



Agenda

HISTORIC DISTRICTS REVIEW BOARD FIELD TRIP

TUESDAY, April 12, 2016 at 12:00 NOON

HISTORIC PRESERVATION DIVISION, 2nd FLOOR CITY HALL

HISTORIC DISTRICTS REVIEW BOARD HEARING

TUESDAY, April 12, 2016 at 5:30 P.M.

CITY COUNCIL CHAMBERS

AMENDED

- A. CALL TO ORDER
- B. ROLL CALL
- C. APPROVAL OF AGENDA
- D. APPROVAL OF MINUTES: March 22, 2016
- E. FINDINGS OF FACT & CONCLUSIONS OF LAW

Case #H-16-006. 282 Calle Juanita.
Case #H-15-042. 355 East Palace Avenue.
Case #H-16-019. 1340 Canyon Road.
Case #H-16-022. 100 Pena Place.
Case #H-16-023B. 1067 ½ Camino San Acacio.

Case #H-16-002B. 450 Camino Monte Vista.
Case #H-16-018. 128 and 128A Quintana Street.
Case #H-16-021. 829 Allendale Street.
Case #H-16-023A. 1067 ½ Camino San Acacio.
Case #H-16-020. 618 East Alameda Street Units A&B.

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

1. Case #H-14-072. 637 Garcia Street. Downtown & Eastside Historic District. Doug McDowell, agent for Helen and Bill Rogers, owners, proposes to amend a previous approval to construct a residential structure by increasing yardwall and fence heights. (David Rasch).
2. Case #H-16-017. 587 Camino del Monte Sol. Downtown & Eastside Historic District. Craig Hoopes, agent for Josh Wilson, owner, proposes a preliminary height exception to 28'6" for an addition to a contributing residential structure where the maximum allowable height is 15'1" on a sloping site. (David Rasch).
3. Case #H-16-013. 164 East Houghton Street. Don Gaspar Area Historic District. Andrew Lyons, agent for Gayle Langford, owner, proposes to construct a 2,459 sq. ft. residential structure to a height of 13'7" where the maximum allowable height is 17' and coyote fences from 3' to 6' high with pedestrian gates on a vacant lot. (Sobia Sayeda).
4. Case #H-16-014. 718 Gregory Lane. Don Gaspar Area Historic District. Jaime Beltran, agent for Jason Pike, owner, proposes to construct a 2,453 sq. ft. residential structure to a height of 14'7" where the maximum allowable height is 15'11" on a vacant lot. (Sobia Sayeda).
5. Case #H-14-003. 356 Hillside Avenue. Downtown & Eastside Historic District. Jenkins Gavin Design and Development, agent for J.C. Bee, owner, proposes to construct a 223 sq. ft. portal to a height of 13'2" on a contributing residential structure and fences with gates at 5' high where the maximum allowable height is 6'. An exception is requested to place an addition less than 10' from a primary elevation. Section 14-5.2(D)(2)(d). (David Rasch).
6. Case #H-14-112. 904 Don Gaspar Avenue. Don Gaspar Area Historic District. Stephen Beili, agent for Wendy Wilson and Douglas Turco, owners, propose to remodel a contributing residential structure by installing solar panels, an arbor, a fountain, path lighting, and moss rock. An exception is requested to install publicly-visible solar panels. Section 14-5.2(D)(3)(b). (David Rasch).

7. Case #H-08-096. 1150 Canyon Road. Downtown & Eastside Historic District. Architectural Alliance, agent for Manderfield LLC, owner, proposes to remodel a primary elevation door on a contributing structure and construct walls and fences. An exception is requested to remove historic material (Section 14-5.2(D)(1)(a) and (D)(5)(a)(1)). (David Rasch).
8. Case #H-16-027. 327 East de Vargas Street. Downtown & Eastside Historic District. Scott Tobey, agent for Analco LLC, owner, proposes to remodel a significant residential structure by replacing non-historic windows, installing skylights, constructing a coyote fence and gates to the maximum allowable height of 66" on the street frontage otherwise to 96" high, and other alterations. (David Rasch).
9. Case #H-10-077. 1500 Cerro Gordo Road. Downtown & Eastside Historic District. Eileen Fresquez, owner/agent, proposes to construct a 240 sq. ft. portal to a height of 10'8" on a non-contributing residential structure and a 6' high coyote fence. (David Rasch).
10. Case #H-16-024. 714 Gregory Lane. Don Gaspar Area Historic District. Jaime Beltrane, agent for WowWee LLC, owners, proposes to construct a 2,453 sq. ft. residential structure to a height of 14' 7" where the maximum allowable height is 15' 11", a 3' high stuccoed yardwall, and 6' high coyote fences on a vacant lot. (David Rasch)
11. Case #H-16-025. 220½ McKenzie Street. Downtown & Eastside Historic District. Architectural Alliance, agent for Adobe Abode Real Estate ltd., owners, proposes to construct a 214 sq. ft. 9' 10" high addition, a 105 sq. ft. 8' 3" high portal, add a window with divided lites and a double door on a contributing residential structure. (Nicole Ramirez Thomas).
12. Case #H-16-026. 1120 Paseo de Peralta. Downtown & Eastside Historic District. Spears Horn Architects, agent for State of New Mexico, owner, proposes to construct a 96 sq. ft. elevator addition at 12' high on a non-contributing governmental structure. (David Rasch)

I. MATTERS FROM THE BOARD

J. ADJOURNMENT

Cases on this agenda may be postponed to a later date by the Historic Districts Review Board at the noticed meeting. Please contact the Historic Preservation Division at 955-6605 or check <http://www.santafenm.gov/historic-districts-review-board-hearing-packets> for more information regarding cases on this agenda.



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- G. COMMUNICATIONS
- H. ACTION ITEMS

1. Case #H-14-072. 637 Garcia Street. Downtown & Eastside Historic District. Doug McDowell, agent for Helen and Bill Rogers, owners, proposes to amend a previous approval to construct a residential structure by constructing a 5' high utility enclosure and increasing yardwall and fence heights to the maximum allowable height of 6'. (David Rasch).
2. Case #H-16-017. 587 Camino Del Monte Sol. Downtown & Eastside Historic District. Craig Hoopes, agent for Josh Wilson, owner, proposes a preliminary height exception to 28'6" for an addition to a contributing residential structure where the maximum allowable height is 15'1" on a sloping site. (David Rasch).
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7. Case #H-12-036. 327 East De Vargas Street. Downtown & Eastside Historic District. Scott Tobey, agent for Analco LLC, owner, proposes to remodel a significant residential structure by replacing non-historic windows, installing skylights, constructing a coyote fence and gates to the maximum allowable height of 66" on the street frontage otherwise to 96" high, stucco, screening, screen doors. (David Rasch).
8. Case #H-10-077. 1500 Cerro Gordo Road. Downtown & Eastside Historic District. Eileen Fresquez, owner/agent, proposes to replace original metal casement windows on a non-contributing residential structure with aluminum-clad windows, construct a 240 sq. ft. portal to a height of 10'8" and a 6' high coyote fence. (David Rasch).
9. Case #H-16-024. 714 Gregory Lane. Downtown & Eastside Historic District. Jaime Beltrane, agent for WowWee LLC, owners, proposes to construct a 2,453 sq. ft. residential structure to a height of 14' 7" where the maximum allowable height is 15' 11", a 3' high stuccoed yardwall, and 6' high coyote fences on a vacant lot. (David Rasch)
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11. Case #H-16-026. 1120 Paseo de Peralta. Downtown & Eastside Historic District. Spears Horn Architects, agent for State of New Mexico, owner, proposes to construct a 96 sq. ft. elevator addition at 12' high on a non-contributing non-residential structure. (David Rasch)
12. Case #H-16-027. 356 Hillside Avenue. Downtown & Eastside Historic District. Jenkins Gavin Design and Development, agent for J.C. Bee, owner, proposes to construct a 223 sq. ft. portal to a height of 13'2" on a contributing residential structure. An exception is requested to place an addition at less than 10' from a primary elevation. Section 14-5.2(D)(2)(d). (David Rasch).

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HISTORIC DISTRICTS REVIEW BOARD

April 12, 2016

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MINUTES OF THE
CITY OF SANTA FÉ
HISTORIC DISTRICTS REVIEW BOARD

April 12, 2016

A. CALL TO ORDER

A regular meeting of the City of Santa Fé Historic Districts Review Board was called to order by Ms. Cecilia Rios, Chair, 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. Cecilia Rios, Chair
Mr. Frank Katz, Vice Chair
Ms. Meghan Bayer
Ms. Jennifer Biedscheid
Mr. William Powell

MEMBERS EXCUSED:

Mr. Edmund Boniface
Mr. Buddy Roybal

OTHERS PRESENT:

Mr. David Rasch, Historic Planner Supervisor
Ms. Sobia Sayeda, Planner Technician Senior
Ms. Theresa Gheen, Assistant City Attorney
Ms. Nicole Thomas, Senior Planner
Mr. Carl Boaz, Stenographer

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

C. APPROVAL OF AGENDA

Member Katz moved to amend the agenda move item #10 after item #4. Member Powell seconded the motion and it passed by unanimous voice vote.

Member Biedscheid moved to approve the agenda as amended. Member Katz /seconded the motion and it passed by unanimous voice vote.

D. APPROVAL OF MINUTES: March 22, 2016

Member Biedscheid requested the following changes to the minutes:

On page 9, 5th paragraph should say, "When you mimic the old too closely, the old loses the characteristic charm."

On page 11 at the very last line, it should say "character-defining instead of "charter-defining."

On page 32 under Action of the Board, she did not second the motion. No one else said they did and Member Biedscheid said maybe she did.

There were no other changes to the minutes.

Member Katz moved to approve the minutes of March 22, 2016 as amended. Member Biedscheid seconded the motion and it passed by unanimous voice vote except that Member Bayer abstained.

E. FINDINGS OF FACT AND CONCLUSIONS OF LAW

Case #H-16-006. 282 Calle Juanita.

Case #H-16-002B. 450 Camino Monte Vista.

Case #H-15-042. 355 East Palace Avenue.

Case #H-16-018. 128 and 128A Quintana Street.

Case #H-16-019. 1340 Canyon Road.

Case #H-16-021. 829 Allendale Street.

Member Katz pointed out that 2 years should be 20 years in the Findings.

Case #H-16-022. 100 Peña Place.

Case #H-16-023A. 1067 ½ Camino San Acacio.

Case #H-16-023B. 1067 ½ Camino San Acacio.

Case #H-16-020. 618 East Alameda Street Units A&B.

Member Katz moved to approve all Findings of Fact and Conclusions of Law as presented except Case #H-16-021 as amended. Member Biedscheid seconded the motion and it passed by unanimous voice vote.

F. BUSINESS FROM THE FLOOR

There was no business from the floor.

G. COMMUNICATIONS

Mr. Rasch announced that at the next hearing, the Board would vote on nominations for the Heritage Preservation Awards. The ceremony will be on May 19, 2016, 5:30 p.m. at La Fonda.

Ms. Gheen reminded the Board that the appeal of Case #H-15-100 of the decision on the vehicle gate will be heard tomorrow by the Governing Body. Also there is one as a placeholder for an appeal on the 321 West San Francisco courtyard fence.

She said that on April 25, the City received notice of an appeal to district court of the green stucco case.

Chair Rios said with the long agenda, public comment (not from the applicants) would be limited to two minutes each. She added that anyone can appeal a decision of the Board to the City Council up to 15 days after the Findings of Fact are adopted by the Board.

She reminded the Board members, in making motions, if you disagree with the exceptions, you have to state the facts why you are moving to deny the exceptions.

H. ACTION ITEMS

1. **Case #H-14-072. 637 Garcia Street.** Downtown & Eastside Historic District. Doug McDowell, agent for Helen and Bill Rogers, owners, proposes to amend a previous approval to construct a residential structure by increasing yardwall and fence heights. (David Rasch).

Mr. Rasch gave the staff report as follows:

BACKGROUND & SUMMARY:

637 Garcia Street is a single-family residential structure that was constructed in the Spanish-Pueblo Revival style in 2015 on a vacant lot in the Downtown & Eastside Historic District.

The applicant proposes to amend the previous approval to construct perimeter yardwalls stuccoed with cementitious El Rey "La Morena/Adobe" stucco mixture with the following three items.

1. The north, drive-facing lotline yardwall will be increased from 4' to 5' for approximately 2/3 of the length toward the east end, where the maximum allowable height is 6', and the gas meter niche will be relocated.
2. The west lotline yardwall will be increased from 4' to the maximum allowable height of 6' with 8" steps along the grade change.
3. The south lotline stone retaining walls will be redesigned. A 2' high stone planter wall will sinuate around that end of the residence. A 4' high stone retaining wall will be constructed at the lotline and a 2' high coyote fence will be installed on top, where the maximum allowable height is 6'. The elevation drawing shows even height latillas.

STAFF RECOMMENDATION:

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

Questions to Staff

Chair Rios noted on the field trip that it appeared the west yardwall was already built.

Mr. Rasch agreed.

Applicant's Presentation

Present and sworn was Mr. Douglas McDowell, 1317 Cerro Gordo, who explained that what happened was they went for a couple of permits at a time. They could get administrative approval for walls no higher than 4' so he got permits. At the same time, he was doing this house but before they built it, there was a six-foot coyote fence all the way around it. It was never picked up by the drafter that it was to be four-feet high. While he was out of town, they built the wall and a neighbor said they could see into the kitchen. So it went up two feet. He apologized and said it was unintentional. The coyote fence was extended about 20' to

the north.

Chair Rios asked if he could do uneven coyote tops.

Mr. McDowell said he could.

Public Comment

There were no speakers from the public regarding this case.

Board Discussion & Questions

There were no questions asked.

Action of the Board

Member Katz moved in Case #H-14-072 at 637 Garcia Street for approval with the condition that the coyote fence have irregular tops. Member Biedscheid seconded the motion and it passed by unanimous voice vote.

Chair Rios asked who named the street to that compound.

Mr. McDowell said the compound wasn't named. That is Garcia Street but the numbering is beyond bad. Nobody could find the houses back there because they are all Garcia Street addresses. And it just had a sign put up saying "Las Placitas." The neighbors wanted the sign in order to help people find their homes. He would like to propose to the City to name the road there and renumber the houses back there. The neighbors have all agreed to that.

Chair Rios said it once was Alire Compound.

Mr. McDowell thought that would be good because Ms. Isabela Alire was the curandera for the neighborhood for many years.

2. **Case #H-16-017. 587 Camino del Monte Sol.** Downtown & Eastside Historic District. Craig Hoopes, agent for Josh Wilson, owner, proposes a preliminary height exception to 28'6" for an addition to a contributing residential structure where the maximum allowable height is 15'1" on a sloping site. (David Rasch).

Mr. Rasch gave the staff report as follows:

BACKGROUND & SUMMARY:

587 Camino del Monte Sol is a single-family residence and free-standing guest house that was constructed in the Spanish-Pueblo Revival style before 1922 with many subsequent alterations. The residence is listed as contributing to the Downtown & Eastside Historic District with the south and north elevations designated as primary and the guest house is listed as non-contributing.

The applicant requests a preliminary hearing for a height exception before completing architectural remodeling designs. The existing single-story structure will be expanded to a two-story structure with a maximum height of 28' 6" as shown on the northwest corner of the proposed structure. The maximum existing height is 18' 6" from the clerestory to the southeast corner. Topographic evidence reveals that there is a 15' grade change along the footprint of the proposed structure so that the Board may grant 4' of height without an exception. The maximum allowable height is 15' 1". A height exception for 9' 5" is requested with the criteria responses at the end of this report.

The proposed structure will remove the existing clerestory on the residence and completely reconfigure the guest house. A four-car garage will be constructed on 14' of fill at the southeast area of the residence. It may be connected to the residence with a non-roofed pergola. However, the 50% footprint rule should be examined further.

RELEVANT CODE CITATIONS

14-5.2(D)(2) General Design Standards for All H Districts, Additions

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

- (a) Additions shall have similar materials, architectural treatments and styles, features, and details as the existing structure, but shall not duplicate those of the existing structure in a manner that will make the addition indistinguishable from the existing structure.
- (c) Additions are not permitted to primary façades.
- (d) Additions are not permitted to the side of the existing footprint unless the addition is set back a minimum of ten (10) feet from the primary façade. The addition shall not exceed fifty percent of the square footage of the existing footprint, and shall not exceed fifty percent of the existing dimension of the primary façade. To the extent architecturally practicable, new additions shall be attached to any existing noncontributing portion of structures instead of attaching them to the significant or contributing portion.
- (e) The height of additions:
 - (ii) For contributing structures shall be no more than one additional story higher than the existing structure. To the extent architecturally practicable, two story additions shall be set to the rear or the side rear of the structure. When an additional story is to be placed upon an existing contributing structure, that footprint

may be no greater than fifty percent of the footprint of the existing structure, subject to the provisions of Subsection A (1) above. For the purposes of this paragraph, an additional story shall not exceed twelve (12) feet from the existing rooftop to the highest point of that story.

14-5.2(D)(9)Height, Pitch, Scale, Massing and Floor Stepbacks

The height, pitch, scale, and massing of any structure in an historic district, as defined in this section, shall be limited as provided for in this section, unless further restricted within this chapter.

