



Agenda

CITY CLERK'S OFFICE

DATE 10/16/13 TIME 9:01 AM

SERVED BY Camille Verd

RECEIVED BY R. Ortiz

HISTORIC DISTRICTS REVIEW BOARD FIELD TRIP

TUESDAY, October 22, 2013 at 12:00 NOON

HISTORIC PRESERVATION DIVISION, 2nd FLOOR CITY HALL

HISTORIC DISTRICTS REVIEW BOARD HEARING

TUESDAY, October 22, 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: October 8, 2013
- E. FINDINGS OF FACT & CONCLUSIONS OF LAW

Case #H-13-079B	66-70 E. San Francisco Street	Case #H-05-061B	540 & 540A E. Palace Avenue
Case #H-13-087	209 Delgado Street	Case #H-13-043	924 Canyon Road, Units 5 & 7
Case #H-05-061A	504 E. Palace Avenue	Case #H-13-088	638 Camino del Monte Sol
Case #H-07-102	540 E. Palace Avenue (Unit E)	Case #H-13-091	1001 E. Alameda Street

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

1. Case #H-13-048. 703 Alto Street. Westside-Guadalupe Historic District. Carolyn Sigstedt, agent/owner, proposes to amend a previous approval by installing snap-on muntins rather than simulated divided lites, installing a new window on a non-primary elevation and making other changes on a contributing and non-statused property. (David Rasch).
2. 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)(5)(a)(i)) and to exceed the 50% footprint rule (Section 14-5.2(D)(2)(d)). (David Rasch).
3. Case #H-13-089A. 833 E. Palace Avenue. Downtown & Eastside Historic District. Thomas Lechner, agent for Neil Sechan & Matthew Messner, owners, proposes an historic status review of a contributing residential building. (David Rasch).

4. Case #H-13-089B. 833 E. Palace Avenue. Downtown & Eastside Historic District. Thomas Lechner, agent for Neil Sechan & Matthew Messner, owners, proposes to relocate the entry door, construct a 20" high coyote fence on a stuccoed wall, and to install a steel vehicle gate and fence extension to match existing height. (David Rasch).
5. 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 non-statused. (John Murphey).
6. Case #H-13-092. 505 Apodaca Hill. Downtown & Eastside Historic District. Michael Grant, agent for Iscah Carey, owner, proposes a remodeling project, including partial demolition, construction of a 350 sq. ft. addition, raising parapets to 11'7" below the highest existing parapet, and making other changes to this non-contributing residence. (John Murphey).
7. Case #H-13-093. 644 W. San Francisco Road. Westside-Guadalupe Historic District. Spears Architects/James Horn, agent for James A. Sleeper, owner, proposes to remodel a kitchen, increasing its foot print by 62 sq. ft., of this non-contributing residence, (John Murphey).
8. Case #H-13-095. 321, 325, 329 W. San Francisco Street. Downtown & Eastside Historic District. Lloyd & Associates Architects, agent for Colombus Capital dba 1640 Hospital Dr., LLC, owners, proposes to demolish non-contributing structures and requests a preliminary hearing to construct approximately 11,000 sq. ft. in four structures with a potential height exception. (David Rasch).
9. Case #H-13-058. 451 Camino del Monte Sol. Downtown & Eastside Historic District. Robin Gray, agent for BarkmanFamily LTD Partnership, owner, proposes to build an approximately 217 sq. ft. addition, raise a parapet to match an existing height, demolish a carport, and lower a portion of existing wall and build a new street wall 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).
10. Case #H-13-094A. 1027 W. Houghton Street. Don Gaspar Area Historic District. Staff, proposes primary elevation(s) designation for a contributing residential building. (David Rasch).
11. Case #H-13-094B. 1027 W. Houghton Street. Don Gaspar Area Historic District. Architectural Alliance Inc., agent for Todd Ringler & Deborah Thompson, owners, proposes to construct a 328 sq. ft. addition and a 173 sq. ft. pergola to match existing height on a contributing residential building. An exception is requested to place an addition on a primary elevation (Section 14-5.2 (D)(2)(d)). (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

DATE 10/3/13 TIME 3:25P
SERVED BY Camille Vega
RECEIVED BY [Signature]

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TUESDAY, October 22, 2013 at 12:00 NOON

HISTORIC PRESERVATION DIVISION, 2nd FLOOR CITY HALL

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- A. CALL TO ORDER
- B. ROLL CALL
- C. APPROVAL OF AGENDA
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Case #H-07-102	540 E. Palace Avenue (Unit E)	Case #H-13-091	1001 E. Alameda Street

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

1. Case #H-12-028. 309 ½ Sanchez Street. Downtown & Eastside Historic District. Marc Pacheco, agent/owner, proposes to amend a previous approval to construct additions on a non-contributing property by increasing the height from 11' to approximately 12'4" where the maximum allowable height is 17'3". (David Rasch).
2. Case #H-13-048. 703 Alto Street. Westside-Guadalupe Historic District. Carolyn Sigstedt, agent/owner, proposes to amend a previous approval by installing snap-on muntins rather than simulated divided lites, installing a new window on a non-primary elevation and making other changes on a contributing and non-statused property. (David Rasch).
3. 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).

4. Case #H-13-089A. 833 E. Palace Avenue. Downtown & Eastside Historic District. Thomas Lechner, agent for Neil Sechan & Matthew Messner, owners, proposes an historic status review of a contributing residential building. (David Rasch).
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SUMMARY INDEX
HISTORIC DISTRICTS REVIEW BOARD
October 22, 2013

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Communications	None	2
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Action Items		
1. <u>Case #H-13-048</u> 703 Alto Street	Approved as recommended	3-4
2. <u>Case #H-12-089</u> 613 W. San Francisco Street	Approved with conditions	6-11
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5. <u>Case #H-13-090</u> 1469 Canyon Road	Approved as submitted	16-19
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11. <u>Case #H-13-094B</u> 1027 W. Houghton Street.	Approved	36-39
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J. Adjournment	Adjourned at 7:40 p.m.	40

MINUTES OF THE
CITY OF SANTA FÉ
HISTORIC DISTRICTS REVIEW BOARD

October 22, 2013

A. CALL TO ORDER

A regular meeting of the City of Santa Fé Historic Districts Review Board was called to order by Vice-Chair Cecilia Rios 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:

Ms. Cecilia Rios, Vice Chair
Mr. Bonifacio Armijo
Mr. Edmund Boniface
Mr. Frank Katz
Ms. Karen Walker

MEMBERS ABSENT:

Ms. Sharon Woods, Chair [excused]
Ms. Christine Mather [excused]

OTHERS PRESENT:

Mr. David Rasch, Historic Planner Supervisor
Mr. John Murphey, Senior Historic Planner
Mr. Carl Boaz, Stenographer

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

C. APPROVAL OF AGENDA

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

D. APPROVAL OF MINUTES: October 8, 2013

Ms. Walker said on page 11 the applicant's first name was Deborah.

On page 19, third sentence it should say, "Ms. Walker asked if there would be difficulty of ingress and egress."

On the final page under Matters From the Board, it should read, "Mr. Armijo said Ms. Walker had asked about salvaging the split rail fence on Monte Sol ~~coyote fence~~ and asked why ..."

Mr. Boniface requested a change on page 7 in the middle of the page where it should say, "it was visible from the Thunderbird balcony." And two sentences further it should say, "Ms. Walker asked if he could move the women's bathroom and have it switched with the elevator."

On page 8, the fourth sentence should read, "Mr. Boniface said the Board members saw the story pole and then a black box and they were told the box was the top of the elevator shaft."

Mr. Katz requested the following changes to the minutes.

Two lines further down on page 8 it should read, "Chair Pro Tem Mather asked if the top step of the story pole showed the top of the elevator."

On page 11, second paragraph from the bottom, "Mr. Katz explained that if somebody messed up an approved remodel the City could require her to put it back to the historically accurate version."

On page. 23, middle of the page after (John Romero) looked at the site plan, it should say, "Mr. Rasch said yes but it appeared the report had not been completed."

Ms. Walker moved to approve the minutes of October 8, 2013 as amended. Mr. Katz seconded the motion and it passed by unanimous voice vote.

E. FINDINGS OF FACT AND CONCLUSIONS OF LAW

Case #H-13-079B 66-70 E. San Francisco Street

Case #H-13-087 200 Delgado Street

Case #H-05-61A 504 E. Palace Avenue

Case #H-07-102 540 E. Palace Avenue (Unit E)

Case #H-05-061B 540 & 540A E. Palace Avenue

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

Case #H-13-088 638 Camino del Monte Sol

Case #-13-091 1001 E. Alameda Street

Ms. Walker noted in the findings it identified the location as 504 E Palace.

Mr. Rasch said it should be 540 E. Palace Avenue.

Ms. Walker moved to approve the Findings of Fact and Conclusions of Law as amended. Mr. Katz seconded the motion and it passed by unanimous voice vote.

F. Communications.

Mr. Rasch said they were working on the 2014 meeting calendar.

G. BUSINESS FROM THE FLOOR

There was no business from the floor.

