



# Agenda

CITY CLERK'S OFFICE

DATE 2/4/14 TIME 2:57

SERVED BY Camille York

RECEIVED BY Chah

## HISTORIC DISTRICTS REVIEW BOARD FIELD TRIP

TUESDAY, February 11, 2014 at 12:00 NOON

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

## HISTORIC DISTRICTS REVIEW BOARD HEARING

TUESDAY, February 11, 2014 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: January 28, 2014
- E. FINDINGS OF FACT & CONCLUSIONS OF LAW

Case #H-14-004      506 San Antonio Street  
 Case #H-14-005      1413 Paseo de Peralta

### F. ACTION ITEMS

1. Case #H-05-179. 264 Las Colinas Drive, Lot 5. Downtown & Eastside Historic District. Lorn Tryk Architects, agent for Piedra partners LLC, owner, proposes to construct a 3,204 sq. ft. single family residence at the maximum allowable height of 18'6". (David Rasch).
2. Case #H-13-086B. 918 Acequia Madre, C. Downtown & Eastside Historic District. Martinez Architecture Studio, agent for David Muck and Cole Martelli, owners, proposes to demolish a contributing residential structure. An exception is requested to remove historic materials and degrade historic status (Section 14-5.2(D)(1)(a)+(D)(5)). (David Rasch).
3. Case #H-14-007. 128 W. Palace Avenue. Downtown & Eastside Historic District. Marc Naktin, agent for David Barker, owner, proposes to remodel the street façade of a non-contributing commercial structure. (David Rasch).
4. Case #H-14-009. 1564 Cerro Gordo Road. Downtown & Eastside Historic District. Lloyd & Assoc. Architects, agent for Roberta Marquez, owner, proposes to demolish a non-historic carport and to regrade a driveway with the construction of retaining yardwalls. David Rasch.

5. **Case #H-14-009.** 1564 Cerro Gordo Road. Downtown & Eastside Historic District. Lloyd & Assoc. Architects, agent for Roberta Marquez, owner, proposes to demolish a non-historic carport and to regrade a driveway with the construction of retaining yardwalls. David Rasch.
6. **Case #H-14-008.** 213 E. Santa Fe Avenue. Don Gaspar Area Historic District. Melinda K. Hall, agent, Paul Heath, owner, proposes to replace the roof finish on a contributing residential structure. An exception is requested to not replace wood shingles in-kind (Section 14-5.2(D)(6)). David Rasch.

**G. COMMUNICATIONS**

**H. MATTERS FROM THE BOARD**

**I. ADJOURNMENT**

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

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



# Agenda

DATE 1/22/14 TIME 10:50

SERVED BY Camille Vega

RECEIVED BY [Signature]

## HISTORIC DISTRICTS REVIEW BOARD FIELD TRIP

TUESDAY, February 11, 2014 at 12:00 NOON

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

## HISTORIC DISTRICTS REVIEW BOARD HEARING

TUESDAY, February 11, 2014 at 5:30 P.M.

CITY COUNCIL CHAMBERS

- A. CALL TO ORDER
- B. ROLL CALL
- C. APPROVAL OF AGENDA
- D. APPROVAL OF MINUTES: January 28, 2014
- E. FINDINGS OF FACT & CONCLUSIONS OF LAW

Case #H-14-004      506 San Antonio Street  
 Case #H-14-005      1413 Paseo de Peralta  
 Case #H-14-006A    377 Garcia Street  
 Case #H-14-006B    377 Garcia Street

### F. ACTION ITEMS

1. Case #H-05-179. 264 Las Colinas Drive, Lot 5. Downtown & Eastside Historic District. Lorn Tryk Architects, agent for Piedra partners LLC, owner, proposes to construct a 3,204 sq. ft. single family residence at the maximum allowable height of 18'6". (David Rasch).
2. Case #H-12-061A. 846 Old Santa Fe Trail. Downtown & Eastside Historic District. Jenkins Gavin, agent for Lori Kunkel & Peter Quintana, owners, requests an historic status review of this contributing residential structure. (David Rasch).
3. Case #H-13-004. 918 Acequia Madre, C. Downtown & Eastside Historic District. Martinez Architecture Studio, agent for David Muck and Cole Martelli, owners, proposes to demolish a contributing residential structure. An exception is requested to remove historic materials and degrade historic status (Section 14-5.2(D)(1)(a)+(D)(5)). (David Rasch).
4. Case #H-14-007. 128 W. Palace Avenue. Downtown & Eastside Historic District. Marc Naktin, agent for David Barker, owner, proposes to remodel the street façade of a non-contributing commercial structure. (David Rasch).

