



Agenda

CITY CLERK'S OFFICE

DATE 10/2/13 TIME 8:40a

SERVED BY *Carroll High*

RECEIVED BY *SS*

HISTORIC DISTRICTS REVIEW BOARD FIELD TRIP

TUESDAY, October 8, 2013 at 12:00 NOON

HISTORIC PRESERVATION DIVISION, 2nd FLOOR CITY HALL

HISTORIC DISTRICTS REVIEW BOARD HEARING

TUESDAY, October 8, 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: September 24, 2013
- E. FINDINGS OF FACT & CONCLUSIONS OF LAW

Case #H-12-003 204 E. Santa Fe Avenue
Case #H-13-080 777 Acequia Madre
Case #H-13-081A 843 E. Palace avenue, Unit A
Case #H-13-081B 843 E. Palace Avenue, Unit B

Case #H-13-082 304 Camino Cerrito
Case #H-13-083 801 Old Santa Fe Trail (Unit A)
Case #H-13-086A 918 Acequia Madre C

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

1. Case #H-13-079B. 66-70 E. San Francisco Street. Downtown & Eastside Historic District. Jeff Seres, agent for Greer Enterprises, owners, proposes to remodel a contributing commercial building. One exceptions is requested to remove historic material (Section 14-5.2 (D)(1)(a)). (David Rasch).
2. Case #H-13-087. 209 Delgado Street. Downtown & Eastside Historic District. Deborah Meyer Doe, agent/owner, requests a historic status review to downgrade this contributing residence. (John Murphey).
3. Case #H-05-061A. 540 E. Palace Avenue. Downtown & Eastside Historic District. Aaron Bohrer, agent for Meem Santa Fe LP, owner, proposes to construct a 6' high stuccoed yardwall on the west lot line with river rock stone bases on stuccoed pilasters and window openings filled with latillas. (David Rasch).
4. Case#H-07-102. 540 E. Palace Avenue (Unit E). Downtown & Eastside Historic District. Aaron Bohrer, agent, for Meem Santa Fe LP, owner, proposes to amend a previous approval to construct a single-family residence by replacing patio doors with windows, replacing a bedroom window with a door, and installing rooftop mechanical equipment and a stuccoed screen wall. (David Rasch).

5. Case #H-05-061B. 540 and 540A E. Palace Avenue. Downtown & Eastside Historic District. Aaron Bohrer, agent for Meem Santa Fe LP, owner, proposes to remodel a contributing residential structure including the construction of a 120 sq. ft. portal, enclosure of the portal in front of the garage, and installation of a roof-mounted mechanical unit and stuccoed screen wall. An exception is requested to exceed the 50% footprint rule (Section 14-5.2 (D)(2)(d)). (David Rasch).
6. Case #H-13-043. 924 Canyon Road, Unit 5 & 7. Downtown & Eastside Historic District. Green Desert Builders, agent for Paul Ostrovsky, owner, proposes to amend previous Board approval, to increase the height of garage from 10'4" to 12'4". (John Murphey).
7. Case #H-13-088. 638 Camino del Monte Sol. Downtown & Eastside Historic District. Martinez Architecture Studio, agent for Paige and Dale Maxwell, owners, proposes to build an approximately 720 sq. ft., 16'-high garage, below the existing tallest parapet, reconstruct portals, replace windows, construct a 5'-high stuccoed yardwall and make other changes to the this noncontributing residence. (John Murphey).
8. Case #H-13-091. 1001 E. Alameda Street. Downtown & Eastside Historic District. Design Solutions, agent for Riverside Santa Fe LLC, owners, proposes to construct a 560 sq. ft. free standing garage to a height of approximately 12.75' where the maximum allowable height is 14'6". (David Rasch).

I. MATTERS FROM THE BOARD

J. ADJOURNMENT

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

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



Agenda

CITY CLERK'S OFFICE

DATE 9/18/13 TIME 1:15 PM

SERVED BY Camille Vega

RECEIVED BY [Signature]

HISTORIC DISTRICTS REVIEW BOARD FIELD TRIP

TUESDAY, October 8, 2013 at 12:00 NOON

HISTORIC PRESERVATION DIVISION, 2nd FLOOR CITY HALL

HISTORIC DISTRICTS REVIEW BOARD HEARING

TUESDAY, October 8, 2013 at 5:30 P.M.

CITY COUNCIL CHAMBERS

- A. CALL TO ORDER
- B. ROLL CALL
- C. APPROVAL OF AGENDA
- D. APPROVAL OF MINUTES: September 24, 2013
- E. FINDINGS OF FACT & CONCLUSIONS OF LAW

Case #H-12-003	204 E. Santa Fe Avenue
Case #H-13-079B	66-70 e. San Francisco Street
Case #H-13-080	777 Acequia Madre
Case #H-13-081A	843 E. Palace Avenue, Unit A
Case #H-13-081B	843 E. Palace Avenue, Unit A
Case #H-13-082	304 Camino Cerrito

Case #H-13-083	801 Old Santa Fe Trail (Unit A)
Case #H-13-086A	918 Acequia Madre C
Case #H-13-086B	918 Acequia Madre C
Case #H-13-087	209 Delgado Street
Case #H-13-084	145 E. Alameda Street
Case #H-13-085	100 N. St. Francis Drive

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

1. Case #H-05-061A. 540 E. Palace Avenue. Downtown & Eastside Historic District. Aaron Bohrer, agent for Meem Santa Fe LP, owner, proposes to construct a 6' high stuccoed yardwall on the west lot line with river rock stone bases on stuccoed pilasters and window openings filled with latillas. (David Rasch).
2. Case#H-07-102. 540 E. Palace Avenue (Unit E). Downtown & Eastside Historic District. Aaron Bohrer, agent, for Meem Santa Fe LP, owner, proposes to amend a previous approval to construct a single-family residence by replacing patio doors with windows, replacing a bedroom window with a door, and installing rooftop mechanical equipment and a stuccoed screen wall. (David Rasch).
3. Case #H-05-061B. 540 and 540A E. Palace Avenue. Downtown & Eastside Historic District. Aaron Bohrer, agent for Meem Santa Fe LP, owner, proposes to remodel a contributing residential structure including the construction of a 120 sq. ft. portal, enclosure of the portal in front of the garage, and installation of a roof-mounted mechanical unit and stuccoed screen wall. An exception is requested to exceed the 50% footprint rule (Section 14-5.2 (D)(2)(d)). (David Rasch).

4. Case #H-13-043. 924 Canyon Road, Unit 5 & 7. Downtown & Eastside Historic District. Green Desert Builders, agent for Paul Ostrovsky, owner, proposes to amend previous Board approval, to increase the height of garage from 10'4" to 12'4". (John Murphey).
5. Case #H-12-089. 613 W. San Francisco Street. Westside-Guadalupe Historic District. Martinez Architecture Studio, agent for Paul and Suzanne Petty, owners, proposes to remodel a contributing residential structure by constructing an approximately 365 sq. ft. of additions, replacing the pitched roof, replacing a portal, finish the existing addition in stone, face a chain-link fence with coyote latillas, install a coyote vehicular gate, and other site work. Two exceptions are requested to alter opening dimensions on a primary elevation (Section 14-5.2 (D)(a)(i)) and to exceed the 50% footprint rule (Section 14-5.2(D)(2)(d)). (David Rasch).
6. Case #H-13-088. 638 Camino del Monte Sol. Downtown & Eastside Historic District. Martinez Architecture Studio, agent for Paige and Dale Maxwell, owners, proposes to build an approximately 720 sq. ft., 16'-high garage, below the existing tallest parapet, reconstruct portals, replace windows, construct a 5'-high stuccoed yardwall and make other changes to the this noncontributing residence. (John Murphey).
7. Case #H-13-090. 1469 Canyon Road. Downtown & Eastside Historic District. Chateau Construction, agent for Megan Hill, owner, proposes to relocate an existing 220 sq. ft. non-statused Japanese tea house to an undeveloped lot and build a 392 sq. ft. addition onto the structure (John Murphey).
8. Case#H-13-091. 1001 E. Alameda Street. Downtown & Eastside Historic District. Design Solutions, agent for Riverside Santa Fe LLC, owners, proposes new detached two car garage. (David Rasch).

