



Agenda

CITY CLERK'S OFFICE

DATE 7/17/13 TIME 10:59 AM

SERVED BY Carmella Vigil

RECEIVED BY P. Ortiz

HISTORIC DISTRICTS REVIEW BOARD FIELD TRIP

TUESDAY, July 23, 2013 at 12:00 NOON

HISTORIC PRESERVATION DIVISION, 2nd FLOOR CITY HALL

HISTORIC DISTRICTS REVIEW BOARD HEARING

TUESDAY, July 23, 2013 at 5:30 P.M.

CITY COUNCIL CHAMBERS

A M E N D E D

- A. CALL TO ORDER
- B. ROLL CALL
- C. APPROVAL OF AGENDA
- D. APPROVAL OF MINUTES: July 9, 2013
- E. FINDINGS OF FACT & CONCLUSIONS OF LAW

Case #H-05-179 260 Las Colinas Drive, Lot 4
Case #H-11-115A&B 8-10 Montoya Circle
Case #H-11-089 420 Arroyo Tenorio
Case #H-12-061 846 Old Santa Fe Trail
Case #H-12-092 530 East Alameda Street
Case #H-13-053 587 Camino del Monte Sol

Case #H-13-054 145 S. Armijo Lane
Case #H-13-056 797 Camino del Monte Sol
Case #H-13-057 Santa Fe Plaza
Case #H-13-058 451 Camino del Monte Sol
Case #H-12-059 811 Don Gaspar Avenue

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

1. Case #H-09-012. 526 Galisteo Street. Don Gaspar Area Historic District. Christopher Purvis, agent for JBMA LLC, owners, proposes to construct a 1,080 sq. ft. addition on a non-contributing commercial structure to a height of 14' where the maximum allowable height is 16'6". (David Rasch).
2. Case #H-11-117. 621 Old Santa Fe Trail. Downtown & Eastside Historic District. Wayne Lloyd, agent for David Lamb, owner, proposes to amend a previous approval by making changes to doors, windows, and a portal and to install 4 parking lot light poles on a contributing commercial property. (David Rasch).
3. Case #H-13-037. 555 Camino del Monte Sol. Downtown & Eastside Historic District. Domestic Architecture, agent for Chris Hill, owner, proposes to construct a 1,414 sq. ft. addition to a height of 12' on a significant residential structure. An exception is requested to place an addition on a primary elevation (Section 14-5.2(D)(2)(c)). (David Rasch).
4. Case #H-13-060A. 1219 Cerro Gordo Road. Downtown & Eastside Historic District. Ju Meng Tan, agent for Jerry & Martha Segura, owner, requests an historic status review of a contributing residence. (David Rasch).

5. Case #H-13-060B. 1219 Cerro Gordo Road. Downtown & Eastside Historic District. Ju Meng Tan, agent for Jerry & Martha Segura, owner, proposes to demolish the residence. (David Rasch).
6. Case #H-13-062A. 203 E. Santa Fe Avenue. Don Gaspar Area Historic District. Architectural Alliance Inc., agent for Brian Watson, owner, request an historic status review of a non-statused garage on a significant property. (David Rasch).
7. Case #H-13-062B. 203 E. Santa Fe Avenue. Don Gaspar Area Historic District. Architectural Alliance Inc., agent for Brian Watson, owner, proposes to remodel the garage by restoring missing windows. (David Rasch).
8. Case #H-13-063. 1224 ½ Cerro Gordo Road. Downtown & Eastside Historic District. Jesse & Lisa Roach, agents for Katharine Power, owner, request an historic status review of this contributing residence. (John Murphey).
9. Case #H-13-061. 316 E. Buena Vista. Don Gaspar Area Historic District. Graciela Tome, agent for Chantal Combes and Michael Waldron, owner, proposes to construct a 345 sq. ft. greenhouse to a height of 10'6" where the maximum allowable height is 14'. An exception is requested to construct a pitch where a pitch is not allowed (Section 14-5.2(D)(9)(d)). (David Rasch).
10. Case #H-13-065. 616 East Alameda 3A. Downtown & Eastside Historic District. Philip Alarid, agent for Mike and Lynette Mallory, owners, proposes to construct a 2,333 sq. ft. residence to 15'1" high, where the maximum allowable height is 15'1" on an undeveloped lot. (John Murphey).
11. Case #H-13-066. 537 Hillside Avenue. Downtown & Eastside Historic District. RM Sandrin, agent for Erica Potter, owner, proposes to raise garage roof from approximately 10' to 11'6", change the garage door, remove and install windows, and re-stucco this contributing residence. (John Murphey).
12. Case #H-13-067. 872 Don Cubero Avenue. Don Gaspar Area Historic District. John Vavruska, agent for John Vavruska and Laura Holt, owners, proposes to construct a roofed wood pergola, construct a stucco wall with wooden gate and make other changes at this contributing residence. An exception is requested to place an addition less than 10 feet back from a primary elevation (Section 14-5.2(D)(2)(d)). (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.



Agenda

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DATE 7/13/13 TIME 11:30

SERVED BY Canillo Vigil

RECEIVED BY [Signature]

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- H. ACTION ITEMS

1. Case #H-09-012. 526 Galisteo Street. Don Gaspar Area Historic District. Christopher Purvis, agent for JBMA LLC, owners, proposes to construct a 1,080 sq. ft. addition on a non-contributing commercial structure to a height of 14' where the maximum allowable height is 16'6". (David Rasch).
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3. Case #H-13-037. 555 Camino del Monte Sol. Downtown & Eastside Historic District. Domestic Architecture, agent for Chris Hill, owner, proposes to construct a 1,414 sq. ft. addition to a height of 12' on a significant residential structure. An exception is requested to place an addition on a primary elevation (Section 14-5.2(D)(2)(c)). (David Rasch).
4. Case #H-13-018. 774 Acequia Madre. Downtown & Eastside Historic District. Joseph Martinez, agent for Elizabeth Travis, owner, proposes to construct an approximately 132 sq. ft. addition to 10'6" high at this contributing residence. (John Murphy).

5. Case #H-13-060A. 1219 Cerro Gordo Road. Downtown & Eastside Historic District. Ju Meng Tan, agent for Jerry & Martha Segura, owner, requests an historic status review of a contributing residence. (David Rasch).
6. Case #H-13-060B. 1219 Cerro Gordo Road. Downtown & Eastside Historic District. Ju Meng Tan, agent for Jerry & Martha Segura, owner, proposes to demolish the residence. (David Rasch).
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11. Case #H-13-065. 616 East Alameda 3A. Downtown & Eastside Historic District. Philip Alarid, agent for Mike and Lynette Mallory, owners, proposes to construct a 2,333 sq. ft. residence to 15'1" high, where the maximum allowable height is 14'5" on an undeveloped lot. An exception is requested to exceed the maximum allowable height (Section 14-5.2(D)(9)). (John Murphey).
12. Case #H-13-066. 537 Hillside Avenue. Downtown & Eastside Historic District. RM Sandrin, agent for Erica Potter, owner, proposes to raise garage roof from approximately 10' to 11'6", change the garage door, remove and install windows, and re-stucco this contributing residence. An exception is requested to remove historic material (Section 14-5.2(D)(1)(a)). (John Murphey).
13. Case #H-13-067. 872 Don Cubero Avenue. Don Gaspar Area Historic District. John Vavruska, agent for John Vavruska and Laura Holt, owners, proposes to construct a roofed wood pergola, construct a stucco wall with wooden gate and make other changes at this contributing residence. An exception is requested to place an addition less than 10 feet back from a primary elevation (Section 14-5.2(D)(2)(d)). (John Murphey).

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SUMMARY INDEX
HISTORIC DISTRICTS REVIEW BOARD

July 23, 2013

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3. <u>Case #H-13-037.</u> 555 Camino del Monte Sol	Approved as proposed	8-13
4. <u>Case #H-13-060A</u> 1219 Cerro Gordo Road	Downgraded to non-contributing	13-15
5. <u>Case #H-13-060B.</u> 1219 Cerro Gordo Road	Approved as recommended	15-17
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7. <u>Case #H-13-062B.</u> 203 e. Santa Fé Avenue	Approved as submitted	18-19
8. <u>Case #H-13-063.</u> 1224½ Cerro Gordo Road.	Downgraded to non-contributing	19-21
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MINUTES OF THE
CITY OF SANTA FÉ
HISTORIC DISTRICTS REVIEW BOARD

July 23, 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
Mr. Frank Katz
Ms. Christine Mather
Ms. Karen Walker

MEMBERS ABSENT:

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 said the staff reports for the first two cases were reversed in the board packets.

Ms. Rios moved to approve the agenda as published. Ms. Walker seconded the motion and it passed by unanimous voice vote.

D. APPROVAL OF MINUTES: July 9, 2013

Ms. Rios requested a change on page 9, last line, delete the first "was."

Ms. Mather requested a change on page 9, 3/4 down the page, it should say, "Ms. Mather asked if they knew how it got the designation."

Chair Woods requested two changes:

On page 15, first line, the word should be "concerned" and not "centered."

On page 29, it should say, "He did think it would affect the contributing status."

Ms. Walker requested a change on page 16 near the bottom where it should say, "Ms. Sanders said that the breakfast nook and Jacuzzi had changed."

