



Agenda

CITY CLERK'S OFFICE

DATE 9.3.14 TIME 8:25 am

RECEIVED BY Donna McCall

RECEIVED BY Carmelina Spear

HISTORIC DISTRICTS REVIEW BOARD FIELD TRIP

TUESDAY, September 9, 2014 at 12:00 NOON

HISTORIC PRESERVATION DIVISION, 2nd FLOOR CITY HALL

HISTORIC DISTRICTS REVIEW BOARD HEARING

TUESDAY, September 9, 2014 at 5:30 P.M.

CITY COUNCIL CHAMBERS

AMENDED

- A. CALL TO ORDER
- B. ROLL CALL
- C. APPROVAL OF AGENDA
- D. APPROVAL OF MINUTES: August 26, 2014
- E. FINDINGS OF FACT & CONCLUSIONS OF LAW

Case #H-14-032. 929 Canyon Road
Case #H-14-048. 436 W. San Francisco Street
Case #H-11-105. 237 and 239 East de Vargas Street
Case #H-14-030. 1049 and 1051 Camino San Acacio

Case #H-14-031. 607 Webber Street
Case #H-14-073. 918 C Acequia Madre
Case #H-14-074. 841 El Caminito
Case #H-14-072. 637 Garcia Street

F. BUSINESS FROM THE FLOOR

G. ACTION ITEMS

1. Case #H-13-020. 523 Canyon Road. Downtown & Eastside Historic District. Doug McDowell, agent for Peggy & Douglas McDowell, owners, proposes to amend a previous approval to construct a 2,012 square foot single family residential building on a vacant lot with design changes. (David Rasch).
2. Case #H-14-075. 575 West San Francisco Street. Westside-Guadalupe Historic District. Tim Curry, agent for Helen Quintana and Camile Cochran, owners, requests a historic status review of a contributing residence and contributing detached garage. (Lisa Roach).
3. Case #H-14-076. 109 North Armijo Lane. Downtown & Eastside Historic District. Mark Little, agent for Prajna Mountain Buddhist Order, owner, proposes to remodel a non-contributing residential property by altering a yardwall and constructing yardwall and fences to 6' high. (David Rasch).
4. Case #H-14-077. 461 Camino de las Animas. Downtown & Eastside Historic District. Jennifer Jenkins of Jenkins Gavin Design and Development, Inc., agent for Joan MacFarlane, owner, requests an historic status review for a contributing auxiliary building/greenhouse and designation of primary elevations. (Lisa Roach).
5. Case #H-14-078. 851 Camino Ranchitos. Downtown & Eastside Historic District. Dolores Vigil of Liaison Planning Services, Inc., agent for Laura Ellis, owner, proposes to amend a previously approved guest house and to construct a coyote fence trash enclosure and a street facing yard wall with pedestrian gate on the north side of the main non-contributing residence. An exception is requested to exceed the maximum allowable height for the street-facing yard wall and fence (Section 15-5.2(D)(9)). (Lisa Roach).

6. Case #H-14-080. 729 West Manhattan Avenue #5. Westside-Guadalupe Historic District. Lloyd & Associates, agent for Maria Sole Two Crow, owner, proposes to replace publicly-visible rooftop equipment on a non-contributing residential structure. (David Rasch).

H. COMMUNICATIONS

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.



Agenda

CITY CLERK'S OFFICE

DATE 8/21/14 TIME 10:15

STYLED BY [Signature]

RECEIVED BY [Signature]

HISTORIC DISTRICTS REVIEW BOARD FIELD TRIP

TUESDAY, September 9, 2014 at 12:00 NOON

HISTORIC PRESERVATION DIVISION, 2nd FLOOR CITY HALL

HISTORIC DISTRICTS REVIEW BOARD HEARING

TUESDAY, September 9, 2014 at 5:30 P.M.

CITY COUNCIL CHAMBERS

- A. CALL TO ORDER
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G. ACTION ITEMS

1. Case #H-13-020. 523 Canyon Road. Downtown & Eastside Historic District. Doug McDowell, agent for Peggy & Douglas McDowell, owners, proposes to amend a previous approval to construct a 2,012 square foot single family residential building on a vacant lot with design changes. (David Rasch).
2. Case #H-14-053. 309 W. San Francisco Street. Downtown & Eastside Historic District. Lloyd & Associates Architects, agent for Heritage Hotels, owner, proposes to remove a 5th floor pergola and replace it with an approximately 150 square foot addition on a non-contributing commercial building. (David Rasch).
3. Case #H-14-075. 575 West San Francisco Street. Westside-Guadalupe Historic District. Tim Curry, agent for Helen Quintana and Camile Cochran, owners, requests a historic status review of a contributing residence and contributing detached garage. (Lisa Roach).
4. Case #H-14-076. 109 North Armijo Lane. Downtown & Eastside Historic District. Mark Little, agent for Prajna Mountain Buddhist Order, owner, proposes to remodel a non-contributing residential property by altering a yardwall and constructing yardwall and fences to 6' high. (David Rasch).
5. Case #H-14-077. 461 Camino de las Animas. Downtown & Eastside Historic District. Jennifer Jenkins of Jenkins Gavin Design and Development, Inc., agent for Joan MacFarlane, owner, requests an historic status review for a contributing auxiliary building/greenhouse and designation of primary elevations. (Lisa Roach).