5. Case #H-14-006A. 377 Garcia Street. Downtown & Eastside Historic District. Payson Denney Architects, agent for Dean & Denise Kiklis, owners, proposes an historic status review with primary elevation designations. (David Rasch).

6. Case #H-14-006B. 377 Garcia Street. Downtown & Eastside Historic District. Payson Denney Architects, agent for Dean & Denise Kiklis, owners, proposes to remodel a contributing residential structure by constructing 124 sq. ft. of additions, removing an historic window, closing and creating window openings, and constructing a pergola and yardwalls. Three exceptions are requested to place an addition on a primary elevation (Section 14-5.2(D)(2)(c)), remove historic materials (Section 14-5.2(D)(5)(a)(i)), and to close an existing opening and create a new opening (Section 14-5.2(D)(5)(a)(ii and iii)). (David Rasch).

#### G. COMMUNICATIONS

#### H. MATTERS FROM THE BOARD

#### I. 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.

**SUMMARY INDEX**  
**HISTORIC DISTRICTS REVIEW BOARD**  
February 11, 2014

<b>ITEM</b>	<b>ACTION TAKEN</b>	<b>PAGE(S)</b>
Approval of Agenda	Approved as amended	1
Approval of Minutes January 28, 2014	Approved as amended	2-2
Findings of Fact & Conclusions of Law	Approved as presented	2
Matters from the Floor	None	2
Action Items		
1. <u>Case #H-05-179</u> 264 Las Colinas Drive, Lot 5	Approved with conditions	2-5
2. <u>Case #H-13-086</u> 1413 Paseo de Peralta	Postponed	5-9
3. <u>Case #H-14-007</u> 128 W. Palace Avenue	Approved with conditions	9-10
4. <u>Case #H-14-009</u> 1564 Cerro Gordo Road	Approved as presented	10-12
5. <u>Case #H-14-006A</u> 377 Garcia Street	Remained Contributing	12-13
6. <u>Case #H-14-006B</u> 377 Garcia Street	Postponed part/Approved part	13-20
G. Communications	None	20
H. Matters from the Board	Comments	20-21
I. Adjournment	Adjourned at 6:45 p.m.	21

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

**February 11, 2014**

**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. Edmund Boniface  
Mr. Frank Katz  
Ms. Christine Mather  
Ms. Karen Walker

**MEMBERS ABSENT:**

**OTHERS PRESENT:**

Mr. David Rasch, Historic Planner Supervisor  
Ms. Kelley Brennan, Interim City Attorney  
Mr. Zach Shandler, Assistant City Attorney  
Mr. Carl Boaz, Stenographer

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

**C. APPROVAL OF AGENDA**

**Mr. Katz moved to approve the agenda as amended to add Comments from the Floor after Findings of Fact. Ms. Walker seconded the motion and it passed by unanimous voice vote.**

**D. APPROVAL OF MINUTES: January 28, 2014**

Ms. Rios requested the following changes to the minutes:

On page 10, 3<sup>rd</sup> sentence should read, "Ms. Rios asked him to describe the entry door on the north elevation." The fifth sentence should read, "Ms. Rios found that the proposed door was not an appropriate door for the primary elevation."

On page 12 should read, "Mr. O'Reilly added that it was the Chair's discretion to have or not to have matters from the floor."

Mr. Boniface asked for one change to the minutes:

On page 9, second sentence after questions to the applicant, it should read, "proposed metal shielded sconce."

**Ms. Rios moved to approve the minutes of January 28, 2014 as amended. Ms. Walker seconded the motion and it passed by unanimous voice vote except Mr. Armijo abstained.**

**E. FINDINGS OF FACT AND CONCLUSIONS OF LAW**

**Case #H-14-004      506 San Antonio Street**

**Case #H-14-005      1413 Paseo de Peralta**

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

**F. MATTERS FROM THE FLOOR**

There were no matters from the Floor.

## **G. ACTION ITEMS**

1. **Case #H-05-179. 264 Las Colinas Drive, Lot 5.** Downtown & Eastside Historic District. Lorn Tryk Architects, agent for Piedra partners LLC, owner, proposes to construct a 3,204 sq. ft. single family residence at the maximum allowable height of 18'6". (David Rasch).

Mr. Rasch gave the staff report as follows:

### **BACKGROUND & SUMMARY:**

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

264 (Lot 5) will be 3,204 square feet at approximately the maximum allowable height of 18' 6". The building is designed in a simplified Spanish-Pueblo Revival style with stepped massing, some exposed headers, and viga posts with carved corbels at portals with black-painted metal railing. The finish will be elastomeric stucco in "Adobe Brown" and trim in "TW Brown". Sconce light fixtures will be a mottled ferric patina. Portal and walkway paving will be in "Bourbon Street" brick.

