. She too grew up in that house and the only big change she remembered was the kitchen nook. Everything else was much the same. They used to put their bicycles in the garage that now was a guest house. It was lower than the main house. The main house was very old and historic. She would be very upset if that was changed. A lot of things happened in that house. Will Schuster came to the house. Jacques Cartier practiced his dancing there. Her dad was the voice of Zozobra. Tony Hillerman came on Saturdays to tell his stories. If it was downgraded, she asked if that would harm adjacent properties and their property values.

Chair Woods said they couldn't address that right now - just the historic status.

Ms. Mather asked what years Martha lived there.

Ms. Sanders said she was a Lawler and lived there all of her life.

Chair Woods asked how much it had stayed the same.

Ms. Sanders said the breakfast nook and the bathroom and Jacuzzi. It wasn't a smorgasbord of changes. It was historic and looked historic.

Present and sworn was Theresa Racquel Trujillo Nuñez, 448 Camino Don Miguel, northeast of the Lawler property. She asked if the historic status was maintained whether the owner then would have to apply for variances for changes like the rest of us have had to over the years who lived there.

Chair Woods said everyone had to meet the code or ask for exceptions. Nothing could happen that would cause it to lose its status.

Present and sworn was Ms. Brook Roberts, a new resident at 450 Camino Don Miguel. She said they were not contacted and it probably was because they were just moving into the area. One of the reasons they chose our location was because of the historic homes and she would hate to see it downgraded.

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

Mr. Enfield felt the weight of history on his shoulders. He admitted he relied on Kathy Leyendecker's letter but wished he had known that Martha Sanders was her sister. He relied on the notarized letter from Ms. Leyendecker.

He said he respected all the neighbors for loving the neighborhood. He knew what that was like.

He said this wasn't about the neighborhood but to know what could be done by potential buyers. It was now in great need of repair and Kathy didn't have money to rehabilitate it.

Ms. Mather commented to Mr. Rasch and Mr. Enfield that the NMDOT photo says 1966 that she was looking at. The letter referred to 1968. Clearly in 1966 the breakfast nook and portal were evident. This could have been done in 1963. So some of the dates in the letter didn't seem to correspond to the 1966 aerial. She had all four aerials.

Ms. Rios said the strongest testimony came from Martha Lawler and she was glad Martha came this evening and indicated that very few changes were made to this house.

Chair Woods asked each Board member to comment regarding whether they believed this building was historic or not.

Dr. Kantner thought it fit the definition of contributing. The alterations were minor and integrity was preserved.

Ms. Walker agreed. It was a classic eastside adobe and contributing.

Ms. Rios felt it was contributing.

Mr. Boniface said there was a lot of contradictory information but Martha Sanders' testimony was very important for his decision making. He agreed it should remain contributing. On the site visit they walked around it and saw all but the east façade. It was historic and an important building.

Ms. Mather said some of the additions like the sheds and carport seemed to be tacked on and could easily be removed. On designating the primary façades the Board could indicate the parts that were non-historic and those should not affect the overall designation.

Mr. Enfield said that anyone who buys it would have to present it to the Board. But to not be able to build onto any façade was a significant handicap to the owner.

Ms. Mather asked regarding the breakfast nook if they could break up that façade.

Mr. Rasch said the breakfast nook was the same plane but the utility pantry was non-historic. The south side had the most alterations. He believed the portal on the north and breakfast nook were non-historic. It was the northwest corner that was nonhistoric.

Chair Woods requested a designation of the main house and consider the guest house separately and if contributing to suggest the primary façade(s).

**Ms. Mather moved in Case #H-13-053 to consider the primary residence as contributing and the guest house as non-contributing and to designate the north and south elevations as primary, excluding non-historic breakfast room and on south side to exclude the tacked on porches as non-historic. Ms. Rios seconded the motion and added that the residence meets the definition of contributing structure as read by the applicant and also because of the very strong testimony from Martha Lawler Sanders who actually lived in the house.**

**Chair Woods asked for an amendment that the windows be noted as non-historic.**

**Ms. Mather accepted the amendment as friendly and added that the enclosed portal on the south and the picture window also be considered non-historic. The motion passed by unanimous voice vote.**

Chair Woods asked Mr. Enfield to give the Board's best wishes to Kathy's family.

- 7. 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).**

Mr. Rasch gave the staff report as follows:

#### **BACKGROUND & SUMMARY:**

145 South Armijo Lane is a single-family residence that was constructed in the Spanish-Pueblo Revival

style in the 1970s with more recent remodeling and additions on a lot that is located behind a street-frontage lot. The building is listed as non-contributing to the Downtown & Eastside Historic District.

The applicant proposes to install roof-mounted solar equipment that will be publicly-visible through vegetation. The ten 4' x 8' collectors will be mounted on three roof locations. They will be no more than 25" above the existing parapet height with the backs painted to match the stucco color.

**STAFF RECOMMENDATION:**

Staff recommends approval of this application which complies with Section 14-5.2(D) General Design Standards, Height Pitch Scale and Massing and (E) Downtown & Eastside Historic Districts with the condition that the backs and frames of the collectors shall be painted to match the stucco color.

Present and sworn was Mr. Peter Page, 1205 Parkway Drive Suite 2, who had nothing to add to the staff's report.

Ms. Rios asked if he considered screening the solar panels in any way.

Mr. Page said they had but here they were hard to see anyway. With lots of vegetation and trees in winter it would be screened a lot.

Ms. Rios explained the Board could not consider vegetation as a screen since they could be cut down. She said she would ask if Mr. Boniface or Chair Woods could recommend something since they were the builders on the Board.

Mr. Page said this roof had multiple levels and they already set them back to 45' instead of 75'. They considered low-profile collectors but would lose 40% heat with them. He asked if the Board was considering not approving the project if the panels were not screened.

Dr. Kantner asked why the panels were so far north. The south elevation was the best area to install them.

Mr. Page said they looked for the easiest mounting location and those were not easy sites. The south part was built out and on the west there were multiple levels on the parapets so they were going to put them in a single row. Mr. Rasch came over and saw their examples.

Mr. Rasch said they were more visible as they were moved back.

Mr. Boniface agreed if they were reduced in height they wouldn't get as much BTUs. He asked if the both reduced them in size and increased the number they could achieve the same result.

Mr. Page said they considered adding another row to the west but the end result was the same. It would still have some visibility.

Chair Woods said the Board tried to work with people on solar but if you could reduce the panels less than 25" it would help. Two feet was a lot. So if he could make them smaller even a foot and have more of them it would really help. The Board was willing to be flexible but the applicant need to also be flexible.

Mr. Page said he would look for a 3x8 but it was not a standard collector size. He asked if the Board would prefer a screen.

Chair Woods said the Board was interested in not seeing them as much as possible. The Board's first choice would be raising the parapets.

Mr. Page said this was structurally engineered ballasting. He asked if the Board would accept a trex screen behind the collectors and on the side instead of raising the parapet wall.

Mr. Boniface explained that the trex material was a synthetic wood decking that looks like plastic for walking on. Regardless of the material, Mr. Page said he would consider putting screen around the back of it and on the east side. That might lose early morning to mid-day solar gain. A better solution would be to make them smaller. He didn't want to see screening - even stucco, up on top of a traditional flat roofed home. It seems they were cobbling things together and maybe the Board wasn't ready to approve the project.

Mr. Page suggested he try to come up with a 3x8 panel and have the drawings approvable by Mr. Rasch.

Chair Woods said the Board had to determine how much visibility was okay. If they had them lie flatter on the roof and have more of them, it probably would work better.

There were no speakers from the public regarding this case.

Ms. Mather noted that nobody had talked at all about painting the backs. She asked if that would make a difference, especially if lower.

Mr. Boniface liked the idea of camouflaging them but eventually that would start to peel and look bad. But he would still encourage it.

