



# Agenda

CITY CLERK'S OFFICE

DATE 9/7/16 TIME 11:45

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## HISTORIC DISTRICTS REVIEW BOARD FIELD TRIP

TUESDAY, September 13, 2016 at 12:00 NOON

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

## HISTORIC DISTRICTS REVIEW BOARD HEARING

TUESDAY, September 13, 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: August 23, 2016
- E. FINDINGS OF FACT & CONCLUSIONS OF LAW

Case #H-16-067A. 1041 Camino San Acacio.  
Case #H-16-068. 657 East Palace Avenue.

Case #H-16-067B. 1041 Camino San Acacio.

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

1. Case #H-16-059B. 225 Canyon Road Unit 3. Downtown & Eastside Historic District. Marc Naktin, agent for 225 Canyon Road Ltd., owner, proposes to enclose a 136 sq. ft. portal on a non-contributing, non-residential structure. An exception is requested to enclose a portal (Section 14-5.2(E)(2)(d)). (Nicole Ramirez Thomas)
2. Case #H-16-040B. 1433 Paseo de Peralta. Don Gaspar Area Historic District. Rudy Rodriguez, agent/owner, proposes to remodel two contributing residential structures by replacing windows, changing opening dimensions, constructing a 40 sq. ft. portal inside existing square footage, re-roofing, and constructing 6' high fences. An exception is requested to remove historic materials from a primary façade (Section 14-5.2(D)(5)(a)(i)&(iii)). (Nicole Ramirez Thomas)
3. Case #H-04-076. 201 Old Santa Fe Trail. Downtown & Eastside Historic District. Eric Enfield, agent for Teme LLC, owners, proposes to construct a 25,536 sq. ft. structure with a footprint of 13,105 sq. ft. to a height of 49' where the maximum allowable height is 21' 11". An exception is requested to exceed the maximum allowable height (Section 14-5.2(D)(9)). (David Rasch).
4. Case #H-16-069. 715 Gregory Lane. Don Gaspar Area Historic District. Christopher Purvis, agent for Jack and Helaine Fisher, owners, proposes to construct a 2,915 sq. ft. residence to a height of 14'0" on a vacant lot where the maximum allowable height is 16'1". (Sobia Sayeda)
5. Case #H-16-070. 442 Camino de las Animas. Downtown & Eastside Historic District. Jim Swearingen, agent/owner, proposes to construct a 360 sq. ft. attached garage on a non-contributing residential structure. (Nicole Ramirez Thomas)
6. Case #H-16-071. 1112 Camino San Acacio. Downtown & Eastside Historic District. Architectural Alliance, agent for, Nancy Cook and Ed Breitenger, owners, propose to replace windows and construct 286 sq. ft. of additions on a non-contributing residential structure. (Nicole Ramirez Thomas)
7. Case #H-16-072A. 203 Canyon Road. Downtown & Eastside Historic District. Staff proposes a historic status review of a non-statused non-historic non-residential structure. (David Rasch)

8. Case #H-16-072B. 203 Canyon Road. Downtown & Eastside Historic District. Hoopes and Associates, agent for Ed and Kiyomi Baird, owners, proposes to remodel a non-contributing non-residential structure. (David Rasch)
9. Case #H-16-073. 320 Paseo de Peralta. Downtown & Eastside Historic District. Santa Fe Sustainable, agent for FFT LLC, owner, proposes to replace windows and construct a 168 sq. ft. portal on a non-contributing, non-residential structure. (Nicole Ramirez Thomas)
10. Case #H-16-074A. 4 Placita Rafaela. Downtown & Eastside Historic District. Staff requests assignment of primary elevation(s) for a contributing residential structure. (David Rasch)
11. Case #H-16-074B. 4 Placita Rafaela. Downtown & Eastside Historic District. Chateau Construction, agent for Mary Sanchez, owner, proposes to remodel a contributing residential building including replacing non-historic windows, installing a door opening on a non-primary elevation, enclosing a portal and constructing a 24 sq. ft. shed to a height of 8'. An exception is requested to enclose a portal (Section 14-5.2(D)(4)). (David Rasch)
12. Case #H-16-075. 1672 Cerro Gordo Road. Downtown & Eastside Historic District. Architectural Alliance, agent for Alexandra Pyle, owner, proposes to install publicly-visible roof mounted solar panels. An exception is requested for visible rooftop appurtenances. (Section 14-5.2(D)(3)(b)). (Sobia Sayeda)
13. Case #H-16-076. 222 North Guadalupe Avenue. Westside-Guadalupe Historic District. Josh Johns agent for Timothy Kittleson, owner, proposes to remodel a contributing non-residential structure by altering a primary elevation and constructing a dining portal. Three exceptions are requested to enclose a portal (Section 14-5.2(D)(4)), use temporary materials for more than 90 days (Section 14-6.4(C)) and to construct a pitch where a pitch is not allowed (Section 14-5.2(D)(9)(d)). (David Rasch)
14. Case #H-16-077. 216 Gonzales Road/216 Lorenzo Lane. Downtown & Eastside Historic District. Martinez Architecture Studio, agent for John and Laura Meyer, owners, propose to add a 248 sq. ft. addition to a non-contributing structure. An Exception is requested to use non-divided lite windows (Section 14-5.2(E)(1)(c)). (Nicole Ramirez Thomas)

**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.



# Agenda

CITY CLERK'S OFFICE

DATE 8/25/16 TIME 8:50

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TUESDAY, September 13, 2016 at 12:00 NOON

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

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CITY COUNCIL CHAMBERS

- A. CALL TO ORDER
- B. ROLL CALL
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Case #H-16-067B. 1041 Camino San Acacio.