(a) Applicability

The following sections identify specific areas and specific projects subject to this section. Land use department staff shall determine whether or not properties are included within this section. (Ord. No. 2007-45 § 30)

(ii) Project Types

Land use department staff shall determine the applicability of this section to individual projects and the applicable streetscape as follows: (Ord. No. 2007-45 § 30)

(D) When the proposed building, yard wall or fence is located on a lot with no frontage on rights-of-way, the streetscape is defined by measuring a distance of three (300) feet in all directions beginning from the mid-point of the façade which contains the principal entrance of the building. The height of a proposed yard wall or fence shall not exceed the height of the tallest yard wall or fence within this streetscape. See Illustration 14-5.2-4, "Interior Lot with No Street Frontage."

(c) Height

(ii) In exercising its authority under this section, the board shall limit the height of structures as set forth in this section. Heights of existing structures shall be as set forth on the official map of building heights in the historic districts.

(F) The board may increase the allowable height for proposed buildings and additions located on a sloping site where the difference in the natural grade along the structure's foundation exceeds two (2) feet. In no case shall the height of a façade exceed four (4) feet above the allowable height of the applicable streetscape measured from natural or finished grade, whichever is more restrictive. This increase in height shall be constructed only in the form of building stepbacks from the street.

(iii) In historic districts, height shall be the vertical distance measured between the highest part of a structure and the existing grade or finished grade, whichever is more restrictive, at the midpoint of the street facing façade, excluding rooftop appurtenances, the increased height of walls or fences over pedestrian and vehicular openings, and gates (either in opened or closed position). For structures which do not have street frontage, height shall be determined by the façade which contains the tallest vertical distance measured between the highest part of a structure and the existing grade or finished grade, whichever is more restrictive. The height of walls and fences is measured from the street-facing side of the wall or fence. (Ord. No. 2002-37 § 27)

(e) Scale

The height of a proposed building or addition, its façade length, and its roof form and pitch shall appear to be in proportion to the height, façade length, and roof form and pitch of buildings in the applicable streetscape, or the building on which the addition is proposed.

(f) Massing and Floor Stepbacks

The Board may require that upper floor levels be stepped back, to carry out the intent of this section; provided that the board in making such determinations shall take into account whether the height of the proposed building, yard wall, fence, or proposed stepback of upper floor levels is in harmony with the massing of the applicable streetscape and preservation of the historic and characteristic visual qualities of the streetscape. The Board shall also require that the publicly visible façades of the structure be in conformance with Subsections 14-5.2(E) through (H), and in meeting those requirements, may require that different floor levels be stepped back.

EXCEPTION TO EXCEED MAXIMUM ALLOWABLE HEIGHT (14-5.2(D)(9))

(I) Do not damage the character of the streetscape

Though the address for this property is Camino del Monte Sol it is not on the street nor can it be seen from any streets within 300 feet surrounding the property. The addition will not rise above the elevation of the existing house. The applicant is asking permission to build down not up.

Staff response: Staff agrees with this statement.

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

The applicant will not be able to move his family into the house without this addition of bedrooms.

Staff response: Staff agrees with this statement.

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

The addition will allow the owner and his family to live on the property and, over the years, to age in place.

Staff response: Staff agrees with this statement.

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

The applicant wishes to add to his home but this property within 5 feet of the property line to the east, and within ten feet of the setback to the north. The ordinance does not allow an addition to be in front of the existing historic façades on the south and the north. Therefore, the only direction that the addition can be built is to the west where the property falls away creating the height condition. Other homes along the private lane to the south and homes to the east are already two story in height. Therefore, this house would not have a condition that is not applicable to other homes in the area.

Staff response: Staff agrees with this statement.

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

The special conditions and circumstances are a result of property being subdivided over generations leaving this property in strange relationship with its property lines. The applicant cannot change the results of those subdivisions.

Staff response: Staff agrees with this statement.

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

This addition would be the most compact way of adding to the house and therefore the least impactful to the surrounding community. It is the intent of the addition to be in general harmony as to style, form, color, height, proportion, texture and material between buildings of historic design and those of more modern design in this part of the city.

Staff response: Staff agrees with this statement.

STAFF RECOMMENDATION:

Staff finds that the height exception criteria have been met. However, the Board may find that the design is not harmonious to the house or the streetscape after reviewing applicable code for height and additions.

Questions to Staff

Chair Rios noted there are six criteria to meet for the exception and Mr. Rasch agreed that all six have been met.

Mr. Rasch agreed.

Chair Rios clarified that this application is preliminary but the Board's decision is binding and addresses the height exception only.

Member Katz said with the height exception, looking at page 10, at the south elevation and also the west elevation, there are a number of 2-story façades. He asked if there is something in the code about breaking that up in some way.

Mr. Rasch agreed there is something in the code in the section regarding grade change and allowing an additional 4' and it says, this increase in height shall be constructed only in the form of building step backs from the street. The fact is that there is no street frontage in this case; the building is not publicly visible, but it is required to step back as it increases in height.

Member Katz appreciated the need for them to locate the addition where they have put it but wondered if it is possible the Board could approve the exception with a condition that there be some sort of step backs.

Mr. Rasch agreed. For this hearing, the Board is looking at massing; not specific final design. It is all about the massing blocks.

Chair Rios added that this house is contributing and the Board is only addressing height but looking at the drawings, it looks like it will lose its contributing status.

Mr. Rasch said if the Board feels the height exception will affect the contributing status, that is applicable for this hearing.

Member Biedscheid referred to page 10 and pointed out that the height addition seems to be adjacent to and connected to the primary façade. She asked if the Board could approve the exception without the 10' set back from the primary façade.

Mr. Rasch said if the Board want to see a 10' setback, that would need to come back to the Board for another exception.

Member Biedscheid said the south façade is primary and the 2-story addition is next to that.

Mr. Rasch said the drawing shows that it might be 10' back already.

Chair Rios asked Mr. Rasch to describe the topography.

Mr. Rasch said it is shown on page 7. The east elevation has a slope dramatically to the west where they will propose 14' of fill. The garage may or may not be connected. At the next hearing will be a request to demolish the casita for the addition.

Applicant's Presentation

Present and sworn was Mr. Craig Hoopes, 333 Montezuma, who said this is an unusual situation because they are asking for a height limit exception to build down rather than up. As the Board can see, the additions are below the height of the existing house with the ground falling away dramatically. It is the only place we can put the addition on the property. The East side is on the property line and on the north, it is too close to build and we cannot build in front of the two primary elevations on the south. So the west side is the only place the addition can be built.

He proposed that the addition be stepped back more than 10' from the primary façade. So he felt they are complying with the guidelines for doing such an addition.

He had one correction to what was read into the record. The requested height is 23' 6"; not 28' 6".

Mr. Rasch said when he measured, he measured from the lowest point to the highest point. He was not sure how Zoning reads height; it might not be read that way by them.

Mr. Hoopes understood and said they are trying to be sensitive to the existing structure. The massing does sort of duplicate the same massing that exists on the house now. So they are trying to follow the proportion with that of the original house.

Board Discussion & Questions

Chair Rios asked if the addition would not touch the two primary elevations (south and north).

Mr. Hoopes agreed. There will be one window to talk about when they come back with the final design.

Member Katz asked, regarding his concern about the sheer façades, if he had considered a portal on the west portion of the south elevation.

Mr. Hoopes said he has considered it and what he is trying to do is balance the programmatic needs of his client with the site problems. If we need to reallocate space, it ends up pushes the house further to the west and creates more problems with the grade. So they are trying to compact the house as much as possible. He will look at that before presenting the proposal.

Chair Rios said the address is on Camino del Monte Sol but access is from Santander.

Mr. Hoopes agreed.

Chair Rios asked about the public visibility.

Mr. Rasch said it has an extremely limited glimpse from Camino de Monte Sol but it is extremely limited. The gate shows multiple homes but it is a gated driveway. So there is no public access to the property.

Member Powell asked if the project was not altering the primary façades.

Mr. Hoopes agreed they are not altering primary façades. He showed the primary façades. They are trying to create something in harmony with the two divided lite windows. They are very different from the historic part and he wanted to change them to be more simplified as on the primary façade.

Member Powell asked when the door and windows to the right were installed.

Mr. Hoopes didn't have a specific date.

Mr. Rasch said the complicated thing about the south primary elevation is that we determined the south portal infill is not primary. What the Board didn't determine was the status of the façade behind the portal. So Mr. Hoopes redesigned that back façade.

Chair Rios said that was done with the previous owner.

Member Katz asked if that is something the Board should review at the next meeting.

Mr. Rasch said that hearing was quite confusing with the two sisters not agreeing on the facts. One was a written letter about the changes and the other was a personal testimony and they did not agree. The Board's action that evening was that the portal infill was not part of that primary south elevation. The Board could revisit that but he didn't have anything posted to do that.

Member Katz asked if the portal infill doesn't talk about the wall behind it.

Mr. Rasch agreed. And Mr. Hoopes is planning to remove that portal.

Public Comment

There were no speakers from the public regarding this case.

Action of the Board

Member Katz made a finding in Case #H-16-017 at 587 Camino del Monte Sol that the exception criteria have been met for a height exception and moved to approve the exception with the condition that there would be step backs on some portion of the south or west façade. Member Powell seconded the motion and it passed by unanimous voice vote.

3. **Case #H-16-013. 164 East Houghton Street.** Don Gaspar Area Historic District. Andrew Lyons, agent for Gayle Langford, owner, proposes to construct a 2,459 sq. ft. residential structure to a height of 13'7" where the maximum allowable height is 17' and coyote fences from 3' to 6' high with pedestrian gates on a vacant lot. (Sobia Sayeda).

Ms. Sayeda gave the staff report as follows:

BACKGROUND & SUMMARY:

164 East Houghton Street is a 6,257.0 Sq. Ft. vacant lot in the Don Gaspar Area Historic District.

The applicant proposes to build a 2,459 sq. ft. single family residence with attached one car garage to a height of 13'-7" where the maximum allowable height is 17'-0".

The building is designed in Spanish-Pueblo Revival style featuring room-block massing, rounded edges, a portal with exposed wooden elements including a header, carved corbels and viga post, canales and one solar eyebrow on the south elevation are supported by carved corbels. The windows and doors will have simulated divided lite in "surf green" trim color. Garage door and other wooden elements will be stained light-to-medium brown. Stucco to be cementitious "Adobe" color.

Coyote Fences with irregular topped latillas are proposed along the street frontage, sides and rear lot line. The street frontage fence is 3' high, the side frontage height starts at 3' and transition to 6' high, the rear fence is 6' high. All the fences are at their maximum allowable height.

STAFF RECOMMENDATION:

Staff recommends approval of this application which complies with 14-5.2(D)(9) General Design Standards, Height Pitch Scale and Massing and (H) Don Gaspar Area Historic District Standards.

Questions to Staff

Chair Rios asked what the differences are from the previous submittals.

Ms. Sayeda said last time there was confusion on the parapet height and the applicant went back and is now coming forward with a reduced height by a few inches. The parapet is now at 13' 7" and is the highest mass; not the entire house. The rest drops to various heights as shown on page 13. Parts are 12' 5" and 10' 10" so it varies.

Chair Rios asked if the max height is 17'.

Ms. Sayeda agreed.

Chair Rios asked Staff to describe the grade.

Ms. Sayeda said the grade is approximately 3' higher to the back of the lot and tapered up a little.

Member Powell asked if the 17' allowable height is with the 3' from the street or not.

Ms. Sayeda said no - it is from the most restrictive grade which is in a fill portion.

Applicant's Presentation

Present and sworn was Mr. Andrew Lyons, P. O. Box 8858, who said the maximum height is measured from the most restrictive grade. That is the northwest corner by the garage which is 17' and the highest parapet is 13' 6" above that grade, or about 20% under the limit.

Questions to the Applicant

Chair Rios asked how far back from the sidewalk the house starts.

Mr. Lyons said from the sidewalk it is close to 20' to the leading edge of the portal.

Chair Rios asked if it would be further back than the house to the left when facing it.

Mr. Lyons agreed. It is 10-12' further back than the garage.

Chair Rios as for the percentage of lot coverage.

Mr. Lyons said it is right at 39.4%.

Mr. Rasch said the set back from the front massing to the lot line is 17' 4" and then there is more beyond the sidewalk.

Mr. Lyons said it is about another 7' to the back edge of the side walk so in all, it is about 22 to 24'.

Chair Rios asked if there would be anything on the roof.

Mr. Lyons said they might request solar panels later.

Chair Rios asked about the color of the window frames.

Mr. Lyons said it will be Seafoam Green. They are Jelwen windows.

Chair Rios asked if he was using cementitious stucco.

Mr. Lyons agreed.

Chair Rios asked what he would use for lining of canales.

Mr. Lyons said he planned to use galvanized metal. If that changed, he would let Mr. Rasch know.

Public Comment

Present and sworn was Ms. Kathy Enns, 900 Gildersleeve Street, who said her property backs up to this property. She was here last time. She said she brought some answers to questions asked now. Regarding how far back it is from the street and the grade slope. She had no objection to the home but she was still objecting to the height. At the last meeting, she had asked if the applicant had a site plan. Mr. Lyons had two papers submitted last time and both said "site plan" on them. One was the interior layout of the floor plan which is irrelevant. The other was a garden plan. Both of them were flat and showed a flat lot. The lot is flat towards the back but it goes up 3' from the front and her contention was that the three feet add considerably to the height of the building. It really does impact the homes adjacent to it. There are six particular houses that back up to this house. She handed out a site plan to the Board.

She quoted from page 1 of what she called the guidelines, General Purpose of the Planning Commission is "The harmonious outward appearance in the neighborhood. Page 15 states, "Between the highest part of the structure and the existing grade of the street facing the façade..." She said that's where the biggest part is going to be shown because the house is up three feet and then up another 15 or whatever the gradations would be.

In the plans also, and "they are very difficult to read," the printing was very tiny. She said this is 50' wide lot with 10 foot easements on each side, which leaves 30' for the house. And the house, as it is designed, shows 33'. She was sure there were other discrepancies in between.

She had taken other pictures and shared them with the Board. She noted the circled change in the presentation is "only six inches and that is immaterial. Six inches is nothing."

Ms. Enns said, "My garage is adjoining this corner. It is 10' out to the sidewalk; it is 9' immediately around the corner because the land goes up; and it is 8' in the back, which means that the garage has been dug into the ground to make it level."

Her contention is that this house could be built as designed but lowered two feet into the ground. "But right now, it will look like the Queen Mary in a pond of row boats." So she asked that the Board consider this suggestion.

Chair Rios thanked her and said she would ask Mr. Lyons to respond.

Chair Rios asked Mr. Lyons if he was disturbing the ground at all.

Mr. Lyons said he was. It slightly rises toward the back and we are digging into the grade about 14".

Chair Rios asked at what height the back will be.

Mr. Lyons said from grade, it will be 11' 4" at the back of the house and the living room about 12' 10" from proposed finished grade which is about 14" below existing grade. Our measurement is from most restrictive and is 20% below maximum height.

Ms. Enns said the back part is a hump in the middle and is another foot higher. The level they are using is 100, which is contour for the inside floor of the house. They didn't use contours on the outside. So it is not the same thing. What he is taking off is debris.

Member Powell asked if the maximum height and how it was calculated was shared with her.

Ms. Enns said she went and measured them.

Member Powell clarified that he was explaining why the City determined that the maximum height is at 17'. The house across the street is at 19' 7" at 130 West Houghton. Mr. Lyons is staying within the height that is allowed so it is hard for the Board to restrict it further.

Ms. Enns said the whole block is lower. The house directly across the street from this lot is 11' feet high. She went over and measured the wall. It is also sideways on 125' lot. It is definitely in scale. The front edge facing on Houghton is a big block in a narrow area. All the houses all the way around the block, even on Don Gaspar are level. None of them are two-stories. Seventeen feet for a one level house is a lot. It will look like a penitentiary wall behind our houses. She thought it needs to be in continuity with the rest of the neighborhood.

Member Powell said it will be slightly larger than the houses directly next to it but the houses across the street are significantly higher than the house being proposed. So that is why the height calculations came in as they did.

Ms. Enns said the house across the street is 11' feet high. She measured it.

Member Powell shared the height calculation map with her.

Mr. Rasch added that in the height calculation, the boundary goes right through the lot. He could easily have said it is out of the historic district which would allow it to be 24' high.

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

Action of the Board

Member Biedscheid moved in Case #H-16-013 at 164 East Houghton Street to adopt staff recommendations to approve the application which complies with 14-5.2(D)(9) and (H). Member Katz seconded the motion and it passed by unanimous voice vote.

- 4. Case #H-16-014. 718 Gregory Lane.** Don Gaspar Area Historic District. Jaime Beltran, agent for Jason Pike, owner, proposes to construct a 2,453 sq. ft. residential structure to a height of 14'7" where the maximum allowable height is 15'11" on a vacant lot. (Sobia Sayeda).

Ms. Sayeda gave the staff report as follows:

BACKGROUND & SUMMARY:

718 Gregory Lane is approximately 4,475 Sq. Ft. vacant lot in the Don Gaspar Area Historic District.

The applicant proposes to build a 2,453 Sq. Ft. single family residence with attached garage to a height of 14'-7" where the maximum allowable height is 15'-11".