**Mr. Boniface moved to approve Case #H13-054 with the condition that the solar collectors be no more than 12" above the existing parapets and that the applicant seek approval from staff of the design. Dr. Kantner seconded the motion.**

**Chair Woods proposed an amendment to allow him to increase the parapet. Mr. Boniface accepted that as friendly.**

**Dr. Kantner asked for an amendment that adding to the number of collectors would help**

**Additional collectors to make up for the solar loss would be acceptable. Mr. Boniface agreed it was friendly and the motion passed by unanimous voice vote.**

8. **Case #H-13-056. 797 Camino del Monte Sol.** Historic Review Historic District. Christopher Purvis, agent for Ken and Yvonne Kallen, owners, proposes to install two vehicle gates and associated yardwalls. (David Rasch).

Mr. Rasch gave the staff report as follows:

**BACKGROUND & SUMMARY:**

797 Camino del Monte Sol is a non-statused single-family residential building that is located at the northern edge of the Historic Review Historic District.

The applicant proposes to construct vehicle entry gates with yardwall extensions at both opening locations on the existing street-frontage yardwall. The north opening will have one-leaf out-swinging gate while the south opening will have two bileaf in-swinging gates, both at 20' from the west property line.

The gates will be constructed with rusted steel and are designed with panels in the bottom two-thirds and ventanas in the upper third for visual access.

The yardwalls will be constructed with CMU block to match the existing height of 6' and stuccoed to match existing conditions.

**STAFF RECOMMENDATION:**

Staff recommends approval of this application which complies with Section 14-5.2(D) General Design Standards and (F) Historic Review Historic District.

Ms. Mather asked if the 20' out swinging gate wouldn't swing into the street.

Mr. Rasch said it wouldn't because it was set back.

Present and sworn was Mr. Christopher Purvis, 200 W Marcy, who said the gates were set inside the walls so they don't project past the walls.

Chair Woods said this was a wonderful Territorial house and she was not sure that the rustic steel gates worked with all the white trim on it. It was a lot of clunky gate right on Monte Sol right at Old Santa Fé Trail.

Ms. Mather agreed.

Chair Woods said it was 35' of rusted steel.

Mr. Purvis said it could be white.

Ms. Walker agreed.

Ms. Rios asked if he was suggesting a steel gate painted white.

Mr. Purvis agreed.

Ms. Walker asked if it would also be fenestrated.

Mr. Purvis said the whole top would be.

Ms. Walker asked how much would not be on the bottom.

Mr. Purvis said around four feet.

Mr. Boniface asked if he would consider powder coating.

Mr. Purvis agreed.

Mr. Boniface referred to page 9 where it said "not part of this application" and asked what that meant.

Mr. Purvis said the owner and the adjacent owner did a lot line adjustment but it was not recorded. So a surveyor was going to spend two months making it a legal lot of record to include that part of the lot and then he could ask to extend the wall north to the legal lot property line.

Mr. Rasch said it was on page six and seven.

There were no speakers from the public regarding this case.

Ms. Mather asked what the color of the house trim would be.

Mr. Purvis said it was white.

**Ms. Mather moved to approve #H-13-056 per staff recommendations with conditions that the gates be either white or variation of white or stucco colored and that the color be brought to staff. Ms. Walker seconded the motion.**

**Mr. Boniface asked for an amendment that the paint be powder coated. Ms. Mather agreed that was friendly and the motion passed by unanimous voice vote.**

9. **Case #H-13-057. Santa Fé Plaza.** Downtown & Eastside Historic District. City of Santa Fé, Environmental Services Division, Cindy Padilla, agent/owner, proposes to replace existing trash containers located on the Plaza to allow the separation and collection of recyclables. (David Rasch).

Mr. Rasch gave the staff report as follows:

**BACKGROUND & SUMMARY:**

The Santa Fé Plaza was established in 1609-10 following the Spanish King Phillip II's ordinance of 1573 known as the Laws of the Indies which requires a central plaza in Spanish Colonial settlements within the New World. It is designated as a significant resource locally and as a National Historic Landmark. Therefore, it is under multiple jurisdictions regarding management and alterations.

The City of Santa Fé Engineering Division's Santa Fé Plaza Cultural Landscape Report (CLR) specifically calls for a reduction of clutter and use of compatible site furnishings in Chapter 5 (see attached).

The applicant proposes to replace existing approved trash containers and existing non-approved temporary trash containers and non-approved temporary recycling containers with consistent design trash/recycling combination containers in the same locations as all existing containers. The approved trash containers are green-painted metal with a slat construction. The non-approved containers include green-painted 55-gallon metal drums and clear plastic bags hung from blue plastic lids that are suspended by blue metal rod stands. These non-approved containers are not compatible.

The proposed multi-purpose containers include design options A through E. Option A is most similar to the existing approved trash containers.

**STAFF RECOMMENDATION:**

Staff recommends approval to replace existing trash and recycling containers with containers of unified design (Option A) without an increase in the number of locations. The application is in compliance with the Cultural Landscape Report (CLR), adopted by resolution at the Governing Body hearing on March 29, 2006, with the condition that the request shall be examined by the State Historic Preservation Officer due to oversight by multiple jurisdictions.

Mr. Boniface noted in the synopsis it said the existing color was Forest Green and on page 15 it said Evergreen was the only color option. He asked for an explanation.

Mr. Rasch said the Board should ask that the color comply with the approved palette.

Ms. Mather asked if they were not adding any more containers but not removing redundant containers.

Mr. Rasch said they would replace all of them.

Ms. Walker asked about option D.

Present and sworn was Ms. Cindy Padilla, 1142 Siler Road who said recycling at all city parks was included and recycling at the Plaza was definitely to be included. In the report, as Mr. Rasch mentioned was that the City would swap out existing containers including recyclables. Forest Green would be less compatible with the colors on the Plaza. They didn't have to order them with the hood.

Mr. Rasch said the container materials for the recyclables would be steel. Albany NY uses plastic lumber made of recycled milk jugs.

Ms. Padilla introduced the staff with her: Gilda Montañó, Kathryn Mortimer and Miguel Gabaldon.

Ms. Rios asked option A and what size it was compared to existing.

Ms. Padilla said they would be a little bit larger about double the size with three compartments that were a little narrower.

Chair Woods liked option E because it was very simple.

Ms. Walker asked if E would look like plastic.

Ms. Padilla said it didn't look like plastic but looked like lumber.

Ms. Walker asked about prices.

Ms. Padilla said option E would cost about \$1,600 each and option A was about \$1,100 each.

Ms. Mather asked which one the staff found most acceptable for the job they were trying to accomplish. Some of them only have two openings.

Ms. Padilla said that was correct. Some of them take paper away. The City doesn't allow glass on plaza so those were the choices.

Ms. Mather understood that any of them would meet the need.

Ms. Padilla said staff had options for labels from the vendors. She showed the words from Albany. Mixed recycling was okay since they would not have glass.

#### PUBLIC COMMENT

Present and sworn was Mr. Rick Martínez who said he had sat on the board of the Downtown Vision and the Plaza Roundtable and co-chair of Santa Fé Beautiful and every time he was asked about the 55 gallon drums. This was the opportunity to get rid of them so this was a good goal and maybe it could be done at the Railyard too.

Chair Woods said it was more than the electric boxes. Mr. Martínez agreed.

Ms. Mather asked for clarification if the X's were the locations.

Ms. Padilla said that all of those locations would be included where the O meant other, the R was for the recyclable bags.

Ms. Mather said evidently people on Palace and Lincoln were much cleaner since there were fewer locations there.

Dr. Kantner thought the height of option E looked to be 40".

Ms. Padilla didn't have the dimension for D but thought all of them would be the standard height of about 40" with the hood. All of them were pretty much the same height as the existing containers.