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

1. Case #H-16-008. 338 Otero Street. Downtown & Eastside Historic District. Knight Seavey, agent for Mike Fischer, Gerber Family Partnership, and Charles McBride, owners, proposes to construct an 8,642 sq. ft. multi-family residential structure to a height of 15'2" on a vacant lot where the maximum allowable height is 19'2". (Sobia Sayeda).
2. Case #H-16-059B. 225 Canyon Road Unit 3. Downtown & Eastside Historic District. Marc Naktin, agent for 225 Canyon Road Ltd., owner, proposes to enclose a 136 sq. ft. portal on a non-contributing non-residential structure. (Nicole Ramirez Thomas)
3. Case #H-16-040B. 1433 Paseo de Peralta. Don Gaspar Area Historic District. Rudy Rodriguez, agent/owner, proposes to remodel two contributing residential structures by replacing windows, changing opening dimensions, constructing a 40 sq. ft. portal inside existing square footage, re-roofing, and constructing 6' high fences. Two exceptions are requested to remove historic materials and to change opening dimensions (Section 14-5.2(D)(5)(a)(i)). (Nicole Ramirez Thomas)
4. Case #H-04-076. 201 Old Santa Fe Trail. Downtown & Eastside Historic District. Eric Enfield, agent for Teme LLC, owners, proposes to construct a 25,536 sq. ft. structure with a footprint of 13,105 sq. ft. to a height of 49' where the maximum allowable height is 21' 11". An exception is requested to exceed the maximum allowable height (Section 14-5.2(D)(9)). (David Rasch).
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9. **Case #H-16-072B.** 203 Canyon Road. Downtown & Eastside Historic District. Hoopes and Associates, agent for Ed and Kiyomi Baird, owners, proposes to remodel a non-contributing non-residential structure. (David Rasch)
10. **Case #H-16-073.** 320 Paseo de Peralta. Downtown & Eastside Historic District. Santa Fe Sustainable, agent for FFT LLC, owner, proposes to replace windows and construct a 240 sq. ft. portal on a non-contributing building. (Nicole Ramirez Thomas)
11. **Case #H-16-074A.** 4 Placita Rafaela. Downtown & Eastside Historic District. Staff requests assignment of primary elevation(s) for a contributing residential structure. (David Rasch)
12. **Case #H-16-074B.** 4 Placita Rafaela. Downtown & Eastside Historic District. Chateau Construction, agent for Mary Sanchez, owner, proposes to remodel a contributing residential building including replacing non-historic windows, installing a door opening on a non-primary elevation, enclosing a portal and constructing a 24 sq. ft. shed to a height of 8'. An exception is requested to enclose a portal (Section 14-5.2(D)(4)). (David Rasch)
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14. **Case #H-16-076.** 222 North Guadalupe Avenue. Westside-Guadalupe Historic District. Josh Johns agent for Timothy Kittleson, owner, proposes to remodel a contributing non-residential structure by altering a primary elevation and constructing a dining portal. Three exceptions are requested to enclose a portal (Section 14-5.2(D)(4)), use temporary materials for more than 90 days (Section 14-6.4(C)) and to construct a pitch where a pitch is not allowed (Section 14-5.2(D)(9)(d)). (David Rasch)
15. **Case #H-16-077.** 216 Gonzales Road/216 Lorenzo Lane. Downtown & Eastside Historic District. Martinez Architecture Studio, agent for John and Laura Meyer, owners, propose to add a 248 sq. ft. addition to a non-contributing structure. An Exception is requested to use non-divided lite windows (Section 14-5.2(A)(6)). (Nicole Ramirez Thomas)

**I. MATTERS FROM THE BOARD**

**J. ADJOURNMENT**

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**HISTORIC DISTRICTS REVIEW BOARD**  
September 13, 2016

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C. Approval of Agenda	Approved as presented	1-2
D. Approval of Minutes August 23, 2016	Approved as presented	2
E. Findings of Fact & Conclusions of Law	Approved as presented	2
F. Business from the Floor	None	2
G. Communications	Comments by Ms. Gheen	2-3
H. Action Items		
1. <b><u>Case #H-16-059B</u></b> 225 Canyon Road Unit 3.	Approved with conditions	3-10
2. <b><u>Case #H-16-040B</u></b> 1433 Paseo de Peralta	Postponed to September 22	10-23
3. <b><u>Case #H-04-076</u></b> 201 Old Santa Fe Trail	Not considered	23
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5. <b><u>Case #H-16-070</u></b> 442 Camino de las Animas	Not considered	23
6. <b><u>Case #H-16-071</u></b> 1112 Camino San Acacio	Not considered.	23
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12. <b><u>Case #H-16-075</u></b> 1672 Cerro Gordo Road	Not considered	24
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14. <b><u>Case #H-16-077</u></b> 216 Gonzales Road/216 Lorenzo Lane	Not considered	25
I. <b>Matters from the Board</b>	Not considered	25
J. <b>Adjournment</b>	Adjourned at 6:55 p.m.	25

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

**September 13, 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. Buddy Roybal

**MEMBERS EXCUSED:**

Mr. Edmund Boniface  
Mr. William Powell

**OTHERS PRESENT:**

Mr. David Rasch, Historic Planner Supervisor  
Ms. Sobia Sayeda, Planner Technician Senior  
Ms. Theresa Gheen, Assistant City Attorney  
Ms. Nicole Ramirez 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 Roybal moved to approve the agenda as presented. Member Katz seconded the motion and it passed by unanimous voice vote.**

**D. APPROVAL OF MINUTES: August 23, 2016**

**Member Katz moved to approve the minutes of August 23, 2016 as presented. Member Biedscheid seconded the motion and it passed by unanimous voice vote.**

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

**Case #H-16-067A. 1041 Camino San Acacio.**

A copy of the Findings of Fact and Conclusions of Law for Case #H-16-067A is attached to these minutes as Exhibit 1.

**Case #H-16-067B. 1041 Camino San Acacio.**

A copy of the Findings of Fact and Conclusions of Law for Case #H-16-067B is attached to these minutes as Exhibit 2.

**Case #H-16-068. 657 East Palace Avenue.**

A copy of the Findings of Fact and Conclusions of Law for Case #H-16-068 is attached to these minutes as Exhibit 3.

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

**Member Roybal moved to approve the Findings of Fact and Conclusions of Law for these three cases. Member Katz 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 called attention to the public notice in Sunday's newspaper of the next meeting. There were

legislative matters listed for consideration in the next HDRB meeting but that will not go forward as published. The Legal Department has now projected it will be ready by the end of October.

Ms. Gheen announced that the Governing Body will hear the appeal regarding designated status in Case #H-16-051A, the Sanbusco property. In addition, the application regarding Case #H-16-048 has appealed to district court.

Chair Rios asked when the Sanbusco case will be heard.

Ms. Gheen said it will be at the Council meeting tomorrow night.

Chair Rios announced that public comments will be limited to two minutes for each speaker and does not include the applicant. She pointed out that it is the Board's obligation to give every case its due process.

## **H. ACTION ITEMS**

1. **Case #H-16-059B. 225 Canyon Road Unit 3.** Downtown & Eastside Historic District. Marc Naktin, agent for 225 Canyon Road Ltd., owner, proposes to enclose a 136 sq. ft. portal on a non-contributing, non-residential structure. An exception is requested to enclose a portal (Section 14-5.2(E)(2)(d)). (Nicole Ramirez Thomas)

Ms. Ramirez Thomas gave the staff report as follows:

### **BACKGROUND & SUMMARY:**

225 Canyon Road, Unit 3 is the location of the Leslie Flint Gallery. The building was constructed post 1975 and was designated noncontributing to the Downtown and Eastside Historic District at the HDRB hearing held on July 26, 2016. The building is constructed in the Territorial Revival style and has a stucco exterior, brick coping, and wood trim which is painted white.

The applicant is requesting to enclose a portal on the south elevation of the building and has provided two design options. On July 26, 2016 a design to enclose the portal was submitted to the HDRB. The case was postponed in order for the applicant to submit another design option for the Board to review. At this hearing, both the initial design that was proposed and a new design are proposed for consideration.

The portal is 136 square feet and opens to a walled garden facing Canyon Road. The wall around the gallery complex and along Canyon Road is 6 feet in height. Due to limited space within the gallery, the applicant is asking to be able to enclose the portal.