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

H. ACTION ITEMS

1. **Case #H-13-048 - 703 Alto Street.** Westside-Guadalupe Historic district. Carolyn Sigstedt, agent/owner, proposes to amend a previous approval by installing snap-on muntins rather than simulated divided lites, installing a new window on a non-primary elevation and making other changes on a contributing and non-statused property. (David Rasch)

Staff Report

Mr. Rasch gave the staff report as follows:

BACKGROUND & SUMMARY:

703 Alto Street is a single-family residence and guest house that was constructed at approximately 1915-1920s in a vernacular manner. The primary residence has no apparent massing changes but has lost all historic windows and it has no historic status in the Westside-Guadalupe Historic District. Similarly,

the guest house has no apparent massing changes but it has lost all historic windows and it is listed as contributing to the district.

On June 11, 2013, the HDRB conditionally approved remodeling the property which included replacing all non-historic windows and doors. During a permit inspection, the Historic Preservation Division's construction inspector found discrepancies with the project and the applicant now requests an amendment, besides some drafting errors, to the previous approval for the following seven items.

1. During the remodel of the contributing casita on the east side of the lot, a window opening was discovered on the unfenestrated north elevation. The applicant installed a 4-lite window in the preexisting opening on this non-primary elevation.
2. During the hearing, the applicant stated that the replacement windows would be "Pella Architectural Series" and the motion from Board member Kantner states architectural series. The applicant did not intend to purchase simulated divided-lite windows and has installed Pella windows that will have snap-in muntins. Divided-lite windows are not required in this historic district and the original character of historic windows is not documented.
3. Custom made wooden doors will have a cutout Peñasco-style design, as submitted.
4. The metal vehicle gate will be rust colored instead of black or blue as previously discussed.
5. A coyote pedestrian gate will be installed in the approved coyote fence to match the approved fence height, making the gate "hidden."
6. Flagstone patios will be installed at both the main residence and the casita.
7. A 168 square foot redwood deck will be constructed at the south elevation of the main residence.

STAFF RECOMMENDATION:

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

Questions to Staff

Vice-Chair Rios asked if the snap in muntins would be on the inside or the outside.

Mr. Rasch said he did not know.

Applicant's Presentation

Present and sworn was Ms. Carolyn Sigstedt, 628½ Camino de la Luz, who explained that when she looked at what happened with her mentioning Architectural Series - the only way she would have mentioned that which wasn't reflected in the minutes, was if one of the Board members had mentioned it

and she would have agreed. She said she looked at the receipt for the windows. The windows were Pro-Line and had looked at an architectural door but chose to use custom-made doors.

Questions to the Applicant

Vice-Chair Rios asked if that was part of the motion but the applicant didn't quite understand that the maker of the motion was suggesting or asking if she wanted to put in true-divided light windows. She didn't recall how he stated it but tonight they could discuss what was happening right now with the project. So she asked if those snap-in muntins were on the inside or on the outside. She explained that in this particular district, true-divided lights were not required.

Ms. Sigstedt said she was disappointed by this but the muntins were on the inside and she was shocked because she didn't realize that when she bought them.

Mr. Boniface said he knew she had remodeled a number of projects in historic districts and had done fairly well in keeping them up to historic standards. During the previous H Board meeting on June 11 meeting that it was the Pella Architectural Series. With her background in construction he thought she should know that.

Ms. Sigstedt said she did not know that.

Mr. Boniface reminded her that the Board was going by what was presented at that meeting and that indicated she would be installing Pella Architectural Series windows. He was concerned because this would set a precedent that they had seen again two weeks ago where a person had remodeled their entire house in total disregard to the way it had been approved by the Board required. He saw this as continuing that disregard for what the Board was doing here to try to administer the historic guidelines. He wanted to go on record with that statement. He didn't have a problem with the items in the application numbered 1 through 7 except for #2, which was substituting the Pella Architectural Series for these Pro-line Builders Series. That was what he wanted to have reflected in the record. This would set a precedent and he didn't like that.

Ms. Sigstedt responded that she had the highest regard for historic preservation. That's what she did. And she didn't work on any buildings that were not historic in some way. These buildings were very tiny. One was 600 and the other was 800 sq. ft.

She said, for the record, that she was in no way trying to misrepresent what she intended to do. That was outside of the realm of the way she did her work.

She said she would not have mentioned Pella Architectural Series because she didn't know the difference between Architectural Series and Pro-Line Builders but did now. She mentioned that she won an award on the DeVargas property and didn't change those windows. This was the first time she had ever changed windows and wanted that in the record.

Public Comment

There were no speakers from the public regarding this case.

Mr. Armijo thought there was an internal inspection made during construction and it would be best at that point to find out if an applicant was not following the regulations. Possibly the construction could be stopped at that point rather than when the job was completed.

Mr. Rasch agreed and that was how they found this one.

Action of the Board

Mr. Katz moved to approve Case #H-13-048 per the recommendation of staff. Mr. Armijo seconded the motion.

Mr. Katz shared the concern about the miscommunication but was comforted by fact that those windows were allowed in this district.

Mr. Boniface said he was going to vote in favor but only because true-divided windows were not required in this district. But in the future, if she had questions about what she was asked to provide she should clarify it with staff before going ahead.

Ms. Sigstedt said she appreciated that.

The motion passed by unanimous voice vote.

2. **Case #H-12-089 - 613 W. San Francisco Street.** Westside-Guadalupe Historic district. Martínez 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)(5)(a)(I) and to exceed the 50% footprint rule (Section 14-5.2(D)(2)(d)). (David Rasch)

Staff Report

Mr. Rasch gave the staff report as follows:

BACKGROUND & SUMMARY:

613 West San Francisco Street is a single-family residence that was originally constructed in a vernacular manner before 1912. An addition on the north elevation was constructed after 1971. Other alterations include loss of historic windows and the construction of an oddly overhanging roof to name just a few of the changes. The building is listed as contributing to the Westside-Guadalupe Historic District and the south elevation is designated as primary.

The applicant proposes to remodel the property with the following seven changes.

1. All windows and doors (which are non-historic) will be removed and replaced with divided light units. The south primary elevation opening dimensions will be changed. An exception is requested to alter them and the required exception responses are at the end of this report.
2. The awkwardly-designed ProPanel roof will be removed and replaced with a rust-colored standing seam roof. The unified pitch over the front portal and original adobe section of the house will be redesigned in a more characteristic manner. The pitched roof section of the rear addition will be raised to match the height of the front section.
3. The front portal will be rebuilt in a Territorial Revival design with a metal picket balustrade and gate.
4. The non-historic portal on the rear addition will be enclosed for additional heated square footage and another portal will be constructed on the east elevation. The addition will be sheathed with Sierra Creek colored cobblestone, as allowed by Westside-Guadalupe Historic District standards, and the windows and doors will not have wooden surrounds. The new portal has a simplified design with a separate shed roof. An exception is requested to exceed the 50% footprint rule and the exception responses are at the end of this report.
5. The building will be stuccoed with El Rey cementitious "Buckskin" and the trim will be painted white.
6. The parking entrance with chain-link gates on Candelario Street will be removed and the parking area will be redesigned as a garden with a flagstone focal point. The garden design is submitted only in plan, although there appears to be a fountain and a banco feature that exceeds grade elevation. The vehicular opening will be infilled with coyote fencing that will match adjacent fence height.
7. A new parking entrance will be constructed on San Francisco Street with rolling coyote gates faced with coyote latillas at 3' high and the existing chain-link fence on San Francisco Street will be faced with coyote latillas at the existing height.

EXCEPTION TO ALTER OPENING DIMENSIONS ON PRIMARY ELEVATION

- (i) Do not damage the character of the district

The current openings are not historic and do not contribute to the character of the district because the proportions of the original historic openings have been changed; the historic openings were more vertically oriented. Some evidence of this can be seen inside the house; there are nichos over the horizontal windows that reflect the vertical openings that once existed.

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 current windows are reconfigured to prevent a hardship to the applicant because the existing windows are not a standard size and would be replaced by standard sized windows.

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 proposed windows are entirely compliant with the City Historic regulations for this district. The proposed windows would strengthen the character of this district because they would be more harmonious with the historic building and its' relationship to the street.

Staff response: Staff agrees with this statement.

EXCEPTION TO EXCEED 50% MAXIMUM FOOTPRINT

(I) Do not damage the character of the streetscape

The addition and its portal do not damage the character of the district because they are in the rear of the property and not on the street. They are behind a fence and garden courtyard. Only the historic section of the house is on San Francisco Street and Candelario Street.

Staff response: Staff does not agree with this statement. According to current City practice, the addition has public visibility from Candelario Street. However, the addition will comply with all applicable standards and therefore it will not damage the character of the streetscape.

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

This addition is required to prevent a hardship to the applicant because it already exists and to remove it would be costly and would make the house very difficult to live in. The addition will contain the living room and kitchen of the household. This allows the small historic adobe rooms to be used as bedrooms and bathrooms and allows the continued use of this house.

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 addition ensures that the resident can continue to reside in the historic district by containing the living room and kitchen of the household. This allows the small historic adobe rooms to be used as bedrooms and bathrooms and allows the continued use of this house.

Staff response: Staff agrees with this statement.

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

The special circumstance peculiar to this structure is that it contains vernacular, historic series of small adobe rooms and the addition provides the needed larger space in the home. This is not the case with more modern structures, which are built to provide spaces more suited to the needs of the contemporary homeowner.

Staff response: Staff agrees with this statement.

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

The special condition and circumstance that is not the result of an action by the applicant is that the addition already existed when he bought the property.

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 addition will provide the least negative impact because it is located in the rear of the historic structure and behind a fence and garden courtyard.