The building is designed Spanish-Pueblo Revival style featuring room-block massing, rounded edges, headers at front elevation, viga ends at the rear elevation, a portal with exposed wooden elements including exposed beams, carved corbels and viga posts. Overhang at entry door is arched with tile roof. Entry door is wood, the windows and doors have simulated divided lites in "red brick" trim color. Garage doors and other wooden elements will be natural wood finish. Stucco to be cementitious El Rey "Buckskin" color.

A stuccoed portal on the West with arched openings and kiva fireplace.

3' high stuccoed yard wall on the East side, 5'-6" tall pilasters with an arch on top, a wood gate with natural wood finish. 6' high coyote fence on the North side.

STAFF RECOMMENDATION:

Staff recommends approval of this application which complies with 14-5.2(D)(9) General Design Standards, Height Pitch Scale and Massing and (H) Don Gaspar Area Historic District Standards.

Questions to Staff

There were no questions to Staff.

Applicant's Presentation

Present and sworn were Mr. Jaime Beltran and Ms. Norma Beltran, 9909 Denali Road NE, Albuquerque. Mr. Beltran said they have met with neighbors and appreciated all of their input. They have made no changes on the design of the house. Staff have been of great assistance also. He explained that they work for the owner and what they submitted is what the owner wants and exactly what he needs. He had no other comments.

Chair Rios asked if there would be anything on the roof.

Mr. Beltran said no.

Chair Rios asked how far the windows would be inset.

Mr. Beltran said they would be 2.5 to 3" in because of the framing thickness.

Chair Rios asked if they are using red tile on the little shed roof.

Mr. Beltran said he is using it over the window in the little arch detail and it is the same with the front entrance.

Chair Rios asked if the garage doors are made of wood.

Mr. Beltran agreed and with a natural color stain.

Member Katz asked on the front door if the arch part was forward from the door and covered. Mr. Beltran agreed.

Member Katz asked if it is flush with the garage.

Mr. Beltran said no. It is three feet in from the door. They moved the garage back to change the look of the house so now it does match.

Member Bayer asked if he could describe the changes.

Mr. Beltran said it was more Pueblo before and now is more Spanish. It didn't have any arches in front and was more square compared to what it is now. It didn't have the accent roof tiles. And, as suggested by the neighbors, they included the CMU wall in front with a gate and arched top. They included a coyote fence at the neighbors' advice and what they will do with the water. A hydrologist designed that.

Public Comment

Present and sworn was Ms. Monica Montoya, 726 Gregory Lane, who read her statement. She didn't oppose construction on Gregory Lane but shared the original character and vision proposed by the original developer and "embraced by the HDRB in 2007. She was glad for the one question on what the changes were.

She said she was a consultant for Rock Hart She handed out the design for this location from 2007 [attached as Exhibit 1]. She felt there are some things that still could be done. Part of her statement included comments for the other lot on this agenda. She pointed out that basically, the two houses are identical and asked that some of the original design elements be considered here.

The proposed homes have identical façades with only minor feature changes that take away the uniqueness of each. They are both dominated by a double-car garage and are close to the street.

Chair Rios said the permit had expired from 2007.

Mr. Rasch clarified that there was no permit but the Board approval expired.

Ms. Montoya said she hoped the Board could see how both designs are on the street.

Present and sworn was Ms. Shannon Papin, a preservation professional and on the approved City and State list of historians, and 28 years of experience, who lived at 806 Don Cubero a few blocks away. Here as a professional. She was pleased with the style of the house. While there are instances of double garages in Don Gaspar, they are the exception instead of the rule. Most of the designs are with a single-car garage and lots of time, there are shared driveways and most garages are hidden from the street. 50' is the average garage setback. The garages proposed here are 20' back.

This design is a substantial departure. She views them on a daily basis. The survey was eye-opening for her. There are 500 residences in this District and less than 3% of garages are 30 feet or closer to the street. The style elements are more modern. While appropriate for Albuquerque, they are not appropriate in this district.

Chair Rios asked if her main objection is the garages.

Ms. Papin agreed. [Her letter is attached as Exhibit 2].

Present and sworn was Mr. Richard Mariner, 727 Gregory Lane, speaking to the Board as a 30-year profession experience as a planner for NE Illinois Planning Commission and Historic Advisory Council. The district is a place where modest homes display diversity of historical architectural styles and dates from a period when the automobile was coming into its own. He said the insertion of double-car garages into the front façades is not appropriate in this subdivision. He requested that the Board reject the proposals as presented. [His letter is attached as Exhibit 3].

Present and sworn was Mr. Randall Galloway, 739 Gregory Lane, who described the efforts of the builder at 738 Gregory Lane and others who took great efforts to build in harmony with the Lane, most of which had a one-car garage with setback. He said he has never objected to new construction on Gregory Lane, only on aesthetics. You can quickly see why double-car garages are visually obstructive, inappropriate and objectionable and set the wrong precedent for lots across the road. Those would be better in a suburb than our little lane.

Present and sworn was Ms. Carla Freeman, 738 Gregory Lane, at the corner of Buena Vista, who said she purchased it in January, 2004, built by Rock Hart as the first home there and to be the precedent for all the rest. She said her house was perfect from the get go and she only added a privacy wall, a portal, and a change in the window. The Board scrutinized her property to make sure it complied with the historic ordinance. Looking back, she thanked the Board for their scrutiny. The construction proposed at 714 and 718 Gregory Lane doesn't comply and they don't seem to fit in with Board's values. These designs feel like they were designed for a suburb.

Present and sworn was Ms. Sylvia Chaves, 409 West Buena Vista, who said she has lived within 100' of these proposed homes her entire life. Her mother's house is in the backyard of these lots. Her grandfather built her mother's and her house and at least 5 homes on West Gomez Road, which abuts Gregory Lane. They all have detached garages in the back. These designs are like most 1960 designs with the garage as the most prominent feature. This neighborhood doesn't have such garages.

Present and sworn was Mr. Evelyn Seth, 722 Gregory Lane, who said the proposed development at 718 and 714 Gregory Lane is a good reason for having the HDRB. The proposed houses are not appropriate for the Don Gaspar District. This is reminiscent of Albuquerque houses that include 2-car garages at the front of the property. There are many examples of historic architecture they could have used to guide their design. Her hope is that the house built there will maintain the architectural integrity of the Don Gaspar Historic District.

Present and sworn was Ms. Alice Fleisher, 206 Anita Place, who said the Board has a letter from two residents who couldn't be here [attached as Exhibit 4]. She said she is a relatively new resident at South Capitol. She had a successful collaboration for her renovation and was here to object to the proposed plans at 718 and 714 Gregory Lane and to the garages particularly. She is not objecting to new construction. She said her garage is one-car and at the back of the property. She moved there because she likes to walk and hope the Board will reject the plans.

Present and sworn was Mr. Steven Fisher, 727 Gregory Lane, said he had a long statement but others have said what he wanted to say. He said he has lived in historical districts since he was born. He was the managing director of the national register of historic places for more than ten years and got a building in Chicago on the register. He cares a lot about historic preservation and it was one reason he chose to live on Gregory Lane. Others have testified eloquently about garages and he agreed.

It isn't just the design of the windows but how the design fits together. This street is filled with small to medium houses with garages in the back. The current proposed design epitomizes suburban architecture

and there is nothing wrong with that but not here.

He provided a handout [attached as Exhibit 5] showing the two elevations together and respectfully requested that the Board reject them.

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

Board Discussion

Member Katz agreed with the garage issue and was not a fan of garages in front. He wanted to know how the applicant would feel about having one-car garages.

Mr. Beltran said they did consider it since last time and they could offset the garage so it would not be in a straight line in front of the house.

He said they walked the street and took some pictures along the street for the Board. Don Cubero and Gregory Lane are basically the same street and you can see that whole block, going south from Don Fernando, all the houses there have the 2-car garages in front and some are like 20' off the sidewalk. So in order to meet what we were trying to accomplish, we made all the other changes. We made two garage doors offset rather than one. He talked to the building code staff and felt that building this house with a 2-car garage is not really changing the character of the neighborhood. [His picture is attached as Exhibit 6].

Chair Rios commented that, as one of the women living there stated, applicants get frustrated going back to the drawing board. In Santa Fé we do have historic districts and do have style restrictions.

One thing that bothered her is that both designs are exactly the same - the floor plan is identical - and that normally does not take place in historic neighborhoods. She showed what was submitted years ago and they are two entirely different homes.

Ms. Beltran handed out pictures of 723 and 727 Gregory Lane. With these two houses, the difference is hard to see. It is the wood over the porch. The difference of our two houses is much more different than those two.

Mr. Beltran said the houses are in compliance with the requirements. They are building the little wall in front to make it more appealing. There are lots of things changed.

Member Biedscheid asked regarding the first picture, if Don Cubero is part of this historic district.

Mr. Rasch said he did not get any of the photographs but he didn't believe Don Fernando is in the historic district.

Member Biedscheid said Gregory Lane is as a street defines what is meant by a heterogeneous part of the City. She had to agree that a unique design is harmonious to the streetscape and an opportunity for the

architect to do something different. It harkens back to other houses in the neighborhood. She would prefer a single-car garage. It appears that the Gregory Lane shared wall garages are set back far more than 20' so this needs to be more like the neighbors and doesn't dominate the façade of the house.

Member Powell said he thought the photograph location is outside the historic district.

Mr. Beltran disagreed. It is on Gregory Lane - 723 and 727 across the street.

Member Powell said he wasn't on the Board when this was approved. They are just clones of each other. There are bad examples of construction throughout Santa Fe, including in the historic districts. These should not be propped up as examples. They are a little different but pretty much the same house. He didn't think this is good for the district. Board members serve the public and there is a lot of opposition from the public. A lot of what is proposed is prudent and reasonable other than being mirrors of each other. But the two-car garage is the real sticking point. He noticed in the neighborhood that there are lots of pass-throughs, meaning having the house in the front with a small drive going by it and a two-car garage behind the house. He was wondering if Mr. Beltran could get a two-car garage in back.

Mr. Beltran said the right side of the house was moved out and the garage moved in. That is different than before. The picture he was showing has that.

Member Powell asked if he had tried putting the garage in the back.

Mr. Beltran said he tried but it didn't work out. The new setbacks are more stringent. He tried lots of ways to get it to fit in and it didn't work out.

Member Powell asked what the minimum setback requirement is to the side.

Mr. Beltran said he didn't know for sure.

Member Powell asked Mr. Enfield.

Mr. Enfield said it is 7'.

Member Powell thought he should pull the house closer to the street with a privacy wall and pull the garage back behind.

Ms. Sayeda referred to page 4 - the zoning sheet. The minimum setback at the front is 20' and the applicant complies with that.

Ms. Beltran pointed out the 3' CMU wall in front and at the side of the garage. The two houses across the street are identical.

Member Powell explained he was trying to find some common ground. The only other thing is to put a vehicle gate that would screen the garages. He didn't know how high it would be.

Chair Rios said this neighborhood has only low walls.

Mr. Rasch added that there is also the visibility triangle requirement.

Member Katz said he found the design okay. There is a lot of similarity among the houses. The garages issue is the thrust of the complaints. He didn't hear that it is out of scale for the neighborhood. The worst that could happen is that one garage could be another room.

Member Bayer said the Board heard from so many people with valid concerns in her opinion. The Board members did see 2-car garages that were set back far from the street. This isn't like them. She agreed with many of the comments already made. It is a massive thing in front on the street.

Mr. Beltran said he is ready to make the big compromise and would have to negotiate with the customer. He could make the closest garage a carport. He didn't want to wait anymore. If it was an open carport with no walls - just a roof structure. There are many of those in the neighborhood.

Chair Rios asked if it would be more like a pergola.

Mr. Beltran agreed. A pergola has no solid roof. You can see the sky. This would be solid but free-standing. He clarified that he was talking about the one closest to the center of the house.

Member Bayer asked if the arch would stay.

Mr. Beltran said yes but with a pillar instead of a wall.

Action of the Board

Member Katz moved in Case #H-16-014 at 718 Gregory Lane to approve the application on the condition that the garage closest to the front door would be eliminated and replaced with a pergola with only the east wall and the front open. Member Powell seconded the motion.

Mr. Rasch requested that Staff review and approve that design before the applicant goes for a permit.

Member Katz agreed that is friendly. The applicant must give Staff the proper drawings to review and approve. The motion passed by unanimous voice vote.

- 10. Case #H-16-024. 714 Gregory Lane. Don Gaspar Area Historic District. Jaime Beltran, agent for WowWee LLC, owners, proposes to construct a 2,453 sq. ft. residential structure to a height of 14' 7"**

where the maximum allowable height is 15' 11", a 3' high stuccoed yardwall, and 6' high coyote fences on a vacant lot. (David Rasch)

Mr. Rasch gave the staff report as follows:

BACKGROUND & SUMMARY:

714 Gregory Lane is a 4,787 square foot vacant lot in the Don Gaspar Area Historic District.

The applicant proposes to construct a 2,453 square foot single-family residential building with an attached two-car garage to a height of 14' 7" where the maximum allowable height is 15' 11". The building is designed in the Spanish-Pueblo Revival style featuring room-block massing, exposed wooden headers, protruding vigas, and carved corbels. Aluminum clad windows will be a "bronze green" color with internal muntins only. Aluminum clad doors will be a "red brick" color. El Rey cementitious stucco will be "Sandalwood".

Coyote fences at 6' high are proposed to be constructed on the north and south lotlines with regular-cut latilla lengths. A 3' high stuccoed yardwall will be constructed at the front side of the property. The yardwall features accent pilasters, nichos, and a stepped arch over a pedestrian gate to a height of 7'. An arched wooden board pedestrian gate will be installed.

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 (H) Don Gaspar Area Historic District.

Questions to Staff

Chair Rios asked if Staff finds a problem with this application in that they are both the same.

Mr. Rasch said he didn't because the two houses across the street are similar that way.

Applicant's Presentation

Mr. Beltran (previously sworn) said this lot was purchased by the same customer and we are doing it. He saw a lot of differences in the look of the house. The floor plans are similar because square footage is the same.

Public Comment

Mr. Stephen Fisher (previously sworn) thanked the Board for their consideration. He wanted to make a minor correction about 723 and 727. They are not identical. He lives in one of them and the neighbor who wrote the letter lives in the other one. One is completely adobe. Regarding the current proposal, it would be helpful if the second garage would be eliminated. There is an advantage in having more variety on Gregory Lane. And not just have minor cosmetic changes next to each other. It would be interesting to come up with something else. Right to the right of the restaurant is Vinaigrette Restaurant and no one will want to buy that house facing that restaurant. So he recommended the agent make some changes to improve the salability of that house.

Ms. Sylvia Chávez (previously sworn) said she had the same objections to the double car garage not in keeping with neighborhood.

Ms. Monica Montoya (previously sworn) said it was mentioned previously that other houses on Gregory Lane have 2-car garages. That is not true. Of the four residences on the north side of Gregory Lane, all have one-car garages. Some have a common wall and she didn't oppose that. But this sets a precedent for houses across the street. So it would eventually have two-car garages facing each other. She also asked that Mr. Beltran consider a different style. This could very easily become a Territorial style building with addition of some brick and changing the front wall to not mimic the other one and maybe extend it with a one-car entrance to make a change to the building itself for uniqueness rather than repeating the same thing.

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

Board Discussion & Questions

Member Powell asked Mr. Beltran if there is room for the façades to not just change stylistic but also with the massing.

Present and sworn was Ms. Luis Varela, 1132 Blazek Street, Albuquerque, architect in this case, who said she has been working with them and was asked to do the same thing so the owner could get things going. She was asked to do the same floor plan with little differences.

Member Powell asked if at the front door in the first room opens to a living room.

Ms. Varela said it is a bedroom.

Member Powell asked if that could change the configuration between those two.

Ms. Varela agreed.

Member Powell asked if that would be okay with the owner.

Mr. Beltran agreed and added that he could find some details from the other houses to make it more

appealing and in harmony with the other houses. He felt sure they could find some details from the other houses.

Ms. Beltran suggested they could eliminate the garage that is closest to the front door and put that room there and leave it open. She felt making them both pergolas would end up being the same.

Member Katz thought it sounded like it might be wisest to postpone this case to the next time.

Action of the Board

Member Katz moved to postpone Case #H-16-024 at 714 Gregory Lane to a date certain (April 26) for a redesign. Member Biedscheid seconded the motion and it passed by unanimous voice vote.

5. **Case #H-14-003. 356 Hillside Avenue.** Downtown & Eastside Historic District. Jenkins Gavin Design and Development, agent for J. C. Bee, owner, proposes to construct a 223 sq. ft. portal to a height of 13'2" on a contributing residential structure and fences with gates at 5' high where the maximum allowable height is 6'. An exception is requested to place an addition less than 10' from a primary elevation. Section 14-5.2(D)(2)(d). (David Rasch).

Mr. Rasch gave the staff report as follows:

BACKGROUND & SUMMARY:

356 Hillside Avenue is a single-family residence that was constructed before 1928 in the Territorial Revival style. The building is listed as contributing to the Downtown & Eastside Historic District. The original front entrance is on the east elevation, which is designated as primary.

