



Agenda

CITY CLERK'S OFFICE

DATE 8/3/11 TIME 4:55 pm

SERVED BY *Annelle Tripp*

RECEIVED BY *Tina Dominguez*

HISTORIC DESIGN REVIEW BOARD FIELD TRIP

TUESDAY, August 9, 2011 – 12:00 NOON

HISTORIC PRESERVATION DIVISION, 2ND FLOOR CITY HALL

HISTORIC DESIGN REVIEW BOARD HEARING

TUESDAY, August 9, 2011 – 5:30 PM

CITY COUNCIL CHAMBERS

A M E N D E D

- A. CALL TO ORDER
- B. ROLL CALL
- C. APPROVAL OF AGENDA
- D. APPROVAL OF MINUTES: July 26, 2011
- E. FINDING OF FACTS & CONCLUSIONS OF LAW

Case #H-11-066 400 Block-Guad. St.
Case #H-08-043 325 Delgado Street
Case #H-11-043 607 E. Palace Avenue
Case #H-11-068 613 Webber Street
Case #H-11-067 243 Closson Street
Case #H-11-069 516 Camino Rancheros

Case #H-11-070 629 E. Palace Ave., #2
Case #H-11-071 548 E. Garcia Street
Case #H-11-072 641 Canyon Road
Case #H-11-073 1510 Cerro Gordo Rd.
Case #H-11-074 553A Garcia Street

- F. COMMUNICATIONS
- G. BUSINESS FROM THE FLOOR
- H. ADMINISTRATIVE MATTERS

- 1. Case #H-11-071. 548 E. Garcia Street. Downtown & Eastside Historic District. Andrew Lyons, agent for Ann Ash, owner, proposes a stucco color. (David Rasch).

I. OLD BUSINESS

- 1. Case #H-11-059. 610 Galisteo Street. Don Gaspar Area Historic District. Luis Olivas, agent, for Rick Johnson, owner, proposes to cover vigas with copper on a contributing property. (David Rasch).

J. NEW BUSINESS

- 1. Case #H-11-079A. 1041 Camino de Cruz Blanca. Historic Review Historic District. Richard Martinez, agent for Mark & Beth Jernigan, owners, proposes an historic status review for this non-stated property. (David Rasch).

2. Case #H-11-079B. 1041 Camino de Cruz Blanca. Historic Review Historic District. Richard Martinez, agent for Mark & Beth Jernigan, owners, proposes to remodel a non-statused property including the redesign of the south portal and alteration of several doors and windows. (David Rasch).
3. Case #H-11-080. 1218 Cerro Gordo Road. Downtown & Eastside Historic District. Trey Jordan Architecture, agent for Bill and Amy Conway, proposes to install solar panels and install a parapet screen at a shed roof at less than the adjacent height on a non-statused structure. (David Rasch).
4. Case #H-11-081. 460 Camino de las Animas. Downtown & Eastside Historic District. Spears Architects, agent for Theodora Portago, owner, proposes to replace an existing 72" high chain link fence with a coyote fence of the same height on a contributing residential property where the maximum allowable height is 58" and 60". A height exception is requested (Section 14-5.2(D)(9)). (David Rasch).
5. Case #H-11-082. 716 Gomez Street. Don Gaspar Area Historic District. Annalisa Ariatti & Scott Isard, agents/owners. Proposing to remodel a significant property including an increase in the yardwall height and removal of historic materials. A height exception is requested (Section 14-5.2(D)(9) and a historic material removal exception is requested (Section 14-5.2(C)(1)(c) and (D)(1)(a) and (D)(5)(b)). (David Rasch).

K. MATTERS FROM THE BOARD

L. ADJOURNMENT

For more information regarding cases on this agenda, please call the Historic Preservation Division at 955-6605. Persons with disabilities in need of accommodations or an interpreter for the hearing impaired, contact the City Clerk's office at 955-6520, five (5) working days prior to hearing date. If you wish to attend the August 9, 2011 Historic Design Review Board Field Trip, please notify the Historic Preservation Division by 9:00 on Tuesday, August 9, 2011.



Agenda

CITY CLERK'S OFFICE

DATE 7/28/11 TIME 4:55 pm

SERVED BY Tamilla Vigil

RECEIVED BY Tina Dominguez

HISTORIC DESIGN REVIEW BOARD FIELD TRIP

TUESDAY, August 9, 2011 – 12:00 NOON

HISTORIC PRESERVATION DIVISION, 2ND FLOOR CITY HALL

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I. OLD BUSINESS

1. Case #H-11-059. 610 Galisteo Street. Don Gaspar Area Historic District. Luis Olivas, agent, for Rick Johnson, owner, proposes to cover vigas with copper on a contributing property. (David Rasch).

J. NEW BUSINESS

1. Case #H-11-078. 1005 E. Alameda, Unit L. Downtown & Eastside Historic District. Dale F. Zinn, agent for Randy and Kathleen Pugh, owners, proposes to construct a 3900 sq. ft. residence to a height of 18'2" where the maximum allowable height is 14'2" on a vacant lot. (David Rasch).

2. Case #H-11-079A. 1041 Camino de Cruz Blanca. Historic Review Historic District. Richard Martinez, agent for Mark & Beth Jernigan, owners, proposes an historic status review for this non-statused property. (David Rasch).

Case #H-11-079B. 1041 Camino de Cruz Blanca. Historic Review Historic District. Richard Martinez, agent for Mark & Beth Jernigan, owners, proposes to remodel a non-statused property including the redesign of the south portal and alteration of several doors and windows. (David Rasch).