Dr. Kantner thought Option E would be taller but wasn't worried about it.

Ms. Mather asked if there was any concern if the Board chose Option E that people might sit on top of them.

Ms. Padilla didn't think so as much as people using the tops as tables. They would just look at maintenance and how to take care of them.

**Dr. Kantner moved to approve #H-13-057 as recommended by staff including a review by SHPO and selecting Option A. Mr. Boniface seconded the motion with a condition that the color match the existing color. Dr. Kantner accepted the amendment as friendly.**

**Chair Woods asked for an amendment that they not have the hoods. Dr. Kantner accepted the amendment as friendly and the motion passed by unanimous voice vote.**

**10. Case #H-13-058. 451 Camino del Monte Sol.** Downtown & Eastside Historic District. Scott Robey, agent for Barkman Family LTD Partnership, owners, requests a status review and designation of primary façades and a preliminary review for a proposed 773 sq. ft. addition at this non-contributing residence. (John Murphey).

Mr. Murphey gave the staff report as follows:

## **BACKGROUND AND SUMMARY:**

451 Camino del Monte Sol is a long, narrow adobe-constructed house oriented perpendicular to the street. Constructed prior to 1951, it exhibits a modest Spanish-Pueblo Revival style with rounded parapets, wood lintels and wood casement windows. It is currently noncontributing to the Downtown and Eastside Historic District.

### **Project**

The applicant requests a review of status and a designation of primary facades. Included in this request is a preliminary review of a conceptual addition to the home

### **Historical Background**

The origin of the house is murky. While the applicant references a Santa Fé County Tax Assessor's record, placing its construction in 1932, the first city directory listing for the address is 1951. Conjectural information seems to indicate the house was originally part (Apartment #7) of Mary Austin's *La Casa Querida* compound, located to the north. This parcel was removed from the Austin estate in 1949, and re-plated under the ownership of Clyde B. Gartner.

Its first occupant under individual ownership was Alice Whitney Sharp, who moved with her daughter, Frances Sharp Barkmann, to Santa Fé in 1940s from the East Coast, first living in a rental house at 421 Delgado Street. Sharp, a painter and potter, worked various clerical jobs, including as a stenographer for St. Vincent Hospital and a registrar for the Museum of New Mexico. She lived in the house until her death in the early 1980s.

During her ownership, a carport was added to the front prior to 1960 and a small 150 sq. ft. addition appended to southeast corner in 1978. It appears the latter improvement became rental in the 1980s. In 1983, the property went into probate.

### **Designation**

The house is currently noncontributing, due its once-assumed post-war date of construction. Evidence points that it may have an earlier building date and an association with Mary Austin. Without doubt the house is more than 50 years old and retains a high degree of integrity and, therefore, meets the criteria of a Contributing Structure.

## **CONTRIBUTING STRUCTURE**

A structure, located in an Historic District, approximately 50 years old or older that helps to establish and maintain the character of the Historic District. Although the structure is not unique in itself, it adds to the historic associations and/or historic architectural design qualities for which a District is significant. The structure may have had minor alterations, however, its integrity remains. (Ord. 2004-26 § 5)

Several elevations present historic material and design in the form of original fenestration. The west, street-facing façade (#5), includes a set of character-defining wood casement windows. The long south elevation (#4) includes at the southwest corner, presenting a distinctive set of triple wood casement windows at the living room, which are visible from the street. The northwest corner of the house (#6) includes the original entry with a wood-paneled and grille door of unknown date. Each of these potential primary façades captures a character-defining detail of the home.

### **Conceptual Plan**

The applicant proposes to the south elevation a 773 sq. ft. addition that would essentially widen the home's middle section and build a new volume across the current lawn.

It would be set back 10' back from elevation #5, but would require an exception if elevation #4 is designated a primary façade (Section 14-5.2(D)(2)(c)). It will have no impact on elevation #6.

The addition is planned to harmonize with the home's Spanish-Pueblo Revival style, with rounded corners, wood lintels and multi-light windows. Original windows removed from the home as part of the renovation would be repurposed in the addition.

Due to its size, it would require exception to exceed 50% of the footprint (Section 14-5.2(D)(2)(d)). Additionally, it would change the perception of the house from the street, from a narrow east-west footprint, to a façade with a more dominant north-south orientation.

As a preliminary review, the Board may advise the applicant on the revised design and standards or exceptions that may be required.

Ms. Mather asked about the 1960 aerial vs. more contemporary aerials and asked if the footprint was essentially the same.

Mr. Murphey said it was with exception of the southeast corner.

Ms. Rios asked if façades proposed (4, 5 and 6) were the south, west and northwest elevations. Mr. Murphey agreed.

Ms. Walker thought they would need a variance for lot coverage.

Present and sworn was Mr. Scott Robey, 901 Alena Lane who said it was their belief that the west façade and the north side facing the Mary Austin property as the only original façades would be primary. There were no doors facing south and that was effectively the rear façade of the property. The south had a 50' uninterrupted elevation with an addition.

Mr. Murphey explained the bump out was not part of the primary elevation. On page 11, going

clockwise: 1 and 2 were not, 3 wasn't but 4 potentially could be and 5 and 6 with the offset that breaks them up.

Chair Woods asked what characteristics he would identify.

Mr. Murphey said on 4 it was the triple casements and the three on the east. On #5 it was double set of casements and the primary entry door.

Dr. Kantner asked why he didn't recommend 7 and 8 as primary.

Mr. Murphey said they had replacement windows and an addition.

There were no speakers from the public regarding this case.

Ms. Rios asked if 6 had the primary entrance.

Mr. Robey said 5 and 6 were his suggestions and 4 as non-primary because it was the rear of the property and the addition was on that elevation.

Mr. Murphey said 4 wouldn't include that addition.

**Ms. Rios moved in Case #H-13-058 to upgrade the building to Contributing and to designate façades 4, 5 and 6 as primary. Ms. Mather seconded the motion and it passed by unanimous voice vote.**

Chair Woods asked where it said this was a preliminary review.

Mr. Murphey referred to the last line of his report where it said the applicant would come back on the Board's recommendation.

Mr. Rasch added that the recommendation was binding.

Mr. Murphey gave the rest of the staff report. The proposal would need an exception on façade 4 and an exception to exceed 50% of the footprint.

Mr. Murphey deferred to the Board on the recommendation.

Chair Woods asked if the proposed addition could threaten the contributing status.

Mr. Murphey said the technical answer was that it would be downgraded but with exceptions granted, it would retain contributing status.

Chair Woods understood but asked if the proposal would impact the house enough that it would lose its

contributing status.

Mr. Murphey didn't think so because of the significant massing change and orientation on the lot.

Mr. Robey said with the width proposed the lot coverage would be 39.6%.

Ms. Walker asked who did the preliminary review. On the zoning worksheet she asked why the zoning staff person said it already exceeded lot coverage and she added that open space usually referred to condos. She also questioned why the visibility triangle was required when this lot was not at the corner.

Mr. Robey said the lot was about 1,000 feet larger than shown on the tax rolls. It was now corrected in the city database so we were at 35.9% lot coverage and before the proposal would make it about 40%. Zoning allows going above 40% because we maintain open space that did exist in front.

Ms. Walker had never heard of open space for single family lots.

Mr. Rasch said because Ms. Walker caught one a few meetings ago, Mr. O'Reilly looked into it. He investigated and directed zoning staff not to make that exception for a single family dwelling.

Mr. Robey explained the visibility triangle was required because they were removing some wall to make two parking spaces. They understood they were adding onto a primary façade and seeking to gain approval for an exception for that. There was no other space other than outward to the south to add space.

Chair Woods said the Board had allowed adding onto a primary façade but never would allow it if it would cause the structure to lose its contributing status. And Mr. Murphey said that could be retained with all the additional massing in front but it was doubtful the Board would allow that.