Ms. Rios moved to approve the minutes of July 9, 2013 as amended. Mr. Boniface seconded the motion and it passed by majority voice vote with all voting in favor except Mr. Katz who abstained.

E. FINDINGS OF FACT & CONCLUSIONS OF LAW

Case #H-05-179 260 Las Colinas Drive, Lot 4

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Case #H-13-054 145 S. Armijo Lane

Chair Woods said on the first page at the bottom it should say "Board" not "boards." It was said in the

context of trees - trees don't count to make a structure not publicly visible.

Case #H-13-056 797 Camino del Monte Sol

Case #H-13-057 Santa Fé Plaza

Case #H-13-058 451 Camino del Monte Sol

Case #H-12-059 811 Don Gaspar Avenue

Ms. Walker moved to approve the Findings of Fact and Conclusions of Law as amended. Ms. Mather seconded the motion and it passed by majority voice vote with all voting in favor except Mr. Katz who abstained.

F. COMMUNICATIONS

There were no communications.

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-09-012. 526 Galisteo Street.** Don Gaspar Area Historic District. Christopher Purvis, agent for JBMA LLC, owners, proposes to construct a 1,080 sq. ft. addition on a non-contributing commercial structure to a height of 14' where the maximum allowable height is 16'6". (David Rasch).

Mr. Rasch gave the staff report as follows:

BACKGROUND & SUMMARY:

526 Galisteo Street is a contributing commercial building with the east and south elevations designated as primary and a non-contributing accessory structure. The property has two street frontages in the Don Gaspar Area Historic District.

On October 29, 2012, the HDRB denied a request to install an 812 square foot dining tent in the open area on the south side of the building. The tent was proposed with a pitched roof made of vinyl and a metal structure.

Now, the applicant proposes to remodel the property with the following two items.

1. The non-contributing free-standing accessory structure on the southwest corner of the property will be increased in height from approximately 9' 9" to 11' where the maximum allowable height is 16' 6".
2. In order to increase the outdoor seating capacity, a 1,080 square foot addition will be constructed on the east elevation of the non-contributing accessory structure. The addition will be 14' high and it will feature brick coping on the parapets, four 3-over-3 double-hung windows on the street-facing south elevation, two paired 10-lite French doors on the east elevation, and a 4-panel pedestrian door and three 8' high x 9' wide steel and glass doors with 16 square lites in wide frames on the non-publicly-visible north elevation. The addition will have olive green trim and white stucco to match existing conditions on the property.

STAFF RECOMMENDATION:

Staff recommends approval of this application which complies with Section 14-5.2(D)(9) General Design Standards and (H) Don Gaspar Area Historic District.

Ms. Mather asked Mr. Rasch if he got examples of the north windows.

Mr. Rasch said he knew how they operated.

Present and sworn was Mr. Christopher Purvis, 200 W. Marcy Street, who said they were raising the structure to 11' but it was really about 13' 8". It would be 11' on the low side. He clarified the garage doors were aluminum, colored to match the rest of the windows.

Ms. Mather clarified that they were all framed glass and the aluminum frames would match.

Mr. Purvis said that was corrected. They would be powder coated and would be open during the summer and closed in the winter.

Ms. Mather thought the site plan seemed to have a diagonal on the west-facing wall. She asked if that was because it was up against something there. She was on sheet A-3.

Mr. Purvis said the angled wall was because they were squaring up the building. He pointed it out on the site plan.

Ms. Mather asked if they had any other choice on the doors.

Mr. Purvis explained that they were roll up doors and when up were all the way up out of the way. If it starts to rain, they could quickly move the furniture and close them.

Ms. Rios asked how much he was increasing the walls on the south facing Paseo.

Mr. Purvis said it would be 14'.

Ms. Rios asked what the existing wall height was.

Mr. Purvis said it was 7' now.

Ms. Walker asked if they folded out or up.

Mr. Purvis repeated that they rolled up to the ceiling.

Mr. Boniface asked to clarify that the trim for the doors would be Olive Green powder coated.

Mr. Purvis agreed.

Mr. Boniface asked if he would use clear glass.

Mr. Purvis said he had not decided but probably would.

Mr. Boniface asked if the north was not publicly visible. Mr. Purvis agreed.

Mr. Boniface asked why the windows on south were so high.

Mr. Purvis said it was to have a view over the walls.

PUBLIC COMMENT

Present and sworn was Ms. Stefanie Beninato, 604 Galisteo, who said her concern was that the garage doors not be visible from the street. There was another building on the west. The change to the wall was significant and made it look substantially different. She thought that wall was historic and there was an effort to preserve it. So she was surprised. It was not a pedestrian-friendly look.

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

Mr. Rasch thought the wall was not historic and previously the Board had allowed an increase in wall height. He knew it was not listed as historic.

Dr. Kantner moved to approve Case #H-09-012 as submitted. Mr. Boniface seconded the motion and it passed by unanimous voice vote.

2. **Case #H-11-117, 621 Old Santa Fé Trail.** Downtown & Eastside Historic District. Wayne Lloyd, agent for David Lamb, owner, proposes to amend a previous approval by making changes to doors, windows, and a portal and to install 4 parking lot light poles on a contributing commercial property. (David Rasch).

Mr. Rasch gave the staff report as follows:

BACKGROUND & SUMMARY:

621 Old Santa Fé Trail Building 3 is a commercial structure that has no street frontage and has been altered over time. It is listed as non-contributing to the Downtown & Eastside Historic District. The HDRB previously approved remodeling that includes a 7-bay garage addition. [Mr. Rasch provided a new site plan - attached as Exhibit 1.]

Now, the applicant proposes to amend the previous approval to remodel the structure with the following three items.

1. Four pedestrian doors will be installed in the west elevation of the four approved garages. The door design is not shown on the elevation sheet and the material and color was not specified in the proposal letter.

2. The deep three-sided portal on the west elevation of the approved garages will be infilled with heated space that matches existing adjacent height. A French door with an odd lite pattern and an 18-lite sidelight will be installed in the south elevation which will be under a 65 square foot portal with a parapet at the same height as the adjacent heated space.

3. Three windows will be installed in the north elevation of the garages. Two windows will be horizontally-oriented with 3-lites and the third window will have 12-lites.

Additionally, site work will include the installation of four 14' high double arm light poles in the rear parking area. These poles have been approved previously by the HDRB for use throughout the historic districts.

STAFF RECOMMENDATION:

Staff recommends approval of this application which complies with 14-5.2(D) General Design Standards and (E) Downtown & Eastside Historic District.

Ms. Rios thought the parking lot on the east was previously approved. Mr. Rasch agreed.

Ms. Mather asked where the odd door pattern was.

Mr. Rasch pointed it out. He said there might be a window there now.

Ms. Rios asked about public visibility.

Mr. Rasch said it had very minimal visibility.

Ms. Walker asked why the light poles were 14' high and who that would affect in the neighborhood.

Ms. Walker asked if it was public property shown in the picture. Mr. Rasch thought so.

Present and sworn was Mr. Wayne Lloyd, 100 North Guadalupe, who had nothing to add to the staff report. He said the 14' light poles were the same height and style as at the convention center. The lighting was for hours after 5:00 when people were still there. There were trucks as high as 13' and they don't want them to hit the lights.

Ms. Walker pointed out that there were people sleeping nearby at night.

Mr. Lloyd assured her they focused down onto the parking lots. They were putting the light poles there so people could see when they got off work. They could be turned off later.

Ms. Mather asked about the design of the doors.

Mr. Lloyd said the one on the left was fixed. There was a wood beam wood for the portal.

Ms. Mather asked if the beam would be painted.

Mr. Lloyd said it would be stained to match the adjacent portal.

Chair Woods asked what the doors looked like. She noted the drawings made them look like flush doors making them appear to be mechanical room doors.

Mr. Lloyd said the detail didn't show but they could do an eight panel door.

Chair Woods agreed with that and asked if they would be steel or wood.

Mr. Lloyd said the doors would be of wood.

PUBLIC COMMENT

Ms. Beninato, previously sworn, appreciated that Mr. Lloyd was willing to turn off the lights at night because they often shone beyond the lot.

As a general remark, she thought it would have been nice to postpone the former case if something was unknown in order to find out for sure.

Dr. Kantner moved to approve Case #H-11-117 as recommended by staff with conditions that the pedestrian doors be 8 panel wood doors, that the portal on the west side be stained to match existing and that the lights be on timers to turn off at night. Ms. Walker seconded the motion and asked for a friendly amendment that he include a set time for turning off the lights.

Dr. Kantner agreed and said the lights should be turned off no later than 10 p.m. The motion passed by unanimous voice vote.

Mr. Rasch confirmed that the wall (in the former case) was not contributing.

3. **Case #H-13-037. 555 Camino del Monte Sol.** Downtown & Eastside Historic District. Domestic Architecture, agent for Chris Hill, owner, proposes to construct a 1,414 sq. ft. addition to a height of 12' on a significant residential structure. An exception is requested to place an addition on a primary elevation (Section 14-5.2(D)(2)(c)). (David Rasch).

Mr. Rasch gave the staff report as follows:

BACKGROUND & SUMMARY:

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

On May 28, 2013, the HDRB denied a request to construct an addition that was not architecturally harmonious to the significant structure and requested a redesign that is more in keeping with Santa Fé style.

