



Agenda

CITY CLERK'S OFFICE

DATE 12/4/13 TIME 10:15

SERVED BY Camille Vega

RECEIVED BY [Signature]

HISTORIC DISTRICTS REVIEW BOARD FIELD TRIP

TUESDAY, December 10, 2013 at 12:00 NOON

HISTORIC PRESERVATION DIVISION, 2nd FLOOR CITY HALL

HISTORIC DISTRICTS REVIEW BOARD HEARING

TUESDAY, December 10, 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: November 12, 2013 and November 26, 2013
- E. FINDINGS OF FACT & CONCLUSIONS OF LAW

Case #H-12-028	309 ½ Sanchez Street	Case #H-13-100	603 Garcia Street
Case #H-13-064A	127 Quintana Street	Case #H-13-101A	862 Don Cubero Avenue
Case #H-13-064B	127 Quintana Street	Case #H-13-101B	862 Don Cubero Avenue
Case #H-13-080A	777 Acequia Madre	Case #H-102A	447 Cerrillos Road
Case #H-13-080B	777 Acequia Madre	Case #H-102B	447 Cerrillos Road
Case #H-13-099A	511 East Palace Avenue	Case #H-13-103	125 W. Coronado Road
Case #H-13-099B	511 East Palace Avenue		
Case #H-13-095A	329 W. San Francisco/109 N. Guadalupe Streets		

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

1. Case #H-13-076A. DeFouri Street Bridge. Downtown & Eastside Historic District. Richard Roto, agent for City of Santa Fe, Public Works Department, requests an historic status review for a non-statused bridge. (John Murphey).
2. Case #H-13-076B. Defouri Street Bridge. Downtown & Eastside Historic District. Richard Roto, agent for City of Santa Fe, Public Works Department, proposes to replace this non-statused bridge. (John Murphey).
3. Case #H-13-082B. 304 Camino Cerrito. Downtown & Eastside Historic District. Cody North, agent for 1020 CNYN LLC owners, requests a historic status review for a non-statused yardwall and proposes a project to construct a 64 sq. ft. portal and a 196 sq. ft. attached carport, restore an existing portal, replace windows, and construct interior yardwalls at this contributing residence. (John Murphey)

4. Case #H-13-082B. 304 Camino Cerrito. Downtown & Eastside Historic District. Cody North, agent for 1020 CNYN LLC owners, requests a historic status review for a non-statused yardwall and proposes a project to construct a 64 sq. ft. portal and a 196 sq. ft. attached carport, restore an existing portal, replace windows, and construct interior yardwalls at this contributing residence. (John Murphey)
5. Case #H-13-016B. 461 Acequia Madre. Downtown & Eastside Historic District. Gayla Bechtol, agent, for Daniel Greenberg/Susan Steinhauer, owners, proposes to construct a 720 sq. ft. addition between two contributing residential structures, remove a wall/fence between the two structures, and replace a coyote fence with an 8' high stuccoed yardwall. An exception is requested to place an addition at less than 10' back from a primary elevation (Section 14-5.2(D)(2)(d)). (David Rasch).
6. Case #H-13-066. 537 Hillside Avenue. Downtown & Eastside Historic District. RM Sandrin, agent for Erica Potter, owner, proposes to remove and reconstruct a historic garage at this contributing residence. An exception is requested to remove historic material (Section 14-5.2 (D)(1)(a)). (John Murphey).
7. Case #H-13-104. 302 Camino Cerrito. Downtown & Eastside Historic District. Cody North, agent for 1020 CNYN LLC, owner, proposes to construct an approximately 1,751 sq. ft. 16'0" high, the maximum allowable streetscape height, and a 606 sq. ft. 15'0" guesthouse, and erect yardwalls on this undeveloped lot. An exception is requested to build a pitch roof (Section 14-5.2 (D)(9)(d)). (John Murphey).
8. Case #H-13-105. 354 Hillside Avenue. Downtown & Eastside Historic District. Jenkins Gavin Design & Development, agent for Nancy Mammel Revocable Trust, owner, request to demolish a non-contributing structure. (John Murphey).
9. Case #H-13-106. 552 Agua Fria Street. Westside-Guadalupe Historic District. Trey Jordan, agent for Susan Jordan, Soba Holdings, LLC, owners, proposes to replace the roof not in-kind on a significant commercial structure. An exception is requested to Section 14-5.2 (D)(6)). (David Rasch).
10. Case #H-13-107. 103 E. Water Street, Suite A. Downtown & Eastside Historic District. Architectural Alliance Inc., agent for Bob Spitz, owner, proposes to enclose a portal with an extension at this non-contributing commercial building. An exception is requested to exceed more 40% combined door and window area and create an opening less than 3' from a corner on a publicly visible façade (Section 14-5.2 (E)(2)(b)); to create a wall on a publicly visible façade that is less than 80% of an adobe-like surface (Section 14-5.2 (E)(2)(d); and to build a temporary structure (Section 14-6.4 (E)). (John Murphey).

I. MATTERS FROM THE BOARD

J. ADJOURNMENT

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

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



CITY CLERK'S OFFICE
Agenda DATE 11-26-13 TIME 1:41pm
 SERVED BY Carmelle Varg
 RECEIVED BY Carmelle Varg

HISTORIC DISTRICTS REVIEW BOARD FIELD TRIP

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CITY COUNCIL CHAMBERS

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF AGENDA

D. APPROVAL OF MINUTES: November 26, 2013

E. FINDINGS OF FACT & CONCLUSIONS OF LAW

Case #H-12-028 309 ½ Sanchez Street

Case #H-13-095 321, 325, 329 W. San Francisco St.

Case #H-13-064A 127 Quintana Street

Case #H-13-064B 127 Quintana Street

Case #H-13-099A 511 East Palace Avenue

Case #H-13-099B 511 East Palace Avenue

Case #H-12-100 603 Garcia Street

Case #H-13-101A 862 Don Cubero Avenue

Case #H-13-101B 862 Don Cubero Avenue

Case #H-102A 447 Cerrillos Road

Case #H-102B 447 Cerrillos Road

Case #H-13-103 125 W. Coronado Road

F. COMMUNICATIONS

G. BUSINESS FROM THE FLOOR

H. ACTION ITEMS

1. Case #H-11-105B. 237 & 239 E. de Vargas Street. Downtown & Eastside Historic District. El Castillo Retirement Residence, agent for Duty & Germanas Architects, owners, proposes to amend a previous approval to remodel a contributing property including the installation of publicly-visible rooftop mechanical equipment that will be painted to match the stucco color, remove openings and shutters in front yardwall, and construct a 144 sq. ft. trash enclosure with stuccoed walls and brown painted steel gates. (David Rasch).
2. Case #H-13-076A. DeFouri Street Bridge. Downtown & Eastside Historic District. Richard Roto, agent for City of Santa Fe, Public Works Department, requests an historic status review for a non-statused bridge. (John Murphey).
3. Case #H-13-076B. Defouri Street Bridge. Downtown & Eastside Historic District. Richard Roto, agent for City of Santa Fe, Public Works Department, proposes to replace this non-statused bridge. (John Murphey).

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HISTORIC DISTRICTS REVIEW BOARD
December 10, 2013

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MINUTES OF THE
CITY OF SANTA FÉ
HISTORIC DISTRICTS REVIEW BOARD

December 10, 2013

A. CALL TO ORDER

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

B. ROLL CALL

Roll Call indicated the presence of a quorum as follows:

MEMBERS PRESENT:

Ms. Sharon Woods, Chair
Ms. Cecilia Rios, Vice Chair
Mr. Bonifacio Armijo
Mr. Frank Katz
Ms. Karen Walker

MEMBERS ABSENT:

Mr. Edmund Boniface [excused]
Ms. Christine Mather [excused]

OTHERS PRESENT:

Mr. David Rasch, Historic Planner Supervisor
Mr. John Murphey, Senior Historic Planner
Ms. Kelley Brennan, Interim City Attorney [Arriving Later]
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. Armijo moved to approve the agenda as presented. Ms. Rios seconded the motion and it passed by unanimous voice vote.

D. APPROVAL OF MINUTES: November 12, 2013

1. November 12, 2013

Mr. Katz requested a change on page 15, bottom line, where it should say, "Ms. Galindo said the driveway was very ~~new~~ narrow on the west."

He requested a change on page 20, "Mr. Boniface asked if the door would be covered too."

Ms. Walker requested a change on page 14 under Public Comment: Mr. Gary Grabowski should be Gary Bobolsky. She commented that he was a real estate broker.

And in the next paragraph, Mr. Tom Davis should be Mr. Todd Davis. She commented that he was the rental agent.

On page 16, second paragraph, Ms. Walker said what she had said was, "Looking at the existing floor plan I suggested to the architect that he move the den from the front to the middle; take the middle bedroom; put it in the front and make a connection to an existing bath; enlarge the building in the rear and move it slightly out on the east façade so that the bump out on the east façade would have been minor."

Mr. Armijo moved to approve the minutes of November 12, 2013 as amended. Mr. Katz seconded the motion and it passed by unanimous voice vote except that Ms. Rios abstained.

2. November 26, 2013

Mr. Katz requested a change on page 14, second paragraph, fourth sentence where it should say, "He didn't feel what they were proposing did ~~take its place~~ re-establish the essential elements of the streetscape."

On page 31, in his first comment should read, "Mr. Katz thought the public could still see those windows through the east façade windows."

On page 31, Mr. O'Reilly's name was misspelled.

On page 43, Mr. Katz moved to approve the case with the exception of the overhang. (The overhang was denied.)

Ms. Walker requested a change on page 18, half way down, it should say, "Sena Plaza was a fine ~~location~~ example for them."

She requested a change on page 19 on the bottom of the page, it should say, "Ms. Walker added the words, single level streetscape."

Chair Woods noted in the summary index that Case #H-13-095 on San Francisco it said it was postponed with directions but actually it should have said "noncontributing status passed and the new construction was postponed with directions."

Mr. Armijo moved to approve the minutes of November 26, 2013 as amended. Mr. Katz seconded the motion and it passed by unanimous voice vote except Ms. Rios abstained.

E. FINDINGS OF FACT AND CONCLUSIONS OF LAW

Case #H-12-028 309 ½ Sanchez Street

Case #H-13-064A 127 Quintana Street

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Case #H-102A 447 Cerrillos Road

Case #H-102B 447 Cerrillos Road

Case #H-13-103 125 W. Coronado Road

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

F. COMMUNICATIONS

Mr. Rasch noted the potential meeting dates on the handout. He explained that the asterisks were an indicated of the dates that typically followed a Monday holiday when the Public Works Committee bumped the HDRB from the Council Chambers but because they had been meeting at Market Station, that might not occur next year. [The meeting list is attached to these minutes as Exhibit A.]

G. BUSINESS FROM THE FLOOR

There was no business from the floor.

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

H. ACTION ITEMS

1. **Case #H-13-076A. DeFouri Street Bridge.** Downtown & Eastside Historic District. Richard Rotto, agent for City of Santa Fé, Public Works Department, requests an historic status review for a non-stated bridge. (John Murphey).

Mr. Murphey gave the staff report as follows:

BACKGROUND AND SUMMARY:

Situated north of Our Lady of Guadalupe Church, crossing the Santa Fé River, Bridge No. 4063, or the DeFouri Street Bridge, is a simple two-span bridge. The superstructure, constructed in c.1959, consists of precast concrete channel beams supporting an asphalt-surfaced deck. A pedestrian walkway is located on the east side; steel pipe hand-railing is attached to the deck's outer edge. The superstructure rests on an earlier substructure of a masonry cutwater pier and masonry abutments. It is non-stated to the Guadalupe and Westside Historic District.

Project

The applicant requests a review of the bridge's historic status designation.

Historical Analysis

The bridge, located along DeFouri Street, is only by association named after Father James DeFouri, who initiated the restoration of Our Lady of Guadalupe Church in 1881. The titular naming of the street did not occur until the 1920s, and even at that time the street did not cross the river.

Based on map research, the first depiction of a bridge spanning the Santa Fé River at DeFouri Street appears on a 1940 New Mexico State Highway Department map. An assumed late 1930s date of construction of an

earlier bridge at this location is supported by a 1941 NMSHD Bridge Inspection Report for the structure (Bridge No. 4063).

According to research compiled for an archaeological survey, the current superstructure replaced an earlier timber-deck in c.1959.

The replacement represents a post-war technology, in which reinforced concrete beams were bolted together to form the superstructure. Its name refers to the appearance of the beam, which in section looks like an inverted "U." The beams could either be pre-cast or cast-in-place and were typically fabricated for medium-to long-span structures—highway bridges.

At the time, the channel beam was considered an inexpensive and practical spanning technology, as its stems could resist both flexural and shear forces, while the flanges could support a roadway without constructing a separate concrete deck. Over time, channel beam bridges have experienced increased deterioration at points of flexural reinforcement, and the technology is rarely used today.

Evaluation of Status

While the masonry substructure elements have survived, the combination of the two disparate elements—hand-assembled rock supports and precast concrete beams—does not make for a "historic" bridge.

Other bridges along the Santa Fé River, including the 1928 concrete girder Delgado Street Bridge and the 1934 concrete rigid-frame Don Gaspar Bridge, a bridge that was purposely designed in part by architect Trent Thomas and reviewed by John Gaw Meem, to blend in with "the Spanish type of architecture peculiar to this vicinity," are far more intact and better examples of their time and technology.

While Bridge No. 4063 is more than 50 years of age, staff does not believe it meets the criteria of a Contributing Structure.

STAFF RECOMMENDATION:

Staff recommends designating the bridge a noncontributing structure to the Guadalupe/Westside Historic District, finding it does not meet the definition of a Contributing Structure.

Ms. Brennan arrived at this time.

Questions to Staff

Chair Woods asked Mr. Murphey if he could review the criteria that he felt made it either a historic or a non-historic structure.

Mr. Murphey said the structure was indeed located in an historic district. Together, the parts were more than 50 years of age. But in his opinion he didn't feel it maintained the character of the historic district. And the pieces, taken together, had lost a lot of integrity.

Ms. Rios asked if he said that because of the specific material used in the bridge.

Mr. Murphey said it was not only material but a different spanning technology. It was a real chimera of ancient brick masonry substructure with something very modern in the prestressed, precast concrete.

Ms. Walker asked if there was any other bridge in any of the historic district that was like this bridge.

Mr. Murphey didn't believe so. There were some older girder bridges and there was a marsh arched bridge. And there were more modern bridges mostly of rigid frame arches.

Applicant's Presentation

Present & sworn was Mr. Richard Rotto, 4820 La Lupita, who said the bridge was widened from the 1980s to the 1990s. At some time, the east side was widened by one foot and during that widening, they had to remove the rail and replace it.