6. Case #H-14-080. 729 West Manhattan Avenue #5. Westside-Guadalupe Historic District. Lloyd & Associates, agent for Maria Sole Two Crow, owner, proposes to replace publicly-visible rooftop equipment on a non-contributing residential structure. (David Rasch).
7. Case #H-14-078. 851 Camino Ranchitos. Downtown & Eastside Historic District. Dolores Vigil of Liaison Planning Services, Inc., agent for Laura Ellis, owner, proposes to amend a previously approved guest house and to construct a coyote fence trash enclosure and a street facing yard wall with pedestrian gate on the north side of the main non-contributing residence. An exception is requested to exceed the maximum allowable height for the street-facing yard wall and fence (Section 15-5.2(D)(9)). (Lisa Roach).
8. Case #H-14-079. 310 Catron Street. Downtown Historic & Eastside District. Fred Schwartz, agent for Debbie and Freddi Schwartz, owners, proposes a historic status review of this non-contributing residential property. (David Rasch).

H. COMMUNICATIONS

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.

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September 9, 2014

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MINUTES OF THE
CITY OF SANTA FÉ
HISTORIC DISTRICTS REVIEW BOARD

September 9, 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
Mr. William Powell

MEMBERS ABSENT:

Ms. Christine Mather [excused]

OTHERS PRESENT:

Mr. David Rasch, Historic Planner Supervisor
Mr. Zach Shandler, Asst. City Attorney
Ms. Lisa Roach, Senior Historic Planner
Mr. Carl Boaz, Stenographer

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

C. APPROVAL OF AGENDA

Ms. Rios moved to approve the agenda as presented. Mr. Boniface seconded the motion and it passed by unanimous voice vote.

D. APPROVAL OF MINUTES: August 26, 2014

Mr. Katz requested a change on page 45 where he seconded the motion and on page 46 where Chair Woods made the motion and Mr. Armijo seconded it.

Mr. Boniface requested a change on page 41, first paragraph to add "and" after condensers. And on page 42, second paragraph where it should say, "Mr. Duty just testified..." Then on page 36, second paragraph, the last sentence should be reworded. The reason he brought up the specifications on it was because Mr. Duty had previously said it in sworn testimony.

Mr. Armijo requested a change on page 25 to say "when approving demolitions" and on the vote, he voted against.

Mr. Boniface moved to approve the minutes of August 26 2014 as amended. Mr. Armijo seconded the motion and it passed by voice vote with all voting in favor except for Ms. Rios who abstained.

E. FINDINGS OF FACT & CONCLUSIONS OF LAW

Case #H-14-032. 929 Canyon Road

Case #H-14-048. 436 W. San Francisco Street

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Case #H-14-074. 841 El Caminito

Case #H-14-072. 637 Garcia Street

There were no changes to the Findings of Fact and Conclusions of Law.

Mr. Armijo moved to approve the Findings of Fact and Conclusions of Law as submitted. Mr. Boniface seconded the motion and it passed by unanimous voice vote.

F. BUSINESS FROM THE FLOOR

There was no business from the floor.

G. ACTION ITEMS

1. **Case #H-13-020. 523 Canyon Road.** Downtown & Eastside Historic District. Doug McDowell, agent for Peggy & Douglas McDowell, owners, proposes to amend a previous approval to construct a 2,012 square foot single family residential building on a vacant lot with design changes. (David Rasch).

Mr. Rasch gave the staff report as follows:

BACKGROUND & SUMMARY:

523 Canyon Road is a single-family residence that was constructed in the early 1960s in the Territorial Revival style. Several alterations have been performed on the structure and it is listed as non-contributing to the Downtown & Eastside Historic District. At the northwest corner of the property, a small shed, presently used as a lawnmower port, is also listed as non-contributing to the District.

On April 23, 2013, the HDRB approved the demolition of a non-contributing shed, remodel of the non-contributing residence, and construction of a 4,100 square foot residence to a height of 14' 6" where the maximum allowable height is 15' 1". On February 25, 2014, the HDRB approved an amendment to the project that created two residential structures instead of one. Now, the applicant proposes to amend the approval with the following eight items.

1. Bedroom 2 will be widened from 17' to 18' 9".
2. The north portal will be expanded by 4'.
3. The single window under the north portal will be changed to two windows.
4. The windows in the Dining Room will be changed from trim surrounds to bullnosed reveals.
5. The north and south portals will be changed from 10" x 10" square posts to 10" round viga posts.
6. The mechanical room windows on the north elevation will be deleted.
7. The windows in the garage doors will have spindles inserted.

8. The 5' high north stone wall will be changed to a 5' 6" high coyote fence.

STAFF RECOMMENDATION:

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

Questions for the Staff

Mr. Armijo asked if the north stone wall wasn't designated contributing.

Mr. Rasch said the Board didn't designate it as contributing but did allow it to be increased in height. None of those walls are designated.

Mr. Katz asked if they were demolishing that wall or just putting a coyote fence in front of it.

Mr. Rasch said that should be clarified with the applicant. He said that was on the north, not the west.

Applicant's Presentation

Present and sworn was Mr. Doug McDowell, 1317 B Cerro Gordo, who said the wall, as shown on the site plan, was actually on the east side and the wall on the north side and all along the west side were existing stone wall. On the east was a wire fence and they were approved for a coyote fence along there and part was approval of a new stone wall. But they thought it looked silly with that small portion of wall so they would ask just to do a coyote fence all the way to the corner.

On the east elevation they wanted to use the smaller window without any door trim since they just noticed in the meeting that it just looked like a very big window there.

Questions to the Applicant

Ms. Rios asked why he decided on viga posts rather than square posts.