### **Design Option A for Portal Enclosure**

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

1. Enclose the 136 square foot existing portal by building a stucco wall between the existing portal columns.
2. Relocate the existing French door in line with its current location but on the new wall.
3. All the woodwork and trim will retain the original white painted finish.
4. The new stucco will be a formulated elastomeric El Rey "Buckskin" to match the existing stucco.

#### Design Option B for Portal Enclosure

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

1. Enclose the 136 square foot existing portal.
2. Placement of Territorial-style painted panel with molding between the existing portal columns and placement of French door with divided lites, and side lites with divided lites on either side of the door, to the south elevation of the façade. An exception is requested to cover the surface area of the publicly visible façade with less than 80 percent adobe finish or stucco simulating adobe finish (14-5.2 (E) (2) (d)) as the façade will be composed of wood and glass.
3. Existing overhang, trim, and columns will be maintained.
4. Woodwork will be painted white to match existing.

#### RELEVANT CODE CITATIONS

##### 14-5.2 (E) (2) Downtown and Eastside Design Standards, Recent Santa Fe Style

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

(d) No less than 80 percent of the surface area of any publicly visible façade shall be adobe finish, or stucco simulating adobe finish. The balance of the publicly visible façade, except as above, may be of natural stone, wood, brick, tile, terracotta, or other material, subject to approval hereinafter provided for building permits.

#### EXCEPTION TO COVER LESS THAN 80 PERCENT OF THE SURFACE OF ANY PUBLICLY VISIBLE

FAÇADE WITH MATERIALS OTHER THAN DESCRIBED IN 14-5.2 (E) (2) (d).

1. Does not damage the character of the district

*Response: The proposed enclosure of existing portal has minimal impact to the streetscape. Even though this backyard faces Canyon Rd it is sunken down behind a stucco wall. At many angles it is not easily seen. Furthermore, the proposed infill will architecturally match the adjoining and neighboring 1980s buildings in the development along with matching the Territorial style that can be found in many of the buildings lining Canyon road. Enclosing the portal has no impact on the property itself.*

*Two design schemes have been provided with two different approaches that both work functionally and stay true to local vernacular. Both schemes maintain the original columns, doors, roof and trim.*

*One scheme attempts to maintain the simple form of the original portal by simply building a stucco wall behind the existing columns and maintaining the original door and trim.*

*The new scheme, as inspired by comments from the board at a prior meeting, takes the original concept and introduces more glass through sidelights giving the space more of a breakfast or sunroom feel. Playing off the existing white trim and moldings, we introduced wood panels between the columns with molding that compliments the existing wood detailing.*

**Staff response:** Staff agrees with the applicant's statements but feel the response doesn't address the criterion.

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

*Response: The Gallery owner has no opportunity to expand the current footprint of the building. It is surrounded on the sides by other tenant spaces. The front and rear of the building are already built to their setbacks. The only viable option is to enclose the portal. This will have no impact on the existing footprint.*

*The gallery is very well established in its current location, as such, moving it is not an option for the owner in order to create more storage and retail space.*

**Staff response:** Staff agrees with this response.

3. Strengthen the unique heterogeneous character of the City by providing a full range of design option to ensure that residents can continue to reside within the historic districts.

*Response: Two schemes are provided that propose nothing outside the realm of similar portal enclosure projects. The detailing on both schemes are designed to be seamless and look as if it has always been an integral part of the original structure. As such, there should be little to no impact and the new work should blend in to the point that no new or current resident will ever notice the subtle change to the already stepped/articulated floor plan that is predominately seen only when peeking down in the sunken and*

*walled-in backyard.*

Staff response: Staff agrees with the applicant's statements but feels the response does not provide a full range of design options, though two distinct design options are presented for the Board's consideration. Reasons for the need for additional square footage are discussed in the proposal letter but are not outlined in response to this criterion.

### **STAFF RECOMMENDATION:**

Staff recommends denial of Design Option A because a complete enclosure of the portal is not noted at other properties in the streetscape, but the Board may determine the design complies with 14-5.2 (J) (f) which states "the Historic Board shall judge any proposed alteration or new structure for harmony with adjacent buildings, preservation of historical and characteristic qualities, and conformity to the standards for architectural style set forth in this section." Staff finds that the exception criteria have not been met for Design Option B but the design appears to meet 14-5.2 (D) (9) General Design Standards for all H Districts Height, Pitch, Scale, and Massing. Upon further discussion with the applicant the Board may find the exception criteria for this design option have been met.

### **Questions to the Staff**

Chair Rios pointed out that this is a noncontributing building so she asked why the applicant had to file for exceptions.

Ms. Ramirez Thomas explained that comes from the request to enclose a portal and comes under 14-5.2 E (2) (d) which states that an exception is required for a publicly visible façade that would have less than 80% adobe or simulated adobe. Wood paneling is proposed on either side of the door.

Chair Rios understood there were three criteria to meet. She asked which one Ms. Ramirez Thomas did not agree with.

Ms. Ramirez Thomas said it was #3, how it strengthens the unique heterogeneous character of the City by providing a full range of design options. She felt the response did not provide a full range of design options.

Member Roybal asked if she could clarify on page 23 and page 25 which option is A and which one is option B.

Ms. Ramirez Thomas said anything before page 25 is option A. While the portal would be enclosed, it would look relatively the same.

Member Biedscheid asked if she agreed with criterion #1. The staff response seemed to say that she didn't feel the response addressed the criterion.

Ms. Ramirez Thomas apologized. They had a discussion and she agreed in the future to put first whether she agrees with the response or not. She did agree with the statements made but didn't think they met the criterion.

Member Katz said he understood the applicant wants to enclose the portal to have more room for the gallery. They should be able to do that without an exception as long as they comply with the styles ordinance. They have two designs and he asked if there is anyplace else on Canyon Road that has that kind of posts with a stucco wall.

Ms. Ramirez Thomas agreed. There were none that she noted on the streetscape in immediate area that has an enclosed portal.

Member Katz guessed it looks like an enclosed portal. Is there any other place with wood panels as an exterior wall in the streetscape?

Ms. Ramirez Thomas said no. She explained that the applicant wanted to simulate a Meem summer porch.

Member Katz asked how we can find any of the criteria are met since there are no such designs on Canyon Road. Having a bad design is not the answer to their need for more space. He was happy to give them more space but the design is inconsistent with the neighborhood.

Ms. Ramirez Thomas said the design must not violate any of the design standards. Both do comply with the general design standards (height, pitch, scale, and massing). But option B doesn't comply with the 80% adobe finish rule. So the Board can discuss what design would be suitable.

Member Roybal referred to page 20 that showed a before and after comparison. When looking at it from the streetscape, it looks almost identical. He asked if there is a requirement to have a porch there.

Ms. Ramirez Thomas said that on non-contributing structures there is no such restriction. That was why she provided the citation from Chapter 14-5.2 (J) (f), which asked the Board to judge how harmonious the design is.

Member Roybal said by looking at the picture, what is proposed would not bother him.

Mr. Rasch explained that this Board has the authority to approve a new type of design as long as it meets the hardship and does not damage the character of the district. It could be unique but it can't damage the district.