I. MATTERS FROM THE BOARD

J. ADJOURNMENT

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HISTORIC DISTRICTS REVIEW BOARD
October 8, 2013

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MINUTES OF THE
CITY OF SANTA FÉ
HISTORIC DISTRICTS REVIEW BOARD

October 8, 2013

A. CALL TO ORDER

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

B. ROLL CALL

Roll Call indicated the presence of a quorum as follows:

MEMBERS PRESENT:

Mr. Bonifacio Armijo
Mr. Edmund Boniface
Mr. Frank Katz
Ms. Christine Mather, Chair Pro Tem
Ms. Karen Walker

MEMBERS ABSENT:

Ms. Sharon Woods, Chair [excused]
Ms. Cecilia Rios, Vice Chair [excused]

OTHERS PRESENT:

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

Election of Chair Pro Tem

Ms. Walker moved to elect Ms. Mather as Chair Pro Tem. Mr. Katz seconded the motion and it

passed by unanimous voice vote.

C. APPROVAL OF AGENDA

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

D. APPROVAL OF MINUTES: September 24, 2013

Ms. Walker requested a change on page 13 under Action of the Board, Chair Woods had asked the Board members for a poll before a motion was made so Jeff Seres could have a clear understanding of the Board's concerns. It should say on the fourth line down, "Ms. Walker said the Board couldn't lose the historic status and it wasn't a burden on public or the owner and it would destroy the harmony."

On page 14, the minutes said Ms. Walker left the room. She was only out of the room to visit with the City Land Use Attorney in the hall way and did return.

On page 24 Ms. Walker left the meeting before Case # 6.

Chair Pro Tem Mather requested to delete "it" in the last line on page 4 and the first line on page 5.

Mr. Katz moved to approve the minutes of September 24, 2013 as amended. Ms. Walker seconded the motion and it passed by unanimous voice vote except Mr. Boniface abstained.

E. FINDINGS OF FACT & CONCLUSIONS OF LAW

Case #H-12-003 204 E. Santa Fé Avenue

Case #H-13-080 777 Acequia Madre

Case #H-13-081A 843 E. Palace Avenue, Unit A

Case #H-13-082 304 Camino Cerrito

Case #H-13-083 801 Old Santa Fé Trail (Unit A)

Case #H-13-086A 918 Acequia Madre C

Case #H-13-081B 843 E. Palace Avenue, Unit B

Ms. Walker moved to approve the Findings of Fact and Conclusions of Law as presented. Mr.

Katz seconded the motion and it passed by unanimous voice vote except Mr. Boniface abstained.

F. COMMUNICATIONS

There were no communications.

G. BUSINESS FROM THE FLOOR

There was no business from the Floor.

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

H. ACTION ITEMS

1. **Case #H-13-079B. 66-70 E. San Francisco Street.** Downtown & Eastside Historic District. Jeff Seres, agent for Greer Enterprises, owners, proposes to remodel a contributing commercial building. One exceptions is requested to remove historic material (Section 14-5.2 (D)(1)(a)) . (David Rasch).

Staff Report

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

BACKGROUND & SUMMARY:

66-70 East San Francisco Street, previously known as J.C. Penny's and Dunlap's and now known as Plaza Galleria, was originally constructed in the Spanish-Pueblo Revival style in 1955. The building is listed as contributing to the Downtown & Eastside Historic District with the north elevation designated as primary excluding the ground floor non-historic storefront windows and doors. Also, the 1967 J.G. Meem Spanish-Pueblo Revival portal fronts the north façade on City property.

On September 24, 2013, the HDRB postponed action for redesign that is more sensitive to the historic façade. Now, the applicant has redesigned the project and proposes to remodel the property and adjacent City property with the following four items.

1. The north elevation, second floor will be remodeled. The four historic windows will be removed from the white-stuccoed recesses and replaced with doors in the same opening height and width. One exception is requested to remove historic materials (14-5.2(D)(1)(a)) and the required exception criteria responses are at the end of this report.

2. A 569 square foot addition will be constructed on the roof behind the front façade and Spanish Colonial parapet and matching or lower than the existing height. The addition will include an elevator, stairway, and restrooms with a 41 square foot portal at the elevator. The addition will be stuccoed to match the existing conditions.

3. The north elevation, ground floor will be remodeled. The display cases and entry doors will be removed and replaced with new doors and windows with reconfigured access doors into the front lease spaces. The storefront windows on the west side of the entry will be removed and replaced with French doors. Divided lites are not required for glazing under the portal.

4. The Meem portal will be utilized by the new restaurant with a City lease agreement. The stuccoed parapets will be raised to meet code at 3' 6" above the roof deck. This portal will have no other visible alterations.

EXCEPTION TO REMOVE HISTORIC MATERIAL (14-5.2(D)(1)(a))

(i) Do not damage the character of the district

The existing walls proposed to be removed are currently set back approximately 1'-0" from the façade center element and are painted white. There are false viga ends protruding from these walls. There are also 2 windows in each wall. The character defining element of this façade is the center wall with its higher curved parapet which will remain. Two of the windows removed are proposed to be reinstalled in this center portion to either side of the existing center window. The existing viga ends will be supported by a new beam and corbels and new vigas will be added under what will be new proposed recessed portals 6'-0" deep with six new doors to access a proposed roof top deck seating area. The parapet at the front of the portal is proposed to be raised to 3'-6" above the finished roof deck for safety. The re-use of the existing windows and new beam and corbel elements are in character of the district. Keeping the center portion of the existing façade will maintain the predominant character defining element of the existing façade, and the proposed changes are harmonious with other buildings along the plaza, therefore no damage will occur to the character of the district.

Staff response: Staff agrees with this statement.

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

The applicant seeks to provide expanded amenities along the south side of the plaza for community members and visitors to enjoy their visit to the downtown. The second floor mezzanine space, due to its present configuration as it was built to meet the JC Penny's store needs, is substantially underutilized, which is a hardship related to the physical condition of the property not created by the applicant. The purpose of the application is to increase the commercial square footage on the Plaza, which will benefit the public welfare and the economic vitality of the downtown. The second floor mezzanine space had the potential of being one of the property's best features, as Santa Fe visitors will obtain substantial enjoyment from viewing the Plaza and enjoying the charm of downtown Santa Fe. Removal of the walls and installation of six doors on each side will allow access to a proposed rooftop deck, which will add to the liveliness and a new way to experience the Plaza. This new rooftop deck will encourage more people to use the downtown and the Plaza. Granting the exception is necessary to avoid the existing hardship addressed above.

Staff response: Staff agrees with this statement.

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

The existing Plaza Galleria is commercial / retail use. The proposed alterations will allow for new commercial uses that add to and create a full range of options for expanded uses. The design options include the new beam, corbels, and vigas, recessed portals, re-use of historic windows, and raising of the parapet and keeping it solid to minimize character defining changes. New and expanded commercial use opportunities will help to ensure that residents can continue to reside within the Downtown historic district.

Staff response: Staff agrees with this statement.

STAFF RECOMMENDATION:

Staff recommends that the Board approve the exception to remove historic material and to approve the application as complying with Section 14-5.2(C), Regulation of Contributing Structures, (D) General Design Standards, and (E) Downtown & Eastside Historic District.

Questions to Staff

Mr. Boniface, for the record asked Mr. Rasch to explain why removal of historic material was allowed to be removed from a primary façade here and sometimes it was not allowed.

Mr. Rasch said in past years, retention of historic windows were a big issue but recent board members haven't felt that was as important as new massing. But on a primary façade the character defining historic material needed to be preserved. But if an applicant met the exception criteria, by definition they could be removed if it wouldn't lessen the status of the building. That was the hardship of the exception.

Mr. Boniface said to meet that exception required a demonstration of hardship to the applicant.

Mr. Rasch agreed. They must meet all three criteria.

