



11/19/14

TIME 10:20

Agenda

M. Kelly
Alvarez

HISTORIC DISTRICTS REVIEW BOARD FIELD TRIP

TUESDAY, November 25, 2014 at 12:00 NOON

HISTORIC PRESERVATION DIVISION, 2nd FLOOR CITY HALL

HISTORIC DISTRICTS REVIEW BOARD HEARING

TUESDAY, November 25, 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: October 28, 2014
- E. FINDINGS OF FACT & CONCLUSIONS OF LAW

Case #H-11-034, 505 Cerrillos Road.
Case #H-14-040, 1230 Cerro Gordo Road.
Case #H-11-082B, 716 Gomez Street
Case #H-14-082A, Grant Avenue Bridge.
Case #H-14-082C, Delgado Street Bridge.
Case #H-14-090, 617/619 Canyon Road.
Case #H-14-093B, 321 West Manhattan Avenue
Case #H-14-096, 843 C East Palace Avenue.

Case #H-11-081, 449 Camino Monte Vista
Case #H-11-082A, 716 Gomez Street
Case #H-09-048, 217 Closson Street.
Case #H-14-082B, Don Gaspar Avenue Bridge.
Case #H-14-086, 238 Rodriguez Street.
Case #H-14-093A, 321 W. Manhattan Ave.
Case #H-14-095, 1330 B Cerro Gordo Road.

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

1. Case H-14-032, 927 and 929 Canyon Road. Downtown & Eastside Historic District. Joseph Gonzales of Caliente Properties, agent for Joseph and Mary Gonzales, owners, proposes to alter yardwalls and fences and to construct a driveway with vehicle gate and retaining wall. (David Rasch).
2. Case #H-14-084, 492 West Water Street. Westside-Guadalupe Historic District. Lorn Tryk Architects, agent for Southwest Regional Council of Carpenters, owners, requests approval to demolish a non-contributing commercial building. (Lisa Roach).
3. Case #H-14-097, 802 East Palace Avenue. Downtown & Eastside Historic District. Michael Bodelson, agent for Anna Voltura, owner, proposes to remodel and add a 506 square foot studio and two portals totaling 364 square feet on a 3,425 square foot non-contributing residence. (Lisa Roach).
4. Case #H-14-099, 135 Camino Escondido. Downtown & Eastside Historic District. Lorn Tryk, agent for Mike McKosky, owner, proposes a historic status review of a non-contributing primary residence and a contributing garage structure. (Lisa Roach).

5. Case #H-14-100. 373 Garcia Street. Downtown & Eastside Historic District. Craig Hoopes, agent for Susan Peick, owner, proposes to replace a 30 sq. ft. portal with a 165 sq. ft. portal on the rear elevation of a contributing residential structure. (David Rasch).
6. Case #H-14-101. 615 West Alameda. Westside-Guadalupe Historic District. Peggy Creelman, owner, proposes to install publicly-visible solar panels on the roof of a non-statused garage structure behind a non-contributing primary residence. An exception is requested to install publicly-visible solar panels (Section 14-5.2(1)(1)(d)). (Lisa Roach).
7. Case #H-14-102. 845 A Don Cubero Avenue. Don Gaspar Area Historic District. Lorn Tryk, agent for Anthony Odai, owner, requests designation of primary elevations on a contributing residential structure. (David Rasch).

II. 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 11/6/14 TIME 11:05

SERVED BY [Signature]

RECEIVED BY [Signature]

HISTORIC DISTRICTS REVIEW BOARD FIELD TRIP

TUESDAY, November 25, 2014 at 12:00 NOON

HISTORIC PRESERVATION DIVISION, 2nd FLOOR CITY HALL

HISTORIC DISTRICTS REVIEW BOARD HEARING

TUESDAY, November 25, 2014 at 5:30 P.M.

CITY COUNCIL CHAMBERS

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

Case #H-11-034, 505 Cerrillos Road.
Case #H-14-040, 1230 Cerro Gordo Road.
Case #H-11-082B, 716 Gomez Street
Case #H-14-082, City of Santa Fe Historic Bridges.
Case #H-14-090, 619 Canyon Road.
Case #H-14-093B, 321 West Manhattan Avenue
Case #H-14-096, 843 C East Palace Avenue.

Case #H-11-081, 460 Camino de las Animas
Case #H-11-082A, 716 Gomez Street
Case #H-09-048, 217 Closson Street.
Case #H-14-086, 238 Rodriguez Street.
Case #H-14-093B, 321 W. Manhattan Ave.
Case #H-14-095, 1330 B Cerro Gordo Road.

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

1. Case H-14-032, 927 and 929 Canyon Road. Downtown & Eastside Historic District. Joseph Gonzales of Caliente Properties, agent for Joseph and Mary Gonzales, owners, proposes to alter yardwalls and fences and to construct a driveway with vehicle gate and retaining wall. (David Rasch).
2. Case #H-14-084, 492 West Water Street. Westside-Guadalupe Historic District. Lorn Tryk Architects, agent for Southwest Regional Council of Carpenters, owners, requests approval to demolish a non-contributing commercial building. (Lisa Roach).
3. Case #H-14-097, 802 East Palace Avenue. Downtown & Eastside Historic District. Michael Bodelson, agent for Anna Voltura, owner, proposes to remodel and add a 506 square foot studio and two portals totaling 364 square feet on a 1,281 square foot non-contributing residence. (Lisa Roach).
4. Case #H-14-098, 410 Camino Don Miguel. Downtown & Eastside Historic District. Max Aragon, agent for Duke and Janet Phillips, owners, proposes to remodel and construct a 360 square foot addition on a non-contributing residence. (Lisa Roach).

5. Case #H-14-099. 135 Camino Escondido. Downtown & Eastside Historic District. Lorn Tryk, agent for Mike McKosky, owner, proposes a historic status review of a non-contributing primary residence and a contributing garage structure. (Lisa Roach).
6. Case #H-14-100. 373 Garcia Street. Downtown & Eastside Historic District. Craig Hoopes, agent for Susan Peick, owner, proposes to replace a 30 sq. ft. portal with a 165 sq. ft. portal on the rear elevation of a contributing residential structure. (David Rasch).
7. Case #H-14-101. 615 West Alameda. Westside-Guadalupe Historic District. Peggy Creelman, owner, proposes to install publicly-visible solar panels on the roof of a non-statused garage structure behind a non-contributing primary residence. An exception is requested to install publicly-visible solar panels (Section 14-5.2(I)(1)(d)). (Lisa Roach).
8. Case #H-14-102. 845 A Don Cubero Avenue. Don Gaspar Area Historic District. Lorn Tryk, agent for Anthony Odai, owner, requests designation of primary elevations on a contributing residential structure. (David Rasch).

II. 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.

SUMMARY INDEX
HISTORIC DISTRICTS REVIEW BOARD
November 25, 2014

ITEM		
C. Approval of Agenda	Approved as amended	2
D. Approval of Minutes October 28, 2014	Approved as presented	2
E. Findings of Fact & Conclusions of Law	Approved as presented	2-3
F. Matters from the Floor	None	3
G. Action Items		
1. <u>Case H-14-032.</u> 927 and 929 Canyon Road	Postponed to January 13	15-20
2. <u>Case #H-14-084.</u> 492 West Water Street	Approved demolition	3-4
3. <u>Case #H-14-097.</u> 802 East Palace Avenue	Approved with conditions	4-7
4. <u>Case #H-14-099.</u> 135 Camino Escondido	Designated non-contributing	7-15
5. <u>Case #H-14-100.</u> 373 Garcia Street	Approved	15-20
6. <u>Case #H-14-101.</u> 615 West Alameda	Approved	21-24
7. <u>Case #H-14-102.</u> 845 A Don Cubero Avenue	Approved	24-27
H. Communications	None	27
I. Matters from the Board	None	27
J. Adjournment	Adjourned at 8:00 p.m.	27

MINUTES OF THE
CITY OF SANTA FÉ
HISTORIC DISTRICTS REVIEW BOARD

November 25, 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 at 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
Mr. Bonifacio Armijo
Mr. Edmund Boniface
Mr. Frank Katz
Ms. Christine Mather
Mr. William Powell

MEMBERS EXCUSED:

Ms. Cecilia Rios, Vice Chair [excused]

OTHERS PRESENT:

Mr. David Rasch, Historic Planner Supervisor
Mr. Zach Shandler, Asst. City Attorney
Ms. Lisa Roach, Senior Historic Planner
Ms. Lisa Martinez, Land Use Director
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. Rasch asked the Board to table the first case to later in the meeting.

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

D. APPROVAL OF MINUTES: October 28, 2014

Mr. Boniface moved to approve the minutes of October 28, 2014 as presented. Mr. Armijo seconded the motion and it passed by unanimous voice vote.

E. FINDINGS OF FACT & CONCLUSIONS OF LAW

Case #H-11-034. 505 Cerrillos Road.

Case #H-14-040. 1230 Cerro Gordo Road.

Case #H-11-082B. 716 Gomez Street

Case #H-14-082A. Grant Avenue Bridge.

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Case #H-14-086. 238 Rodriguez Street.

Case #H-14-093A. 321 W. Manhattan Ave.

Case #H-14-095. 1330 B Cerro Gordo Road.

Mr. Katz moved to approve the Findings of Fact and Conclusions of Law as presented. 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-14-032. 927 and 929 Canyon Road.** Downtown & Eastside Historic District. Joseph Gonzales of Caliente Properties, agent for Joseph and Mary Gonzales, owners, proposes to alter yardwalls and fences and to construct a driveway with vehicle gate and retaining wall. (David Rasch).

Under Approval of the Agenda, this case was tabled until later in the meeting.

2. **Case #H-14-084. 492 West Water Street.** Westside-Guadalupe Historic District. Lorn Tryk Architects, agent for Southwest Regional Council of Carpenters, owners, requests approval to demolish a non-contributing commercial building. (Lisa Roach).