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

1. A 233 square foot portal will be constructed to a height of 13' 2" on the southeast corner of the building. An exception is requested to place an addition at less than 10' from a primary elevation (Section 14-5.2(D)(2)(d)) and the required exception criteria responses are at the end of the report.
2. Fencing and gates will be constructed:
 - A. A 5' high wrought iron (or steel?) fence and a wrought iron (or steel?) pedestrian gate will be installed at the northwest corner of the residence;
 - B. A 5' high wrought iron (or steel?) fence with a 24-open-lite bronze pedestrian gate between stuccoed pilasters will be installed between the residence and the casita. The pilasters will be capped with bronze-colored cast concrete caps to mimic the coping on the residence;

- C. A 5' high coyote fence with irregular latilla tops will be installed between the casita and the south lotline.

RELEVANT CODE CITATIONS

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

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

(1) General

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

(2) Additions

- (a) Additions shall have similar materials, architectural treatments and styles, features, and details as the existing structure, but shall not duplicate those of the existing structure in a manner that will make the addition indistinguishable from the existing structure.
- (b) Additions to buildings that meet the standards of Subsection 14-5.2(E) shall continue to meet those standards set forth in Subsection 14-5.2(E) in addition to the standards set forth in this section.
- (c) Additions are not permitted to primary façades.
- (d) Additions are not permitted to the side of the existing footprint unless the addition is set back a minimum of ten (10) feet from the primary façade. The addition shall not exceed fifty percent of the square footage of the existing footprint, and shall not exceed fifty percent of the existing dimension of the primary façade. To the extent architecturally practicable, new additions shall be attached to any existing noncontributing portion of structures instead of attaching them to the significant or contributing portion.

EXCEPTION TO PLACE ADDITION LESS THAN 10' FROM PRIMARY ELEVATION

- (I) Do not damage the character of the streetscape.

The portal is not publicly visible and therefore will not affect the character of the streetscape. The design of the portal is consistent with architectural vocabulary of the existing structure.

Staff response: Staff does not agree with this statement. The portal is not consistent with the structure lacking a pitched roof and decorative posts. More importantly, the applicant did not address the 10' setback in this response.

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

The portal is proposed to cover the entire area of the existing brick patio which extends 2'-0" from the southeast corner of the primary elevation (east façade). A portal would be ineffective to protect a patio from sun, rain and snow if the 10-foot setback requirement was provided at this location.

Staff response: Staff does not agree with this statement. If a 10' setback were provided without extending the proposed portal southward; the resulting 9' x 13.5' or 121.5 square foot portal is certainly an "effective" space for shelter. Many portals are smaller than this and the proposed portal can be enlarged to the south rather than the east. As such, the proposed design has an odd floorplan that wraps around the building corner and extends beyond the south elevation.

(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.

A portal is an established design element on many historic buildings, and is an option that ensures that the applicant can fully enjoy the outdoor space of the residence. The ability to improve existing dwellings is critical to preserving the residential character of the Historic Districts.

Staff response: Staff does not agree with this statement. Other design options were not discussed to prove that this is the best option available.

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

As stated above, the southeast elevation is not visible from the street and will not affect the streetscape.

Staff response: Staff does not agree with this statement. The applicant did not address this criterion.

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

The patio and the south elevation windows were in place when the applicant purchased the subject property. These improvements which affect the proposed location of the portal are not a result of the actions of the applicant.

Staff response: Staff agrees with this statement.

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

The style, form, color, height, proportion, texture and material of the proposed portal will be in harmony with the existing structure and will preserve its integrity as a Contributing building.

Staff response: Staff does not agree with this statement. The proposed portal does not have similar character as that of the historic structure. The historic portal is slender and elegantly detailed. The proposed portal has a simplified and heavier design that is not indicative of typical Territorial design.

STAFF RECOMMENDATION:

Staff finds that the exception criteria responses to place an addition at less than 10' back from a primary elevation have not been met. However, the Board may find that the exception has been met, if testimony at the hearing provides substantive additional information. If not, staff recommends denial of the exception to place an addition 2' back from a primary elevation and recommends that the portal be redesigned to meet code. Otherwise, this application complies with Section 14-5.2(C) Regulation of Contributing Structures, (D) General Design Standards, and (E) Downtown & Eastside Historic District.

Questions to Staff

Chair Rios asked about public visibility for the portion of the porch.

Mr. Rasch said it is down a gated drive and not open to public but the gate is visually transparent so you can see the contributing structure from there. The east and south are not visible.

Applicant's Presentation

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

Ms. Gavin handed out additional drawings showing the context of the portal relative to those previously approved by the Board [attached as Exhibit 9].

Ms. Jenkins said they are at the bottom of the driveway. She explained how the garage with attached guesthouse and breezeway related to the main house. She anticipated the building permit will be issued next week for the separate project that was already approved.

The goal is to cover the brick existing patio. The proximity to the kitchen makes it ideal for outdoor dining. And the portal over what was previously an entry door on the east is just a little thing for doorway protection so this is the only opportunity for protected outdoor space.

The second drawing in the packet shows the west elevation and looking straight on from the bottom of the driveway. This is the existing house, garage, breezeway and the guest house attached behind. Beyond is what you would see of the edge of the proposed portal. That matches exactly what was already approved for the breezeway and protected part for the guest house. >>> so that is why we felt it imp to match those materials.

With respect to setback from the primary elevation, 10' would put the portal at the center of the window. It could be brought back just to cover the doorway but that is not their intent. It is to provide cover for all of the patio.

Questions to the Applicant

Member Katz had a problem with the design of the new portal. It is a lovely historic primary façade with the portal at the door into the living room and then it would have this much larger and completely dissimilar design. The reason for the exception is to have that within ten feet of the primary façade. The reason for that rule is so the primary façade is not so adversely protected. His suggestion was to go back ten feet to do that. He would be willing to entertain a design that is more consistent with the style of the existing portal; that isn't as big; that doesn't extend that far out and much more in keeping with the size of the other portal but that could come within 4' of the corner so it would cover both the window and the doorway.

Ms. Jenkins said they have that breezeway element being permitted right now and they were looking to what they were relating most to in terms of this south elevation. The view of the historic entry is a charming element and wanted let it stand on its own. To try to mimic something that faces the backyard with a six-foot coyote fence, they were trying to preserve it in its entirety. They are not trying to match that element which would dilute the charming nature of it. The breezeway is what was approved and being built that we relate to for that south façade. We could entertain pulling it back from that corner and covering the windows. Right now we are 2' away and could pull it back another 24". We would be willing to do that.

Member Biedscheid asked if they would consider moving the entire portal closer to the breezeway.

Ms. Jenkins said the kitchen is really dark and they added a skylight. But that would darken the space. So they wanted to take advantage of the existing patio

Member Powell asked how old the windows to the right with the transom above are.

Ms. Jenkins said they are the original windows.

Ms. Gavin asked if he was referring to the south or east elevation.

Member Powell said he was referring to the south elevation.

Ms. Gavin said the south windows are new as part of the submittal for the main house and were

completed with that submittal in 2015.

Member Powell said he had a slightly different take than Member Katz. He felt that façade has been changed enough so the portal didn't bother him as much. The driver is how tall that transom is because they can't put the portal as low as the historic portal.

Ms. Gavin agreed. This historic elevation is a different scale. The door on the east side is 6' 8" or maybe a little shorter. The distance from the house creates the site as a whole rather than the main house and then guest house. The new owner wants the patio covered.

Member Powell asked if she remembered the conditions pertaining to why this window was allowed to be changed.

Ms. Gavin if he was referring to the window on the south.

Member Powell said it is the window under the portal.

Mr. Rasch said those are non-primary elevations. The preservation of historic integrity is on the east elevation which has nothing to do with public visibility. The Board felt the east is primary and this portal is part of the east elevation.

Member Powell said it is an interesting situation because it is not relevant.

Ms. Gavin felt it is relevant. She said there is an existing building there going through some renovation and the creation of this outdoor space is in relation to what was approved.

Chair Rios agreed the visibility is minimal and the historic porch should stand on its own and should not be replicated.

Ms. Gavin agreed.

Public Comment

There were no speakers from the public regarding this case.

Action of the Board

Member Powell moved in Case #H-14-003 at 356 Hillside Avenue to approve the application as submitted with a condition to move the southeast corner of the proposed portal as close as reasonable to the window (approximately 24") and submit the revised drawings to staff for approval of the change. He made a finding that the exception criteria have been met for having an addition closer than ten feet to a

primary façade.

Ms. Gheen said there are six criteria to the exception.

Member Powell quoted each of the six criteria.

Ms. Gheen asked if he could recite facts to support this exception.

Mr. Rasch explained that because Staff found that not all the criteria were met, the Board has to make a finding how they are met.

Member Biedscheid said the historic portal in front has a metal roof so she wondered if the style of the new portal could be modified to not be replicating the historic portal but more in keeping with a metal roof or shed roof.

Chair Rios said it is not replicating in any way.

Member Biedscheid agreed but she wanted it to reflect the style.

Mr. Rasch said that is criterion six where he found not harmonious with the existing structure.

Member Powell agreed and stated that since it is new construction, it should be differentiated from the historic construction of the original portal.

Member Biedscheid thought the ten-foot setback requirement was designed to do that. It is not adjacent to the historic façade.

Member Powell said materials and massing is also differentiating in new construction.

Member Katz said the applicants are so protective of light in the kitchen and sacrificing beautiful large, south-facing windows in the living room by covering them up. He treasures the south patio outside of his house that is protected from the west as this one is. It is great to sit outside on the south during the winter. He asked if the applicants have considered putting the covered patio along the north wall of the guest house connecting to the breezeway so it would be covered. That would leave the sunlight on the south.

Ms. Gavin said there is an elevation change between the garage finished floor and the mud room. So that breezeway element is actually done in steps that step down into the garage and up into the mudroom. It is elevated quite high. They were trying to make sure it was in proper scale with the existing building. So that was a work to make it fit.

To do a portal adjacent to that would be more out of scale. It would be significantly lower and would be an odd juxtaposition of massing there. The source of light at the kitchen is the only source of light. The

skylight helps balance the living space. And there is an east-facing window to help balance it. So the owner wants to shield some of that south facing light. It is much tighter outside the kitchen.

Member Katz appreciated that but that it means the criteria are not being met.

Mr. Rasch said the portal is not attached to the main house. It is free-standing. That was a condition at the last hearing.

Member Katz agreed but it allows a covered walkway.

Member Bayer asked if he could define streetscape for this case.

Mr. Rasch said it is a calculation 300' from the doorway in any direction because there is not a streetscape.

Member Biedscheid said a free standing covered dining area could be done.

Ms. Gavin said to do free-standing structure - it is quite a large area and to the east is a large landscaped area they want to preserve. For usability that would be difficult to bring things in and out and the owner wants to use the hardscape of the patio and existing configuration of doors and windows. Providing an offset to the east is okay. The east side is very prominent and the entry and portal are so different. She appreciated that it does stand alone and the elements related to guest house, breezeway and garage, is a vernacular consistent with Territorial style but it is new.

She said they are using 6x8 beams and all of the same proportion, scale and look. We feel it is harmonious with new construction as opposed to the old.

Chair Rios noted that the motion was not completed.

Member Katz moved in Case #H-14-003 at 356 Hillside Avenue to deny the application on the grounds that the exception criteria are not met. Member Biedscheid seconded the motion.

Ms. Gheen said that the Conclusions of Law need findings of fact to support the motion to deny.

Member Katz said the facts are on the basis of recommendations of staff that find that the criteria are not met and he would adopt those findings. The motion passed on a majority 3-1 voice vote with Member Powell dissenting.

6. **Case #H-14-112. 904 Don Gaspar Avenue.** Don Gaspar Area Historic District. Stephen Beili, agent for Wendy Wilson and Douglas Turco, owners, propose to remodel a contributing residential structure by

installing solar panels, an arbor, a fountain, path lighting, and moss rock. An exception is requested to install publicly-visible solar panels. Section 14-5.2(D)(3)(b). (David Rasch).

Mr. Rasch gave the staff report as follows:

BACKGROUND & SUMMARY:

904 Don Gaspar Avenue is a two-story residence and garage constructed in the Bungalow style at approximately 1925 to 1928. Minor non-historic alterations include replacement of original windows at the west end of the south elevation, in the west dormer and elsewhere on the west elevation with aluminum slider windows, as well as removal and infill of windows on the east end of the south elevation. The residence and the garage are both listed as contributing to the Don Gaspar Area Historic District with the north and east elevations of both structures designated as primary elevations.

On August 25, 2015, the HDRB granted approval to remodel the property with the condition that the roof-mounted solar panels shall not be publicly-visible or an exception shall be granted. Now, the applicant proposes to amend the previous approval with the following four items.

1. Solar panels will be installed on the roof of the previously-approved addition. An exception is requested to have publicly-visible rooftop appurtenances (Section 14-5.2(D)(6)) and the required exception criteria responses are at the end of this report.
2. A small rust-colored metal arbor at 10' 3" high will be installed in the north yard.
3. A black granite fountain at 1' 8" high will be installed in the south yard.
4. Additional landscaping includes a meandering path with 31 copper bollard lights at 1' high above grade and moss rock path edging at 6" high that will be used as a banco at the south terrace up to 18" high.

RELEVANT CODE CITATIONS

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

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

(3) Remodeling to Increase Height; Rooftop Appurtenances

- (a) For remodeling of existing significant and landmark structures, no increase in height of the structures is permitted.

- (b) For significant and landmark structures, publicly visible roof top appurtenances, including but not limited to solar collectors, clerestories, decks, or mechanical equipment, shall not be added nor shall the parapet be raised to conceal the rooftop appurtenances. For contributing buildings solar collectors, clerestories, decks, or mechanical equipment if publicly visible shall not be added.

EXCEPTION TO INSTALL PUBLICLY-VISIBLE SOLAR PANELS (14-5.2(D)(6))

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

Our proposed location for the solar panels does not damage the character of the district because the solar panels will only be slightly visible from one location along the street, being behind the main part of the house and up high on a low-sloping roof, and because they are to be placed on the roof of the new addition, not the historic part of the contributing structure itself. We are allowed to install solar panels on the ground as long as they are screened by a wall or vegetation, but solar panels on the ground would be largely ineffective here, being shaded much of the day by the walls, vegetation (ours or our neighbors'), or the house. We believe that solar panels lifted high enough from the ground to be effective would be more of a detriment to the character of the district than having them on the new part of a contributing structure, tucked back and up away from almost every view.

Staff response: Staff agrees with this statement.

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

In keeping with the direction that the building industry is going, we suggest that using the sun's energy rather than relying on coal, nuclear, or other methods of generating energy helps to protect the public welfare in ways the City of Santa Fe recognizes as important. The City has instituted many green building measures and requirements throughout other areas of the city as a response to our need to create a more sustainable future for ourselves and the planet. Voluntarily participating in this approach is consistent with Wendy and Douglas's desire to create a home that is ready for its second century of existence.

Staff response: Staff agrees with this statement. However, this criterion response should address roof-mounted visible solar installation instead of roof-mounted non-visible solar installation. It is not about whether or not solar may be installed.

- (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.

Integrating solar panels in discreet locations fits well within the unique heterogeneous character of the City, especially the Don Gaspar neighborhood where solar panels are encouraged even within the historic guidelines themselves. Providing the home's energy by way of the sun rather than a utility bill helps to ensure that future residents can continue to reside within this historic district without the ongoing expense or use of energy generated off-site.

Staff response: Staff agrees with this statement.

STAFF RECOMMENDATION:

Staff recommends that the Board approve the exception to install publicly-visible roof-mounted solar panels. Otherwise, this application complies with Section 14-5.2(C) Regulation of Contributing Structures, (D) General Design Standards, and (H) Don Gaspar Area Historic District.

Questions to Staff

Chair Rios asked how noticeable the panels will be.

Mr. Rasch said Don Gaspar is a one-way street and people cannot see them driving by but only looking back after passing. Walking would allow them to be seen more.

Chair Rios asked how many panels are proposed.

Member Powell said it says 9 panels.

Applicant's Presentation

Present and sworn was Mr. Stephen Beili, 727 Galisteo Street, who said the roof Mr. Rasch pointed at and the steeper roof have the same ridgeline. The dormer roof is shallower. So almost all of it is hidden behind the dormer.

Questions to the Applicant

Chair Rios asked him to describe the panels.

Mr. Beili said the panels will go directly on the standing seam roof and you will see the edge from the other side of Don Gaspar. The roof is on the second floor and has a 3:10 pitch so you would have to really look to see it. So it is minimally visible. The rule states that it can't be on the contributing building so it is on the addition.

Member Katz asked if he investigated the kind that is part of the standing seam roof and not as visible.

Mr. Beili said he did not.

Member Powell said that style looks like it is at the roof itself.

Mr. Beili said the roof ridge is 1.75". It gives a thickness maximum of 1.8" sitting on top of the 1.75" ridges.

Member Katz said the company is Certainteed Solar and Apollo is the make of the product. He didn't know the efficiency or the cost but felt that should be explored.