Questions to the Applicant

Ms. Rios asked then if it was widened by one foot in total.

Mr. Rotto agreed.

Public Comment:

Present and sworn was Mr. Raymond Herrera, 379 Hillside, who said he was confused about the status being non-contributing because of the bridge structure. That was more or less what makes it contributing.

Chair Woods clarified that was what the Board was deciding.

Mr. Herrera thought the lower structure should be contributing because that was the last remaining original bridge over the Santa Fé River. They should protect every aspect of what was left of those original structures. More emphasis should be put on the historic part and be kept.

Present and sworn was Ms. Ellen Bradbury Reid, 510 Alto Street, who said she understood everyone had their responsibility to deal with the technical requirements and it was a hard bridge to love. But, as a neighborhood, they really did love that bridge. She didn't know the extent of your jurisdiction here.

Ms. Brennan explained that the Board had to apply the historic criteria of the definition to the entire structure.

Ms. Reid said given the fact that bridges were within the Board's purview, she would ask the Board to not make it any wider than it had to be. It was a gateway to a historic neighborhood. She also understood where the Board was stuck.

Present and sworn was Mr. Ed Reid, 510 Alto Street. This neighborhood had an intimate scale and a

distinct historic character that included its curbs, its streets, its houses and bridges. This was a broader topic than sometimes the Board faced. By looking at it narrowly, it makes it easy to just skip over a very important component in the character of this neighborhood. It was small, slow speed, intimate, walking and talking with each other. That was maybe beyond the Board's purview but it was of interest to those of us who live there. We have been overlooked. This neighborhood was not the first on anyone's list and they would like to raise their profile a little bit and perhaps the bridge could be the beginning. He believed on the west side of the bridge, a five-foot walkway went into a blank wall on the other side of the street and that was not really helpful to anybody.

Present and sworn was Mr. Jerry Richardson, 703 Don Felix Street, who submitted that the bridge should be granted contributing status because its scale and size was absolutely in character with the neighborhood and Alto Street nearby was a historic narrow (14') street. It had been there 50 years and it should qualify.

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

Board Discussion

Mr. Katz asked if the Board could make part of it contributing or must all of it be one status.

Mr. Murphey said it was all and added that they wouldn't make just a roof of a house contributing but not the walls.

Mr. Katz said the pictures on page 23 were telling about before and after. His first reaction was that it was not that different. But in the bottom picture it was wider and just a bridge. But in the upper one you see it was a bridge because it was narrower than the road. He knew the fire department wanted every street to be really wide and was sure this one would be safer if wider but it would lose the character of the neighborhood if widened.

Ms. Walker thought it not only contributed but maintained the character. She related that in 1970 when she first came to Santa Fé she and her mother had no idea what they were doing. They found the sweet little bridge, then Alto Street and then Charlotte White. To her, the fact that there were two different techniques at two different times didn't water its significance down for her.

Ms. Rios believed this bridge met the definition of contributing. It was 54 years old. It established and maintained the character of the neighborhood. As Mr. Reid explained, they were talking about small things in that neighborhood and believed it met the contributing definition by its size.

Mr. Armijo countered that the bridge had been around forever but as Mr. Murphey said, the Board couldn't separate the lower from the upper. The lower had historic character but the upper didn't. It was a concrete span with pipe rails. That street sat flat and had always had icing problems. As far as keeping things small, he didn't think that met the character of Santa Fé.

Chair Woods agreed with him. She noted according to the definition perhaps being small and the rock foundation were contributing. But the definition said contributing could have minor alterations. The bridge had been changed as recently as the 1980's and the materials were not historic but modern materials so she

didn't think the historic integrity remained. They couldn't mix up the two things they were looking at. It was either historic or not. You could like it but it didn't meet the code.

Mr. Katz said if the Board were to establish that it was contributing he was concerned about the structural integrity of the bridge. He asked if it would be possible for the City to make the support wider on top of the existing stone work to replace the part of the bridge that had structural issues. He asked if that was within the code.

Mr. Rasch said that as a non-contributing bridge, the Board could approve demolition and building a different design, but for a contributing bridge, removal of historic material would require an exception and if it was a public safety issue, the code would allow it to be rebuilt in kind.

Mr. Murphey clarified that the code didn't have the vocabulary for a structure like this. But he worked on two state-wide bridge surveys - one here in New Mexico and one in Texas. The technologies of bridges regarding construction and materials were considered styles so it would be like mixing a modular home with a craftsman home. That was why he was hesitant to say it had any integrity for contributing status.

Ms. Walker asked if at the next stage of the discussion, whether it would require the same size if it was contributing.

Chair Woods hesitated to answer because she wanted the Board to focus only on whether it was historic or not. If the City wished to demolish it, then scale would be before this Board.

Ms. Brennan agreed. If the Board found it non-contributing the Board would consider their design and input on it.

Action of the Board

Mr. Armijo moved in Case #H-13-076A to designate the bridge non-contributing. Chair Woods seconded the motion for discussion.

Mr. Katz was still puzzled over the Board's jurisdiction over design. It was blessedly limited. Just because they might prefer a house to be 800 square feet didn't mean the Board could tell an applicant that he couldn't build his house at 1,200 square feet. He had a feeling it was sort of that way with this bridge. He was not sure on what basis they could argue that it must be kept narrow. He didn't think there was any design criteria in the historic ordinance that would allow the Board to say that.

Chair Woods said that might or might not be true but it was not appropriate to designation of historic status. It was either historic or it was not historic. Then the Board could decide to deal with their jurisdiction over scale in that neighborhood. That was the Board's responsibility here - to determine if this structure met the code for contributing status.

The motion failed on a 1-3 voice vote with Mr. Katz, Ms. Walker and Ms. Rios voting against.

Mr. Katz moved in Case #H-13-076A to designate the bridge contributing. Ms. Rios seconded the

motion and it passed by majority voice vote with Mr. Armijo voting against.

Mr. Armijo pointed out the structural issue. The 1990 NMDOT report said they were having problems with the structure and he just wanted to point that out and go on record about it.

Mr. Katz said he was not opposed to considering fixing the structural issues or finding exceptions for the removal of historic materials to make the bridge safe. He voted for contributing status because of the scale and size of it, which contributed to the neighborhood and the stone work was historic.

Chair Woods pointed out that this was now contributing and asked if it was worth hearing the next case because it would need exceptions that had not been noticed.

Mr. Murphey agreed it would require exceptions.

Chair Woods informed the applicant that the Board could not hear the next case under the new designation. Mr. Murphey agreed.

2. **Case #H-13-076B. DeFouri Street Bridge.** Downtown & Eastside Historic District. Richard Rotto, agent for City of Santa Fé, Public Works Department, proposes to replace this non-statused bridge. (John Murphey).

Ms. Rios moved to postpone Case #H-13-076B to the time when the applicant was ready to have it heard. Ms. Walker seconded the motion and it passed by unanimous voice vote.

3. **Case #H-13-082B. 304 Camino Cerrito.** Downtown & Eastside Historic District. Cody North, agent for 1020 CNYN LLC owners, requests a historic status review for a non-statused yardwall and proposes a project to construct a 64 sq. ft. portal and a 196 sq. ft. attached carport, restore an existing portal, replace windows, and construct interior yardwalls at this contributing residence. (John Murphey)

Mr. Murphey gave the staff report as follows:

BACKGROUND AND SUMMARY:

Situated near the corner of Camino Cerrito and Canyon Road, the house is a one-story, stucco-clad, roughly 1,335 sq. ft. single-family residence designed in the Spanish-Pueblo Revival style. Its fenestration is a mix of wood double-hung and steel casement windows, most likely aligning to its different construction phases. The architectural style is expressed through the rounded parapets, earth-tone stucco and wood entry portal, the most distinctive feature of the house. Behind the house is a stucco-on-frame building, mostly likely a former garage, and a gabled storage shed.

At the September 24, 2013 hearing, the Board designated the house contributing to the Downtown and Eastside Historic District, making elevations #1, 2, 3, and 4 the primary façades. The Board moved to maintain the noncontributing status of the garage and to designate the shed noncontributing, finding they did

not meet the definition of a Contributing Structure. (These two structures are now part of 302 Camino Cerrito).

Evaluation of Status: Yard Wall

At the September 24, 2013 hearing, the Board requested that the rock yard wall be evaluated for historic status. The home's front yard and part of the south property line are framed by a low masonry wall. It is composed of uncut, random-sized native rock laid in regular courses and topped with a concrete cap. Most of the joints have been repointed with a slathering of cement. Its origin is unknown, but a wall of similar size and alignment appears on a 1960 aerial. The wall is more than 50 years, is representative of vernacular building traditions, retains integrity, and in staff's opinion, helps "to establish and maintain the character" of the historic district.

CONTRIBUTING STRUCTURE

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

Staff recommends designating the wall contributing.

Project

The applicant requests a review of a remodeling project to include construction of a portal and a carport, and the partial reconstruction of the front porch.

North Elevation

Portal

Along a non-primary section of the north elevation is proposed an approximately 64 sq. ft. simple-shed roof portal. The structural members will be made of wood; its roof fabricated of standing-seam galvalume.

The fenestration sheltered by the portal will be changed from a steel casement window to two 3/1 casement

(simulating the appearance of a double-hung) windows. Like all new windows to be installed as part of the project, these will be simulated divided-light units with an exterior cladding in light blue ("Waterford") to match existing trim of the home. The change of fenestration will include a new wood panel door adjacent to the windows.

Over an existing door on primary façade #1 is proposed a small, supported shed-roof overhang. Like the portal its roof will be made of standing-seam galvalume.

East Elevation

Portal

The existing portal on the primary elevation will be partially reconstructed and restored. It was determined during the previous hearing that while the portal appears on a 1960 aerial, some of its components may be of a more recent vintage. The applicant proposes to remove what are deteriorated or non-historic elements, and replace them with sympathetic or in-kind components. This includes replacing one of the non-historic square posts with a round post and installing "missing" corbels.

The picture window under the portal, which may or may not be historic, will be replaced with two 3/1 casement windows.

West Elevation

Carport

An approximately 208 sq. ft. attached carport is proposed for this elevation. It will be built of weathered wood and have standing-seam galvalume roof like the other shelters on the house. The fenestration of the adjacent wall will change from a wood panel-and-glass door and steel casement window, to two 3/1 casement windows.

South Elevation

The windows along the south elevation, a mixture of steel casement and double-hung wood units, will be uniformly replaced with 3/1 casement windows. In some instances existing openings will be deleted or modified.

Miscellaneous

Primary Façade Windows

Existing wood window and doors on primary façades # 1, 2, 3, and 4 will be refurbished.

Walls/Fences

The recommended contributing masonry wall will be re-mortared. An existing approximately 6'-high, dog-legged board framing the northwest corner of the house will be replaced with a coyote fence of the same height.

Stucco/Finishes

The entire house will be re-stuccoed in a cementitious application of El Rey's "Adobe" color; an accent area under the east portal will be finished in "Colonial White."

Roof

The existing roof will be replaced with a foam application with a tan elastomeric coating. Three low profile skylights will be installed as part of the work.

STAFF RECOMMENDATION:

Staff recommends approval of the application, finding that 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

Ms. Rios asked if this evening the Board was acting on the designation of the wall.

Mr. Murphey said this case would require two motions: one for designation and the other for the project.

Ms. Rios asked if they were using true divided lights.

Mr. Murphey thought they were true simulated and the applicant could clarify that.

Ms. Rios asked about the shed roof materials.

Mr. Murphey said the shed would be of wood with a galvalume standing seam roof.

Applicant's Presentation

Present and sworn was Mr. Cody North, 107 E Lupita, who explained that they were not intending to do anything with the wall. There was just one crack at the curve which they wanted to patch.

Public Comment

There were no speakers from the public regarding this case.

Questions to the Applicant

Ms. Rios asked what galvalume was.

Mr. North said it was a patinated standing seam product.

Ms. Rios asked if they were adding a wall.

Mr. North said they were not but were replacing an old coyote fence that was falling down.

Ms. Rios asked if the project would include anything on the roof.

Mr. North said only non-visible low profile skylights.

Ms. Rios asked if the stucco color matched existing.

Mr. North said the stucco color was Adobe which matched closely and the new trim would also match the existing trim.

Chair Woods disagreed with staff and felt this addition didn't meet the code. She didn't think a standing seam roof on this white painted portal on this old pueblo contributing house didn't meet the requirements of the code. She quoted from the code that each structure represented a record of its time and use and decorative features from other buildings "shall not be undertaken." Another portal was possible but having a standing seam roof and painting it white was more Territorial. (Chapter 14-5.2 c 1 a.)

Mr. North clarified that they were not painting any portal white.

Chair Woods asked then if it was just the stucco under the portal that would be white. Mr. North agreed.

Chair Woods said the portal with standing seam pitch didn't work with this pueblo house. She recommended a flat eyebrow and a flat roof on the other portal.

Mr. Armijo asked him to use Navajo White instead of Colonial White. Mr. North agreed.

Mr. Armijo thought a standing seam roof was appropriate.

Chair Woods said it was still pitched.

Mr. North said he was trying to mimic corrugated steel. The neighborhood was mixed and maybe corrugated steel wasn't as appreciated. He also pointed out that the addition was on a non-historic part of the house. He could see changing the eyebrow a bit but then on the back on the west elevation, it was a different matter. So he thought it needed to be differentiated from the historic part.

Mr. Murphey said there was encouragement to set off the addition from the historic portion of the house by having different details. He agreed with Mr. North on that. He said Chair Woods brought up a good point about the one eyebrow over the existing primary façade and thought that could be negotiated into a flat roofed structure. He didn't find the other proposed elements to be a detriment to the house by introducing conjectural features.

Mr. Armijo asked if Chair Woods was proposing that the west elevation should be a flat addition.

Chair Woods said she wasn't aware that this part of the structure was non-historic. So the applicant had a point. She asked if the house was contributing.

Mr. Murphey agreed and all of it would be considered historic. It was not a primary façade and he agreed that the applicant had a point.

Mr. Armijo asked if Mr. North would agree to have the addition be flat.

Mr. North said he would like the project to get approved. The portal on the primary façade could be softened. The one for the master bedroom was the one on the north and was set back to the west further with the door and double casement.

Ms. Rios asked how much of an overhang was on the portal.

Mr. North said it was four feet'.

Action of the Board

Ms. Rios moved in Case #H-13-082B to make the wall contributing and to approve the project as recommended by staff with the condition that the eyebrow and portal be flat roofed and that nothing would be projecting on the roof. Ms. Walker seconded the motion and requested that those two elements come back to staff for approval and that Navajo White be the stucco color under the portal. Ms. Rios accepted the amendments as friendly and the motion passed by unanimous voice vote.