Ms. Roach gave the staff report as follows:

BACKGROUND & SUMMARY:

492 West Water Street is composed of the former Carpenters and Joiners Union Local No. 1353 Hall (known as the "Carpenters Hall") located at the southeast corner of the lot at the West Water Street frontage and an associated structure at the northern lot line. On September 23, 2014, the former Carpenters Hall and garage structure were designated as "non-contributing" to the Westside-Guadalupe Historic District.

Now, the applicant proposes to demolish the former Carpenters Hall building. Because the building is less than 75 years old, an Archaeological Review Permit is not required for this proposed project. The City's Building Official has conducted a visual inspection of the property, and a letter has been provided.

STAFF RECOMMENDATION:

Staff recommends approval of this application, which complies with Section 14-3.14, Demolition of Historic or Landmark Structures, but defers to the Board for discussion regarding whether the building comprises "an essential part of a unique street section or block front" that may need to be re-established by future development at the site.

Questions to the Staff

Mr. Armijo asked when an archaeological permit was required with a demolition.

Ms. Roach said it is required for demolitions only if the structure is 75 years or older.

Mr. Armijo asked if the specific area had nothing to do with that requirement.

Ms. Roach didn't believe so.

Applicant's Presentation

Present and sworn was Mr. Lorn Tryk, 206 McKenzie Street, who said there were three tests for demolition: 1) whether it was important and went through a status review. 2) If it is part of a unique streetscape section but that section of Water Street is not unique and is not a cohesive streetscape. 3) If the Building Inspector said it is okay but has all kind of major code violations. In this case, the meters are inside the building, the plumbing lines are on top of the floors, there is no insulation and it is in a very deteriorated condition.

Questions to the Applicant

There were no questions to the Applicant.

Public Comment

There were no speakers from the public regarding this case.

Action of the Board

Ms. Mather moved in Case #H-11-084 at 491 West Water Street, to adopt the staff recommendation and allow it to be demolished, finding there is no essential street section present. Mr. Boniface seconded the motion and it passed by unanimous voice vote.

3. **Case #H-14-097. 802 East Palace Avenue.** Downtown & Eastside Historic District. Michael Bodelson, agent for Anna Voltura, owner, proposes to remodel and add a 506 square foot studio and two portals totaling 364 square feet on a 3,425 square foot non-contributing residence. (Lisa Roach).

Ms. Roach gave the staff report as follows:

BACKGROUND & SUMMARY:

802 East Palace Avenue is a 3,425 square foot residence originally constructed in simplified Pueblo Revival style between 1956 and 1960 and listed as “non-contributing” to the Downtown and Eastside Historic District. Although eligible for a status review due to the age of the residence, information provided by the owner who grew up in the home indicate that substantial non-historic alterations have been made such that the building’s status should remain “non-contributing.” Non-historic alterations include a garage enclosure, east stairway addition, conversion of the lower level to an apartment, and carport addition on the street-facing façade. All the windows of the home were replaced in 2004, with the exception of the large non-divided picture window on the street-facing east façade.

Now, the owner proposes to remodel the residence and construct additions, as follows:

- 1) Removal and reconstruction of non-historic carport and entry to the residence on the street-facing east façade, featuring stuccoed massing, wood header, posts and simplified corbels on the new carport;
- 2) Addition of a new entry element on the street-facing east façade, featuring an exposed wood header above a pair of wooden entry gates with metal grills protected by a bracketed overhang with wooden details and copper cap;
- 3) Replacement of large picture window on street-facing east façade with white-clad divided lite window to match the existing non-historic windows;
- 4) Removal of existing French doors on the street-facing façade;
- 5) Addition of a 506 square foot studio on the rear-facing west elevation in Pueblo-Revival style and portals on the north and south elevations totaling 102 square feet;
- 6) Addition on the north elevation of an approximately 400 square foot deck, of which 262 square feet will be covered by a flat-roofed portal with wooden posts and simplified corbels. The proposed deck will be constructed of a metal sub-frame and concrete-panel decking and will also feature a hot tub, wooden balustrade with wooden top-rail, and wooden staircase down to the lower level of the west-sloping lot;
- 7) Removal of non-historic stairwell and enclosure on the south elevation and replacement with a divided lite window and window-well/curb;
- 8) Construction of new coyote fencing to a height of 3 feet at the east street-facing lot line and to a height of 5’8” between the proposed studio addition and the rear lot line;
- 9) Construction of new 5’ high stuccoed yard wall with gate between the residence and the existing north yard wall and new 3’ high stuccoed yard wall between the front lot line and the proposed carport;
- 10) Extension of the existing north yard wall to the maximum allowable height of 6’; and
- 11) Installation of landscape features, including planters, swales, low (3’ maximum) stacked stone retaining walls and detention pond.

Stucco color has been specified as El Rey “Adobe”; wood stain will be “Golden Oak”; and lighting designs were provided.

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 and Eastside Historic District.

Questions to the Staff

Mr. Boniface didn't hear anything about maximum allowable height and the applicant was proposing to raise the parapet by six inches. He asked if that would still be within the maximum allowable height.

Mr. Rasch said it was going from 17' 11" to 18' 6".

Ms. Roach said that was not itemized in the application letter. She began looking for what the calculation would be.

Ms. Mather asked about the public visibility of the new studio addition and the deck.

Ms. Roach said the studio addition would not be visibility and the deck might be partially visible but the yard walls would limit it.

Chair Woods asked if Ms. Roach did a height calculation.

Ms. Roach said she did not because she was not aware of the increase in height.

Applicant's Presentation

Present and sworn was Mr. Michael Bodelson, 11 East Wildflower Drive, who said there were a lot of little things going on. The intent was basically to clean up the property. There had been a lot of additions and changes over time and this project was intended to clean it up and make it more functional. The applicant grew up in this house. She is a physician in Albuquerque and is now moving back to Santa Fe to live in her family home. Regarding the height, he did not ask for a calculation. The existing height of the enclosed garage that had a wall on the east side which was the highest point of the structure. And nothing proposed would exceed the existing height.

Questions to the Applicant

Chair Woods asked him to point out where he was raising the parapet and he did point it out on the floor plan. It was on the southwest portion where they were barely getting coverage with the roof which didn't meet code and to allow for insulation for the rear. It would come up 16-18" because ceiling was only 7' 6" because of way they enclosed the garage. At that location, the roof was just a drip edge.

Ms. Roach said it appeared the height on the street facing was increased only about 2".

Chair Woods understood the applicant stated that nothing would be higher than the existing height. Mr. Bodelson agreed.

Ms. Mather noted the only window he was replacing was on the east side. He asked Mr. Bodelson to describe it.

Mr. Bodelson said that was a unique window and they want to replace it with a window more in keeping with the rest of the house. The tree died and they had to document that it was the original window.

Ms. Mather said it looked like it was right next to the wall and out of proportion to the rest.

Mr. Bodelson agreed it looked odd but he was sure of his measurements.

Ms. Mather said it was so close to the wall it abuts it and to the corner was less than three feet.

Mr. Bodelson agreed it was pretty close. There was nothing in particular about its size that needed to be retained and they could fill in part of the opening and made smaller in scale to meet code. He agreed it was now closer than three feet.

Mr. Rasch said if the Board wanted the building more in conformity, they could request it be 3' from the corner.

Public Comment

There were no comments from the public regarding this case.

Action of the Board

Ms. Mather moved in Case #H-14-097 at 802 East Palace Avenue, for approval per staff recommendations and the condition that the applicant reduce the width of window to be replaced to comply with the three foot rule. Mr. Katz seconded the motion.

Chair Woods asked if Ms. Mather wanted the height reduced as well.

Ms. Mather said the condition was just on the width.

The motion passed by unanimous voice vote.

Mr. Katz chaired the meeting for his case as Chair Woods recused herself and left the bench since it this was a Woods project.

- 4. Case #H-14-099. 135 Camino Escondido.** Downtown & Eastside Historic District. Lorn Tryk, agent for Mike McKosky, owner, proposes a historic status review of a non-contributing primary

residence and a contributing garage structure. (Lisa Roach).

Ms. Roach gave the staff report as follows:

BACKGROUND & SUMMARY:

135 Camino Escondido consists of a single-story residence constructed in 1950 in a blend of Territorial Revival style and Mid-Century Ranch style elements for Tatum L. Thomas and Anita Gonzales Thomas, a single-car garage constructed by 1958, and a low stone masonry yard wall and two tree wells constructed by 1958. The main residence is presently designated as “non-contributing” and the garage as “contributing” to the Downtown and Eastside Historic District, but both are eligible for historic status review due to their age and association.

The architectural qualities of the residence situate it in the particular time and place in which it was constructed, combining Territorial Revival elements typical of Santa Fe style with a flat, horizontal roofline and overhanging eaves characteristic of Mid-Century Ranch style common when the home was constructed in 1950. The home fits the definition of “Recent Santa Fe Style” as outlined in Section 14-5.2(E), Downtown and Eastside Design Standards, and thus harmonizes with the character of the district at large. Furthermore, both this home and the residence at 121 Camino Escondido (within the applicable streetscape) display similar stylistic elements and speak to the particular context of Santa Fe architecture in the 1950s and to the development of Camino Escondido during this time period. The home’s particular stylistic blend tells another story commonplace in Santa Fe in the early to mid-20th century – that of financial strain caused by medical bills associated with Tuberculosis. According to a letter provided by the present owner and documented in the Historic Cultural Properties Inventory (HCPI) for the property, during the construction of the home Anita Thomas contracted Tuberculosis and lost half of her lung, causing the couple to cut costs and modify their intended design of the home in true Territorial Revival style with parapets and brick coping to incorporate a less expensive modern flat roof with overhanging eaves.

Minor additions have been made to the original residence at 135 Camino Escondido, including a small sunroom/office mid-way along the north elevation, a small laundry room on the east elevation, and window replacement with double hung and casement wood windows, likely more than 30 years ago. These minor alterations do not constitute sufficient degradation of integrity as to affect status, and the additions meet the regulations outlined in Section 14-5.2(D)(2) for additions if the residence were designated as “contributing” with the street-facing facades as “primary.”