### **STAFF RECOMMENDATION:**

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

### **Questions to Staff:**

Ms. Rios said this was not the one that was given conceptual approval previously and asked Mr. Rasch if that was correct.

Mr. Rasch thought there was a previous design but because of a lot line adjustment, it was redesigned substantially.

Ms. Rios asked if the 2006 conceptual approval would still be valid. Mr. Rasch said it was not and this application would replace it.

Ms. Mather pointed out that on her elevations there were marked as numbers. She said she would appreciate it if the applicant would label them as north, south, east or west.

Mr. Rasch said it was his fault for not catching that and would be more careful.

Ms. Mather said today on the site visit the Board noticed that a house was recently built next door to



this house with an eyebrow over the window. She asked Mr. Rasch if he could look back at that case and see if that eyebrow was on the plans the Board approved.

Mr. Rasch agreed to do that.

Ms. Walker asked if the lot coverage had increased because easements were added or if there was some other reason that the lot coverage had increased.

Ms. Brennan said this zoning was R-12 PG and typically the easement was not excluded for lot coverage but there were a number of requirements on modifying that 40%. She presumed it met that standard.

Ms. Walker asked if the new rule when easements were not counted just applied to just certain situations.

Ms. Brennan was not aware of that. She said there might be times when you could not build a wall over an easement but it was still the original owner's.

#### Applicant's Presentation:

Present and sworn was Mr. Lorn Tryk, 206 Mackenzie, who said regarding lot coverage, that there were no requirements in a PUD so the lots were compressed because of open space requirements. It was typical of other PUDs and this one was approved for 14 units. He was coming here for approval of designs as they were done. In his letter he said there would be no rooftop appurtenances but the floor plan showed skylights and the squares and triangles showed what the elevations were.

#### Questions to the Applicant:

Ms. Rios commended him for his letter that had lots of details and helped staff. It indicated this would have divided lights but the elevations showed no divisions on the windows.

Mr. Tryk said it was because he wasn't sure where they should be divided. The policy seemed to be to have divided lites on publicly visible elevations. So now he showed only the front two windows.

Ms. Rios said primary and publicly visible had to have divided lites. The house next door does have true divided lights.

Chair Woods asked Mr. Tryk if he would be willing to use true divided lites where the ordinance required them. Mr. Tryk agreed.

Mr. Boniface asked if he could describe the stone work.

Mr. Anthony Odal was sworn.

Mr. Odal said it was stacked stone, western style, almost Anasazi and buff was the main color.

Mr. Boniface asked if it would be natural stone.

Mr. Odal said they were considering using Eldorado Stone but now were looking at natural stone.

Ms. Mather asked what the ordinance said about stacked stone.

Mr. Rasch said it was about public visibility. The ordinance said less than 80% of visible shall be adobe so 20% doesn't have to be stucco.

Mr. Katz asked which elevations were where since he couldn't match them up.

Mr. Tryk said the front of the house was south at the bottom of the page 1-A-7. The top elevation was the front.

Mr. Katz assumed # 2 was west.

Mr. Tryk agreed. He identified each one by number. He promised to have ordinal points all the way around in the future.

Public Comment:

There were no speakers from the public regarding this case.

Action of the Board:

**Ms. Rios moved to approve Case #H-05-179 per staff recommendations and conditions**

1. That the skylights be low profile,
2. That the stone be natural stone,
3. That all windows be true divided except under the portal, and
4. That there be no rooftop appurtenances.

**Ms. Mather seconded the motion with the condition**

5. That the stacked stone not exceed 20% of the façade, Ms. Rios accepted the amendment as friendly and the motion passed by unanimous voice vote.

2. **Case #H-13-086B. 918 Acequia Madre, C.** Downtown & Eastside Historic District. Martínez Architecture Studio, agent for David Muck and Cole Martelli, owners, proposes to demolish a contributing residential structure. An exception is requested to remove historic materials and degrade historic status (Section 14-5.2(D)(1)(a)+(D)(5)). (David Rasch).

Mr. Rasch gave the staff report as follows:

**BACKGROUND & SUMMARY:**

918 Acequia Madre Unit C is a single family residence that was constructed in the late 1940s in the Spanish-Pueblo Revival style. The Historic Districts Review Board designated the structure as contributing to the Downtown & Eastside Historic District with elevations 4, 5, 6, and 7 as primary on September 24, 2013.

The applicant requests demolition of the entire structure and an exception is requested to remove historic materials and degrade historic status (Section 14-5.2(D)(1)(a) and (D)(5)).