Staff response: Staff agrees with this statement.

STAFF RECOMMENDATION:

Staff recommends approval of the exceptions to alter opening dimensions on a primary elevation (Section 14-5.2(D)(5)(a)(1)) and to exceed the 50% footprint rule (Section 14-5.2(D)(2)(d)) and recommends approval of this application which otherwise complies with Section 14-5.2(C) Regulation of Contributing Structures, (D) General Design Standards, and (I) Westside-Guadalupe Historic District.

Questions to Staff

Vice-Chair Rios asked if these changes would jeopardize the contributing status of this building.

Mr. Rasch said it would not at all.

Vice-Chair Rios noticed the staff report said it was Significant.

Mr. Rasch apologized. It was changed to Contributing last time with the south as primary.

Ms. Walker referred to the bottom of page 3 there appeared to be a fountain and a banco feature exceeding grade elevation.

Mr. Rasch agreed it was shown on the proposal but he didn't have elevations to show if they were above grade or not.

Ms. Walker asked if the Board could approve all but that feature.

Mr. Rasch agreed or staff could approve it.

Ms. Walker asked if the vehicle gate would be fenestrated.

Mr. Rasch showed the drawing of the gate for San Francisco and it looked like it was all picket and the rest was coyote so it would probably not have any visual access.

Vice-Chair Rios asked about the height of the gate.

Mr. Rasch said it was very low - less than four feet.

Applicant's Presentation

Present and sworn was Mr. Richard Martínez, PO Box 925, Santa Fé, who said the vehicle gate on San Francisco was drawn as a coyote gate, not picket. There were very small spaces between the latillas. The gate was three feet high and that was required by the "off-street parking people for visibility triangles."

He said they were keeping historic adobe rooms in the front of the house and putting great room in the back in the addition. The great room would be a gathering space for the family and guests. It was large but off the street in back of the garden and it worked well to keep the historic adobe rooms in front.

They also intended to restore the portal on the street. There was evidence inside that windows were vertical because there were nichos above some of them. So they wanted to change the opening to be more historic and make them more vertical. There were walls behind the fixed doors with transoms above and the transoms would be left open as windows - spaces but the doors would be closed off.

Questions to the Applicant

Vice-Chair Rios asked if the proposed columns would be the same size as the existing columns.

Mr. Martínez believed they were the same size but had more detail on them. The detail would be at top and bottom. They would be painted white.

Vice-Chair Rios asked if he was using true-divided lights.

Mr. Martínez said on the front façade they would be. On the addition he thought they didn't have divided lites but after checking his plans, he said all would be true divided windows.

Vice-Chair Rios asked for the color of the picket fence.

Mr. Martínez said the pickets would be white.

Ms. Walker said he should be salvaging historic material for re-use. Mr. Martínez promised.

Mr. Boniface asked if the balustrade was between the columns. Mr. Martínez agreed.

Mr. Boniface asked how high it would be. Mr. Martínez said it was 3' high in the same color as the posts.

Vice-Chair Rios asked about the fountain shown in the drawings.

Mr. Martínez agreed the fountain was shown but not designed yet and not part of the application. They would come back with those elements later if needed. He considered the bench just as furniture.

Mr. Armijo asked if the cobblestone was not natural stone.

Mr. Rasch agreed it was simulated. In this district the code didn't clarify whether it had to be natural or could be fake stone-faced.

Mr. Armijo thought that was always a factor.

Mr. Martínez said he was not concerned because he had used simulated stone in historic districts before and it could be applied to existing wood framing like tile. So it was appealing in this case and you couldn't tell the difference. It was a very good product.

Mr. Boniface asked if it was being applied as panels or individual stones.

Mr. Martínez said it would be as individual stones.

Mr. Armijo noted in the application it said sheathing. He also asked staff to clarify natural stone in the code for the future.

Mr. Rasch agreed that was a good point for the re-write.

Public Comment

There were no speakers from the public regarding this case.

Action of the Board

Mr. Katz moved to approve Case #H-12-089 as recommended by staff with the condition that if there is to be a fountain, that it be brought to staff for review and approval and finding that the exception criteria for altering opening dimensions on a primary elevation and exceeding 50% of the footprint have been met. Mr. Boniface seconded the motion and asked for a friendly amendment that the simulated stone be applied as individual stones and that any products to be applied as sheets not be allowed. Mr. Katz accepted the amendment as friendly and noted that the plan showed all windows as true-divided lights. The motion passed by unanimous voice vote.

- 3. Case #H-13-089A - 833 E. Palace Avenue. Downtown & Eastside Historic district. Thomas Lechner, agent for Neil Sechan & Matthew Messner, owners, proposes an historic status review of**

a contributing residential building (David Rasch)

Staff Report

Mr. Rasch gave the staff report as follows:

BACKGROUND & SUMMARY:

833 East Palace Avenue is a single-family residence that was constructed before 1928 in the Spanish-Pueblo Revival style. The building is listed as contributing to the Downtown & Eastside Historic District and the south elevation is designated as primary. In 2007, the HDRB approved a request to remove the non-historic carport massing from the primary elevation and an exception to alter the front façade.

The applicant requests an historic status review and provides the following information:

1. A portal was added to the south elevation between 1958 and 1966. However, there is no conclusive historic or non-historic date of the alteration and that alteration is not obvious on the aerial photographs.
2. The deck and stair was added to the south elevation after 1966. The large mass where the deck and hot-tub are located is reversible.
3. All windows and doors have been changed after 1966, although there is no evidence of whether or not the opening dimensions were changed.
4. Other projects include the removal of the non-historic carport massing, the approval by exception to install stuccoed, rather than iron, railing on the portal, and reroofing. These projects by nature have not affected the historic status of the structure. In fact, the removal of the carport helped to re-establish the historic massing.

STAFF RECOMMENDATION:

Staff finds the evidence inconclusive to determine if there has been too much change to the primary elevation of the contributing structure to merit an historic status downgrade and defers to the Board's decision on the matter.

Questions to Staff

Vice-Chair Rios asked if the footprint had changed.

Mr. Rasch said apparently the south primary elevation deck, hot tub and stairs were all changed in non-historic times.

Vice-Chair Rios asked if those were to the front or to the side.

Mr. Rasch said they were to the front. But it was not clear in the aerial photos about the portal. But the steps and the massing where the hot tub was located was post-1966. He was inconclusive about it.

Applicant's Presentation

Present and sworn was Mr. Thomas Lechner, 24 Vista de Luna Drive who clarified that all the different windows and doors were replaced and added on after 1966.

Questions to the Applicant

Vice-Chair Rios asked if the openings had been changed.

Mr. Lechner said he didn't know. Some of them looked like they had been changed. The window and the door under the portal and door had been changed out but the openings seem to be the same.

Mr. Katz was puzzled about this house. He asked if people went up those stairs to enter the house.

Mr. Lechner agreed.

Mr. Katz asked if there was a downstairs.

Mr. Lechner agreed. On the lower right was a little studio/apartment that went partially under the upstairs and he didn't know how that evolved. There was also an addition on the back added at some unknown date.

Ms. Walker thought that was a well-known person's office. It was a historical writer whose name she couldn't recall. The hot tub section was not there some time ago when she had handled this property and it had a front porch with an entrance on the right.

Public Comment

There were no speakers from the public regarding this case.

Action of the Board

Mr. Boniface said in looking at removal of the carport the residence seemed to be closer to the original design and the previous remodel resulted in a very nice building. He felt it should remain contributing. He quoted from code about things that could be removed,

Ms. Walker asked which elements he was referring to that could be removed.

Mr. Boniface said the carport had already been removed. It was an example of a very beautiful building.

Mr. Boniface moved in Case #H-13-089A at 833 E. Palace Avenue to retain its contributing status. Mr. Katz seconded the motion and it passed by majority (3-1) voice vote with all voting in

favor except Mr. Armijo who opposed.

4. **Case #H-13-089B - 833 E. Palace Avenue.** Downtown & Eastside Historic District. Thomas Lechner, agent for Neil Sechan & Matthew Messner, owners, proposes to relocate the entry door, construct a 20" high coyote fence on a stuccoed wall, and to install a steel vehicle gate and fence extension to match existing height. (David Rasch)

Staff Report

Mr. Rasch gave the staff report as follows:

BACKGROUND & SUMMARY:

The historic status in the Downtown & Eastside Historic District of 833 East Palace Avenue was determined in the previous hearing. Now, the applicant proposes to remodel the property with the following five items.

1. The primary pedestrian door will be moved from the west elevation on the front portal to the adjacent south elevation. If the structure is contributing, then an exception is required to alter opening dimensions on a primary elevation.
2. A 20" or 22" high coyote latilla fence will be installed on the existing deck for more privacy in the spa area. (The floor plan dimension differs from the elevation dimension.)
3. A three-tiered 6' tall fountain will be installed with planting beds at the front of the structure.
4. An approximately 5' high rolling steel vehicle gate will be installed at the driveway to match the existing iron railing on the front yardwall. Additional reworking of the wall/fence at the front property area will provide additional security for the owners' pets.
5. A 9" tall dark oxidized copper light fixture design will replace all existing exterior light fixtures.

STAFF RECOMMENDATION:

Staff recommends approval of this application if the structure was downgraded to non-contributing in the previous hearing as complying with Section 14-5.2(D)(9) General Design Standards, Height Pitch Scale and Massing and (E) Downtown & Eastside Historic District or staff recommends postponement for an exception to alter a primary elevation on a contributing structure.