Now, the applicant proposes to construct a 1,414 square foot addition on the rear elevation that will be subterranean at the connection with the significant structure and rise above grade to a height of 12' that is relatively subordinate to the significant structure. An exception is requested to place an addition on a primary elevation (Section 14-5.2(D)(2)(c)) and the required exception criteria responses are at the end of this report.

The addition has been redesigned in a simplified Spanish-Pueblo Revival style with rounded edges, exposed headers, projecting square beams, etc.

EXCEPTION TO CONSTRUCT AN ADDITION ON A PRIMARY ELEVATION

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

The proposed residential addition is located at the rear of the existing house and is not visible from the

street or the front of the house. It touches the house in a minimal way and sensitively responds to the district's housing of low profiles and does not rise above the existing house heights.

Staff response: Staff agrees with this statement.

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

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

Staff response: Staff agrees with this statement.

3. *Strengthen the unique heterogeneous character of the city by providing a full range of design options to ensure that residents can continue to reside within the historic districts;*

REFER TO 2 ABOVE and:

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

Staff response: Staff agrees with this statement.

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

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

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

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

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

Staff response: Staff agrees with this statement.

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

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

Staff response: Staff agrees with this statement.

STAFF RECOMMENDATION:

Staff recommends approval of the exception request to construct an addition on a primary elevation complies with Section 14-5.2(C) Regulation of Significant Structures, (D) General Design Standards, and (E) Downtown & Eastside Historic District.

Ms. Rios asked if this house could be seen publicly. Mr. Rasch said no.

Present and sworn were Mr. Roy McMakin, 1422 34th Avenue, Seattle, Washington and Mr. Tom Mulica, 1501 Spring, Seattle, Washington.

Mr. Mulica said the highest point was 7' 2" above grade and it had a 3' 8" parapet at the top of the building.

Dr. Kantner asked him to describe the windows in the new addition. They didn't look divided to him.

Mr. McMakin said there were several types. On the main addition were wood divided lights typical of certain original windows. The original had several types of windows too. They actually used styles from the original house. The only single light was on sheet 3.1.

Mr. Rasch said that was under a portal but there were some clerestory windows not divided.

Mr. McMakin agreed.

Mr. Boniface said if when he said they were wooden if on the exterior one would actually see the wood or if it was metal cladding.

Mr. McMakin said it was wood. They were using three original window styles in new parts. On the primary façades they were using divided light windows as in the main rooms of the house. But in certain places Henderson used undivided clerestory windows so they were using them the same way.

Mr. Boniface asked if they were single or double pane.

Mr. McMakin said they were double pane.

Ms. Mather asked about finishes for the windows and the stucco.

Mr. McMakin said the windows would be stained to match the original house and the stucco would match the original stucco. He brought a stucco sample for the Board's review.

He added that the original house has a lot of exposed foundations and he pointed out the wavy line as stone exposed foundation that was used decoratively and practically. It was partially subterranean but the foundation for the new part was a little more contemporary. In the original house there was stone and they proposed to use stained concrete that looked like stone. He had a sample he brought for Board's review.

Chair Woods asked him to point out where the stained concrete was.

Mr. McMakin pointed out the locations. He thought it might be easier to pass around their drawings.

Chair Woods asked if the stain was on the outside or just on the inside.

Mr. Rasch referred the Board to pages 15 and 16.

Mr. McMakin said the stained concrete was on the outside and passed around the sample for the Board to look at.

Chair Woods said a location for it was the west elevation. Mr. Rasch agreed.

Ms. Rios asked if the new construction was of adobe.

Mr. McMakin said it had to be framed with stucco but not adobe.

Ms. Rios asked him to elaborate on the landscaped roof.

Mr. McMakin said one part was adjacent to the original house and would be two feet off of grade with decorative plantings and flowers and a path around the house would be maintained. Then the other area would be minimally landscaped. It would have no flowers and shrubs but a low planting on it.

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

Mr. McMakin said no. There was a hot tub protruding but it was lower than the roof.

Chair Woods noticed in the picture the rock was far more predominant and concrete was hardly used at all.

Mr. McMakin agreed. They were intentionally giving a nod to the historic part and trying to use the most appropriate way to do that. Because rock was used as the foundation and rose above grade, they would mimic that with concrete so that it looked the same visually and texturally so that it was not from the historic period but cohesive.

Ms. Mather asked what was in the sunken portal.

Mr. McMakin said there would be concrete in the sunken portal. They were attempting to weave it in with the concrete that was stained.

Chair Woods asked Mr. Rasch concerning the 30" rule on glazing that it didn't apply in parts not visible but she thought the clerestory windows could be visible from Santander. She asked if the 30" rule applied there per the ordinance.

Mr. Rasch agreed the rule was only for publicly visible windows but the windows also needed to harmonize with the significant structure and on the west it looked like there might be single light windows there.

Mr. McMakin agreed that it had single light windows at the kiva, the sunken patio, etc.

Chair Woods noted on the eastern elevation, the portal was from below grade and looked like 10 or 11 feet. She asked if that harmonized.

Mr. Rasch didn't think there was any other single glazing on the building. But on the east it would look more contemporary but they would minimize the impact of the glass and people wouldn't see it in the context of the existing house.

There were no speakers from the public regarding this case.

Mr. McMakin said in setting the Henderson house, there was a lot to learn from Henderson's time - from smaller divided light windows and the strips in the kiva to the long clerestory windows. There seemed to be an evolution of styles he used. Taken in the most literal sense, in the windows under the portals there was a harmony of contemporization that they were continuing.

Chair Woods respected that philosophically but was not sure she agreed as the Board sat here to decide according to the ordinance.

Present and sworn was Mr. Chris Hill, 555 Camino del Monte Sol, who said part of the give and take of this ingenious underground connection and having most of the addition underground - at least 50% - some of the tradeoff was trying to get some light into it with clerestory light so as to not have a feel of

being in a basement. That's the way Mr. McMakin sold him on the project. Also, there was an elevation with the garden steps up above it and clear space to look into the window. You couldn't see it from the guest house, or the street or Camino Santander. He felt they should have some consideration of making a very low key addition onto a great historic building. You could see how Henderson progressed from divided light to single light and in his day thought he was trying to do a contemporary house then.

And in that sense of building something contemporary he thought in a Henderson sense that this was a very appropriate vocabulary.

Mr. McMakin said what Mr. Hill said was smart. They spent a long time trying to figure out how to do the master bedroom. Mr. Hill was pretty sporty about having it underground to preserve the views out of the windows. He thought it was sensitive and worked well. They extended the portal out several feet with brick columns and made it essentially invisible.

Chair Woods asked if the window dividers were wood or steel.

Mr. McMakin was not sure but said they were considering steel.

Mr. Boniface referred on the east elevation to the retaining wall. He asked how tall that wall was and how tall above the floor the portal beam was. He wanted to know what kind of slot they were looking at.

Mr. Mulica said it was roughly six feet.

Mr. McMakin added that on the top elevation it went up higher. The east elevation has been stepped down and needed a guard rail. On the north and south it went up about 3 feet from the house to see it. Then on the rear elevation it was more like six feet because they terraced it.

Dr. Kantner felt there was a natural progression on this project.

Dr. Kantner moved to approve Case #H-13-037 as proposed and granting the exception and recognizing that concrete would be stained as proposed. Ms. Rios seconded the motion and it passed by unanimous voice vote.

4. **Case #H-13-060A. 1219 Cerro Gordo Road.** Downtown & Eastside Historic District. 00 Meng Tan, agent for Jerry & Martha Segura, owner, requests an historic status review of a contributing residence. (David Rasch).

Mr. Rasch gave the staff report as follows:

BACKGROUND & SUMMARY:

1219 Cerro Gordo Road is a single-family residence that was originally constructed in a vernacular

manner as a garage presumably around 1947 when the primary residence was constructed. After the primary residence burned down in 1970, the garage was converted to the primary residence with additions in the early to late 1970s and also in the early 1980s, as submitted by a family member on a notarized affidavit. The building does not retain any quality of the historic garage and existing aluminum slider windows do not meet the 30" rule. The building is listed a contributing to the Downtown & Eastside Historic District.

The applicant requests an historic status review of the property.

STAFF RECOMMENDATION:

Staff recommends downgrading the historic status of this contributing structure to non-contributing due to the non-historic change of use and substantial non-historic additional square footage.

Present and sworn was Mr. Ju Meng Tan, 1046 Don Cubero, who had nothing to add to the staff report.

Mr. Katz complimented Mr. Tan on the very nice drawings and photos.

PUBLIC COMMENT

Present and sworn was Ms. Kathryn Murphy, 1233 Cerro Gordo, who said she was the owner of the home next door and didn't object as long as it didn't block her from their solar heating.

Chair Woods interrupted her to say that this part of the case was only on the historic status of the existing property and not on what they proposed to do.

Present and sworn as Ms. Vicky Ortega, 1224B Cerro Gordo, who said she lived in the neighborhood and her concerns were why the application was being put in to remove it from historic status. This was the third home in the area to get removed from historic status.

Mr. Rasch said in his research and from the former owner he determined that it should not have been a historic building in the first place since most of it was built in the seventies. They now had a potential owner who needed to know what status applied to this structure.

Ms. Ortega was confused about that because there was a realtor's sign out there so she didn't know why they were applying for non-contributing status.

Chair Woods repeated that the only question was whether it was historic or not. Staff said most of it was built in the seventies. She said Ms. Ortega could testify about that on the next part of the case.