Mr. McDowell said the existing posts were viga posts and this was a territorial/pueblo combination.

Ms. Rios asked what color they would be.

Mr. McDowell said they would be stained.

Mr. Armijo asked which room was to be widened from 17' to 18' 9".

Mr. McDowell showed the bedroom on the northeast corner.

Mr. Armijo asked if the Board could we say that it is all on unit 3. Mr. Rasch agreed.

Chair Woods noted they were at 38% lot coverage and asked if, with the widening, they were still under 40% lot coverage.

Mr. McDowell agreed.

Public Comment

There were no speakers from the public regarding this case.

Action of the Board

Mr. Katz moved to approve Case #H-13-020 at 523 Canyon Road with the smaller window as described by the applicant and submit revised drawings to staff for review. Ms. Rios seconded the motion and it passed by unanimous voice vote.

2. **Case #H-14-075. 575 West San Francisco Street.** Westside-Guadalupe Historic District. Tim Curry, agent for Helen Quintana and Camille Cochran, owners, requests a historic status review of a contributing residence and contributing detached garage. (Lisa Roach).

Ms. Roach gave the staff report as follows:

BACKGROUND & SUMMARY:

575 West San Francisco is an approximately 2,025 square foot adobe residence and approximately 562 square foot adobe garage, both listed as Contributing to the Westside-Guadalupe Historic District. The structures were built at an unknown date prior to 1928 in a vernacular manner and have undergone only minor alterations since that time, including a change in roof pitch from shed to a very low gable with extended eaves and exposed roof joists.

The main residence includes approximately 1,822 square feet of heated footprint and an approximately 203 square foot portal at the southwest corner of the home. The inset portal is a character-defining feature of the home, featuring large, slightly arched rectilinear openings to the South and West, framed by a stuccoed parapet and pilaster. Historic windows include predominantly 1/1 double hung wood windows, inset with concrete sills, and original doors are inset solid wood with four lites. A low stuccoed masonry wall partially surrounds the property on the South and West, and chain-link fence completes the South enclosure.

The approximately 562 square foot adobe, flat-roofed garage is situated on the northeast corner of the property. Its weathered wood plank doors on the West elevation may be original to the structure, although the glazing in the upper half of the doors no longer remains, and one 6/6 double hung wood window on the East elevation appears to be original to the structure.

STAFF RECOMMENDATION:

Staff recommends that the Board maintain the Historic Status of both the main residence and the garage as Contributing to the Westside-Guadalupe Historic District, as only minor alterations have been made to the structures, leaving intact their historic fabric and integrity. The South and West façades of the main residence and the West façade of the garage are recommended as primary. The application complies with Section 14-5.2(C) Regulation of Significant and Contributing Structures in Historic Districts.

Questions for the Staff

Chair Woods asked at what date the roof was changed.

Ms. Roach didn't know

Chair Woods said they didn't know if the roof was within a structure with a parapet or an overhang.

Ms. Roach agreed.

Applicant's Presentation

Present and sworn was Mr. Tim Curry, 1415 W. Alameda, who said the character of the building was significantly changed when the overhang was put on and roof was modified. The window facing West San Francisco Street was also changed when replaced. Previously, there was a divided light window there and now had a double hung window with no divides. On the west elevation was another modified window. The garage is particularly a building in question. The doors had deteriorated to be not functional. There is plywood on the doors based on the deterioration and had been on the doors for 15-20 years.

So the garage is functionally obsolete and doors are degraded so they don't reflect the original character.

Questions to the Applicant

Chair Woods asked for the date when overhangs were installed and the style of the building prior to the overhangs.

Mr. Curry said Camille Cochran was present and had additional knowledge. It has been in her family.

Present and sworn was Ms. Camille Cochran, 575 W. Santa Fé, who said she had lived there since she was two years old and her grandfather and grandmother raised her there. The garage has always been there and she brought a few old pictures with her. She thought the roof was probably replaced when her grandmother was still living - somewhere in the 1950's. It was hard to find pictures of it.

Chair Woods asked if she knew what the roof was like before it was changed.

Ms. Cochran said her aunt is 93 and she said it was a pitched before but Ms. Cochran had always known it to be like it is now.

Ms. Rios asked if the footprint for the building and garage remained the same. Mr. Curry agreed.

Ms. Rios asked if the windows had been changed.

Ms. Cochran said they were single pane windows and were changed in the 1950's.

Ms. Rios asked Ms. Cochran if she agreed with staff's assessment indicating that both house and garage remain contributing.

Ms. Cochran said she didn't know how to answer that question and asked if it meant she couldn't change the windows.

Ms. Rios said no. She explained that the case here was just a status review and asked if she agreed that both house and garage should remain contributing.

Mr. Curry said this was the first he had heard there was a pitched roof. He said Ms. Cochran told him there were two doors on the west side before. The closest window was once a door.

Mr. Curry felt the building has been significantly changed since it was first built. The footprint has not changed but the roofline and some openings have changed. So he didn't think it was contributing at this point.

Mr. Armijo noted that at their site visit, it looked like the roof was changed. It didn't look like true 2x4s were used so the roof was definitely changed at some point.

Ms. Rios agreed but if it has looked like this for 55 years, it was historic. This is a good example of a vernacular building and not enough evidence had been provided about the house.

Mr. Curry asked about the garage. The footprint was still there but it was not significant to the neighborhood.

Mr. Katz thought the garage should be downgraded. He was leaning that direction. He was taken by the house on the east façade that the depth of the walls and windows there should also be a primary façade.