Ms. Walker said in #2, it was certainly was no injury to the public welfare but it said either/or. But on exception #3 - strengthen the heterogeneity, she saw no connection to the residents residing in that building to what it was they wanted to change. So she disagreed with meeting #3.

Mr. Rasch said to her, if she found the criterion was not applicable to this project then his response didn't make a difference.

Ms. Walker didn't think it was applicable. She thought it was a dumb criterion when applied to a commercial property.

Chair Pro Tem Mather thought it should say "conduct business" instead of "reside."

Mr. Rasch said with those not applicable, he asked the applicant to focus on the design elements they were providing so the Board could understand this option as opposed to another one.

Ms. Walker felt it made no sense at all. She asked Ms. Brennan when they were going to get that changed.

Ms. Brennan said it would be any day now. She agreed it was not applicable to a retail space.

Chair Pro Tem Mather said they had only the old responses from the original application here. For example: the windows were going to be reinstalled in the center portion which was not the case now.

Mr. Rasch suggested the applicant could provide those in his testimony.

Chair Pro Tem Mather asked then if they could be edited at this time.

Mr. Rasch said the Board had allowed that in the past.

Applicant's Presentation

Present and sworn was Mr. Jeff Seres, PO Box 9358 who identified the changes made to the proposal.

1. He removed all sliding glass doors.
2. They had proposed removing the walls back six feet and removed from that from this proposal.
3. The viga ends were not necessary or the corbels.
4. Removal of the windows was no longer here.

So they would just replace the windows with doors on the second floor to open to the seating area above the street portal and would still raise the parapet height on that portal for safety.

They also removed sliding glass doors and reduced that to a pair of French doors opening to the sidewalk.

Also the raising of the portal along the street would cut off the view to the bottom of those doors so it would look similar to those now there.

Questions to the Applicant

Chair Pro Tem Mather asked Mr. Rasch if those changes would be edited into the exception criteria by

staff if acceptable to Mr. Seres.

Mr. Rasch agreed. Mr. Seres also agreed.

Ms. Walker asked if he was raising the parapet to allow dining there.

Mr. Seres said that was not proposed right now.

Ms. Walker pointed out that if that was so, umbrellas would disturb that façade.

Mr. Katz recalled Mr. Seres had said there was a way to lower that elevator a bit.

Mr. Seres said they reduced it down six inches. That was the best they could do since the last meeting.

Mr. Katz asked if it would be possible, looking at the floor plan to basically switch the elevator with the restroom so it would be further back.

Mr. Seres said they wanted to keep the restroom in the back. He asked if the Board saw the story pole today.

Mr. Katz said they did and they were disappointed.

Mr. Seres said you could see it at the bank but not as you approach it. It was at the Thunderbird.

That the height was about the same as the Marble brewery and to the left was the oversized two-story building to the east. So he didn't see it as creating a new parapet line. It struck him as being more like a step of parapets along the street.

Ms. Walker asked if he could move the women's bathroom switched with the elevator.

Mr. Armijo asked if the doors would match existing window details.

Mr. Seres said they have to have 5" rails and a foot on the sills. That would reduce the amount of glass there. They were six over six.

Mr. Rasch agreed.

Mr. Seres thought they would want to match the style on the windows.

Mr. Armijo asked if they would use reclaimed wood.

Mr. Seres said he had not decided. The clad was the most durable and he didn't know if that would be acceptable. If not, they would work with wood.

Mr. Armijo said he would prefer that.

Mr. Boniface asked if the windows were white.

Mr. Seres said they were dark brown with white walls.

Mr. Boniface said the Board members saw the story pole and then a black box and they were told that was the elevator shaft.

Present and sworn was Mr. Joe Brown, PO Box 5534 to respond to the story pole.

Chair Pro Tem Mather asked if the stop of the story pole showed the top of the elevator.

Mr. Brown said no. The pole was just something to give a reference they could see from the street and the top of the box was the top of the elevator.

Mr. Boniface asked which corner that box represented.

Mr. Brown said it was the northwest corner.

Mr. Seres said that was news to him and pointed out that the box was lower.

Chair Pro Tem Mather said if they were removing historic material, she thought they should match it as closely as possible in color, style and shape.

Mr. Seres agreed and added that they were keeping the header.

Chair Pro Tem Mather asked about changes on first floor.

Mr. Seres said the existing were small show cases to be removed. And then toward the plaza, inside, it had a secure vestibule with entrances to those two stores on the street front there. The store front would match with a new pair of doors for that space.

Chair Pro Tem Mather asked if on the east side there would be no changes. Mr. Seres agreed.

Mr. Seres said they would use dark bronze doors there.

Mr. Katz asked if currently there were screens on the second floor windows.

Mr. Seres said those were bars for security and they wouldn't have them on the doors.

Mr. Katz asked why they felt it was necessary to have new doors on the first floor. It made it all doorways there.

Mr. Seres said on the west side there was a long rectangular space there and it just gave more entrance and exit there. If there was an after-hours use, it would give a direct connection for after hours whereas the rest was a mall style use.

Public Comment.

There were no speakers from the public regarding this case.

Action of the Board

Mr. Katz moved to approve Case #H-13-079B with a finding that it meets the exception criteria on the basis of fact that replacing the doors would be similar character and with the parapet raised would look the same and exception criterion #3 didn't apply, with the conditions:

1. That the replacement doors shall be made out of wood;
2. That the elevator be moved back where the restroom was now shown. Ms. Walker seconded the motion.

Mr. Armijo requested an amendment that the texture of the wood match also. Mr. Katz and Ms. Walker accepted that the amendment was friendly and the motion passed by unanimous voice vote.

Chair Pro Tem Mather thanked Mr. Seres for those changes which would make it much more attractive.

2. **Case #H-13-087. 209 Delgado Street.** Downtown & Eastside Historic District. Deborah Meyer Doe, agent/owner, requests a historic status review to downgrade this contributing residence. (John Murphey).

Ms. Walker recused herself from the case and left the room.

Ms. Brennan reminded the Board that their vote needed a majority of the quorum (three votes).

Staff Application

Mr. Murphey presented the staff report as follows:

BACKGROUND AND SUMMARY:

Sitting near the center of a long lot on the east side of Delgado Street, the house is a one-story, side-gabled dwelling with a shed-roof addition to the rear and a recent Spanish-Pueblo Revival-style portal at the front. Considered to be constructed before 1928, it is contributing to the Downtown and Eastside Historic District.

Project

The applicant requests a review of status to downgrade the house from contributing to noncontributing status.

Historical Overview

According to the applicant, her grandmother, May Closson Meyer, bought the property in 1928, most likely from an heir of Manuel Delgado. Family history has it the dwelling was originally a cottage and a tool shed built before Meyer's purchase of the land. In 1935, it was converted into a rental unit with a bathroom and kitchen added to the north elevation. A 1940 census enumeration confirms this, showing the house was occupied by several "lodgers."

When surveyed in 1984, the dwelling had a cross-gabled form with a small shed-roof addition at a lower height attached to the east. The addition sat parallel with the footprint of the back gable. The front entry was described as having a shed roof, as was a structure appended to the northwest corner. The survey noted the windows were three-over-two and four-over-three wood hoppers. These existing conditions were documented with photographs included with this application.

Twenty years later, the Board heard a case to remodel the dwelling (H-04-40). The project proposed a 294 sq. ft. addition to the north and to "restore" a front portal based on a memory of the structure. The application called to retain and restore the hopper windows on all but the east elevation. The Board approved the project as submitted.

What was constructed turned out to be different than what was approved.

The reconstructed Spanish-Pueblo Revival portal entry was built into the roof, rather than below the eave; instead of a flat roof, as proposed, the roof of the addition was sloped on the north and turned down on the south; and the original windows that were to be restored were replaced with faux-light vinyl sliding units. More significantly, the house's footprint changed from a cross-gabled form to what is essentially now a rectangle. (These alterations to the Board approval were not discovered until the current application, as the City did not have a historic preservation inspector in 2004).