Mr. Murphey asked if the carport was approved as submitted.

Ms. Rios agreed.

- 4. Case #H-13-016B. 461 Acequia Madre.** Downtown & Eastside Historic District. Gayla Bechtol, agent, for Daniel Greenberg/Susan Steinhauser, owners, proposes to construct a 720 sq. ft. addition between two contributing residential structures, remove a wall/fence between the two structures, and replace a coyote fence with an 8' high stuccoed yardwall. An exception is requested to place an addition at less than 10' back from a primary elevation (Section 14-5.2(D)(2)(d)). (David Rasch).

Mr. Rasch gave the staff report as follows:

BACKGROUND & SUMMARY:

461 Acequia Madre Unit 1 was constructed before 1940 in the Territorial Revival style with brick coping on the parapets and wooden pedimented wood surrounds on doors and windows. A yardwall and pedestrian gate at the southeast corner of the residence was constructed at an unknown later date. The residential

structure is listed as contributing to the Downtown & Eastside Historic District and the south, street-facing elevation is designated as primary.

461 Acequia Madre Unit 2 was constructed from approximately 1902 to 1935 with three sections, the middle section being the oldest, and it is now representative of the Spanish-Pueblo Revival style. The HDRB listed the building as contributing with the east elevation excluding the south third as primary on March 26, 2013.

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

1. A 720 square foot addition will be constructed to the maximum allowable height of 14' 4" that connects the two buildings from the west elevation of Unit 1 to the non-historic section on the east elevation of Unit 2. The design intends to harmonize between the two architectural styles by utilizing crisper edges and protruding square beams that relate to the Territorial Revival style but without trim surrounds or parapet coping and with wall-dominated stepped massing and small window openings that relate to the Spanish-Pueblo Revival style on the street-facing south elevation. The addition will stepback 2' 4" from the south primary elevation of Unit 1 and at the existing 3" stepback from the east primary elevation of Unit 2. An exception is requested to place the addition at less than 10' back from primary elevations (Section 14-5.2(D)(2)(d)) and the required exception criteria responses were at the end of this report.
2. A non-historic stacked adobe wall, rock wall, and coyote fence between the two lots will be removed and replaced with a low retaining wall.
3. Other site improvements include the construction of an 8' high stuccoed yardwall on the east lot line with an enclosed entry courtyard and a wooden pedestrian gate and a 7' 6" high stuccoed wall enclosure with a wooden pedestrian gate on the west lot line.

EXCEPTIONS TO PLACE AN ADDITION LESS THAN 10' FROM PRIMARY FAÇADES

i. Do not damage the character of the streetscape

Unit 1: This exception will not damage the character of the streetscape; it will provide a strip for landscaping at the street and an opportunity of a kitchen window to the street following the similar stepped massing of the properties along this block of Acequia Madre. Because the addition is 1' 4" lower than the original the corner will still be visible from Acequia Madre and the closest wall is over 10' away so therefore the primary façade is not obscured by the new façade.

Unit 2: This exception will not damage the character of the streetscape; this exception will not be visible to the street.

Staff response: Staff agrees that the minimal setback meets the intent of primary façade preservation.

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

Unit 1: This exception prevents a hardship for the owners of the property. This enables the owners to have a

more open plan kitchen that has been a hardship for them with the current room configuration. If the 10' stepback is enforced the new space will barely allow an opening into the kitchen. The other space adjacent to attach is an even older structure, the wall even more sculptural.

Unit 2: This exception prevents a hardship for the owners of the property. This enables the owners to have a more open plan house, and an outdoor living/eating space that they do not have with the current layout.

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 could continue to reside within the historic districts

Unit 1 and Unit 2: This exception strengthens the unique heterogeneous character of the City; without this exception the owners would not be able to use their house in the manner they wish.

Staff response: Staff agrees that the design options presented harmonize with the district standards and the streetscape.

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

Unit 1 and Unit 2: The circumstance and special conditions are due to the nature of historic houses and their necessary preservation. This connection is the most minimal and least damaging to the structures.

Staff response: Staff agrees that the historic residential structures are located in an RC8 zoning district that also has non-residential commercial structures in the streetscape.

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

Unit 1 and Unit 2: The special exceptions are not a result of the actions of the owners of this property; the owners did not create the two structures that they are connecting.

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).

Unit 1: The exception provides the least negative impact with respect to the purpose of the Historic District and the historic fabric. The most important features of this house are preserved. One can still read the corner of this house from the street.

Unit 2: This exception provides the least negative impact with respect to the purpose of the Historic District and the historic fabric. The most important features of this house are preserved. This diminutive house will remain a hidden gem accessible only to its appreciative owners and their guests.

Staff response: Staff agrees with this statement.

STAFF RECOMMENDATION:

Staff recommends approval of the exception request to place an addition at less than 10' back from primary elevations (Section 14-5.2(D)(2)(d)), which otherwise complies with Section 14-5.2(C) Regulation of Contributing Structures and Section 14-5.2(E) Downtown & Eastside Historic District.

Questions to Staff

Ms. Rios noted the applicant was requesting 14' 4" and asked what the Territorial part height was where it would be connected and also the height of the Pueblo part.

Mr. Rasch said he would measure it.

Applicant's Presentation

Present and sworn was Ms. Gayla Bechtol, 1813 Hano Road, who said she was not sure whether to say something or not. Regarding the streetscape, she had a panorama picture of it to share with the Board [attached as an Exhibit].

Mr. Rasch said the height Ms. Rios requested was 12' high for the Territorial building and the Pueblo Revival building was 9.5' high.

Ms. Bechtol said when they were contemplating connecting the two buildings, she knew the smallest portion which was noncontributing and on the street at Acequia Madre, would be either enlarged, heightened, or replaced. And because they didn't want to continue the floor of Unit 1 across to Unit 2 which was almost 3' below Unit 1, it pushed the height and was the lowest portion of the site. So the actual 14' 4" was on the west side on Acequia Madre. It would be about 12' 6" and not radically different. It was just that when it turned the corner on the west side it would be higher.

They tried to keep the greatest massing as far away from the contributing portion as possible so it was pushed to the west and they hoped to alleviate that with the battered adobe wall and the projecting vigas as part of one open style and also reflected the rest of the streetscape. That was why she handed out the photograph of the streetscape.

The rest of the streetscape there between Downtown Subscription, next to Unit 1, varied in height, mass and material but was all relatively high except for the portion they were taking out. So they tried to make it harmonious with the neighborhood.

Questions to the Applicant

Chair Woods saw that on that streetscape, the addition was higher than the historic portion and she asked how much higher it was than the buildings on either side.

Ms. Bechtol said the connector piece was one foot, four inches lower than Unit 1 and at the living room, that was only about a foot difference.

Mr. Rasch finished measuring and said the connector was 10' 9". The larger mass was 13' 7" from grade. Unit 1 was 12' 4".

Chair Woods asked from where that was measured.

Ms. Bechtol said it was from the sidewalk on the south.

Chair Woods asked then how much taller the 13' 7" mass was than the historic part on the right.

Ms. Bechtol said it was 1' 3".

Chair Woods thought it would make a huge difference if it wasn't taller than the historic part. She asked how tall the ceiling would be.

Ms. Bechtol said it was 12'.

Chair Woods asked how high the parapets would be.

Ms. Bechtol said they were 2 feet tall. She said they could play with the design. She wanted to vary the height. 14' 4" was the average maximum.

Chair Woods said the Board also needed to look at what was next to the historic building.

Ms. Rios asked how far back the connector went from the Territorial building.

Ms. Bechtol said it went back 3' 6".

Ms. Rios asked if at that point it was back at the same height as the Territorial.

Ms. Bechtol wasn't sure how to answer the question. She said that the property line was not in the same plane.

Ms. Rios asked what the length of that portion was.

Mr. Armijo said it was 2' 4".

Mr. Rasch said the width of the new mass was 29½'.

Chair Woods thought it looked like the setback from the historic building was about one foot or two.

Mr. Rasch said it was 2' 4" and then the connector would set back 3' 3".

Ms. Walker said on the south elevation it looked massive and monolithic to her and the windows of the big massing in relationship with the windows on the small massing looked much smaller and peculiar. She wondered if they didn't want anyone to look in or so nobody could escape out.

Ms. Rios asked how Ms. Bechtol would characterize the style.

Ms. Bechtol said it was Old Santa Fé style because they were doing a battered adobe wall with projecting vigas.

Mr. Armijo thought it would look better if it was all Territorial style even though the parapets might be different. He thought those windows were a tad small and was not crazy about the beams protruding so far out of there on the west elevation.

Ms. Bechtol said on the west those were existing.

Mr. Armijo asked if they were beams or vigas.

Ms. Bechtol said they were vigas and that was the Spanish Pueblo portion of the project and was a contributing portion of the building.

Mr. Armijo said it was not clear on the proposed elevation. He asked if it didn't show brick parapets on page 24.

Ms. Bechtol explained that Unit 1 was Territorial and Unit 2 was Pueblo s she was trying to connect them in a way that was sensitive to both.

Mr. Armijo asked her what part was new.

Mr. Rasch pointed it out.

Public Comment

Mr. Raymond Herrera (previously sworn) said in his opinion this was one of the remaining unique properties on Acequia Madre which once was Manhattan where he lived his whole life. That casita was special to him and any additions to the main house which was also a unique Territorial house for that neighborhood, it would change the character of that little spot there. There were not many setbacks like that one on the east side left to be seen. They were losing a lot of that by allowing structures like this. He wished the Board would pay more attention to that streetscape.

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

Board Discussion

Mr. Katz had problems with the proposal at less than ten feet back from the primary façade. It was nice to

have a high ceiling but that wasn't what this building was about at all. He appreciated the wedding two different styles but this was way out of scale. He could not vote to approve it but favored sending it back to change it so that the addition didn't overshadow what was there.

Chair Woods thought it was threatening the historic status by connecting these two buildings. And if they did, the project wouldn't work. The buildings should still read as separate buildings with more of a bridge instead of a large mass. She didn't think it met the exception. She didn't see having an open floor kitchen as a hardship. This would have a big impact on the streetscape. Lowering the height would help but the Board should look at a redesign.

Ms. Walker recalled a similar case on Agua Fria with that restaurant.

Chair Woods added that they won an award because they did a glass corridor.

Mr. Rasch reminded them of 1020 Canyon Road where the applicant had an attachment between two little contributing buildings and that connection was set way back.

Ms. Bechtol agreed that she had taken a different approach than the Board might have liked to connect these two buildings but she disagreed that it would not preserve the historic status of them.

Chair Woods asked her how she would rationalize that by adding this very large mass.

Ms. Bechtol said Unit one was connected with a connector that was lower and set back so the corner of unit 1 and the continuous parapet was visible all the way to the north due to the diminutive connector. The elevation that was contributing for unit 2 didn't show on the screen. The primary façade of unit two Mr. Rasch pointed out. The portion to the left was not primary and it was the old stable or garage and was filled in during the 1980s and further remodeled in the late 1980s by the owners. So she was proposing a parapet set back and attaching a portal so the wall of the new building was set back ten feet from the primary façade of unit 2.

She said she differentiated the new from the old and yet was trying to keep that sweet wonderful building intact by highlighting her project.

Chair Woods said she heard what Ms. Bechtol were saying. However, she disagreed. The connector didn't read as a bridge and was just set back a couple of feet for a mass that was 30' long and that was what threatened its status.

Ms. Rios asked if only the south elevation was publicly visible.

Mr. Rasch agreed.

Ms. Rios commented that with any historic buildings, new projects on them should never overwhelm them and in this case, the addition was overwhelming the historic building.

Ms. Bechtol said she got that. But living on this portion of Acequia Madre, it was highly trafficked and they had been broken into twice so they wanted smaller windows and didn't want people seeing into their house.

A glass connector would have been very neat but it wouldn't work here. It could work at a restaurant setting but not in this residential setting. Also, it was two feet back from the primary façade of Unit 1 but it was also more than taking away from the primary façade.

Ms. Rios said the glass connector the Board approved was barely visible.

Mr. Katz said what was attractive on Agua Fria was that it was so small. But the massing here just overwhelmed the house and it was too high and too "blocky."

Action of the Board

Mr. Katz moved to postpone Case #H-13-016B to give the applicant an opportunity to redesign the bridge. Ms. Walker seconded the motion.

Mr. Armijo asked that the applicant set back the height also because that was also a concern.

The motion passed by unanimous voice vote.

5. **Case #H-13-066. 537 Hillside Avenue.** Downtown & Eastside Historic District. RM Sandrin, agent for Erica Potter, owner, proposes to remove and reconstruct a historic garage at this contributing residence. An exception is requested to remove historic material (Section 14-5.2 (D)(1)(a)). (John Murphey).

Mr. Murphey gave the staff report as follows:

BACKGROUND AND SUMMARY:

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

Project

The applicant came before the Board on July 23, 2013 with a remodeling project that included raising the roof of the garage and replacing most of home's windows. The Board approved the application as submitted with the condition that two double-hung windows on elevation #6, the designated primary façade, be retained.

During the course of the remodeling, the contractor claims he discovered the garage walls were not made of adobe, as originally thought, but 1x6 boards driven into the ground without a foundation. The contractor at that point made a decision to demolish the entire structure and reconstruct the walls and foundation to meet code. The project was then subsequently red-tagged.

The applicant is now requesting review of a project to reconstruct the garage—save the new wall and

foundation—as was originally presented to the Board. An exception is requested to remove historic material (Section 14-5.2 (D)(1)(a)).

Exception Responses

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

The re-construction is based on the same design/plans that the Santa Fé HDRB has previously approved. We feel that re-building the walls of the previous shed/garage in the exact location with a real foundation, real adobe walls and matching stucco color will not do damage to the streetscape.

Staff response: staff agrees with statement.

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

We believe that keeping the shed/garage in its structural deficiency would have caused a hardship to the owner and the streetscape. The re-building of the walls in the exact same location will not present a hardship to the applicant or to public welfare.

Staff response: staff agrees with 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;

By re-building the walls in the exact location with a real foundation and real adobe, etc; this will provide a better option than the flimsy wall system that existed previously. As the new use of this room will be as a living room, the sound insulating qualities of the adobe will be a much better material.

Staff response: staff agrees with 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 conditions were unknown as us as they were hidden inside of the plaster and stucco covering the walls which had the thickness of a “normal” adobe wall. The wooden walls set directly into the ground without any foundation did present a special circumstance.

Staff response: staff agrees with statement.