Chair Rios added that this is enclosing only 136 sq. ft.

Member Biedscheid asked why the applicant is not asking for an exception from 14-5.2 D 4 which says

that existing porches shall not be enclosed.

Ms. Ramirez Thomas said it is because this structure is not contributing or significant.

#### Applicant's Presentation

Mr. Mark Naktin, 1305 Luján Street, was sworn. He said, if the Board recalled, that this is the second attempt on this project. Last time, some Board members objected to the plaster and maintaining the columns and wanted to see another option that involved more glass. The discussion then indicated it was okay to enclose the portal as long as there could be more inspiration, a little bit more glass and John Gaw Meem's name was tossed around and trying to keep it more in the Territorial design with the use of a lot of white painted trim to make it look like a sun room without jeopardizing wall space.

From the first iteration in the drawing being shown, it almost compares the two. Option B introduces more glass and panels which is not on Canyon Road but is in the community. That mimics several government buildings around town. And the Board drove him to do that.

#### Questions to the Applicant

Chair Rios asked if the panels would be stained or painted.

Mr. Naktin said they would be painted white like the rest of the moldings. This building does have nice articulated woodwork.

Member Roybal went back to page 20, option A with the portal looking like San Francisco Street.

Mr. Naktin said the compromise was for the side lites in option B. The owner is happy with either.

Chair Rios asked if this property has a high wall.

Mr. Naktin agreed.

Member Katz said Mr. Naktin's client wants more wall space and the adobe wall doesn't look like an enclosed porch without the columns.

Mr. Naktin agreed, although they thought the columns looked nice. Atalaya School has more articulation by applying columns to the outside wall. They didn't consider just having an adobe wall without columns but said he would be happy to do that.

Member Biedscheid asked Mr. Naktin if he saw a problem with the shed roof and stucco. She thought it was nice to retain that it was a portal.

Mr. Naktin said it is not that exciting of a building but it does have dentil detail. The shed roof is not sloped very much.

Mr. Rasch felt it is like a flat roof addition. He would not characterize it as a pitched roof.

Member Bayer said Mr. Naktin summarized the last meeting very well. She liked option B better. And she liked that it reads like an enclosed portal.

Chair Rios referred to page 28 where she noticed there were two examples of enclosed portals and both have vigas, corbels, and columns.

Member Bayer was hoping the applicant could give a little more testimony on the criteria staff didn't agree with.

Mr. Naktin said there are not a whole lot of options that could be provided. "It is a small enclosure so we either do stucco or we do some wood. Maintaining the columns was just a nice detail. We looked at the best options without jeopardizing wall space. And as far as contributing to the character of the area, I don't think it is offensive in any way. If anything, it is improving the outside of the building. Right now it needs some repair to the woodwork. Certainly it won't jeopardize the neighborhood. I don't know if it contributes in any way to make the neighborhood better. That is a tough one to answer, the way it is worded. Everybody can't possibly improve a neighborhood by enclosing a portal or changing a doorway. I don't know that I have a really strong answer for you."

Member Biedscheid said she liked the testimony just now. She thought the fact that it still looks like it was a portal enhances it. As far as a range of design options, the applicant could consider building up or just having the client continue to use the outdoor space. Those things could be considered.

Mr. Naktin said the owner has done all the research and knows it will bring some return by doing this. Even though B is more expensive, she is willing to do it.

#### Public Comment

Present and sworn was Mr. John Eddy, 227 East Palace, Suite E, who said this is an interesting challenge. Where he empathized was the need for more space. This is somewhat damaging to the character of neighborhood but not in a gross way. It is not that old. But a portal is a portals and portals existed in the neighborhood for a very specific use. It is part of the unique vernacular. In this instance, not to make a big deal of it, but it is commercial creep. It was trying to figure out how it could be maintained - and he wondered if perhaps the wall with the doors in it could be separated behind the posts. It might not have to happen but they would still gain more sense of it and still maintain the portal.

Chair Rios asked if in other words it would not be enclosing the portal.

Mr. Eddy said no. The wall would stand behind and be separate from the posts. He clarified that he was not trying to redesign it for the applicant.

Present and sworn was Ms. Stefanie Beninato, P. O. Box 1601, who said she liked option A better than B. B introduces elements that are not in harmony but, as John Eddy pointed out, to allow this because it is commercial creep. She understood that it is very small. But even set back a foot, it would show a portal was there. If they need more space for art, Option A would be better. A is a simpler design and more in the look of the neighborhood and a precedent for more of that to occur on Canyon Road.

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

Mr. Naktin said with respect to the columns, that the wall is not a foot back but articulated six inches and will create a shadow line in option A. Option B is also set back six inches.

#### Action of the Board

**Member Biedscheid moved in Case #H-16-059B at 225 Canyon Road Unit 3, to approve design option B as proposed, finding that the responses to criterion 1 have been met with additional testimony that the design option retains the profile of the portal and is not damaging to the character of the district and that posts are articulated. As to criterion 2, the response is approved by Staff and the response to criterion #3 is adequate with the additional testimony that this is the most practical design option when considering using that door space for the gallery based on weather, security or optimal design. Member Roybal seconded the motion and it passed by unanimous voice vote.**

- 2. Case #H-16-040B. 1433 Paseo de Peralta. Don Gaspar Area Historic District. Rudy Rodriguez, agent/owner, proposes to remodel two contributing residential structures by replacing windows, changing opening dimensions, constructing a 40 sq. ft. portal inside existing square footage, re-roofing, and constructing 6' high fences. An exception is requested to remove historic materials from a primary façade (Section 14-5.2(D)(5)(a)(I) & (iii)). (Nicole Ramirez Thomas)**

Ms. Ramirez Thomas gave the staff report as follows:

#### **BACKGROUND & SUMMARY:**

1433 Paseo de Peralta is a property with two contributing structures located within the Don Gaspar Area Historic District. Both structures were designated contributing to the district at an HDRB hearing held June 28, 2016. Each home is discussed separately to provide clarity.

The "Main House" is built of adobe and CMU, has a flat roof, and exhibits multiple periods of construction.

The "Guest House" is a vernacular bungalow with a side gable roof and asphalt shingles. Both structures were surveyed in 1995 and again in 2016.

The applicant proposes to remodel the structures with the following items.

### Main House

The main house is estimated to be built around 1910 and has had multiple additions and renovations added to it since that time. The original structure was an L-shaped adobe with a north to south orientation on the west side of the property. The building was added to sometime between 1912 and 1928, changing the massing of the building to a more rectangular shape. The 1950s addition to the house was added to the southeast corner of the structure and is constructed of concrete masonry block. A variety of window styles fenestrate the structure and include wood sash, glass brick, and steel casement windows. Most of the doors on the structure are wood and are mostly historic. Some doors have historic screens with wood frames. The roof is multi-level and is covered with composition roll. The metal and wood trim at the roofline is missing in some places. The house is clad in stucco and painted white with turquoise trim. The south elevation, including the 1950s and pre-1950s facades, and the west elevation of the 1950s addition were designated primary.