3. Case #H-11-080. 1218 Cerro Gordo Road. Downtown & Eastside Historic District. Trey Jordan Architecture, agent for Bill and Amy Conway, proposes to install solar panels and install a parapet screen at a shed roof at less than the adjacent height on a non-statused structure. (David Rasch).
4. Case #H-11-077. 1005 E. Alameda, Unit H. Downtown & Eastside Historic District. Dale F. Zinn, agent for Randy and Kathleen Pugh, owners, proposes to construct a 1,100 sq. ft. residence to a height of 22'2" where the maximum allowable height is 14'2" on a vacant lot. A height exception is requested (Section 14-5.2 (D)(9)). (David Rasch).
5. Case #H-11-081. 460 Camino de las Animas. Downtown & Eastside Historic District. Spears Architects, agent for Theodora Portago, owner, proposes to replace an existing 72" high chain link fence with a coyote fence of the same height on a contributing residential property where the maximum allowable height is 58" and 60". A height exception is requested (Section 14-5.2(D)(9)). (David Rasch).
6. Case #H-11-082. 716 Gomez Street. Don Gaspar Area Historic District. Annalisa Ariatti & Scott Isard, agents/owners. Proposing to remodel a contributing property including an increase in the yardwall height and removal of historic materials. A height exception is requested (Section 14-5.2(D)(9) and a historic material removal exception is requested (Section 14-5.2(C)(1)(c) and (D)(1)(a) and (D)(2)(5)(b)). (David Rasch).

K. MATTERS FROM THE BOARD

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For more information regarding cases on this agenda, please call the Historic Preservation Division at 955-6605. Persons with disabilities in need of accommodations or an interpreter for the hearing impaired, contact the City Clerk's office at 955-6520, five (5) working days prior to hearing date. If you wish to attend the August 9, 2011 Historic Design Review Board Field Trip, please notify the Historic Preservation Division by 9:00 on Tuesday, August 9, 2011.

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HISTORIC DESIGN REVIEW BOARD
August 9, 2011

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MINUTES OF THE
CITY OF SANTA FÉ
HISTORIC DESIGN REVIEW BOARD

August 9, 2011

A. CALL TO ORDER

A regular meeting of the City of Santa Fé Historic Design Review Board was called to order by Chair Sharon Woods on the above date at approximately 5:30 p.m. in the City Council Chambers at City Hall, 200 Lincoln Avenue, Santa Fé, New Mexico.

B. ROLL CALL

Roll Call indicated the presence of a quorum as follows:

MEMBERS PRESENT:

Ms. Sharon Woods, Chair
Ms. Cecilia Rios, Vice Chair
Mr. Rad Acton
Dr. John Kantner
Mr. Frank Katz
Ms. Karen Walker

MEMBERS ABSENT:

Ms. Christine Mather [excused]

OTHERS PRESENT:

Mr. David Rasch, Historic Planner Supervisor
Ms. Kelly Brennan, Asst. City Attorney
Mr. Carl Boaz, Stenographer

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

C. APPROVAL OF AGENDA

Mr. Rasch noted that under Findings of Fact there were no findings for Case #H11-067 because the

Board didn't hear it. He added that the packet order was in disarray.

Ms. Walker moved to approve the agenda as amended, deleting Case #H 11-067 from the Findings of Act. Ms. Rios seconded the motion and it passed by unanimous voice vote.

D. APPROVAL OF MINUTES – July 26, 2011

Ms. Walker requested the following change to the minutes of July 26, 2011:

Page 4 at the bottom to read, "Ms. Walker knew it was important to have branding but thought the landmark was more important."

Ms. Rios moved to approve the minutes of July 26, 2011 as amended. Ms. Walker seconded the motion and it passed by unanimous voice vote.

E. FINDINGS OF FACT AND CONCLUSIONS OF LAW

Case #H-11-066	400 Block-Guadalupe St.	Case #H-11-070	629 E. Palace Ave., #2
Case #H-08-043	325 Delgado Street	Case #H-11-071	548 E. Garcia Street
Case #H-11-043	607 E. Palace Avenue	Case #H-11-072	641 Canyon Road
Case #H-11-068	613 Webber Street	Case #H-11-073	1510 Cerro Gordo Rd.
Case #H-11-069	516 Camino Rancheros	Case #H-11-074	553A Garcia Street

Ms. Rios said for Case #H-11- 066 - the third line down that begins with conditions should say, "That the pedestal call box design shall be installed rather than the wall mounted box." That the background color of the signs shall match the stucco color and the measurement and the location were stated.
[Stenographer's note: the applicant stated the signs would be 18" x 36" (no wider than the door) and mounted above the door hung directly from the eaves no more than one inch from the building elevation.]

On Case #H-08-043 the findings should indicate the condition that the wood lintel, the arch header and projecting wood feet at the base should be deleted.

On Case #H-11-068 she started to suggest a change and realized it was okay.

On Case #H-11-070 she felt the condition to have irregular latilla tops no more than 56" or that wall may be stucco finish was not a clear statement.

Chair Woods thought the total height of the wall should be specified.

Ms. Rios said on Case #H-11-052 should said the three windows on the south elevation should be the same width and it should include the identical light pattern.

Mr. Rasch said he could not change or embellish the action in the motion.

Ms. Rios said they should be symmetrical.

Chair Woods clarified that she did say that in the minutes. The Board clarified it in the discussion on the motion.

Mr. Katz said for findings on Case #H-08-043, he didn't think the Board found the Chinese gate was not harmonious and thought they just found the header non-harmonious. And the lintel but not the gate.