Chair Woods agreed with Mr. Katz on the garage. When the Board designates a building it is worthy of preservation and she didn't think this was worthy of preservation.

Mr. Boniface said when they were there in the driveway, it was very apparent that the garage doors are very old and falling off. Some of the pieces of wood have been relocated so he didn't see it as worthy of being saved or designated contributing. He also noticed deeply recessed sills and many windows in disrepair. He was concerned whether those windows that have been replaced were no longer part of the original façade so he would have a hard time picking out which were historic.

Chair Woods suggested maybe Mr. Curry could list those that were not historic.

Mr. Curry said on the west façade they had photographic evidence of the change.

Mr. Boniface asked at what date.

Ms. Roach said Ms. Cochran indicated perhaps in the 1950's. There are two windows that are not double hung windows. One was on the south, the front of the building.

Mr. Curry said the one on the south was the most exposed to the elements and doesn't have divided lites whereas on the west the two are divided and appear to be original. He believed that originally they were all divided lites. Mr. Curry shared photos of the windows.

Mr. Rasch pointed out that original material is different from historic material. He read from section C that those changed over 50 years ago were historic.

Public Comment

Present and sworn was Mr. Raymond Herrera, 279 Hillside, who said, given the history of the house, he thought it should be considered historic. San Francisco is a major street that in the near future will change drastically because of changes occurring in that part of town so any building of significance should be considered historic.

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

Action of the Board

Mr. Armijo pointed out that none of these windows match those windows. The old photos show the casing.

Ms. Rios moved in Case #H-14-075 at 575 West San Francisco Street to keep house as contributing, with south, west and east façades as primary and downgrade the garage to non-contributing. Mr. Katz seconded the motion.

Chair Woods asked if the Board wished it to return to a pitched roof or windows to the original style.

Ms. Rios agreed to leave it as an option because the existing roof and windows were over 50 years old.

The motion passed by unanimous voice vote.

3. **Case #H-14-076. 109 North Armijo Lane.** Downtown & Eastside Historic District. Mark Little, agent for Prajna Mountain Buddhist Order, owner, proposes to remodel a non-contributing residential property by altering a yardwall and constructing yardwall and fences to 6' high. (David Rasch).

Mr. Rasch gave the staff report as follows:

BACKGROUND & SUMMARY:

109 North Armijo Lane is a single-family residence that was constructed at an unknown date in the second half of the 20th century in a simplified 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 five items.

1. The stuccoed yardwall at the front lotline, south of the driveway will be lowered in height from 6' to 3'.
2. The stuccoed yardwall at the front lotline, north of the driveway will have approximately 20' removed for additional off-street parking.
3. A 6' high stuccoed yardwall will be constructed at the west façade of the residence to separate the parking area from the remainder of the yard. A 6' high bileaf wooden board vehicle gate, a 6' high wooden board pedestrian gate, and a 6' high coyote fence pedestrian gate will be installed. A copper sconce will be installed next to the primary pedestrian gate.
4. The walls will be stuccoed with El Rey cementitious "Sandalwood".

5. A wire fence at the side and rear lotlines will be removed and a 6' high coyote fence will be constructed with irregular latilla tops.

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 for the Staff

There were no questions for Staff.

Applicant's Presentation

Present and sworn was Mr. Mark Little, 1000 Cordova, Unit 369, who had nothing to add to the staff report.

Questions to the Applicant

Chair Woods asked if the coyote stringers would be on the interior or the exterior.

Mr. Little said they would be on the exterior.

Chair Woods said that would not be approvable. The Board didn't want to see the stringers. They were unsightly. That was her opinion.

Mr. Little asked if she meant so that around the whole property, the neighbors wouldn't see the metal posts.

Chair Woods agreed.

Ms. Rios asked if he was proposing even tops. Mr. Little agreed.

Public Comment

There were no speakers from the public regarding this case.

Action of the Board

Ms. Rios moved to approve Case #H-14-076 at 109 North Armijo Lane per staff recommendations with the condition that fence stringers be to the interior and that it have uneven tops.

Mr. Boniface seconded the motion and clarified that the latilla tops variation not simply be two different heights but more accurately reflects the applicant's drawing of half dozen different heights and that none of them exceeded the specified height.

Ms. Rios accepted that amendment as friendly and the motion passed by unanimous voice vote.

- 4. Case #H-14-077. 461 Camino de las Animas.** Downtown & Eastside Historic District. Jennifer Jenkins of Jenkins Gavin Design and Development, Inc., agent for Joan MacFarlane, owner, requests an historic status review for a contributing auxiliary building/greenhouse and designation of primary elevations. (Lisa Roach).

Ms. Roach gave the staff report as follows:

BACKGROUND & SUMMARY:

The greenhouse at 461 Camino de Las Animas is an auxiliary building of a larger estate that was once composed of a main residence, guesthouse, maids' quarters, greenhouse and garages. Currently listed as Contributing to the Downtown and Eastside Historic District, the greenhouse structure is a rare example of a greenhouse designed by John Gaw Meem in approximately 1939 to 1940.

The structure features a straight eave glass, steel and wood greenhouse manufactured by Lord and Burnham, Irvington, NY, and a site-built, single-story (with below grade basement) Spanish-Pueblo Revival Style "potting shed" which houses the boiler and storage for tools and other items. The formal West entrance of the "potting shed" is highly decorative for an auxiliary building, with its battered walls, stepped parapet, carved wooden door and iron lighting fixtures. The entry is recessed, accented with contrasting white stucco, and surmounted by a stuccoed mass with projecting vigas with led caps. The North elevation of the "potting shed" features an informal entrance comprised of a wood and glass door flanked by two 1/3 steel casement windows, and the East elevation is characterized by a 6-lite fixed steel window with two 3-lite steel casements.