The home’s association with Tatum L. Thomas and Anita Gonzales Thomas is notable. Although the HCPI and additional documentation provided by the applicant seem to downplay the importance of Anita Gonzales Thomas to the Santa Fe community and to the study and preservation of Spanish Colonial arts and culture, the evidence is strong in establishing Mrs. Thomas’ local and regional importance, including the following summarized list of her accomplishments:

- 1) Made valuable contributions to the study of Spanish Colonial culture and arts, as a volunteer, scholar and educator
- 2) Frequent lecturer and consultant on the preservation of Hispanic culture, New Mexican dance and traditions
- 3) Pioneer in bilingual education (as a schoolteacher at Manderfield School)

- 4) Operated the Colonial New Mexico Historical Foundation from her home for many years, serving as its membership coordinator and Tatum as its secretary
- 5) Self-published pamphlets geared towards public education regarding Spanish colonial arts and lifeways
- 6) Actively volunteered for La Sociedad Folklorica, the International Folk Art Foundation, and El Rancho de Las Golondrinas
- 7) Served on the Board of Directors for the Spanish Colonial Arts Society for many years
- 8) Awarded the 1994 Excellence in the Humanities Award from the New Mexico Endowment for the Humanities
- 9) Contributed material to Richard B. Stark's *Music of the "Bailes" in New Mexico* (1978) and to John Pen La Farge's *Turn Left at the Sleeping Dog: Scripting the Santa Fe Legend, 1920-1955* (1996)
- 10) Authored the foreword to *Spanish New Mexico: The Spanish Colonial Arts Society Collection* (1996)
- 11) Named a "Santa Fe Living Treasure" and featured in Brandt and Niederman's *Living Treasures: A Celebration of the Human Spirit, Volume I* (1997)

RELEVANT DEFINITIONS (Article 14-12):

CONTRIBUTING STRUCTURE

A *structure*, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a *contributing structure* is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The *contributing structure* may have had minor *alterations*, but its integrity remains.

NONCONTRIBUTING STRUCTURE

A *structure*, located in an H district, that is less than fifty years old or that does not exhibit sufficient historic integrity to establish and maintain the character of the H District.

SIGNIFICANT STRUCTURE

A *structure* located in a historic district that is approximately fifty years old or older, and that embodies distinctive characteristics of a type, period or method of construction. For a *structure* to be designated as significant, it must retain a high level of historic integrity. A *structure* may be designated as significant:

(A) for its association with events or persons that are important on a local, regional, national or global level; or

(B) if it is listed on or is eligible to be listed on the State Register of Cultural Properties or the National Register of Historic Places.

RELEVANT DESIGN STANDARDS (Section 14-5.2(E)(2)):

Recent Santa Fe Style

Recent Santa Fe style intends to achieve harmony with historic *buildings* by *retention* of a similarity of materials, color, proportion, and general detail. The dominating effect is to be that of *adobe* construction, prescribed as follows:

- (a) No *building* shall be over two stories in height in any *façade* unless the *façade* shall include projecting or recessed *portales*, *setbacks* or other design elements;
- (b) The combined door and window area in any *publicly visible* *façade* shall not exceed forty percent of the total area of the *façade* except for doors or windows located under a *portal*. No door or window in a *publicly visible* *façade* shall be located nearer than three (3) feet from the corner of the *façade*;
- (c) No cantilevers shall be permitted except over projecting vigas, beams, or wood corbels, or as part of the roof *treatment* described below;
- (d) No less than eighty percent of the surface area of any *publicly visible* *façade* shall be *adobe* finish, or stucco simulating *adobe* finish. The balance of the *publicly visible* *façade*, except as above, may be of natural stone, wood, brick, tile, terra cotta, or other material, subject to approval as hereinafter provided for *building permits*;
- (e) The *publicly visible* *façade* of any *building* and of any adjoining *walls* shall, except as otherwise provided, be of one color, which color shall simulate a light earth or dark earth color, matte or dull finish and of relatively smooth texture. *Façade* surfaces under *portales* may be of contrasting or complimentary colors. Windows, doors and *portals* on *publicly visible* portions of the *building* and *walls* shall be of one of the old Santa Fe styles; except that *buildings* with *portals* may have larger plate glass areas for windows under *portals* only. Deep window recesses are characteristic; and
- (f) Flat roofs shall have not more than thirty (30) inches overhang.

RELEVANT DEFINITIONS (Article 14-12):

CONTRIBUTING STRUCTURE

A *structure*, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a *contributing structure* is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The *contributing structure* may have had minor *alterations*, but its integrity remains.

NONCONTRIBUTING STRUCTURE

A *structure*, located in an H district, that is less than fifty years old or that does not exhibit sufficient historic integrity to establish and maintain the character of the H District.

SIGNIFICANT STRUCTURE

A *structure* located in a historic district that is approximately fifty years old or older, and that embodies distinctive characteristics of a type, period or method of construction. For a *structure* to be designated as significant, it must retain a high level of historic integrity. A *structure* may be designated as significant:

(A) for its association with events or persons that are important on a local, regional, national or global level; or

(B) if it is listed on or is eligible to be listed on the State Register of Cultural Properties or the National Register of Historic Places.

Ms. Roach handed out additional material from Ms. Carmella Padilla, a friend of Anita Gonzales Thomas, [attached as Exhibit 1] and read from her letter. Ms. Padilla said in her letter, "As a woman who deep pride in New Mexico and our and Hispano heritage, Anita dedicated her life to preserving her family's cultural identity and history of their home town.. She was a noted and beloved school teacher who taught many generations of Santa Feans. Her contributions as an educator would be acknowledged after her passing by the Board of Santa Fe Public Schools, which named an elementary school in her honor, the Ramirez Thomas Elementary School. Anita lived her entire life in the eastside neighborhood where she was raised in the area of Canyon Road and Delgado Street, spending her las years in the home she built with her husband, Tom Thomas, on Camino Escondido. They called their home La Querencia, lossely meaning a cherished gathering place. They did not have children but their home was indeed a special place where close family, as well as many cultural movers and shakers often gathered. One famous friend, Fremont Ellis, a member of the Cinco Pintores, made a well-known painting of Anita's stately ash tree outside their home. He called it *Anita's Ash Tree in autumn*.

"While Anita was not as high profile as some other notable Santa Feans whose contributions are lauded with awards or new stories, her influence in her community during her lifetime and her importance in Santa Fe today cannot be understated."

STAFF RECOMMENDATION:

Staff contests the analysis of historic status provided by the applicant and recommends a) that the historic status of the main residence be upgraded to "Significant" due to its age, its architectural character and integrity, and particularly due to its association with Anita Gonzales Thomas, a person of local importance in the preservation of Spanish Colonial culture and arts, and b) that the historic status of the garage structure be downgraded to "Non-Contributing" due to its lack of character-defining features, in compliance with Section 14-5.2(C) Regulation of Significant and Contributing Structures in Historic Districts.

Questions to the Staff

Ms. Mather was concerned about the window replacements. It seemed from the HCPI that all of those windows were replaced about 30 years ago.

Ms. Roach agreed but noted that the openings were not changed.

Ms. Mather thought they were trying to save money at the time and used aluminum sliders.

Applicant's Presentation

Present and sworn was Ms. Elizabeth McKosky, with Mr. Tryk, who was previously sworn.

Mr. Tryk began by summarizing our findings and understanding of the potential contributing status or significant status of the house is.

In the mind of John Murphy, who wrote the new HCPI at the request of staff, the house lacks architectural integrity. It has more than minor alterations. Buildings that have wholesale change of all doors and windows and several additions are typically not candidates for contributing status. The publicly visible addition on the north side might not end up being on a primary façade and deviously, should therefore be discounted before the Board made up its mind if it is Contributing or which façades are primary. That is a major change to the building and is visible from the street.

Secondly, he noted that the house doesn't represent characteristics of a type period or method of construction (the words from the code). Basically, this is a flat-roofed, contemporary style dwelling with a few modestly Territorial Revival treatments. It is an anomaly and not characteristic of the District or of the streetscape. It is not a recognized type, nor is it representative of the period in which it was built. And its methods of construction are in no way distinctive. In the applicants' minds, the house is not harmonious with its associated streetscape. They called it mid-century modern with stuccoed walls. The house does not meet one of the primary criteria: a house that helps establish or maintain character.

He said staff is of the opinion that the house meets the Recent Santa Fé Style criteria so it should be contributing. The guidelines for Recent Santa Fe Style are fairly loose but it doesn't make the house worthy of preservation and he didn't think that was meant to be a yardstick for preservation.

He noted that the Board has approved many others approved for demolition that have those same characteristics. At 321 Manhattan, the Board voted to designate it non-contributing and he quoted from the staff report. The one on Manhattan still has its doors and windows, so it is a double standard.

For it to be a significant structure, "it must retain a high level of historic integrity. It may be designated for association with famous person and that doesn't negate the first sentence. This house fails that test of integrity. And there is little or no precedent for designating a structure as significant just because of its association with a famous person.

Mr. Tryk said he was not here to make light of her contribution to the community. But the criteria of standard with an important person should be high. She was not a founder or staff member of those societies. She gave talks and wrote the foreword to the catalog. He suspected she was being considered important was because she was in the business of historic preservation and extremely popular.

Being awarded a living treasure was described on that website as people who make a difference. And that epitomizes her contribution as a volunteer. Several hundred others have been given this award. So his concern was in considering the association without considering the worthiness of the structure itself.

He said John Murphy was very qualified to do the inventory, but having seen his conclusions, they decided to get a second opinion and hired Gayla Bechtol, who is well respected by this Board. Mr. Tryk shared copies of her report to the Board and read from it [attached as Exhibit 2]. The report indicated that the house doesn't meet the requirements of a significant structure (high integrity) due to alterations and it lacks architectural style. It is a substantially altered house that doesn't contribute to the streetscape.

Ms. McKosky read her statement to the Board and pointed out that not all of the house was 64 years old. Anita Thomas was her aunt. She was an educator and teacher and a volunteer. It was part of her culture. Her mother and father were also long term volunteers. She said her mother also volunteers for Folklorica and Golondrinas. Her father has written articles about the City. Ms. McKosky said she had also done articles and was familiar with the work of the HDRB. She was on the Planning Commission for many years. She and her family didn't believe that was enough to change the building from non-contributing to significant. We want to give back to the community.