The applicant proposes to:

1. Create a 35 square foot inset portal on the south elevation at the east corner by removing heated square footage from within the house. Steps will be added on the south elevation to access the entry. The steps will have a metal railing.
2. Replace existing windows. A window schedule is provided on the window cut sheets included in the packet. An exception is requested to replace doors and windows on each of the houses' primary facades (4-5.2 (D) (5) (i) and (iii)). The required exception criteria responses are presented at the end of the discussion of the Main House.
3. Remove glass block windows and repair walls on the north and east elevations.
4. Replace doors on the west, north, and south elevations with four panel wood with four vertical lites.

### RELEVANT CODE CITATION

4-5.2 (D) (5) General Design Standards for All H Districts Windows, Doors, and Other Architectural Features

(a) For all facades of significant and landmark structures and for the primary facades 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.

(iii) No existing openings shall be closed.

#### EXCEPTION TO REMOVE HISTORIC MATERIAL FROM PRIMARY FAÇADES.

##### **(i) Do not damage the character of the district**

###### **Response:**

*The use of replacement windows and replacement doors at 1433 Paseo de Peralta, Main House will not radically change the look and feel of the home, nor damage the character of the district. The replacement windows have a similar or identical appearance to the original, with styles appropriate for the period of construction as well as harmonious with the surrounding residences. The new windows will unify the character of the property and harmonize the two residences and in turn, the district. As it is now, multiple periods of construction on the building have led to a large variety of windows in an assortment of shapes, styles, materials, and function, resulting in a chaotic and disagreeable appearance that does not mesh with adjacent buildings or the district in general. Having similar styles of window from the same manufacturer in a single color and material would unify the style of the buildings and further harmonize them with the district. The windows and doors will be in the color "cascade", a blue shade that will match the doors and windows on the guest house, and further harmonize the appearance of the entire property. The color will also match similar trim on houses throughout the neighborhood. The appearance of the residence after these changes are made will be similar to the original design, and appropriately evocative of the period of history for which the district is known. The Don Gaspar Area Historic District has a variety of residential styles from the late 19<sup>th</sup> and early 20<sup>th</sup> centuries and the overall character of the district will not be damaged by this work.*

Staff response: Staff agrees with this response.

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

###### **Response:**

*As seen on the attached window and door assessment, the majority of windows on the residence need replacement, either from disintegration of material or for code issues (too small to meet egress for fire safety/threat to public safety). Additionally, many of the existing windows do not function properly or are a safety concern due to their location (very low on a bedroom wall). With the variety of styles, sizes and materials that exist, it would be impossible to track down in-kind replacements for all of the windows, the majority of which are not original to the house. For windows in need of restoration, the outdated materials and replacement parts simply cannot be found. The owner is attempting to do these replacements in a manner that is stylistically respectful and harmonious, while also addressing the practical needs of a rental property. The new windows will also be a significant improvement in terms of energy efficiency and safety, while retaining the look and feel of the home.*

*The trio of windows that currently exist on the south elevation must be removed for the use of that space as a bathroom. Because of the location of the current plumbing and the use of the building as a duplex, the options for the bathroom location are limited to this space and such large windows would be prohibitive to bathroom safety and privacy.*

*Additionally, only one of the doors is original or historic, and most of them date to the 1980s. The owner wishes to retain modern material that does not need to be replaced, while replacing disintegrated material with a style*

*that corresponds to what exists. Currently, there are eight doors/openings on the structure, evidence of the many phases of construction and its use as multi-family and multi-generational residence. To force the owner to keep all of these openings in their current locations would be a hardship from both a safety and construction standpoint. The entrances and exits to the duplex must be simplified, unified, and practical. As they exist now on eastern part of the duplex, they open onto a bedroom rather than the living room, and are not immediately accessible from the parking location for the residents. Moving the main access to the southern elevation will address both of these issues.*

Staff response: Staff agrees with this response.

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

**Response:**

*As previously stated, the majority of the windows on the guest house need to be replaced. Additionally, the majority of the windows on the main house are beyond repair or were not part of the original structure. As it is now, the property has different sizes and styles of windows between the two structures, many of which were later add-ons to the homes that interrupt the stylistic flow. To keep all the original windows and restore them would be a major detriment to the energy efficiencies of the homes, as well as a continuation to the disruptive design. The new windows are metal-clad wood which are similar enough in material and style to be evocative of the original windows, while modern in their construction to address safety and energy efficiency issues. All windows will be purchased from the same manufacturer in the same color and similar styles, to ensure continuity between the structures. Additionally, nearly all the screens on the windows need to be replaced or are missing (or never existed) and if the windows were retained, the screens would have to be custom made and fabricated by scratch. The proposed replacements come with screens that match the windows and each other. This line of wood windows from Jeld-Wen had the most options that address the stylistic needs of both the main house and the guest house. Many of the lines the owner looked at had options that would work for one or the other, but not both residences. It was particularly difficult to find windows that worked in the south corner of the main house, trying to replicate the multi-lite steel casements that currently exist. The Jeld-Wen line to be purchased has many options in terms of simulated lites to mimic what exists, as well as colors that match what currently exist in the Don Gaspar Area Historic District. This line of windows had the most options that worked to unify the look of the guest house with the main house and in turn, the district.*

Staff response: Staff agrees with this response.

**Guest House**

The construction date of the guest house is estimated to be circa 1935. The structure has a side gabled roof with asphalt shingles and is constructed of concrete masonry block. The exterior of the building is stucco. Windows are historic 3/1, and one 1/1, wood sash with concrete sills, wood frames, and most have still have screens. Basement windows are three paned hopper windows. The entry to the porch is described as a unique triangular shape and the porch is tucked under the roofline. The front door is a wood

panel with three lights at the top. The east elevation of the structure was designated primary.

The applicant proposes to:

1. Replace windows. A window schedule is provided on the window cut sheets included in the packet. An exception is requested to replace doors and windows on each of the houses' primary façades (14-5.2 (D) (5) (i) and (iii)). The required exception criteria responses are presented at the end of the discussion of the Guest House.
2. Replace door on the east elevation with four panel wood with four vertical lites.
3. Remove a hopper window and shed roof with posts on the south elevation.

#### RELEVANT CODE CITATION

14-5.2 (D) (5) General Design Standards for All H Districts Windows, Doors, and Other Architectural Features

(a) For all façades of significant and landmark structures and for the primary facades 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.