Dr. Kantner asked for clarification on Case #H-11-071. He didn't see in the minutes that the coral stucco color was not approved but it wasn't rejected either. Mr. Katz agreed.

Dr. Kantner said in Case #H-11-073 the findings had the wrong address. It should be 1510 Cerro Gordo and not Canyon Road.

For Case #H -11-043 - in the conclusions of law asked if the condition that the brick coping shall not match the brick coping was in the action.

Mr. Rasch said that was in the staff recommendations and the motion said approve staff recommendations. He assumed it would be on the back also.

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

F. COMMUNICATIONS

There were no communications.

G. BUSINESS FROM THE FLOOR

There was no business from the Floor.

H. ADMINISTRATIVE MATTERS

- 1. Case #H-11-071. 548 E. Garcia Street. Downtown & Eastside Historic District. Andrew Lyons, agent for Ann Ash, owner, proposes a stucco color. (David Rasch).**

Mr. Rasch presented the staff report for this case as follows:

BACKGROUND & SUMMARY:

548 Garcia Street is a single-family residence that was constructed after 1945 in the Territorial Revival style. The building has been significantly remodeled at non-historic dates and it is listed as non-contributing to the Downtown & Eastside Historic District.

On July 26, 2011, the HDRB approved a request to remodel the property, with the denial of a request for a "Coral" stucco color which was found to not meet Section 14-5.2(E) requiring earth tone colors.

Now, the applicant proposes to present additional stucco colors for review and approval at the hearing, in order to restucco the main residence, associated yardwalls, and the rear free-standing casita.

STAFF RECOMMENDATION:

Staff recommends approval of a light earth tone to a dark earth tone for the stucco color as required by code Section 14-5.2(E) Downtown & Eastside Historic District.

Mr. Rasch said they saw the stucco color on the field trip and he had a sample for the Board.

Present and sworn was Mr. Andy Lyons, P.O. Box 8858 who had nothing to add to the staff report.

There were no speakers from the public regarding this case.

Ms. Walker moved to approve the color submitted. Mr. Katz seconded the motion and it passed by unanimous voice vote.

Chair Woods asked if the stucco color had a name.

Mr. Lyons wasn't aware of any but would leave the sample with Mr. Rasch.

Chair Woods announced to the public that anyone wishing to appeal a decision of the Board had 15 days to do so after the approval of the Findings of Fact and Conclusions of Law.

I. OLD BUSINESS

1. **Case #H-11-059. 610 Galisteo Street. Don Gaspar Area Historic District. Luis Olivas, agent, for Rick Johnson, owner, proposes to cover vigas with copper on a contributing property. (David Rasch).**

Mr. Rasch presented the staff report for this case as follows:

BACKGROUND & SUMMARY:

610 Galisteo Street is a single-family residence that was constructed before 1912 with subsequent remodeling in the Spanish-Pueblo Revival style and with a free-standing casita. The buildings are listed as contributing to the Don Gaspar Area Historic District. The east and north elevations of the residence and the north elevation of the casita are designated as primary.

The applicant installed copper caps on the projecting vigas without approval and a notice of violation was issued. Previous discussion regarding the use of copper on the property was found in hearing minutes from October 24 and November 14, 2006 for case # H-06-100. Highlights include:

10.24.06, pg 18: proposed a copper standing seam shed roof over the entrance of the rear wing, north elevation at the residence and a copper standing seam shed roof on a new portal on the south elevation at the casita.

10.24.06, pg 20: discussion about proposed copper roof, that there is no other standing seam roof on the building , and that galvanized tin would be more appropriate than copper.

10.24.06, pg 22: discussion about no intention to cap the protruding vigas.

10.24.06, pg 23: discussion that copper lining on canales would be better as galvanized tin.

10.24.06, pg 28: motion to postpone action pending redesign and an exception request with the request to reconsider the use of copper.

11.14.06, pg 20: discussion about using tin, not copper, and using built-up roofs not metal.

11.14.06, pg 28: motion to approve the application with the conditions that galvanized tin shall be used for the eyebrow covers at four locations and that the casita roof shall be a built-up shed roof.

The applicant proposes to cap viga ends on the south, north, and west elevations of the primary residence with copper that is to be patinated to appear gray in color. The caps cover the top halves of the viga sides and exposed ends.

Relevant code citations:

(C) Regulation of Significant and Contributing Structures in the Historic Districts
(Ord. No. 2004-26)

(1) Purpose and Intent

It is intended that:

(a) Each structure to be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as the addition of conjectural features or architectural elements from other buildings,

shall not be undertaken;

- (b) Changes to structures that have acquired historic significance in their own right shall be retained and preserved, recognizing that most structures change over time;
- (c) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a structure be preserved; and
- (d) New additions and related or adjacent new construction be undertaken in such a manner that if removed in the future, the original form and integrity of the historic property and its environment would be unimpaired.

(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 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.
 - (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.

STAFF RECOMMENDATION:

Staff recommends denial of the request to use copper as a flashing material due to previous Board action and that copper is not a traditional material which would inappropriately alter the character of this property with conjectural features (Section 14-5.2(C) and (D)). Galvanized tin is a traditional material which staff can support, if caps are approvable.

Present and sworn was Mr. Luis Olivas who said he didn't know he had to get a permit to cover the vigas and thought copper would be much better than tin. He agreed to do whatever it would take to make it look better. He wasn't sure tin would look any different.

Chair Woods asked if this was part of the old permit.

Mr. Rasch said the previous request didn't specify any material.

Ms. Rios asked if he could make the copper caps turn brown. Mr. Olivas agreed.