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

The owner bought this property without knowledge of the structural deficiencies existing. The removal of the “historic material” was not in any way due to actions of the applicant; the material was removed because it was a defective, unstable solution where what is needed is a solid foundation and wall system.

Staff response: Staff agrees with statement. Staff believes the applicant did make a decision to remove the garage down to grade, but this was premised on the “special conditions” of its inferior wall construction.

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

We feel that the re-building the walls in the exaction location with a proper foundation, real adobe walls and matching stucco color will provide the least negative impact with respect to the purpose of this section.

Staff response: staff agrees with statement.

STAFF RECOMMENDATION:

Staff believes the applicant has met the requested exception to remove historic material (Section 14-5.2 (D)(1)(a)), and, therefore, recommends approval of the request to reconstruct the garage, as it complies with Section 14-5.2 (D)(9), General Design Standards (Height, Pitch, Scale and Massing), and the standards of the Downtown and Eastside Historic District, Section 14-5.2 (E).

Questions to Staff

There were no questions to staff.

Applicant's Presentation

Present and sworn was Mr. Robert Sandrin, 539 Hillside, who said that once they took off the roof they found the walls were two 1x6 wood stuck into the ground vertically with stucco applied on the outside and plaster on the inside and the walls were hollow. Once they took the roof off it was just kind of rotten at the dirt. Because they were going to put windows on the east and west and then take down the old garage door and not much was left. The historic material left was about 5' on the west side and 5' on the east side. He admitted they should have had the historic inspector come look at it but there wasn't much to see.

Public Comment

There were no speakers from the public regarding this case.

Action of the Board

Mr. Katz moved to approve Case #H-13-066, finding that the applicant met the criteria to remove historic material. Ms. Rios seconded the motion.

Mr. Armijo didn't think the Board should be eager to approve something that was red-tagged. There were contractors here that followed the rules. He was surprised they didn't get penalties for doing that. There was no reason not to call staff or the inspector. The wall of the northern elevation was two feet below grade, which would have rotted it years ago. It wasn't right they tear something down and then come and

ask for approval and get it.

The motion passed by majority 3-1 voice vote with Mr. Armijo voting against.

6. **Case #H-13-104. 302 Camino Cerrito.** Downtown & Eastside Historic District. Cody North, agent for 1020 CNYN LLC, owner, proposes to construct an approximately 1,751 sq. ft. 16'0" high, the maximum allowable streetscape height, and a 606 sq. ft. 15'0" guesthouse, and erect yardwalls on this undeveloped lot. An exception is requested to build a pitch roof (Section 14-5.2 (D)(9)(d)). (John Murphey).

Mr. Murphey gave the staff report as follows:

BACKGROUND AND SUMMARY:

Located near the southwest corner of the intersection of Camino Cerrito and Canyon Road, south of the Santa Fé River, the roughly L-shaped lot is associated most recently with a house at 304 Camino Cerrito, linked with the Romero family. This house was recently sold and the lot subdivided. As an undeveloped lot, the subject piece of property has no historic status in the Downtown and Eastside Historic District.

Project

The applicant requests a review of a project to construct a residence and guesthouse on the undeveloped lot.

Residence

Proposed along the north property line, fronting Canyon Road, is an approximately 1,751 sq. ft., roughly L-plan, intersecting gable roof house designed in a regional vernacular style. The house's ridgeline is 16'-0", the maximum allowable streetscape height.

From Canyon Road it will present a long shed-roof containing a 176 sq. ft. portal and the bump-out projection of the master bedroom. The roof, of standing-seam galvalume composition, will be seen in longitudinal perspective, with an intersecting gable end facing directly onto the street.

An exception is requested to build a pitched roof for the residence and the guesthouse (Section 14-5.2 (D)(9)(d)).

The house will be fenestrated with a regular pattern of single and grouped casement windows. The proposed windows are "Integral Divided Lite" units with a 2/3 pattern and clad with a "slate" color. Windows will set within the wall without a sill or lintel.

The west and south elevations will include shed-roof portals, made of rough-sawn wood and standing-seam galvalume roofs. The south elevation will include a carport of similar design.

The house will be stuccoed with a cementitious application of El Rey's "Hacienda" color coat.

Tin canister lighting will be placed along the house at door openings.

Guesthouse

Situated at the south end of the property, where currently the noncontributing garage and shed of 304 Camino Cerrito stand, is proposed a small, one-story, pitched-roof, side-gabled guesthouse. The unit is distinguished by an inset porch at its northwest corner; otherwise it's similar in treatment to the main house.

In order to build the guesthouse, the applicant will need to demolish the noncontributing former garage and shed. The applicant, however, did not request a review of demolition, as required under Section 14-3.14 (C) and (G)).

Staff, therefore, recommends reviewing the guesthouse with the condition that the applicant reapply for the January 14, 2014 hearing, with a request to demolish the two structures.

Walls/Fences

Along the Canyon Road frontage is proposed a combination stucco-on-block and coyote structure at 5'-9", the maximum allowable streetscape height. A coyote fence, at a 6'-0" maximum height, will continue along the east and west property lines. Following Board policy, the tops of the latilla poles will be irregular in height and shape. A separate combination stucco-on-block and coyote 6'-high structure will form a small courtyard on the south side of the house.

Exception Responses

An exception to build a pitched roof where there is no precedent in the streetscape for the form (Section 14-5.2 (D)(9)(d)):

- (i) Do not damage the character of the streetscape;

The home will enhance the community by adding diverse forms and angles which is characteristic of this streetscape along Camino Cerrito and Canyon Road. The use of Adobe construction, cementitious stuccos, natural materials, divide lite windows and quality craftsmanship will further enhance the harmony to the street.

Staff Response: Except one similar residence at 1132 Canyon, there is no precedent for the gabled (pitched roof) form along the streetscape. Other than the proposed form, the treatments for the house and guesthouse harmonize with the streetscape and are consistent with the standards for the district.

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

The pitched roof design will soften the feel of the street scape on Canyon. The building roof lines are found through-out this neighborhood and thus will not be a detriment to the public welfare.

Staff Response: Staff does not believe a hardship has been established.

- (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 unique heterogeneous character of the City will be enhance by providing a variety of building forms and roof profiles in the historic district and the eastside neighborhood.

Staff Response: Staff agrees with the statement.

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

The property is elevated 5' above Canyon road, if we were to build a pueblo style or a territorial home with 16' sidewalls the streetscape would feel very imposed upon and the home would feel like a towering mass. The pitch roof will soften the feel of the home.

Staff Response: Staff does not believe a "special conditions and circumstances" need has been established.

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

The property is a vacant lot. We are looking to build a beautiful home that is respectful of the historic east side.

Staff Response: Staff does not believe the applicant responded to the intent of the question.

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

The pitched roofs for the residence has no negative impact due to the fact that it is in keeping with the historic nature of the surrounding area. This design will attract tourists and residents to our city while raising property values.

Staff Response: Staff does not believe the applicant has not adequately considered the "least negative impact" design for the lot.

While staff believes the design of the house is harmonious and incorporates most of the district standards, and is similar to a gabled roof house at 1132 Canyon. However, the requested exception to build two pitched roof dwellings has not been met because he didn't think a hardship had been established nor special circumstances with the lot.

STAFF RECOMMENDATION:

Staff believes the applicant has not met the requested exception to build pitched roof residences (Section 14-5.2 (D)(9)(d)), and, therefore defers to the Board as to whether the project 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

Chair Woods asked for clarification that the Board wouldn't hear the guest house application which would be postponed until the applicant could come back with the demolition request. She explained that they couldn't approve building a guest house without approving the demolition and the applicant had no demolition permit.

The other question she had was the height of the first wall and then the setback to the second wall and the height of the second wall.

Mr. Murphey thought the outer wall was 3' 6" high but didn't know the setback.

Chair Woods recalled on Palace a stone wall and then a coyote fence and how they did a set back.

Mr. Rasch said the new code required the setback must be equal to the height of the second one.

Chair Woods asked him to verify what that code said.

Mr. Cody North (previously sworn) said they were trying to create a softer façade since the old wall was along Canyon Road. It was 3 to 4 feet high there. So he was requesting a pitched roof because there were already tall two-story structures along there on Canyon Road on the north side. That was the reason for their pitched roof request.

Regarding the wall issue, the next neighbor to the east had an 8-9 foot wall there. He was proposing a two foot setback.

Mr. North had a picture of a pitched roof right next door with the gables running the same direction. He also got approval for a pitched roof at 1020 Canyon Road that would be on the left side of it. Lower Canyon Road had a lot of pitched roofs.

Mr. Rasch read from the code in 14-8.25- B 1 b that "retaining walls shall be stepped or terraced so that they are separated by a distance equal to higher wall."

Mr. North clarified that this was not a retaining wall, just a yard wall to maintain privacy.

Chair Woods asked Ms. Brennan to help on that.

Mr. Armijo reasoned that it would have to be based on the existing lower wall.

Mr. Armijo asked Mr. North why he proposed such a strong pitch.

Mr. North said he didn't want it to look like a flatter modular home and to give it a little bit of character. It would shed snow better.

Ms. Walker asked if he had room to set it back further.

Mr. North said he didn't because on the other side was parking and had given easement for 302 and 304 to turn around. They were within the zoning setback. They had a porch on the front which meant a setback of 12' and the portal was 7' from the property line.

Ms. Rios was thinking about the impact of that height. She asked what the square footage was.

Mr. North said it was 1,751 square feet.

Chair Woods asked what staff decided with the streetscape.

Mr. Murphey said they measured 600 feet out. Within the streetscape there was only one pitched roof at 1132. Using a strict interpretation, it wouldn't be allowed.

Public Comment.

Mr. Raymond Herrera said again that his main concern was the streetscape. This house didn't fit the streetscape at all. With the beautiful job they were doing next door with the compound, this didn't fit.

Mr. Murphey said when the code was revised last year they had a discussion about having no requirement for setback of the second wall if it wasn't a retaining wall. Zoning would have caught it if there was.

Mr. Rasch thought there was a maximum height allowed on retainage of ten feet but non retaining was six feet.

Chair Woods asked then how this met the code.

Mr. Rasch responded that if it was directly on top it would have a maximum of six feet.

Mr. Armijo thought it should have a three foot set back.

Chair Woods said he was proposing two feet.

Mr. North said he spent a lot of time with Zoning. It had two frontages and zoning gave him approval for everything on his application.

Mr. Rasch said the code was that "no retaining wall shall exceed six feet and also no fence in residential shall exceed six feet."

Ms. Rios asked Mr. Murphey to describe this house in reference to the surrounding streetscape.

Mr. Murphey said 16' was the average height on this section of Canyon Road, some buildings were on the street and it was wall dominated.

Chair Woods thought the sixteen feet was measured from the street. Here we have sixteen feet from grade as set back.

Mr. North said the house to the east had a similar height as this one. He said this was a very eclectic area of Canyon Road. Just two houses down was a very old home. This area had a lot of character and this project adds to that character. The compound next door had 7 units and seemed to be supported by the neighbors. So he was trying to keep the heterogeneous character.

Chair Woods responded that the Board had to follow the ordinance and that was part of their responsibility. And the exception criteria were specific here. And this structure was right on the road.

She explained that if the Board didn't agree with the plan, he had the right to appeal to City Council. Mr. North, you wrote the exceptions and the staff didn't agree with all of them.

Mr. Murphey said he agreed with just one of them.

Ms. Rios moved to postpone Case #H-13-104 because the applicant didn't meet all of the exception criteria for a pitched roof and approval for demolition. Mr. Armijo seconded the motion and it passed by unanimous voice vote.

7. **Case #H-13-105. 354 Hillside Avenue.** Downtown & Eastside Historic District. Jenkins Gavin Design & Development, agent for Nancy Mammel Revocable Trust, owner, request to demolish a non-contributing structure. (John Murphey).

Mr. Murphey gave the staff report as follows:

BACKGROUND AND SUMMARY:

Located down a private, gated lane off Hillside Avenue, the subject structure is an approximately 1,080 sq. ft. modern Spanish-Pueblo Revival residence constructed in 1989. It is non-statused to the Downtown and Eastside Historic District.

Historical Overview

Tucked away at the northeast corner of the property, the studio was built in 1989 after a design by architect, Dale Zinn. It consists of a large, double-height space forming the combined living room/bedroom,

and giving it a two-story appearance. The west façade presents a stepped composition with a large massed chimney anchoring the southwest corner. A stucco parapet portal runs along part of the same elevation, the entry façade; shallow latilla overhangs shelter clerestory windows on the east, west and south elevations.

The studio does not meet the definition of Contributing Structure and, therefore, is recommended for noncontributing status.

CONTRIBUTING STRUCTURE

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

Project

The applicant requests a review to demolish the structure.

Before granting approval or denial of a requested demolition, City staff shall provide information on the structure under consideration. This information includes 1) 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; and 3) a report from the Archaeological Review Committee on whether the demolition would damage possible archaeological artifacts (14-3.14 (C)).

For Item 1, staff asks the Board to refer to the brief statement above. For Item 2, staff asks the Board to review the November 12, 2013 letter from City of Santa Fé building inspector Mike Purdy, who determined the studio had “no violations.” In regard to Item 3, an archaeological permit is not required, as the structure is less than 75 years old.

The Board’s decision is premised on the application of three standards (14-3.14 (G)(1)):

- (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.

In consideration of the subject structure, it is not of historical importance, nor forms an essential part of a unique streetscape. The studio, however, according to the building inspector does not have any violations.

Staff, therefore, recommends demolition.

STAFF RECOMMENDATION:

Staff recommends designating the studio noncontributing to the Downtown and Eastside Historic District, finding it does not meet the definition of a Contributing Structure. Staff additionally recommends approval to demolish the studio, as the request meets Section 14-3.14, "Demolition of Landmark or Historic Structure," (C) and (G).

Questions to Staff

There were no questions to Staff.

Applicant's Presentation

Present and sworn was Ms. Colleen Gavin, 130 Grant Avenue, who said they were in agreement with staff recommendations.

Public Comment

Mr. Raymond Herrera said having a guest house in front was a violation. There was a casita in front.

Chair Woods said that little casita was on the side.

Mr. Murphey said Mr. Herrera came to his office. In another case it was downgraded and demolition was approved.

Mr. Raymond Herrera agreed. One thing that was changing in his neighborhood was the value of the properties in that area. To tear down a casita or guest house in order to build whatever they wanted to build was wrong in his opinion. He wondered if they would bulldoze it or dismantle it to provide material to Habitat. It was a brand new structure and everything in it could be used somewhere else.

Mr. Murphey clarified that the applicant said in her letter that they would make the elements available for reuse.

Questions to the Applicant

There were no questions for the applicant.