Ms. Ortega asked if the front was non-historic.

Mr. Rasch pointed out the part that was not historic.

Ms. Ortega said she opposed a downgrade.

Ms. Beninato (previously sworn) said there was a lawyer on the board and she raised the question of standing and whether a person who was not a property owner had the standing to ask for these status changes. She believed that the person of standing had to either be the owner of the property or be the agent with an affidavit proving they were authorized. She said it was something to check into.

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

Mr. Tan said the current owners of the property provided him an affidavit showing the time line and it authorized him, as an agent of this property, to act on behalf of the estate.

Mr. Rasch clarified for the Board that the application requires an owner to identify an agent or the case would never come before the Board.

Ms. Rios asked Mr. Rasch to read the contributing definition and he read it to the Board. He clarified that in the Downtown and Eastside Historic District, the style was required to be either Pueblo or Territorial and this building was neither. The architecture was not a Santa Fé Style. It also required a maximum addition of 50% of the original footprint on a non-primary elevation to retain contributing status. If the proposal exceeded 50%, as was the case here, the addition would overwhelm the contributing status.

Ms. Rios asked for a description of the condition of the house. Mr. Rasch deferred to part B.

Dr. Kantner moved in Case #H-13-060A to designate the house as non-contributing status so a downgrade in status as recommended by staff. Ms. Walker seconded the motion and it passed by unanimous voice vote.

5. **Case #H-13-060B. 1219 Cerro Gordo Road.** Downtown & Eastside Historic District. Ju Meng Tan, agent for Jerry & Martha Segura, owner, proposes to demolish the residence. (David Rasch).

Mr. Rasch gave the staff report as follows:

BACKGROUND & SUMMARY:

1219 Cerro Gordo Road is non-contributing to the Downtown & Eastside Historic District. Now, the applicant proposes to demolish the structure.

According to Chapter 14-3.14(G) Standards for Demolition of Structures with Historic Districts, the Board shall find that:

- (a) Whether the *structure* is of historical importance;
- (b) Whether the *structure* for which demolition is requested is an essential part of a unique *street* section or block front and whether this *street* section or block front will be reestablished by a proposed *structure*; and
- (c) The state of repair and structural stability of the *structure* under consideration.

The structure was designated as non-contributing in the previous hearing.

The structure is not an essential part of a street section.

And, the Building Official sites some problems with the structure and serious building code violations.

STAFF RECOMMENDATION:

Staff recommends demolition of this structure due to non-historic status, non-essential part of the streetscape, and violations of building code in compliance with Section 14-3.14 Standards for Demolition of Historic Structures.

Chair Woods asked Mr. Rasch to explain the process when a structure was to be demolished.

Mr. Rasch said this building did not have to be re-established in the street scape. He had no requests for construction on this lot.

Chair Woods asked what steps the owner had to take to build there in the future.

Mr. Rasch said a height calculation was required, and the proposal would probably have to be only a one-story in Pueblo or Territorial style and the proposal would have to come to the Board.

Mr. Katz indicated that there was a state law allowing the neighbor to file a declaration to protect her solar rights.

Mr. Tan asked if the height limit would be determined. Mr. Rasch agreed.

Mr. Tan asked for clarification on the solar rights issue.

Chair Woods said that was not the Board's jurisdiction.

PUBLIC COMMENT

Ms. Ortega (previously sworn) reiterated her concerns. This was the third downgrade in less than a year. Her family in Santa Fé went back over a hundred years and they were trying to maintain their quality of life and find help at the HDRB. She said the new buildings there were contemporary and not pueblo or territorial and she couldn't understand how they got approved.

Ms. Murphy (previously sworn) said when she moved here nine years ago there was another "beat

down house" but she felt it was worth saving. There were also others that were considered not worth saving. This house doesn't have a lot to offer so she supported that.

Ms. Beninato (previously sworn) said she designed and built that house at 1233 Cerro Gordo and it was entirely solar with wood backup. She appreciated Mr. Katz bringing up the solar protection and it would be best if the two of them would meet and agree on a solution. She didn't think solar gain would be ruined. She asked why they would not be able to build a two-story.

Mr. Rasch explained that the street bends around this property. There were visual truncations so the applicable street scape would be extremely short, especially to the east. By code, certain buildings were removed from the calculation. One category to be removed from the map was those with non-historic second stories. Our practice was that any structure over 16' and non-contributing were removed from averaging calculation.

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

Ms. Mather moved in Case #H-13-060B to approve the demolition per staff recommendations. Mr. Katz seconded the motion and it passed by unanimous voice vote.

- 6. Case #H-13-062A. 203 E. Santa Fé Avenue.** Don Gaspar Area Historic District. Architectural Alliance Inc., agent for Brian Watson, owner, request an historic status review of a non-statused garage on a significant property. (David Rasch).

Mr. Rasch gave the staff report as follows:

BACKGROUND & SUMMARY:

203 East Santa Fé Avenue is a single-family residence that was constructed with brick in the Hipped Box style by 1928. The building is listed as significant to the Don Gaspar Area Historic District.

A free-standing garage was constructed to the north before 1960 as shown on aerial photograph examination supplied by the owner. The brick garage is harmonious in architectural style to the primary residence. Two windows on the north elevation were removed and boarded up at an unknown date. Otherwise, there are no alterations known.

The applicant requests an historic status review of the garage.

STAFF RECOMMENDATION:

Staff recommends designating the free-standing garage as significant to the Don Gaspar Area due to historic date of construction and minimal alteration. Or contributing with south and west as primary and west reveals garage entry.

Ms. Walker asked if the door was not historic.

Mr. Rasch said that was okay for the garage door to be non-historic but the opening dimensions were historic. He didn't know for a fact that the garage doors were not historic.

Present and sworn was Mr. Eric Enfield, 612 Old Santa Fé Trail, who thanked Dr. Kantner for his great service to the Board.

Mr. Enfield said he had an owner who agreed to a significant status for this property. He didn't know the history of the garage door but if they ever wanted to change it, they could figure that out. He was fine with a significant status on the building.

Ms. Mather had a concern about designating it if it wasn't original to a significant property. She asked if the applicant would object to it being contributing instead of significant.

Mr. Enfield said they would accept contributing.

PUBLIC COMMENT

Ms. Beninato (previously sworn) said this was definitely a contributing building built in the early 20th century by an Italian stone mason. There was an addition to the north. It was where the oil lobby used to meet. The addition on the north had an ugly white siding but it was clearly different from the rest of the house.

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

Ms. Mather asked if they were talking about the garage. Chair Woods agreed.

Ms. Rios moved in Case #H-13-062A to designate the garage as contributing with the west and south elevations as primary. Dr. Kantner seconded the motion and it passed by unanimous voice vote.

7. **Case #H-13-062B, 203 E. Santa Fé Avenue.** Don Gaspar Area Historic District. Architectural Alliance Inc., agent for Brian Watson, owner, proposes to remodel the garage by restoring missing windows. (David Rasch).

Mr. Rasch gave the staff report as follows:

BACKGROUND & SUMMARY:

The free-standing garage at 203 East Santa Fé Avenue was a contributing structure in the Don Gaspar

Area Historic District. As such, south and west elevations are designated as primary.

The applicant proposes to reestablish the two missing windows on the north elevation. The existing opening dimensions and locations will be preserved along with the existing sills and headers. The larger window will be fixed with an 8-lite configuration to match an existing window on the south elevation. The smaller window will have awning operation with a 4-lite pattern.

STAFF RECOMMENDATION:

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

Ms. Mather asked Mr. Enfield to tell the Board about those windows. She asked if they were aluminum clad.

Mr. Enfield said they were aluminum clad. They preferred to do clad because all the rest of the windows in the house were clad. These were not going to be original windows and he thought they were eight-light windows. The one window on the south was now all wood but they preferred to do clad.

There were no speakers from the public regarding this case.

Mr. Boniface moved to approve Case #H-13-062B as submitted which complied with contributing standards, understanding that the windows will be clad. Ms. Rios seconded the motion and it passed by unanimous voice vote.

8. **Case #H-13-063. 1224 ½ Cerro Gordo Road.** Downtown & Eastside Historic District. Jesse & Lisa Roach, agents for Katharine Power, owner, request an historic status review of this contributing residence. (John Murphey).

Mr. Murphey gave the staff report as follows:

BACKGROUND AND SUMMARY:

Located along a little lane paralleling the dirt section of Cerro Gordo Road, 1224 ½ is a large, single-story, multi-addition vernacular house taking on the appearance of the Spanish-Pueblo Revival style. It is contributing to the Downtown and Eastside Historic District.

Project

The applicant has requested a review to downgrade the structure, finding it has experienced too much loss of integrity to be contributing to the Downtown and Eastside Historic District.

Summary of Changes

The origin of the house is unknown but most likely post-dates the 1940 census which did not record a dwelling at this address. The address first appeared in a city directory in 1949, identifying its tenant as José A. Martínez, employed with the City Cab Company, and his wife Laura.

The house is captured in a 1958 aerial, appearing as an L-plan footprint. Through five aerials spanning five decades, it is evident it experienced a succession of additions which more than doubled its footprint and obscured its original plan.

These massing and orientation changes, combined with recent portals and non-compliant windows and doors, have eroded any integrity the pre-1963 dwelling may have once possessed.