PUBLIC COMMENT

Present and sworn was Ms. Stefanie Beninato P.O. Box 1601 who said there was some misinformation. These were 3 condos so they were not single family residences. And it was not just the east and small part of the north but the south was also primary and also had vigas capped there.

The copper really sticks out but tin and the brown didn't go together. Tin was there before so if it was made to look like tin rather than dark brown it would be better.

The original owner was denied copper covering for their porches because it was not traditional. When she saw him on a Saturday and asked him who he was working for and he gave her Ed Crocker's card who should know to come to the Board.

The neighbors insisted it was Mr. Crocker doing the project. But the woman assured her it was not Mr. Crocker - that he had nothing to do with the project.

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

Ms. Walker asked if it was possible to create more of a tin look.

Mr. Olivas agreed and clarified that Mr. Crocker didn't have anything to do with the project. He repeated that he didn't know he needed a permit but said he would get one.

Ms. Rios said the original house had no caps. The applicant was trying to protect the vigas and she thought brown would look better.

Mr. Acton asked when the first viga cap appeared.

Mr. Rasch said tin or lead was used as capping material long ago. It might have been lead first.

Ms. Rios moved to approve Case #H-11-059 as presented with a condition that all copper caps be aged to a brown color. Mr. Acton seconded the motion and it passed by unanimous voice vote.

J. NEW BUSINESS

- 1. Case #H-11-079A. 1041 Camino de Cruz Blanca. Historic Review Historic District. Richard Martínez, agent for Mark & Beth Jernigan, owners, proposes an historic status review for this non-statused property. (David Rasch).**

Mr. Rasch presented the staff report for this case as follows:

BACKGROUND & SUMMARY:

1041 Camino de Cruz Blanca, known as the Gay-Wagner House, is a single-family residence with an associated mirador above the house to the northeast. The building was constructed in the Spanish-Pueblo Revival style in 1929 by Katherine Stinson Otero with additions after 1954 by Bill Lippincott and Sallie Wagner. The recent Historic Cultural Property Inventory describes the cultural importance of the original and subsequent owners that add to the local importance of the renowned architect. There is a high level of historic integrity in the structure and the construction date of the south portal appears to be of non-historic vintage.

A free-standing guest house located to the east of the primary residence was constructed in the Spanish-Pueblo Revival style before 1954 with an addition on the west after 1954 in a harmonious and sensitive manner.

Both structures have no historic designation in the Historic Review Historic District. Staff requested an historic status review of the structures.

STAFF RECOMMENDATION:

Staff recommends that the Board assign significant or contributing historic status to the primary structure based upon the historic date of construction and retention of historic integrity, as well as, the cultural importance of persons involved with the property. If the Board assigns contributing historic status to the structure, then staff recommends that the south elevation may be considered as primary. Also, staff recommends contributing status to the guest house which retains good historic integrity.

Ms. Rios asked if on the main house staff indicated one façade was primary.

Mr. Rasch said the south was the most character defining. He showed several pictures of it and the other elevations.

Chair Woods asked if they were assigning status to both main and guest house. Mr. Rasch agreed.

Chair Woods noted that the Board only looked at the main house on their field trip earlier in the day.

Ms. Walker agreed and thought they needed a second field trip.

Ms. Rios asked if the footprint for the main house had changed and if so, when it had changed.

Mr. Rasch said the south elevation portal was probably added from the 1970s. The southeast part was remodeled in historic times. So the floor plan was historic but the portal was not.

Ms. Rios suggested it was possible that this house could be significant. Mr. Rasch agreed.

Ms. Walker corrected that the historic addition was on the northeast, not the southeast.

Present and sworn was Mr. Richard Martínez, 519 Cerrillos Road.

Present and sworn was Ms. Beth Jernigan, 1041 Camino Cruz Blanca.

Mr. Martínez said his house was designed for Katherine Gay who lived there 26 years and it was then purchased by Sallie Wagner and Bill Lippincott who made a few changes and then Sallie after her divorce made some changes and lived there until 2006.

The applicant was not asking for the status review but only for renovations to the house to adapt it for family living. It was designed for a single person. They wanted to change two bedrooms to four bedrooms.

He said that Ms. Brennan had stated in a letter to him that a review was not necessary. He read from her letter. "It appears from the drawings included with your letter that the property located at 1041 Camino Cruz Blanca does not require HDRB review because it is located in the Historic Review District. The project thus only requires HPD review and approval prior to the issuance of a building permit."

He said Katherine Colby, the historian who wrote the two reports, recommended contributing status for the house. If that status allowed them to do their proposed renovations, they were all for it. They needed to upgrade bathrooms and add bedrooms so they could move into the house. Kitchen renovations were also needed. The existing portal on south façade might not be possible for the Board to have seen because the visit was down at the road and not in the house. That portal currently cut across the window of the guest room. He shared photos from the guest room with the Board.

He also had an aerial photo from 1966 that didn't show the portal on the property.

Ms. Beth Jernigan said Santa Fé had pleasant memories to her from age 10. She had come back many, many times with her family and they were very happy that they found a home here.

They currently lived in Evanston Illinois in a house that had been a stable in 1893. They loved the home and at Mother's Day this year it was on a historic tour and about a thousand people came through the house that day. So she explained that they were concerned about the integrity of the home they bought in Santa Fé.

We intend to renovate the bathrooms to be useable. There were things they wanted to do to make it a more useable home and still maintain its integrity.

PUBLIC COMMENT

Present and sworn was Mr. Brad Perkins, 3 Camino Pequeño who said the Sallie Wagner house was at the apex of the lives to two ladies who personified Santa Fé style.