Although at least half of the original glass on the greenhouse has been replaced with corrugated fiberglass, the muntins in the extant original glass are cypress wood covered in metal and painted white. The greenhouse side windows are still operable with a hand crank system, but roof vents which were originally operated with a thermostatically controlled hydraulic system are no longer operable. The south entrance of the greenhouse features a decorative wooden bracket supporting a gabled glass overhang.

It is notable that the former owners of the estate are Raymond Jonson, a well-known abstract painter who taught at the University of New Mexico, and Mr. Katz C. Rand and his wife Adele Levis Rand, both prominent members of the Santa Fe and Albuquerque communities. John Gaw Meem was the architect for Mr. Jonson's guesthouse on the former estate and was employed to remodel the main residence and likely to design other auxiliary structures, including the garages and the greenhouse. However, drawings specific to the greenhouse were not found in the archives.

STAFF RECOMMENDATION:

Staff defers to the Board regarding the Historic Status of the greenhouse structure, which is currently listed as Contributing to the Downtown and Eastside Historic District. Although it may be considered Significant due to its eligibility for listing on the National Register of Historic Places and its likely association with John Gaw Meem, there have been minor alterations to the structure that may detract from its integrity such that Contributing status may be retained. As all elevations retain character-defining features, staff also defers to the Board for the assignment of primary elevations. The application complies with Section 14-5.2(C) Regulation of Significant and Contributing Structures in Historic Districts.

Ms. Roach amended the report to recommend Significant as the most appropriate designation.

Questions for the Staff

Chair Woods asked what had to happen to get this property on the national register.

Ms. Roach said the criteria were to be 50 years old with integrity of retention of the original fabric and secondly, its significance. Here not only was it eligible by its unique example but also by association with John Gaw Meem as a prominent architect.

Chair Woods asked who nominates to the National Register.

Ms. Roach said historians who are certified through the State can prepare the form for the Department of the Interior for consideration.

Ms. Rios thought it really is significant.

Applicant's Presentation

Present and sworn were Ms. Jennifer Jenkins and Ms. Colleen Gavin, 130 Grant Avenue.

Ms. Gavin clarified some statements made in the staff report. First there is no evidence that the potting shed and the greenhouse were designed by Meem. They couldn't find the inventory in the archives at the State or the City so there was no such evidence. The greenhouse was actually purchased from the catalog

of Lord and Burnham. The potting shed was built first and then the greenhouse was attached to it. She said she pulled up their current web site and found that Lord and Burnham currently have greenhouses almost exactly like this structure.

She said their position was that the greenhouse was not historic. There was no record when it was purchased. The potting shed was obviously unique, especially the west elevation, and it has a lot of interesting character. The west side is the entrance to the building and they agreed it was important to maintain it. The one important element for them was that they would like to be able to incorporate it into future development.

Chair Woods reminded the applicant that future development was not a consideration when discussing historic status.

Ms. Gavin understood and said, the HCPI on page 23 in the packet shows the aerial from 1958 where the potting shed could be seen and to the south what was not clear whether it was a roof or a walkway with a planting area on each side. On next page in the aerial from 2011, you can clearly see the roofline of the greenhouse. So we are not sure it was in place 50 years ago. And we could purchase the greenhouse today. So it doesn't meet the criteria for historic status.

Questions to the Applicant

Ms. Rios asked Ms. Roach to respond to the presentation.

Ms. Roach said unfortunately the resolution in the older aerial was not clear enough to make a determination whether they were seeing the roofline of the greenhouse. The Santa Fé County Assessor added the greenhouse, maid's quarters and garage to the tax rolls in 1940 so we know there was a greenhouse there in 1940.

Chair Woods said Ms. Roach had mentioned the greenhouse was made of wood and glass.

Ms. Roach agreed. It was Cypress.

Chair Woods understood the applicant said they could buy a metal greenhouse but this was made of Cypress.

Ms. Roach referred to page 8 of the packet, to #11 on the inventory form, where it stated that the muntins were of Cypress covered with lead paint. She guessed those greenhouses were not still constructed in that manner but had not inspected the web site.

Chair Woods asked if there was anything in the code that would prevent it from being historic.

Ms. Roach said none that she could tell.

Ms. Jenkins said this was a unique structure and they recognized the potting shed was historic. What makes it odd is that the catalog order was done later but they didn't know when. The potting shed is a stand-alone structure separate from something one could order from a catalog.

So perhaps she interpreted it incorrectly but if it was considered contributing, it would have to reflect a Santa Fé style. There is nothing in this application about glass and steel that reflects Pueblo architecture or Spanish Colonia architecture. That was their position in terms of looking at these two structures independently of one another.

Chair Woods explained that with a significant structure that interpretation doesn't hold. She mentioned the Cathedral was significant as was the Scottish Rite Temple and their architecture didn't fit the ordinance but they were still Significant structures worthy of preservation.

Ms. Roach read from the significant definition which supported the recommendation. She also disagreed that the greenhouse was necessarily later because of the evidence from the Santa Fé County Tax Assessor's records that the greenhouse was on the tax rolls in 1940.

Mr. Katz said there were two aspects in the ordinance. The main part dealt with architecture style but also there is a preservation aspect that like the Cathedral or Scottish Rite is significant.