Ms. McKosky would not want her heirs' hands tied in that way. "To put it in significant status is an outrage and a punishment on our family. They should keep it the same as it has been. It has been modified." She also felt that mentioning the illness and financial strain as a reason to change the house to significant is obnoxious.

Ms. McKosky said several neighbors have signed a petition that 135 Gonzales need loving care but not historic status. Her husband handed out a petition to the Board members [attached as Exhibit 3]. She urged the Board to keep it non-contributing and keep the garage non-contributing and not upgrade it based on a person who lived there.

Questions to the Applicant

Ms. Mather heard Ms. McKosky speak about her family home and asked where that was.

Ms. McKosky said she was raised on Garcia Street. Something happened legally and an attorney got that house.

Ms. Mather said she was very compelled by the applicant's presentation.

Mr. Armijo commented that staff makes a recommendation in each case and the Board considers it. There are not too many schools that are named after persons. The Board is looking at the recommendation and also weighing what the applicant has to offer.

Ms. McKosky said she was just offended by the statements about illness being put out there for why they built the house that way the family doesn't know why they built it that way.

Public Comment

Present and sworn was Mr. Shane Woods, 1424 Seville, said their company might be doing the Historic Districts Review Board

November 25, 2014

Page 13

remodel. He said the Woods firm has a long history of restoring historic homes and just finished two on Canyon Road. They have received numerous awards from the City and the Santa Fe Homebuilders Association. Based on their experience and the HCPI and inspecting the house they felt it was not deserving of a historic status. The house is an anomaly for the neighborhood and distracts from the character. The house doesn't contribute to the district.

Mr. Katz pointed out that what the applicant intends to do is not relevant to the demolition application.

Present and sworn was Mr. Ray Herrera, 379 Hillside, who said he had been familiar with this house for 40 years and was a close friend of Anita Thomas. When he joined the Spanish Colonial Art Society, he was the first Hispanic to join it and Anita was his mentor. That was 35 years ago so he sort of grew up with her and she helped him through difficult times. No one can say anything bad about her. He didn't think Anita would be too happy with that. He, too, wondered why they built a house like this. He had asked her several times and Anita wouldn't tell him. The house doesn't fit in with neighborhood and is not contributing. So he thought it should remain noncontributing.

Present and sworn was Ms. Stefanie Beninato, P. O. Box 1601, who said she didn't think this house is significant. Contributing might be a question. She knew it wasn't Territorial or Spanish Colonia but was vernacular. The fact that Ms. Thomas had TB or lung problems is part of why many other people came here to recover. So she was surprised the applicant was so vehement against staff for mentioning it.

To say your family is for preservation but not for the home you own seems hypocritical. 321 Manhattan was not contributing. It is up to the Board. There are arguments to be made both ways. She thought staff deserved some respect for their diligence in the case.

Present and sworn was Mr. Ed Gonzales, 219 Delgado, who said this came as a big shock to him. He said, "My daughter came to me and said that because of the history of our family it now could be classified as a higher classification in the historic district. She left a copy of the handout and evidently there is a rule that allows for that situation. My sister Anita gave me the right of first refusal before she passed away. I purchased the property and kept it for a few years and gave it to my 3 children. Anyone who knows our area can see our family has tried its best to comply with historic rules.

"I also wondered why they put that roof on it. That roof has given that property more trouble than you can believe. The drainage is supposed to drain on all sides but most goes on the north side. The alcove with that roof, if you were on the field trip and you walked around the property, you probably saw the fascia all rotting out. It has been replaced a couple of times. That was an add-on and another strain on the heating system. The back porch also. The top part was beater board and the bottom plain lumber up 3' and used as a wash room. When I took off the beater board, there was no insulation back there. It really in our estimate was a detriment to the house. The rest is adobe. But it is a tiny house.

When I moved into my home there, I had a washing machine and I asked Anita if she wanted my automatic because she had an old wringer machine. The washer had to be in the kitchen and back room was storage. So we remodeled and put in a stacked washer dryer to improve the property. It is a nice house but very small. It was just Anita and her husband and the window on second elevation was a little room where his mom came to stay a few months. The house is well built but whoever takes over has got a huge

problem with that roof.”

“As far as Anita - our family wants by no means to degrade all that she did. Anita was the oldest and I am the youngest and only one living. For the last 15 years of her life, I had to go up every Saturday morning to replace her oxygen tank. She drove up until she died. She went to Kaune’s on Saturday and church on Sunday. So I took her lots. She was given an award in Las Cruces. If your family has been here long enough your families all are related. We don’t want to degrade the things she did. But it has been 50 years = most of the time in my daughter’s hands and she wants to do something with it and it looks like a good move but if upgraded, it makes it very difficult. Someone will have to get a permit to do some work on the house. The heating system is shot, the plumbing needs a lot of work. There is only so much you can do. But if more restrictions are placed on it - you can’t do anything with it. Keep up the good work.

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

Mr. Armijo noted on the survey it said the date of construction was 1930 on page 7 of the packet. But in the report it said the garage was built in the 1930's and the house in the 1950's.

Mr. Tryk explained that John Murphy did more research and found the house is circa 1950 and the garage is older.

Mr. Armijo asked if the La Herencia carving on the front header was original.

Mr. Gonzales said that was carved by Anita herself.

Action of the Board

Ms. Mather moved in Case #H-14-099 at 135 Escondido to maintain the house as non-contributing and downgrade the garage to non-contributing. Mr. Boniface seconded the motion which passed by voice vote with all voting yes, including Chair Katz, Mr. Powell abstaining and Chair Woods not present, having recused herself.

Chair Woods returned to the bench after the vote.

Mr. Boniface moved to remove Case H-14-031 from the table for consideration. Mr. Powell seconded the motion and it passed by unanimous voice vote.

1. **Case H-14-032. 927 and 929 Canyon Road.** Downtown & Eastside Historic District. Joseph Gonzales of Caliente Properties, agent for Joseph and Mary Gonzales, owners, proposes to alter yardwalls and fences and to construct a driveway with vehicle gate and retaining wall. (David Rasch).

Mr. Rasch gave the staff report as follows:

BACKGROUND & SUMMARY:

929 Canyon Road is an 8,302 square foot vacant lot located behind a non-contributing residence with street frontage on Canyon Road in the Downtown and Eastside Historic District. On August 27, 2013 the HDRB approved an application to demolish a non-contributing garage on this property. On August 26, 2014, the HDRB approved the construction of a 3,306 square foot single-family residence in the Spanish-Pueblo Revival Style to a height of 16'6" where the maximum allowable height is 17'.

On October 14, 2014, the Board postponed action on a request to construct a yardwall pending submittal of drawings that more clearly shows the existing and proposed conditions.

Now, the applicant proposes to alter the east lotline wall and fence to accommodate the relocated driveway. The CMU wall and coyote fence will be partially removed, the neighbor's coyote fence will be relocated from an encroaching position, and a retaining wall will be constructed to hold the regarded driveway.

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 and Eastside Historic District.

Questions to the Staff

Ms. Mather asked if this was essentially the same layout the Board saw before and just in a drawing that was easier to read.

Mr. Rasch agreed.

Ms. Mather recalled there were concerns about the tree and whether staff was involved with the tree. She also wondered if the neighbor's fence could be re-established by the applicant.

Mr. Rasch said the Land Use Director has authority over the tree. It is defined as a significant tree by our code. She has authority to preserve or not and she favors preservation. We talked about not having a footing where the tree is with footings outside the drip line. Staff has more ideas how to mitigate damage to the apricot tree.

Ms. Mather agreed but the drawing doesn't reflect that mitigation.

Mr. Rasch clarified that the coyote fence belongs to the neighbor but is on the applicant's property. He hoped the neighbor and applicant agreed.

Ms. Roach quoted Section 5.2-14.8. 4 f which gives the Land Use Director the authority over existing vegetation and therefore has responsibility to review the plans. In this case because of the tree size it is significant and should not be removed.

With the retaining wall, it is hard to tell where the property line is. In the foldout that shows the retaining wall and fence, it doesn't show the property line so she was not sure if the retaining wall was on the other side. The Code also determines the maximum height at 10'. So if the retaining wall is on the property line, the highest it could be is 10 feet. The document on the retaining wall also doesn't have the engineer stamp. To provide protections both owners want and for protection of the tree there must be no damage to the root system.

Ms. Mather asked why the Board was hearing this if there is no engineer stamp.

Ms. Roach clarified that the stamp is not required at this stage but at building permit it needs to be there.

Mr. Katz didn't see any drawings with the entrance moved. There are things we don't know and should know before approving.

Mr. Rasch recalled that on Canyon Road, the Board already approved filling in the exiting drive and establishing the new one.

Applicant's Presentation

Present and sworn was Mr. Karl Sommer, P. O. Box 2467, and Mr. Lee Moya, the contractor.

Mr. Sommer said they agreed with the conditions in staff's report that the submittal of the wall details complied with the code. The Board had been focused of the tree and he wanted to clear that up so the Board would know about the wall.

He said there is a signed agreement between the property owners that the fence could be moved from the encroachment position back to the neighbor's property and in doing that and putting up the wall that the health of the tree cannot be adversely affected. Nothing being done would degrade that tree.

The Board was out there and saw the existing old retaining wall with rocks and CMU on top. The retaining wall is concrete about 10" thick and goes down into the ground and the CMU portion was built as a yard wall. The footing is solid and deep and fairly close to the fence. That footing will stay in the ground and the wall will be built outside of that. The wall will be entirely along the property line and the applicant will put an arch in the footing as Mr. Rasch described so that any excavating won't be dug near the tree roots. There is a small space between the retaining wall and the tree. They consulted an arborist and an engineer to allow it to be where it is shown on drawings without affecting the health of the tree. We have an agreement to save the tree and intend to live up to it.