STAFF RECOMMENDATION:

Due its loss of integrity, staff recommends downgrading the residence to non-contributing status to the Downtown\ and Eastside Historic District, as it no longer meets the criteria of a Contributing Structure.

Present and sworn was Mr. Jesse Roach, 1609 City Lights, who added that in the packet he provided photographs that were mislabeled. Where it said east it should say west and where it said west it should say east.

Ms. Rios asked if Mr. Roach agreed with the staff recommendations.

Mr. Roach said he agreed.

Ms. Mather asked if this was a duplex.

Mr. Roach agreed it was. It was the house in which he grew up.

PUBLIC COMMENT

Ms. Vicky Ortega (previously sworn) said once again she was concerned about downgrading the historic contributing status. She didn't catch what Mr. Murphey said about loss of integrity and asked what he meant by that.

Mr. Murphey shared the aerials with her. The first was 1958 and there were others through the decades that showed the additions to it that greatly increased the mass and now the L shape was no longer discernible. There were also a lot of windows that were non-compliant to the district (he showed her). Portals were also added recently and combining all of the changes meant a loss of integrity that didn't meet the criteria for a contributing structure.

Ms. Ortega had a note from the owner, left for the neighbors that said she wanted to replace the sliders and the northeast corner. She added that she wanted remove a shed. Ms. Ortega didn't understand why replacing a window and remove a shed meant it had to be downgraded from historic contributing status.

Chair Woods explained that what they wanted to do had nothing to do with the historic status. The existing building either met the status guidelines for contributing status or it didn't. Mr. Murphey did the research and found it didn't meet the qualifications so what the owner wanted to do with it had nothing to do with this case on its status.

Ms. Ortega said she opposed downgrading the status. At this rate, she wondered why they were even called historic any more.

Ms. Beninato (previously sworn) said although she understood why the status could be changed, there was great concern about all of these changes. So she understood Ms. Ortega's concern and she appreciated Mr. Murphey's work in research to find out what took place. Finding photos and city directories and how they were occupied was better than relying on memories.

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

Ms. Rios asked if the changes were more than 50 years old.

Mr. Murphey said they were less than 50 years old. He also pointed out that surveys were just of the front façade in the 1980's so it was only when one dug into the details to find out what changes were really made. That was why a lot of houses were misdesignated as historic when they weren't really historic.

Dr. Kantner moved in Case #H-13-063, to approve staff recommendations to downgrade this property from contributing to non-contributing. Mr. Boniface seconded the motion and it passed by unanimous voice vote.

9. **Case #H-13-061. 316 E. Buena Vista.** Don Gaspar Area Historic District. Graciela Tomé, agent for Chantal Combes and Michael Waldron, owners, proposes to construct a 345 sq. ft. greenhouse to a height of 10'6" where the maximum allowable height was 14'. An exception is requested to construct a pitch where a pitch is not allowed (Section 14- 5.2(D)(9)(d)). (David Rasch).

Mr. Rasch gave the staff report as follows:

BACKGROUND & SUMMARY:

316 East Buena Vista, known as the Francis Cushman Wilson House, is a single-family residence that was constructed in the Prairie style in 1910. The structure is listed as significant to the Don Gaspar Area Historic District.

The applicant proposes to construct a 345 square foot free-standing greenhouse to a height of 10' 6" where the maximum allowable height is 14'. The greenhouse will be constructed in typical fashion with significant amounts of glazing and a pitched glass skylight. A wooden lattice parapet will somewhat conceal the pitched roof from public-visibility. Stucco and trim color will match the existing conditions on the residence. An exception is requested to construct a pitched roof where a pitched roof is not allowed (Section 14-5.2(D)(9)(d)) and the required exception criteria were at the end of this report.

EXCEPTION TO CONSTRUCT A PITCH WHERE NOT ALLOWED

1. Do not damage the character of the streetscape.

The proposed greenhouse will not impact the character of the Don Gaspar Historic District as its location will be removed from Buena Vista Street. It's visibility from the street will be scant.

Staff response: Staff agrees with this statement.

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

The greenhouse will help the applicants preserve the existing attractive garden.

Staff response: Staff agrees with this statement.

3. Strengthen the unique heterogeneous character of the city by providing a full range of design options to ensure that residents can continue to reside within the historic districts.

The proposed project will increase the functionality of the property by today's standard of living, and strengthen the heterogeneous character of the Don Gaspar Historic District ensuring that residents can continue to reside within the historic districts.

Staff response: Staff agrees with this statement.

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

The existing garden is part of the historic significance of this property.

Staff response: Staff agrees with this statement.

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

The project reflected herein provides a solution which will ensure the property attractiveness as a residence in the city historic district, contributing to maintain and enhance the garden that is an important

feature of this historic house.

Staff response: Staff agrees with this statement.

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

The requested exception to build a pitched skylight is in consideration that a greenhouse requires a glass roof to work better. To create the least negative impact the pitched skylight is concealed behind parapets and wooden lattices, painted white to match trims of the existing house.

Staff response: Staff agrees with this statement.

STAFF RECOMMENDATION:

Staff recommends approval of the exception request to construct a pitch where a pitch is not allowed (Section 14-5.2(D)(9)(d)). Otherwise, this application complies with Section 14-5.2(D)(9) General Design Standards and (H) Don Gaspar Area Historic District.

Ms. Rios asked if there already was a greenhouse there.

Mr. Rasch agreed and said the new one would replace it and be bigger.

Ms. Mather referred to page 12 and asked if all of that roof was planned to be glass.

Mr. Rasch pointed out what he thought were the boundaries of the glass.

Ms. Mather asked then if the structure was around the glass roof.

Mr. Rasch agreed. It was designed with parapets that were more like a fence made out of lattice.

Ms. Mather noted the house had a low pitch.

Present and sworn was Ms. Graciela Tomé, 374 Calle Alarid who had nothing to add.

Chair Woods said the Board needed better understanding on the lattice.

Ms. Tomé pointed out where the parapet was not higher than the top of greenhouse. She said the greenhouse needs air so lattices were better for that instead of being closed. The building was 10' 6" high and was three feet underground to avoid exceeding the maximum height allowed with the parapet.

Mr. Katz said if the parapet wasn't there he gathered that the lower portion of the building where all the

windows were would be larger than the portion where the large skylight was.

Ms. Tomé asked if he meant in height.

Mr. Katz explained that it looked like it stepped in.

Ms. Tomé agreed that the skylight stepped in and then there was a wall. It was really a skylight.

Mr. Katz asked if she would object to eliminating the lattice parapet.

Ms. Tomé said she wouldn't object. The thought it would be a Board requirement to hide the skylight.

Ms. Rios asked what the visibility would be.

Mr. Rasch showed a photo and said there would be only a slight visibility down the driveway.

Ms. Mather noted that there was a pitch on the original building so they already met the criteria for an exception. So adding all the latticework seemed unnecessary and probably would draw more attention to itself.

Ms. Tomé thought it would look better without the lattice work.

PUBLIC COMMENT

Ms. Beninato (previously sworn) didn't think the greenhouse would really be visible from the street and she was all in favor of it without the lattice parapet.

Ms. Walker moved to approve Case #H-13-061 with the deletion of the trellis and noting that criteria for exceptions have been met. Ms. Rios seconded the motion and it passed by unanimous voice vote.

10. Case #H-13-065. 616 East Alameda 3A. Downtown & Eastside Historic District. Philip Alarid, agent for Mike and Lynette Mallory, owners, proposes to construct a 2,333 sq. ft. residence to 15'1" high, where the maximum allowable height is 15'1" on an undeveloped lot. (John Murphey).

Mr. Murphey clarified this was a different case from the one reviewed four weeks ago. He gave the staff report as follows:

BACKGROUND AND SUMMARY:

Located near the end of a long private lane off East Alameda, Lot 3-A is a roughly rectangular 7,116 sq. ft. undeveloped lot. It is associated with the Rodriguez family, who once owned the house to the north. The

parcel holding the lot was subdivided several years ago, which has resulted in new construction and remodeling of existing residences along the lane. The Board has reviewed four of these cases in the last year.

Project

The applicant proposes to build a single-story, single-family residence.

The house, approximately 2,333 sq. ft. of heated space and at the maximum allowable height of 15'-1", will be designed in the modern Spanish-Pueblo Revival style, with rounded room-block massing, wood beams and lintels and divided-light windows.

The front façade, facing east, will feature a recessed portal opening framed by multi-light windows topped with heavy lintels. To the south, arranged at the wall plane, is a one-car garage with decorative wooden doors. The rear of the property displays an irregular grouping of windows with the façade broken by projecting masses and a recessed wall containing an exterior chimney. The north and south elevations are marked by extending wood portals.

A 5'-8" stucco-clad wall will enclose a portion of the front of the house, creating a small courtyard.

The proposed windows are Sierra Pacific aluminum clad/wood interior divided light with a blue exterior finish. Wood trim will be stained brown. The house will be finished with cementitious El Rey "Adobe" stucco.

STAFF RECOMMENDATION:

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

Ms. Mather referred to page 11 and assumed the black diagonals were from the computer and the windows were aluminum-clad divided lights. Mr. Murphey agreed.

Present and sworn was Mr. Philip Alarid, 1317 Rinconada who had nothing to add to the staff report and Mr. Mike Mallory, 347 Cristo Drive.