Mr. Armijo asked how she tied it in with Meem.

Ms. Roach said Meem was contracted in 1939 to redesign the main house, the maids' quarters, garages and guest house and greenhouse. She also pointed out that the entrance the greenhouse was identical to the main entrance of the guest house.

Ms. Rios asked if the assessor's records in 1940 actually included the greenhouse.

Ms. Roach agreed and read from the HCPI for which she said she didn't personally do the research.

Mr. Boniface asked if it was done by Gayla Bechtol. Ms. Roach agreed.

Ms. Rios asked if Ms. Gavin knew how long Lord and Burnham had been in existence.

Ms. Gavin said it was about 150 years.

Public Comment

Mr. Raymond Herrera, previously sworn, said he was familiar with this property. Mr. Garcia was a caretaker of that property and as far back as he could remember, about age 15, he remembered the greenhouse because he went onto that property occasionally. So he thought it should be considered

historic.

Present and sworn was Mr. Rad Acton, 1206 Upper Canyon Road, who said he went to the Meem Library and pulled up the folder on this address and found a wonderful set of drawings referring to the remodel, the garage and the main house and all the correspondence. And there was no evidence that Meem had anything to do with this greenhouse in the correspondence. There was much correspondence with Mr. Jonson and the owner but not a single reference to the greenhouse and there were drawings for the main house, maid's quarters and garage but nothing on the greenhouse so it was just a crazy void.

Then Nancy Wirth said Meem had never designed a greenhouse in his whole life but he did find a lean-to greenhouse he did in 1955 for one of his old clients but couldn't find the address. He was looking for any evidence. The door design of the potting shed was distinctive to Meem and that detail was appearing elsewhere. It was just peculiar, given the amount of back and forth that went on. So we can only conjecture.

Mr. Acton said he loved this structure. It was a small 16 by 16 utility structure right in the center of the lot and commands the focus of anything that would happen there.

He hoped in the Board's deliberation, they would give a chance to have it be part of a further development.

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

Action of the Board

Chair Woods read the definitions for Contributing and Significant structure and said it seemed if it were to be designated Contributing or Significant, the Board didn't have any proof of connection with Meem but did have the association with Raymond Jonson who lived there so under all of those criteria it would qualify for significant status and whether the owners want to develop it further is not relevant to this case.

Ms. Rios asked Ms. Roach if there were no ties with Meem to the greenhouse, whether she would still feel it is significant.

Ms. Roach said it was a good question. The connection with Meem is very important and the rest of the elements being designed by Meem at this estate make the association there. It is difficult to remove him for the significance. It would be a different structure if it didn't have those qualities that make that association.

Mr. Katz moved in Case #H-14-077 at 461 Camino de las Animas to change the status of the greenhouse/potting shed to Significant, based on the comments that have been made by other Board members here and that it most appropriately fits the definition of Significant. Mr. Armijo seconded the motion.

Mr. Shandler asked if he could have more narrative sentences for the findings.

Mr. Katz said the structure is characteristic of the type period of that method of construction for that building, particularly the aspect of the greenhouse structure itself with the wood and lead paint, and its association of individuals who owned the property and from the best evidence most likely showed the architect of the property, connecting the greenhouse with the potting shed.

Ms. Rios added that there was the evidence of the tax assessor's records of its age.

Chair Woods added that the builders of the greenhouse have been doing these greenhouses for over 150 years and there was nothing in the code about precluding it from being built elsewhere.

Mr. Katz agreed. It was made in 1940 and that renders it significant.

Mr. Boniface agreed. It was no different than steel casements that were manufactured in Pittsburgh so it should not somehow be discounted because a piece was built elsewhere.

Mr. Katz added or that you could get one almost just like it today. It is not the point that it could be replicated today but that it was built in 1940, not 2014.

The motion passed by unanimous voice vote.

5. **Case #H-14-078. 851 Camino Ranchitos.** Downtown & Eastside Historic District. Dolores Vigil of Liaison Planning Services, Inc., agent for Laura Ellis, owner, proposes to amend a previously approved guest house and to construct a coyote fence trash enclosure and a street facing yard wall with pedestrian gate on the north side of the main non-contributing residence. An exception is requested to exceed the maximum allowable height for the street-facing yard wall and fence (Section 15-5.2(D)(9)). (Lisa Roach).

Ms. Roach gave the staff report as follows:

BACKGROUND & SUMMARY:

851 Camino Ranchitos is a 1,865 existing residence constructed in a blended Spanish-Pueblo Revival and Territorial Revival Style in 2007. The building features wall-dominated massing with tapered parapets finished in cementitious "Buckskin" stucco. True divided lite windows and doors are painted "Poplar White" and include wooden surrounds and shutters on the windows under the front (West) portal and transoms over the south windows. The portal features square painted wooden posts and a "tan" standing seam metal shed room over exposed rafters.

On May 13, 2008 (Case H-08-051), the Board approved the construction of an approximately 527 square foot adobe guest house with an approximately 49 square foot portal for a total roofed area of 576 square feet at the rear of the property behind the existing main residence. The approved guest house is designed in simplified Territorial Revival Style with true divided lite French doors and windows in "Poplar White." As

approved, some doors and windows will have wood surrounds painted to match the window color. The portal on the west elevation will have decorative wooden posts and a beige standing seam metal roof. The guest house as approved will be stuccoed in "Adobe" cementitious stucco.

On January 15, 2014, staff approved an extension on the guest house construction approval, with the condition that the new owner apply for a construction permit before May 15, 2014 and that there shall be no other exterior changes or the design shall be brought back before the Board.