The wall, as designed, meets height and design requirements. Maury Walker designed it and stamped it. Mr. Moya will build the wall and he is very familiar with it.

Chair Woods said in looking at the cross section of the footing that there was a wavy dark line behind it that looked like it was 12' tall.

Mr. Moya said that it represented the existing coyote fence.

Chair Woods pointed out that the retaining wall is 4' 4" and together, it shows it to be 12' tall.

Mr. Moya said that was in error and apologized. He would not alter the height of the coyote fence and it is just under 6'.

Chair Woods explained that it wouldn't meet code. The wall has to be 3' above grade and if the coyote fence is six feet high, the fence above the retaining wall would be only 2' high and code requires that it be 3'.

Mr. Sommer understood. The driveway, as shown, is one foot below. So if they lowered the dirt of the driveway it only needed to be 3'. It is on this side of the property. So they would either lower the driveway or raise the retaining wall.

Chair Woods said he would have to work with his client to see how it would work and would have to come back with something different.

Mr. Sommer suggested one solution would be a barrier on top of the retaining wall and measure the railing that would create the barrier.

Chair Woods said they could design that into the drawing and bring back the drawing. When it comes back, the Board needed to be assured of what will be built.

Public Comment

Ms. Beninato (previously sworn) agreed with the Board to see what was going to happen. When things change it might not comply with historic code and would be good to see that for the safety issue and whether it is too high or not so she encouraged the Board to postpone this case.

Present and sworn was Ms. Nellie Higginbotham, 943 Canyon Road, who said she did have an agreement that the Board had from the last meeting. The fence is to be moved to the property line but not the retaining wall and keep the health of the mature trees. She did need to see what was designed and she was unclear about what they were talking about with the bridge. She would like to see what it looked like.

The engineer's drawing at the very beginning of the driveway says the existing cinder block retaining wall will remain. She was unclear about that. She asked if the wood fencing would remain in place up to the point where they can move the coyote fence. The driveway, itself, is 20' on this side of the wall. This drawing is still a little confusing. The back side is pretty much what was shown last time. She pointed out that her fence was six feet high and did not undulate but it sloped. So this drawing did not depict what the coyote fence looked like. This drawing did not depict what the coyote fencing would look like. It is decorative and won't hold back anything coming in contact with it. She had no idea that the driveway would be raised as much as it was shown. The idea of using her coyote fencing as a barrier wouldn't work and

would be dangerous. The driveway has a 10% slope and would be 100' long so the danger is there of a car losing control. If the cinder block remains, it is near her gas meter. Mr. Sommer agreed.

She clarified the cinder block wall where was referring to was at the very beginning of the driveway at the top. Her gas meter and furnace room were a little further down. She was just concerned because a moving van went through the fence at Patrick Smith Park on the other side of her property and fortunately a tree stopped it. And she saw that the drive would be 20' wide on the side of the wall that is there. She said, "Yes we do have an agreement but I'm not comfortable with what is happening. I don't see in the drawings of what it will be - like 4' of dirt to raise the driveway. So I don't feel comfortable."

Mr. Sommer asked the Board to let them fix the code issue so the Board could see what it will be in the field to meet the barrier issue.

Chair Woods said that has been the Board's frustration with this case. "You don't want to come back and we don't want you to have to come back." But with the six foot coyote fence only being 2' high, it had to be changed. The Board would like the tree shown on the drawing. That has been an ongoing thing.

Chair Woods asked what they would do about the cinder block wall.

Mr. Sommer said it will remain.

Ms. Mather said the drawing needs to show the location of the boundary line.

Chair Woods agreed and it needs to be consistent in showing where this is being moved to - so the drawings would be consistent throughout, especially with a concerned neighbor.

Mr. Sommer understood: the wall needs to be shown in relation to the lot line in the detail and plan view.

Mr. Boniface thought the 20' driveway was very wide. He tried to keep them at 14'. At 20' it was wide enough to have two cars pass each other. Perhaps you could build a 3' wide 30" planter to but up against the property line. If you elevate the retaining wall another 30" and have 3' planter above that.

Mr. Sommer explained that this property has two pieces and in the back was a new house and the driveway to serve that house is the pinching point. At Ms. Higginbotham property, she put the coyote fence on the east side and that would create a pinching effect. So it wasn't just that they wanted a 20' driveway but there was some logic behind it.

Mr. Armijo believed the south end toward Canyon Road was to be left and that was approved at the last meeting. He asked if on the site plan, the Board could have color showing existing and where the tree is.

Mr. Rasch said they would need to provide 10 copies if it was in color.

Action of the Board

Mr. Katz moved to postpone Case H-14-032 at 927 and 929 Canyon Road to the January 13 Board meeting. Mr. Boniface seconded the motion and it passed by unanimous voice vote.

- 5. Case #H-14-100. 373 Garcia Street.** Downtown & Eastside Historic District. Craig Hoopes, agent for Susan Peick, owner, proposes to replace a 30 sq. ft. portal with a 165 sq. ft. portal on the rear elevation of a contributing residential structure. (David Rasch).

Mr. Rasch gave the staff report as follows:

BACKGROUND & SUMMARY:

373 Garcia Street is a single-family residential building that was constructed at an unknown historic date after 1945 in the Territorial Revival style. The brick parapets have been stuccoed over. The building is listed as contributing to the Downtown & Eastside Historic District and the street-facing, west elevation may be considered as primary.

The applicant proposes to replace a 30 square foot portal on the rear, east elevation with a 165 square foot portal. The portal is simply designed like the portal being replaced, it will be placed above the pedimented openings and below the canals, and it will be constructed with white-painted wood.

STAFF RECOMMENDATION:

Staff recommends designation of the west elevation as a primary elevation and recommends approval of this application which complies with Section 14-5.2(C) Regulation of Contributing Structures, (D) General Design Standards, and (E) Downtown & Eastside Historic District.

Questions to the Staff

Ms. Mather referred to page 10 and said she was confused if she was just seeing the same thing repeated. She asked if the second drawing was the roof plan.

Mr. Rasch agreed and the west elevation showed the structure with and without its yard wall.

Ms. Mather said there was no labeling on them.

Ms. Mather asked about public visibility of this proposal.

Mr. Rasch said the east was not publicly visible.

Applicant's Presentation

Present and sworn was Mr. Craig Hoopes, 333 Montezuma, who said they were looking to help preserve this building. On east side, the existing dirt is two feet up on the adobe and the summer rains damaged the adobe wall.

There were no proposed changes on the west. He pointed out the dirt at bottom of window sill against adobes in the photo. It was deteriorating so the portal would put the water further away from the house with a buried line to take it to the acequia.

Questions to the Applicant

Mr. Boniface noted the east elevation showed the existing grade almost at the sill and asked if it was a door to the right.

Mr. Hoopes agreed and said it stepped inside down to the house.

Mr. Boniface asked if the door was original.

Mr. Hoopes said it was remodeled by John Gaw Meem sometime in the 1950's.

Ms. Mather asked what acequia was on the property.

Mr. Hoopes didn't know.

Public Comment

Ms. Beninato (previously sworn) said the acequia was the Acequia Analco and is a lateral off Acequia Madre.

Action of the Board

Mr. Boniface moved in Case #H-14-100 at 373 Garcia Street to approve this project as presented and designate the west façade as primary. Mr. Powell seconded the motion and it passed by unanimous voice vote.

- 6. Case #H-14-101. 615 West Alameda.** Westside-Guadalupe Historic District. Peggy Creelman, owner, proposes to install publicly-visible solar panels on the roof of a non-statused garage structure behind a non-contributing primary residence. An exception is requested to install publicly-visible solar panels (Section 14-5.2(l)(1)(d)). (Lisa Roach).

Ms. Roach gave the staff report as follows:

BACKGROUND & SUMMARY:

615 West Alameda is a single story non-contributing residence and detached non-statused converted garage. The garage appears to have been constructed by 1960, according to historic aerial photography, and converted to a studio at an unknown date thereafter. The 586 square foot structure exhibits a U-plan which appears to have been altered from its original footprint, possibly in several episodes. It is set back from the street approximately 115 feet down a narrow driveway and is only partially publicly visible.

The applicant proposes to install solar panels on the roof of the non-statused converted garage / studio and requests an exception for the solar panels to be partially publicly visible and not screened from view. The relevant code citation and exception criteria responses are below.

RELEVANT CODE CITATION: 14-5.2(l)(1)(d)

"The use of solar and other energy collecting and conserving strategies is encouraged. The use of large glazed areas on south facing *walls* for trombe *walls* or other solar collectors, direct gain, or other energy collecting purposes is allowed. When in view from any public *street*, way, or other public place, solar equipment shall be screened as follows:

- (i) raising the parapet;
- (ii) setting back from the edge of the roof;
- (iii) framing the collector with wood;
- (iv) in the case of pitched roofs, by integrating the collector into the pitch;
- (v) in the case of ground solar collectors by a *wall* or vegetation;
- (vi) in the case of *wall* collectors, by enclosing by end or other *walls*;
- (vii) other means that screen the collector or integrate it into the overall *structure*. Non-glare materials shall be used in solar collectors."

EXCEPTION CRITERIA AND RESPONSES:

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

Applicant Response: The building that we are proposing that the modules (panels) be mounted on is at the back of the property and is very minimally visible from the street by looking down a very narrow long drive way. The view of the building from the sides and the rear are in part or in the case of the west side and the rear almost entirely blocked by other buildings or fences. The two neighbors on both the east and west sides have shown their support of this project. The character of the district will not be damaged due to both the minimal visibility of the panels and the fact that they are a reversible addition to the building on which they are mounted.

Staff Response: Staff agrees with this response.

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

Applicant Response: Electric utility costs are rising and are projected to rise to possibly double if not more of current costs due to environmental requirements placed on coal fired power plants that provide the large majority of our power. Costs of grid tied solar power have dropped 70% in the last 5 years making it less than the cost of current utility power. Solar makes the expenditure of electric power a fixed cost that as we grow older and most of us face getting by on a fixed income far more manageable than the rising unpredictable price of utilities.

Staff Response: Staff agrees with this response.