In addition, the applicant submitted a floor plan and elevation of a proposed replacement structure as an example of streetscape reestablishment only. No action is requested on this design.

**STAFF RECOMMENDATION:**

Staff recommends approval of the exception request to demolish the contributing historic structure as complying with Section 14-3.14 Demolition of Historic Structures.

**EXCEPTION TO DEMOLISH HISTORIC STRUCTURE**

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

The character of the streetscape is not damaged because the house to be demolished will be replaced with a house that will meet the historic and building regulations of the City.

Staff response: Staff agrees with this statement.

***Are required to prevent a hardship to the applicant or an injury to the public welfare;***

This demolition is required to prevent injury to the public because the building is not safe and not compliant with building code. The house also has extensive mold in the ceiling cavity due to years of leaks.

Staff response: Staff agrees with this statement.

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

Our proposal strengthens the unique heterogeneous character of the City because we will design a new house to replace this that will be safe for habitation. This new house will be brought before the Board to ensure that its' design follows all historic regulations.

Staff response: Staff agrees with this statement.

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

This demolition is due to the special conditions of the structure because this particular structure is unsafe and not possible to renovate.

Staff response: Staff agrees with this statement.

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

This demolition is not a result of the actions of the applicant because a forensic structural report revealed the unsafe condition of the house which was not disclosed to the current owners and the house was recently reroofed and restuccoed to conceal any problems.

Staff response: Staff agrees with this statement.

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

Our proposal provides the least negative impact because if this house was modified the necessary structural changes would require us to replace all the existing material and this modification could not be accomplished within the historic regulations. Demolition and a replacement house on this site would allow us to meet all necessary City historic and structural regulations.

Staff response: Staff agrees with this statement.

#### **14-3.14(G) Standards for Demolition of Historic Structures**

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

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

#### Questions to Staff:

Ms. Walker said usually Mr. Purdy approved these and asked if he went inside the house because the demolition reports were conflicting.

Mr. Rasch said he wasn't involved.

Ms. Mather asked about lot coverage. Assuming the structure was demolished, she asked what size structure the applicant could build.

Mr. Rasch said 405.

Applicant's Presentation:

Present and sworn was Mr. Richard Martínez, 1524 Paseo de Peralta, who said the sketch he provided was just an idea. He got reports from the structural engineer that it was unsafe. The first report from Hands Engineering had no forensic report but only visual. He asked for another report from Mr. Purdy and Mr. Martínez read the report. Mike Purdy agreed with the engineer and he did go in the house.

Mr. Martínez also enclosed a report from Ra Patterson no historic windows and from CEL that there was mold in the ceilings. He had hoped to raise the ceilings but there was no bond beam on the walls. He planned to replace basically the same footprint but with an added bedroom. This was to be a guest house.

Questions to the Applicant:

Ms. Mather thanked him for adding this information for the Board.

Ms. Rios asked if there would be people occupying this house. Mr. Martínez agreed.

Mr. Armijo pointed out that any house on the east side was likely to have a rubble foundation. CEL reported mild mold. He was concerned and would appreciate if in the future, a house that was made contributing a few months, should not have the engineer say it should be torn down. There were three casitas there and this was a tragedy.

It would need basic reconstruction and not demolition just because it didn't meet someone's needs. He had concerns with the Hands Engineering Report. As a builder, it didn't show him why it should be torn down. If the Board makes it Contributing at one meeting and then get a request to tear it down, he would request more information in the report.

Ms. Rios agreed with Mr. Armijo. Some of these homes were very old and many of them came to the Board as Contributing and some didn't have proper ventilation and then were remodeled to meet the needs of today.

Mr. Martínez said they were not tearing it down for today's needs but because it was unsafe. The ceilings were very old and full of mold. They had to be built at a higher level. Some structures had material to work with but this structure was not being torn down because it didn't fit owner's needs but because it was structurally unsound. It would be a fine guest house if it could be renovated. Floors and wall were in poor shape. He provided a sketch that basically showed they were going to replace the structure but none of the original would be left.

Chair Woods mentioned that Ms. Brennan just dealt with a million dollar mold suit. When you have to take off the roof, the walls won't stay up. It might as well be built the right way with proper foundation and bond beam.

Public Comment:

There were no speakers from the public regarding this case.

Action of the Board:

**Ms. Mather moved to approve Case #H-13-086B per staff recommendations. Mr. Boniface seconded the motion.**

Mr. Armijo pointed out that the report said "suspect mold." Ten percent was not a bad moisture content. The report didn't mention the bond beam. It needed to say it was more than just the possibility of mold. That was why he was opposed.