Mr. Boniface said on our page 11 the front or east elevation had two sconces and the code also required lights by each door. He asked what they were planning for those locations.

Mr. Alarid said they planned to have semi flush mount lights centered on the entry door that didn't make it into this rendering.

Mr. Boniface asked him to describe it.

Mr. Alarid said it would be Mexican tin in style as sold at Artesanos. They would be underneath the portal and the sconces would also be night sky compliant.

Ms. Rios asked if they would have anything on the roof.

Mr. Alarid said they would have skylights hidden by the parapet. Nothing will be visible. The maximum height was 15' 1" which would allow a 12' ceiling in the living room. If he could decrease the height at any place in the house he would bring it down from what was shown as much as 4-5'.

The A/C unit would be a mini-split unit concealed in the house and not on the roof.

Chair Woods said on the front or east elevation he showed an entry portal but it felt like the 15' height was obvious on that portal because he was not showing any decking or parapet over that entry portal. A lower parapet would help mitigate that tall 15' behind it.

Mr. Alarid said he did that to keep the total roofed area under the limit.

Chair Woods countered that on page 10 it said it was a "covered porch" and now he was saying it was a pergola.

Mr. Alarid agreed that stepping it down would help but to keep roofed area under 40% required having no cover for that portal.

Chair Woods asked him if he wished to amend his application then. Mr. Alarid agreed.

Mr. Alarid asked the Board if it would it be aesthetically better to step up the parapet to the highest portion. If so, he would show it as covered and take out other square footage to meet the requirement.

Dr. Kantner felt the entry could be stepped before opening to the family room as shown on page 9. The door opened into an entry way and there it could be stepped before it entered the family room.

Chair Woods agreed .That was an excellent suggestion and would alleviate the Board's concerns.

Mr. Alarid said then he could step it down to ten feet.

Chair Woods suggested on that front elevation he had a corbel to the left and might want to add a corbel on the right for symmetry.

PUBLIC COMMENT

Present and sworn was Ms. Linda Patrick, 616 East Alameda and owned the adjacent lot, 616B, who testified that Mr. Alarid and Mr. Mallory were going to build four of these over the next few years. For the first one, they were allowed to have 47 % coverage with only one parking space and they were told they

would have to provide one parking space on this property for that unit also but they were not showing more than one. She had been assured they would provide a dedicated space on this property. This was a very narrow lane. The neighbors met with them last Thursday and they assured the neighbors that they would present revisions to the Board tonight but she hadn't seen them. There were mathematical errors and they were already at 44%. She had been held to 40% and her other neighbors were being held to 40%. We were assured and here we were with none.

Chair Woods explained to her that parking was not part of the Board's jurisdiction.

Ms. Patrick said she understood. She added that this was a new house on the lot and asked what would happen if the lot was changed. It could be a huge house on a small lot.

Present and sworn was Ms. Kerry Benson, 618 C East Alameda, who reaffirmed what Ms. Patrick said. A proposed lot change has been made and she requested that the Board only give them permission if it the lot coverage was not above 40%. The last one was at 47% and she was concerned that this would set a precedent for the others.

Mr. Mallory said they did meet with the neighbors Thursday and on Friday with Mr. O'Reilly. The question about parking for a home that was built and sold, with Mr. O'Reilly's agreement, the lot line adjustment says the parking was for the neighborhood. He didn't know if the plat had been approved but Mr. O'Reilly's language was acceptable to him.

Regarding lot coverage, with the design change, the designer forgot to put in the square footage and he now caught it and discussed them with Mr. O'Reilly. It will be under 40%.

Chair Woods asked Mr. O'Reilly to respond.

Mr. O'Reilly said the house across the street didn't have enough parking space and the applicant was requesting a lot line adjustment that had to be done and there would be a total of five parking spaces - 3 for this house and 2 solely for the house across the street owned by Mr. Grainer who was happy with that solution.

As submitted, the plan was under 40% but if the Board required the front entry to be covered, they would have to make the lot bigger and Land Use would require the lot to be increased to meet the 40% lot coverage.

Chair Woods said what was in Board packet didn't show the new lot line adjustment.

Mr. O'Reilly said the size of the lot shown on page 9 reflected the pending lot line adjustment. If the Board approved the square footage shown, they would have to comply with 40% coverage.

Chair Woods said the math error was in these drawings. She asked how the Board could take care of that.

Mr. O'Reilly assured her that Land Use would make sure it was correct, if the Board approved this design.

Chair Woods asked whether zoning or HDRB came first.

Mr. O'Reilly said the Land Use Department would make sure the lot line adjustment as shown was sufficient to meet the requirements in this design and if not, Land Use would require them to increase the lot or reduce the house. It was about 20 square feet that was in question.

Ms. Mather was concerned that no matter how big the adjustment, it might affect the design of the house and the Board would not be able to see it until the lot was determined.

Mr. O'Reilly said if the Board approved this house, that was what Land Use would hold them to build and the only choice for them would be to make the lot bigger. If they didn't want to do that, they would need to come back to this Board.

Ms. Walker was uncomfortable with this being still in limbo. She would prefer to not approve it until everything was clean.

Mr. Alarid said as far as the design and structure of the house, these elevations would be identical. The floor plan would change

Mr. Katz moved to approve Case #H-13-065 with the condition that the entryway roof be lowered to give a step back from the pergola to the living room. If the house needed to be smaller to meet lot coverage that it be by moving the master bedroom one foot to the west. Mr. Boniface seconded the motion.

Chair Woods asked for a friendly amendment to clarify that it was to be built on this specific lot. Mr. Katz accepted the amendment as friendly.

Ms. Mather asked for a friendly amendment that there be no rooftop appurtenance, that the exterior lights be approved by staff and a post and corbel be added on the right side. Mr. Katz accepted those as friendly amendments.

Mr. Boniface asked for a friendly amendment that the revised drawings be brought to staff for review. Mr. Katz accepted that amendment as friendly.

Ms. Rios asked that the application meet all zoning requirements of the city.

Mr. Katz said that wasn't the Board's purview but agreed to add that.

The motion as amended passed with all voting in favor except Ms. Walker who voted against.

Mr. Alarid said he got a call this afternoon from the City that the plat had been approved. It has gone through engineering and Chris in the plat room agreed.

- 11. Case #H-13-066. 537 Hillside Avenue.** Downtown & Eastside Historic District. RM Sandrin, agent for Erica Potter, owner, proposes to raise garage roof from approximately 10' to 11'6", change the garage door, remove and install windows, and re-stucco this contributing residence. (John Murphey).

Mr. Murphey gave the staff report as follows:

BACKGROUND AND SUMMARY:

Located just beyond the Dead End sign on the dirt section of Hillside Avenue, 537 is a single-story, approximately 963 sq. ft., two bedroom, L-plan dwelling. Constructed of adobe and exhibiting the handmade aesthetic of other vernacular houses in the neighborhood, it mostly likely came into being in the early 20th century on what was then the end of Armijo Street. The house assumed its footprint, with the garage at the front, by the 1950s. It is contributing to the Downtown and Eastside Historic District.

Primary Façades

Reflecting its vernacular nature, the house has a disparate array of windows—from 1960s crank-out steel casements to recent single-glass fixed units. Only elevation #6, with its set of two three-over-one, double-hung wood windows, retains an integrity representing the home's possible mid-20th century appearance. This elevation is recommended as the primary façade for the residence.

Project

The applicant proposes a remodeling project to include raising the roof of the garage and replacing most of the home's windows.

Garage/Studio

The applicant proposes to raise the height of this space to 11'-6", several inches below the height of the main house to create additional interior height. Across the door opening is proposed a set of patio doors. Most of the original wood garage door will be used as a rolling "barn door" to slide across the new doors for privacy. To provide additional natural light, a new window will be installed on the east elevation. A flight of steps will be added at the north end for access to a roof deck.

Windows/Doors

All the existing single-glazed, steel sash windows will be replaced with double-glazed, aluminum-clad, two-over-two windows. The window cladding will be "Cordoba Blue." The two windows on the recommended

primary façade will be restored.

To give access to the mechanical room, a new four-panel steel door will be added to the east elevation.

Miscellaneous

The entire house will be re-stuccoed with a cementitious application to match the existing color, which approximates El Rey's "Suede" to "Adobe" colors.

STAFF RECOMMENDATION:

Staff recommends approval of the application, as it complies with Section 14-5.2 (D)(9), General Design Standards (Height, Pitch, Scale and Massing), and the standards of the Downtown and Eastside Historic District, Section 14-5.2 (E), recommending elevation #6 as the primary façade for the house.

Ms. Mather asked for the location of elevation #6 to be pointed out to her.

Mr. Murphey referred her to page 11, the top drawing where there was a porch and just to the left were the double-hung windows.

Ms. Rios asked if those windows would be replaced.

Mr. Murphey said the applicant agreed to save the windows.

Present and sworn was Mr. Robert Sandrin, 539 Hillside, who had nothing to add.

Chair Woods asked if the patio doors would be sliders or French doors.

Mr. Sandrin said they would be French Doors.

Chair Woods asked where the barn doors were in front.

Mr. Sandrin pointed to the bottom right. He said the French doors would be 5" so there was enough room for them there.

Ms. Mather confirmed that the applicant planned to retain the 3-over-1 on façade 6. Mr. Sandrin agreed.

There were no speakers from the public regarding this case.