Mr. Robey said they tried to handle the massing by lowering it but said it was what it was.

Ms. Rios asked what the existing square footage was and what the proposed would be.

Mr. Robey said it was 1,395 plus the carport. He proposed to add 773 square feet which didn't exceed the original footage.

Chair Woods understood they were using the historic carport as part of the footprint.

Mr. Rasch didn't know if the Board had ever considered a roofed area without walls. It was lot coverage. But they did it with portals and suggested it would be equivalent. Mr. Boniface agreed.

Mr. Robey said it was only open on one side so it could be read as a portal.

There were no speakers from the public regarding this case.

Dr. Kantner asked if the 150 square foot addition counted against the 50%. Mr. Rasch agreed.

Dr. Kantner surmised it was 1,245 plus 300 and the 150 square feet would be subtracted from that.

Mr. Robey said they would ask for an exception.

Mr. Boniface said he didn't see a floor plan, just a shaded area. He asked if it would be better to get rid of the piece that was touching the historic area.

Mr. Murphey didn't think that would have any appreciable difference.

Chair Woods said if the Board were to vote no, the applicant would need to get with staff to work on something that would meet their needs. But the Board could not approve something that would cause it to lose the historic status.

Mr. Robey asked if they couldn't impact the primary massing at all.

Chair Woods said people have added onto a primary façade and the Board approved it but here it appears it would not work.

**Dr. Kantner moved to not accept the preliminary plan in Case #H-13-058. Mr. Boniface seconded the motion and it passed by unanimous voice vote.**

Chair Woods explained that the vote didn't mean they couldn't do anything.

**11. Case #H-13-059. 811 Don Gaspar Avenue.** Don Gaspar Area Historic District. Stefan Merdler, agent for Virginia White, owner, proposes to build a 220 sq. ft. 15' 5"-high addition below the existing roofline and change a door and make other alterations at this contributing residence and garage. (John Murphey).

Mr. Murphey gave the staff report as follows:

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

Situated on a rise above the street, 811 Don Gaspar Avenue is a modified cross-gabled Spanish Eclectic-style cottage. Originally constructed in the mid-1920s, the Board permitted a small addition to the rear in 1995 (H-95-131). Based on aerial photographs, other additions, following a succession of owners, preceded the Board-approved project.

~~Behind the house is a gable front, single bay garage. To this was added at some point between 2001 and 2005, and apparently without Board review, a flat roofed addition, nearly doubling the footprint of the earlier structure. Both of these buildings were contributing to the Don Gaspar Area Historic District.~~

## **Project**

The applicant requests a review of a project to build a small addition to the house and to convert the garage into a studio.

## **Sitting Room**

At the southeast corner of the house, where the Board approved an addition in 1995, is proposed a 220 sq. ft. "sitting room" addition. The pitch roof space will be fenestrated with similar paired four-over-one double-hung windows as the existing house, but with aluminum cladding. A pair of aluminum-clad glass doors will open to the east on the garden.

## **Garage**

The former garage—now storage—is proposed to become a studio to the mid-2000s addition attached at the south. This will rework the space to include a small bath. As part of the project, the existing one piece, steel-paneled swing-up door will be replaced with aluminum-clad French doors. To give the semblance of a garage, wood shutters will be installed, so when closed, will give the appearance of a garage "door."

## **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 Don Gaspar Area Historic District, Section 14-5.2 (H), with the condition that the addition include a design element to distinguish it from the historic house.

Present and sworn was Mr. Stefan Merdler, 918 Calle Arco who had nothing to add to the staff report.

Ms. Rios said the addition should have something to distinguish it from the existing house.

Mr. Merdler suggested a smooth texture of stucco in the same color.

Mr. Boniface asked if he might consider a different shade of windows or differentiating them.

Mr. Merdler said the windows would be clad but in the same style.

Mr. Boniface didn't think it needed to be a different style but he needed to differentiate what was currently a contributing existing, so people could see what was historic and what was existing.

Chair Woods thought the clad windows were sufficient.

Mr. Merdler said okay and added that the stucco around the windows would be different.

Mr. Boniface asked what he would think about on the south façade bumping out the pitched roof element one foot.

Mr. Merdler explained that it was close to the property line and was not visible publicly. It was really a very tight situation.

Mr. Murphey thought only one element was needed to differentiate it from existing.

There were no speakers from the public regarding this case.

**Mr. Boniface moved to approve Case #H-13-059 per staff recommendations. Ms. Mather seconded the motion and it passed by unanimous voice vote.**

Ms. Rios clarified that he didn't need to change the stucco texture.


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

Chair Woods noted that Dr. Kantner had one more meeting before his departure and the Board needed to do something for him.

#### **J. ADJOURNMENT**

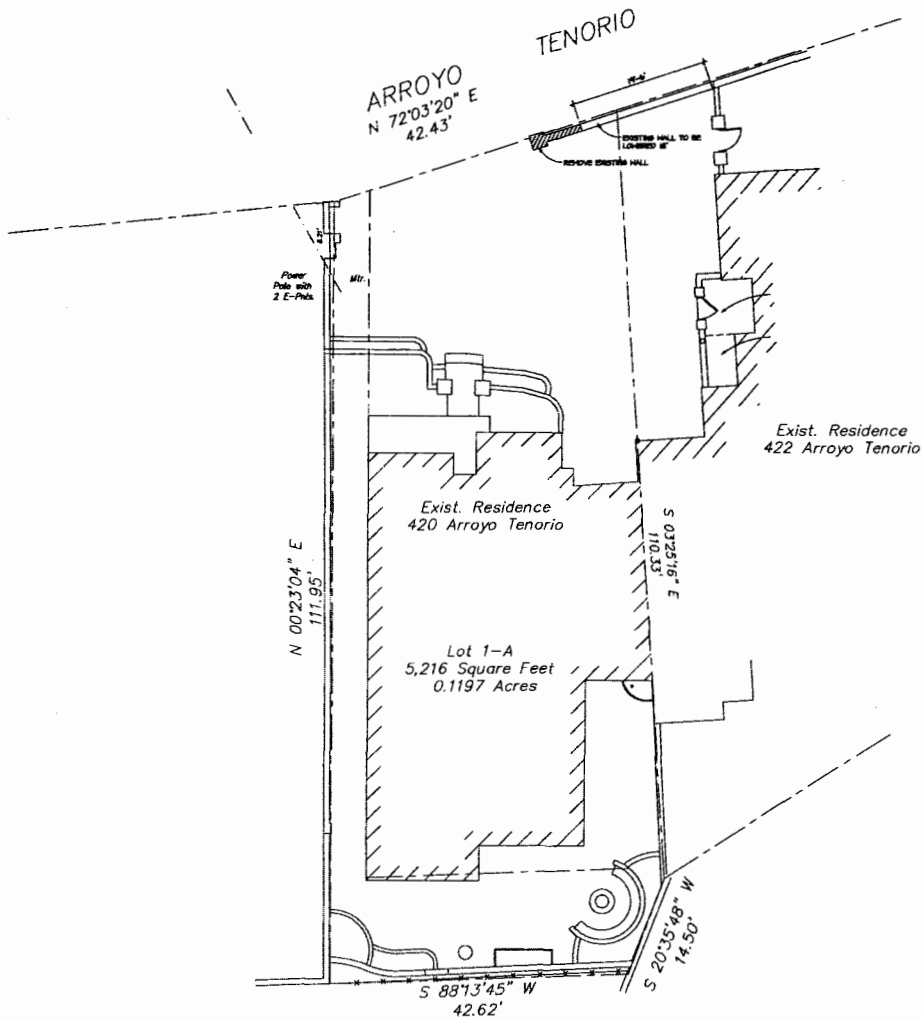
The meeting was adjourned at 8:35 p.m.