**The vote result was a 3-3 tie.**

**Mr. Katz moved to postpone Case #H-13-086B to allow the applicant to bring further evidence of the need to demolish. Mr. Armijo seconded the motion and it passed by unanimous voice vote.**

- 3. Case #H-14-007. 128 W. Palace Avenue.** Downtown & Eastside Historic District. Marc Naktin, agent for David Barker, owner, proposes to remodel the street façade of a non-contributing commercial structure. (David Rasch).

Mr. Rasch gave the staff report as follows:

**BACKGROUND & SUMMARY:**

128 West Palace Avenue is a commercial building, known as the Dendahl Building, which was constructed in 1932. An extensive remodel was completed in 1982 in the Territorial Revival style. The building is listed as non-contributing to the Downtown & Eastside Historic District.

The applicant proposes to remodel the street-facing façade by removing the non-historic aluminum fixed windows and replacing them with wood windows and doors which will create two galleries on the east side of the main entry with recessed entry doors and the new east façade will be more similar to the existing west façade. Divided-lite windows are not required under the portal.

**STAFF RECOMMENDATION:**

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

Questions to Staff:

Ms. Mather noticed there was appeared to be tile on the facing of the building and asked how old it was and if it would be affected.

Mr. Rasch said the tile was historic.

Applicant's Presentation:

Present and sworn was Mr. Marc Naktin, 1305 Luján, had nothing to add to staff report.

Questions to the Applicant:

Chair Woods asked about the window color.

Mr. Naktin said it would be white painted wood.

Mr. Armijo asked if the doors were to be replaced.

Mr. Naktin said the doors would match existing doors next door and wood stained door but with a kick panel instead of glass.

Mr. Armijo asked if lites would be 6 over 8.

Mr. Naktin thought so. He explained they were tall to match the windows.

Ms. Mather asked about the tile and whether he was trying to match Sugarman's Gallery and they just did some generic white tile and wondered if there were areas where they would try to match the tile.

Mr. Naktin said it was a tile style currently available if they needed to replace any of the tile.

Public Comment:

There were no speakers from the public regarding this case.

Action of the Board:

**Ms. Rios moved to approve Case #H-14-007 per staff recommendations with the condition that the windows be white wood, and the doors wood stained. Mr. Armijo seconded the motion and it passed by unanimous voice vote.**

- 4. Case #H-14-009. 1564 Cerro Gordo Road. Downtown & Eastside Historic District. Lloyd & Assoc. Architects, agent for Roberta Marquez, owner, proposes to demolish a non-historic carport and to regrade a driveway with the construction of retaining yardwalls. David Rasch.**

Mr. Rasch gave the staff report as follows:

**BACKGROUND & SUMMARY:**

1564 Cerro Gordo Road is a single-family residence that was constructed in the late 20<sup>th</sup> century in the Spanish-Pueblo Revival style. The building is listed as non-contributing to the Downtown & Eastside Historic District.

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

1. The existing non-historic carport and stuccoed retaining walls will be demolished.
2. A driveway extension will be installed with grade changes that will have a new retaining wall finished in stone. The wall will vary in height with its maximum height at approximately 5' 6".

**STAFF RECOMMENDATION:**

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

Questions to Staff:

There were no speakers from the public regarding this case.

Applicant's Presentation:

Present and sworn was Mr. Wayne Lloyd, 100 N. Guadalupe, who had nothing to add to the staff report.

Questions to the Applicant:

Ms. Rios asked for more detail on what would be seen on the street.

Mr. Lloyd said it was not on the street. The far left showed the driveway coming in from the right and drive through rather than a turnaround. It was downhill so the wall only came above the drive by 10" so from the street you only see a foot of it.

Mr. Armijo asked if it was a six-inch concrete wall.

Mr. Lloyd said it wasn't six inches wide.

Mr. Armijo asked how thick it would be.



Mr. Lloyd said it was poured concrete with natural stone on the west side.

Mr. Boniface understood there were two walls - one on the uphill side and one on the downhill side but only one retaining wall.

Mr. Lloyd said the other one was on Hillside and maybe a foot and a half so it was not shown.

Mr. Boniface asked if the drive was at the retaining wall.

Mr. Lloyd said it was 10" below that.

Public Comment:

There were no speakers from the public regarding this case.

Action of the Board:

**Mr. Boniface moved to approve Case #H-14-009 as presented. Mr. Katz seconded the motion and it passed by unanimous voice vote.**

- 5. Case #H-14-006A. 377 Garcia Street.** Downtown & Eastside Historic District. Payson Denney Architects, agent for Dean & Denise Kiklis, owners, proposes an historic status review with primary elevation designations. (David Rasch).