Mr. Rasch recommended postponing this case to allow for the exception to be posted.

Questions to Staff

Ms. Walker asked if the altering of primary elevation was referring to the coyotes sticking up.

Mr. Rasch said no. The applicant wanted to move the front door from west-facing elevation to the south-facing part of the elevation and creating an opening where an opening did not exist. That required an exception.

Mr. Armijo asked when that was made primary.

Mr. Rasch said it was in 2007 upon the removal of the carport and did other remodeling.

Mr. Armijo pointed out that was actually a west elevation.

Mr. Rasch clarified that the Board designated all of the south portions as primary (including the west facing portion). He explained that typically, if the change was less than four feet, it was considered as part of one elevation. But in 2007 the Board made all of it primary without recognizing differences of four feet.

Vice-Chair Rios asked how far the fence was from the street and how high it was.

Mr. Rasch said the fence would match the existing height of the railing visible at the street frontage so it was about 5' high and vehicle gate was set back so vehicles could drive into the lot and the gate would close. Then there would be additional fencing to enclose the entire front with the vehicular gate so that pets could not get out.

Vice-Chair Rios asked if one could see through the gate.

Mr. Rasch agreed and said it was a lot like this iron fence.

Applicant's Presentation

The applicant was not asked to make a presentation.

Questions to the Applicant

Ms. Walker noted the hot tub was on second level.

Mr. Lechner said it was on the portal level.

Ms. Walker asked why they would need a higher coyote fence if the cars and pedestrians were below on the street.

Mr. Lechner said it was to provide privacy from the street when people were standing up there.

Ms. Walker thought it seemed like overkill.

Mr. Lechner said right now the fence was 3' high and 22" more would give some privacy.

Ms. Walker asked if there was any other material they could use that would be more interesting. "The coyote looked like it was plunked there on top of the wall."

Mr. Lechner pointed out there were other coyote elements on the property and they were just extending that element at that location. It could be removed at a later date if needed.

Ms. Walker asked if coyote was at same height.

Mr. Lechner agreed it would be at regular topped latillas.

Mr. Rasch asked if he had irregular top latillas.

Mr. Lechner said they were proposing straight top now.

Vice-Chair Rios said on the field trip they saw the wall enclosing the hot tub and it looked fairly high.

Mr. Lechner said the wall was 3' above the hot tub level and 10-11' from grade. It would be about 13' from the base of the stairs.

Vice-Chair Rios asked if he could give detail on the fountain.

Mr. Lechner said he provided that submittal.

Mr. Murphey said it was on page 21.

Mr. Lechner said it was highly screened from the street.

Public Comment

There were no speakers from the public regarding this case.

Action of the Board

Mr. Katz moved to postpone item #1 in Case #H-13-089B so that the applicant could address the exception criteria on item #1 and the exception request could be posted; to deny the coyote fence around the spa area and approve the other three items in the application per staff recommendation. Mr. Boniface seconded the motion and it passed by unanimous voice vote.

- 5. Case #H-13-090 - 1469 Canyon Road. Downtown & Eastside Historic District. Chateau Construction, agent for Megan Hill, owner, proposes to relocate an existing 200 sq. ft. non-stateded Japanese tea house to an undeveloped lot and build a 392 sq. ft. addition onto the non-stateded. (John Murphey)**

Staff Report

Mr. Murphey gave the staff report as follows:

BACKGROUND AND SUMMARY:

The "Tea House" is an approximately 220 sq. ft., single-story hip-and-gable roof ceremonial structure built in approximately 2000. Constructed outside of Santa Fé, the structure is non-statused to the Downtown and Eastside Historic District.

Historical Overview

Megan Hill, current applicant, originally commissioned architect Eric Enfield to design a traditional ceremonial tea house for Sunrise Springs, an inn and spa she developed south of Santa Fé. The architect sought inspiration from a book of Japanese architecture, designing what might be considered an adaptation of the *doushiki chashitsu*, a traditional small tea house. Typical of the Western adaptation of this form, the structure has one room in which tea is prepared and participants sit on tatami mats. The exterior features the characteristic hip-and-gable roof (*irimoya-zukuri*) with extended rafter beams and paper sliding screen "windows" (*shikishimado*), all modified for the Southwest climate.

The structure was assembled offsite by Japanese carpenters and moved to a location that featured a Japanese-style garden and a water feature. With the closure of Sunrise Springs, the owner moved the structure to a meadow on her Upper Canyon Road property. The selected site is a level, tree-screened area southeast of the former James L. Breese residence.

Constructed in the late 1940s or the early 1950s, the Breese house is a two-story Spanish-Pueblo Revival dwelling with aeronautical-like Streamline Moderne design elements probably referencing the homeowner's background. (The undated survey for his home, noted its architectural style "defies clarification.") In May 1911, Breese, a Navy pilot, served as the engineer for the record-setting first transatlantic flight of the five-man Curtiss NC-4 "flying boat." According to legend, Breese ended up in Santa Fé by accident, landing here after his plane ran out of fuel.

For his Upper Canyon property Breese put in an estate-like landscape with a stone-lined pond, sprawling lawns, and near the site of the relocated Tea House, a concrete pool with an accompanying trapeze, a prop for many pool parties. In Santa Fé, he tinkered with designs for hydrocarbon fuel burners, filing several patents and eventually opening his own company, Breese Burners Company. He died in 1959 of a heart attack.

Project

The applicant requests a review of a remodeling and addition, to move the Tea House to her property (mostly completed) and expand it with a connecting volume containing a bathroom, dressing room and storage area.

Addition

Attaching to the west elevation of the existing structure as a connecting gable is the proposed 392 sq. ft. addition. It will match the existing roof peak at 13'-6" and have a similar characteristic hip-and-gable roof made of a rusted standing seam material. It will be fenestrated with aluminum clad casement windows and stuccoed tannish-brown to match the existing structure.

An exception to build a pitched roof structure is not required, as the relative streetscape (360' radius) has more than 50% of buildings with a pitched roof.

While the remodeled Tea House does not meet Santa Fé style, per se, its various parts mostly meet the design standards of the Downtown and Eastside Historic District. Equally, its very nature, as a transplanted teahouse, fits within the eccentric quality of the former James L. Breese estate. Lastly, it is not visible from a public way.

STAFF RECOMMENDATION:

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

Questions to Staff

Vice-Chair Rios clarified the Board was reviewing what was before the Board but originally it was different.

Mr. Murphey said Mr. James Siebert originally had asked to move the tea house to the meadow. This application was a different iteration of that request and wasn't sure what happened with it.

Mr. Armijo asked if on the posting, the Board could get clarity if it was to be right on the property or on a public way.

Ms. Walker said it needed to be posted on both.

Applicant's Presentation

Present and sworn was Mr. Marc Naktin, 1305 New Holland Street, who said aside from fact it was already an approved case, the owner asked him to do an addition to make it L shaped. We would make it in exactly same finishes, color and materials as existing. The portion moved from Sunrise Springs was the original structure but the addition was not built yet.

Questions to the Applicant

Mr. Armijo asked if originally it was approved to move it to one particular spot.

Mr. Naktin agreed and it was done according to that approval.

Mr. Armijo said at the site visit he understood the original tea house had been changed.

Mr. Murphey asked if it was partially reconstructed.

Mr. Naktin explained that it was de-constructed at Sunrise Springs and put back together exactly the same way at the site and nothing had been changed.

Mr. Armijo concluded there was no change in size or dimensions.

Mr. Naktin agreed.

Public Comment

There were no speakers from the public regarding this case.

Action of the Board

Mr. Boniface moved to approve Case #H-13-090, located at 1469 Canyon Road, as submitted. Ms. Walker seconded the motion and it passed by unanimous voice vote.

6. **Case #H-13-092 - 505 Apodaca Hill.** Downtown & Eastside Historic District. Michael Grant, agent for Iscah Carey, owner, proposes a remodeling project, including partial demolition, construction of a 350 sq. ft. addition, raising parapets to 11' 7" below the highest existing parapet and making other changes to this non-contributing residence. (John Murphey)

Staff Report

Mr. Murphey gave the staff report as follows:

BACKGROUND AND SUMMARY:

Located along the upper section of Apodaca Hill, and hidden behind a tall fence and gate, the subject property is a single-story vernacular adobe house showing elements of the Spanish-Pueblo Revival, and to a lesser extent, the Ranch House style. Most likely constructed prior to World War II, the house has received several additions and a change of windows. It is noncontributing to the Downtown and Eastside Historic District and is not visible from a public way.

Historical Overview

Little is known about the house. According to the applicant, the core of the structure may date to the 1930s and is tied to the Armijo family. Available sources indicate that addressing on Apodaca Hill started only in the late 1950s. Still, with the introduction of addresses, "505" is not listed in the early 1960s, although the Armijo surname appears as an Apodaca Hill resident, in the early 1950s. Looking at the floor plan forensically, it appears that several room blocks of different adobe wall widths were joined together over

time, with the rear rectangle perhaps the oldest.

The first aerial for the area (1960) shows the current house as a roughly rectangular-plan building. Applying a relative scale to the 1960 and 2008 aerials, the room block making up the northwest corner, and potentially the current portal, were added after 1960. The presence of a large exterior Ranch House-style chimney at this location, also points to a post-1960 alteration

In addition, all the home's windows are non-original aluminum sliding units set in larger openings, again indicating a post-1960 makeover. Moreover, there are other windows—an octagonal fixed and a leaded-glass transom—of a more recent vintage detracting from its integrity.