Action of the Board

Ms. Walker moved to approve the demolition in Case #H-13-105. Mr. Armijo seconded the motion and it passed by unanimous voice vote.

Chair Woods excused herself from the meeting and Vice-Chair Rios chaired the remainder of the meeting.

8. **Case #H-13-106. 552 Agua Fria Street.** Westside-Guadalupe Historic District. Trey Jordan, agent for Susan Jordan, Soba Holdings, LLC, owners, proposes to replace the roof not in-kind on a significant commercial structure. An exception is requested to Section 14-5.2 (D)(6)). (David Rasch).

Mr. Rasch gave the staff report as follows:

BACKGROUND & SUMMARY:

552 Agua Fria Street is a commercial structure that was constructed in the Bungalow style in 1922. The rear porch was enclosed perhaps after 1985. The building is listed as significant to the Westside-Guadalupe Historic District.

The applicant proposes to replace the roof and dormer siding finishes not in kind. Presently the roof is finished with a gray-colored asphalt shingles, the gable ends are finished with a redwood-colored wood shingle, and the dormer sides have a tar paper cover. The replacement materials will include an "Ash Gray" standing seam metal roof and a Hardie Shingle painted to match the wood shingle color on the dormer. The Hardie material is a cellulosic fiber and cement product. There is no evidence of these materials existing on the structure previously. An exception is requested to replace the existing materials not in-kind (Section 14-5.2(D)(6)) and the required exception criteria responses follow the relevant code citations below.

14-5.2(C) Regulation of Significant and Contributing Structures in the Historic Districts

(1) Purpose and Intent

It is intended that:

- (a) Each structure to be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as the addition of conjectural features or architectural elements from other buildings, shall not be undertaken;
- (b) Changes to structures that have acquired historic significance in their own right shall be retained and preserved, recognizing that most structures change over time;
- (c) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a structure be preserved.

14-5.2(D) General Design Standards for All H Districts

In any review of proposed additions or alterations to structures that have been declared significant or contributing in any historic district or a landmark in any part of the city, the following standards shall be met:

(1) General

- (a) The status of a significant, contributing, or landmark structure shall be retained and preserved. If a proposed alteration will cause a structure to lose its significant, contributing, or landmark status, the application shall be denied. The removal of historic materials or alteration of architectural features and spaces that embody the status shall be prohibited.

(6) Roofs

The existing roof styles and materials shall be maintained or replaced in kind if necessary.

EXCEPTION TO REPLACE ROOF FINISH AND DORMER SIDING NOT IN-KIND

I. Do not damage the character of the district

Given its proximity to the Railyard, and the era of its construction, it is not surprising that the streetscape adjacent to the house at 552 Agua Fria is filled with pitched metal roofs on Significant, Contributing, and Non-contributing buildings. Therefore, this modification does not damage the character of the District.

Staff response: Staff agrees with this response.

ii. Are required to prevent a hardship to the applicant or an injury to the public welfare

The existing roof is failing and needs replacement. A standing seam metal roof more accurately reflects the architectural character of the building and will last significantly longer than asphalt shingles. Therefore, this modification prevents a hardship to the applicant.

Staff response: Staff agrees with this 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 District

The character of the house at 552 Agua Fria is consistent with the character of the adjacent Railyard environs, which is often characterized by pitched metal roofs. Therefore, this modification strengthens 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 roofing would be true standing seam, and would be in a natural grey, such as MBCI Signature 200 "Ash Gray", in 16" wide panels. The dormer siding would be sheathed with straight-edged Hardie Shingles, painted to match the existing historic shingle siding, which is consistent with other dormers in the vicinity.

Staff response: Staff agrees that the metal standing seam roofing is a traditional material found in the streetscape and that the synthetic shingles will match the existing wood shingles in appearance.

STAFF RECOMMENDATION:

Staff recommends approval of the exception request to replace finish materials on the roof and dormer siding not in-kind, which otherwise complies with Section 14-5.2(l) Westside-Guadalupe Historic District.

Questions to Staff

Vice-Chair Rios asked if in his opinion that by replacing this historic material would not change the significant status.

Mr. Rasch said the asphalt shingles were probably not historic. Also there were a number of standing seam and propanel roofs in this neighborhood. The dormer had no copper weatherized material on it. He was a little hesitant to approve a cellulose-cement material over a wood shingle. But it was only one small dormer which was only visible on the west side of the building. It was a synthetic material, not plastic. What was on the building now was a wood shingle. He acknowledged that this material would look identical to a wood shingle.

Ms. Brennan reminded the Board that the Chair would need to vote on this in order to make a quorum on the motion because there were only four members present.

Applicant's Presentation

Present and sworn was Mr. Trey Jordan, 227 East Palace, Suite W, who clarified that the roof was painted - the shingles were painted so this material would appear to be painted shingles. It was a concrete product so it would appear identical to the other shingles.

He brought an actual Charcoal sample of the roof to show the Board and clarified that it would not be Ash Grey as indicated in the application. This color was a little darker and they liked this color better and it was similar to others in the neighborhood. He shared the sample with the Board.

He said he had two historians present who were better versed on the history of this building. Likely it once had a metal roof. He asked them to speak to the history.

Present and sworn was Mr. Richard Flint, 1900 Highway 3, Villanueva New Mexico. His wife, Ms. Shirley Flint, handed out a written statement and Mr. Flint read it to the Board [attached as Exhibit B].

His statement included their conclusion that after reviewing historic photographs and research in architectural publications, they were confident that installation of metal roofing at 552 Agua Fria would be fully consistent with practices in that neighborhood in the 1930's when that structure was built as a residence.

His statement provided numerous reasons for their conclusion.

Vice-Chair Rios thanked him for his statement.

Questions to the Applicant

Mr. Armijo asked if the dormer was metal and the shingles would be on the side.

Mr. Jordan agreed. They would retain what was there. There was no side on it now - just tar paper.

Mr. Armijo asked if the rest of the historic material would remain. Mr. Jordan agreed.

Ms. Walker asked if they looked like wood shingles and whether wood shingles would meet code.

Mr. Jordan clarified that wood shingles would require fire retardant.

Mr. Armijo commented that such treatment was costly.

Mr. Jordan added that- the dormer was almost not visible. It was concealed.

Vice-Chair Rios agreed.

Public Comment

There were no speakers from the public regarding this case.

Action of the Board

Mr. Katz moved to approve Case #H-13-106 as submitted, finding that the criteria to remove historic material had been met and approve replacement, not in kind. Mr. Armijo seconded the motion and asked for a friendly amendment that the color of the material be charcoal. Mr. Katz agreed it was friendly and the motion passed by unanimous (4-0) voice vote.

- 9. Case #H-13-107. 103 E. Water Street, Suite A.** Downtown & Eastside Historic District. Architectural Alliance Inc., agent for Bob Spitz, owner, proposes to enclose a portal with an extension at this non-contributing commercial building. An exception is requested to exceed more 40% combined door and window area and create an opening less than 3' from a corner on a publicly visible façade (Section 14-5.2 (E)(2)(b)); to create a wall on a publicly visible façade that is less than 80% of an adobe-like surface (Section 14-5.2 (E)(2)(d); and to build a temporary structure (Section 14-6.4 (E)). (John Murphey).

Mr. Murphey gave the staff report as follows:

BACKGROUND AND SUMMARY:

Located in a historically open passageway between commercial buildings on Don Gaspar Avenue and East Water Street, the structure is a minimally roofed wood dining pergola, most recently associated with the

Atomic Grill. Constructed most likely in the late 1990s, it is non-statused to the Downtown and Eastside Historic District.

Project

The applicant is requesting review of a project to turn the pergola into an all-season outdoor dining area.

Enclosed Dining Area

The project proposes to rebuild the existing roof structure of the pergola with a slightly sloping, membrane-covered roof.

Below the new roof would be installed integrated units made of multi-light barn sash windows set on top of wood panels. This pattern would run uniformly on the south and east elevations.

For seasonal, open-air dining, the combined units could be removed along the street-facing, south elevation, and the upper sash section could be removed on the east elevation.

The proposed units consist of double, six-light barn sash clad in JELD-WEN's "Capri Blue" set on top of a lower wood panel with two raised rectangles.

The project will include replacing an awning on the north elevation of the pergola with a portal structure to match an existing sloped portal on the adjacent (former Atomic Grill) building. An elevation of this design was not provided but will be presented at the hearing.

Three exceptions were requested to build the structure: to exceed more than 40% combined door and window area and to create an opening less than 3' from a corner on a publicly visible façade (Section 14-5.2 (E)(2)(b)); to create a wall on a publicly visible façade that is less than 80% of an adobe-like surface (Section 14-5.2 (E)(2)(d)); and to build a temporary structure Section 14-6.4 (E)).

Exception Responses

To exceed more 40% combined door and window area and to create an opening less than 3' from a corner on a publicly visible façade (Section 14-5.2 (E)(2)(b)):

(I) Do not damage the character of the district;

Presently there are large openings in the portal. By enclosing these openings with glass and wood panels seasonally without a three foot offset no damage to the character will occur.

Staff response: Staff does not see a precedent in the streetscape for an enclosed portal employing a window-and-wood-panel design, as proposed. While the proposed design may not damage the character of the district, it does not harmonize with the existing streetscape. Staff does not believe the applicant has answered the 40% combined door and window area question.

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

The applicant's hardship is that by not enclosing the portal the use of this space is severely restricted. The enclosure would remove that hardship.

Staff response: The previous tenant, a restaurant, did business without an enclosed outdoor dining area.

- (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 heterogeneous character of the city will be strengthened by increasing the use of this space from seasonal to year round. This allows more year round activity in the downtown area.

Staff response: Staff believes this question is not germane to a commercial project.

To create a wall on a publicly visible façade that is less than 80% of an adobe-like surface (Section 14-5.2 (E)(2)(d)):

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

Once the portal is enclosed it will look like an enclosed portal and with the divided light windows and wood panels it shouldn't harm the district.

Staff response: Staff does not see a precedent in the streetscape for an enclosed portal employing a window-and-wood-panel design, as proposed. While the proposed design may not damage the character of the district, it does not harmonize with the existing streetscape.

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

Making 80% of the wall area stucco would be a hardship in that the idea of a seasonal enclosure could not be obtained if most of the portal infill is stucco.

Staff response: Staff does not believe a hardship has been established.

- (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 heterogeneous character of the city will be strengthened by increasing the use of this space to year round. This will increase activity and life in the downtown area.

Staff response: Staff believes this question is not germane to a commercial project.

To build a temporary structure Section 14-6.4 (E)):

- (I) Do not damage the character of the district;

Numerous (ex) restaurants have seasonal enclosures and there has been no determination these damage the district. Examples include Roof Top Pizza, T-bird Bar and Grill, Geronimo's, and Coyote Café.

Staff response: Staff believes the cited examples present seasonal-use treatments employing mostly temporary material, such as vinyl "walls"—their seasonal use clearly indicated by the material. Secondly, three of the four examples are second-story treatments, which require a different strategy than a ground-level structure. The proposed design presents a more "permanent" solution; a treatment, however, that does not have precedent along the streetscape. Overall, staff does believe the proposed design would damage the character of the district.

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

By allowing the seasonal enclosure the hardship to the client of not being able to serve people on the portal year round will be remedied.

Staff response: Staff does not believe a hardship has been established.

- (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 heterogeneous character of the city will be strengthened by increasing the use of this space to year round. This will increase activity and life in the downtown area

Staff response: Staff believes this question is not germane to a commercial project.

In conclusion, staff does not believe the applicant has met the three requested exceptions.

STAFF RECOMMENDATION:

Staff believes the applicant has not met the requested exceptions to exceed more 40% combined door and window area and to create an opening less than 3' from a corner on a publicly visible façade (Section 14-5.2 (E)(2)(b)); to create a wall on a publicly visible façade that is less than 80% of an adobe-like surface (Section 14-5.2 (E)(2)(d); and to build a temporary structure Section 14-6.4 (E)), and, therefore defers to the Board as to whether the project 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 asked if on the east side, all of those panels could be removed.

Mr. Murphey said what he gathered was that on the east side, the upper sash and window section could be removed part and on the south, the entire panels could be removed.

Vice-Chair Rios asked if it was going to be attached to a historic building.

Mr. Murphey said it would be attached to a wall that was attached to a historic building but that wall was not part of the historic building. Pasqual has its own wall and abutting that wall was a separate wall that was associated with the property under consideration. He understood that the pergola was attaching to that secondary wall and assumed that wall would be part of the construction of the pergola.

Applicant's Presentation

Present and sworn was Mr. Eric Enfield, 612 Old Santa Fé Trail who said he wanted to first address the staff's concerns with his exception request. Obviously this portal was basically for a seasonal enclosure that would help the new tenant to have a successful restaurant. He understood from staff that as of March 12, a seasonal enclosure was only seasonal if it was enclosed for 30 days or less per year.

When he proposed this enclosure, he had understood it would be called a seasonal enclosure so it wouldn't be called a permanent structure. But staff determined that with the new interpretation since March 12, 2012 the intent was to label this a permanent structure enclosure. That was the reason why he had to respond to these three exception criteria.

These exception criteria were really written for stucco buildings downtown, not for a portal enclosures that were seasonal. It wasn't publicly visible and the time expired for additional materials. So he brought copies of that little elevation [attached as exhibit C].

Ms. Walker said she was confused on the first page where it requested to build a temporary structure and asked if that was related to a seasonal structure.

Mr. Murphey said it was to add a permanent roof on the pergola to form a structure with sides that could be removed. And by the City definition that would be a permanent structure.

Ms. Walker thought it was just confusing.

Vice-Chair Rios asked if Mr. Enfield when his client was proposing to take out the panels.

Mr. Enfield said it was the exceptions that were at issue. He said, in reading the staff report, he needed to address their concerns that he didn't meet the exception criteria. Starting with the 40% concern, it came up when he proposed this design to Mr. Rasch and Mr. Murphey. But no one calculated the percentage of glazed openings so he had an attachment where he did all the calculations and they were under 40%. He handed out a document showing how the calculations were done [attached as exhibit D]. The exhibit did address the exception with the black areas showing the solid areas on the elevation. Although it was not stuccoed, it was still solid. The calculations were 33% and 25% so he would like that requirement for an exception to be removed from consideration at this meeting.

Regarding the 3' to corner issue, he pointed out that there was a similar design at Harry's Roadhouse. The windows were removable to take them off in the summer and the wood panels would remain in the winter and for the other 8 months be open. They looked at making the windows three feet from the corners but felt the design would be lost with solid corners. There were three corners with about one foot to the glazing. The exception was only for the time when the panels were in place. There was one on the south side and two on the east side.