Mr. Rasch gave the staff report as follows:

**BACKGROUND & SUMMARY:**

377 Garcia Street is a single-family residential structure that was constructed in the Territorial style before 1912. The simple rectangular-shaped building has a symmetrical front façade that includes triple 6-lite wood casement windows flanking a lower, arched Zaguán entrance into a central court. The building does not appear to have substantive alterations besides the installation of a non-historic entry gate. The building consists of 7 elevations (see attached floor plan) and it is listed as contributing to the Downtown & Eastside Historic District.

Primary elevations need to be designated so that the applicant, City staff, and Board members are aware of which standards apply to which elevations before action can be given on remodeling the structure.

**STAFF RECOMMENDATION:**

Staff recommends retaining the contributing status and designating the street-facing façade and all central courtyard façades (1-4 out of 7) as primary elevations.

Questions to Staff:

Chair Woods asked about considering elevations A and B together.

Mr. Rasch said that part was not wide enough to be separate.

Ms. Rios concluded there were no character-defining elements on the others.

Mr. Boniface asked why the Board was considering 2 and 3 as primary when they were behind the gate.

Mr. Rasch said when considering elevations, it has nothing to do with public visibility but just about character-defining features. In this one the courtyard makes it character defining.

Ms. Mather was curious about the building's history. In 1984 those gates did not exist so the Board didn't know when they were added.

Mr. Rasch said they were not historic so the applicant didn't need to reclaim those.

Ms. Rios asked if the 3 windows on the east were original. Mr. Rasch thought so.

Applicant's Presentation:

Present and sworn was Mr. Payson Denney, 755 Acequia Madre., who said the only thing was on elevation 2 that the window on that elevation was different from all the others and the cracks in the stucco made it appear to have been a door at one point. That one was not casement but deep set with a stucco return and the panes were different from the rest of the house.

Questions to the Applicant:

Chair Woods asked if that window was historic.

Mr. Denney said they were old.

Chair Woods reasoned it would be historic.

Public Comment:

There were no speakers from the public regarding this case.

Action of the Board:

**Ms. Walker moved to retain the contributing status in Case #H-14-006A and noting the designating the primary façades as recommended by staff (1-4). Ms. Mather seconded the motion and it passed by unanimous voice vote.**

- 6. Case #H-14-006B. 377 Garcia Street.** Downtown & Eastside Historic District. Payson Denney Architects, agent for Dean & Denise Kiklis, owners, proposes to remodel a contributing residential structure by constructing 124 sq. ft. of additions, removing an historic window, closing and creating window openings, and constructing a pergola and yardwalls. Three exceptions are requested to place an addition on a primary elevation (Section 14-5.2(D)(2)(c)), remove historic materials (Section 14-5.2(D)(5)(a)(i)), and to close an existing opening and create a new opening (Section 14-5.2(D)(5)(a)(ii and iii)). (David Rasch).

Mr. Rasch gave the staff report as follows:

**BACKGROUND & SUMMARY:**

377 Garcia Street is a residential structure that contributes to the Downtown & Eastside Historic District and the primary elevation(s) were designated in the previous case. Now, the applicant proposes to remodel the property with the following five items.

1. The non-historic wooden window grilles, non-historic wooden pedestrian gates, and acrylic sheet storm inserts will be removed. Wooden pedestrian gates, similar to the existing, will be reinstalled. The brick coping will be repaired and the building will be restuccoed, material and color not specified.

2. A 54 square foot addition will be placed in the central court on the front entry, one window will be removed and infilled with wall, and a new window opening will be created where one does not exist. The addition will be 2' lower than the adjacent parapet height. Three exceptions are requested, to place an addition on and/or less than 10' back from a primary elevation (Section 14-5.2(D)(2)(c)), to remove historic material (Section 14-5.2(D)(5)(a)(i)), and to remove an existing opening (Section 14-5.2(ii) and (iii)), and the required exception criteria responses are at the end of this report.

3. A 70 square foot addition will be constructed on the south elevation. The addition will be lower than the adjacent parapet height, but it will match the existing finish details.

4. A 257 square foot pergola will be constructed on the rear east elevation to a height lower than the adjacent parapet and beneath the canals.