Evaluation of Historical Status

The changes to the Board approval damaged the structure's historic integrity in regard to design, form, massing and material. Other than the surviving side-gabled roof, the physical characteristics that existed prior to 2004 have been erased. Staff finds the house no longer meets the definition of a Contributing Structure.

STAFF RECOMMENDATION:

Staff recommends downgrading the house to noncontributing status to the Downtown and Eastside Historic

District, finding it does not meet the definition of a Contributing Structure.

Questions to Staff

Chair Pro Tem Mather asked if the project was not red-tagged at the time of those changes.

Mr. Murphey explained the City didn't have a historic inspector at that time.

Mr. Katz understood the recommendation, and it was well-taken. But he was reluctant to reward that violation. He knew there were extenuating circumstances and it would be good to put those on the record.

Chair Pro Tem Mather asked what the sequence was.

Mr. Murphey said the current applicant was the daughter of the former applicant who brought it to the Board. She could probably address the sequence to the Board.

Mr. Rasch cited Section 14-5.2 C 2 f as relevant and quoted it. It said the Board could require the owner to restore the structure to its former status.

Applicant's Presentation

Present and sworn was Ms. Debra Meyer Doe, 2218 Carson, La Junta Colorado.

Chair Pro Tem Mather asked if she could clarify what occurred for all of these changes that were not approved by the City.

Ms. Doe handed out a packet to the Board. [Exhibit A] She said her family had owned this property since 1928, passed from grandmother to her father who cared for it until he died in 2007. He was ill and in Arizona so her brother started a remodel. 209 was the oldest building. It was a worker's cottage and tool shed. He was doing the remodel in 2003 and died that year. Following that it was just kind of left. Then her sister took over management and hired Javier Soto to remodel it. She didn't know what happened. She bought the property in 2012 and was unaware that it was presented to HDRB. It wasn't her priority at the time with all the deaths that happened.

Questions to the Applicant

Mr. Katz said Ms. Doe heard the code section Mr. Rasch read. He explained that if someone messed it up the City could ask her to put it back. He asked Ms. Doe for the reason why they should not do that.

Ms. Doe didn't know. She said it was now more comfortable. Before, the walls were ply board and the foundation was railroad ties. It had no insulation and was very cold. It was an improved building so that was why she thought that was the reason why it should stay as it is now.

Mr. Katz asked if she was not involved in the remodel. Ms. Doe agreed.

Mr. Katz pointed out that some family member once came to Board. He asked if she knew who that was who got approval.

Ms. Doe said her sister Michelle came with Javier Soto who was representing their father who wished for this to happen.

Mr. Armijo said he was a general contractor and now that the City had a historic building inspector they would keep on top of it when something like this was done. But he wondered when the City got that inspector.

Mr. Rasch said 2005 was when that occurred.

Mr. Boniface agreed that was a good point. When he first read the application it troubled him. He was thinking this could have been done deliberately but Ms. Doe's story allayed that fear.

In the future where something had been approved after they had an inspector was a different ball game. So for him, he would move to approve this as presented.

Public Comment

There were no speakers from the public regarding this case.

Action of the Board

Mr. Boniface moved to approve Case #H-13-087 at 209 Delgado Street as submitted, downgrading the property to Non-contributing status. Mr. Armijo seconded the motion and it passed by unanimous [3-0] voice vote with Ms. Walker not present for the vote.

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

- 3. Case #H-05-061A. 540 E. Palace Avenue. Downtown & Eastside Historic District. Aaron Bohrer, agent for Meem Santa Fé LP, owner, proposes to construct a 6' high stuccoed yardwall on the west lot line with river rock stone bases on stuccoed pilasters and window openings filled with latillas. (David Rasch).**

Staff Report

Mr. Rasch presented the staff report as follows:

BACKGROUND & SUMMARY:

540 East Palace Avenue, known as the Mrs. Ashley Pond House, was a single-family residence that was constructed by 1930 in the Territorial Revival style by John Gaw Meem. Later additions with a guest residence and a second story were designed by John McHugh and constructed in the 1980s. The building is listed as contributing to the Downtown & Eastside Historic District and the south and original west elevations are designated as primary.

Now, the applicant proposes to construct a 6' high yardwall and coyote fence along the west property line. The wall portion will be stuccoed to match the residence and it will feature seven stuccoed pilasters with stone bases and three windows filled with wood latillas. Two areas with existing trees will have coyote fencing with irregular- top latillas.

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.

Questions to Staff

There were no questions of Staff.

Applicant's Presentation

Present and sworn was Mr. Aaron Bohrer, 6001 Jaguar Drive, Santa Fé who had nothing to add.

Mr. Katz asked if this was replacing a fence that was there.

Mr. Bohrer said a hedge was there and they would have the wall built off the property line.

Public Comment

Present and sworn was Mr. Jack Bredford who said he was at the original hearing at the HDRB meeting about seven years ago. He was here because his girlfriend was here then on her case. At that time, they saw the plans and the layout. He watched some of them starting to be built there. He had watched the casitas being built out of adobe. The presentation given said it would be a really nice project. Someone from the floor asked if the big Pine tree on the property would be safe and they were assured it was but it wasn't. The John Gaw Meem house was significantly changed with window replacements in a way that affected the legitimacy of that building.

A year later everything stopped. The contractor put some kind of foam on the second story there and had never been covered it with stucco. He put foam on his own house but had to cover it quickly. The foam on this house was not good any longer. All things that were done seemed to be built in the open space in front of the two-story house.

Chair Pro Tem Mather clarified that the case the Board was hearing now was just for this one wall. There were other cases on this same property and the speaker could talk about those as well. And perhaps the applicant could explain the sequence of events.

Mr. Bredford said these proposals seemed to be strictly cosmetic. It had been in unfinished state for years and he would like to see it completed.

Mr. Bohrer said they would concur. They would like to move forward now and finish the project.

Mr. Rasch asked if he was aware that he could not stucco that foam now. Mr. Bohrer understood.

Chair Pro Tem Mather noted evidently the coyote fence was just where the trees were going to be so they wouldn't have to build a foundation that would destroy the trees. Mr. Bohrer agreed.

Mr. Armijo asked if the river rock was just at the pilasters.

Mr. Bohrer agreed. It was just on one side except for the end pilaster where it wrapped around to the other side and would be finished on three sides.

Mr. Bohrer pointed it out and showed a lower stone wall with buttresses. He said that would be seen from Alameda.

Action of the Board

Ms. Walker moved to approve Case #H-13-061A as proposed. Mr. Katz seconded the motion and it passed by unanimous voice vote.

- 4. Case#H-07-102. 540 E. Palace Avenue (Unit E).** Downtown & Eastside Historic District. Mr. Bohrer, agent, for Meem Santa Fé LP, owner, proposes to amend a previous approval to construct a single-family residence by replacing patio doors with windows, replacing a bedroom window with a door, and installing rooftop mechanical equipment and a stuccoed screen wall. (David Rasch).

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

BACKGROUND & SUMMARY:

540 East Palace Avenue, known as the Mrs. Ashley Pond House, was a single-family residence that was constructed by 1930 in the Territorial Revival style by John Gaw Meem. Later additions with a guest residence and a second story were designed by John McHugh and constructed in the 1980s. The building is listed as contributing to the Downtown & Eastside Historic District and the south and original west elevations are designated as primary.

In 2006, the HDRB granted approvals to construct four additional free-standing residences on the property (then known as 542 East Palace Avenue).

Now, the applicant proposes to amend the approval for Unit 4 or E with the following three items.

1. Two French doors on the east elevation will be removed and replaced with two 6-lite windows high up on the wall in the same location. The windows will have Territorial surrounds.
2. A window on the south elevation will be removed, the opening enlarged, and installed with French doors with a transom above. The doors will have Territorial surrounds and match the other doors.
3. A mechanical unit will be installed on a lower roof and screened by raising the parapet in that area to match the existing adjacent highest part of the building.

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.

Questions to Staff

There were no questions to staff.

Applicant's Presentation

Mr. Bohrer (previously sworn) had nothing to add to the staff report.