Evaluation of Historical Status

The house represents a vernacular interpretation of the Spanish-Pueblo Revival style. It most likely began as a simple rectangular footprint, to which rooms were added. Overall the house seems to have lost its historic integrity, with a probable post-1960 change of massing, windows and opening dimensions, and the introduction of non-historic, district non-compliant windows. It represents a vernacular building tradition but does not add to the district in regard to "architectural design qualities."

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

Project

The applicant requests a review of a remodeling project, which includes small additions, change of parapet heights and a modification of fences.

Additions/Portal

Across the north elevation is proposed an approximately 350 sq. ft. bedroom suite. The suite will be fenestrated with non-divided light, aluminum-clad windows matching the same size and operation of the existing units of the house. Another part of the massing modification includes a small, non-windowed storage room added to the northeast corner.

The house will receive a new portal, which will involve removing the existing non-historic overhang at the south elevation. The approximately 400 sq. ft. portal will wrap around part of the west façade, demolishing the current front portal. The space will be sheltered by a shed-roof made of a gray, "non-shiny" standing seam material. It will be supported by rough-sawn posts stained brown. Three sections of low banister railing will fill in the southwest corner of the proposed portal.

Windows/Doors

Some openings will change in dimension and/or use, going from a door to a window. Both of the more recent windows will be removed. All new windows will be aluminum-clad in a forest green color.

Miscellaneous

The entire roof will be replaced with an insulated pocket structure. This will require raising the parapets to a maximum height of 18", bringing the total parapet height to 12'-0".

The entire house will be re-stuccoed with a cementitious application of El Rey's "Sahara" color, a Board-approved color. Before application, the walls will be insulated with 2" of Spray Polyurethane Foam.

The north property line coyote fence will be lowered by 12" to improve views; a low picket fence in front of the house will be removed.

Additionally, a free-standing, non-historic "dining shelter" will be demolished as part of the renovation.

STAFF RECOMMENDATION:

Staff recommends maintaining the noncontributing status of the house, finding that it does not meet the definition of a Contributing Structure. Staff recommends approval of the application, as it complies with Section 14-5.2 (D)(9), General Design Standards and the standards of the Downtown and Eastside Historic District, Section 14-5.2 (E).

Questions to Staff

Vice-Chair Rios said this district required true-divided windows.

Mr. Murphey agreed but only if publicly visible and this site was not publicly visible.

Applicant's Presentation

Present and sworn was Mr. Michael Grant, 2407 Agua Fria, who had nothing to add.

Questions to the Applicant

Vice-Chair Rios asked if he could state the porch roof material.

Mr. Grant said it was a non-shiny metallic standing seam roof.

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

Mr. Grant said no.

Mr. Boniface asked for the post size under the portal.

Mr. Grant said the posts had a 5" to 6" diameter.

Mr. Boniface asked him to describe the railing on that portal.

Mr. Grant said it was a 2x6" top rail and a 2x4" bottom rail just as a barrier to enclose that corner and to create a cozy seating area. It would have a 30" height and finish of natural wood to match the posts and beams.

Mr. Boniface asked if there would be any mechanical equipment on the roof.

Mr. Grant said no.

Mr. Armijo asked if they met the demolition criteria.

Mr. Murphey explained that they didn't need to meet the criteria since this was just a remodel.

Public Comment

There were no speakers from the public regarding this case.

Action of the Board

Mr. Boniface moved in Case #H-13-092, at 505 Apodaca Hill, to maintain the non-contributing status of the house and to approve the application as submitted and recommended by staff. Mr. Armijo seconded the motion and it passed by unanimous voice vote.

- 7. Case #H-13-093 - 644 W. San Francisco Road. Westside-Guadalupe Historic District. Spears Architects/James Horn, agent for James A. Sleeper, owner, propose to remodel a kitchen, increasing its foot print by 62 sq. ft. of this non-contributing residence. (John Murphey)**

Staff Report

Mr. Murphey gave the staff report as follows:

BACKGROUND AND SUMMARY:

Located on the south side of West San Francisco Street, the subject house is a small flat-roof adobe building with an attached carport and larger two-story addition to the rear. The original house was most likely constructed after 1960, to which was added in c. 1985 the two-story frame-and-adobe addition and the carport. Representing a vernacular interpretation of the Spanish-Pueblo Revival style, it is noncontributing to the Westside-Guadalupe Historic District.

Project

The applicant requests a review of a remodeling project to construct a kitchen addition.

Addition

The project will extend a portion of the north, front façade by 3'-5" to create an approximately 62 sq. ft. increase to the kitchen. The addition will remove the current projecting entry and replace it with a straight wall. This will include deleting the hipped roof and creating a more traditional flat roof with rounded parapets. It will match the height of the existing volume.

Window/Doors/Finish

Clad patio doors with flanking sidelights will form the new north entry. Installed windows will consist of clad units matching windows of the house. Both doors and windows will have white cladding.

The addition will be finished with cementitious stucco to match the Buckskin color of the house. New wall sconces in a dark brown color will be installed at the north entry door and the north and east walls.

Gates

As part of the project two rounded-top wood pedestrian gates—east of the carport and at the front courtyard—will be replaced with Ipé boards mounted in steel tube framing powder-coated in a "Gray/Green" at the carport and "Dark Brown" at the courtyard.

STAFF RECOMMENDATION:

Staff recommends approval of the application, as it complies with Section 14-5.2 (D)(9), General Design Standards and the standards of the Westside-Guadalupe Historic District, Section 14-5.2 (I).

Questions to Staff

There were no questions to staff regarding this case.

Applicant's Presentation

Present and sworn was Mr. James Horn, 1334 Pacheco, who clarified that gray-green was actual dark brown for both gates and that the addition was 3' 6" high.

Questions to the Applicant

Mr. Boniface asked if on the Ipé clad gates if the powder coated metal frame would be on the interior.

Mr. Horn agreed that the steel frame was on the interior and not publicly visible.

Vice-Chair Rios asked if these were solid without any see-through.

Mr. Horn said there would be a slight gap for expansion - very small.

Mr. Armijo said on the west elevation he didn't see any difference on the proposed from existing and asked if the plaster was being raised.

Mr. Horn said they added a red ProPanel roof over the bay window and in the new drawing was the addition. In order to make the roof work, they were filling in there to match the height of adjacent parapets.

Mr. Rasch pointed out where it was filled in to match.

Public Comment

There were no speakers from the public regarding this case.

Action of the Board

Mr. Boniface moved to approve Case #H-13-093 at 644 W San Francisco per staff recommendations. Ms. Walker seconded the motion and it passed by unanimous voice vote.

- 8. Case #H-13-095 - 321, 325, 329 W. San Francisco Street. Downtown & Eastside Historic District. Lloyd & Associates Architects, agent for Columbus Capital d.b.a. 1640 Hospital Dr. LLC, owners, proposes to demolish a non-contributing structure and requests a preliminary hearing to construct approximately 11,000 sq. ft. in four structures with a potential height exception. (David Rasch)**

Staff Report

Mr. Rasch gave the staff report as follows:

BACKGROUND & SUMMARY:

San Francisco Plaza includes four structures on the corner of San Francisco Street and Guadalupe Street.

321-323 San Francisco Street is a Spanish-Colonial or Spanish-Pueblo building that was constructed in the late 19th century and additions in the 1920s with a central courtyard design. It is listed a significant to the Downtown & Eastside Historic District. There are presently no requests for exterior alterations on this structure.

325 San Francisco Street is a Territorial building that was constructed before 1902 and additions between 1921-1930 and after 1945. It was downgraded to non-contributing due to non-historic alterations by the HDRB in 2012. He pointed it out as the central structure.

The photo showed the south elevation of 329 San Francisco Street which was a Territorial building that

was constructed before 1902 and additions after 1945. It is listed as non-contributing due to non-historic alterations.

Around the corner was the other façade of 329 San Francisco and south façade of what was known as *The Spanish Table* and in the City database was known as 109 North Guadalupe Street. It was attached to the rear of 329 San Francisco Street. It is a vernacular structure that was originally constructed between 1930 and 1948 with a large addition to the south between 1960 and 1965. It is listed as non-contributing. Those were the structures on the street. He pointed out as they went into the parking lot the north façade of *The Spanish Table* and the west and north elevations of 325 San Francisco next to the significant structure and courtyard.

The applicant proposes to remodel the property by demolishing the non-contributing structures and requests a preliminary review of proposed new structures with a potential request for a height exception. The applicant has provided verified building heights and a topographic survey to show slope on the site. ~~The maximum proposed height will exceed 25' and the maximum allowable height appears to be 17' 4".~~

Mr. Rasch asked the Board to disregard the last sentence as he did hand out the height calculation. He called attention to the two street frontages so all of the buildings highlighted in pink and yellow were part of the streetscape and when he did the average, he got 20' 11". [The area height map was attached as Exhibit A].

A topographic document was provided by the applicant showed more than 2' slope change so the Board had the authority to grant four more feet height (up to 24' 11").

The non-contributing buildings to be demolished do not represent an essential part of the streetscape and the City Building Official has submitted the required report about code and structural compliance.