**EXCEPTION TO PLACE ADDITION ON or < 10' FROM A PRIMARY ELEVATION**

(i) Do not damage the character of the streetscape

The granting of this exception would not damage the character of the district as the addition will be in an interior courtyard area that is currently not visible to the public, and with the replacement of the solid wood gates, will continue to be concealed from

public view. The entry structure within the courtyard will be of painted wood trim in the Territorial Style. The height of this structure will be 9'-0", which will be approximately 2'-0" below the level of the current brick parapet coping. Painted wood structures such as this are common additions to Territorial Style structures in the historic district, and in this case the contrast between the new entry structure and the existing to remain will allow the form of the original courtyard walls and parapets to remain discernable. Except for the repairs noted in the main body of the application, the view from the street will remain unchanged.

Staff response: Staff agrees with this statement.

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

The current house is 1,038 sq. ft. with two entrances – one directly into the main living area of the house and one into one of the bedrooms. The configuration of the existing house limits the ability of the house to function for a family of four. The new plan gives the owners a much improved interior traffic flow while adding a minimal amount of space to the house. Appropriating approximately half of this courtyard for a small entry seems reasonable given the limited options for expansion on this property.

Staff response: Staff agrees with this statement.

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

See comments at (ii) above. As stated above, the changes proposed will result in a home which can comfortably accommodate a family, thereby helping to preserve the residential nature of the Eastside Historic District.

Staff response: Staff does not agree with this statement. The applicant has not described potential design options available.

(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 proposed massing change is specific to the structure at 377 Garcia Street. The particulars of this addition would not pertain to other structures in the related streetscape. If the board determines that the walls of the existing courtyard are indeed part of the primary façade, then while this addition would technically be in front of a part of the primary façade, it still will have no impact on the part of the primary façade that is in public view.

Staff response: Staff agrees with this statement.

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

The proposed massing change is in response to conditions which existed at the time of purchase and are not a result of actions of the applicant.

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)

Since the proposed massing change is concealed from public view by gates, and does not in any way change the view from the street, it has no negative impact with respect to Subsection 14-5.2(A)(1)

Staff response: Staff does not agree with this statement. While the need for two full bathrooms is understood, staff believes that options for locations could be found that do not impact primary elevations. For example, the rear kitchen remodel could include a bathroom addition on the rear elevation.

#### EXCEPTION TO REMOVE HISTORIC MATERIAL

(I) Do not damage the character of the district

The granting of this exception would not damage the character of the district in that the window proposed to be removed is not particularly unique, and several similar windows will be preserved and repaired as part of this proposal.

Staff response: Staff agrees with this statement.

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

The proposed interior circulation and traffic flow improvements needed by the owner will not be possible without the removal of this window.

Staff response: Staff does not agree with this statement. There are other design options available to relieve the hardship.

(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 current floor plan is only suitable for a single person or couple to comfortably reside in this home. The removal of this window will allow the owner to create a floor plan that allows this dwelling to serve a family of four, thereby increasing the options to ensure that more people can continue to reside within this historic district.

Staff response: Staff does not agree with this statement. The applicant has not described potential design options available.

#### EXCEPTION TO CREATE AN OPENING and TO CLOSE AN OPENING

(I) Do not damage the character of the district

The proposed closing of the existing opening will not damage the character of the district, as the window will be replaced by an identical pair of 6-lite casement windows in another location on the same wall.

Staff response: Staff agrees with this statement.

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

The existing street facing windows in the bedroom are to be maintained and repaired. These windows do not provide emergency egress in case of a fire as required by the building code. Therefore, this new opening needs to be added for the safety of the residents.

Staff response: Staff agrees with this statement.

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

The closing of the existing opening and the adding of the new opening serve the goals noted in 2(ii), 2(iii) and 3(ii) above. The resulting plan will thereby increase the options to ensure that residents can continue to safely reside within this historic district.

Staff response: Staff does not agree with this statement. The applicant has not described potential design options available, including the reconfiguration of the existing historic windows to meet the ingress/egress dimensions.

**STAFF RECOMMENDATION:**

Staff defers to the Board regarding the three exception requests; staff finds that the exception criteria have not been met. Otherwise, staff recommends approval of this application which complies with Section 14-5.2(C) Regulation of Contributing Structures, (D) General Design Standards, and € Downtown & Eastside Historic District.

Questions to Staff:

Chair Woods asked if the addition could impact its historic status.

Mr. Rasch agreed and said the Board should look at the floor plan that requires these requests.

Ms. Mather asked if Mr. Rasch did not agree with the statements on strengthening the heterogeneous character and if their responses were not accepted for all exceptions if the exception would be denied.

Mr. Rasch agreed but the first exception did not meet #3 and #6. On removal of historic material the responses didn't meet criteria #2 and #3 and the third request, they did not meet #3. But the applicant might convince the Board tonight.