Questions to the Applicant

Mr. Katz referred to page 10, the west elevation where they would extend the parapet along to mask mechanical equipment. Above it, he asked if the parapet on the east was also extended. It looked fine on the east but not on the west because the portal stepped down but the parapet runs along at the same height. He didn't think it was a killer but wondered if there wasn't a way to deal with it.

Mr. Bohrer asked him to look at the site plan to see that it was actually at the center of the building to move it away from the surrounding elevations.

Mr. Katz agreed. That answered his concern.

Public Comment

There were no speakers from the public regarding this case.

Action of the Board

Mr. Katz moved to approve Case #H-07-102 as recommended by staff. Mr. Boniface seconded the motion and it passed by unanimous voice vote.

- 5. Case #H-05-061B. 540 and 540A E. Palace Avenue.** Downtown & Eastside Historic District. Mr. Bohrer Bohrer, agent for Meem Santa Fé LP, owner, proposes to remodel a contributing residential structure including the construction of a 120 sq. ft. portal, enclosure of the portal in front of the garage, and installation of a roof-mounted mechanical unit and stuccoed screen wall. An exception was requested to exceed the 50% footprint rule (Section 14-5.2 (D)(2)(d)). (David Rasch).

Staff Report

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

BACKGROUND & SUMMARY:

540 East Palace Avenue, known as the Mrs. Ashley Pond House, was a single-family residence that was constructed by 1930 in the Territorial Revival style by John Gaw Meem. Later additions with a guest residence and a second story were designed by John McHugh and constructed in the 1980s. The building is listed as contributing to the Downtown & Eastside Historic District and the south and original west elevations are designated as primary.

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

1. A 120 square foot portal will be constructed on the north, non-primary elevation of the original residence. The portal will match the design, height, materials, and color of the existing adjacent non-historic portal. An exception is requested to exceed the 50% footprint rule (Section 14-5.2(D)(2)(d)) and the required exception responses are at the end of this report.
2. The non-historic two car garage will be converted to a master suite for the guest house. An existing pedestrian door on the south elevation will be removed and replaced with 8-lite French doors. Another existing pedestrian door on the west elevation will be removed and infilled with stuccoed wall. Two dissimilar 9-lite casement windows will be installed on the west elevation.
3. The non-historic carport will be converted to a two-car garage. An extension of the east elevation by 24 square feet will provide a better massing detail for the vehicle doors and the adjacent portal. The existing garage doors will be reused and a 9-lite casement window will be installed on the north elevation.
4. Mechanical units will be installed on the roof of the original building. A stuccoed screen with brick coping will be constructed between the two second-floor windows at 6' high.

EXCEPTION TO EXCEED THE 50% FOOTPRINT RULE (Section 14-5.2(D)(2)(d))

Do not damage the character of the streetscape

Due to the nature of the development; a compound situated within the confines of East Palace Avenue and East Alameda Street; said request is particular to Unit 540 and 540A. Said units are located at the northwest corner of the development, hidden from Alameda Street and obscured from Palace due to existing site contours. East Palace Avenue is higher than the proposed exceptions by approximately 11 feet and as a result of this grade difference, the proposed exceptions have negligible visual impact on the street. Furthermore, the proposed garage addition is greater than 45 feet and the proposed portal addition is 90 feet off East Palace Avenue. The proposed work does not occur on primary elevations of the buildings.

Staff response: Staff agrees with this statement.

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

The proposed portal addition is designed to create a pedestrian boundary to the north elevation of the 540A while connecting the existing pedestrian portal. Presently, the kitchen and the dining room have limited exterior space and the proposed portal is seen as a way to engender outdoor living, as well as re-claiming exterior space for future development. In addition, the kitchen/dining room patio doors have no overhead roof, disallowing natural ventilation and access during precipitation. The proposed garage addition, due to the limited amount of roofed area which would result as a thin wall with semi-recessed garage doors, is designed to use the existing portal roof and add only 24 square feet with the addition of a 12" thick wall with recessed garage doors that strengthen the visual appearance of wall dominant massing with deep punctured openings. There is also a proposed garage pedestrian door, which does not exist at this time.

Staff response: Staff agrees with this statement.

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 portal addition is designed to continue the tradition of Southwestern architecture and continue the historic fabric of the development and community alike. The garage and portal additions create better defined exterior spaces while their detailing is similar in height and overall material treatment of the existing portal and building. The proposed garage addition has recessed garage doors, brick parapet detailing and the same smooth stucco finish and color as the existing building.

Staff response: Staff agrees with this statement.

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 exceptions are due to the existing site planning of the current compound. Presently, the individual units have limited exterior space and limited enclosed garages. Our exception request provides for a two-car

garage and contributes to each unit's privacy and potential of exterior living space within the compound.

Staff response: Staff agrees with this statement.

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

The exceptions are due to the existing space planning of the individual units and how these units relate- or not- to the exterior. Currently, 540 is a one-bedroom with study and lacks the marketability of a master suite. A garage conversion into a master suite and the resulting garage addition resolves this programming error. 540A does not have developed exterior space for exterior living and dining or for protected access from the garage. By connecting the proposed portal to the existing portal, the portal shall extend the living area and cover circulation to the garage.

Staff response: Staff agrees with this statement.

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

The area of least negative impact is the additional square footage to the 50 percent rule. In this case, the modesty of the proposed square footage is negligible and in keeping with intention of Section 14-5.2(A)(1).

Staff response: Staff agrees with this statement.

STAFF RECOMMENDATION:

Staff recommends approval of the exception request to exceed the 50% footprint rule and to approve the application which complies with Section 14-5.2(C) Regulation of Contributing Structures, (D) General Design Standards, and (E) Downtown & Eastside Historic District.

Questions to Staff

Chair Pro Tem Mather said there have been a lot of changes to this historic building and asked if this project would this affect its status.

Mr. Rasch said most changes were on the nonhistoric additions except the extension of the portal on the north and the stuccoed screen wall on the roof and they were not visible to the public and it would hide the mechanical equipment. So he didn't believe that would lower the status. The Board should consider the 50% footprint rule.

Applicant's Presentation

Mr. Bohrer (previously sworn) had nothing to add to the staff report.

Questions to the Applicant

Mr. Boniface said he couldn't read the small print and asked how far it went beyond the current portal.

Mr. Bohrer said it would be 12". The architectural approach was to add a thickened wall at the fascia wherein the garage doors would be recessed.

Mr. Boniface asked if the mock up was between those two windows.

Mr. Bohrer agreed.

Ms. Walker asked there would be difficulty of ingress and egress.

Mr. Bohrer said they were not encroaching on the existing driveway at this time and with the proposed additions there would be no encroachment.

Mr. Armijo asked what mechanical equipment was being added.

Mr. Bohrer showed on the existing plan the original Meem structure and he pointed out the A/C locations. When the building was being modified, the contractor had the foresight to place them at appropriate locations. But the location detracts from the portal and they could be seen, making it an eyesore. They wanted to take those mechanical units and put them back at the original locations and build a surround in same character as the original building.

Mr. Armijo asked if he looked into installing a ground unit instead of that huge rooftop.

Mr. Bohrer explained that the conduits were in place and they were red tagged for putting them on the roof so they were already there and it just made more sense to conceal them.

Mr. Armijo thought the portal and garage design was great but the massing stands out. That was his only concern.

Public Comment

There were no speakers from the public regarding this case.

Action of the Board

Mr. Boniface moved to approve Case #H-05-061B as proposed and accepting the response to the exception request. Ms. Walker seconded the motion and it passed by majority [3-1] voice vote with Mr. Armijo opposed.

6. Case #H-13-043. 924 Canyon Road, Unit 5 & 7. Downtown & Eastside Historic District. Green

Desert Builders, agent for Paul Ostrovsky, owner, proposes to amend previous Board approval, to increase the height of garage from 10'4" to 12'4". (John Murphey).

Mr. Armijo recused himself from this case and left the room.

Staff Report

Mr. Murphey presented the staff report as follows:

BACKGROUND AND SUMMARY:

Tucked away from Canyon Road, 924 #5 is a long, rambling one-story house made of several buildings conjoined at one time to form a single residence. The house is accessed by a private drive, with no public-way visibility from Canyon Road. However, the rear (southeast) portion of the residence is visible from Acequia Madre. The Spanish-Pueblo Revival residence is contributing to the Downtown and Eastside Historic District.