Ms. Wagner was a generous woman who spent her life enhancing the appreciation and understanding of Santa Fé, the southwest, its natives, traditions and history.

Ms. Stinson-Otero was a pioneering presence in multiple fields including aviation when men dominated the field. She received the first pilot's license awarded to a woman and pursued a career in barnstorming to demonstrate what aviation could do for everybody. She was no token but the real article.

During life in Santa Fé as the wife of the son of a Governor, she designed houses - her second profession. The Sallie Wagner House was a wonderful example of her work. While there were many homes in Santa Fé that presented examples to be saved from the work of John Gaw Meem, there were not many by Sallie Wagner. This outstanding example, because of its uniqueness deserved the most protection the Board could give.

Ms. Stefanie Beninato said she was familiar with Katherine Stinson Otero and was a forerunner in aviation and in architecture and a promoter of Santa Fé style. She became an ambulance driver in France and contracted TB so she came here for recuperation.

She also designed her own house on Acequia Madre. It was hard to find an example of her work that was fairly untouched. In the 1930's she won second place for one of her homes. She walked the ground and said "put the rock here." It hadn't been changed except for the south portal. The owners said they wanted to change the interior but did not say anything about changing the footprint and that mean it would be compatible with Significant status.

Present and sworn was Mr. Adam Jernigan, on behalf of his parents, who wanted the Board to know how conscientious his parents had been in renovating homes. They looked at a lot of houses, some of which had been modernized and made to look much different. Those didn't interest his parents because they wanted to preserve the historic work of Sallie Wagner and Stinson Otero.

The modifications to the exterior were very modest - to move the portal up so it didn't interfere with the window and changing the door from main bedroom out to front patio that was too low in height. Those minor adjustments were all they wanted to do.

Present and sworn was Mr. Mark Jernigan who wanted to clarify what Ms. Beninato spoke about. They were proposing some exterior renovation. We had a really nice little courtyard. Sallie altered the house for her use and changed a window to a door that they wanted to modify. It was dangerous and someone could get hurt in its present configuration.

They wanted a doorway to the courtyard from the second bedroom since now it was only accessible from the master bedroom. She modified the door and he presumed she put the portal there. They didn't think it was in character with the house.

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

Chair Woods congratulated this family for buying this special house. She had it photographed for the Santa Fé Style book she did in the 1980's. It was important at this point for staff to explain what was going on. The Board was not talking about the renovation right now. The Board had to assign a historic status to this house - non-contributing, contributing, or significant. She explained that a significant structure often was chosen as significant because of the people involved with the house.

If it was given significant status, the Board could not consider the remodel tonight because the applicant would have to ask for an exception. That was just part of the process. If it was contributing there was a different set of rules. She wanted everybody to understand what they needed to do.

Mr. Katz asked Ms. Brennan what they would have to do to meet the exceptions like for a larger door.

Ms. Brennan said there were several applicable standards in Section D-9 of the Code. Enlarging, or reducing or opening or closing windows or doors were all regulated. That code regulated additions and how far they had to be set back from primary elevations and preservation of historic materials.

Chair Woods said the biggest thing the Board looked at was if the proposal would change the status of the building.

Ms. Walker also congratulated them. She said she spent several months as broker of that house. There was a difference between historic additions or non-historic additions. You described a historic addition. The portal was non historic. Ms. Wagner wanted a place to sleep outside and did it in the 1970's and had friends help her do that.

Chair Woods asked Ms. Brennan to respond to her letter to Mr. Martínez.

Ms. Brennan explained that she was not addressing a building with status.

Chair Woods clarified that the Board had not been assigning status to the homes in the Historic Review District until recently. Once statused, the applicants needed to come to the Board for approval of their proposed changes.

Mr. Acton said one reason it had not been assigned a status was because it hadn't changed.

Mr. Martínez said one thing that had been said was not true. Section 14-5.5.2 - regulation of significant structures in C-1-8 said the Board or staff might consider the application immediately after determination of status. So it wasn't true that it would have to be postponed.

Ms. Brennan explained that changes that would require exceptions had to be noticed so if the status created the need for an exception, it would have to be noticed. And it was optional for the Board to hear it immediately anyway.

Chair Woods said the regulations did not allow enlarging of an opening on a primary elevation without an exception. The Board needed to move on with consideration of the status review.

Ms. Rios clarified that it was just for the main house. Chair Woods agreed.

Ms. Walker moved in regard to Case #H-11-079A to designate the main house as significant. Mr. Acton seconded the motion and it passed by unanimous voice vote.

- 2. Case #H-11-079B. 1041 Camino de Cruz Blanca. Historic Review Historic District. Richard Martínez, agent for Mark & Beth Jernigan, owners, proposes to remodel a non-statused property including the redesign of the south portal and alteration of several doors and windows. (David Rasch).**

Chair Woods asked Ms. Brennan about postponing the case or hearing the case or considering part of it like removal of the non-historic portal.

Ms. Brennan said it was within the Board's discretion.

Chair Woods clarified that the Board, at its discretion, could choose to hear the parts that didn't need an exception. Ms. Brennan agreed.

Ms. Walker moved to postpone Case #H 11-079B to the next meeting. Ms. Rios seconded the motion and it passed by unanimous voice vote.

- 3. Case #H-11-080. 1218 Cerro Gordo Road. Downtown & Eastside Historic District. Trey Jordan Architecture, agent for Bill and Amy Conway, proposes to install solar panels and install a parapet screen at a shed roof at less than the adjacent height on a non-statused**

structure. (David Rasch).