Dr. Kantner moved to approve Case #H-13-066 as recommended by staff and accepting #6 as a primary elevation and a condition that the window on #6 would be retained. Mr. Boniface seconded the motion and it passed by unanimous voice vote.

12. Case #H-13-067. 872 Don Cubero Avenue. Don Gaspar Area Historic District. John Vavruska, agent for John Vavruska and Laura Holt, owners, proposes to construct a roofed wood pergola, construct a stucco wall with wooden gate and make other changes at this contributing residence. An exception is requested to place an addition less than 10 feet back from a primary elevation (Section 14-5.2(D)(2)(d)). (John Murphey).

Mr. Murphey gave the staff report as follows:

BACKGROUND AND SUMMARY:

Located at the corner of Don Cubero and Adela streets, 872 is a mostly single-story, H-plan, Spanish Eclectic style house with an associated one-car garage. Constructed in the early 1930s, it is made of hollow block tile and finished with heavily textured white stucco. Both the house and garage are contributing to the Don Gaspar Area Historic District.

Historical Overview

According to its current owner, the house was constructed in 1925 as part of the Don Diego Addition. Its first and long-term owners were Guy P. Harrington and his wife Sue S. Harrington. Guy Harrington served as the district engineer for the U.S. Public Survey Office; his wife taught at the New Mexico School for the Deaf. The current owners purchased the property in 1987. In 1990, the Board allowed a second story addition to the rear (west) elevation. Despite this change much of the home and garage retain a high degree of historical integrity.

Primary Façades

The garage has only one fenestrated elevation—the east, street-facing façade which contains two wood doors that appear to be historic. This elevation (#3) is recommended as the primary façade for the structure.

Project

The applicant proposes a small remodeling project, which includes a pergola addition to the garage, a block wall between the house and the garage and other small changes.

Pergola

Across the non-fenestrated south elevation is proposed a partially roofed, 9'-4"-high wood pergola. The structure is designed to be an outdoor dining area, connecting to the kitchen of the 1990s addition. Its design includes heavy wood beams, posts and corbels. To provide a continuous sheltered environment, the pergola is situated less than 10' back from the recommended primary façade, requiring an exception under

Section 14-5.2(D)(2)(d) (see responses below).

Fence/Wall

Between the non-historic addition of the house and the garage, the applicant proposes to replace a recent board fence and gate with a stuccoed block wall. The specific design will include a stepped section, with its highest height at 5'-4". It will hold a wood, half-round topped gate. The wall will be finished with cementitious stucco to match the white color of the house.

Back Porch

The applicant proposes to remove the existing redwood decking and stair assembly of the 1990 porch. This will be replaced with new material and will not alter the historical integrity of the home.

Exception Responses

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

Since the structure will be minimally visible or invisible from the streetscape (depending on the season), the streetscape will not be impacted in any way by the presence of the pergola in the backyard.

Staff Response: Staff agrees with this statement. The pergola structure will not harm the associated streetscape.

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

Since the structure will be located in a private space inside a fenced back yard, it will in no way be injurious to the public welfare. The structure will provide shade and a pleasant, convenient protected atmosphere in the back yard for the applicant.

Staff Response: Staff believes that applicant did not understand the question. Therefore, their response is not germane.

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

The pergola will enhance the character of the property by providing an entirely compatible design element to the historic structures on the property. It will also add in an aesthetic way to the heterogeneity within the property and within the historic district.

Staff Response: Staff agrees with the statement.

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

The proposed pergola location is unique to this property where the hot, sun-exposed south façade of the historic garage is currently an unappealing area in which to spend time during the late spring, summer, and early fall seasons. This area is also convenient to the kitchen in the house, so that food preparation, dining, and entertaining will be possible in an open yet weather protected atmosphere. The pergola will transform this space into a comfortable, pleasant, and protected area on a patio for family use and for gatherings.

Staff Response: Staff does not believe the proposed pergola is a necessary response to special “conditions and circumstances” of the property. But based on a site visit, staff agrees with the applicant that its proposed location is the most logical location due to the particularities of the backyard’s siting and landscaping.

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

Initial attachment of the pergola to the historic garage structure at the 1-foot back location as described will be more cost effective than the option that does not attach here. It will eliminate the need for three free-standing supporting posts and one supporting beam on the north edge of the pergola. As a result, direct attachment of the rafters to the garage along its full length will allow for a simpler and cleaner look when viewing the south façade of the garage both from the south and from the east.

Staff Response: Staff does not believe the proposed pergola is a necessary response “to special conditions and circumstances” which are not a result of the actions of the applicant. However, based on a site visit, the proposed location appeared to be the most logical place for the proposed structure.

(vi) Provide the least negative impact with respect to the purpose of this section as set for in §14-5.2(A)(1)2.

The proposed improvements will have no negative impact on the character of the existing historic structures on the property or in the historic district in general. The pergola will add to the value of the property while remaining in harmony with the general style of the historic structures.

Staff Response: The location of the proposed pergola, as it responds to the applicant’s intentions, does not adversely harm the recommend primary façade of the garage, the main house, the streetscape, nor the public’s view of these two contributing structures. Staff agrees with the statement.

In the main, staff believes the applicant has met the requested exception.

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), recommending elevation #3 as the primary façade for the garage. Staff believes the applicant has met the exception to build an addition less than 10' back from a primary façade, under Section 14-5.2(D)(2)(d)

Ms. Mather asked if the primary façades had been called out on the original house.

Mr. Murphey said they were not indicated.

Chair Woods pointed out a discrepancy on plan that said it was a pergola but with a cover on it, it was a portal. The zoning said 35.3% lot coverage.

Mr. Murphey thought they did included it and the lot coverage was clearly under the maximum. He agreed that the definition of pergola was used loosely in the application.

Present and sworn was Mr. John Vavruska who had nothing to add.

Mr. Boniface looked at page 21, the site plan and asked what was proposed for the wall with the gate.

Mr. Vavruska said it started at the southeast corner of the garage and went east and then south to join to the northwest corner of historic house.

Mr. Boniface asked if it was on a diagonal.

Mr. Vavruska said no. it was parallel with the garage and then had a 90 degree angle.

There were no speakers from the public regarding this case.

Chair Woods had a problem with the diagonal. Instead of having that she asked if he could do ninety degree steps.

Mr. Vavruska said on the northwest it could be. It would be nice to have two posts there but the one on upper right would cover part of the patio and a two-foot well into the downstairs bedroom and a doorway under the 1990 addition that would provide protection over that well. If he went straight down from the garage it would be less coverage. He knew there were not any other diagonals but didn't feel it would detract from historic status.

Mr. Boniface suggested he enlarge it to go straight across.

Mr. Vavruska said he probably couldn't because it might actually exceed the 50% addition rule.

Chair Woods thought it could have a step in there instead of going straight across.

Dr. Kantner moved to approve Case #H-13-067, accepting the exception and allowing him to square it off. Mr. Boniface seconded the motion and asked for a friendly amendment that the southeast corner be squared.

Dr. Kantner didn't accept it as friendly because of lot coverage restrictions. The motion passed by unanimous voice vote.

I. MATTERS FROM THE BOARD

The Board gave kudos to Dr. Kantner.


Ms. Walker asked about Chapter 14 revisions.

Mr. Rasch said they had been meeting every Wednesday and tomorrow was probably going to be the last one.


J. ADJOURNMENT

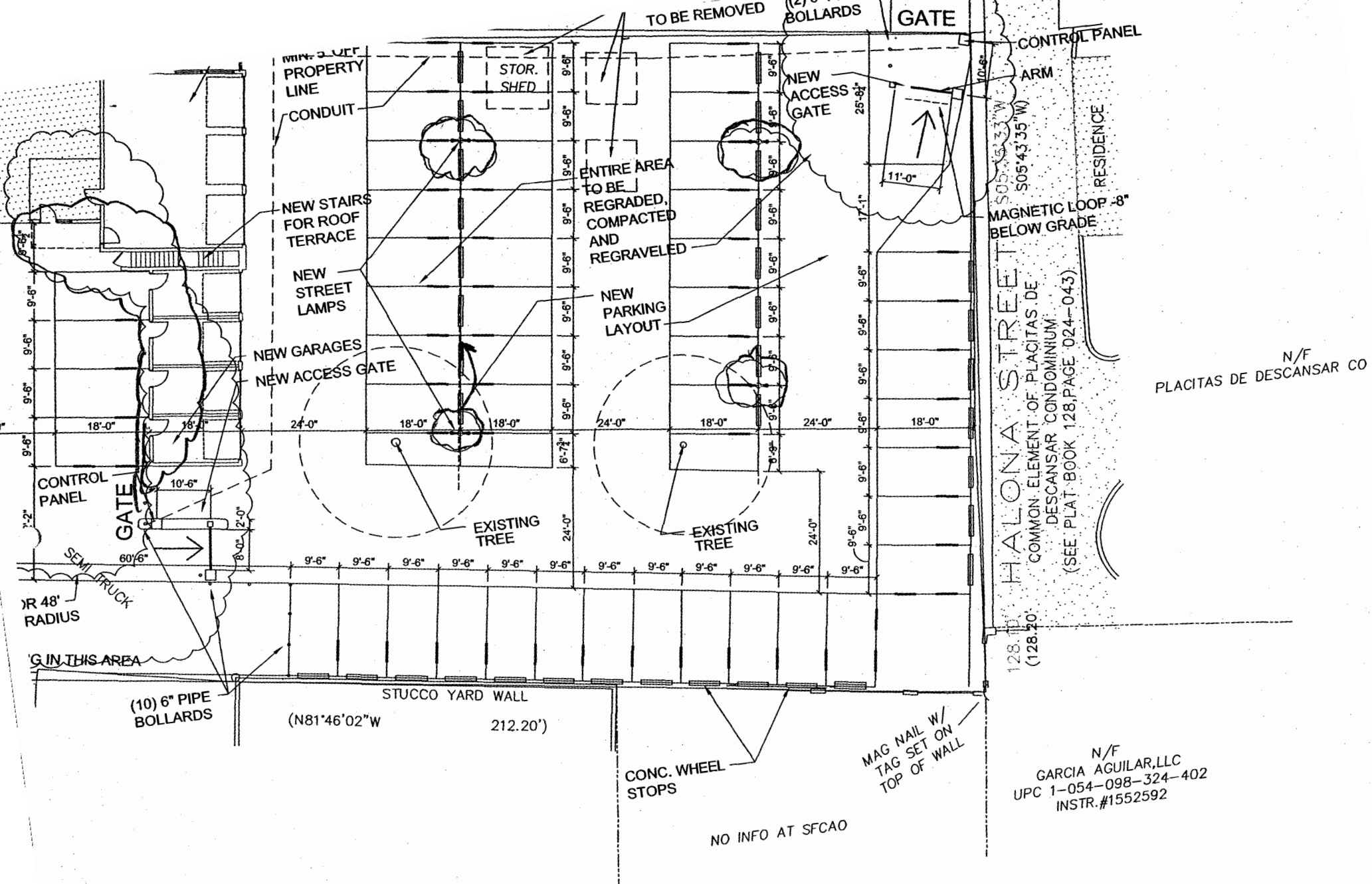
The meeting was adjourned at 8:05 p.m.