Historical Background

Constructed mostly of adobe, the house is part of the Cassidy Placita of separate private residential units. The compound began in the 1920s, when artist, Gerald Cassidy (1879-1934), and his wife, Ina Sizer Davis Cassidy (1869-1965), subdivided the property, creating *La Plaza Encantada*, their second residence on Canyon Road. Sometime after, the separate residences, titled Tracts 3A and 4A, and consisting of potentially three buildings, were joined together to form the present 4,025 sq. ft. home.

Project

The applicant came before the Board on June 11, 2013 with a project to construct a bathroom addition and a garage. The Board approved the project as submitted. Now, the applicant requests to add additional height to the garage.

Garage

Proposed for the extreme southeast corner is a 561 sq. ft., 10'-4"-high (where the maximum allowable height is 16'-0") two-car garage. The request is to increase the bearing height of the walls to 10'-0", bringing the total height of the structure to 12'-4". An additional change includes introducing metal-clad or galvanized canales at the north and south elevations. Otherwise, the design remains the same.

STAFF RECOMMENDATION:

Staff recommends approval of the requested amendment, 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).

Questions to Staff

Chair Pro Tem Mather asked if it was a 2' raising of the garage and everything else remained the same. Mr. Murphey agreed.

Applicant's Presentation

Present and sworn was Mr. Steve Rivera who had nothing to add to the report. He noted this had already been approved a couple of months ago and then the client requested the height be raised. They were well within the maximum height.

Public Comment

There were no speakers from the public regarding this case.

Action of the Board

Mr. Katz moved to approve Case #H- 08-043 as recommended by staff. Mr. Boniface seconded the motion and it passed by unanimous [3-0] voice vote. Ms. Walker abstained and Mr. Armijo had recused himself.

Mr. Armijo returned to the bench after the vote was taken.

- 7. Case #H-13-088. 638 Camino del Monte Sol.** Downtown & Eastside Historic District. Martínez Architecture Studio, agent for Paige and Dale Maxwell, owners, proposes to build an approximately 720 sq. ft., 16'-high garage, below the existing tallest parapet, reconstruct portals, replace windows, construct a 5'-high stuccoed yardwall and make other changes to the this noncontributing residence. (John Murphey).

Staff Report

Mr. Murphey presented the staff report as follows:

BACKGROUND AND SUMMARY:

Forming a long, multi-mass footprint, 638 Camino del Monte Sol is made of two buildings joined together as one dwelling. The building to north, dating to the 1930s and constructed of adobe, presents a Territorial Revival veneer, with its long front portal and pedimented windows. The building to the south, made of block and probably constructed in the 1950s, presents a more modern design with its flat roof and prominent fascia. Combined, they are noncontributing to Downtown and Eastside Historic District.

Historical Overview

According to city directories the earlier portion of the house was mostly likely constructed in the mid-1930s, under the ownership of Henriette "Henri" Harris (1901-1987), Mabel Lujan Dodge's onetime secretary, and later proprietor of Henriette Harris Antiques in Santa Fe. Harris occupied the home with her husband, Eugene Walker "Gene" Callin (1901-1987), a Texas-born artist. Originally, the more modern building most likely served as a guesthouse. To this was added after 1960 a portal and rooms connecting the once distinct structures. Other alterations have affected the original design and historic integrity of both buildings.

Project

The applicant requests a review of a project to build a garage and remodel the house and erect a wall and a vehicular entry gate.

Garage

A two-car garage is proposed for the relative southwest corner of the house. The approximately 720 sq. ft., 16'-0"-high structure matches the height of the existing c.1950s portion of the house. It will have a flat-roof design complementing the earlier structure. It will be entered through a wood overhead door painted white. Otherwise, it's an unadorned structure.

Portals/Additions

The existing non-historic west portal will be demolished and rebuilt with a larger footprint and cleaner lines. An existing storage closet near the relative northwest corner of the house will be bumped out to create a "Master Closet." This will include removing a non-historic door. The non-historic wrought-iron railing of the east portal of the older portion of the house will be repurposed for pedestrian gate entries and trim.

Windows

All windows, save original units at the master bedroom and dining room, will be replaced with new divided-light windows. The replacements, white aluminum-clad wood units, will be of the same operation as the replaced units. The few historic windows will be restored. Pedimented wood surrounds will be replaced with similar casings but having a narrower profile.

Walls/Gates/Parking Pad

The existing coyote fence, approved by the Board in 2006, will be replaced by a stucco-on-block wall at 5'-0", the maximum allowable street height. The wall, following the contour of the property, will be arranged at setbacks to work around mature trees. It will have rounded edges and be stuccoed in the same color as the house.

Proposed at the main entry is a paneled wrought-iron gate mimicking an existing pedestrian gate located at the northeast corner of the property. Its panels consist of links of wrought-iron ovals set within a steel

frame.

A new two-car parking pad is proposed for the same northeast corner. The existing wrought-iron gate will be moved to a new location.

Miscellaneous

The entire house, including the garage and new walls, will be stuccoed in a cementitious application of El Rey's "Sahara" color.

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).

Questions to Staff:

Chair Pro Tem Mather was curious to find out this was non-contributing. She asked if he thought that because of the 1950's addition.

Mr. Murphey said he did and also because of the additions on the east and changes in windows. The commingling of both buildings made it non-contributing.

Mr. Katz had a concern about parking there. On the northeast corner it looked as though the sight line triangles for the pictured car on page 16 wouldn't work with backing out on Camino del Monte Sol and asked if traffic staff (John Romero) looked at the site plan and it appeared the report had not been completed.

Chair Pro Tem Mather asked if that meant they could not approve the application as shown.

Mr. Rasch clarified that if the design was okay but zoning didn't approve it, it would come back to the Board. This was a preliminary zoning worksheet and final zoning approval was not done until permitting happened.

Ms. Walker said they should have this properly approved.

Mr. Rasch added that it was still legal to back onto the street.

Mr. Boniface said where the design came into play was the existing property line. That coyote fence on the north would need to be removed in the sight triangle or reduced to 3'. It should have been moved over to the left. Where the tree was, they might need for the fence to be moved.

Ms. Walker referred to page 17 and asked if the gate detail was fenestrated.

Mr. Murphey said it was fenestrated and the drawing just had a CAD error.

Applicant's Presentation

Present and sworn was Mr. Richard Martínez, PO Box 925, who said the area in front with guest parking was just for guest parking. They had sufficient parking already. They were intending that the coyote fence would be brought down to meet regulations but it was only a single space for guests. Right next door was a similar problem with a need to back out onto Camino Monte Sol. He agreed it was not illegal to back out of this space.

This house was once two separate buildings and later combined and it had some irregularities. You have to go through kitchen to reach some parts of the house. They had done their best to make sure it could be used for a single family. They were adding a garage as far back as possible and not in front of the house.

He said they were taking down an existing carport that was very short and didn't serve as it was supposed to. They were also replacing non-historic undivided windows and were trying to meet the historic code and redoing the trim to match the trim from the original house.

Questions to the Applicant

Mr. Boniface asked if Mr. Martínez had said the parking at the northeast corner was to be for one car. Mr. Martínez agreed.

Mr. Boniface said the drawing showed if for two spaces and the application said that also.

Mr. Martínez said he was keeping the pedestrian gate there on the same path.

Mr. Boniface understood but pointed out there was room for two cars there.

Mr. Martínez agreed that a car could park in front of that gate but they would like to keep that area open. It would not be used frequently.

Mr. Boniface asked what would prevent them from parking on the left side where the sight line would be in jeopardy. Mr. Martínez said, "Nothing."

Mr. Armijo asked about the windows.

Mr. Martínez said the dining room would have two on the side under the portal and one on the front would be kept.

Mr. Armijo asked if that was shown in the application. Mr. Martínez agreed. Each was numbered and it noted if it was being kept or replaced.