Mr. Rasch presented the staff report for this case as follows:

BACKGROUND & SUMMARY:

1218 Cerro Gordo is a single-family residence that was constructed in the Spanish-Pueblo Revival style before 1928. An addition at the northeast corner was constructed at an unknown date. The building is listed as contributing to the Downtown & Eastside Historic District with the addition listed as not resurveyed.

The applicant proposes to install solar panels on the roof which would be slightly visible from South Armijo Lane. Therefore a stuccoed parapet constructed over the shed roof on the north side is proposed to screen the panels from public view. The 1" 6" tall parapet screen will be lower than the adjacent parapet height and it will feature 6 drainage slots for the shed roof.

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.

Ms. Rios asked if the parapet would hide the panels completely.

Mr. Rasch said it was required to hide them completely.

Dr. Kantner asked if the openings in the design would adequately screen the solar panels.

Mr. Rasch thought they might be visible through the slots but not public visibility

Present and sworn was Mr. Trey Jordan, 227 East Palace, who said the solar panels would be mounted 16' south of this parapet. He thought if someone wanted to see them through the slots, they could but it would be quite minimal.

Mr. Rasch clarified that it would be the back of the panels.

Mr. Acton asked about the slope of the roof at the panels to eaves.

Mr. Jordan said the slope was about a quarter inch per foot - very flat. They had been assured that the top of the parapet was taller than the solar panels. They were PV panels so they were smaller.

Chair Woods asked why he didn't just build up the parapet.

Mr. Jordan said the owners didn't want to do that.

Chair Woods said it was untraditional.

Mr. Jordan agreed it was very vernacular. He understood her point.

Mr. Katz asked if he needed that many openings.

Mr. Jordan said they might be able to reduce them. He would be happy to minimize it and submit it to Mr. Rasch.

Mr. Acton agreed and suggested to have one on either side and take it back 16'.

Mr. Jordan agreed.

There were no speakers from the public regarding this case.

Mr. Acton moved to approve Case #H 11-080 with the following conditions:

- 1. That the openings be reduced to 3 at 12" by 12" with one between windows and one on either side;**
- 2. That the roof be crickets to allow drainage to occur;**
- 3. That the height of the parapet assembly hide the panels entirely.**

Chair Woods seconded the motion and it passed by unanimous voice vote.

- 4. Case #H-11-081. 460 Camino de las Animas. Downtown & Eastside Historic District. Spears Architects, agent for Theodora Portago, owner, proposes to replace an existing 72" high chain link fence with a coyote fence of the same height on a contributing residential property where the maximum allowable height is 58" and 60". A height exception is requested (Section 14-5.2(D)(9)). (David Rasch).**

The applicant for this case was not present.

Ms. Rios moved to table Case #H-11-081 to the end of the agenda. Ms. Walker seconded the motion and it passed by unanimous voice vote.

- 5. Case #H-11-082. 716 Gomez Street. Don Gaspar Area Historic District. Annalisa Ariatti & Scott Isard, agents/owners. Proposing to remodel a significant property including an increase in the yardwall height and removal of historic materials. A height exception is requested (Section 14-5.2(D)(9) and a historic material removal exception is requested (Section 14-5.2(C)(1)(c) and (D)(1)(a) and (D)(5)(b)). (David Rasch).**

Mr. Rasch presented the staff report for this case as follows:

BACKGROUND & SUMMARY:

716 Gomez Street is a single-family residence that was constructed by 1938 in the Spanish-Pueblo Revival style. The building is listed as significant to the Don Gaspar Area Historic District. A free-standing garage was constructed at an unknown date and it has no historic status designation, although it appears to be contemporaneous with the residence.

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

1. The slump block yardwall at the street frontage was constructed after 1982 as evidenced by the two HCPI forms showing an original twisted-wire fence along the front. It will be increased in height to 72" where the maximum allowable height is 59" and a height exception is requested (Section 14-5.2(D)(9)). An arched-top wooden plank pedestrian gate will be installed with a surmounted stuccoed arch near the center of the front wall. Wrought iron railing will be installed in the wall at the driveway corner for visibility. Similar wrought iron will be installed at the south side of the stuccoed front porch. Existing pedestrian gates will be painted turquoise.

2. The existing historic twisted-wire fence on the north lotline will be removed and replaced with a 6' high stuccoed yardwall and an exception is requested to remove historic material (Section 14-5.2(C)(1)(c), (D)(1)(a), and (D)(2)(5)(b)).

(C) Regulation of Significant and Contributing Structures in the Historic Districts
(Ord. No. 2004-26)

(1) Purpose and Intent

It is intended that:

(c) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a structure be preserved.

(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

- (b) For all façades of significant, contributing and landmark structures, architectural features, finishes, and details other than doors and windows, **(i.e. historic wire fence)** 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.

3. The existing wire fence surmounted on a stuccoed yardwall at the rear, west lotline will be replaced with a 6' high coyote fence. The applicant's letter requested 6' 5", but a Board of Adjustment variance will not be pursued.

4. The bi-leaf wooden garage doors will be removed and replaced with a French door and wall infill. An exception is requested to remove historic material. The doors will be brown and the trim color will be turquoise.

5. A 38" x 58" window will be installed on the north elevation of the garage.

6. The garage roof will be repaired and resurfaced with the addition of two canales.

7. The doors on the residence will be harmonized with the windows by painting the doors brown and the trim turquoise.

Height Exception for Yardwall

- (i) The current outside walls do not lend appealing character to the Historic District because they are a mix of construction materials and they are in poor condition. In particular, the existing outside wall facing Gomez Street (East Elevation) and the wall on the South Elevation are made of brick and do not confer the classical feel of adobe walls, so typical in Santa Fe. Six feet high walls for which this exception is requested are common in the neighborhood. Thus this exception would not damage the look of the streetscape. The proposed walls, stuccoed to match the house, would definitely enhance the look of the property and of the streetscape by eliminating the presence of a mix of materials.