Approved by:

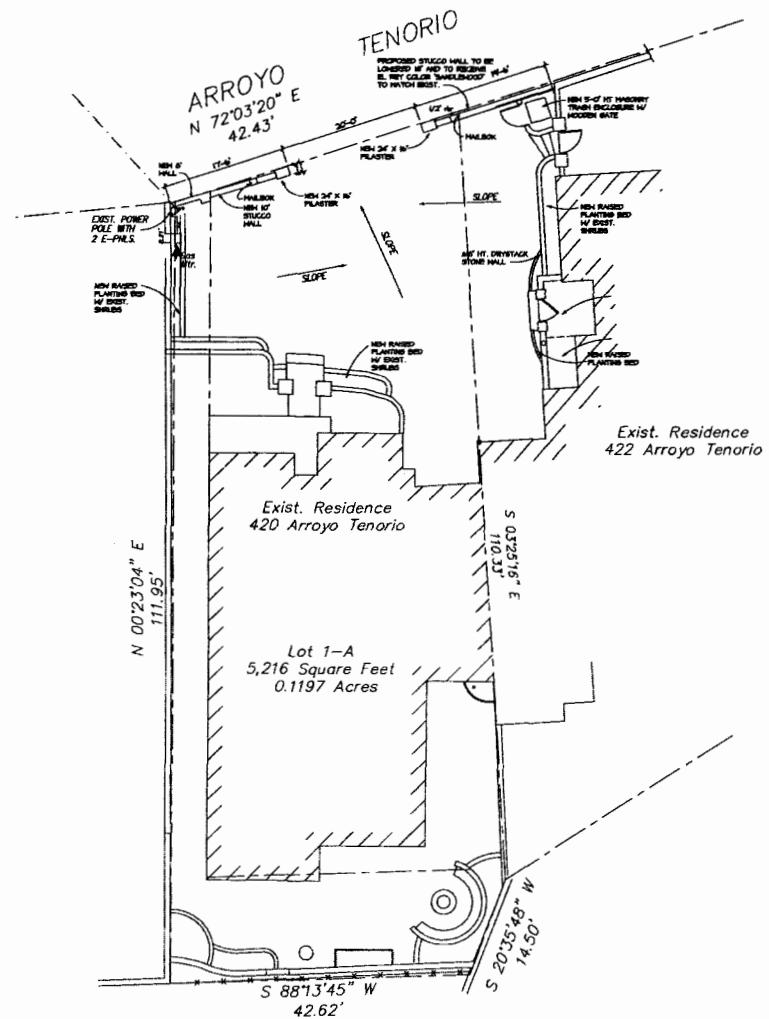
  
Sharon Woods, Chair

Submitted by:

  
Carl Boaz, Stenographer



EXISTING SITE PLAN  
1/8" = 1'-0"



PROPOSED SITE PLAN  
1/8" = 1'-0"

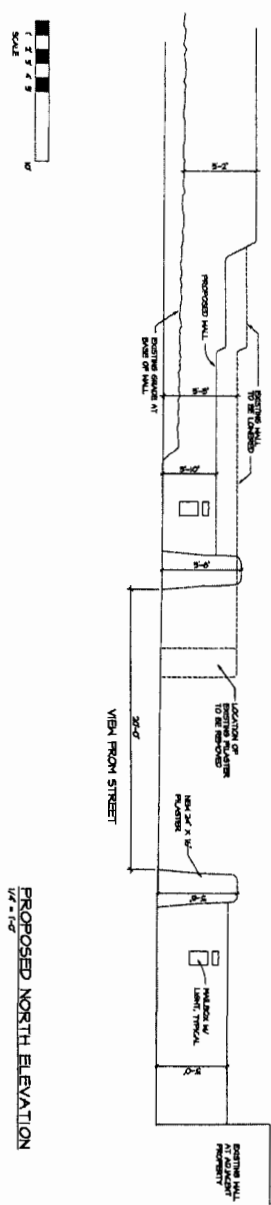
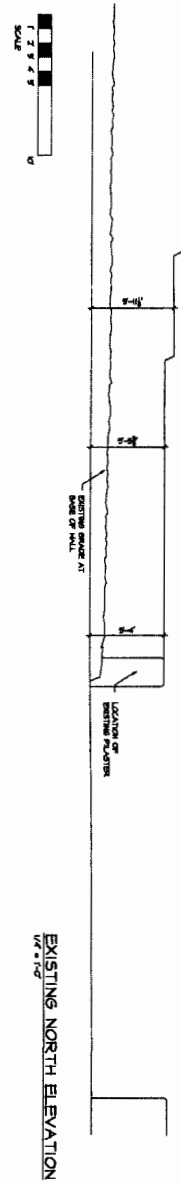
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BEAGLE RESIDENCE  
420 ARROYO TENORIO  
SANTA FE, NEW MEXICO

DATE: 19 SEPTEMBER 2011  
REVISIONS: DATE:  
14 MARCH 2012  
12 JAN 13  
9 JULY 2013

C-1



DATE	DESCRIPTION
17 OCT 2013	DATE
12 JUL 2013	REVISIONS
9 JUL 2013	DATE

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**BEAGLE RESIDENCE**  
420 ARROYO TENORIO  
SANTA FE, NEW MEXICO

DATE	DESCRIPTION
17 OCT 2013	DATE
12 JUL 2013	REVISIONS
9 JUL 2013	DATE

EXHIBIT 3  
HORB  
JULY 9, 2013



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Santa Fe, NM 87501  
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www.santafearchitect.com

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Kunkel / Quintana Residence  
Site Plan with Proposed Yard Walls  
846 Old Santa Fe Trail  
Santa Fe, New Mexico

REVISIONS:  
NO. DATE

1	7-9-2013
2	
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DATE

7-9-2013

DRAWN BY:

PR

CHECKED BY:

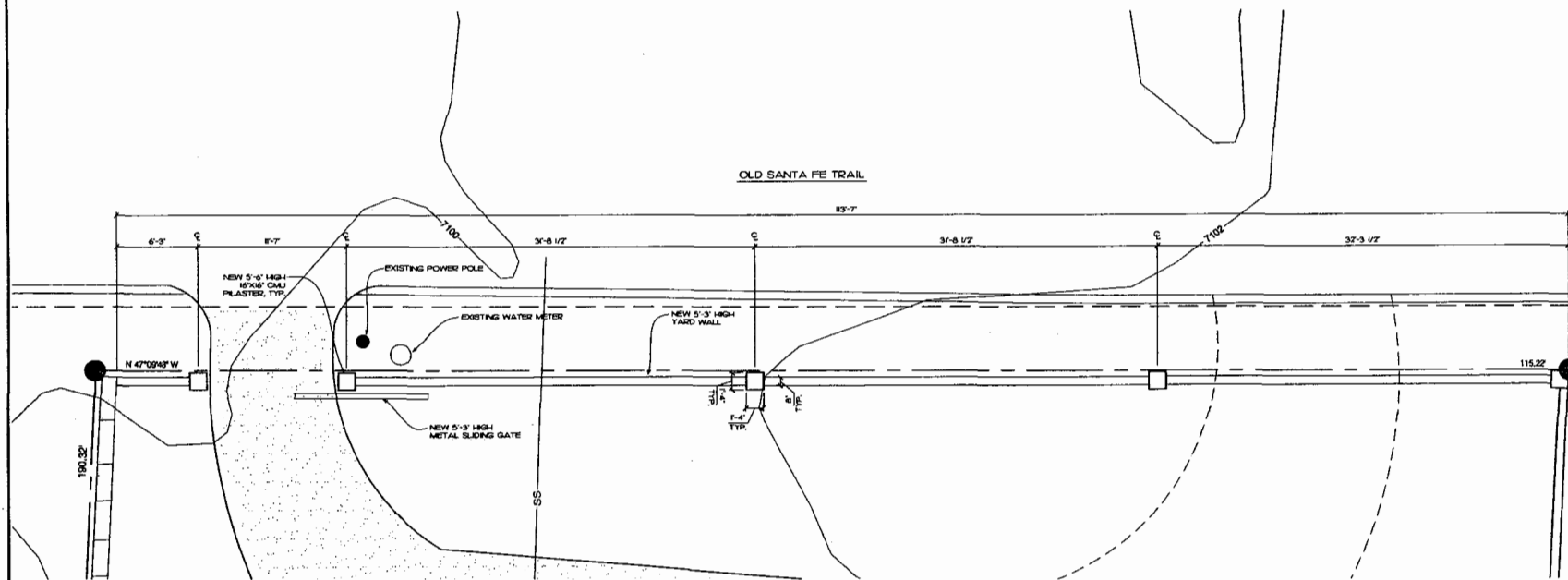
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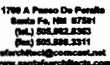
Jenkins & Gavin  
DESIGN & DEVELOPMENT, INC.  
230 Grant Avenue, Suite 101  
Santa Fe, New Mexico 87501