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

Applicant Response: In the further growth and development of the Downtown, Rail-yard, and Guadalupe Areas that surround this area a balance/balances need to be sought. The area is growing and the City wants to continue to attract visitors to the area along with reliably providing service to the residents there. The demands on the long over stretched electrical infrastructure along with other services that are needed to support these areas grows ever closer to the City not being able to provide that reliability. The City can look at projects of this type as a means of lessening the load of the infrastructure further ensuring that residents can indeed continue to reside in these areas and the historic districts. In that regard the project does not take away from the district or its residents but actually adds to the residents' sustainability, resiliency of the community and further enjoyment of the area.

Staff Response: Staff agrees with this response.

STAFF RECOMMENDATION:

Staff recommends that the criteria have been met for an exception to Section 14-5.2(I)(1)(d) and 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 to the Staff

Ms. Mather was a little confused about the exception criteria. On the second one, she didn't see why screening would be a hardship.

Ms. Roach said it was her sense that screening the solar panels would reduce their efficiency. In this exception response they are speaking to utility costs and the savings from solar panels.

Applicant's Presentation

Present and sworn was Mr. Michael Connelly, 1452 Paseo Norteño who concurred with staff on the screening issue. It would shade them and cut down their productivity substantially.

Questions to the Applicant

Mr. Powell asked if they were on the back.

Mr. Connelly agreed but on the front it would affect them. The optimum direction is true south.

Mr. Powell noted the front building was much closer to the street.

Chair Woods asked how much of the solar panels would be seen above the parapet.

Mr. Connelly said there was no parapet so it would show 30-35". However, the view was very limited since it was down a long narrow driveway, over 100' long and the front house almost obstructs the whole

back house.

Mr. Katz asked if there was some reason why he could not lower the pitch.

Mr. Connelly said if they lowered the pitch it would reduce the production by 7% but they could set them at a 10 degree tilt.

Mr. Boniface noted there were specific locations and asked if that was due to structure.

Mr. Connelly said it was due to vents penetrating the roof there.

Mr. Boniface thought if the panels on the upper right were put on the left, the public would not see much of anything. He asked if Mr. Connelly would consider that.

Mr. Connelly agreed. He said he built a mockup of it that was in the packet and believed they could move those panels over.

Public Comment

Ms. Beninato (previously sworn) was in support of the application and granting the exceptions. She said, "Peggy is a wonderful acupuncturist. You can hardly see the back at all and your ideas of lowering and moving would make it almost invisible. I don't know how the wall ever got approved on Alameda. This is a great energy solution."

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

Action of the Board

Mr. Boniface moved in Case #H-14-101 at 615 West Alameda, to approve the application with two conditions: 1) to lower the angle of the solar panels between 10-15 degrees and 2) to relocate the solar panels from the southwest corner to the northwest corner of the roof and recognizing that the applicant has met all the exception criteria for an exception. Mr. Katz seconded the motion and it passed by unanimous voice vote.

- 7. Case #H-14-102. 845 A Don Cubero Avenue.** Don Gaspar Area Historic District. Lorn Tryk, agent for Anthony Odai, owner, requests designation of primary elevations on a contributing residential structure. (David Rasch).

Mr. Rasch gave the staff report as follows:

BACKGROUND & SUMMARY:

845A Don Cubero Avenue is a single-family residential structure that was constructed between 1930 and 1936 in a blended Spanish-Pueblo revival and Mission Revival style. The building is listed as contributing to the Don Gaspar Area Historic District.

The building features: clay tile-finished shed bracketed roofs over two paired historic 3-over-1 wood double-hung windows flanking a historic wood door in a recessed alcove within a projecting central mass on the street-facing west elevation (1); a large historic picture window flanked with historic 10-lite fixed windows and additional smaller 3-over-1 historic wood double-hung windows and triple 6-lite historic wood casement windows on the north elevation (2); similar historic windows under a shed roof on the rear east elevation (3); similar historic windows on the southeast elevation (4); and similar historic wood windows on the southwest elevation with a chimney mass on the parapet (5). In addition, there are minor parapet undulations throughout.

The applicant requests primary elevation designation at this time.

STAFF RECOMMENDATION:

Staff recommends designating the west and north elevations (1 and 2) as primary elevations, in compliance with Section 14-5.2(C) Regulation of Contributing Structures. The Board may find that the southwest elevation (5) is also eligible for primary elevation status.

Questions to the Staff

There were no questions to staff.

Applicant's Presentation

Mr. Tryk (previously sworn) requested the plan view but accepted the elevations that were shown. He felt the Board should designate the street facing elevation 1 and elevation 5 rather than 1 and 2. Or a portion of the north façade also. He said they would keep the triple widow as shown.

Mr. Rasch disagreed and felt elevations 1 and 2 definitely should be primary.

Questions to the Applicant

Ms. Mather thought perhaps the picture window could be designated primary.

Mr. Rasch said the Board didn't have the authority to designate a partial façade as primary.

Chair Woods thought the Board could designate a partial façade and asked if the code said the Board couldn't do that.

Mr. Shandler said he would have to research that.

Mr. Armijo thought the Board did that on a Canyon Road property.

Mr. Rasch explained on that building façade, part was non-historic.

Chair Woods surmised that the Board could do that then but she thought a partial façade could be worthy of preservation.

Mr. Tryk asked if the Board could protect an opening since that was what they were trying to do. There is nothing in the code that addresses that.

Mr. Rasch said the entire façade was historic.

Chair Woods respectfully disagreed but she didn't make the motions.

Mr. Katz thought it was possible as there was some separation there.

Mr. Powell asked if the bottom bump out was elevation 5 or 4.

Mr. Katz said it was all part of 5.

Mr. Tryk said his only other suggestion was 1 and part of the north façade. The Board had his sworn testimony that they were not going to change that window.

Public Comment

Ms. Beninato (previously sworn) said she often went by this building. The north is on the alley and just because it is not symmetrical doesn't mean it is not worthy of preservation. It actually contributes to the character of the building. And you set a dangerous precedent without the 4' separation. If the north is worthy of preservation and visible, the Board should designate it for perpetuity.

Mr. Tryk said the #2 façade in the drawing is the north and not on the street. And #2 is not visible.

Mr. Rasch said #2 was more visible from the street than 4 or 5.

Action of the Board

Mr. Katz moved in Case #H-14-102 at 845 A Don Cubero Avenue to designate the west façade (1), the west portion of the north façade (2) and the west portion of the south façade (5) as primary. Mr. Boniface seconded the motion.

Mr. Katz said the basis is if the Board could do a façade in which part is non-historic so not historic, he believed the Board could do the exact same thing for what is not character defining.

Mr. Boniface thought the Board actually did what Mr. Katz just proposed with the property on Acequia Madre and Gayla Bechtol represented that property. It was just west of what was Tito's market. There was discussion about making part of the east façade primary. So he thought the Board had done this before.

Ms. Mather said the Board also did it on the other Acequia Madre property further down. Her concern was that part of the ordinance also asks the Board to preserve things so we can make Santa Fé a livable place in contemporary times. Part of the purpose is preservation but also to make it livable for people now. That is always a consideration.

The motion passed by majority (4-0) voice vote with Mr. Armijo and Mr. Powell abstaining and Chair Woods voting in favor.

H. COMMUNICATIONS

There were no communications.


I. MATTERS FROM THE BOARD

There were no matters from the Board.

J. ADJOURNMENT

The meeting was adjourned at approximately 8:00 p.m.

Approved by:


Sharon Woods, Chair

Submitted by:


Carl Boaz for Carl G. Boaz, Inc.

ROACH, LISA G.

From: Carmella Padilla <carmpad@aol.com>
Sent: Tuesday, November 25, 2014 10:59 AM
To: ROACH, LISA G.
Subject: From Carmella Padilla Re: Anita Gonzales Thomas
Attachments: Anita Gonzales Thomas.docx

Dear Lisa:

Thank you so much for your time yesterday. I appreciate you wanting to know more about Anita Gonzales Thomas and her many contributions to Santa Fe. She was a very special lady whose life was dedicated to preserving the history of her native Santa Fe and New Mexico. As you requested, I wrote a very brief overview of some of her notable achievements and involvements. It's attached. I hope it is helpful in the board's consideration of her home. Please let me know if you need anything else or have additional questions. I'm happy to be of assistance in any way I can.

Hope the meeting goes well tonight.

Best wishes and Happy Thanksgiving!
Carmella Padilla

P.S. The other book in which Anita was featured is called *A Tribute to the Women of Santa Fe*. It was written by William Constandse, published by Utama Publications Inc. in 1983.

"Family and faith are things that never go out of style."

Anita Gonzales Thomas penned those words while writing the foreword to the 1996 book, *Spanish New Mexico: The Spanish Colonial Arts Society Collection*. By then an elderly woman who would not live much past the new millennium, her words were at once a truth from her long life in Santa Fe and her wish for the future of the city she loved.

A native Santa Fean, Anita was descended from prominent families who arrived in New Mexico with the earliest Spanish settlers. Among her notable ancestors was Captain Manuel Delgado (1739-1815), who was second-in-command at the Santa Fe Presidio in the late 18th century and later worked as a trader on the Chihuahua Trail between Santa Fe and Chihuahua, Mexico. The entrepreneur had a home and storefront on San Francisco Street near the historic Santa Fe Plaza. He also owned ranches in Pojoaque and San Miguel del Vado, as well as La Mina Tierra in Cerrillos, veins of gold and silver that are believed to be among the oldest mines in New Mexico. Delgado, as well as Anita's Baca and Gonzales ancestors, all held portions of the historic La Cienega ranch known as El Rancho de las Golondrinas (The Ranch of the Swallows). Today the ranch is a living history museum dedicated to daily life in 18th- and 19th-century New Mexico.