Member Biedscheid asked if he could speak to the options he considered for nonvisible panels

Mr. Beili said they would be allowed to do a ground-mounted system but it is a two-story house on two streets so on the east it would be very visible and on the west the panels would be blocked by house and walls. The fact that they have south-facing roof is a bonus that makes it almost invisible.

Chair Rios said it sounds like they might consider the other type that would perhaps be less visible.

Present and sworn was Ms. Wendy Wilson, who said that product is less efficient and has a black panel running all up the roof. She didn't know that they would gain anything by using those panels.

Member Powell said it is a really good house. He asked if they had talked about having the panels on the studio.

Ms. Wilson agreed but those are not east facing. She also thought they were doing everything they could to make it a house for this century and using the technology for energy and water conservation.

Member Powell asked if they would not have a carport.

Ms. Wilson said no.

Public Comment

Present and sworn was Ms. Margaret Ragle, 911 Don Gaspar, who said she was born in this house and live across the street. She said they wholeheartedly endorse these plans and they would not see the solar panels at all. She asked the Board to please approve their application and design

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

Action of the Board

Member Powell moved in Case #H-14-112 at 904 Don Gaspar Avenue, to approve the application as submitted with the condition that the panel height not exceed 2", approving the arbor, fountain, path and moss rock as proposed. He made a finding that the exception criteria have been met as stated by staff. Member Katz seconded the motion.

Member Biedscheid said the applicant clarified exception #2 to the Board's satisfaction. The motion passed by unanimous voice vote.

7. **Case #H-08-096. 1150 Canyon Road.** Downtown & Eastside Historic District. Architectural Alliance, agent for Manderfield LLC, owner, proposes to remodel a primary elevation door on a contributing structure and construct walls and fences. An exception is requested to remove historic material (Section 14-5.2(D)(1)(a) and (D)(5)(a)(1)). (David Rasch).

Mr. Rasch gave the staff report as follows:

BACKGROUND & SUMMARY:

1150 Canyon Road, previously known as Manderfield Elementary School, was originally constructed with hollow clay tile in the Territorial Revival style by John Gaw Meem in 1927 with approximately 3,000 square feet. The building was designed for future expansion along a north-south hall axis. The original massing included an inset entry portal with projecting classroom blocks flanking the entrance on the north and south sides. Seven additions have been added to the original building: on the south end in 1943; to the southeast in 1947; on the northeast corner in 1948 all completed by Meem's firm; the last historic addition at the north end in 1957; and final additions between 1967 and 1971. The non-historic additions included the infill of the central recess created by the original front projecting wings and two small room

additions, one to the south of the front center infill and one at the rear between the original 1928 restrooms and the north 1948 addition. The building is listed as contributing to the Downtown & Eastside Historic District with all elevations facing east except the northernmost block, and the easternmost block of the north elevation, excluding the three non-historic additions and all non-historic windows designated as primary (see applicant's Attachment "1" floorplan for final primary designation).

On February 23, 2016, the HDRB denied an exception request to remove the only remaining historic doors by finding that the exception criteria were not met. Additionally, the Board required a professional assessment of the reparability of these doors. The existing door/sidelite entry is Meem's 1948 wooden original with dissimilar designs. The left door has three horizontal wood panels and one single-lite horizontal window, while the right sidelite (fixed door) has a 9-lite window above two horizontal wood panels all surmounted by a 6-lite transom.

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

1. The historic fixed sidelite and transom on the primary north elevation will be repaired and thermal-pane lites will be installed. The applicant did not submit information about the muntin dimensions and how they do or do not replicate the originals.
2. The historic operable door on the primary north elevation will be redesigned to match the sidelite, while retaining the historic frame. The applicant did not submit a professional assessment of the reparability of the entry and the proposed door does not comply with ordinance requiring replacement in-kind. An exception is requested to remove historic material (Section 14-5.2(D)(1)(a) and (D)(5)(a)(1)) and the required exception criteria responses are at the end of this report.
3. The 200+' south lotline chain-link fence will be removed and replaced with a stuccoed retaining wall that varies in height from 2' to 4.5', a stuccoed yardwall and pilasters with some coyote latilla panels to a height of 5', and dry-stack modular pavers for approximately 44' at the east end.

RELEVANT CODE CITATIONS

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

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

(1) General

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

(5) Windows, Doors, and Other Architectural Features

(a) For all façades of significant and landmark structures and for the primary façades of contributing structures:

(i) Historic windows shall be repaired or restored wherever possible. Historic windows that cannot be repaired or restored shall be duplicated in the size, style, and material of the original. Thermal double pane glass may be used. No opening shall be widened or narrowed.

(ii) No new opening shall be made where one presently does not exist unless historic documentation supports its prior existence.

(iii) No existing opening shall be closed.

(b) For all façades of significant, contributing and landmark structures, architectural features, finishes, and details other than doors and windows, shall be repaired rather than replaced. In the event replacement is necessary, the use of new material may be approved. The new material shall match the material being replaced in composition, design, color, texture, and other visual qualities. Replacement or duplication of missing features shall be substantiated by documentation, physical or pictorial evidence.

EXCEPTION TO REMOVE HISTORIC MATERIAL (Section 14-5.2(D)(1)(a),(D)(5)(a)(1))

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

Applicant Response: The existing door assembly is a combination door and fixed sidelight. The out swing door has a single light with a wood panel above and two wood panels below. The fixed sidelight has a 3 over 3 divided lite assembly over two wood panels. The assembly has a 6 over 1 glazed transom. The applicant is requesting approval

to replace the existing out swing door with new material. The intended door will match the fixed sidelite in all respects. The existing sidelite and fixed transom will be repaired as required, reglazed with insulating glazing, and repainted white. The existing door frame will be repaired and repainted white.

The proposed assembly is compatible with size, scale, and details of the surrounding historic fabric. The overall character of the District would not be damaged by this work.

Staff response: Staff agrees with this statement. Although, replacement of the door in-kind, if it is beyond repair, is required by code.

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

Applicant Response: The proposed door assembly is required by the change in the building's function from a public school into a multi-family development. The existing door is an out swing appropriate to a commercial facility. The proposed in swing door is more appropriate for a residential use. The existing assembly has single pane, non-insulated glazing units. The glazing unit is lower than standard height, presumably at the height of the school children. The wood panel inserts are thin plywood that is deteriorating due to age and weathering. The sill and lower portions of the jambs are damaged beyond reasonable repair. The assembly shows marks of numerous repairs including damage caused by multiple hardware replacement. The proposed replacement will provide a weather tight and energy efficient assembly. The applicant would endure a hardship if required to repair the existing assembly due to compromised appearance, lessened energy efficiency, and reduced longevity.

The applicant intends to repair and reuse the historic material of the existing frame, sidelite and fixed transom above. The applicant would be happy to meet with Historic Preservation Division staff on site as the assembly is being disassembled to determine the structural integrity and reparability of historic material intended to remain.

Staff response: Staff does not agree with this statement. The applicant has not submitted documentation regarding the reparability of this 1948 original Meem door. Longevity is a given with the original that has a tighter wood grain than any replacement door available today. The historic door can be reswung without replacement.

(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: The proposed new operable door will complement the remodeled design of the building as the applicant has maintained a vision of an exterior door and window package that respects the design intent of the original building while maintaining high quality construction, appearance, and function. All design decisions have been made with respect to the overall harmonious appearance of an important historic building and the surrounding neighborhood design elements and fabric. Per section 14-5.2 (A) Historic Districts General Provisions, the proposed door assembly provides "harmonious outward appearance, which preserve property values and attract tourists and residents alike..."

Staff response: Staff does not agree with this statement. The replacement design does not "respect the design intent of the original" because it is very different in design.

STAFF RECOMMENDATION:

Staff defers to the Board as to whether or not the exception to remove historic material has been met. Staff finds that all exception criteria have not been met. Otherwise, this application complies with Section 14-5.2(E) Downtown & Eastside Historic District.

Questions to Staff

There were no questions to Staff.

Applicant's Presentation

Present and sworn was Mr. Eric Enfield, 612 Old Santa Fé Trail, who said Mr. Rasch is right. He didn't address the 30% rule on removing historic material. And he couldn't do it unless he removed each piece. He discussed it with a contractor and he sent a letter on what he proposed - to remove only the upper panel, and the glazing. The two plywood panels in the door are only 5/16" thick. On the side lite, he could put the plywood on the inside of the door and asked permission to replace the bottom two panels and divided lite to match. He came to an agreement with the owner on what she would like.

Mr. Enfield said he couldn't stop thinking about that door. He had that little window so children could see children on the other side and the kids would know what was operable. It might be more difficult if they matched.

Chair Rios said she couldn't believe what she was hearing.

Mr. Enfield said Mr. Rasch determined that he had not met the 30% proof and he couldn't so he will replace in-kind including the muntins. The muntins will look exactly the same except with a new glazing panel on the transom and sidelites.

Member Powell asked for a picture of that door.

Mr. Enfield said it is his attachment 5 in the packet.

Public Comment

There were no speakers from the public regarding this case.

Board Discussion & Questions

Member Powell understood that both muntins will be taken out and replaced in kind.

Mr. Enfield agreed. There is no stop on the fixed side. This report comes directly from the contractor who is present.

Mr. Enfield said he is a preservationist at heart but not all of his clients are. So he is withdrawing his request to replace the door.

Member Katz asked if there are four panels he would keep on the operable door but just add the windows at the top.

Mr. Rasch clarified that under a portal the windows don't have to be divided. He supported this request and would want the glazing to be single pane.

Mr. Enfield handed out the proposed change from the contractor [attached as Exhibit 7].

Mr. Enfield showed what was proposed there with a picture displayed. On the opposite door, everything will be left there with plywood on the inside.

Member Powell asked if, with leaving that as is, he would be using thermal pane for all the glass.

Mr. Enfield agreed. It is on the north side and a bad spot for single glazing. The inside is just putty so he can leave the existing muntins and put in thermal glazing.

Member Katz suggested he just install double glazing on that window and could put single lite above that window instead of the panel there. The configuration is important.

Mr. Enfield agreed to do that and divide it like the transom.

Member Katz recommended leaving it undivided.

Mr. Enfield said he could do that. He explained that the putty is on the inside rather than the outside. He would just use IGU glazing and not change the exterior.

Member Powell asked if the aluminum on the inside could be seen publicly.

Mr. Rasch shared the code citation for historic windows - 4-2 D 1, a 5 1 on page 4 in the packet. Thermal double panes may be used in a historic door or window.

Mr. Enfield explained that the actual divisions on IGU are white - not black. So it will be the same look except glazing instead of plywood at the top as a single lite.

Mr. Enfield provided the document from the church regarding the wall [attached as Exhibit 8]. The pilasters are 10 feet on center and coyote has uneven tops and facing the nice side to the church and steel braces to the inside. They are using the same pavers to cover the grade difference where it transitions from the wall along the property line and match up with those outside as previously approved.

Chair Rios asked if the pilasters would be squared or round.

Mr. Enfield said they would be rounded corners.

Public Comment

There were no speakers from the public regarding this case.

Action of the Board

Member Katz moved in Case #H-08-096 at 1150 Canyon Road to approve the door refurbishing on the fixed panel with removal of glass and installation of double glazing without changing the muntins and on the operable door, replacing the one glazed panel with a double glazing and plywood panel above be replaced with double glazing single pane and the two plywood bottom panels be replaced with sturdier plywood panels and finding that the exception criteria have been met because the refurbishing satisfies the retention of most of historic materials and meets the hardship so the applicant can actually use the door and be secure in the residence, with sufficient light in that door and it strengthens the unique heterogeneous character of the City by allowing what was formerly a school to become a residence with an appropriate door and approving the proposed fence with rounded pilasters. Member Biedscheid seconded the motion and it passed by unanimous voice vote.

8. **Case #H-16-028. 327 East de Vargas Street.** Downtown & Eastside Historic District. Scott Tobey, agent for Analco LLC, owner, proposes to remodel a significant residential structure by replacing non-historic windows, installing skylights, constructing a coyote fence and gates to the maximum allowable height of 66" on the street frontage otherwise to 96" high, and other alterations. (David Rasch).

Mr. Rasch gave the staff report as follows:

BACKGROUND & SUMMARY:

327 East de Vargas Street, known as the Arthur V. Boyle House, is a single-family residence and detached garage that was constructed in a vernacular manner in the late 19th century. The building is listed as significant to the Downtown & Eastside Historic District.

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

1. Non-historic windows will be removed and replaced with simulated divided-lite windows in the historic opening dimensions. He noticed that some were reduced -
2. Wooden screen doors will be installed on the French doors on the west elevation of the courtyard.
3. Three non-publicly-visible skylights will be installed.
4. The "bulge" at the parapets will be removed on the east and south elevations and cementitious El Rey stucco in "Adobe" color will be applied.
5. A wooden hinged utility screen will be constructed to hide utilities on a wall in the courtyard.
6. Proposed paint colors are: "Moroccan Brown" (medium brown) portal ceilings; "Tanbark" (slightly darker medium brown) window trim and doors; "Sage" (light gray green) shed doors; and "Grandview" (turquoise green) screen doors.
7. Coyote fences will be constructed along the street frontage and east lotline with irregular length latillas. The fence height at the street frontage will be at the maximum allowable height of 66" and the interior fence will gradually step up in height to 96". A wooden board pedestrian gate and simple wooden arbor will be installed the front entrance. Another pedestrian gate will be made of latillas.

STAFF RECOMMENDATION:

Staff recommends approval of this application which complies with Section 14-5.2(C) Regulation of Contributing Structures, (D) General Design Standards, and (E) Downtown & Eastside Historic Districts.

Questions to Staff

Chair Rios asked how many windows are being replaced.

Mr. Rasch was not sure.

Applicant's Presentation

Present and sworn was Mr. Scott Tobey, 227 East DeVargas Street, who stood for questions.

Questions to the Applicant

Chair Rios asked how many windows are being replaced.

Mr. Tobey said the previous owner replaced them with Andersen vinyl-clad windows without a permit. He thought some were made smaller and had cracking around the perimeters. He cut out some stucco and saw the original frames under the stucco. There are about seven windows.

Chair Rios asked about the bulge.

Mr. Tobey said he did expose a 4" concrete cap that was stuccoed over. The former owners spray foamed with diamond glass over that.

Mr. Rasch referred the Board to page 40 for the details.

Public Comment

There were no speakers from the public regarding this case.

Action of the Board

Member Bayer moved in Case #H-16-028 at 327 East De Vargas Street, to approve the application as submitted and recommended by Staff. Member Biedscheid seconded the motion and it passed by unanimous voice vote.

9. **Case #H-10-077. 1500 Cerro Gordo Road.** Downtown & Eastside Historic District. Eileen Fresquez, owner/agent, proposes to construct a 240 sq. ft. portal to a height of 10'8" on a non-contributing

residential structure and a 6' high coyote fence. (David Rasch).

Mr. Rasch gave the staff report as follows:

BACKGROUND & SUMMARY:

1500 Cerro Gordo Road is a single-family residence that was constructed in a vernacular manner with a stone coping in 1947. An addition or opening dimension changes occurred on the north elevation after 1980. The building is listed as non-contributing to the Downtown & Eastside Historic District.

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

1. A 240 square foot portal will be constructed to a height of 10' 8" on the north elevation of the building. The portal is designed in the Spanish-Pueblo Revival style with exposed wooden elements including viga posts, carved corbels, and header beam.
2. A 6' high coyote fence and gates (incorrectly noted as 8' in some places) will be constructed to mostly enclose the area at the portal. Elevations do not show irregular latilla heights.
3. The building will be restuccoed with cementitious El Rey stucco in "Buckskin" color.

STAFF RECOMMENDATION:

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

Questions to Staff

There were no questions to Staff.

Applicant's Presentation

Present and sworn was Ms. Eileen Fresquez, 1500 Cerro Gordo Road, who said she had nothing to add to the staff report.

Questions to Staff

There were no questions to Staff.

Public Comment

There were no speakers from the public regarding this case.

Questions to the Applicant

Member Biedscheid asked if she would vary the heights of the latillas in front.

Ms. Fresquez agreed.

Action of the Board

Member Katz moved in Case #H-10-077. 1500 Cerro Gordo Road to approve as recommended by staff, as it complies with Section 14-5.2 (D) (9) and (E) and with the condition that the latillas be at irregular heights on the fence. Member Biedscheid seconded the motion and it passed by unanimous voice vote.

- 11. Case #H-16-025. 220½ McKenzie Street.** Downtown & Eastside Historic District. Architectural Alliance, agent for Adobe Abode Real Estate Ltd., owners, proposes to construct a 214 sq. ft. 9' 10" high addition, a 105 sq. ft. 8' 3" high portal, add a window with divided lites and a double door on a contributing residential structure. (Nicole Ramirez Thomas).

Ms. Thomas gave the staff report as follows:

BACKGROUND & SUMMARY:

220 ½ McKenzie Street is an existing residential dwelling and is listed as contributing to the Downtown and Eastside Historic District. The date of construction for the unit is post-1946. The dwelling is constructed

in Spanish-Pueblo Revival style, is one story, and has a flat roof. The exterior walls of the building are all one color and the existing windows are 6-lite casement windows. The west elevation of the building is recommended as the primary elevation. The west wall features solid wall space with two 6-lite casement windows and is the most visible elevation from the street. A coyote fence lines the property and creates an uncovered interior courtyard space for the property.