Now the applicant proposes to amend the previously approved guest house design with the following items:

- 1) Modify the North elevation by adding a true divided light 2'x5' Pella window with wood trim in "Poplar White" and by shifting the mechanical room door and small casement window to face North;
- 2) Add an approximately 101.5 square foot (7'x14.5') portal to the South elevation, featuring square wooden posts painted to match other off-white trim and a beige standing seam metal roof, to match the previously approved portal on the West elevation;
- 3) Replace the previously approved true divided lite window on the East elevation with two smaller (2'6"x5') true divided lite wood windows painted "Poplar White";
- 4) Replace the previously approved 6-lite door and 9/9 double hung true divided lite window with 8-lite French doors in "Poplar White".

In addition, the applicant proposes to construct a 6' high stuccoed cmu yardwall with gate and 5' high coyote fence trash enclosure on the West elevation of the existing main residence. An exception is requested to exceed the maximum allowable height for a yard wall or fence at the street frontage is 58", and the relevant code citation and exception criteria responses may be found below.

RELEVANT CODE CITATION:

Section 14-5.2(D)(9)(c)(ii)(C): Yard walls and fences shall be limited to a height that does not exceed the average of the height of the other yard walls and fences in the streetscape.

EXCEPTION TO EXCEED THE MAXIMUM ALLOWABLE WALL HEIGHT

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

The construction of the 6' yard wall will not damage the character of the streetscape. The predominant height of yard walls and coyote fences along Camino Ranchitos and El Caminito are higher or equal to the proposed 6'.

Staff Response: Staff does not agree with this response.

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

The applicant requests an approval for the proposed 6' yard wall height for safety reasons. The bedroom is located at the front of the home and can be seen by pedestrians and is vulnerable to oncoming traffic from the El Caminito cul-du-sac. The applicant asserts that the proposed 6' height would provide safety, privacy and noise remediation.

Staff Response: Staff does not agree 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 districts;

The request to allow for an increase in yard wall height is the minimum variance that will make reasonable use of the property. The applicant will adhere to all other development requirements. There is no request for a greater variance and no additional variances are requested allowing for residents to continue to reside within the historic district.

Staff Response: Staff does not agree with this response.

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

The lot is unique in character, having a drainage easement and slopes over 30% minimizing buildable area. Thus, the home was constructed within the minimum allowable front yard setback along Camino Ranchitos and at the same elevation as the street minimizing safety and privacy for the homeowner. Homes within the area are either setback or constructed above street elevation with yard walls and coyote fences.

Staff Response: Staff agrees with this response.

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

The current owner recently purchased the property and was advised by previous owner and designer Doug Atwill to construct a 6' yard wall for safety purposes. The house is at the minimum setback of 7' from the front property line and is approximately 14' high. The maximum allowable yard wall height of 4'-6" would not serve this purpose to the full extent.

Staff Response: Staff does not agree with this response.

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

This exception is in harmony with the purpose and intent of the City's Land Development ordinances. The City's Historic District by its express provisions states "that one of its objectives is to seek to promote the economic, cultural, and general welfare of the people of the city and to ensure the harmonious, orderly and efficient growth and development of the city, it is deemed essential by the governing body that the qualities relating to the history of Santa Fe, and a harmonious outward appearance, which preserve property values and attract tourists and residents alike, be preserved". Clearly, approval of this request would recognize the economic conditions available to property owners and is in harmony with the declared intent of the ordinance. Moreover, the request will not be injurious or detrimental to the neighborhood. The 6' high yard wall is in keeping with the intent of Historic District standards.

Staff Response: Staff does not agree with this response.

STAFF RECOMMENDATION:

Staff finds that the criteria for a height exception have not been met but otherwise recommends approval of this application as it complies with Section 14-5.2(D) General Design Standards, Height, Pitch, Scale and Massing and (E) Downtown and Eastside Historic District.

Questions for the Staff

Mr. Katz said page 21 had the elevations and showed the wall for which the exception is requested and it is puzzling because looking at the existing elevation and doorway there is one step up to the portal and then a wooden door. He asked if the door was 8' 9" there.

Ms. Roach agreed.

Mr. Katz said it didn't look like the wall was 6' high.

Ms. Roach said she checked the drawings and it was six feet.

Chair Woods thought it was higher there which would make the top of the windows 10'. Maybe the wall is to scale but the relation with the building behind is not right but lower.

Ms. Roach agreed.

Mr. Armijo said the road slope was not shown properly. The road climbs a couple of feet in that short span.

Applicant's Presentation

Present and sworn was Ms. Dolores Vigil, P.O. Box 1835, who said it was difficult to see because of the elevation. The way it is drawn doesn't take up as much room as you would think. At six feet you would think it would take up a little more of the façade. She believed it was drawn true to the grade and the way the site was laid out. It was set back 7' 2" and the wall would be right at the property line. Tim Curry did the drawings. Maybe he could comment on the drawing.

Mr. Curry (previously sworn) said the building elevations were taken from existing plans and he didn't make any determination that the building was built according to plans. There might be a discrepancy with street grade but it would be minor and this was a pretty accurate reflection of what would be seen. The further you are from the wall, the lower it would appear. Traveling down that road, the wall will appear lower than if you approach it closer.

Questions to the Applicant

Mr. Boniface also had an issue with the apparent scale. At the bottom you have the scale at six feet but the grade drops so at left side it is higher than six feet.