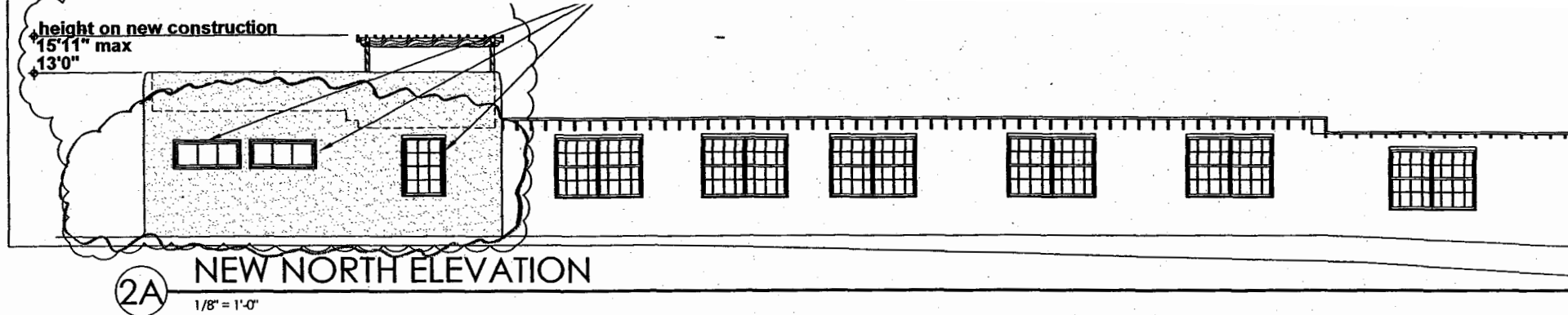
Approved by:


Sharon Woods, Chair

Submitted by:


Carl Boaz, Stenographer





NEW CANALES TO
MATCH STYLE ON
ADJACENT BUILDINGS
(TYPICAL)

15'-11 A.F.F.
MAX. HGT.
13'-0 A.F.F.

SEE STRUCTURAL S-101
FOR PERGOLA POST LOCATIONS

MIN. 10' FROM
PROP. LINE

MIN. 5' FROM
PROP. LINE

3A NEW EAST ELEVATION
1/8" = 1'-0"

15'-11 A.F.F.
MAX. HGT.
13'-0 A.F.F.

CUT THROUGH EXISTING
BUILDING

NEW CANALES TO
MATCH STYLE ON
ADJACENT BUILDINGS
(TYPICAL)

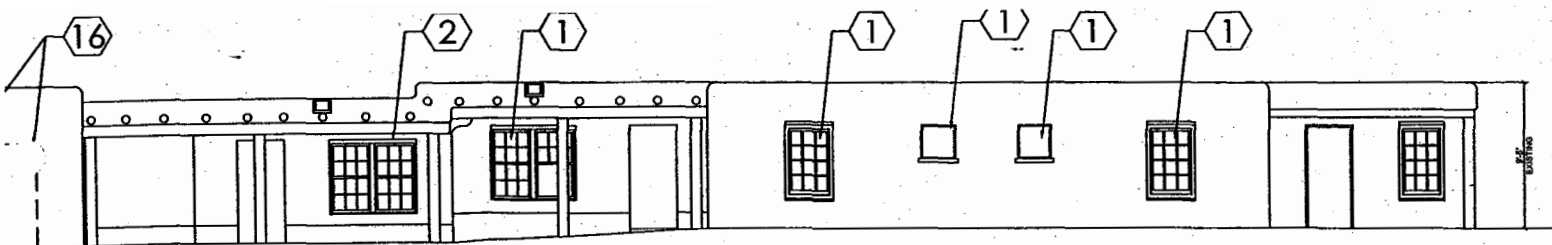
NEW STUCCO WALL,
SEE ELEVATION 1A

NEW PORTAL

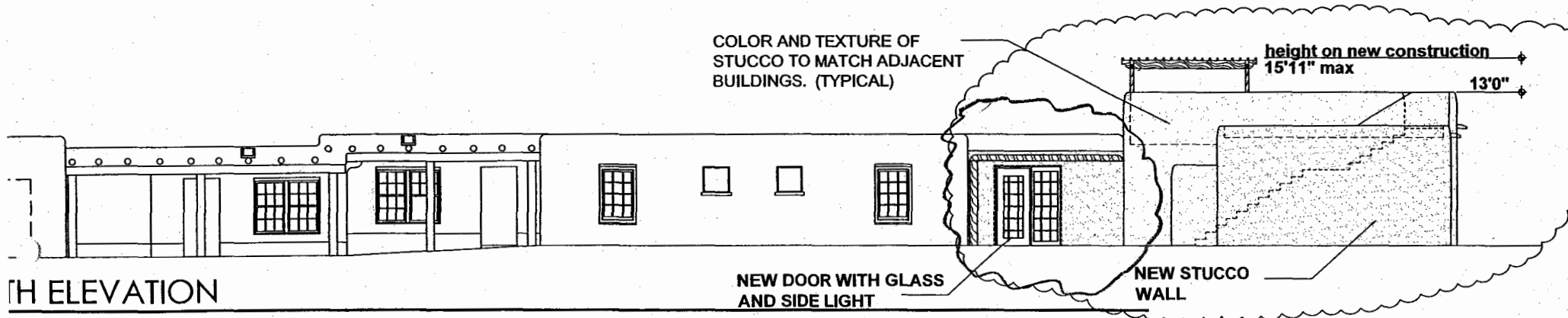
NEW WEST ELEVATION

KEY

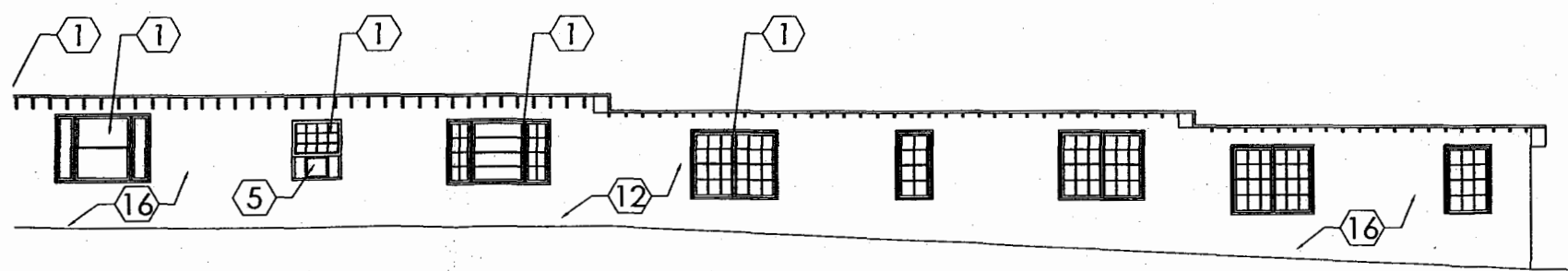
- 1 NEW AL
OR REP
- 2 NEW AI
- 3 REPAIR
- 4 CHANG
- 5 EVAPOI
- 6 PARAPI
- 7 RAFTER
- 8 VIGA EI
- 9 SIGN U
- 10 CANALI
- 11 NEW CI
- 12 EXPOS
- 13 SOFFIT
- 14 SOFFIT
- 15 ROOF I
- 16 STUCC



SOUTH ELEVATION



TH ELEVATION



NORTH ELEVATION

(3) NEW WINDOWS