#### EXCEPTION TO REMOVE HISTORIC MATERIAL FROM PRIMARY FAÇADES.

##### **(i) Do not damage the character of the district**

##### **Response:**

*The use of replacement windows and a replacement door at 1433 Paseo de Peralta will not radically change the look and feel of the home, nor damage the character of the district. The replacement windows have a similar or identical appearance to the original, with styles appropriate for the period of construction as well as harmonious with the surrounding residences. The 1/1 wood sash in the north and south gables will be replaced with 1/1 double-hung, metal-clad wood sash, only two inches wider than the original windows. While the pairs of 3/1 wood sash on the first floor will be replaced with pairs of metal-clad wood sliding windows, their panes have simulated divided lites that mimic the original 3/1 style. The basement hopper windows that currently exist in 2-pane and 3-pane configurations will be replaced with 2-pane sliding windows, to mimic the original design and unify their style. The windows and doors will be in the color "cascade", a blue shade that will match the doors and windows on the main house, and further harmonize the appearance of the entire property. The color will also match similar trim on houses throughout the neighborhood. The appearance of the residence after these changes are made will be similar to the original design, and appropriately evocative of the period of history for which the district is known. The Don Gaspar Area Historic District has a variety of residential styles from the late 19<sup>th</sup> and early 20<sup>th</sup> centuries and the overall character of the district will not be damaged by this work.*

Staff response: Staff agrees with these statements.

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

**Response:**

*As seen on the attached window and door assessment, sixty percent of the windows on the residence need replacement. The owner is attempting to do these replacements in a manner that is stylistically respectful and harmonious, while also addressing the practical needs of a rental property. As it is now, many of the windows are painted shut and can't be opened properly, a ventilation issue and an egress concern that is a threat to public welfare. The new windows will also be a significant improvement in terms of energy efficiency and safety, while retaining the look and feel of the home. The removal of one window on the south elevation and the reduction/decrease in the size of the window opening on the east elevation are necessary for the installment of a kitchen in the southeast corner of the home.*

*The plumbing is located on the south end of the structure and with the small footprint of the house, the owner is limited to locating both the bathroom and kitchen to this end.*

*Additionally, the front door is only 26 inches wide. As the only access point for the house, it needs to be widened to 30 inches in order to allow the passage of appliances and furniture. The front door that is being replaced does not appear to be historic.*

Staff response: Staff agrees with these statements.

**(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**

**Response:**

*As previously stated, the majority of the windows on the guest house need to be replaced. Additionally, the majority of the windows on the main house are beyond repair or were not part of the original structure. As it is now, the property has different sizes and styles of windows between the two structures, many of which were later add-ons to the homes that interrupt the stylistic flow. To keep all the original windows and restore them would be a major detriment to the energy efficiencies of the homes, as well as a continuation to the disruptive design. The new windows are metal-clad wood which are similar enough in material and style to be evocative of the original windows, while modern in their construction to address safety and energy efficiency issues. All windows will be purchased from the same manufacturer in the same color and similar styles, to ensure continuity between the structures. Additionally, nearly all the screens on the windows need to be replaced or are missing (or never existed) and if the windows were retained, the screens would have to be custom made and fabricated by scratch. The proposed replacements come with screens that match the windows and each other. This line of wood windows from Jeld-Wen had the most options that address the stylistic needs of both the main house and the guest house. Many of the lines the owner looked at had options that would work for one or the other, but not both residences. It was particularly difficult to find windows that worked in the south corner of the main house, trying to replicate the multi-lite steel casements that currently exist. The Jeld-Wen line to be purchased has many options in terms of simulated lites to mimic what exists, as well as colors that match what currently exist in the Don Gaspar Area Historic District. This line of windows had the most options that worked to unify the look of the guest house with the main house and in turn, the district.*

Staff response: Staff agrees with this statement.

### Other Items and Finishes

1. Installation of a coyote fence with irregular latilla tops between the east property wall and the east elevation of the Main House. The fence will have a gate.
2. Installation of a coyote fence and gate along the east elevation of the Guest House.
3. Windows will be inset to give the character of a rounded bullnose.
4. Stucco will be El Rey cementitious "Buckskin."
5. Window cladding, doors, roof fascia, eaves, gutters and downspouts will all be "Cascade" in color.
6. Metal railing be a rustic bronze color.

### STAFF RECOMMENDATION:

Staff recommends approval of the proposed project as it complies with 14-5.2 (D) (9) General Design Standards for All H Districts Height, Pitch, Scale, and Massing and 14-5.2 (H) Don Gaspar Area Historic District, and the exception criteria have been met for 14-5.2 (D) (5) (i) and (iii) where applicable.

Ms. Ramirez Thomas added to her Staff Report that the primary façades for the main house are the south elevation - the pre-1950s part and the south elevation of the 1950s part and the west elevation of the 1950s addition to the house. On the guest house, the east elevation is the primary façade.

### Questions to the Staff

Chair Rios said they are going to replace a lot of windows on the main house. She asked how many the applicant wants to replace and, of those windows, if any of them are repairable.

Ms. Ramirez Thomas said on the main house, there are twenty windows on the entire house with seven on primary elevations. The window evaluation is inconclusive. There were a few places where the comments spoke directly to the deterioration of the windows. In the photographs provided from the evaluation, one could get a better idea of the condition of the windows.

Member Biedscheid asked if the exception is to replace windows and doors not in kind and also proposing to change some openings.

Ms. Ramirez Thomas said one opening is proposed to be closed and the applicant can speak to that. They are not requesting to replace in kind and Staff did not request that they answer that criterion but they are prepared to answer it now for the Board.

Member Biedscheid referred to page 100, where there was a door on the south façade which is a primary façade on the main house. The report indicated that it is a historic door that could be repaired. She asked Staff what the character defining features were for that façade. On the same façade a portal is being added. So she wondered why no exception was required for that since it is primary façade on a contributing building. She also noticed on the HCPI report it gave reasons for recommending downgrading from significant to contributing. She wondered if adding an entrance on the primary façade could result in the downgrade recommendation.

Ms. Ramirez Thomas asked her to look at page 77 that shows that historic door.

Member Biedscheid agreed.

Ms. Ramirez Thomas thought it is a character defining feature. The concern from the applicant is that - the width of the door is very narrow and the applicant can speak to that.

Member Biedscheid asked why is no exception is required for the portal addition.

Ms. Ramirez Thomas said it was not required because it is not an addition but inside the existing footprint so no exception criteria were required for that. In regard to what it does to the primary façade, it doesn't change the character of the structure. The items she felt were most character-defining for that was where the corner window was. She also thought the door was a character-defining feature.

Member Biedscheid asked if she was saying the corner window is a character-defining feature.

Ms. Ramirez Thomas said it is. The applicant agreed to maintain a corner window with the modern windows that they intend to replace it with.

Member Biedscheid asked if that is shown in the drawings.

Ms. Ramirez Thomas agreed it is shown.

Member Biedscheid thought it looked like 2 windows and the glass doesn't meet at the corner.  
Ms. Ramirez Thomas agreed.

Member Bayer said it looked like the opening was smaller as well.

Ms. Ramirez Thomas agreed.

Member Roybal asked about the public visibility of the main house and the guest house from any street

it might face.

Ms. Ramirez Thomas said the guest house is not visible from the street; only from down a private drive. The backside of the guest house is not visible because of the height of the wall on the west side. The north side of the main house is visible on the streetscape at Paseo de Peralta.

Member Katz said the south and west primary façades are visible, as he pointed out on the site visit while eating at the Shake Foundation.

Ms. Ramirez Thomas agreed.