Staff response: Staff is in agreement with this response.

- (ii) The proposed modification will include a traditional front entrance from the sidewalk allowing the owners of the property and guests to access the house without having to walk up the gravel driveway. This modification will thus improve considerably the accessibility to the property for the residents and guests alike.

Staff response: Staff is in agreement with this response.

The creation of stuccoed walls and of a front entrance with a traditional wood door will blend more effectively with the existing streetscape, where the outside walls of a number of neighbors are 6' high, stuccoed, and have a front entrance with a wood door. By providing a wall and entry way that are both unique in design and use traditional materials, the proposed modification will add character to this historic district.

Staff response: Staff is in agreement with this response.

- (iii) The front garden and structure of the property are elevated relatively to the street level requiring a unique approach to the entryway.

Staff response: Staff is in agreement with this response.

- (iv) The applicants have recently purchased the property and are applying to renovate the outside walls to improve the look of the neighborhood and increase property values in the Historic District. They are not responsible for the poor current conditions of the outside walls.

Staff response: Staff is in agreement with this response.

- (v) The improved walls should help increase property values in the neighborhood and will be in full compliance with the harmonious architectural aspect of the city, thus attracting residents and tourists.

Staff response: Staff is in agreement with this response.

Exception to Remove Historic Wire Fence

- (vi) The current wire fence on the North elevation despite being considered historical is not appealing and it is in very bad state of maintenance. The wire fence borders the neighboring property but can still be partially seen from the street. Its replacement with an adobe wall stuccoed to match the house will not damage the look of the streetscape, but on the contrary improve the neighborhood appearance by conferring the classical feel of adobe walls so cherished in Santa Fe.

Staff response: Staff is in agreement with this response.

- (vii) The wire fence divides the property from the neighboring house to the north. Windows are present on both houses. The proposed modification, in addition to improving the aesthetics of the house and the historical neighborhood, will confer added privacy to the owner's property and the adjacent neighbor.

Staff response: Staff is in agreement with this response.

- (viii) The vast majority of the houses in this historical neighborhood are divided by stuccoed walls. By providing a wall that uses traditional materials, the proposed modification will add character to this historic district.

Staff response: Staff is in agreement with this response.

- (ix) The existing structure is falling apart.

Staff response: Staff is in agreement with this response.

- (x) The applicants have recently purchased the property and are applying to renovate the outside walls to improve the look of the neighborhood and increase property values in the Historic District. They are not responsible for the poor current conditions of the outside walls.

Staff response: Staff is in agreement with this response.

- (xi) The improved walls should help increase property values in the neighborhood and will be in full compliance with the harmonious architectural aspect of the city, thus attracting residents and tourists.

Exception to Remove Historic Garage Door

- (xii) The current garage door does not have any curb appeal and is in a poor state of maintenance. Its replacement with a French door, without altering the existing door dimensions will not damage the look of the streetscape, but on the contrary improve the neighborhood appearance. The door will be painted turquoise and the frame will be painted brown, thus

matching the existing doors and windows of the house.

Staff response: Staff is in agreement with this response.

- (xiii) The current door does not open properly. The hinges are old and rusty and with screws that no longer hold tightly. Parts of the door are beginning to rot.

Staff response: Staff is in agreement with this response.

- (xiv) By providing an inviting entrance to the garage, the proposed modification will add character to this historic district.

Staff response: Staff is in agreement with this response.

- (xv) The proposed modification would provide a functional entry to the garage enabling the owner the full enjoyment of the structure.

Staff response: Staff is in agreement with this response.

- (xvi) The applicants have recently purchased the property and are applying to renovate the garage in order to improve the look of the neighborhood and increase property values in the Historic District. They are not responsible for the poor current conditions of the garage doors.

Staff response: Staff is in agreement with this response

- (xvii) The improved garage door should help increase property values in the neighborhood and will be in full compliance with the harmonious architectural aspect of the city, thus attracting residents and tourists.

Staff response: Staff is in agreement with this response.

STAFF RECOMMENDATION:

Staff recommends approval of the height exception and two exceptions to remove historic materials.

Otherwise, this application complies with Section 14-5.2(C) Regulation of Significant Structures, (D) General Design Standards, and (H) Don Gaspar Area Historic District.

Ms. Rios asked Mr. Rasch to repeat the height of the present block wall.

Mr. Rasch said he didn't mention that but the request was for 72" where the maximum allowable height was 59".

Ms. Rios noted they were asking for the trim to be turquoise and it presently was brown. She asked if the brown trim was historic.

Mr. Rasch said there currently was some turquoise trim on the property.

Dr. Kantner thought the staff report had the colors reversed. The doors were to be turquoise and the trim was to be brown according to the applicant's letter.

Ms. Walker asked Mr. Rasch if he had got a sample color.

Chair Woods said on the site visit the wall appeared to be about 4.5' high.

Mr. Rasch said at the south end was 3' 3" high. There was a step and at north end it was 4' 7" high. He didn't see any color samples but knew that the brown and turquoise existed on the building.

Present and sworn was Ms. Annalissa Ariatti, 716 Gomez, who said she loved the idea there was a historic board taking care of historic houses. She came from Italy where they couldn't move a brick without permission. She was studying historical geography and now had been here several years.