Mr. Curry said it averages six feet and they could put in a step. So the grade as you step off on the left side is perhaps about 12".

Mr. Boniface agreed they might need to add a step.

Mr. Rasch added that the Board couldn't approve it if it exceeded six feet without a Board of Adjustment approval.

Ms. Roach said at the lower grade it was about 6.5' on the left side.

Mr. Boniface said he didn't have enough information to rule correctly on the wall. He would need to see a topo to determine where the wall would be.

Mr. Katz asked that they treat the wall separately and perhaps have story poles to view. The drawing didn't bother him.

Mr. Armijo said page 20 gave the difference.

Mr. Curry asked if the Board could approve it with the condition that the wall not exceed six feet.

Chair Woods pointed out that the Board didn't know the accuracy of the grade. Another way is that it could not exceed the middle mullion of the window.

Mr. Powell asked if the wall there off to the left was the neighbor's wall.

Mr. Curry agreed.

Mr. Powell said that one was about 4.5'. Maybe updating that would help the Board understand the drawing.

Ms. Rios asked for the distance from house to wall.

Mr. Curry said it was 7'.

Ms. Rios asked what the wall length was.

Mr. Curry said it was about 36' from the gate to the end of the wall to the north and approximately six feet from the gate to the south end.

Ms. Rios asked if the main reason for the wall was for privacy.

Ms. Vigil said it was for privacy and security.

Ms. Vigil said the owner met with Doug Atwell who lived there for a time as he was waiting for another place. He was adamant that it needed a six foot wall. She spoke with him about it. Mr. Atwell said it was not only because of privacy but security because it is so close to the street.

Public Comment

There were no speakers from the public regarding this case.

Action of the Board

Chair Woods suggested the Board could vote on the wall separately and maybe do story poles or get topo information.

Mr. Katz moved in Case #H-14-078 at 851 Camino Ranchitos to approve the application regarding the changes in the guest house and to postpone the wall issue to the next meeting and request the applicant to install story poles to give the Board an idea on the ground what the height would be. Ms. Rios seconded the motion.

Mr. Boniface asked for a friendly amendment that the story poles be at least four in number on the 36' section with one on each end and two in the middle and then another story pole on the southwest corner where it turns back.

Mr. Katz agreed the amendment was friendly but thought a string might work just as well.

Ms. Rios asked for a condition that there be no visible rooftop appurtenances. Mr. Katz agreed the condition was friendly and the motion passed by unanimous voice vote.

6. **Case #H-14-080. 729 West Manhattan Avenue #5.** Westside-Guadalupe Historic District. Lloyd & Associates, agent for Maria Sole Two Crow, owner, proposes to replace publicly-visible rooftop equipment on a non-contributing residential structure. (David Rasch).

Mr. Roach gave the staff report as follows:

BACKGROUND & SUMMARY:

729 West Manhattan Avenue #5 is a residential unit in a multi-family structure that was originally constructed in approximately 1930 in the Spanish-Pueblo Revival style. Additional units were constructed at a later date in the rear. The building is listed as non-contributing to the Westside-Guadalupe Historic District.

The applicant proposes to replace publicly-visible roof-mounted mechanical equipment with a smaller unit that will be publicly-visible. The unit will be placed in the same location and painted to match the stucco color.

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 (I) Westside-Guadalupe Historic District.

Questions for the Staff

There were no questions for the Staff.

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

Mr. Boniface asked how much smaller the new equipment would be than what was there now.

Mr. Lloyd described the new equipment and said it would be three inches lower in height.

Public Comment

There were no speakers from the public regarding this case.

Action of the Board

Ms. Rios moved to approve Case #H-14-080 at 729 West Manhattan Avenue #5 per staff recommendations. Mr. Boniface seconded the motion and it passed by unanimous voice vote.

H. COMMUNICATIONS

Mr. Rasch said there were three upcoming appeals. Two were on the San Francisco Plaza, one from the applicant and the other from OSFA. OSFA is also appealing the Paseo building approval.

Chair Woods asked Mr. Shandler if the City policy has been revised so that Council could ask questions to the H-Board so they would know whether they needed to appear or not.

Mr. Shandler said he would get back to the Board about that.

I. MATTERS FROM THE BOARD

Mr. Armijo asked if for existing units, the Board could be informed if the changes made were approved beforehand.

Mr. Rasch said it was very difficult to answer that. Since building permits from 10 years ago were ordered destroyed it made that difficult for staff to know. Some were legally nonconforming. He said staff asks applicants to let them know but often get no answer.

Mr. Armijo asked how come the records get destroyed in ten years.

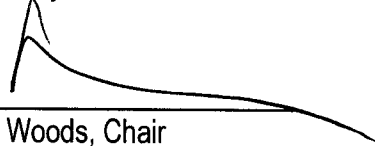
Mr. Rasch explained it briefly and said if they could digitize things they would be preserved.

The Board welcomed Mr. Powell to the Board.

J. ADJOURNMENT

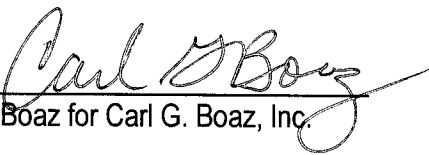
The meeting was adjourned at 7:00 p.m.

Approved by:

A handwritten signature in black ink, appearing to be 'Sharon Woods', written over a horizontal line.

Sharon Woods, Chair

Submitted by:

A handwritten signature in black ink, appearing to be 'Carl Boaz', written over a horizontal line.
Carl Boaz for Carl G. Boaz, Inc.