Member Katz recalled that just a few months ago, this case came to Board to determine its status and the primary façades and the Board concluded that the main house is contributing and "the primary is on the top right there - that south façade and on the second up from the bottom on the left, the right portion of the west façade. What is the purpose of saying something is a primary façade?"

Mr. Rasch said primary façades are designated by this Board to embody the character-defining features that give the building its status.

Member Katz said, "Looking at the two pictures on the top right, there is not one feature of that primary façade that is being left the way it was- the way that the Board concluded that façade was the character defining features of this building. How can you recommend that we would approve that? I mean, it seems to make the whole exercise totally useless. The primary façades are the ones that you don't change and the non-primary façades you can."

Member Biedscheid noticed that the same is true of the guest house on east elevation, which is primary, everything is proposed to be changed except for the portal and massing.

Mr. Rasch said, "I think on the main house, we are preserving a corner window but, in essence, it is all up to your decision on whether the exception has been met. Because, if they don't meet the exception, it is altering the building too much.

Member Katz said, "I don't understand why you are recommending that we would approve it. I mean, you are the staff. You're supposed to know this. You are supposed to be following the rules and suggesting that we follow the rules. And yet, the entire primary façades are changed. And when the discussion of the primary façade occurred, I think it was Will Powell who said the particular thing that he thought should be preserved in this 1950s addition were those steel casement windows. They were the character defining feature and you are throwing that out the window so to speak."

Ms. Ramirez Thomas said, "My recommendation stemmed from that they alleged, I think, that the windows are inoperable and don't work."

Member Katz asked, "shouldn't they be replaced in kind? I mean, we understand that. We understand

that sometimes old windows fall apart and there is a whole procedure. You do a study and if it is 30%, I believe, or more, you can replace it. But in kind so you don't change the building. So why aren't you requiring that?"

Ms. Ramirez Thomas did not answer.

Chair Rios noted that Staff gives the recommendation but the Board makes the final decision. The Board doesn't have to agree with Staff.

Ms. Ramirez Thomas suggested that a discussion with the applicant could provide an opportunity for rectifying some of the concerns.

Chair Rios said Member Katz's points are well taken. When you have primary façades, they do have the character defining features and the Board does strive to preserve those features.

Member Katz said, "We have a further problem. And that is, let's say we decide to reject this and the applicant appeals to Council. And then they say, 'Well, gee, staff recommended to approve it.' And I just feel you are stabbing the ordinance and the Board in the back with this. And I'm sorry to be so blunt about it. But it is quite upsetting, I think."

Mr. Rasch said, "And remember, there's two exceptions. So, for example, you could approve removing historic material but not replacing with not in-kind. You could require replacement in kind. So one exception and not another exception, not both."

Chair Rios said, "Also the question in reference to the guest house - the front door. That's on the primary façade. That door looked like to me it was in very good condition. And that is wanting to be replaced. Is that accurate?"

Ms. Ramirez Thomas said, "I believe the testimony from the applicant may indicate otherwise."

#### Applicant's Presentation

Present and sworn was Ms. Sharon Papen, 806 Don Cubero Avenue, who said she thought the main objective of the owner was to deal with both structures realistically. The two buildings are from two entirely different time periods and main building has had so many different additions and add-ons over the years. The main building has 20 windows and I think they are in 15 different styles and shapes. And then none of those match anything on the guest house. So the owner is trying for a cohesive look between the two houses and trying to find a middle ground with a window line that can work to replace as many as possible as close as possible in kind. The guest house windows are mostly not that difficult but on the main house they are dealing with metal windows and wood windows of all shapes and sizes. And especially that corner window. The parts that meet on the corner are fixed and then there are casements on the end. And just finding parts to replace those is just impossible. And they don't operate properly so when it rains, water

comes in. So that was the tricky one to find a window as close to that as possible. We were hoping for that. The two main things that stand out about that window is the fact that it meets at the corner. So it kind of reads as one window and there is no material between the two windows. Those seemed kind of important. So those are the priorities, less so than the metal, per se.

#### Questions to the Applicant

Chair Rios asked if she was saying she was having problems with that corner window?

Ms. Papen agreed. "And the problems are ... You can't even close the metal casements properly. There is kind of like a gap between the metal on it. I'll be honest, when I got the window assessment, there is a lot of lacking in there. There is information that's missing in terms of referencing windows are not original to the site. ... To me, there were some gaps in the information. Some of them, he clearly said one thing or another but didn't even discuss the condition of the windows. He just said they were not original."

Chair Rios asked if there are any windows that are refurbishable on primary façades.

Ms. Papen said the one on the guest house, he referred to as refurbishable.

Ms. Ramirez Thomas said that is on page 50 in the packet.

Ms. Papen said the one on the front façade of the guest house he said could be restored. And then the one door on the south façade of the main house, he said could be restored. It is the prairie style door, and the owner is willing to retain that door.

Ms. Ramirez Thomas said that door is on page 77. It is 26" wide. The doors are all narrow. Only one is 30" or more in width.

There is one glass door on the other side at 36" that he is willing to retain.

Chair Rios asked about the main door on the guest house.

Ms. Papen said the window assessment doesn't even address that whatsoever. He did come back and gave me one. She apologized that the only copy she had was the original one that he sent. His assessment on that the door was not original. There were no records from the 80's or later. The style has been changed. The bottom of the door has been cut and the hardware is not original. He said it is the only access so it should be widened.

Ms. Papen said there were other things that he addressed and she could come back with that and she could share a copy of that. [None was provided as an exhibit.]

Member Biedscheid asked if Ms. Papen was the surveyor for the HCPI reports.

Ms. Papen agreed.

Member Biedscheid said Ms. Papen is also the agent for the owner. She just wondered about a statement she made on the HCPI report about the evaluation of Significant particularly for the main house. She read from it. You said, "The house is an excellent example of a historic property that has developed over a one hundred year period and exhibits material and stylistic details from all periods of construction. And you also referred to that as "straddling the edge of significant versus non-significant. In 1995, it was Significant and due to this condition," She asked, "What about the changes and what it does to the evaluation?"

Ms. Papen said that to her, when you have a property that has evolved, it is very typical so, to her, it is significant from a social standpoint but the bad part is the construction part. Part is adobe and part is concrete block and some steel casement windows and some fixed windows. It is very chaotic.

Member Biedscheid asked if she felt it isn't a good example of vernacular style.

Ms. Papen agreed. But to keep every aspect of it is unrealistic. There are safety issues and practical issues. They are trying to do most of their improvements on the insignificant parts.

Member Biedscheid pointed out that none of the primary façade is being honored. All the elements are changing on both primary façades. So she worried about the statement that the applicant is trying to retain those. On the other façades, she could understand looking at some concessions for practicality.

Ms. Papen said there are obviously changes on the southern façade. Originally, they had two separate windows at that corner - multi-lite window in that corner. The one window he is removing is a bathroom window. That is for practical reasons. And that window is in terrible shape. It maybe will have frosted glass to retain privacy there but hey will honor the design. He might agree to that.

Member Biedscheid said that would help.