She asked if it was possible to change the color of the entry door from brown to turquoise. All the window frames were turquoise.

Ms. Rios asked if she was going to change the lintel color.

Ms. Ariatti said she was not. The same color pattern would be applied to the French door and the garage.

Ms. Rios asked if she planned to retain the lintel at the same height. Ms. Ariatti agreed.

Mr. Acton said in the drawing the lintel looked white instead of brown.

Ms. Ariatti explained that was an example. The door frame would be brown and door was to be turquoise. She would like to maintain the same pattern.

PUBLIC COMMENT

Ms. Beninato said she lived on the corner from this house and didn't know it was significant. She had no objection to changing the color on doors and windows. She felt badly that people had the urge to keep building up the walls. It was an exception for this area. They kept closing themselves off and had a less pedestrian friendly area.

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

Ms. Ariatti agreed with the closing off of walls. She had a peculiar situation because the sidewalk was lifted up and much higher than the level of the street so that the effect was that the wall was very low. Also a lot of houses around her had high walls.

She had a short letter from neighbor at 723 Gomez directly across the street. He supported the application in their effort to meet historic guidelines and asked that they be allowed to construct the wall. He believed it would align itself very well with others along Gomez. Road.

Mr. Acton thought they should look closely at the wall configuration. With a softer adobe feel, these details could use soft edges and bull noses. If the wrought iron was lower than the stucco and set back into the wall then the wall would have primacy. The gate projected above the wall where the door frame stopped at the wall and was an odd detail. The two steps reflected the slump block and it could be a single step and a soft step with the adobe feel. This wall would be a dominant feature of her property so she would want to give it as much of an adobe feel as possible.

Mr. Acton suggested they could refer her to staff for a refinement of the details.

Ms. Walker looked at the wall heights and felt that the wall on the wide could be six feet but that on the front it should not go up that extra amount but be kept at 59".

Mr. Rasch pointed out the height calculations along the street.

Ms. Rios said when she was growing up that neighborhood had very low walls or no walls. They were creeping up and that changed the feel of the neighborhood.

Dr. Kantner asked to see the photo of the street frontage. It appeared from the measurements that she

was requesting to go about a foot and a half higher.

Ms. Rios asked the applicant what she was requesting on the south side.

Ms. Ariatti said the south side was along the driveway.

Ms. Rios asked about the east side then.

Ms. Ariatti said it would be 6' on the east.

Chair Woods said that increase would be adding 3-4 blocks to it.

Mr. Acton asked if the maximum allowable was 59". Mr. Rasch agreed.

Dr. Kantner moved to approve Case #11-082 as recommended by staff with the following conditions:

- 1. That the wall height not be approved above the maximum allowable height;**
- 2. That removal of historic material be accepted per responses to the exception criteria;**
- 3. That the removal of the garage door be accepted per responses to the exception criteria;**
- 4. That the lintels be as indicated by the applicant;**
- 5. That the garage lintel not be removed;**
- 6. That the colors be as requested by the applicant.**

Ms. Walker seconded the motion.

Mr. Acton requested a friendly amendment that the gate be left as shown with extensions of wall rising up.

Dr. Kantner didn't accept that as a friendly amendment but stated a condition that the gate be proportionately lower. The gate as proposed was 2' 4" above proposed wall height so it would be 2' 4" above the 59" wall.

Chair Woods thought a person couldn't walk through it at that height.

Mr. Acton said there was no stucco arch over it.

Ms. Walker wanted clarification on the color palette. It showed a pale turquoise on the windows. So the color on garage had to match that. **Dr. Kantner agreed that the turquoise on the garage door had to match the turquoise on the windows.**

Chair Woods asked that stringers would be on the inside. Dr. Kantner agreed.

Chair Woods suggested to Ms. Ariatti that she go over it with Mr. Rasch tomorrow.

The motion passed by unanimous voice vote.

- 4. Case #H-11-081. 460 Camino de las Animas. Downtown & Eastside Historic District. Spears Architects, agent for Theodora Portago, owner, proposes to replace an existing 72" high chain link fence with a coyote fence of the same height on a contributing residential property where the maximum allowable height is 58" and 60". A height exception is requested (Section 14-5.2(D)(9)). (David Rasch).**

Ms. Rios moved to postpone Case #H-11-081 to the next meeting. Ms. Walker seconded the motion and it passed by unanimous voice vote.

K. MATTERS FROM THE BOARD

Ms. Walker asked for the status of the guest house of Case #H 11-079A be on the next agenda.

Chair Woods was very concerned about how these packets were coming to the Board members. She would like the concern to be brought because it was the third time in a row. There were mistakes; they were not in order and cases were either left out or others added in. She was embarrassed tonight.

Ms. Walker asked when the vacancy would be filled.

Mr. Rasch said that wouldn't help with this problem.

He said they were ready to offer the job but he was afraid the candidate might not accept because of the salary.

Mr. Rasch said he had already gone to the duplication manager with this problem. The secretary would go over it to make sure it was in the right order just prior to duplication. He totally agreed it was totally unacceptable.

Ms. Rios asked if he could be more careful with findings. Mr. Rasch agreed.

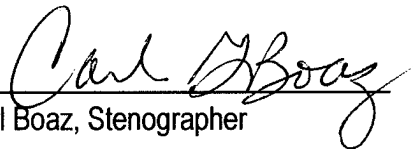
L. ADJOURNMENT

Having completed the agenda and with no further business to come before the Board the meeting was adjourned at approximately 7:00 p.m.

Approved by:

Sharon Woods, Chair

Submitted by:


Carl Boaz, Stenographer