He noted that Staff said there was no precedent for that design. But there was precedent in the historic district. John Gaw Meem used this design with a lot of his portals. The Spanish Colonial Arts Museum portal had glass that came out during the summer. Also recently one was approved downtown with that same lack of three-foot corners at the new Drury Hotel on the third floor that had an all glass atrium that looked like a portal enclosed with glass. So there was a precedent.

Staff also said the enclosure didn't harmonize with existing streetscape. Mr. Enfield asked if the existing portal there now harmonized with the streetscape. The roof was actually plastic panels and his proposal would comply more clearly with the historic code by putting a solid roof on it rather than plastic panels.

He didn't design the structure but did design the courtyard. To answer the question about the wall attaching, said his new additions would not touch that wall but would touch portions of the existing portal.

As for the hardship, this space had three previous restaurants and they failed because they didn't have year-round seating. So not having that was a hardship. Not having an expanded season for the portal use was a hardship Vacancies downtown have been many lately. He believed this was an appropriate site for a restaurant and would add a lot of life on this part of town.

When the Atomic Grill had the portal open, it was a very nice space outside. They didn't want to reduce how nice the space was so they proposed pulling out the windows. His only alternative would be to change the portal into a stuccoed box with windows which would be a lot less appropriate than this lighter, lively structure.

He asked Robert Spitz, property owner, and Mr. John Carrera, General Manager, to speak to the project.

Present and sworn was Mr. Robert Spitz, 265 Camino de la Sierra, was sworn.

Mr. Spitz said he was one of the family members who owned the property. One of his biggest concerns was that his tenant could succeed. For a number of years, this has been the best tenant he ever had. And he wanted to help them. Other people looked at it and said it needed an enclosed patio for this. That was his big motivation. These tenants were the only ones who have been there any length of time in the last 35 years. Without this seasonal enclosure, his tenants could not use the patio during all seasons.

Present and sworn was Mr. John Herrera, 409 East Palace, manager of the restaurant, who said, to be honest, at first he didn't like the idea to enclose the patio. People enjoy dining outside and these spaces

were becoming fewer and fewer. It was good to keep the patio integrity and enjoy eating outside during warm months.

But now it was about -3 degrees outside and increasingly hard to be outside. This is a permanent structure but able to be completely open to give the integrity of open seating. This would help their drainage problem and all of the issues they had with this patio. Opposite that corner was a fountain where suspicious activity sometimes happened. This proposal would help the restaurant.

He said he once ran the bar at the Ore House and understood open air restaurants. They would not be able to open the patio to the outside for about 5 months of the year. So this would really help their business and keep trouble off that corner.

Questions to the Applicant

Ms. Walker referred to page 9 of the packet of Mr. Enfield's letter that was verifying colors. She asked why he wanted to verify that at this point.

Mr. Enfield said he did those were the original colors on that property and he wanted to be sure they matched exactly. The verification was done by taking pieces off the window and the stucco in order to match their color with these color chips.

Mr. Rasch said regarding the glazing percentages that the code actually said "80% of the elevation shall be adobe."

Mr. Murphey clarified that the applicant submitted those exceptions on his own and staff refined them. And he didn't think the applicant had adequately answered 80% wall coverage requirement.

Vice-Chair Rios asked Mr. Murphey to comment in reference to the applicant's statement that this had been done before and the mention of the Drury Hotel.

Mr. Murphey said Mr. Enfield gave examples, some of which were outside the historic district. Some were germane and some were not. He could just tell the Board that the applicant referenced Harry's outdoor dining area and from his knowledge of dining there for the last twelve years, they had never removed the glass.

Mr. Rasch said that portal was exactly what it was. It was not publicly visible and was a Meem design from the 1930's. The Drury Hotel had been granted an exception for that atrium.

Vice-Chair Rios thought it had glass already there.

Mr. Rasch said that was on the roof. This was on the new addition on the third floor.

Mr. Enfield said he was just asked by Mr. Rasch to give examples. The 80% adobe rule was not for portals but directed toward permanent structures. There was another option on those corners that would be

to use 3' wood panels on the corners. So he could get rid of the 40% and the 3 feet corner but not the 80% adobe.

He said he, the owner and the tenant didn't want that patio enclosed year-round. It was basically an alley and Mr. Spitz went to a huge expense to move the utilities from there. Otherwise it would be a dead alley with chained chairs.

Vice-Chair Rios asked if the addition would not touch this wall and not the wall at Pasquales.

Mr. Enfield agreed. He referred to Sheet A-1 where there were two portions built out where you could see small nubs. Those were built out and those were the only two places the wall was touching. Those were added when they built that structure originally and it didn't touch the historic Pasquale's wall.

Vice-Chair Rios asked if that portion was not historic then.

Mr. Murphey said from the aerial photographs it appeared those were done when the portal was erected.

Mr. Enfield said Mr. Spitz just told him that was in 1994.

Vice-Chair Rios asked what the wood panels would do for the three foot rule.

Mr. Murphey agreed the removal of windows from the corners would satisfy that exception. That would only leave the 80% exception.

Mr. Armijo asked why it would be considered to be a permanent structure. He thought it should stay temporary if they had stuccoed building with windows that were removable.

Mr. Enfield clarified that it wasn't to be built as a building but as a portal and it would make the feeling heavy in that area if it was a building. La Chozza had pull-out windows and they were on sashes. That was his inspiration. It still would feel right in the courtyard. He tried to solve that heavy feeling but he still couldn't meet the 80% stucco.

Vice-Chair Rios asked him in what months it would be enclosed.

Mr. Enfield said they planned for November through February and he believed they could live with that as a condition of approval.

Mr. Rasch said if it was a portal it wouldn't be a problem. They could have square posts on the corners and all just open. The applicant would be asking to enclose it more than 30 days in the year with these panels. His problem was that the panels were just windows that come out and not the panels with the windows and the wood. But maybe that was the way to look at the alteration.

Mr. Enfield as for clarification that staff just wanted everything to come out in the summer.

Mr. Rasch agreed. He asked if there was a need for the panels.

Mr. Herrera thought the three foot wall had to be permanent for their wine and beer license. That was why the bottom structure would have to be permanent.

Mr. Rasch said they could have the panels elsewhere but for liquor sales, they had to have the barriers right there.

Vice-Chair Rios asked about what was stuccoed.

Mr. Rasch said there was no stucco.

Mr. Enfield said he would still not meet the 80% anyway. The edge of the planter was stucco and remaining.

Mr. Katz asked why it was listed as a temporary structure.

Mr. Murphey apologized. That should not be there. It was permanent. The 80% remains and the 3' if he didn't put in the wood panels.

Public Comment

There were no speakers from the public regarding this case.

Action of the Board

Mr. Katz moved to approve Case #H-13-107 as submitted, making the finding that exceptions for less than 80% and 3' rule have been met because it was not an adobe box; it was a portal and would be open many months of the year. Ms. Walker seconded the motion and it passed by 3-1 majority voice vote with Mr. Armijo voting against.

I. MATTERS FROM THE BOARD

Ms. Walker asked when the draft ordinance would be coming to the Board.

Mr. Rasch said the staff had completed the draft and staff members were reviewing the draft and they would get together in the new year. Then it would make the rounds of the committees.

J. ADJOURNMENT

The meeting was adjourned at 8:30 p.m.

Approved by:



Sharon Woods, Chair

Submitted by:



Carl Boaz, Stenographer

U R A F U

2014 HISTORIC DISTRICTS REVIEW BOARD SCHEDULE

U R A F T

Tuesday	Wednesday	Wednesday	Friday	Monday	Thursday	Sunday	Monday	Tuesday	Wednesday	Friday
12:00 PM Field Trip 5:30 PM H-Board Hearing	11:00 AM SUBMITTAL DEADLINE	REQUEST FOR ADDITIONAL INFORMATION	11:00 AM DEADLINE FOR ADDITIONAL INFORMATION	STAFF WRITES AGENDA	POST AGENDA	PUBLISH AGENDA IN NEWSPAPER	APPLICANTS DISPLAY POSTER	STAFF WRITES REPORTS	PACKET TO PRINT	PACKET DISTRIBUTION
Jan 14	Dec 18	Dec 18	Dec 20	Dec 23	Dec 26	Dec 29	Dec 30	Jan 7	Jan 8	Jan 10
Jan 28	Dec. 31 Tue	Jan 1	Jan 3	Jan 6	Jan 9	Jan 12	Jan 13	Jan 21	Jan 22	Jan 24
Feb 11	Jan 15	Jan 15	Jan 17	Jan 20	Jan 23	Jan 26	Jan 27	Feb 4	Feb 5	Feb 7
Feb 25	Jan 29	Jan 29	Jan 31	Feb 3	Feb 6	Feb 9	Feb 10	Feb 18	Feb 19	Feb 21
Mar 11	Feb 12	Feb 12	Feb 14	Feb 17	Feb 20	Feb 23	Feb 24	Mar 4	Mar 5	Mar 7
Mar 25	Feb 26	Feb 26	Feb 28	Mar 3	Mar 6	Mar 9	Mar 10	Mar 18	Mar 19	Mar 21
Apr 8	Mar 12	Mar 12	Mar 14	Mar 17	Mar 20	Mar 23	Mar 24	Apr 1	Apr 2	Apr 4
Apr 22	Mar 26	Mar 26	Mar 28	Mar 31	Apr 3	Apr 6	Apr 7	Apr 15	Apr 16	Apr 18
May 13	Apr 16	Apr 16	Apr 18	Apr 21	Apr 24	Apr 27	Apr 28	May 6	May 7	May 9
May 27 *	Apr 30	Apr 30	May 2	May 5	May 8	May 11	May 12	May 20	May 21	May 23
June 10	May 14	May 14	May 16	May 19	May 22	May 25	May 26	June 3	June 4	June 6
June 24	May 28	May 28	June 30	June 2	June 5	June 8	June 9	June 17	June 18	June 20
July 8	June 11	June 11	June 13	June 16	June 19	June 22	June 23	July 1	July 2	July 3
July 22	June 25	June 25	June 27	June 30	July 3	July 6	July 7	July 15	July 16	July 18
Aug 12	July 9	July 9	July 11	July 14	July 17	July 20	July 21	July 29	July 30	Aug 1
Aug 26	July 30	July 30	Aug 1	Aug 4	Aug 7	Aug 10	Aug 11	Aug 19	Aug 20	Aug 22
Sept 9	Aug 13	Aug 13	Aug 15	Aug 18	Aug 21	Aug 24	Aug 25	Sept 2	Sept 3	Sept 5
Sept 23	Aug 27	Aug 27	Aug 29	Sept 1	Sept 4	Sept 7	Sept 8	Sept 16	Sept 17	Sept 19
Oct 14 *	Sept 17	Sept 17	Sept 19	Sept 22	Sept 25	Sept 28	Sept 29	Oct 7	Oct 8	Oct 10
Oct 28	Oct 1	Oct 1	Oct 3	Oct 6	Oct 9	Oct 12	Oct 13	Oct 21	Oct 22	Oct 24
Nov 11 *	Oct 15	Oct 15	Oct 17	Oct 20	Oct 23	Oct 26	Oct 27	Nov 4	Nov 5	Nov 7
Nov 25	Oct 29	Oct 29	Oct 31	Nov 3	Nov 6	Nov 9	Nov 10	Nov 18	Nov 19	Nov 21
Dec 9	Nov 12	Nov 12	Nov 14	Nov 17	Nov 20	Nov 23	Nov 24	Dec 2	Dec 3	Dec 5

NOTE: Time and date of hearing may be subject to change. Please contact the Historic Preservation Division at 955-6605 for confirmation. No changes after staff writes agenda or postponement is automatic.

Historic Design Review Board - December 10, 2013
EXHIBIT A

Richard Flint, Ph.D.
Shirley Cushing Flint, MA
Historians

Historic Design Review Board - December 10, 2013
Exhibit B

Statement before the Historic Districts Review Board, Santa Fe, NM
December 10, 2013

In support of an application by Susan Jordan, Soba Holdings, LLC
For approval of installation of metal roofing
On the historic building at **552 Agua Fria St.**

After review of historic photographs and research in architectural history publications, we are confident that installation of metal roofing at 552 Agua Fria would be fully consistent with practices in that neighborhood in the 1920s, when the structure was built as a residence.

Our principal reasons for this conclusion are the following:

1. **General on Metal Roofing:** Beginning in the early 1880s, with arrival of railroads in New Mexico, manufactured building materials including metal roofing came increasingly into common use in places along and in proximity to the Atlantic and Pacific (later Atchison, Topeka, and Santa Fe) Railroad. Santa Fe, the territorial (and later state) capital, was one of the towns where metal architectural elements came into vogue in the form of stamped tin ceilings and siding and corrugated iron roofing, which had been manufactured in the United States since about mid-century.¹ Standing-seam and V-edged sheet iron roofing appeared by the 1890s. By 1922, when the residence at 552 Agua Fria was built, sheet metal roofing of various types had been fully accepted into the architectural repertoire of Santa Fe.²

2. **Metal Roofing near 552 Agua Fria:** Photographs dating from the 1910s and 1920s show numerous buildings in the Westside-Guadalupe Historic District, both residential and commercial, with metal roofing. We present digital copies of several such photos as attachments to this statement. We call special attention to photos from the 1920s of residential structures with metal roofs at 512 Alto Street (negative #061465, 1920s) and 723 Dunlap Street (negative #013551, 1920s), as well as the office of the Capital Coal [and wood] Yard at the corner of Guadalupe St. and Montezuma Ave. (negative #010654, dating from the teens). All these structures are within a 900-foot radius of 552 Agua Fria and clearly have metal roofs, as do most of the buildings in the coal yard and at Santa Fe Builders Supply/SanBuSCo (negative #045163, undated

but probably from the 1930s).³ These do not represent all the buildings with metal roofing in this neighborhood during the period in question. These particular photos just happen to show metal roofing most clearly, from among those available at the Palace of the Governors Photo Archive.

Walking along Agua Fria Street recently from 600 feet west of #552 to 600 feet east of #552, we counted at least six additional "contributing" structures with metal roofs.

3. **Threat of Fire:** A context wider than the linear streetscape along Agua Fria is important to consider because of the existence of major fire hazards presented in the 1920s by both the coal yard and SanBuSCo. With SanBuSCo directly behind (to the south of) 552 Agua Fria and the Capital Coal Yard not far to the southeast, the use of metal roofing would have been a wise precaution. The storage at those businesses of flammable products such as kerosene, turpentine, waxes, paints, and stains, in proximity with shed-stored lumber and piled firewood made for the possibility of major fires. That possibility was aggravated by the frequent passage of steam locomotives through the eastern part of the neighborhood. And, indeed, lumberyard fires have occurred several times in Santa Fe's past.⁴ It is no accident that almost all the buildings within the grounds of both SanBuSCo and the coal yard were roofed with fireproof metal at the time. The 1930s? aerial photo of SanBuSCo (negative #045163) shows not only this fact, but also metal roofing on the garage at 552 Agua Fria and on the residence at 518 Agua Fria (to be discussed further below).