Member Katz wondered if he were to make a motion that nothing would be changed in appearance on the primary elevations except the windows could be replaced in kind, what problem that would cause.

Ms. Papen said it would have to be a custom window. It would definitely cost them more money. She was not that familiar with window customizations and presumed some energy issues might be addressed there.

Member Katz said he didn't know if that style is available. He asked if she had looked into trying to find windows of that style.

Ms. Papen said they are not available. They are unique. They did pick a window line >>> finding something to meet in the corner was difficult. He picked a specific line because it is possible. She asked if it would address his concerns if it was larger.

Member Katz said it would not. For the bathroom window, they could use curtains for privacy. Curtains would solve that problem.

Ms. Papen said she was not the owner of the building so those were not things she could decide. She thought her recommendations had a legitimate argument. This is a duplex, not just a single house. The zoning on the west side is with the guest house and the zoning on the east with the duplex is entirely separate. So there are conditions on where the kitchen and bath can be placed.

Member Katz said that on the guest house the 3 over 1 windows like on the primary are easy to find and yet the replacement window doesn't look like it at all.

Ms. Papen said there were scale issues on the drawings. The replacement windows were only about an inch off in terms of size. They made decisions on sizes based on where things were in the kitchen has to be and needed wall space for cabinets.

Member Bayer went to the window assessment for the guest house on page 15 in the packet. It says windows can be restored on the primary elevation.

Ms. Papen believed that was correct.

Member Bayer asked, then, if she would consider restoring them rather than replacing them.

Ms. Papen said they could. The building is L shaped with a porch tucked under there. The kitchen pops out a little but not much so the wall space for cabinets is limited. The owner wanted, as much as possible, for cabinets.

Member Bayer noted that she mentioned earlier in her testimony, but looking at the assessment for main house primary façades, she didn't know whether the windows could be restored and not just moved from another site location.

Ms. Papen did not know if it is possible to get that information.

Suddenly, the microphones went out and Chair Rios declared a recess at 6:41 pm.

Several people tried to get entrance to the audio visual equipment which was in a locked room. Then several people went searching through the hallways, restrooms and other open doors for a custodian who might have a key to it. No custodians could be found anywhere in the building.

Because the problem with the microphones could not be fixed, the meeting was adjourned with a postponement of cases to September 22.

Public Comment

Public Comment was not made on this case.

#### Action of the Board

No action was taken because the meeting was being adjourned.

3. **Case #H-04-076. 201 Old Santa Fe Trail.** Downtown & Eastside Historic District. Eric Enfield, agent for Teme LLC, owners, proposes to construct a 25,536 sq. ft. structure with a footprint of 13,105 sq. ft. to a height of 49' where the maximum allowable height is 21' 11". An exception is requested to exceed the maximum allowable height (Section 14-5.2(D)(9)). (David Rasch).

This case was not considered.

4. **Case #H-16-069. 715 Gregory Lane.** Don Gaspar Area Historic District. Christopher Purvis, agent for Jack and Helaine Fisher, owners, proposes to construct a 2,915 sq. ft. residence to a height of 14'0" on a vacant lot where the maximum allowable height is 16'1". (Sobia Sayeda)

This case was not considered.

5. **Case #H-16-070. 442 Camino de las Animas.** Downtown & Eastside Historic District. Jim Swearingen, agent/owner, proposes to construct a 360 sq. ft. attached garage on a non-contributing residential structure. (Nicole Ramirez Thomas)

This case was not considered.

6. **Case #H-16-071. 1112 Camino San Acacio.** Downtown & Eastside Historic District. Architectural Alliance, agent for, Nancy Cook and Ed Breitenger, owners, propose to replace windows and construct 286 sq. ft. of additions on a non-contributing residential structure. (Nicole Ramirez Thomas)

This case was not considered.

7. **Case #H-16-072A. 203 Canyon Road.** Downtown & Eastside Historic District. Staff proposes a historic status review of a non-statused non-historic non-residential structure. (David Rasch)

This case was not considered.

8. **Case #H-16-072B. 203 Canyon Road.** Downtown & Eastside Historic District. Hoopes and Associates, agent for Ed and Kiyomi Baird, owners, proposes to remodel a non-contributing non-residential structure. (David Rasch)

This case was not considered.

9. **Case #H-16-073. 320 Paseo de Peralta.** Downtown & Eastside Historic District. Santa Fe Sustainable, agent for FFT LLC, owner, proposes to replace windows and construct a 168 sq. ft. portal on a non-contributing, non-residential structure. (Nicole Ramirez Thomas)

This case was not considered.

10. **Case #H-16-074A. 4 Placita Rafaela.** Downtown & Eastside Historic District. Staff requests assignment of primary elevation(s) for a contributing residential structure. (David Rasch)

This case was not considered.

11. **Case #H-16-074B. 4 Placita Rafaela.** Downtown & Eastside Historic District. Chateau Construction, agent for Mary Sanchez, owner, proposes to remodel a contributing residential building including replacing non-historic windows, installing a door opening on a non-primary elevation, enclosing a portal and constructing a 24 sq. ft. shed to a height of 8'. An exception is requested to enclose a portal (Section 14-5.2(D)(4)). (David Rasch)

This case was not considered.

12. **Case #H-16-075. 1672 Cerro Gordo Road.** Downtown & Eastside Historic District. Architectural Alliance, agent for Alexandra Pyle, owner, proposes to install publicly-visible roof mounted solar panels. An exception is requested for visible rooftop appurtenances. (Section 14-5.2(D)(3)(b)). (Sobia Sayeda)

This case was not considered.

13. **Case #H-16-076. 222 North Guadalupe Avenue.** Westside-Guadalupe Historic District. Josh Johns agent for Timothy Kittleson, owner, proposes to remodel a contributing non-residential structure by altering a primary elevation and constructing a dining portal. Three exceptions are requested to enclose a portal (Section 14-5.2(D)(4)), use temporary materials for more than 90 days (Section 14-6.4(C)) and to construct a pitch where a pitch is not allowed (Section 14-5.2(D)(9)(d)). (David Rasch)

This case was not considered.

14. **Case #H-16-077. 216 Gonzales Road/216 Lorenzo Lane.** Downtown & Eastside Historic District. Martinez Architecture Studio, agent for John and Laura Meyer, owners, propose to add a 248 sq. ft. addition to a non-contributing structure. An Exception is requested to use non-divided lite windows (Section 14-5.2(E)(1)(c)). (Nicole Ramirez Thomas)

This case was not considered.

**I. MATTERS FROM THE BOARD**

Matters from the Board were not considered.

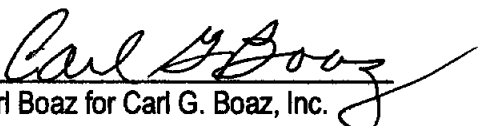
**J. ADJOURNMENT**

Because of the problem with the microphones, the meeting was adjourned at 6:55 p.m.

Approved by:

  
\_\_\_\_\_  
Cecilia Rios, Chair

Submitted by:

  
\_\_\_\_\_  
Carl Boaz for Carl G. Boaz, Inc.