Mr. Armijo asked Ms. Brennan how it was that the Board could approve a case that had not gone through the process. He knew the Board had done it in the past but he would think a façade would not be primary until it went through approval of Findings of Fact and Conclusions of Law.

Ms. Brennan explained that if the Findings of Fact and Conclusions of Law were not adopted within 31 days, it would be final but if considered, the Board could change the basis for the decision but not the decision itself. She described how delays could affect the decision.

Mr. Armijo wanted to make sure it met the legal standard.

Applicant's Presentation:

Present and previously sworn was Mr. Denney who said because of the gates and being located across from a busy commercial lot, those gates would be closed all the time.

The addition to the front would not be seen and would be painted wooden in the style of Territorial porches. They kept it as minimal as possible. On the floor plan you could see how it would allow a better area to furnish inside. It was a functional requirement for the owners to occupy the house comfortably and to the public it wouldn't look any different.

Chair Woods clarified that the Board's bottom line was that they could not compromise the historic status with a project.

Questions to the Applicant:

Ms. Mather said while she appreciated the privacy issues, this courtyard was quite significant to its architectural heritage and removing windows and adding conjectural features would really challenge the status of this building so she would oppose the proposal for that reason. She felt that at some point an owner might remove them and it would damage that primary façade.

Ms. Rios asked how much of the courtyard would remain open.

Mr. Denney said less than half of it.

Mr. Boniface agreed with Ms. Mather that at some point those gates might be taken down and it could be seen that it wasn't a typical design.

Mr. Boniface thought they could still get circulation if they had a two-foot deep walk-in closet. He said he was not trying to redesign it but it would give the applicant what was needed to make this house usable. He didn't feel that an addition in the courtyard was correct.

Mr. Katz was sensitive of the owners' need to make it livable and agreed with Mr. Boniface that another way could work without disturbing the historic features.

Public Comment:

There were no speakers from the public regarding this case.

Mr. Denney said there was a door there and if not approved he would go back to that idea. But it didn't improve the living room issue.

Chair Woods quoted the standards from the ordinance about losing its status. Chair Woods believed this proposal would make it lose its status.

Action of the Board:

**Ms. Rios moved to postpone Case #H-14-006B to allow the applicant more time to redesign this proposal without jeopardizing the historic status and to find a satisfactory solution. Mr. Boniface seconded the motion.**

Mr. Denney asked for the Board to share what they would suggest for improving the proposal.

Chair Woods suggested approval of items 1, 3 and 4 and then to postpone the rest.

Ms. Mather added that the Board hadn't heard about material and color of stucco.

Mr. Denney said stucco would be El Rey to match existing.

Ms. Walker asked about having the addition set back ten feet.

Mr. Denney said it was more than ten feet back - the south addition.

Mr. Boniface asked about light fixtures.

Mr. Denney said he left pictures of them. They would be lantern style, with a bronze patina frame and translucent glass.

Mr. Boniface said he didn't see the pictures.



Regarding the gate, materials and colors, Mr. Denney said they would be stained pine dark brown not like a chain saw made it.

Mr. Boniface asked about any mechanical equipment on the roof. Mr. Denney said there would be none.

**Ms. Rios moved in Case #H-14-006B to approve #1, 3 and 4 per staff's report and indicating the stucco would be cementitious to match and light fixtures to staff, gates dark brown stained wood and no rooftop appurtenances and that staff report item #2 not be approved. Ms. Mather seconded the motion.**

Ms. Walker asked him to not make it too dark brown.

Chair Woods clarified that item #2 was denied in the motion. Ms. Rios agreed.

Mr. Rasch pointed out on #1 that they were only taking off a window grill.

**The motion passed by unanimous voice vote.**

## **G. COMMUNICATIONS**

There were no communications.

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

Ms. Walker asked about verbatim minutes.

Mr. Boaz clarified there were no requests for verbatim minutes pending.

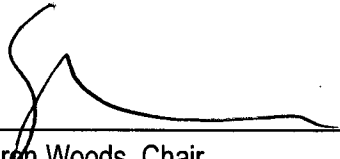
Ms. Rios said regarding the Defouri Bridge, that if Council decided to widen the bridge she wondered if the style could still be considered by this Board.

Mr. Rasch said the Council could remand it back to the Board.

**J. ADJOURNMENT**

The meeting was adjourned at 6:45 p.m.

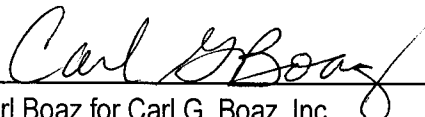
Approved by:



---

Sharon Woods, Chair

Submitted by:



---

Carl Boaz for Carl G. Boaz, Inc.