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

1. Add 214 square feet of heated space to the northwest side of the building. The proposed addition roof line and fascia will match the existing roof height above finished floor of 9'-10".
2. Add one window with divided lites and a double door in the proposed addition at the northwest façade.
3. Add 105 square foot portal to the north of the west side of the building with top of roof at 8'-3" above finished floor and a flat roof with a simple fascia.
4. The existing windows are "cinnamon toast" divided lite casement and the proposed window will also be "cinnamon toast" divided lite. The existing stucco is El Rey "adobe" and the proposed addition will also be El Rey "adobe." The wood portal will be stained light walnut.

Due to the need for an exception, it needs to be set back. So that will be postponed so tonight only 1, 2 and 4 will be considered at this meeting; not the portal.

STAFF RECOMMENDATION:

Staff recommends approval of this application which complies with Section 14-5.2(C) Regulations of Contributing Structures, (D) General Design Standards, and (E) Downtown and Eastside Historic District Design Standards.

Questions to Staff

Chair Rios asked Ms. Thomas if in her opinion with the changes proposed, this building will remain contributing.

Ms. Thomas said the changes do not impact that west wall that stands proud and most visible from the street and which Staff recommend as primary. The main house is in the front is 200 McKenzie and was constructed sometime in the 1930's or 1940's and the back unit is 200½ McKenzie and was constructed at some time after 1946 so it contributes to the property.

Member Biedscheid said it indicates the west elevation is recommended as primary. She asked if it was not previously designated.

Ms. Thomas said it wasn't. The status review on page 4 showed the unit in the back and the primary elevation for the property, because it was one property as listed. So the front house was established through the elevations. In looking at it, Staff walked around the entire property to consider what would be primary for the back unit and the west façade is most character defining. She recommended designating that west elevation as the primary façade.

Applicant's Presentation

Mr. Enfield (previously sworn) said they asked for an exception because the proposed portal on the north façade is set back less than 10 feet from the west façade but the posting left off the word "exception." So he would postpone that and next time, he asked Staff not to forget that word.

Ms. Thomas apologized.

Mr. Enfield said it was not a problem. He said the small addition is not on a primary façade. They are trying to create two nice livable houses. It was a B and B and now they want two residences.

Public Comment

There were no speakers from the public regarding this case.

Questions to the Applicant

There were no questions to the Applicant.

Action of the Board

Member Powell moved in Case #H-16-025 at 220½ McKenzie Street to approve items 1, 2, and 4 as submitted, postponing item 3 and designating the west façade as primary. Member Katz

seconded the motion and it passed by unanimous voice vote.

12. Case #H-16-026. 1120 Paseo de Peralta. Downtown & Eastside Historic District. Spears Horn

Architects, agent for State of New Mexico, owner, proposes to construct a 96 sq. ft. elevator addition at 12' high on a non-contributing governmental structure. (David Rasch)

Mr. Rasch announced that this is first test of the new code Section M.

Mr. Rasch gave the staff report as follows:

BACKGROUND & SUMMARY:

1120 Paseo de Peralta is a state government facility that was constructed in the Territorial Revival style in 1968. The building is listed as non-contributing to the Downtown & Eastside Historic District.

The applicant proposes to construct a 96 square foot exterior elevator at approximately 12' high on the east elevation. Santa Fe Land Development Code 14-5.2(M) applies because State Capital Outlay monies are proposed to be used for the project. This is the first application of this type to be heard by the HDRB. This hearing will incorporate procedures (2)(a) and (b) below.

14-5.2(M) Historic Districts Overlay Zoning Ordinance, State Capital Outlay Projects
(Ord. No. 2009-46 § 2)

(1) Purpose

(a) Recognizing the fragility of the city's historic heritage, the purpose of Subsection 14-5.2(M) is to activate the procedure established in Section 3-22-6 NMSA 1978 under which the city and the state will collaborate in good faith and work jointly to preserve and protect the historic districts of Santa Fe as well as contributing, significant and landmark structures.

(b) State capital outlay projects in historic districts shall be carried out pursuant to the procedures set forth in Section 3-22-6 NMSA 1978 and Subsection (2) below and in a manner that is harmonious and generally compatible with the design standards set forth in Subsection (3) below. These procedures and standards apply to new structures and additions to and alterations and demolition of existing buildings.

(2) Procedures

(a) Before commencing with the design phase of a capital outlay project, the state and the historic districts review board shall consult as to the appropriate design standards and how those design standards would impact costs and the operation or manner in which the project will ultimately be expected to function. The historic districts review board shall work collaboratively with the state to arrive at compatibility of the project

with the design standards, considering reasonable costs and preserving essential functionality. The state shall also make every reasonable effort to obtain input from members of identifiable community groups involved in historic preservation in Santa Fe before commencing the design phase.

(b) After the design phase and before soliciting a bid or proposal for design-build or lease-purchase for a capital overlay project, the state shall submit the plans to the historic districts review board for review and comment. The historic districts review board in conjunction with the state shall conduct a public meeting to receive public input. Notice of the public meeting shall be given to any identifiable community groups involved in historic preservation in Santa Fe.

(c) Within sixty days after the public meeting the historic districts review board, any identifiable historic preservation community group or any other interested party shall communicate recommendations and comments in writing to the state. The state shall consult with the historic districts review board or other entity to resolve any issues raised. If at the end of the sixty-day period unresolved issues remain, the city may within five days after the end of the period, notify the state that the issues remain unresolved and these issues shall be finally determined as set forth in Section 3-22-6(G) NMSA 1978, provided that if notice is not timely given, the state may, after incorporating those provisions to which the state and the city have agreed, proceed with the project.

(d) The state shall not take any irrevocable action on the capital project in reliance on the plans until the procedures set forth in Section 3-22-6 NMSA 1978 have been followed.

(3) Design Standards

(a) General Standards

A state capital outlay project shall be designed appropriate to the seat of government and with the intent of achieving harmony with existing buildings by the use of similar materials, color, proportion, and general details to the existing buildings in the applicable streetscape. The applicable streetscape shall be determined as set forth in Subsections 14-5.2(D)(9)(a)(ii) A., B., C., D., and E. A new structure or proposed alteration or addition shall not cause an adjacent contributing, significant or landmark structure to lose its status. Alterations and additions shall be in character with the style, detail and massing of the existing building. The dominating effect is to be that of adobe construction as follows:

(l) Roofs

Roofs, generally, shall be flat with a slight slope and surrounded by a parapet of the same color and material as the walls or of brick. Roofs shall generally not be carried out beyond the line of the walls except to cover an enclosed portal or porch formed by setting back a portion of the wall or to form an exterior portal, the outer edge of the roof being supported by columns, posts or other vertical supports. No cantilevers shall be permitted except over projecting vigas, beams, or wood corbels, or as part of the roof treatment not to exceed an overhang of thirty (30) inches. The restriction as to flat roofs shall not be construed to prevent the construction of skylights or installation of air-conditioning devices, or any other necessary roof structures, but such structures other than chimneys, flues, vents and arials, shall be so placed as to be concealed by the parapet from any public way.

(ii) Walls and Windows

The combined door and window area in any publicly visible façade generally 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 except in circumstances where the unique purpose of the space may warrant special design considerations.

Windows, doors and portales on publicly visible portions of the building and walls shall be of one of the old Santa Fe styles. Glass and window trim shall be nonreflective. Windows shall be similar in proportion to the fenestration pattern in the streetscape. Deep window recesses are characteristic.

(iii) Finishes

Construction shall be with materials with which the adobe effect can be simulated provided that the exterior walls are not less than eight (8) inches thick. Mud plaster, hard plaster or other materials simulating adobe, laid on smoothly, is required. No less than eighty percent of the non-fenestration surface area of any publicly visible façade shall be adobe finish, stucco or other material simulating adobe finish. The balance of the publicly visible façade may be of natural stone, wood, brick, tile, terra cotta, or other material.

Materials shall convey a sense of substance and permanence.

(iv) Colors

The publicly visible façade of any building and of any adjoining walls generally shall be of one color but no more than three colors and simulate a light earth or dark earth color, matte or dull finish and of relatively smooth texture. However, façade surfaces under portals or inset panels in a wall under a roof overhangs, in church-derived designs, may be painted white or be of contrasting or complimentary colors or have mural decorations.

(v) Other Features

Façades shall be flat, varied by inset portals, exterior portales, projecting vigas or roof beams, canales or water-spouts, flanking buttresses and wooden lintels, architraves and cornices. Depending upon the existing streetscape and if permitted otherwise in this chapter, a portal may cover the entire sidewalk with the columns set at the curb line.

(vi) Height

The height shall be limited to the average height of institutional buildings as measured within the applicable streetscape. When determining an applicable streetscape, vacant lots or parcels shall not be included in the calculation for allowable height. If no institutional buildings are included in the streetscape, the maximum height shall not exceed the average height of existing buildings in the streetscape. The land use department staff shall determine the applicable streetscape as set forth in Subsections 14-5.2(D)(9)(a)(ii) A., B., C., D., and E. Height shall be measured as set forth in Subsection 14-5.2(D)(9)(c)(iii). Heights of existing structures shall be as set forth on the official map of building heights. If the height of an existing building is not given, the state shall submit a statement from a NM licensed surveyor of the actual height. No building façade shall be over two stories in height unless the façade includes projecting or recessed portales, balconies, setbacks or other design elements.

STAFF RECOMMENDATION:

Staff finds that the proposed exterior alteration complies with Section 14-5.2(M)(2)(a-b) Procedures and (3) Design Standards of the Santa Fe Land Development Code.

Phase 3 will happen later.

Questions to Staff

Chair Rios asked if the Board can approve it. It is such a small project.

Mr. Rasch agreed. He explained that when Section M was written, they didn't different types of applications - it is just capital outlay monies. If capital outlay money were coming forward to reroof a structure, he would still do it administratively if it was not publicly visible. So there is some administrative gloss being applied to this code. If there are no outside entities that object, there is no reason why it would have to come back to the Board.

Member Katz agreed. Only if there is an objection or suggested changes from outside entities would the Board need to revisit it.

Member Biedscheid asked if the Board needs evidence of that.

Member Katz agreed and explained that it is a 60-day period from tonight's hearing to allow for that input. And it would require the applicant to provide evidence of contact with those entities.

Chair Rios added that it has to be in writing.

Applicant's Presentation

Present and sworn was Mr. Shannon Passmore, 408 Alejandro Street, who said they have reached out to the Old Santa Fé Association and provided the packet to them that the Board has. And they contacted us and had no comments on the design. He had no further comments.

Questions to the Applicant

Member Katz asked how the Board would know which groups they are to reach out to.

Mr. Rasch said we don't but we published the agenda and he hoped any interested parties are paying attention.

Mr. Passmore said SHPO reviewed the project and found that the design would have no adverse effects on the existing building.

Member Powell asked if the steel doors are required.

Mr. Passmore agreed. And they are trying to blend this small structure with what is there.

Member Powell said it is hard when it is on the entry, primary facade.

Chair Rios said that is not main entrance. The main entrance is on the west.

Mr. Rasch asked about the door color.

Mr. Passmore said it will match the stucco color.

Public Comment

There were no speakers from the public regarding this case.

Action of the Board

Member Katz moved in Case #H-16-026 at 1120 Paseo de Peralta, to approve the exterior alteration as complying with Section 14-.2 (M), 1, 2 a and b. and in the absence of any suggested changes from any identifiable entities that might be notified within the 60-day period that it should stand unless objections are filed. Member Powell seconded the motion and it passed by unanimous voice vote.

I. MATTERS FROM THE BOARD

Member Katz said he won't be present at the next meeting.

J. ADJOURNMENT

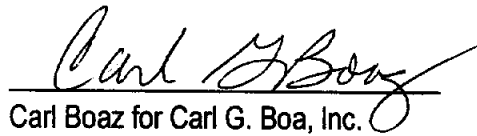
The meeting was adjourned at 9:10 p.m.

Approved by:



Cecilia Rios, Chair

Submitted by:

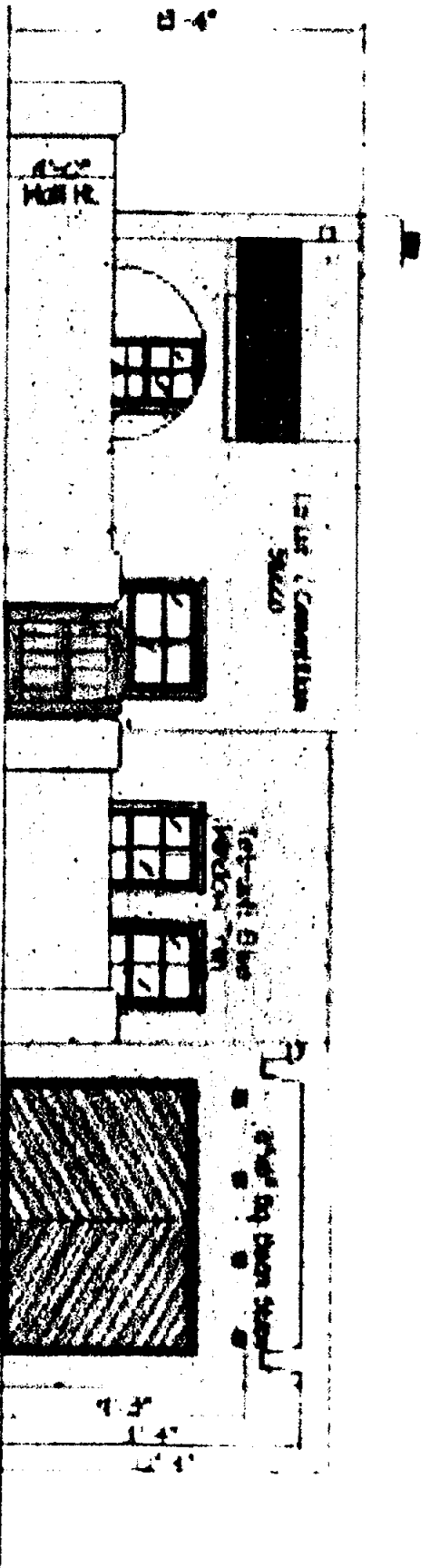

Carl Boaz for Carl G. Boa, Inc.

Historic Districts Review Board
April 12, 2016

EXHIBIT 1

Lot 8

718 GREGORY LANE



Front Elevation

12' x 12'

Historic Districts Review Board
April 12, 2016

EXHIBIT 2



March 30, 2016

Richard Mariner & Steven Fisher
727 Gregory Lane
Santa Fe, NM 87505

Dear Richard & Steven,

Thank you for getting in touch in regards to the proposed new construction at 714 and 718 Gregory Lane in Santa Fe. I appreciate your concern for the architectural and historical integrity of our neighborhood, and I am more than glad to share my thoughts and professional recommendations with you and the other property owners on Gregory Lane.

Both your residence at 727 Gregory Lane and the empty lots at 714 and 718 Gregory Lane fall within the Don Gaspar Historic Review District, which requires that any proposed new construction or renovations be approved by the Santa Fe Historic Districts Review Board. Priorities for the District include "the continued construction of buildings in the historic styles" and "a general harmony as to style, form, color, height, proportion, texture and material between buildings of historic designs and those of more modern design".¹

I have reviewed the original submission to the City from the owner/developer of 718 Gregory Lane, including exterior elevations and floor plans. I have also reviewed their slightly revised design for 718 and the preliminary design for 714 Gregory Lane that were shared at a subsequent meeting you and other neighbors had with them. Except for one major issue discussed below, I am pleased with the plans. While the footprints of the residences are fairly large, both houses conform to an allowable height, and appear to be in appropriate proportions for the neighborhood. The proposed design for 714 Gregory Lane is a solid interpretation of the Territorial style, with a brick cornice evident on the front elevation as well as brick coping above a pair of 4/4 windows on the front façade. The design for 718 Gregory Lane is an equally appropriate interpretation of the Pueblo Revival style with rough hewn lintels on most windows, vigas on the rear elevation and decorative wood corbels on the rear portico. There are few minor design elements that I find odd, but in general I find the proposed designs to be

¹ City of Santa Fe, Land Development Code, Article 14-5.2 [A(1)]

both within the parameters of the Santa Fe land development code as well as architecturally appropriate for the neighborhood and historic district.