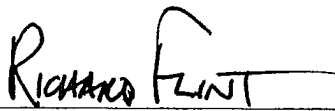
4. **Sibling Structure with Metal Roof:** The seventh structure (456 ft.) east of 552 Agua Fria—as shown in negative #045163—is 518 Agua Fria. It can appropriately be called an architectural sibling of 552 Agua Fria. Evidence of shared architectural parentage is clear in the recent Google Earth street view images accompanying this statement.⁵ Both have the same front window configuration—three large lights below and multiple small panes above. They also both have a central front door with one window to each side and a front porch supported by posts with cobblestone bases. Importantly, they both also use gabled roof designs with shallow pitches, suitable for metal roofing, but less so for shingles.⁶ The two residences, both of adobe, were built at about the same time, in the early 1920s.⁷

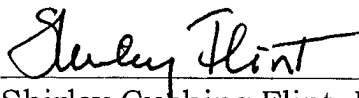
It should be noted that, as in the negative #045163, 518 Agua Fria still is roofed in metal. As noted in the 1997 resurvey form, however, 552 Agua Fria then, as now, has asphalt shingle roofing on both residence and garage.⁸ It has already been noted that negative #045163 shows the garage at 552 Agua Fria with a metal roof in the 1930s. We suggest that the residence also originally was roofed with sheet metal. Evidently, at

some time between 1922 and the 1930s that roofing was replaced with asphalt shingles. But the owner must have decided not to go to the expense of reroofing the garage at the same time, instead leaving it with a metal roof.

Conclusion

Whether or not in fact the residence at 552 Agua Fria originally had a metal-clad roof, it is clear that such a roof was used on the nearby "sibling." That fact, in combination with the widespread use of metal roofing within and immediately adjacent to SanBuSCo and the Capital Coal Yard, as well as common historic use of such roofing in the Westside-Guadalupe Historic District more generally, make it appropriate and fitting for the Historic Districts Review Board to approve the pending application for installation—perhaps re-installation—of such metal roofing at 552 Agua Fria.



Richard Flint, Ph.D.

Shirley Cushing Flint, MA**Notes**

1. National Park Service, "From Asbestos to Zinc, Roofing for Historic Buildings," 2.
2. New Mexico Historic Building Inventory-Santa Fe Resurvey Form, #1610, 552 Agua Fria, August 1997.
3. All photos are from the Photo Archive of the Fray Angélico Chávez History Library, Palace of the Governors, New Mexico History Museum.
4. The fire at Star Lumber on Griffin St. is still remembered by many. Interview in *Santa Fe New Mexican*, April 11, 2008.
5. 552 Agua Fria, Google Earth.jpg (accessed December 8, 2013) and 518 Agua Fria, Google Earth.jpg (accessed November 11, 2013).
6. The pitch of the roof at 552 Agua Fria is "very close to 4:12." Email from Trey Jordan to Susan Jordan, November 12, 2013.
7. 552 Agua Fria was built in 1922. 518 Agua Fria appears in a photograph from 1925 (negative #134568).
8. New Mexico Historic Building Inventory-Santa Fe Resurvey Form, #1610, 552 Agua Fria, August 1997.

#061465



51



4010654



11-22

045163



WATKINS SUPPLY CO.
WATKINS, NEW MEXICO



552 Agua Fria Street, Santa Fe, NM



sgjordan@gmail.com

Get directions

My places



Suggested routes

Agua Fria St

0.1 mi, 20 secs

Or Walk

2 mins

Driving directions to 702 Agua Fria St, Santa Fe, NM 87501

552 Agua Fria St
Santa Fe, NM 87501

1. Head west on Agua Fria St toward Closson St

Destination will be on the left

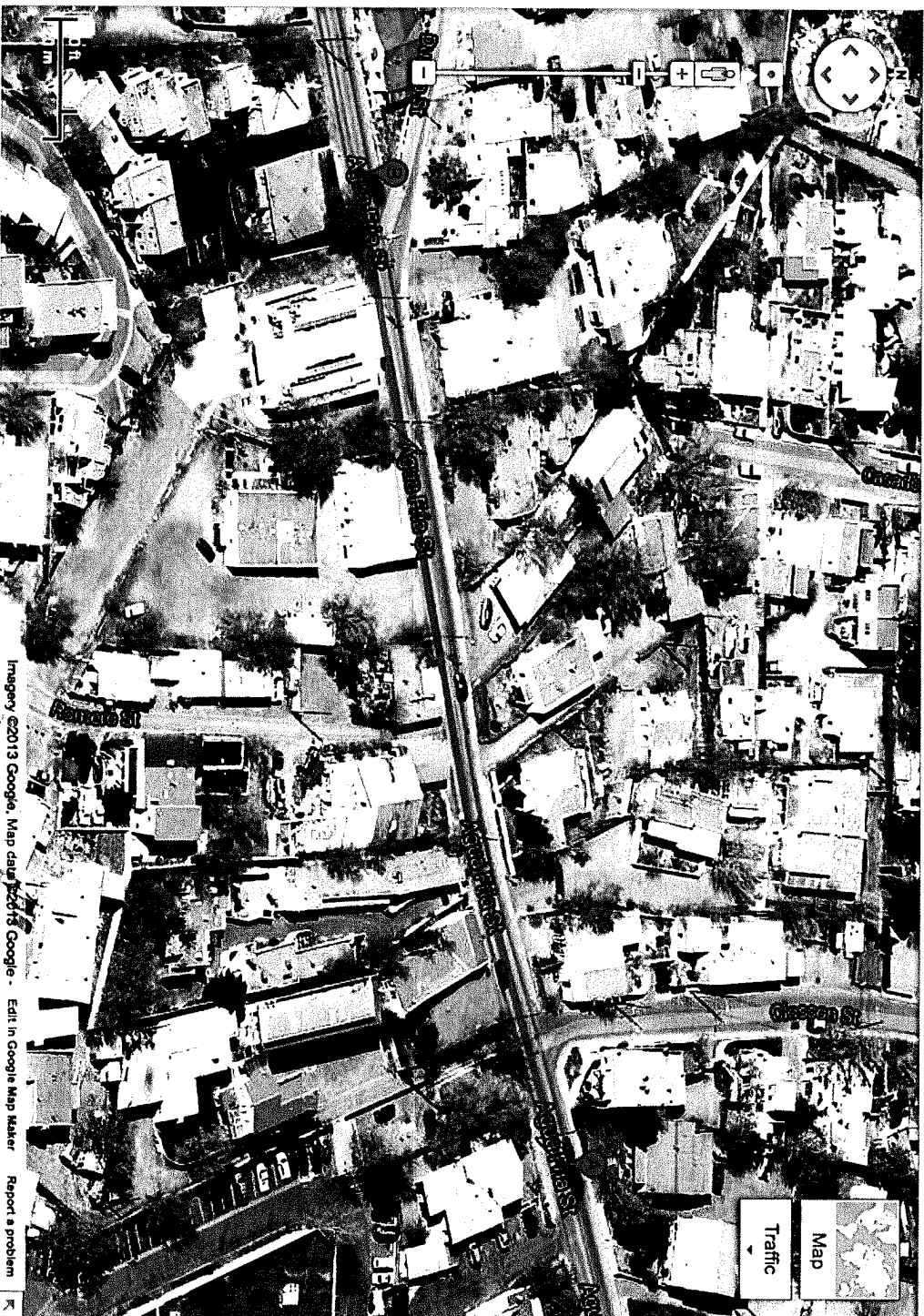
702 Agua Fria St
Santa Fe, NM 87501

Save to My Maps

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.

Map data ©2013 Google

Report a problem - Maps Labs - Help



Imagery ©2013 Google, Map data ©2013 Google - Edit in Google Map Maker - Report a problem

Get directionsMy places

Car

Bus

Walking

Bike

552 Agua Fria Street, Santa Fe, NM

518 agua fria

Add Destination - Show options

GET DIRECTIONS

Suggested routes

Agua Fria St

456 ft, 14 secs

In current traffic: 18 secs

Or Walk

2 mins

Driving directions to 518 Agua Fria St, Santa Fe, NM 87501

552 Agua Fria St

Santa Fe, NM 87501

1. Head east on Agua Fria St toward De Fourni St

4224



6201/2 Agua Fria



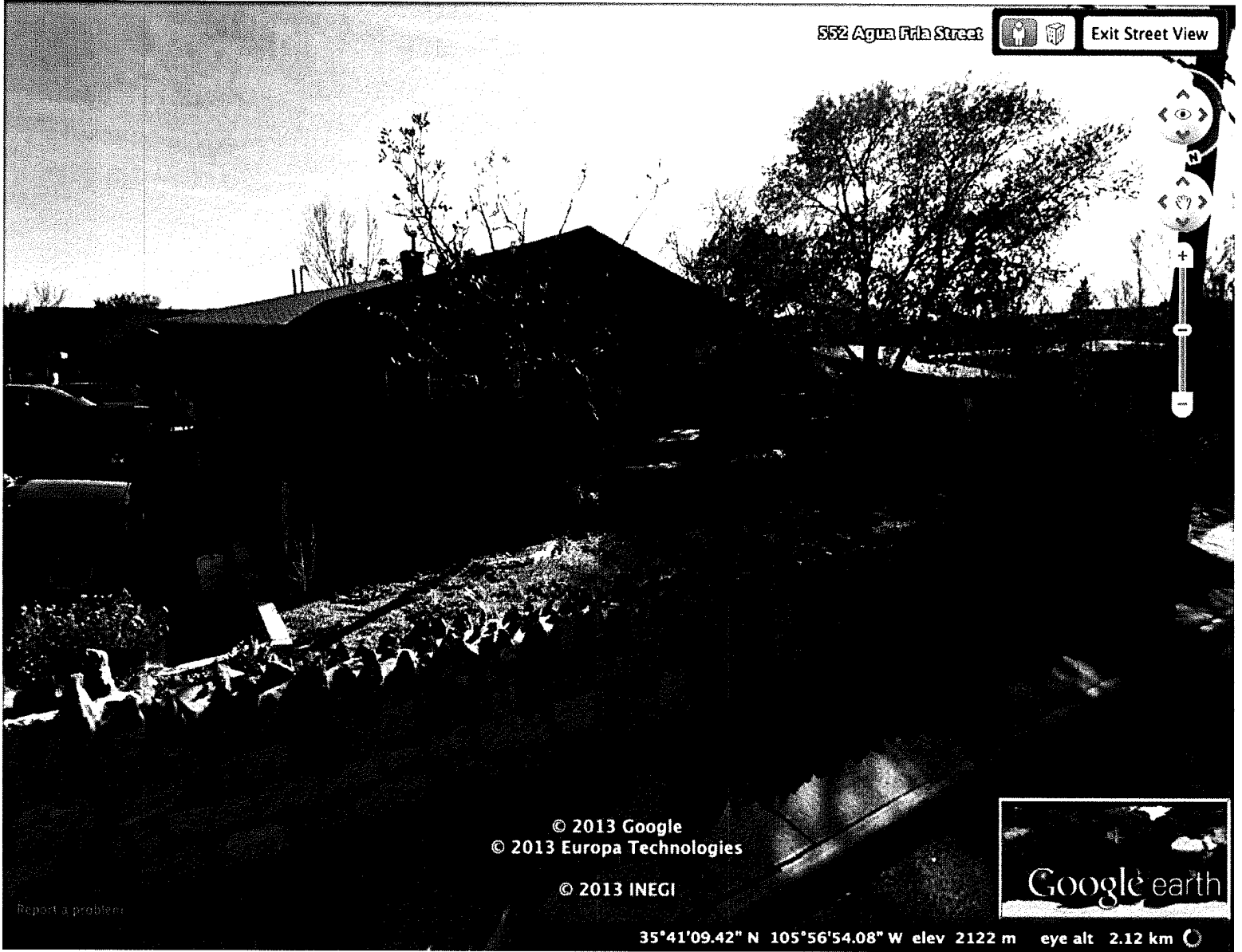
620 1/2 Agua Fria



518



552



#134568



**Résumé
Richard Flint and Shirley Cushing Flint
December 2013**

Richard Flint, Ph.D. (St. John's College, 1968; New Mexico Highlands University, 1992; University of New Mexico, 1999)

Shirley Cushing Flint, MA (St. John's College, 1969; New Mexico Highlands University, 1971)

Co-Directors

Members of the Coronado Expedition, A Search for Documents

**Research Associate Professors
Latin American and Iberian Institute
University of New Mexico**

**Research Associates in History
Archaeology Southwest
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Selected Relevant Professional Experience as a Team

2013	Archival research for Santo Domingo Pueblo/Jordan Law, Anaya vs. Public Service Company of New Mexico (Richard)
2010-present	Expert witness for Laguna Pueblo/Jordan Law, State of New Mexico vs. Kerr-McGee-Corp. (Richard)
2009-2010	Contract for first phase of Regional Historians Initiative of the Office of the New Mexico State Historian
2007-present	Research Associate Professors, Latin American and Iberian Institute, University of New Mexico, Albuquerque, New Mexico
2006-present	Principal Investigators, Members of the Coronado Expedition, A Search for Documents
2006-07	Contract for writing website essays on historical topics, 16th to 20th centuries, from the Office of the New Mexico State Historian
2005	Contract Archivists, Rough Riders Memorial and City Museum, Las Vegas, New Mexico

- 2004 Consultants and participants, In Search of the Coronado Trail Project, Center for Desert Archaeology, Tucson, Arizona
- 2000-03 Co-Directors, Documents of the Coronado Expedition Project, NM Highlands University, Las Vegas, New Mexico
- 2000 Co-Directors, Conference: *Contemporary Vantage on The Coronado Expedition through Documents and Artifacts*. NM Highlands University, Las Vegas, New Mexico and Floydada, Texas, April 14-18.
- 2000 Principal Investigators, Fort Union and the Local Economy, 1860-1868. Grant #00-04, Southwest Parks and Monument Association.
- 1999-2000 Contract historical researchers, Fort Union Collection Project, New Mexico Highlands University, Las Vegas, New Mexico. Grant # 99-006, New Mexico Historical Records Advisory Board
- 1998 Contract Spanish paleographers, University of Wisconsin and New Mexico Abandoned Mine Land Bureau.
- 1992 Directors, Conference: *Where Did the Encuentro Happen in the Southwest?: Questions of the Coronado Expedition's Route*. NM Highlands University, August 21-23
- 1981-99 Co-Directors, the Coronado's Bridge Project (an historical and archeological research project designed to delineate a segment of the Coronado expedition's route through east-central New Mexico).