Chair Pro Tem Mather asked where that was shown.

Mr. Murphey said it was page 16.

Mr. Martínez said it showed all of the windows being kept.

Mr. Armijo said right across the street were 4-5 condos and they had the same kind of parking (pull out into the street).

Ms. Walker suggested the wood from that wonderful old fence in front should be reused. If he didn't want it, he should see if someone else could use it. She thought this was a good property, although it didn't merge well. This was once Henrietta's Antique business in the 1970's.

Chair Pro Tem Mather noted in the application it said they would be reusing the wrought iron and she was curious where they would reuse it.

Mr. Martínez said it would be at the edge of the parking area on the north and also some to surround the terrace in the back by the wood deck.

Chair Pro Tem Mather asked if on the west they had changed many windows. There was one undivided from the 1950's. She asked if it would be changed and if it could be divided like the rest.

Mr. Martínez said he didn't propose changing any on the back

Mr. Dale Maxwell [sworn with Mr. Martínez], 638 Camino del Monte Sol, said he shook his head too early. On the west side were windows from the 1950s and it was a hall way like a sunroom and their intent was not to change those but would change them on the east side. They would be just like the ones there today.

Mr. Rasch added that they weren't required to be divided on non-visible elevations.

Public Comment

There were no speakers from the public regarding this case.

Ms. Walker asked if without final zoning approvals the Board should consider this preliminary or if they could vote on it.

Mr. Rasch said the Board could vote on this application.

Action of the Board

Mr. Katz moved to approve Case #H-13-088 as recommended by staff. Ms. Walker seconded and asked that the vehicular gate was fenestrated. Mr. Katz said- that was friendly and the motion passed by unanimous voice vote.

8. **Case#H-13-091. 1001 E. Alameda Street.** Downtown & Eastside Historic District. Design Solutions, agent for Riverside Santa Fé LLC, owners, proposes to construct a 560 sq. ft. free standing garage to a height of approximately 12.75' where the maximum allowable height was 14'6". (David Rasch).

Staff Report

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

BACKGROUND & SUMMARY:

1001 East Alameda Street is a single family home that was constructed before 1900 and now is presented in the Spanish-Pueblo Revival style. The building is listed as contributing to the Downtown & Eastside Historic District.

The applicant proposes to construct a 560 square foot free-standing garage to a height of approximately 12.75' where the maximum allowable height is 14' 6". The garage is designed in the Spanish-Pueblo Revival style with battered walls and rounded edges. The two vehicle doors on the west elevation will be wood with fenestration above. A pedestrian door on the north elevation and two windows on the south elevation have divided lites. All finishes will match those of the residence.

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.

Questions to Staff

Chair Pro Tem Mather referred to page 8 - proposed west elevation. Next to the garage doors it looked like some triangulation there. She asked if that was because the wall comes forward.

Mr. Rasch said he saw battered walls there and the reveal for the door itself.

Applicant's Presentation

Present and sworn was Tim Curry, 1661 Cerro Gordo, who said it was difficult to site the garage and

still be sensitive to neighbors. So they were putting the doors to the west. That was the consideration they were able to include.

Ms. Walker liked the doors.

Chair Pro Tem Mather asked if the gate was usually closed. Mr. Curry agreed.

Public Comment

There were no speakers from the public regarding this case.

Action of the Board

Ms. Walker moved to approve Case #H-13-091 as recommended by staff. Mr. Armijo seconded the motion and it passed by unanimous voice vote.

I. MATTERS FROM THE BOARD

Mr. Armijo said Ms. Walker had asked about salvaging the coyote fence and asked why the Board shouldn't ask that for the old windows coming off that building downtown. If there was any way to hold onto those historic windows it would be important.

Ms. Walker agreed to ask them. And suggested the Board make that a regular habit.

J. ADJOURNMENT

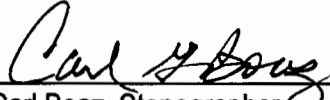
Having completed the agenda and with no further business to come before the Board, the meeting was adjourned at 7:15 p.m.

Approved by:

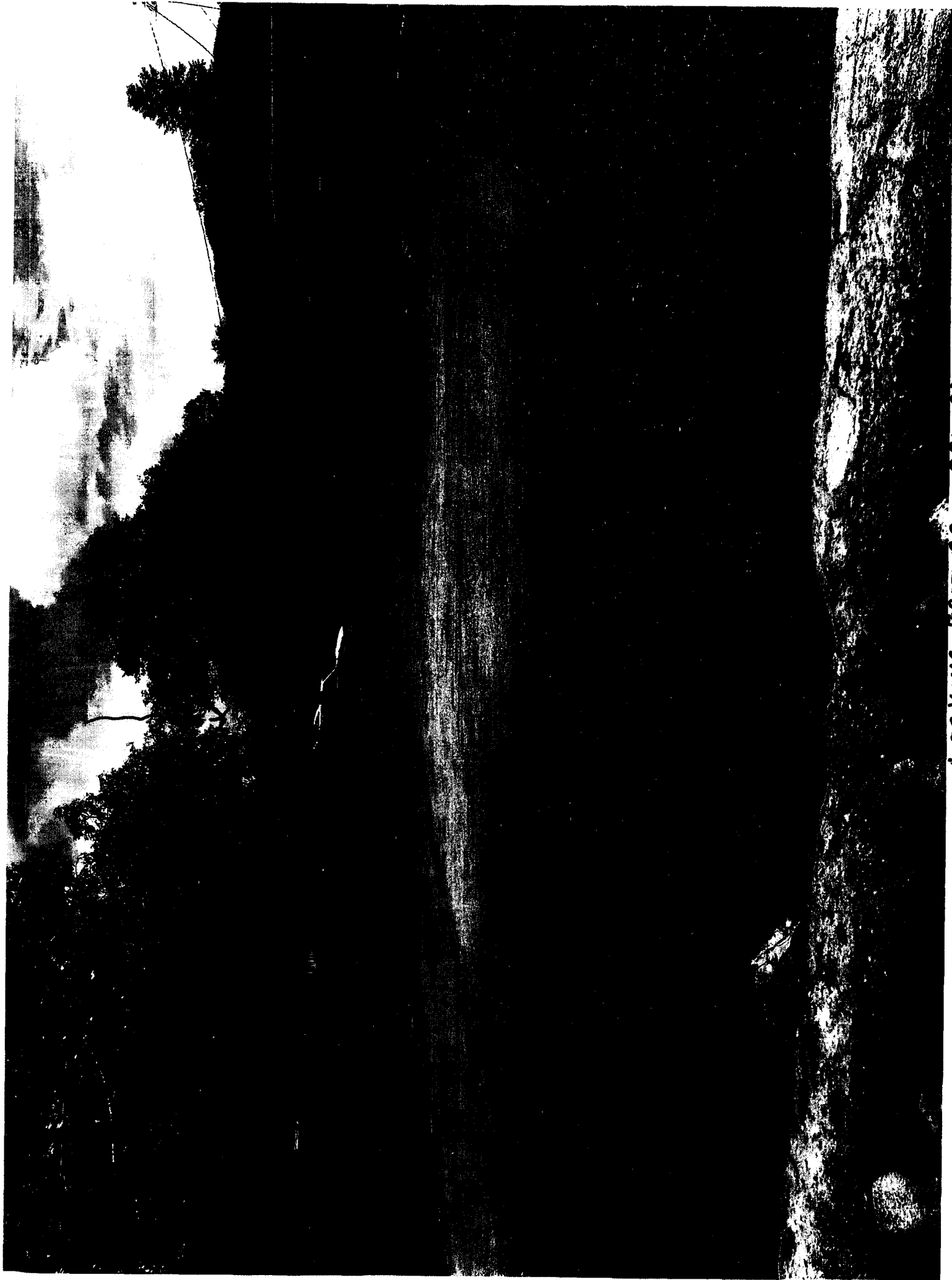


Sharon Woods, Chair

Submitted by:



Carl Boaz, Stenographer



LOOKING EAST FROM DELGADO ST. EXHIBIT A



GRAPHIC SCALE 1" = 20'