The new buildings are designed in a blend of Spanish-Pueblo Revival style and Territorial Revival style with a tower element at the corner of the two streets. That may require a height exception.

STAFF RECOMMENDATION:

Staff recommends approval of the demolition request and defers to the Board for guidance on the preliminary proposed structures which will need to comply with Section 14-5.2(D)(9) General design Standards, Height Pitch Scale and Massing and (E) Downtown & Eastside Historic District. And Section C if there are any significant alterations.

Questions to Staff

Vice-Chair Rios asked in regard to 329 San Francisco and 109 Guadalupe when they were last surveyed.

Ms. Walker said their last survey was in 1985.

Mr. Rasch said page 10 showed the inventory for the survey of 325 done in March of 1985 for a proposed rehab. 327 was surveyed then as well. Page 12 showed the 109 Guadalupe survey in November, 1985. It said it had no significance in eligibility for status but was a minimal inventory.

Vice-Chair Rios calculated they had not been surveyed for 28 years and it might be different with a new survey.

Mr. Rasch said Mr. Murphey did some research and found that 109 North Guadalupe had doubled in size in a non-historic date. It had what was a courtyard wall and then the south half of *The Spanish Table* was added. That one seemed clear. If there were any additions on the *Thai Café*, they were probably inside the building because that characteristic corner didn't seem to have changed.

Vice-Chair Rios commented that 329 had a very distinctive brick parapet. Mr. Rasch agreed.

Ms. Walker asked if it was possible that the non-historic additions could have now become historic.

Mr. Rasch agreed and added that the photo didn't show much alteration.

Vice-Chair Rios asked if Staff could you read the definition of "demolition" and asked if the applicant would have to meet all three standards for demolition.

Mr. Rasch provided a copy of the demolition definition and read it to the Board [attached as Exhibit B].

Mr. Rasch also noted that since more than 2,500 square feet of ground would be disturbed, an archaeological clearance was needed. The buildings were not significant and although the inspector noted several code violations but there were no vital structural issues.

For the third standard, staff would interpret it to mean an important section of the street should be a recognized historic structure. So he assumed if they were non-contributing, the buildings were not an essential part of the streetscape.

Vice-chair Rios asked if the applicant wanted to demolish some of these buildings and also have the Board give them a preliminary review which, she pointed out, was binding.

Mr. Rasch agreed and said the applicant provided preliminary elevation sketches that showed a height of 25' with the tower element being higher. So after looking at demolitions, the Board should give advice on these plans and give the applicant advice on giving the extra four feet for slope, the streetscape calculations, design and whether an exception on tower was needed or not. If the Board told the applicant it accepted 25' for the height that advice couldn't be changed when reviewing the final design. Although those decisions didn't need to be by vote, they would be binding.

Mr. Katz asked how that could be binding without a motion.

Mr. Rasch agreed and said such advice should be a motion and whatever was approved, couldn't be reversed in the final review. So if the Board didn't accept 25' but kept it at 22', then the applicant would

know they had to come with an exception requested.

Vice-Chair Rios asked if they could make recommendation without making a motion.

Mr. Rasch said he accepted Mr. Katz' logic that if it was binding it should be a motion. A recommendation could be changed.

Mr. Katz asked, "in reading the standards, in B it says 'whether the structure for which demolition is requested is an essential part of the immediate streetscape street section or block front and whether this street section of block front will be re-established by the proposed structure.' And the way I read that that is if we conclude that it is not an essential part, following your logic if it would have been contributing, then I think what they are going to build there, we don't do anything about that. Because the only reason we would let any part of it be demolished was if we were pleased with what was going in its place. But if it was not an essential part, then they will come in with their plans and we wouldn't give any advice in advance. We are saying, 'You can demolish that because it is not essential.' I am very uncomfortable with this kind of preliminary ruling on this stuff. If we deem this to be essential, then I think that is relevant. I'm not sure we have enough information but I think it becomes relevant then. But if we follow the recommendation then I don't think what they plan to build there is relevant for us tonight."

Ms. Walker said "which leads us to have to determine more about the property, which leads us to have to have an updated survey of the property and postpone this case until it is done. Because we don't know what we are dealing with at 329. Eighteen and a half years ago is too long."

Vice-Chair Rios pointed out that the survey was really 28 years old.

Ms. Walker agreed. "Some of those so-called non-historic additions could have become historic in that time."

Applicant's Presentation

Present and sworn was Mr. Wayne Lloyd, 100 N Guadalupe, who said there were two possible submittals to the City - one was for final approval and one for preliminary approval. So it was very much a part of this process. Over the 34 years he had been working here, there were times when he didn't have a plan and the Board wouldn't even consider the demolition without seeing what was proposed. Therefore, the preliminary review would allow him to get some feedback from the Board on what was important and what was not. Whether the Board voted or not wasn't that important but what was important was getting feedback on what he was proposing to replace the demolished buildings with. He felt this was going in a direction where the Board didn't even want to consider the demolition or the preliminary approval along with the demolition. It had been his historic pattern that demolition would not even be considered without seeing something that was going in its place.

Questions to the Applicant

Vice-Chair Rios said what she heard- Ms. Walker say was that the building at 329 and at 109 Guadalupe had not been surveyed for 28 years and perhaps those two needed to be resurveyed.

Mr. Lloyd countered that the answer he got from City staff that this was just downgraded a year ago. He asked if that wouldn't have been to time for the Board to request that survey.

Vice-Chair Rios disagreed. That was 325 San Francisco that was just downgraded.

Mr. Rasch agreed that it was downgraded with a previous applicant and didn't bring forward the other two structures.

Mr. Rasch read what the code said about preliminary reviews.

Mr. Katz said that was fine and asked if he should begin his presentation.

Vice-Chair Rios agreed.

Before he could begin, Mr. Jeff Branch wanted to say something.

Present and sworn was Mr. Jeff Branch, 810 West Santa Fé, who said, "Good evening. I'm Jeff Branch and I have a 25 year old daughter so I'm going to have to call her historic now when I get home and I don't know how happy she will be about that. Anyway, I know you see lots of cases but we were here. It's the same applicant but different architects but we were before this body about a year ago and requested clarification on the Contributing and Non-Contributing status of those addresses we are talking about. So if we go back to those minutes, that's already been clarified. There was no discussion at that point other than the fact that we did get approval to move forward. And through the course of time since then, we've been looking at – we wanted the opportunity to demolish, first of all. But looking at the structural integrity of some of those buildings and the costs that are involved to retrofit some of those buildings - some of them are just shacks. I mean *The Spanish Table*, the one next door where the guitar shop was, and a salon, these are literally just sheds that were added on over the course of time and it's been a difficult process to make the numbers work during this economic time to be able to rebuild. So we've made those determinations but counted on this body's action of Contributing and Non-Contributing - you know, a year ago with a different architect. And Mr. Lloyd is counting and we're counting on that ruling by this Board last year and we have archaeological survey to do. The Hilton and Eldorado can't be included re height. I am an urban planner by education. And we want a proposal that was in scale with this huge Eldorado right next door. >>> I just wanted to give you the history based on the status you decided last year.

Vice-Chair Rios said, "Thank you for your comments, Mr. Branch. And I do want to make it perfectly clear that there was only one section of that building, which is 325 San Francisco Street that came before us to review its historic status. 329 San Francisco Street and 109 North Guadalupe Street were not part of the historic review.

Mr. Rasch said he looked at the letter from John and agreed it was only 325. The case caption said, "Request an historic review of this contributing commercial structure." The other two structures are listed as non-contributing. They were no part of that review.

Mr. Branch asked if that was the minutes from the final meeting.

Mr. Rasch said he didn't have the minutes but clearly it was only that one.

Mr. Branch said "I disagree because there was some discussions about the façades of the other buildings at that time that we agreed to – that we've incorporated into this. So I think we... well anyway, I don't want to get into the semantics of it until you hear sort of what we are proposing.

Ms. Walker said there were three Board members present who voted on that.

Vice-Chair Rios added, "And we clearly remembered.

Ms. Walker said, "We know exactly which buildings we allowed to change. And the corner building, 329 and the other one were not part of our purview that night."

Mr. Branch said, "I just don't recall. I didn't think this was an issue so I don't have the minutes for that side of what we had come up with."

Mr. Murphey showed him what the applicant received and it said 325 only.

Mr. Branch said, "Okay. January 16. Okay. But we came back in 2012."

Mr. Rasch said, "This was 2012."

Mr. Branch said, "That's when the meeting was heard. So that letter... the letter that Dave has is January 16, 2013. That was for a subsequent meeting so that has nothing to do with what the original meeting was approving. So it's ..."

Mr. Lloyd said, "I think I can make some clarification even though I wasn't there. The other buildings were already listed as non-contributing so the request was for the building that had no status. So that's why there was a 325 discussion. It got listed as non-contributing. So the owner certainly feels like, okay, now all of those buildings are non-contributing. I don't know all of the other discussion about status of those buildings at that time. But they were already non-contributing."

Mr. Katz said, "That would make a lot of sense to me. They wouldn't have had to ask about the other ones. However, the concern that Karen has expressed is that maybe they should have been looked at. And I think there is that concern which would advise us toward postponement. And there is another concern that I think I have on the height calculation that may also require a postponement. It seems that only some of the heights of the building were determined; not all of them. And I am concerned about that. I think they all should have been."

Mr. Lloyd said, "Okay, if that was a question, should I answer Madam Chair?"