As a woman who had deep pride in her New Mexican Hispano heritage, Anita dedicated her life to preserving her family's cultural identity and the history of her hometown. She was a noted and beloved schoolteacher who taught many generations of Santa Feans. Her contributions as an educator would be acknowledged after her passing by the board of the Santa Fe Public Schools, which named an elementary school in her honor: Ramirez Thomas Elementary School. She was also active as a board member and volunteer in numerous cultural preservation organizations, notably the Spanish Colonial Arts Society and Spanish Market, La Sociedad Folklorica and the Old Santa Fe Association. By working to preserve the traditional art forms, religious rituals and other unique cultural celebrations representing the lives of the many cultures who comprise the community she called home, Anita believed she was preserving both the past and future heart of Santa Fe.

Anita lived her entire life in the eastside neighborhood where she was raised, in the area of Canyon Road and Delgado Street, spending her last years in the home she built with her husband, Tom Thomas, on Camino Escondido. They called their home La Querencia, loosely meaning a cherished gathering place. They did not have any children, but their home was indeed a special place where close family, as well as many cultural movers and shakers, often gathered. One famous friend, Fremont Ellis, a member of the Cinco Pintores, made a well-known painting of Anita's the stately ash tree outside their home. He called it *Anita's Ash Tree in Autumn*.

While Anita was not as high-profile as some other notable Santa Feans whose contributions are lauded with awards or news stories, her influence in her community during her lifetime and her importance in Santa Fe today cannot be understated. She knew the particulars of her history and she sought to teach others of its importance. Mostly, she knew the value of preserving old Santa Fe as a way of sharing and celebrating our city's unique history. She would be no happier than to know that the integrity of her


home is being preserved today as a residence where family and friends gather in a historic neighborhood.

Anita was my dear and special friend. Not long before she died, she passed along one of her favorite traditional New Mexican recipes: for fresh apricot *pastelitos*. The paper she wrote it on, and her handwriting, are now old and faded. But I keep the recipe, and I cook it frequently, in memory of her. In this small way, I pass along her legacy.

Carmella Padilla

Santa Fe, New Mexico

November 25, 2014




Arts

Australian Dreaming
Aboriginal art
25

Inside Story

Tsankawi Reopens
This Month
9



Arts


KSFR
A Small, Clear Voice
25

SANTA FE Reporter

Santa Fe's Independent News Weekly

May 2 · May 8, 1990

Canyon Road's Roots Run Deep



By Carmella M. Padilla

It was summer on Canyon Road in a year Valentina Vigil Ortiz can't quite remember.

Slender stalks of corn grew tall behind her father's simple adobe home — so tall that she could disappear there in a neighborhood game of hide-and-seek. The acequia that streamed nourishment to her father's crops was part of the local recipe for mud pies.

It was a season Anita Gonzales Thomas doesn't want to forget.

When the old, white swaybacked horse down the road could be stolen for all sorts of child's play. When the night's silence was pierced by strains of old Spanish songs sung by neighborhood men as they strolled home after a trip downtown.

It was a time when Canyon Road, the now world-famous street on Santa Fe's east side was still called "El Camino del Cañon," its original name, and when the houses along its path

Continued on Page 12

Finding a New Water Boss P. 9



Canyon Road in past days. Courtesy Museum of New Mexico, Neg. No. 42578

Spotlight

Canyon Road's Roots Run Deep

Continued from Page 1
were still home to the families who built them.

"It was all families then, uncles and aunts and cousins and grandparents," says Valentina Ortiz, sitting in Thomas's living room. "Faith and family," the 81-year-old Thomas adds. "It was all we had. It was all that mattered."

Devotion to family and friends remains strong, but summers today are far different from those in the vivid memories of these two lifelong friends. No more than a dozen old-time families still live along lower Canyon Road, where they have been for decades — even generations.

But as another tourist summer approaches, these few longtime residents face growing social and economic challenges.

Nearly 60 percent of the buildings between Paseo de Peralta and Palace Avenue now house galleries, and tourists account for two-thirds of the traffic. Commercial rents average \$20 a foot, and an average home on the street sells for more than \$200,000. And this spring, residents are growing a plan by the gallery owners to extend business hours into the evenings once a week.

Yet amid the rising taxes and increased bustle, they choose to stay. Ask any of them why, and words like "history," "family," and "roots" are usually part of the response.

But mostly, one senses the importance among these people of being connected — to relatives, to neighbors, to friends, to the long

history of that meandering path called Canyon Road.

Long before the first Spaniards explored New Mexico in 1540, Canyon Road was an Indian trail that ran along the south side of the Santa Fe River. It served as a short but rugged route to Pecos Pueblo, leading up the canyon and through the Sangre de Cristo Mountains to the Pecos River valley.

The trail was abandoned with the Spanish occupation, although it is thought to have been used by Indian runners during the 1690 Pueblo Revolt. After the reconquest of Santa Fe, Spanish authorities designated the trail a public street, naming it "El Camino del Cañon" — the Road of the Cañon.

Because of the distance to the Plaza, Spanish settlers at first chose not to inhabit the area. After 1731, however, when Manuel Trujillo received the Talaya grant, which included a portion of Upper Santa Fe Canyon, more people, mostly Hispanic farmers, began to migrate toward the east-side foothills.

The area began to take on an agrarian character, with acacias lining the base of the hills and goats and sheep grazing in the fields. And as in many older Hispanic communities, the farmers built their adobe houses almost flush with the road, which explains today's informal street line.

By 1912, a good majority of east-side homes had been built along what today is considered

lower Canyon Road. Residents grew corn, alfalfa, oats and fruit; burros transported wood cut in the canyon to customers in town; and at least one gristmill churned the farmers' harvests into meal.

Then, in the early 1920s, the area's old adobe, dirt lanes and rural vistas began to take on a particular appeal for out-of-town artists. Soon, people like Claude Cassidy, Olive Rush and Randall Davey had made Canyon Road their haven, seeking to blend in with their neighbors. A group of five painters who dubbed themselves "Los Cinco Pintores" formally established the Santa Fe Art Colony.

Despite the popularity such artists brought to the area through their work, the street remained primarily residential. The "El Camino del Cañon" street-lining in the 1932-33 Santa Fe City Directory indicates about 130 residences on the street — houses usually attached to family names like Vigil, Chavez, Delgado, Baca, Gonzales, Rodriguez, Garcia, Moys and Apodaca.

Only 13 businesses claimed back then: six grocers, an antique dealer, a bar, a blacksmith, a billiard parlor, a barber shop and a horseback-riding academy. And two schools rounded out the street.

City Directory listings in the 1940s and 1950s reflect much the same makeup of the area, and it was in the 1951 directory that the street name changed from El Camino del Cañon to Canyon Road.

Businesses began to outnumber houses only after 1962, when the

city code officially designated Canyon Road as a "Residential Arts and Crafts" district — where "residential uses are intermixed with small arts and crafts shops and studios."

By 1983, the number of businesses had grown to 91, and the number of residences had fallen to 48 — with about 40 of those houses in the possession of "new" homeowners.

Valentina Vigil Ortiz, a spunky woman who looks the other way when you ask her age, is anything but new to Canyon Road. She was born in the house her grandfather once owned at the corner of Canyon Road and Camino Encendido and gave birth to her own two children there. Her family still owns the building, which is rents to Ernesto Mayans Gallery.

Ortiz's grandparents, Simon and Anna Maria Vigil, gave the home to her parents as a wedding present and divided other property among her father's siblings until the Vigil family's property stretched an entire block.

In the same tradition, her parents, Cruz and Oregoria Vigil, divided their land among their nine children who lived to adulthood. And when Valentina Vigil married Percy Ortiz in 1926, the couple built a house and a business — Percy's Grocery and Market — just down the block from her parents' home.

"I could walk to my mama's in a flash," said Vigil, whose face was a lively counterpoint to her

bright red sweater and white straw cowboy hat. "And people walked to us for their groceries, gasoline, liquor and the best meat in town."

Today, Ortiz's brothers, Ignacio and Antonio, and a sister, Anna Maria, still live just a few steps from her front door. Still, since 1972, when the grocery store closed and her husband died, Valentina Vigil's neighborhood just hasn't been the same.

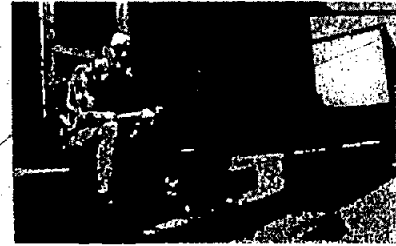
"Dios, I don't mean any disrespect, but I think my mommy and daddy would just drop dead all over again if they saw things here today," Ortiz said. "Everybody has sold out, and we can hardly go and come with all this stuff."

"They've taken us over, and it makes me feel very sad. I don't hardly go up and down the street anymore because, honey, literally, nobody is home."

Nobody, that is, except for 81-year-old Anita Gonzales Thomas, Ortiz's cherished friend and neighbor. Thomas was raised on Delgado Street, just off Canyon Road, and the women shared much of their childhood dallying along the acacias, walking home together from St. Francis and Loreto Academy schools and picnicking in the canyon above their homes. They knew each other so well that they often finish each other's thoughts.

Thomas's parents, Leopoldo "Paul" and Elizabeth Gonzales, built their Delgado Street home in 1918 and raised 12 children there. Today, two of Thomas's sisters still live in the original family home, while a brother and a nephew live in houses behind it. Thomas, however, moved with

The families of Canyon Road are proud of their long heritage in the neighborhood. Janet Rhee (right) and her son Juan (upper right) run a used bookstore (inverted 64 years ago). Mayordomo Roberto Mayo (second right) lives in a home built in 1914. Valentina Vigil Ortiz and Anita Gonzales Thomas (third right) have been friends since childhood. And Samuel Ellis (far right, with portrait of her by her father) remembers the joy Father Francisco Ellis took in the neighborhood. Photos by Wendy Walsh



LI SANTA FE REPORTER May 2-8, 1990

Canyon Road*Continued from Page 13*

the same description of the neighborhood. That has some long-time residents feeling that the city has not really been paying attention to the changes they confront every day.

Perhaps the biggest complaint has to do with traffic along the narrow, winding road. Residents also bemoan pedestrian and automobile traffic, which includes slow-poke sightseers and tour buses.