LOT LINE ADJUSTMENT SURVEY FOR MSFD, LLC OF LOTS 7 & 8, BLOCK 1, DELGADO ADDITION LYING WITHIN THE CITY OF SANTA FE GRANT AND BEING SITUATED IN PROJECTED SECTION 24, TOWNSHIP 17 NORTH, RANGE 9 EAST, N.M.P.M. CITY & COUNTY OF SANTA FE, NEW MEXICO

PURPOSE: THIS PLAT ADJUSTS THE LOT LINE BETWEEN TWO LOTS

LEGEND:

- SURVEY MONUMENT FOUND (AS NOTED)
 - 1/2" REBAR w/ CAP 17301 SET
 - CALCULATED POINT
 - SANITARY BENDER MANHOLE
 - UTILITY POLE
 - WATER VALVE
 - WATER METER
 - ELECTRIC METER
 - GAS METER
 - SPIGOT
 - TEL. PEDESTAL
 - CLEAN-OUT
- BOUNDARY LINE
 - ADJOINER BOUNDARY LINE
 - EASEMENT LINE
 - COYOTE FENCE
 - WOOD FENCE
 - OVERHEAD WIRES
 - STONE YARD WALL

CITY OF SANTA FE



VICINITY MAP (N.T.S.)

OWNER'S CONSENT

THE UNDERSIGNED OWNER(S) DO HEREBY ATTEST THAT THE LOT LINE ADJUSTMENT AND PLATTING IS DONE HEREON IN ACCORDANCE WITH THE CITY OF SANTA FE ORDINANCES AND THE CITY OF SANTA FE ENGINEERING DEPARTMENT'S REGULATIONS AND THE CITY OF SANTA FE ENGINEERING DEPARTMENT'S REGULATIONS AND THE CITY OF SANTA FE ENGINEERING DEPARTMENT'S REGULATIONS.

Michelle Meyer
MICHELLE MEYER FOR MSFD, LLC

STATE OF NEW MEXICO }
COUNTY OF SANTA FE }
THE FOLLOWING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20TH
DAY OF DECEMBER, 2011.

Delores E. Laguarda
NOTARY PUBLIC



SURVEYOR'S NOTES:

- 1) BASED ON BEARINGS IS TAKEN FROM AUTOMATIC GPS OBSERVATIONS OF ASTROPHOTIC NORTH ON OCT. 13, 2011. ANY MONUMENTED LINE NOTED HEREON MAY BE USED AS A LOCAL BASIS OF BEARING.
- 2) (a) REFER TO A PLAT OF SURVEY ENTITLED, "BLOCK NO. 1, DELGADO ADDITION", ONLY A PORTION OF SAID PLAT IS HELD BY THIS SURVEYOR. NO RECORDED COPY WAS RECEIVED BY A SEARCH AT THE SANTA FE COUNTY CLERK'S OFFICE.
(b) REFER TO ADJOINER PLATS RECORDED AT THE SANTA FE COUNTY CLERK'S OFFICE: PLAT 8,000 P.182; PLAT 8,400 P.030; PLAT 8,812 P.005; AND PLAT AT NISC 8,840 P.008.
- 3) REFER TO A WARRANTY DEED BETWEEN WILLIAM J. MEYER, TRUSTEE OF THE MEYER SURVIVOR'S TRUST (GRANTOR) AND MEYER, LLC (GRANTEE), RECORDED WITH THE SANTA FE COUNTY CLERK'S OFFICE AT BOOK 1229 PAGE 080.
- 4) LANDS SHOWN HEREON LIE WITHIN ZONE 1'-AREAS DETERMINED TO BE OUTSIDE THE 0.6% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM MAP 35048C04180, DATED JUNE 17, 2008, AND PRELIMINARY FIRM PANEL 35048C04110, DATED FEB 18, 2011.
- 5) THIS SURVEY IS SUBJECT TO ALL RELEVANT EASEMENTS, RESTRICTIONS AND COVENANTS, BOTH RECORDED AND UNRECORDED.
- 6) BEARINGS AND DISTANCES SHOWN HEREON IN PARENTHESES ARE TAKEN FROM PLAT PER NOTE 2 (a), AND DOUBLE PARENTHESES ARE TAKEN FROM PLAT (b) PER NOTE 2 (b).
- 7) THE TERRAIN ON ALL OF LOTS 7-A & 8-A IS LESS THAN 20% SLOPE.
- 8) THE ZONING DISTRICT FOR THE LAND DEALT WITH HEREON IS RQ-84C.

COUNTY OF SANTA FE }
STATE OF NEW MEXICO }
I HEREBY CERTIFY THAT THIS INSTRUMENT NO. 1261886 HAS BEEN FILED FOR RECORD ON THE 22ND DAY OF DECEMBER, A.D. 2011, AT 4:00 P.M. AND WAS FILED IN PLAT BOOK 7440, PAGE 213, OF THE RECORDS OF SANTA FE COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE
VALERIE ESPINOZA
COUNTY CLERK, SANTA FE COUNTY, N.M.
Valerie Espinoza
CLERK

1-2 ORIGINALS

INDEXING INFORMATION FOR COUNTY CLERK
FILED: MSFD, LLC
BOOK 8256, PAGE 305
SUBDIVISION: DELGADO ADDITION
SECTION: SECTION 24, T17N, R9E
UPC: 1-004-000-401-004

SOUTHWEST MOUNTAIN SURVEYS
1114 HICKORY ST., SANTA FE, N.M. 87505
(505) 955-0400 FAX (505) 955-0415
DATE: OCT 13, 2011 PLAT NO. C-234611A

DATA TABLE FOR CENTER-LINE OF UTILITY EASEMENT

LINE	BEARING	DISTANCE
1	N 89° 21' 18" E	39.70'
2	N 89° 21' 18" E	21.90'
3	N 89° 21' 18" E	21.90'

CITY OF SANTA FE NOTES & CONDITIONS

- 1) PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCS 2001 AND SUBSEQUENT AMENDMENTS.
- 2) PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO PLAT AND/OR DEVELOPMENT PLAN RECORDING WITH THE COUNTY CLERK OR SUBMITTAL FOR A BUILDING PERMIT APPLICATION THAT MODIFIED ANY PROVISION OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCS 2001 AND SUBSEQUENT AMENDMENTS.
- 3) BUILDABLE AREAS FOR PLATTED PARCELS WILL BE DETERMINED AT THE TIME OF BUILDING PERMIT APPLICATION AS DETAILED IN THE LAND DEVELOPMENT CODE. ANY BUILDABLE AREAS SHOWN HEREON ARE SUBJECT TO RELOCATION PER CODE REQUIREMENTS.
- 4) EACH LOT SHALL BE SERVICED WITH SEWER AND WATER SERVICES.
- 5) AS OUTLINED BY THE FIRE MANUAL'S REPORT (BARBARA SALAS), A CONDITION OF APPROVAL FOR THE CITY OF SANTA FE FIRE DEPARTMENT IS: PRIOR TO NEW CONSTRUCTION, A FIRE ACCESS ROAD IN ACCORDANCE WITH CHAPTER 18 OF SANTA FE CITY CODE SHALL BE PROVIDED. FIRE ACCESS ROAD REQUIREMENTS SHALL ADDRESS WIDTH, GRADE AND PAVED TURN-AROUNDS WHERE REQUIRED.

CITY OF SANTA FE APPROVAL

CASE # 2011-124 MSFD, LLC
Rosanna Zayas 12/9/11
CITY ENGINEER FOR LAND USE DATE
Rosanna Zayas 12/9/11
CITY PLANNER DATE

SURVEYOR'S CERTIFICATE

I, ROBERT H. REICHEN, N.M.P.L.S. No. 17321 DO HEREBY CERTIFY TO MSFD, LLC THAT THIS BOUNDARY SURVEY PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WERE PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION ON OCT 13, 2011; THAT I AM RESPONSIBLE FOR THIS SURVEY; THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Robert H. Reichen Nov 18, 2011
ROBERT H. REICHEN N.M.P.L.S. No. 17321