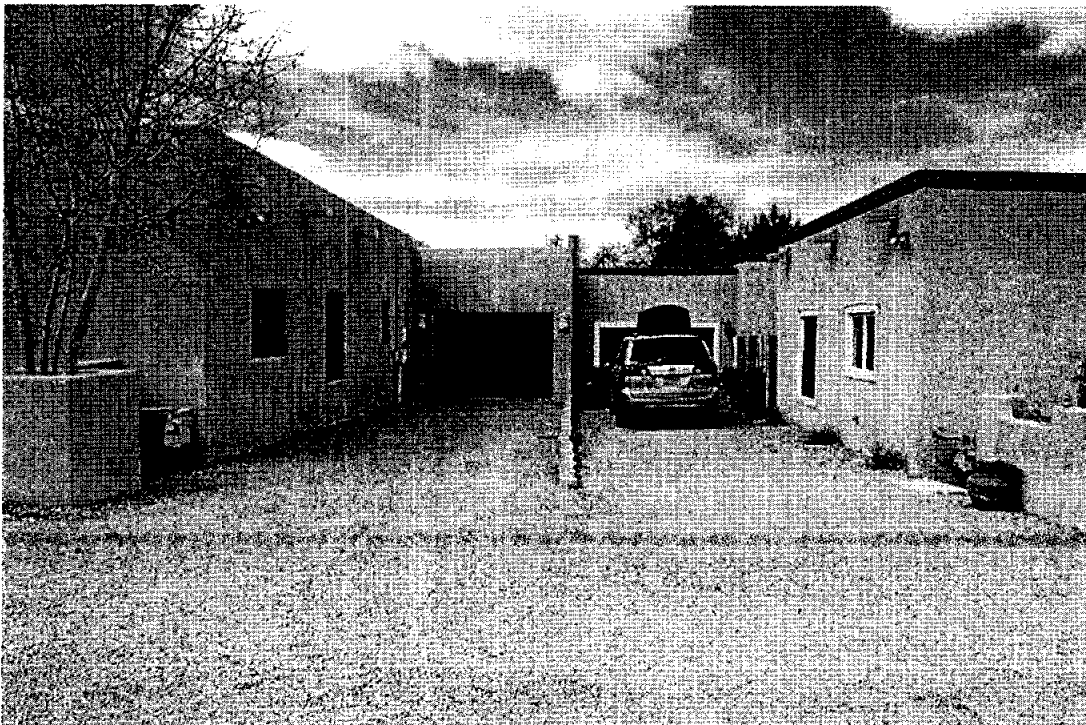
I do have one major concern that I would like to address, which is the double garages on the front facades of both residences. While there are instances of double garages for a single residence within the Don Gaspar District, they are in general the exception, not the rule. The prevailing design in the neighborhood is a single-car garage for each house. Most importantly, the garages are, in almost all instances, partially hidden behind a residence or significantly set back from the street. The inclusion of a double garage in both residences with a setback of only 20 feet is a substantial departure from both the style and character of the neighborhood. While I appreciate their amendment to the design that set backs the one garage an additional few feet, I still find the designs to be an egregious divergence from residences in both the immediate vicinity and the district as a whole. For example, 801 and 803 Don Cubero Avenue, residences designated "significant" by the City of Santa Fe, are approximately two blocks from the proposed new construction on Gregory Lane. They share a double garage between them, but it is setback from the street/curb approximately 80 feet. (see below).



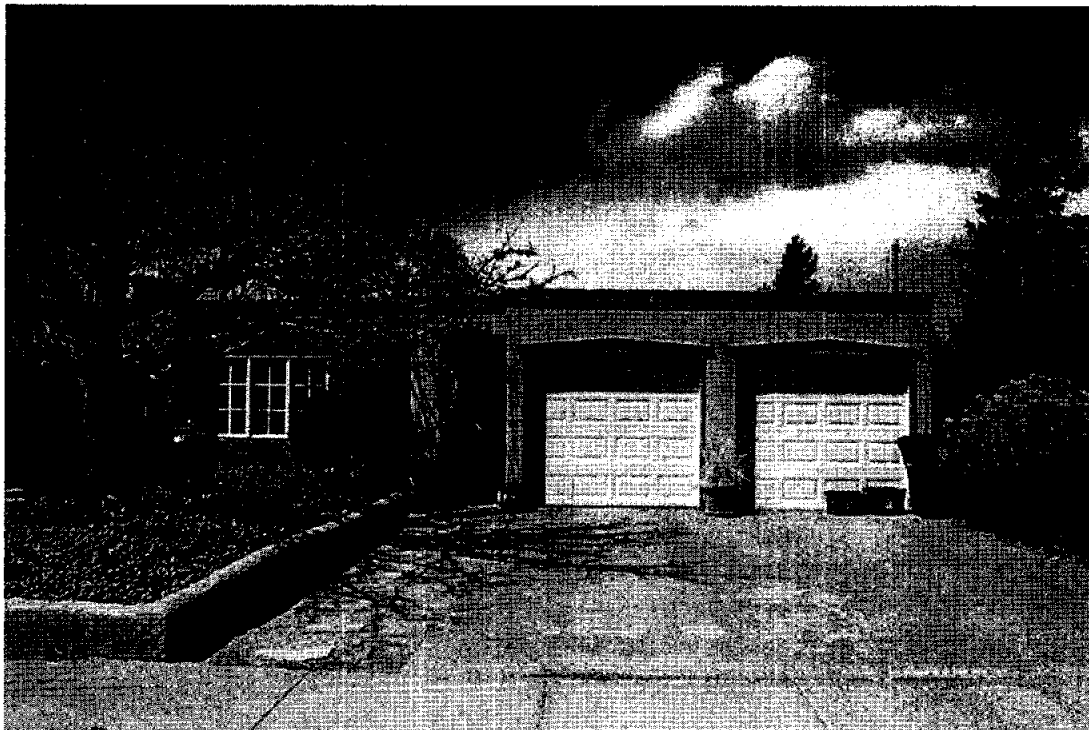
Another example is 654 and 658 Granada Street, considered significant by the City of Santa Fe as well as being a contributing building in the Don Gaspar State and National Register Historic District. They also have the same double garage feature on their street elevations, but it lies approximately 55 feet back from the curbside (see below).



In researching the district, I find that 50 feet is the usual setback for garages attached or adjacent to historic residences, as well as new construction. 722 and 726 Gregory Lane, which are immediately adjacent to the 714 and 718 lots, do a good job of mimicking the standard layout and footprint of residences in the district with an attached garage. They too are approximately 50 feet from the street.



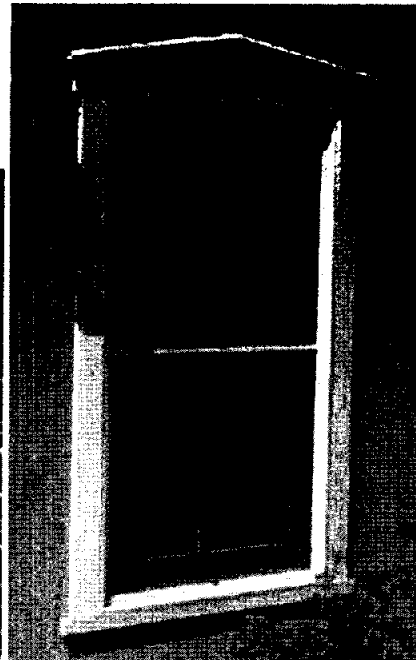
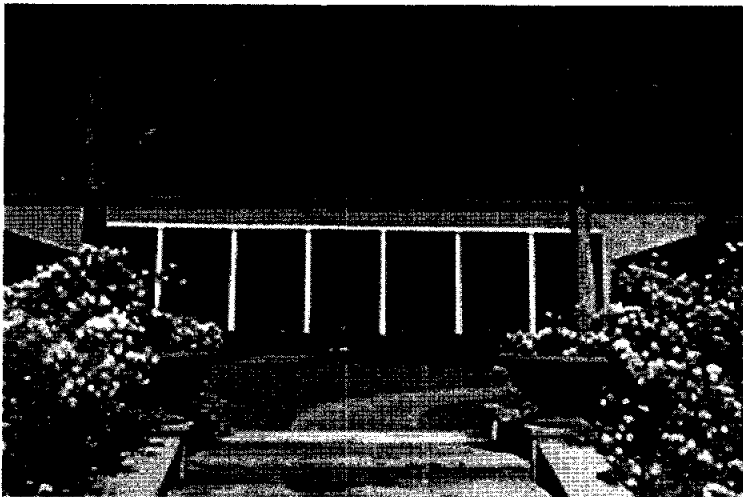
However, all of these examples are of double garages between two separate residences, not double garages at a single residence. The picture below of 1002 Don Cubero Avenue (three blocks away from Gregory Lane but not in the Review District) illustrates a double garage at a single residence with a 35 foot setback.



If built as proposed, 714 and 718 Gregory Lane would be two adjacent houses, each with a double garage like above, although all four garages would be even fifteen feet closer to the street than this. While a 20 foot setback falls within the allowable guidelines set out by the City of Santa Fe, I hope the pictures above illustrate why an additional 20+ feet would be more appropriate and congruent to the surroundings, both immediately on Gregory Lane as well as throughout the district as a whole. Additionally, these new residences will be directly viewable from 314 West Gomez Road, an adjacent residence that is considered significant by the City of Santa Fe as well as eligible for the State Register of Cultural Properties. On a final note, the elevations that I have seen show contemporary garage door designs and materials. More historically appropriate garage door designs and materials should be utilized on both lots 714 and 718

On a less important note, there are a few minor design details that I find odd, such as the inclusion of vigas on the rear elevation of 714 Gregory Lane as well as the segmental arched openings at both the rear portal and front façade of the same building. While vigas are common in Pueblo Revival architecture, their inclusion on a residence designed in the Territorial style is unusual and unsuitable. Accordingly, any framing on a Territorial style window or door would likely be triangular or pedimented,

and any portals or porches would likely have both square columns and openings. I have included two example photos below.



Obviously the design of the houses will be finalized by the owners and the city, but I hope the above recommendations are helpful in some manner. Please feel free to pass them on to any interested party, including representatives of the City of Santa Fe, and let me know if I can assist in any capacity.

Sincerely,

A handwritten signature in cursive script, appearing to read "Shannon L. Papin".

Shannon L. Papin
Principal, Common Bond Preservation
slp@cbpreservation.com

505.982.4275
505.231.0285

Approved Historian/Architectural Historian by both the City of Santa Fe and the State of New Mexico.

Historic Districts Review Board
April 12, 2016

EXHIBIT 3

RASCH, DAVID A.

From: Richard Mariner <rmariner@msn.com>
Sent: Monday, March 07, 2016 12:37 PM
To: RASCH, DAVID A.; SAYEDA, SOBIA F.
Subject: March 8 H-Board Agenda, Item #3, 718 Gregory Lane
Attachments: 2.12.08 H Board staff report.lot 8.pdf; 2.12.08 H Board staff report.lot 90001.pdf; Findings of fact lots 8 & 9.pdf; Color rendering Lots 8 9.pdf; Lot 8F Streetscape Historic 3.18.07.pdf

Hello David and Sobia,

We are preparing for the H-Board meeting tomorrow with respect agenda item #3 pertaining to 718 Gregory Ln.

Our comments to the Board may reflect, in part, on previous approvals of designs in 2007 and 2008 for 718 Gregory Ln. and 714 Gregory Ln. At that time both lots were owned by the developer. Interestingly, we are pretty sure that both lots have been recently bought by the same person. This raises the opportunity for the designs for both lots to again be coordinated. Obviously, decisions for lot 718 will set a precedent for lot 714, and perhaps for the two vacant lots across from them. These four lots together occupy half of the total development.

In general, we find these earlier designs far superior to what is now being proposed. It is interesting that the design for 718 includes a one car garage set at least 40 ft. back from the lane. The design for 714 provides no garage, but a carport extending approximately 34 ft. from the lane. Garage set-back and the proportion of the front elevation devoted to garage door space are among the concerns we expect to discuss with the Board tomorrow.

For your information, I have attached materials relating to the H-Board approvals for the houses on these lots. One attachment is missing a page, but that should not be a big problem.

Sobia is interested in seeing a copy of the Declaration for the overall development. Today I will deliver a copy of the Declaration as well as photographs of the treatments of driveways and garages for the existing four units. If you like, we can bring copies of the attachments to the meeting so that the Board can see what was previously approved.

Thanks so much!

Richard Mariner
727 Gregory Lane

Historic Districts Review Board
April 12, 2016

EXHIBIT 4

8 April 2016

Dear Mr. Rasch and Ms. Sayeda:

My husband and I are not able to attend this month's H Board meeting. Thus, we are writing this letter to express our disappointment with the design of the propose house at 718 Gregory Lane. Our meeting with Jaime Beltran on Sunday March 13th was not successful in persuading the builder and owner of the property to propose a design for the house that is more consistent with homes on Gregory Lane and in the Don Gaspar Historic District. The proposed yard wall is a modest change and doesn't address how inappropriate we feel the double car garage as proposed is.

During that March 13th meeting, Mr. Beltran also revealed a second house—a spec house for 714 Gregory Lane—with a double car garage having a prominent feature in the front of the house. While a double car garage might be logical for a family to be living in 718 Gregory Lane (because they have three cars), I am puzzled by the spec house. It appears to be a spec house more similar to houses built in Albuquerque than Santa Fe. Actually, both houses are more similar to Albuquerque spec houses than the homes built in the Don Gaspar neighborhood.

We have lived in the Historic Don Gaspar Neighborhood for almost ten years, and we love to walk in our neighborhood. It is true that some homes have double garages, but those garages are in the back of the lot. Suburban neighborhoods more commonly have double garages, but our neighborhood is an older neighborhood where the residents walk to grocery stores, restaurants, theatres, the Farmers Market, galleries, even the Plaza. Cars are not a big part of our lives.

We built our adobe house in a historic district because we wanted to live in a neighborhood that shared traditional Santa Fe architectural values. We strongly object to double car garages in the front of the proposed houses on Gregory Lane.

If the double car garages are approved, they will change the very nature of our street and neighborhood. The garages would encourage similar double car homes to be proposed. We strongly urge the Historical Board to reject the proposed designs for 718 and 714 Gregory Lane in keeping with the mission of the Historic Board and the designation of the Don Gaspar neighborhood.

Sincerely,

Richard Yoast and Kathleen Parks Yoast
723 Gregory Lane
Santa Fe, NM 87505
505/982-3055 Richard.yoast@gmail.com; parks-kathleen@norc.org

Historic Districts Review Board
April 12, 2016

EXHIBIT 5

Richard Mariner Sign out

Outlook.com

718-714 front elevations Gregory Lane

Edit and Reply

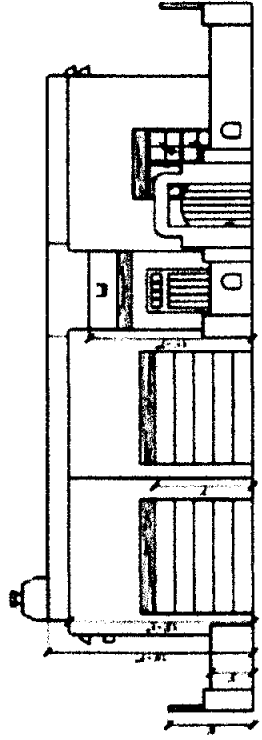
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Add to OneDrive

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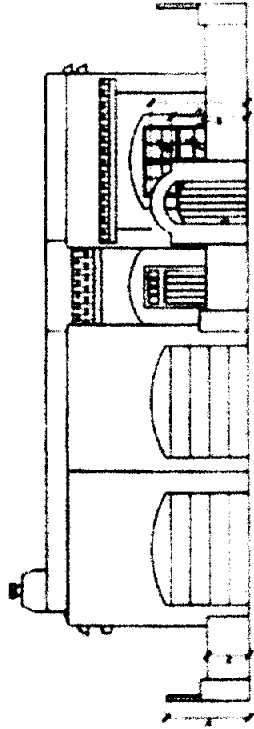
PROPOSED STREET ELEVATIONS FOR 714 AND 718 GREGORY LANE