"I don't mind the tourists or the new neighbors, except when they want to come in and change our ways. If they want to live here, fine, but they need to leave things the way they are."

— Teresa Rios

For some, simply getting out of their driveways is a challenge, and finding parking is a constant headache.

"We have gone to the City Council so many times and lost so many battles," Anita Thomas said, "but I'm convinced they all must be dealt."

Thomas recalled that one of the biggest disappointments was in the fall of 1986, when residents lost their plea to block con-

struction of "225," a more than 24,000 square-foot, two-story compound of galleries and apartments. They contested the proposed scale, setbacks and number of parking spaces required for the project. Although sympathetic, councilors ultimately concluded that they could not legally block it.

The dispute was one of the first issues Bernie Beenhower had to confront when he joined the council as a District 2 representative. Although the neighbors

keep things residential in character and that it didn't necessarily run out that way, but there's not much you can do about the way things already are. You can't go in and tell the people who have established businesses that they can't be there anymore."

The district's other member on the council, recently elected Ouida MacGregor, disagrees with Beenhower's assertion that resident voices have been heard.

"I think they have a legitimate complaint. They're absolutely right, they've been ignored," MacGregor said. "And I think it's the city's fault, a lack of political will that has never really enforced the residential aspect of that zone."

"The Development Review Committee has allowed variances and the council has allowed variances, all of which has compounded the parking problem," she continued. "What we need to do now is to make sure that we don't allow any more variances."

In the residents' favor, both Beenhower and MacGregor said they are seeking solutions to the parking problem and MacGregor said a resolution to keep tour buses off the street is in the works. Beenhower cited other possible solutions, such as allowing parking permits to residents, off-site parking for Canyon Road employees and establishing a nearby parking lot for tourists.

As for the outdated description

of Canyon Road in the city code, both councilors said they would back their constituents in cases that would call for its revision.

Whatever the long-term support residents have on the council is being overshadowed by what they see as a new nuisance. About 30 Canyon Road businesses, most of them galleries, want to stay open until 8 p.m. every Thursday from late May to early September.

Residents are irked not only because they will have to contend with traffic into the evening hours, but because gallery owners didn't have the courtesy to inform them about the plan.

"It's news to me," shrugged Valentina Ortiz, when asked about the extended gallery hours. "And it's just so much."

However, Edith Lambert, owner of Edith Lambert Gallery, said gallery owners view the move as an opportunity for more people — both locals and tourists — to acquaint themselves with Canyon Road. But she acknowledges the residents' second point.

"No, I haven't talked to the residents. I've been mostly dealing with merchants, and I didn't suspect that anyone would disapprove," Lambert said. "Canyon Road is a walking street, and we want to make it up a bit. We'd like to get the locals to take part so they can become aware and acknowledge what's happening

here."

Longtime residents might have little choice but to accept the changes their business-minded neighbors have imposed on the once-sleepy neighborhood. Yet, dare to mention the alternative — moving — and the responses are as colorful as the characters whose homes still dot the street, and as proud as the first settlers must have been when they found a home in El Camino del Cañon.

Sillily seated in the Canyon Road living room, Anita Gonzales Thomas and Valentina Vigil Ortiz take a moment to ponder the alternative. Then, as if it didn't exist, their minds again wander to the past.

The scenario of their memories is a corn field behind the home of Ortiz's father, where the two childhood friends have discovered a dead bird among the corn. They gather their neighborhood playmates to pay their respects in a traditional *velorio* (wake), then eulogize and bury their feathered loved one in all the dignity of the day.

"Move?" asks Ortiz, suddenly back to the question of leaving Canyon Road. She turns to Thomas and, in tandem, the women shake their head in an emphatic "no."

"We were born here and raised here," Ortiz continues, "and we'll be here until they carry us out."

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SANTA FE STORIES Carmella M. Padilla**Remembering When**

I remember when," Anita Gonzales Thomas says, with an air of nostalgia in her tone. "And I've always been willing to share what I know."

It is a sunny Sunday afternoon and Thomas, a stately, bespectacled woman with her hair pulled neatly back in a bun, has just begun to speak. Already, her first few words have lured a listener in.

"I grew up in Santa Fe, New Mexico, early in this century as part of that same Spanish culture that was transplanted here so many years ago," she continues. "Even then, I was eager to learn everything I could because I knew that these traditions had to survive into the future."

At 80 years old, a lifetime resident of Santa Fe, Thomas has indeed learned a lot about the culture into which she was born. Last week, she was honored with the New Mexico Endowment for the Humanities' 1994 Excellence in the Humanities Award for devoting a good portion of her life to sharing that knowledge with others. By making the life, art, family and faith of Hispanic New Mexico her educational mission, Thomas has helped ensure that the traditional history of Santa Fe is not forgotten. In doing so, she has steered the city — and the entire state — toward a future that recognizes the value of the humanities in the preservation and perpetuation of a cherished way of life.

Anita Gonzales was born in a house that her parents, Leopoldo and Hilaria, built just off of Canyon Road on Delgado Street in 1908. As the oldest of 11 brothers

and sisters, she was taught by her parents about the importance of hard work and discipline. They also taught her to treasure her native traditions.

At home, Gonzales learned to prepare traditional family foods such as chile, posole, and pascuete, or tiny sprigot pastries. Like the church she visited every Sunday, the house was inhabited by a family of saints — carved and painted images of saints — who frequently were involved in prayer.

She also studied religion along with other standard subjects at St. Francis and Loreto Academy Catholic schools. "In those old days, the day began at dawn with the singing of the rosary, a hymn of thanksgiving and praise, and all the household joined in," she recalls. "Faith and family. It was all we had. It was all that mattered."

Santa Fe was still a small agricultural community, and Thomas learned to value the simplicity of the times. She spent much of her youth with the neighborhood children, strolling along the acequias, riding the neighbor's old way-baked mares, playing hide-and-seek in the corn fields, and pickpocketing in the canyon above their houses. Other times, she sat patiently with an elderly aunt,

learning the art of cocha embroidery, a colonial New Mexican style of stitching. It didn't take Gonzales long to realize that her culture was worth preserving. Shortly after her high school graduation, she began a teaching career that would span nearly five decades. She was a pioneer in bilingual education and used New Mexican Spanish folk songs, *canciones* (songs) and *afiches* (sayings) as teaching tools.

"I've always felt very strongly about preserving and passing on the Spanish language," she says. "I feel it's perfectly possible to be bi-cultural as well as bilingual."

In 1956, Gonzales married Tommy Thomas.

A marriage that lasted 35 years until her husband's death in 1991. In 1948, the couple moved to a house on Camino Encendido, less than a block away from where she was born. She still lives there today.

By then, Canyon Road was home to some of the great Southwest artists of the day. It was a friendly time, Thomas says, when newcomers cherished the local culture as much as she.

"Those were the people who, even if they came from somewhere else, wanted to blend in with what was here, people who really loved the culture," she says.

"Some of the most famous artists in the world lived here, and back then, they were as poor as the rest of us."

Thomas retired in 1971 but continued to spread her enthusiasm to a number of civic and cultural organizations. A self-proclaimed "perpetual member of everything," Thomas worked with groups ranging from La Sociedad Folclórica, which preserves Hispanic language and traditions, to the International Folk Art Foundation, a support group of the state's Museum of International Folk Art, to the Spanish Colonial Arts Society, sponsors of the annual Spanish Market. She also was sought-after as a lecturer and all-around Hispanic culture consultant.

"Sometimes, I wish I looked my age so that people wouldn't always ask me to do so many things," she says. "But I've been doing too much for years, and old habits die hard."

Though Thomas has tried to curtail her activities in recent months, she still is in great demand as the guru of the state's Hispanic past. To his role, Thomas says, has nothing to do with being overly sentimental about the way things used to be, because she realizes that Hispanic culture must continue to evolve. But, she adds, a good recipe for *prisco pastillitas* is just as important today as it was a century ago.

"We all have to live in today's world," she says, "but we must always remember where we came from." ■

"Faith and family. It was all we had. It was all that mattered."

ANITA GONZALES THOMAS

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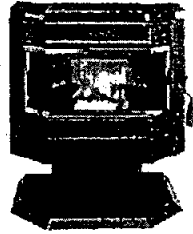
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GAYLA BECHTOL ARCHITECT
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November 24, 2014

Lorn Tryk
via email

Re: 135 Camino Escondido

I have reviewed John Murphy's HCPI and concur with his opinion that this structure does not exhibit enough integrity or style sufficient to the Downtown /Eastside historic district to warrant a Contributing or Significant status.

In my opinion:

1. The changes to the house, new windows and additions (and therefore lack of historical integrity) over time cause me to question the structure's contribution to the oldest, most picturesque and beloved residential neighborhood in Santa Fe.
2. The house does not conform to Old Santa Fe Style, or even Recent Santa Fe Style, and beyond the lack of historic style its only original (when the windows were altered from metal to wood the Territorial styling was added I presume) characteristic that contributes to the district is possibly its modest scale, which in and of itself is not part of either style.
3. If the structure had historical integrity and if the structure conformed to one of the required styles in the Downtown/Eastside District then the local importance of beloved Mrs. Anita Gonzales Thomas would be "icing on the cake" for this structure's importance and therefore preservation. But it is going in reverse to start with the person in order to make a case for the preservation of the structure.

Sincerely,



Gayla Bechtol, AIA
New Mexico Historic Architect

We the neighbors of Camino Escondido do not feel that the house located at 135 Camino Escondido harmonizes with the character of the district, nor does it contribute to the street scape. It is a contemporary style house and is an anomaly. The home should not be granted a significant or contributing historic status.

Name
1. Pat Hink

Address
544 E. Alameda

2. Paula Mice

112 Cam Esc 46

3. R. S. [unclear]

175 ^{Cam} Escondido

4. Carol White

130 Camino Escondido

5. Patricia McDowell

523 Canyon Rd

6. Ma [unclear]

147 Camino Escondido

Sam Ryle

149 Camino Escondido

8. [unclear] & Diana Carpenter

112 C CAMINO ESCONDIDO

100% of homeowners that were home
signed & agreed