SHEET

A-4



**SITE PLAN WITH PROPOSED YARD WALL AND GATE**  
SCALE: 1/4" = 1'-0"



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**Kunkel / Quintana Residence**  
**Exterior Yard Wall Elevations**  
846 Old Santa Fe Trail  
Santa Fe, New Mexico

NO.		REVISIONS:	
		DATE	
		DATE	
		7-9-2013	
		DRAWN BY:	
		PR	
		CHECKED BY:	
		PM	



SHEET

**A-3**



SCALE: 1/4" = 1'-0"



SCALE: 1/4" = 1'-0"



SCALE: 1/4" = 1'-0"

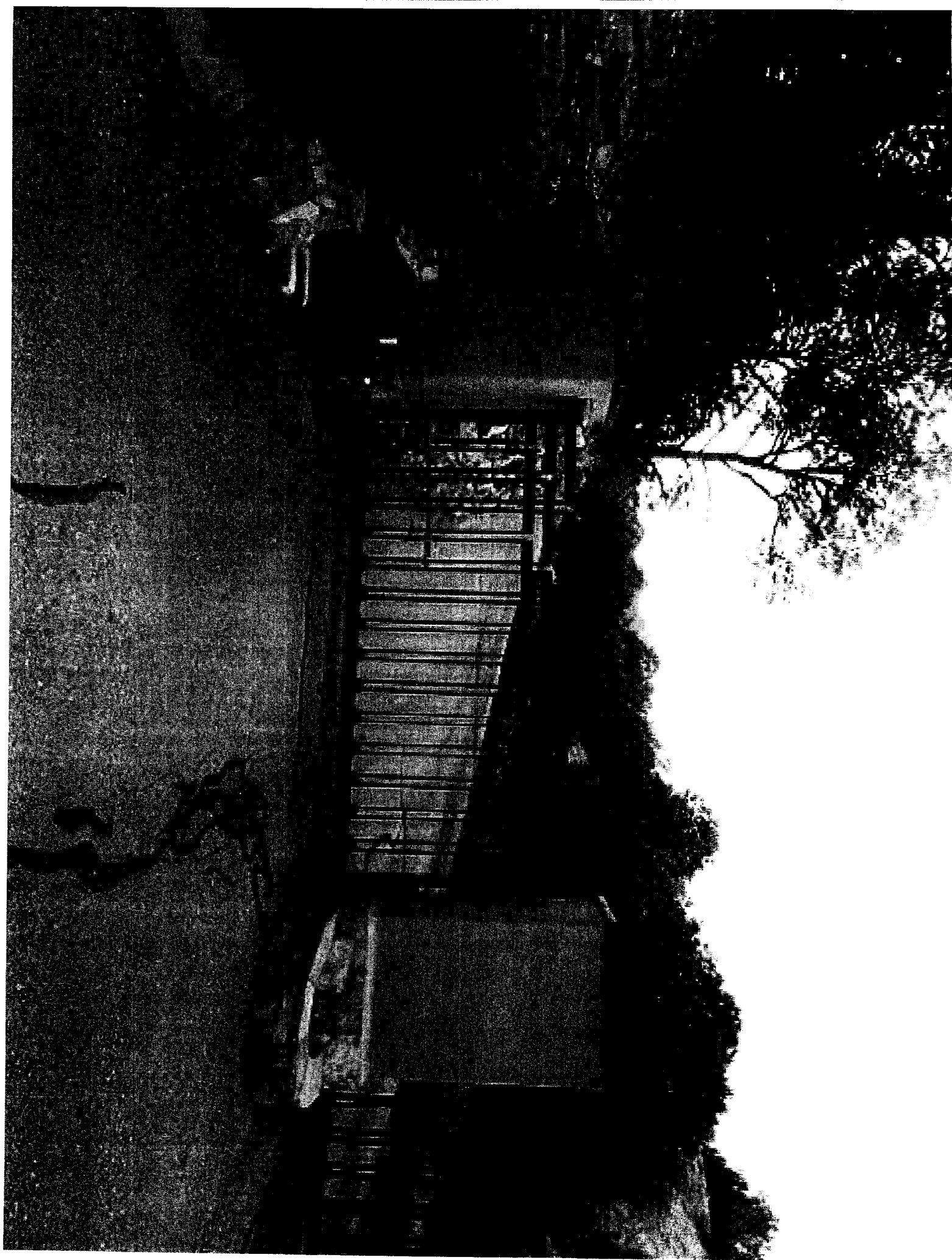


**A-3** SCALE: 1/2" = 1'-0"



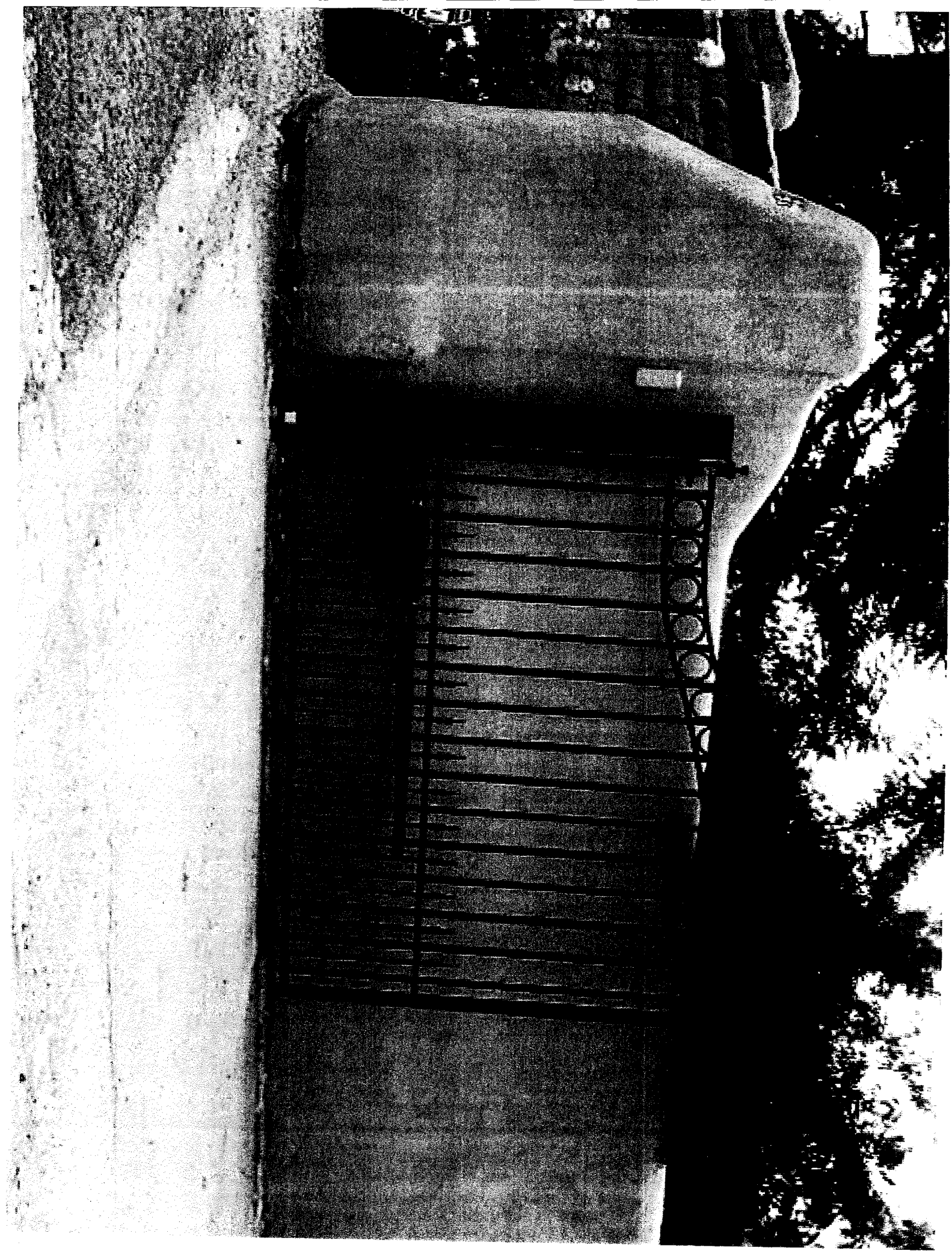
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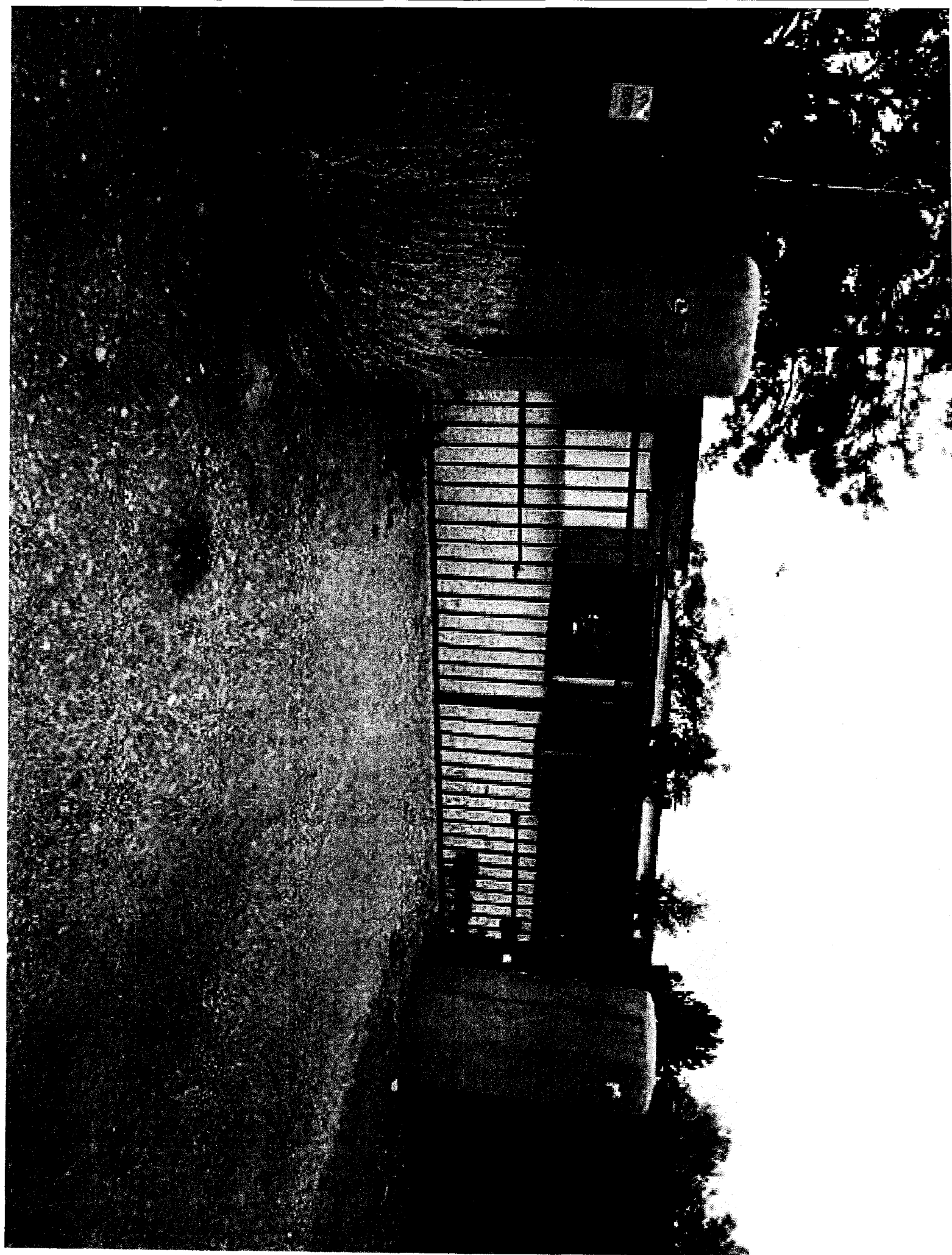