714 Gregory Lane



FRONT ELEVATION

718 Gregory Lane



FRONT ELEVATION

Historic Districts Review Board
April 12, 2016

EXHIBIT 6

1950

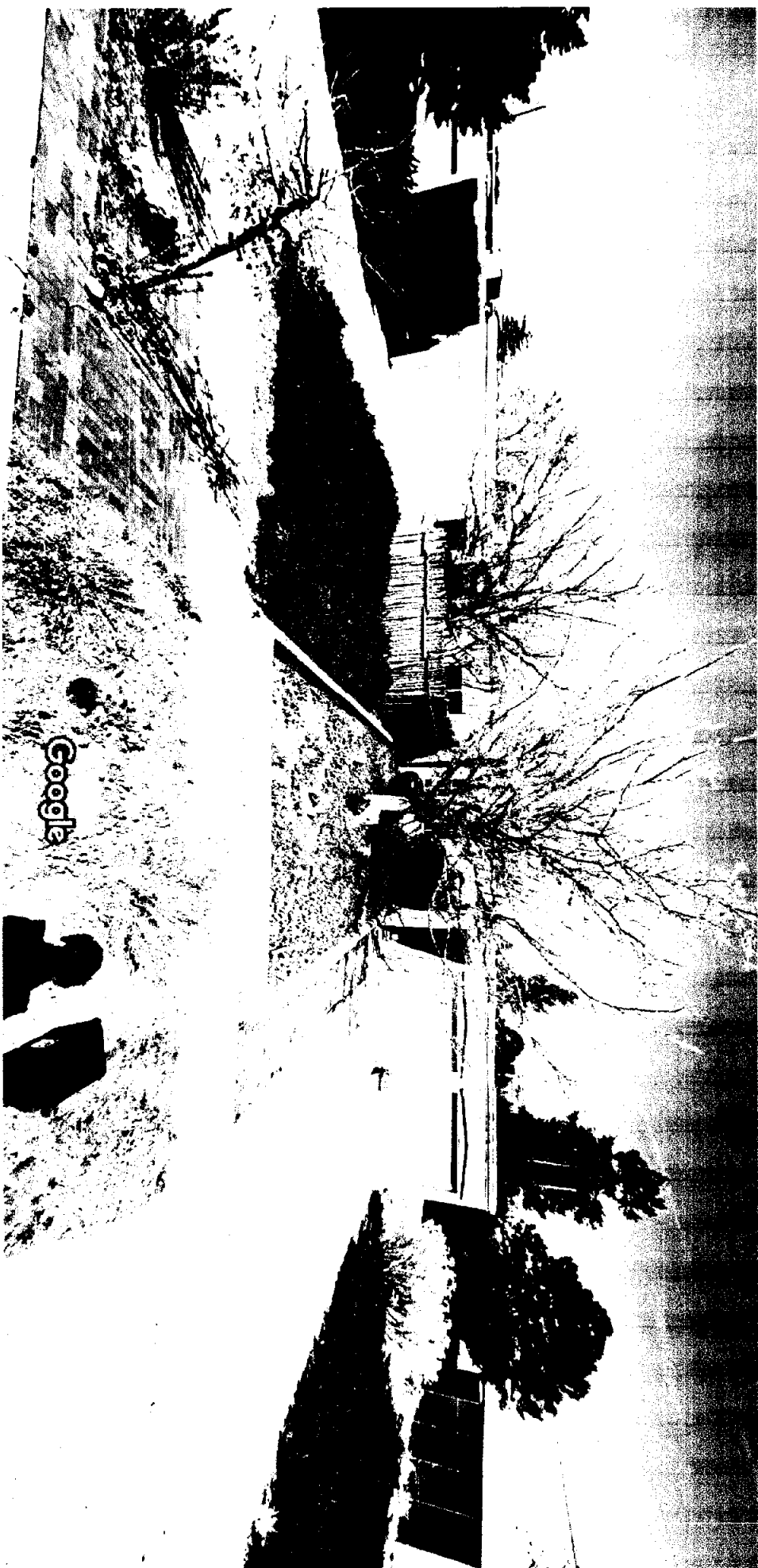


Image capture: Apr 2014 © 2016 Google

Street View - Apr 2014

'Pichay' 2011: 200

— 100 —

34

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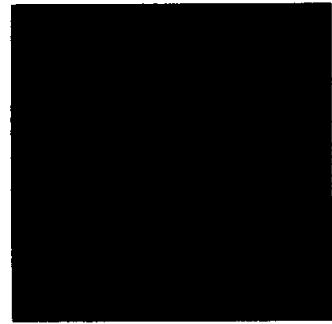
Historic Districts Review Board
April 12, 2016

EXHIBIT 7

February 11, 2014

Richard Woodbury
Architectural Alliance Inc.
612 Old Santa Fe Trail
Santa Fe, NM 87505

Re: REVISED Manderfield School Door/
Window Assessment



General observations

The following assessment and recommendations are based on current observable conditions and recommendations have been revised based on discussions with David Rasch and Eric Enfield on site on February 10, 2014.

All units have multiple applications of paint, necessitating assumptions based on my professional experience with similar historic windows in this climate. In the process of stripping each wood part, new required actions for both the frames and the sashes will undoubtedly be exposed.

Invoking the 30% rule, the majority of the window frames don't appear to require replacement based on a visual inspection. The frames are generally very dry and weathered, and can typically be restored in situ by stripping the majority of the paint, applying specialized wood epoxy and stabilizer, sanding, priming, and repainting.

Though the condition of many of the sashes would normally indicate replacement, every attempt should be made to restore all window sashes. More damage may become evident as stripping begins. David Rasch should be consulted as restoration proceeds to provide guidance on a case-by-case basis.

Individual window recommendations follow. Window sizes indicated are approximate and appear to vary slightly in the field due to inconsistent application of stucco.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Pete Kuzov".

Pete Kuzov
PK Works, LLC

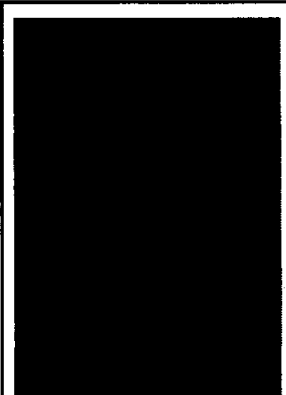
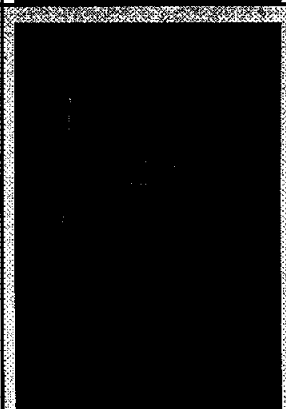
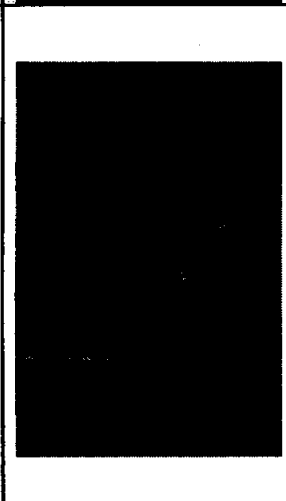
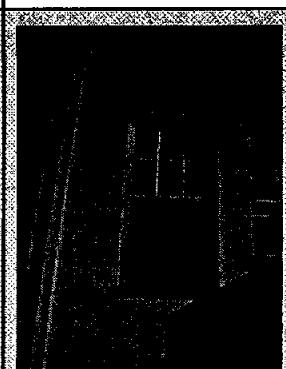
PK Works, LLC
PO Box 33015
Santa Fe, NM
87594
pkworks.org
t 505/699.9416
f 505/466.5893
erin@pkworks.org

©

Manderfield School Door/Window Assessment

PK Works

February, 2013 (revised)

U		<p>Type: Double double hung Dimensions: overall, 102"w x 98"h (49"w x 98"h each) Lite size: 24 @ 14"w x 22"h</p> <p>Restore: Strip paint as necessary, identify rotten wood parts and replace in kind. Use specialized wood epoxy and stabilizer to seal and fortify, sand, prime, and paint. Replace glass with IGUs.</p> <p>Upper right sash has makeshift framing and needs replacement. Replace horizontal muntins on lower right sash.</p>
V		<p>Type: Double hung Dimensions: 49"w x 98"h Lite size: 12 @ 14"w x 22"h</p> <p>Restore: Strip paint as necessary, identify rotten wood parts and replace in kind. Use specialized wood epoxy and stabilizer to seal and fortify, sand, prime, and paint. Replace glass with IGUs.</p> <p>Upper sash has makeshift framing at bottom and needs replacement.</p>
5		<p>North Entrance Dimensions: 78"w x 108"h Lites above doors: 6 @ 11-3/8"w x 15-1/2"h</p> <p>Restore: Strip paint as necessary, identify rotten wood parts and replace in kind. Use specialized wood epoxy and stabilizer to seal and fortify, sand, prime, and paint. Replace glass with IGUs.</p> <p>LEFT door: 36"w x 84"h, 1 lite @ 27"w x 28"h Replace rotten plywood panels with solid lumber panels.</p> <p>RIGHT door: 36"w x 84"h, 9 lites @ 9-1/2"w x 14-1/2"h Fixed and not functioning.</p>
W		<p>Type: Double hung Dimensions: 49"w x 98"h Lite size: 12 @ 14"w x 22"h</p> <p>Restore: Strip paint as necessary, identify rotten wood parts and replace in kind. Use specialized wood epoxy and stabilizer to seal and fortify, sand, prime, and paint. Replace glass with IGUs.</p> <p>Severely weathered.</p>

Veronica Alarid

From: Eric Enfield
Sent: Tuesday, April 12, 2016 12:58 PM
To: Veronica Alarid
Subject: FW: Assessment North Door Manderfield
Attachments: 20160412_085157.jpg; 20160412_102139.jpg; 20160412_085129.jpg; 20160412_085138.jpg

Eric P. Enfield, President
Architectural Alliance, Inc.
612 Old Santa Fe Trail
Santa Fe, NM 87505
505-988-5269 ph
505-470-8252 cell
www.archallinc.com

From: CJ Martin [mailto:cj@prull.com]
Sent: Tuesday, April 12, 2016 10:48 AM
To: Eric Enfield <eric@archallinc.com>
Subject: Assessment North Door Manderfield

Eric,

I have inspected the north operating door, fixed door and transom of Manderfield #5. The two doors have sound frames but the paint has not been maintained and bare wood is showing on the plywood panels. It appears that the doors and transom are from the same manufacturer as they all have the same style ogee molding on the styles, rails and muntins. The original mortise door hardware has been replaced with surface mounted push bar and plate. The hinges are worn and missing bearings, the door closure is inoperable.

The top panel in the operating door needs replacement, there are two holes, one penetrating the panel and the second has ruptured the plywood but has not penetrated. This panel is covered with a plywood patch on the interior that is screwed the face of frame. The glass is a laminated single pane with pieces of quarter round holding it in place from the interior, at a minimum new trim is required. The bottom two panels are 5/16" plywood. Due to the degradation of paint the top ply is deeply checked. It can be filled with epoxy but continued cracking and paint failure is likely. The frame shows signs of heavy wear but remains sound, there is one 6" wedge that has broken off the interior stile that can be patched with a dutchman. There are numerous through holes from multiple generations of hardware that require repair.

The fixed door requires re-glazing with tempered or laminated glass, insulated glass is preferred. The muntins are 1 1/8" wide which allows the use of insulated glass. The door is sound with the exception of the plywood panels which are in the same condition as panels in the operating door, deteriorated face-ply, severely checked. Please note; it appears that this door was installed with the inside face out. All of the glass has been puttied on the interior, when re-glazed the putty should be replaced with wood stops.

The paint on the transom is sound, the putty is poorly installed and should be replaced. I would recommend re-glazing with insulated, tempered glass

CJ Martin, Project Supervisor
3204 Calle Marie, Suite A
Santa Fe, NM 87507
(C) 505-660-3830
(O) 505-438-8005



www.prull.com









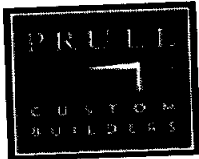
Historic Districts Review Board
April 12, 2016

EXHIBIT 8

Eric Enfield

From: CJ Martin <cj@prull.com>
Sent: Monday, April 11, 2016 10:00 AM
To: Eric Enfield
Subject: Fwd: Manderfield Wall

CJ Martin, Project Supervisor
3204 Calle Marie, Suite A
Santa Fe, NM 87507
(C) 505-660-3830
(O) 505-438-8005



www.prull.com

----- Forwarded message -----
From: Adam Ortega <rector@cbsfa.org>
Date: Mon, Apr 11, 2016 at 9:50 AM
Subject: Re: Manderfield Wall
To: CJ Martin <cj@prull.com>

CJ,
Thank you for the email. I have been out of town all last week. Yes, I appreciate you keeping us in the loop. I am happy with the fence project. I think it will compliment our property very nicely. I hope all goes as planned.



Fr. Adam Lee Ortega y Ortiz, Pastor/Rector

The Cathedral Basilica of St. Francis of Assisi

PO Box 2127, Santa Fe, NM 87504-2127

O: 505.955.8866 F: 505.989.1952

www.cbsfa.org rector@cbsfa.org

Suscipe me Domine - Ps. 119:116

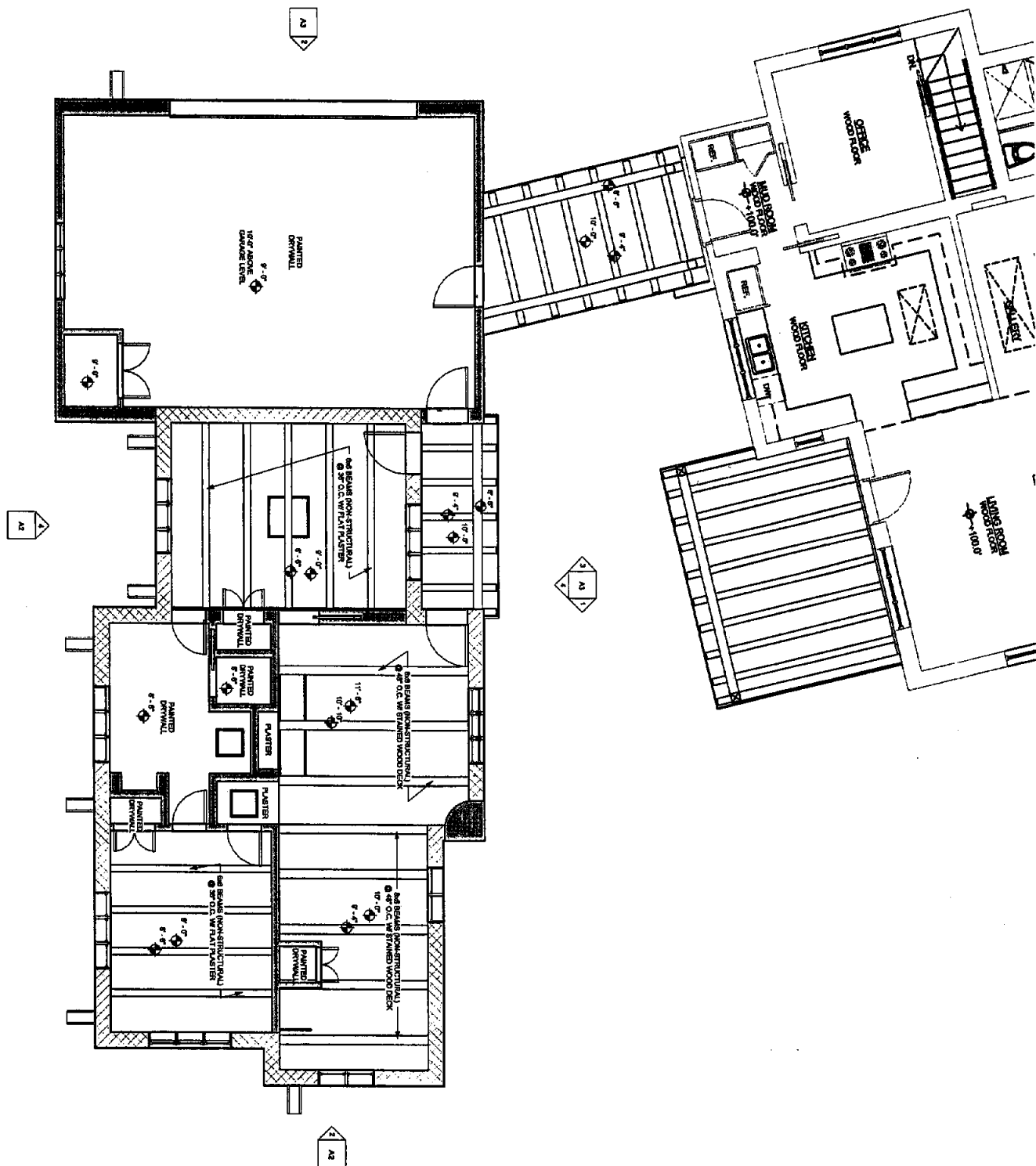
From: CJ Martin <cj@prull.com>
Date: Friday, April 1, 2016 at 4:28 PM
To: Adam Ortega <rector@cbsfa.org>
Subject: Manderfield Wall

Good Afternoon Father Adam,

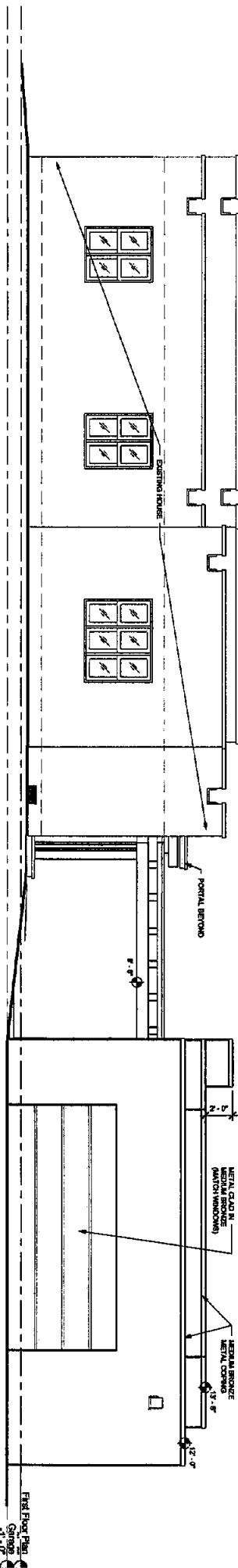
I would like to update you on the status of the wall that we had reviewed several weeks ago. We are scheduled to appear before the Historic Design Review Board on April 12 to seek their approval prior to attaining a building permit for the retaining wall/fence. We have submitted the same drawings

Historic Districts Review Board
April 12, 2016

EXHIBIT 9



② West Elevation
1/4" = 1'-0"



First Floor Plan
1/4" = 1'-0"

② East Elevation
1/4" = 1'-0"