Mr. Katz said, "Oh yeah. That would be helpful."

Mr. Lloyd said, "They gave us 30 different buildings that were part of the 600 feet both ways. When we looked at those, it was obvious that some of them were wrong. When I looked at others, they didn't seem wrong. So I talked with Matt O'Reilly and I asked him if there were buildings that were wrong, how do we resolve that? And he said you get a surveyor to certify the heights. So we went out and measured, I think a dozen buildings. Some of them were only off by six inches. But we surveyed those dozen that I thought were kind of out of character. And we then added those to the ones that I thought were in character. And that allowed David to do a new height. So on the ones that were surveyed were certified by a surveyor. He signed off on those. I just didn't feel the need to do all of them. It is an expensive process. And I wasn't told that I needed to do all of them."

"Now, if the rest of them go the way these twelve did, it could probably go up some more."

Mr. Armijo said, "I just wanted to find out if I's going to be the wishes of this Board to be looking to resurvey this, a lot of this discussion should be maybe waited upon. I think we have concerns. I have some concerns about the demolition myself, as far as if they even meet the criteria for demolition, based on the fact that there was no structural report on this. And also, as Frank mentioned, that you kind of had [??] work for height calcs on that. That's not a big deal for me as they might be. I had more of a concern and this is more for internal knowledge within the Board."

"On 325, why would that become non-contributing? I know it was ... We just voted on a case right now where we kept it contributing even though there were significant changes. But the changes were made to make it practical too yet says it is historical. 325 property, to me, probably is the most historical of all the ones we are discussing. But yet, I mean there was a different Board at that time that made that decision. So I can't hold that on them. But that is a concern for me that does confuse or might confuse applicants. But I don't know. If we are going to go the way of asking for resurvey, maybe we should go right ahead and proceed with that."

Vice-Chair Rios said, "In reference to the 325, I believe and David can substantiate this, is that the window openings changed and the window materials changed. Is that correct?"

Mr. Rasch said, "Yes. There were various heights and the applicant showed evidence of that. That was part of why the Board downgraded the status back then. And I'll remind you that in the Code, status review can be initiated prior to the Board taking action. So it is appropriate for you to question it, even if Staff didn't. Prior to action by the Board on the application, the Board itself may decide to review the status of the structure."

Action of the Board

Mr. Katz said, "**Madam Chair, I would make a motion to postpone this case [Case #H-13-095].** And what I was trying to do is to determine everything that we are going to need so that we don't send them away and then decide when they come back, 'Oh, we want something else.' I would be very uncomfortable in changing the decision of the Board a year ago that 325 was non-contributing. I mean, it's beautiful. I love it. But that was a decision of the Board and I don't think that we should go back because they relied on that and I think it was based on good reasoning. But the other two buildings that have not been surveyed in 28 years, I think should be resurveyed. And I think that although I think the buildings' heights should be

measured, it might work to your advantage if you need that extra height. But I do think that we shouldn't just have some done and others not done."

Ms. Walker seconded the motion.

Mr. Katz asked if there was anything else that anybody else thinks we are going to need, because we should not ...

Mr. Boniface said, "Mike Purdy, from the Land Use Department, regarding this property, said the buildings appear to be structurally sound and do not appear to pose any damage ... any danger to life or property. I'm wondering if we should have him do a little more investigation into the structure."

Mr. Katz said, **I would accept that as a friendly amendment.** And I think with the help of the applicant if they feel that is not accurate they can perhaps invite Mike in and show him what they feel are problems."

Mr. Armijo said, "And also have their own structural engineer look at it for those purposes. You know if you demolish a place, you would think you'd want your own structural person to agree or disagree with the City."

Vice-Chair Rios restated the motion: **to postpone this case so that the two buildings located at 329 San Francisco Street and 109 North Guadalupe Street can be resurveyed and also to get more buildings into the height calculation, as Mr. Katz stated, and as Mr. Boniface stated, that we need to have a structural engineer give more details in reference to the buildings. And Mr. Armijo indicated that the applicant's structural engineer should also be doing his work."**

The motion passed by unanimous voice vote.

Mr. Lloyd asked if there was a time frame on the resurvey.

Mr. Rasch said with demolitions the City has 65 days to act.

Mr. Rasch repeated the two buildings to be resurveyed as The Spanish Table and Thai Café.

Mr. Lloyd asked if by this motion, the Board didn't have to act on the preliminary approval at all.

Vice-Chair Rios said that was the motion. The reason the Board did this was because they felt they could not go forward even with the preliminary review until they get the status of the two buildings. She asked Mr. Rasch how soon they could be resurveyed.

Mr. Rasch said that was up to when the applicant could hire an available qualified consultant.

Vice-Chair Rios asked then if it was up to the applicant and not the City.

Mr. Rasch said the State certifies the applicable consultants and the applicant could use any of the consultants on their list.

9. **Case #H-13-058 - 451 Camino del Monte Sol.** Downtown & Eastside Historic District. Robin Gray, agent for Barkman Family LTD Partnership, owner, proposes to build an approximately 217 sq. ft. addition, raise a parapet to match an existing height, demolish a carport, and lower a portion of existing wall and build a new street wall 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)(d00. (John Murphey)

Mr. Boniface recused himself and left the room.

Staff Report

Mr. Murphey gave the staff report as follows:

BACKGROUND AND SUMMARY:

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

Project

The applicant requests a review of a remodeling project, which includes an addition, demolition of a structure and alteration of walls.

Historical Background

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

Its first occupant under individual ownership was Alice Whitney Sharp (1893-1983), a Wisconsin-born, Chicago-raised late-blooming artist. In the early 1940s, Alice, recently widowed, moved with her teenage daughter, Frances, from a brick apartment building in Morningside Heights, Manhattan, to Santa Fé, first living in a house at 421 Delgado Street.

Sharp, a painter and potter worked various clerical jobs in Santa Fé, including as a stenographer for St. Vincent Hospital and a registrar for the Museum of New Mexico. She lived in the house until her death of a heart attack in 1983. During her ownership, a carport was added to the front prior to 1960 and a small 150 sq. ft. addition appended to southeast corner in 1978. It appears the latter improvement became rental in the 1980s. In 1983, the property went into probate.

Previous Board Review

A separate applicant came to the Board on July 9, 2013, with a conceptual remodeling plan. Prior to the preliminary review of the plan, the Board designated the house contributing to the Downtown and Eastside Historic District, selecting elevations #4, 5, and 6 the primary façades.

The applicant proposed a 773 sq. ft. addition across the south elevation (#4) that would essentially widen the home's middle section and build a new volume across the lawn. It was designed 10' back from elevation #5, but would require an exception to build on elevation #4, a primary façade (Section 14-5.2(D)(2)(c)).

In addition, it would require an exception to exceed 50% of the footprint (Section 14-5.2(D)(2)(d)).

The Board concluded the conceptual plan required too many exceptions and had the potential to cause a loss of integrity that would threaten its contributing status.

Current Application

Addition

A small, approximately 217 sq. ft. addition is projected for the relative southeast corner of the house. Designed similar to the older structure, it would hold a guest bedroom and a mechanical room and be at the same height as the 1978 addition. The new space will be fenestrated with white clad casement windows and a glass-and-panel door.

While set back nearly 37' from the southwest corner, part of it will be built across elevation #4, a designated primary façade. Because of this, an exception is requested; the responses follow at the end of the report.

Unlike the previous conceptual design, this addition is much smaller in scale and set back farther from the street, preserving the historic windows along the south elevation.

Carport

The one-space rustic carport at the front of the property will be demolished. While built before 1960, the carport is not original to the house nor considered part of its building mass. In its place will be two at-grade parking spaces. This will include removing part of the existing angled stuck-on-block street wall, and building a similar wall at 3'-5" farther back to create a second space. The parking corral will include a new double wood gate at the east wall.

Miscellaneous

Part of the renovation will involve raising the parapet of the northeast corner of the original house to meet the parapet height of the 1978 addition at 10'-9."

To accommodate the needs of the new owner, the threshold of the primary door at elevation #6, a primary façade, will be lowered and the door will be extended at the bottom rail. This modification is permitted

without an exception.

Exception Responses

An exception to build across a primary façade (Section 14-5.2(D)(2)(c)).

(I) Do not damage the character of the streetscape

- The proposed addition will not damage the character of the streetscape and will be barely be visible from the street. The proposed addition will be of the same character, style and height as that of the existing structure.

Staff agrees with response.

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

- The inability to build this addition where proposed would create an extreme hardship for the property owners and their ability to live comfortably in this house. There will be no injury to the public as the style and small scale of the addition will match that of the existing house and the Historic District guidelines.

Staff agrees with response.

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

- The proposed addition would strengthen the unique character and visual appeal of the structure by providing a small offset on the South building façade that is barely visible from the street. This proposed project would continue the practice of ongoing small additions typical within the Historic District and remain visually similar to what is existing.

Staff agrees with response.

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

- Due to the confines of the existing structure and the site, there is no other available location or space to place this addition.

Staff agrees with response.

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

- The designation of the South Façade as contributing severely limits options for any addition to this house. Due to the modest size and location of the proposed addition it will have minimal impact on that façade.

Staff agrees with response.

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

- The proposed addition will be in character and scale with the existing structure and will also stay within the character of the Historic District and the code's intent.

Staff agrees with response.