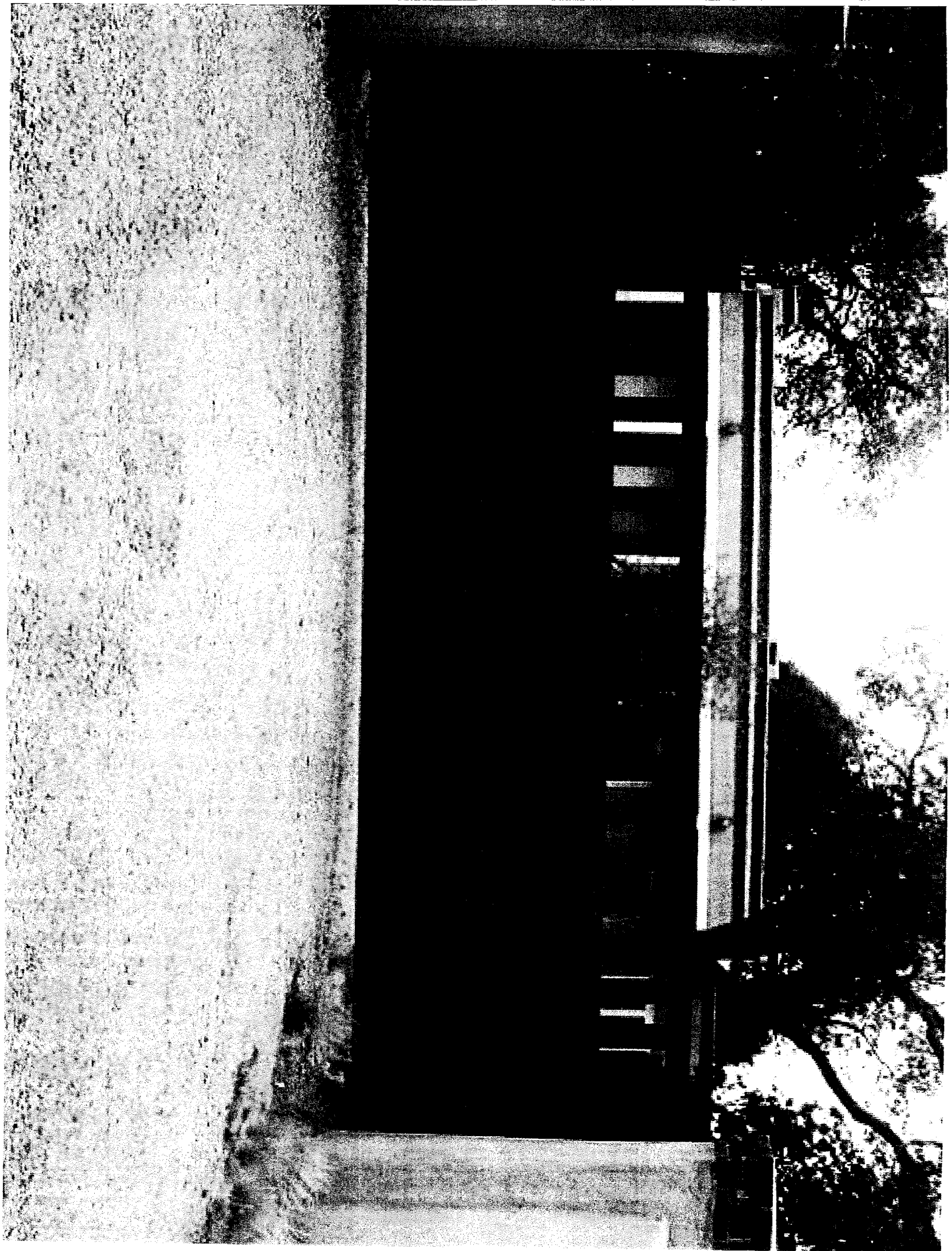


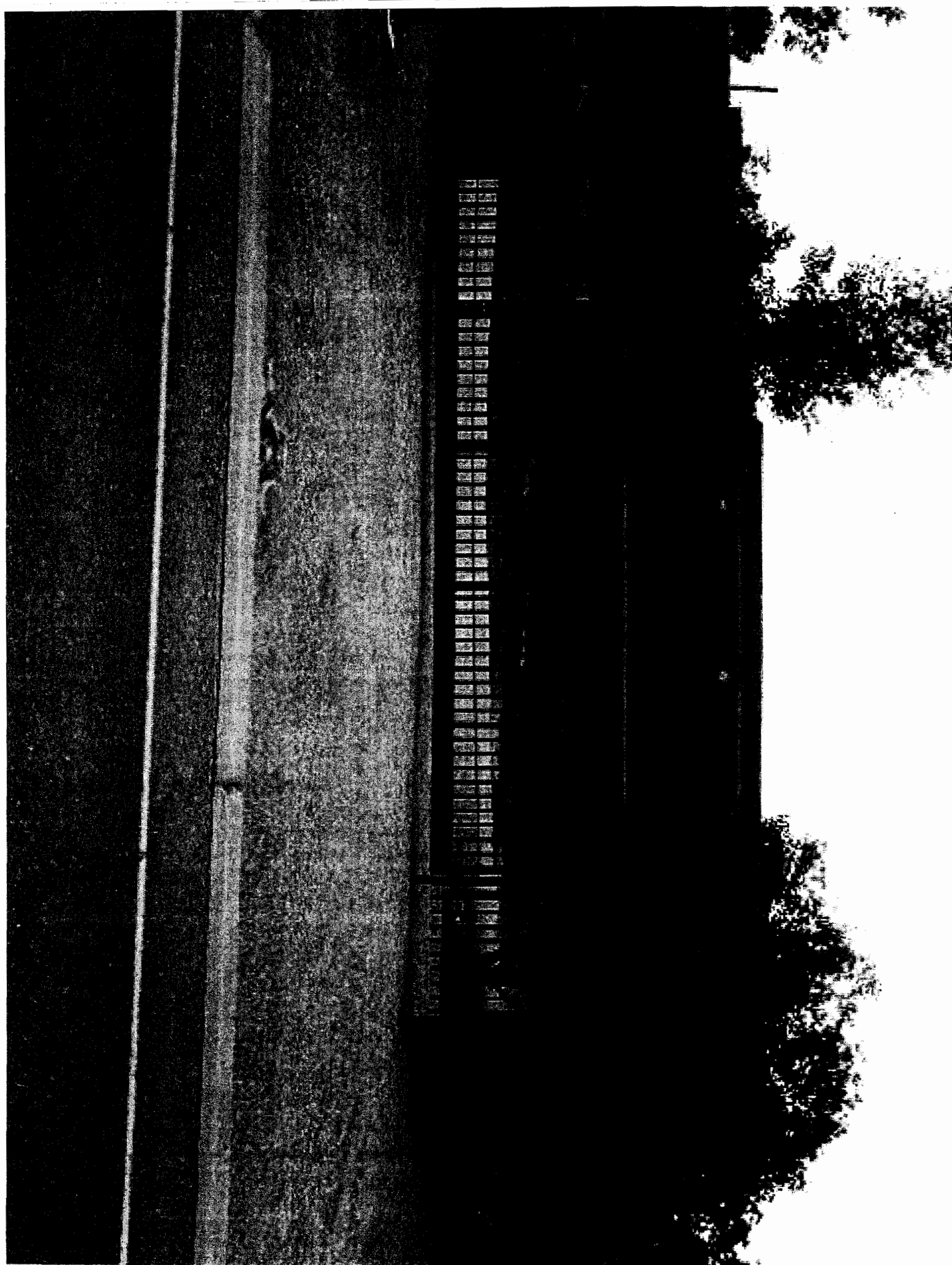












# MISCELLANEOUS DETAILS NORTH AND SOUTH ELEVATIONS



EXHIBIT 5  
HDRB  
JULY 9, 2013



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Subject: <no subject>  
Date: Tuesday, July 9, 2013 4:21 PM  
From: Linda Hibbs <lhibbs@cybermesa.com>  
To: Linda Hibbs <lhibbs@cybermesa.com>

EXHIBIT 6  
HDRB  
JULY 9, 2013

I am Linda Hibbs. I've lived in Santa Fe since 1965 and moved to 903 Don Miguel Place, at the end of 1975, 37 years ago. My husband and I live a hop and skip away from the Lawler home, and had visits back and forth. We would see Trudy often as she walked by on her way to Cristo Rey church. They were important part of our neighborhood, and the Santa Fe community (Joe, a lawyer, and Trudy, a realtor), and their home is part of Santa Fe's history through them, and through other connections --the Hill and Canyon School for the Arts has been mentioned-- and I'd like to add another detail. Annette Hesch Thorp lived in the house between 1922 and 1928. She was a writer. She was the owner that built the two additions, wings on each side of the house. As we know, at the height of the depression there was a Federal Writers Project was instituted as part of a larger Works Progress Administration, called the WPA. Among the New Mexico Project Workers were two women interviewers, Lou Sage Batchen and Annette Hesch Thorp. They placed particular emphasis upon gathering Hispanic women's stories, cuentos. The two interviewed many natives ancianos, gathering folktales as well as capturing narratives and gleaning vivid detail of a way of life now long disappeared. Also, her work is mentioned in the Spring 2001 issue of La Herencia.

I am asking Historic Styles to maintain the current status of this home as a contributing building. The house has been a graceful presence in the neighborhood, a classic adobe in the Pueblo Revival style. Though I know that many houses have undergone remodels in the historic district, I see the modifications done to this house, having studied the packet, to be part of the kind of changes that are done to a home over a period of nearly 60 years.

Jim McGorty who has also lived in this neighborhood for the about the same time as we have lived <sup>there</sup> ~~in ours~~ also writes about the many remodels that have gone on in our neighborhood. I agree with him about the changes and disagree with him when he describes the Lawler's home as a "smorgasbord of differing designs and styles." I certainly know examples of this kind of eclecticism, but not the Lawler home, which made their modifications with a sensitivity to the historic integrity of this house.

I believe changes can be made by new owners that will continue this integrity of historic style as they remodel the interior and exterior. To downgrade its status opens the door for development that might be inappropriate to this neighborhood and cause long term duress for those who live here.

Linda Hibbs  
July 9, 2013