Selected Relevant Books, Articles, and Chapters

Books

- 2013 *No Mere Shadows: Faces of Widowhood in Early Colonial Mexico*. University of New Mexico Press, Albuquerque, NM. (S)
- 2012 *The Latest Word from 1540: People, Places, and Portrayals of the Coronado Expedition*. University of New Mexico Press, Albuquerque, NM. (R & S)
- 2008 *No Settlement, No Conquest: A History of the Coronado Entrada*. University of New Mexico Press, Albuquerque, NM. (R)
- 2005 *Documents of the Coronado Expedition, 1539-42: "They Were Not Familiar with His Majesty, nor Did They Wish to Be His Subjects."* Southern Methodist University Press, Dallas, Texas. Reissued, University of New Mexico Press, Albuquerque, NM, 2012. (R & S)
- 2003 *The Coronado Expedition from the Distance of 460 Years*. University of New Mexico Press, Albuquerque, New Mexico. (R & S)

- 2002 *Great Cruelties Have Been Reported, the 1544 Investigation of the Coronado Expedition*. Southern Methodist University Press, Dallas, Texas. Reissued, University of New Mexico Press, Albuquerque, NM, 2013. (R)
- 1997 *The Coronado Expedition to Tierra Nueva: The 1540-1542 Route Across the Southwest*. University Press of Colorado, Niwot, Colorado. (R & S)
- 1991 *A Field Guide to Mesa Verde Architecture*. Century Graphics, Albuquerque, NM (R&S)
- 1989 *Chaco-esque: Chaco-like Great Pueblo Architecture outside Chaco Canyon*. Century Graphics, Albuquerque, NM (R&S)
- 1987 *A Pocket Guide to Chaco Canyon Architecture*. Century Graphics, Albuquerque, NM (R&S)

Chapters and Articles

- 2013a Catch as Catch Can: The Evolving History of the Contact-Period Southwest, 1838-Present. In *Native and Imperial Transformations: Sixteenth-Century Entradas in the American Southwest and Southeast*, edited by Clay Mathers, Jeffery M. Mitchem, and Charles M. Haecker. University of Arizona Press and Amerind Foundation, Tucson, Arizona. (R & S)
- 2013b The Flipside of Discovery: Planned Pueblo Indian Response to the Approach of the Coronado Expedition. *New Mexico Historical Review* 88(1) (winter):1-14. (R)
- 2013c Tiguex: En el Cruce de los Caminos, *Chronicles of the Trail* 9(1) (winter/spring):6-20. (R)
- 2011 And Then Came Guido: The Life of a Financier of the Coronado Expedition, *New Mexico Historical Review*, 86(1) (Winter 2011): 1-19. (R & S)
- 2009 Without Them, Nothing Was Possible: The Coronado Expedition's Indian Allies. *New Mexico Historical Review*, 84(1) (Winter 2009):65-118. (R & S)
- 2008a La Salina of the Estancia Valley, New Mexico: Community Use and Private Ownership, 1830s to 1930s. *New Mexico Historical Review*, 83(1) (Winter 2008):39-55. (R)
- 2008b Treason or Travesty: Re-examination of the Martín Cortés Conspiracy. *Sixteenth Century Journal* XXXIX/1 (2008):47-68. (S)
- 2008c Parts of the Whole: The Diverse Makeup of the Coronado Expedition. *Journal of the West*, 47(3) (Summer 2008):23-31. (R & S)

- 2005 What They Never Told You About the Coronado Expedition. *Kiva* 71(2):203-17. (R)
- 2003a What's Missing from this Picture? The *Alarde*, or Muster Roll, of the Coronado Expedition. In *The Coronado Expedition from the Distance of 460 Years*. Albuquerque, New Mexico, 57-80. (R)
- 2003b Before the Coronado Expedition: Who Knew What and When Did They Know It? In *The Coronado Expedition from the Distance of 460 Years*. Albuquerque, New Mexico, 20-41. (R and William K. Hartmann)
- 2003c The Financing and Provisioning of the Coronado Expedition. In *The Coronado Expedition from the Distance of 460 Years*. Albuquerque, New Mexico, 42-56. (S)
- 2003d Reconciling the Calendars of the Coronado Expedition: Tiguex to the Second Barranca, April and May 1541. In *The Coronado Expedition from the Distance of 460 Years*. Albuquerque, New Mexico, 151-63. (R)
- 2002a Fort Union and the Economy of Northern New Mexico, 1860-1868. *New Mexico Historical Review*, 77(1) (Winter 2002):27-55. (R & S)
- 2002b Results and Repercussions of the Coronado Expedition to Tierra Nueva from Documentary and Archaeological Sources. *New Mexico Historical Review* 77(3):233-59. (R)
- 2002c *La Sangre Limpia*da of Marina Flores Gutiérrez de la Caballería. *Colonial Latin American Historical Review* 11(1):35-54. (S)
- 1999 A Death in Tiguex, 1542. *New Mexico Historical Review* 74(3):247-70. (R & S)
- 1997a *Armas de la Tierra*: The Mexican Indian Component of Coronado Expedition Material Culture. In *The Coronado Expedition to Tierra Nueva: The 1540-1542 Route Across the Southwest*. Niwot, Colorado, 57-70. (R)
- 1997c The Coronado Expedition: Cicúye to the Río de Cicúye Bridge. In *The Coronado Expedition to Tierra Nueva: The 1540-1542 Route Across the Southwest*. Niwot, Colorado, 262-77. (R & S)
- 1997d *Una Barranca Grande*: Recent Archeological Evidence and a Discussion of Its Place in the Coronado Route. In *The Coronado Expedition to Tierra Nueva: The 1540-1542 Route Across the Southwest*. Niwot, Colorado, 370-83. (R with Donald J. Blakeslee and Jack T. Hughes)
- 1993 Coronado's Crosses, Route Markers Used by the Coronado Expedition. *Journal of the Southwest* 35(2):207-16. (R & S)
- 1992a Who Designed Coronado's Bridge across the Pecos River? *Kiva*

57(4):331-42. (R)

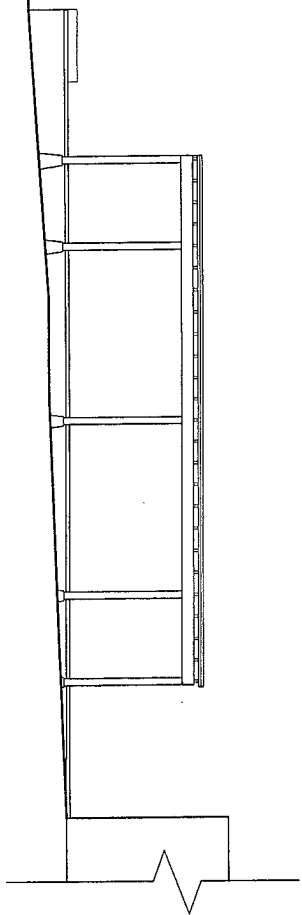
- 1992b The Coronado Expedition, Cicúye to the Río de Cicúye Bridge.
New Mexico Historical Review 67(2):123-38. (R & S)
- 1991 The Location of Coronado's 1541 Bridge: a Critical Appraisal of Albert Schroeder's 1962 Hypothesis. *Plains Anthropologist* 36(135):171-76. (R)
- 1988 *Una Atarque Duradera*. *New Mexico Historical Review*, 63(4) (Fall 1988):357-72. (R & S and Pedro V. Gallegos)

Awards and Grants

- 2012 Texas Old Missions and Forts Restoration Association Book Award for *The Latest Word from 1540* (R & S)
- 2012 Byron S. Cummings Award, from the Arizona Archaeological and Historical Society, for outstanding contribution to Southwestern history and archaeology (R & S)
- 2010 Grant #3945, from the Program for Cultural Cooperation between Spain's Ministry of Culture and U.S. Universities for research in archives in Oaxaca, Puebla, and Tlaxcala, Mexico, January and February 2011 (R & S).
- 2010 Gilberto Espinosa Prize for best article of 2009 from the *New Mexico Historical Review* for Without Them, Nothing Was Possible: The Coronado Expedition's Indian Allies (R)
- 2009a Fulbright Senior Research Fellowship for research in archives in Madrid, Toledo, and Valladolid, Spain, February-April 2009. (R)
- 2009b Fray Francisco Atanasio Domínguez Award for Historic Surveys and Research from the Historical Society of New Mexico for *No Settlement, No Conquest: A History of the Coronado Expedition*. (R)
- 2009c Grant #3616, from the Program for Cultural Cooperation between Spain's Ministry of Culture and U.S. Universities for research in archives in Andalucía, Spain, October-December 2009 (R&S).
- 2006a Fray Francisco Atanasio Domínguez Award for Historic Surveys and Research from the Historical Society of New Mexico (R&S) for *Documents of the Coronado Expedition*; this book was also cited by the American Library Association's *Choice Magazine* as one of the outstanding academic titles of 2005.
- 2006b Grants from the Southwestern Foundation for Education and Historic Preservation and the Summerlee Foundation for

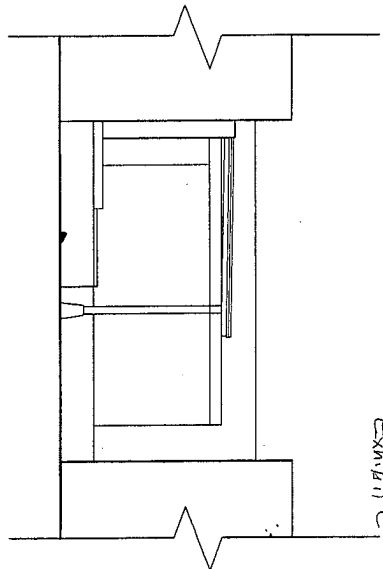
- "Members of the Coronado Expedition, A Search for Documents."
(R&S)
- 2005 Grant #05-09 from the Western National Parks Association to perform research in the US National Archives concerning the proposed Long Walk National Historic Trail. (R&S)
- 2004 Grant #2203-1250-1785 from the New Mexico Humanities Council for presentation of lectures titled "Was the Coronado Expedition in Southwestern New Mexico?" (R&S)
- 2000-03 Grant from the National Historical Publications and Records Commission of the National Archives for publication of *Documents of the Coronado Expedition, 1539-42: "They Were Not Familiar with His Majesty, nor Did They Wish to Be His Subjects."* Matched by a series of grants from private donors and foundations including the Skaggs Foundation, the Summerlee Foundation, the Clements Foundation, the Southwestern Foundation for Education and Historical Preservation, the Santa Fe Art Foundation, and the Program for Cultural Cooperation between Spain's Ministry of Culture and U.S. Universities. (R&S)
- 2000 Grant #00-04 from the Southwest Parks and Monument Association to perform research in the U.S. National Archives concerning civilian employment and supply at Fort Union, New Mexico, 1860-1868. (R&S)
- 1999-2000 Grant # 99-006 from the New Mexico Historical Records Advisory Board to preserve and make more available James Arrott's Fort Union Collection at New Mexico Highlands University's Thomas E. Donnelly Library. (R&S)
- 1997-98 Fulbright Fellowship for research at the Archivo General de Indias in Sevilla, Spain. (R)
- 1995 New Mexico Endowment for the Humanities Senior Scholar Grant for "The Estrada Women and the Financing of the Coronado Expedition," research for article and book. (S)





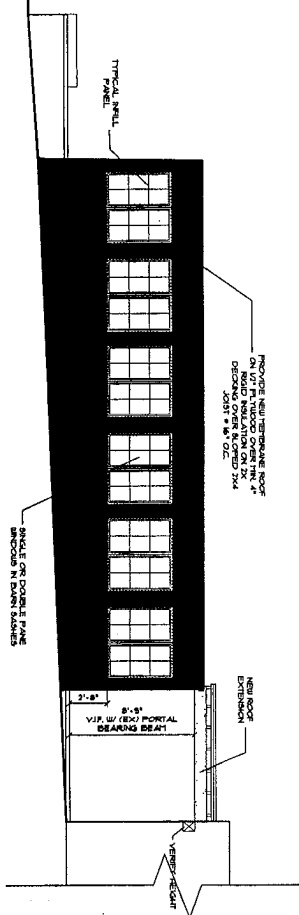
EXISTING EAST ELEVATION

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



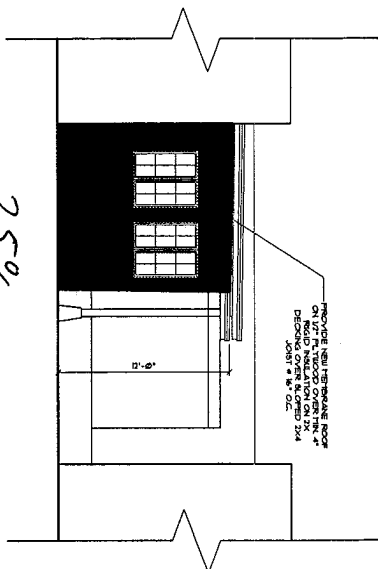
EXISTING SOUTH ELEVATION

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



PROPOSED EAST ELEVATION

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



PROPOSED SOUTH ELEVATION

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

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NO SCALE DIMENSIONS
CONTRACTOR TO VERIFY
ALL DIMENSIONS TO FACE
OF ANY DIMENSIONS NOTED ARCHITECT
TO BE IN CONFORMANCE WITH
THEIR OWN CONSTRUCTION

NO.	EXTENSION/DIMENSION	DATE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

PROJECT TITLE

EXTENSIVE REMODEL FOR
BOB
SPITZ

103 EAST WATER STREET

PROJECT NO. 00.34

CHECKED BY	BE	DATE	8/2/13
DRAWN BY	LZ	DATE	8/2/13

EXISTING &
PROPOSED
ELEVATIONS

SHEET NO.

A-2

PROVIDE NEW MEMBRANE ROOF
ON 1/2" PLYWOOD OVER MIN. 4"
RIGID INSULATION ON 2X
DECKING OVER SLOPED 2X4
JOIST @ 16" O.C.

NEW BEAM
AT TOP OF
(EX) PORTAL BEAM
STRUCTURE BEYOND

Ø 1'-3"

FIXED PANEL BELOW W/
REMOVABLE PANEL ABOVE
REMOVABLE DOUBLE ACTING DOORS

FIXED PANEL BELOW W/
REMOVABLE PANEL ABOVE

PROPOSED NORTH ELEVATION

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

Historic Design Review Board - December 10, 2013

EXHIBIT D

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