STAFF RECOMMENDATION:

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

the applicant has met the exception to build on a primary façade (Section 14-5.2(D)(2)(c)).

Questions to Staff

Mr. Katz was unclear about the location for raising of the parapet.

Mr. Murphey said it was the northeast corner.

Applicant's Presentation

Present and sworn was Ms. Robin Gray, 1042 Osage Circle, who said the parapet that would be raised could be seen in the top elevation. They planned to raise it on the north side and the mechanical room portion would be lowered to match the existing parapet of the house. The east elevation also at the rear of the lot would match the addition.

Questions to the Applicant

Ms. Walker thought it would look much better.

Public Comment

There were no speakers from the public regarding this case.

Action of the Board

Ms. Walker moved to approve Case #H-13-058 at 451 Camino del Monte Sol and accept the exception criteria and approve the demolition of the garage (carport). Mr. Armijo seconded the motion and it passed by unanimous [4-0] voice vote. Mr. Boniface did not vote on the motion, having recused himself.

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

10. Case #H-13-094A - 1027 W. Houghton Street. Don Gaspar Area Historic District. Staff proposes primary elevation(s) designation for a contributing residential building. (David Rasch)

Staff Report

Mr. Rasch gave the staff report as follows:

BACKGROUND & SUMMARY:

1027 West Houghton Street is a single-family residential structure that was constructed in the Spanish-Pueblo Revival style between 1930 and 1936. The building is listed as contributing to the Don Gaspar

Area Historic District.

The main character-defining features include battered walls with rounded edges and undulating parapets and a corner portal with exposed wooden headers and carved corbels.

STAFF RECOMMENDATION:

Staff recommends that the west and south elevations be designated as primary elevations due to character-defining features that give the residential building its historic status in compliance with Section 14-5.2(C) Regulation of Contributing Structures.

Questions to Staff

Vice-Chair Rios noted the agenda showed the owner as the City of Santa Fe.

Ms. Walker asked if the proposed primary elevations were the west and the south.

Mr. Rasch agreed.

Applicant's Presentation

Present and sworn was Mr. Eric Enfield 612 Old Santa Fe Trail, who said it would have been beneficial if the Board just did a partial primary on the south side. He said there had been extensive remodel with all windows replaced and foam added. He concurred with staff that those two elevations were the nicest elevations still intact.

Questions to the Applicant

There were no questions to the Applicant.

Action of the Board

Mr. Katz moved in reference to Case #H-13-094A at 1027 W. Houghton Street, to accept the recommendation of staff that the south and west façades be designated as primary. Mr. Boniface seconded the motion and it passed by unanimous voice vote.

- 11. Case #H-13-094B - 1027 W. Houghton Street.** Don Gaspar Area Historic district. Architectural Alliance Inc., agent for Todd Ringler and Deborah Thompson, owners, proposes to construct a 328 sq. ft. addition and a 173 sq. ft. pergola to match existing height on a contributing residential building. An exception is requested to place an addition on a primary elevation (Section 14-5.2(D)(2)(d)). (David Rasch)

Staff Report

Mr. Rasch gave the staff report as follows:

BACKGROUND & SUMMARY:

1027 West Houghton Street is a contributing structure in the Don Gaspar Area Historic District and the west and south elevations are designated as primary elevations.

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

1. A 328 square foot addition will be constructed on the south, primary elevation to match the adjacent parapet height and undulating parapet character. The addition will feature a 4-lite casement window on the west elevation, paired 9-lite casement windows on the south, east, and north elevations, and paired 10-lite French doors on the north elevation. An exception is requested to place an addition on a primary elevation (Section 14-5.2(D)(2)(d)) and the required exception criteria responses are at the end of this report. The addition is placed 13' back from the character-defining portal.
2. A 173 square foot pergola will be constructed on the east elevation in the courtyard created by the new addition. The pergola will be constructed with wood in a simplified design at 10' high. A stuccoed fireplace will be constructed in the northwest corner of the pergola.

EXCEPTION FOR ADDITION ON PRIMARY ELEVATION

(I) Do not damage the character of the streetscape

The addition is offset 13' from the (ex) historic portal and only attached to a corner stucco area for 5'. It is more than 20' from the front façade and for these reasons won't change the character of the district.

Staff response: Staff agrees with this statement.

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

With two primary façades this area is the only area left to build on the site. The applicants need an office and a place for the mother-in-law. Approving this request will prevent this hardship.

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

This addition will strengthen the unique character by allowing the applicants to exercise their full range of design options.

Staff response: The applicant has not responded to this criterion. However, staff understands that the applicant is requesting additional private square footage due to an expansion of the family and that the design options proposed are harmonious to the structure.

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

This is the only spot the applicant could build this room, due to setbacks and bedroom egress requirements. The fact that the house is contributing and has two primary elevations also is a special condition.

Staff response: Staff agrees with the first statement with the acknowledgment that the SE location is the most feasible. The second statement is unsubstantiated, since staff is unaware of all the other primary elevation designations within the streetscape. Two primary elevations may not be a special condition that is peculiar to this structure only.

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

The applicant purchased this property as is and the special conditions are not the result of the applicant, see also #4 above.

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)

We are not impacting any historical material by offsetting 13' from the original historic feature the portal. This setback along with siting the addition so the long side isn't visible, in all this makes the addition have the least negative impact.

Staff response: Staff agrees with this statement.

STAFF RECOMMENDATION:

Staff recommends approval of the exception request to place an addition on a primary elevation (Section 14-5.2(D)(2)(d)) and approval of this application which otherwise complies with Section 14-5.2(C) Regulation of Contributing Structures, (D) General Design Standards, and (H) Don Gaspar Area Historic District.

Questions to Staff

Vice-Chair Rios asked if the contributing status would remain with this project.

Mr. Rasch agreed that with these sensitive alterations it would remain contributing.

Applicant's Presentation

Mr. Enfield was not asked to make a presentation.

Questions to the Applicant

Mr. Boniface said the purpose of going back 13' from the edge of the portal on the south elevation was where they would add the addition. He asked why they would not go back further.

Mr. Enfield said they would encroach on the rear property line setback.

Vice-Chair Rios asked if there would be nothing placed on the roof.

Mr. Enfield agreed. The remote condenser would be placed at the rear of the property. He added that his client contacted adjacent owners who wholeheartedly supported this project and the neighbor at the rear supported it also. To the south was a rental whose owner lived in California. They did look at different options for the building. The back yard was pretty exposed. This would create a private office and mother-in-law addition and a private courtyard. They had a chimenea there now and they wanted a real fireplace.

Mr. Boniface asked about the four lite casement windows and the nine-lite casements whether they were true-divided lights.

Mr. Enfield said they were SDL and matched existing windows in color and in style, and the French doors would match the previous remodel.

Mr. Boniface said he lived around the corner and it was a nice example of a contributing historic building.

Mr. Enfield said he talked with Mr. Rasch to put it as far back as possible. He thought they had done the most they could. The thin part faced the street.

Action of the Board

Mr. Boniface moved to approve Case #H-13-094B at 1027 W. Houghton Street, noting that the exception was accepted to place an addition on a primary elevation. Mr. Katz seconded the motion and it passed by unanimous voice vote.

Mr. Enfield announced he would be doing Manderfield and couldn't wait to talk with the Board about it.

Vice-Chair Rios wanted to talk with him about the little balconies at the Hilton that looked like little pasted things.

Mr. Enfield apologized and said he had to work under a corporate architect out of Dallas and couldn't even get him to make the windows operable. It wasn't what he wanted but he helped the façade as much as he could.

Vice-Chair Rios added that those little grills looked horrible.

I. MATTERS FROM THE BOARD

There were no matters from the Board.

J. ADJOURNMENT

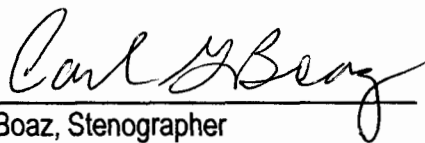
Ms. Walker moved to adjourn the meeting. Mr. Boniface seconded the motion and it passed by unanimous voice vote.

The meeting was adjourned at 7:40 p.m.

Approved by:


Sharon Woods, Chair

Submitted by:


Carl Boaz, Stenographer

Demolition Standards

14-3.14 DEMOLITION OF HISTORIC OR LANDMARK STRUCTURE

(A) Summary of Procedure

- (1) Upon receiving an application for demolition of a structure within the historic districts the HDRB shall, within sixty-five calendar days from the date of application, either grant or deny the application. Ordinarily, the HDRB will act on an application for demolition at its next regular meeting, if the application is submitted in proper form at least seven days before its next regular meeting; however, the HDRB may use the entire sixty-five-day time period if the HDRB, on motion duly passed, determines such delay is necessary.

(C) Staff Review and Report

Before granting approval or denial to a demolition request, the land use director shall provide the following information on the structure under consideration.

- (1) A report on the historic or architectural significance of the structure;
- (2) A report from the city building inspector on the state of repair and structural stability of the structure;
- (3) If the structure is more than seventy-five years old, and the entire project of which demolition is a part requires an archaeological clearance permit, a report from the land use director on whether the demolition would damage possible archaeological artifacts; and
- (4) Other information as requested by the HDRB or governing body

(G) Standards

- (1) In determining whether a request for demolition in a historic district should be approved or denied, the HDRB shall consider the following:
 - (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.

EXHIBIT "B"