



Agenda

CITY CLERK'S OFFICE

DATE 6/20/12 TIME 9:25
PREPARED BY Camille V. [Signature]
REVIEWED BY [Signature]

HISTORIC DISTRICTS REVIEW BOARD FIELD TRIP

TUESDAY, June 26, 2012 at 12:00 NOON

HISTORIC PRESERVATION DIVISION, 2nd FLOOR CITY HALL

HISTORIC DISTRICTS REVIEW BOARD HEARING

TUESDAY, June 26, 2012 at 5:30 P.M.

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: June 12, 2012
- E. COMMUNICATIONS
- F. FINDINGS OF FACT & CONCLUSIONS OF LAW

Case #H-11-090	616 Garcia Street	Case #H-12-041	629 & 629 ½ Webber St.
Case #H-11-092	611 Garcia Street	Case #H-12-043	427 W. Water Street
Case #H-11-111	940A E. Palace Avenue	Case #H-12-044A	639 E. Palace Avenue
Case #H-11-142	608 Miller Street	Case #H-12-044B	639 E. Palace Avenue
Case #H-12-008	520 Johnson Lane	Case #H-12-05	1557 Upper Canyon Rd.
Case #H-12-012	524 Camino del Monte Sol	Case #H-12-046	725 Acequia Madre
Case #H-12-017A	402, 406, 410 & 414 Don Gaspar Ave. and 128 & 130 S. Capitol Street	Case #H-12-047	238 Rodriquez Street
Case #H-08-141	811 W. Alameda St. & 104 Camino del Campo	Case #H-12-025A	659 Garcia Street
		Case #H-12-095	228 E. Palace Avenue

G. BUSINESS FROM THE FLOOR

H. ACTION ITEMS

1. Case #H-12-054. Paseo de Peralta @ Cross of the Martyrs. Downtown & Eastside Historic District. City of Santa Fe, Public Works Dept., agent/owner, proposes to install a sidewalk and construct a retaining wall on the north side, up to 6' in height where the maximum allowable height is 4'6". A height exception is requested (Section 14-5.2 (D)(9)). (David Rasch).
2. Case #H-11-095. 124 E. Marcy Street. Downtown & Eastside Historic District. Barbara Felix, agent for Davis Select Advisors, owners, proposes to amend a previous approval to replace 13 roof-mounted mechanical units with 6 units and construct screen walls on a non-contributing commercial building. A height exception has already been approved. (David Rasch).
3. Case #H-11-105B. 237 & 239 E. de Vargas Street. Downtown & Eastside Historic District. El Castillo Retirement Residence, agent for Duty & Germanas Architects, owners, proposes to amend a previous approval to remodel a contributing property including reassessing the primary elevations, altering a shed roof to a flat roof, revising the floor plan, replacing a door with a window on a primary elevation, and requesting an exception to widen a door on a primary elevation (Section 14-5.2(D)(5)(a)(i)). (David Rasch).

4. Case #H-12-042A. 566 Camino del Monte Sol. Downtown & Eastside Historic District. Architectural Alliance, Inc., agent for Lane Seliger, owner, proposes an historic status review for this non-statused building. (David Rasch).
5. Case #H-12-042B. 566 Camino del Monte Sol. Downtown & Eastside Historic District. Architectural Alliance, Inc., agent for Lane Seliger, owner, proposes to construct a 109 sq. ft. portal on a non-contributing building. (David Rasch).
6. Case #H-12-034. 202 Irvine Street. Westside-Guadalupe Historic District. Jenkins Gavin, agent for Charles Rennick, owner, proposes to infill a portal to create a bathroom and increase a street wall to the maximum allowable wall height of 6' on a non-contributing property. (John Murphey).
7. Case #H-12-049. 616 East Alameda. Downtown & Eastside Historic District. Praxis Architects, Inc., agent for Kevin and Linda Patrick, owners, proposes to remodel a contributing residence by replacing windows and re-stuccoing, constructing a 260 sq. ft. addition, building a separate 650 sq. ft. casita, constructing an outdoor fireplace, erecting 6' high stuccoed yardwalls with a wood gate and a 4' high stone yardwall, and constructing a pergola. (John Murphey).
8. Case #H-12-050. 219 Shelby Street. Downtown & Eastside Historic District. Michael Bodelson, agent, for TKFT, Inc., owners, proposes to remodel a two-story non-contributing commercial building by replacing doors, installing copper flashing, coping and fascia, refurbishing an overhang, replacing and stuccoing a low brick screen wall, and adding brick coping to a yardwall. (John Murphey).
9. Case #H-12-051. 711 Don Cubero Alley. Don Gaspar Area Historic District. Lynn Kingsbury, agent/owner, proposes to construct two 1,016 sq. ft. residences to a height of 14'6" where the maximum allowable height is 15'5" and yardwalls up to the maximum allowable height of 5'5" along the street frontage and 6' on a side lot line. (David Rasch).

I. MATTERS FROM THE BOARD

J. 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 should contact the City Clerk's office at 955-6520 at least five (5) working days prior to the hearing date. If you wish to attend the June 26, 2012 Historic Districts Review Board Field Trip, please notify the Historic Preservation Division by 9:00 A.M. on Tuesday, June 26, 2012.



Agenda

DATE 6/6/12 TIME 4:55
SERVED BY [Signature]
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HISTORIC DISTRICTS REVIEW BOARD FIELD TRIP

TUESDAY, June 26, 2012 at 12:00 NOON

HISTORIC PRESERVATION DIVISION, 2nd FLOOR CITY HALL

HISTORIC DISTRICTS REVIEW BOARD HEARING

TUESDAY, June 26, 2012 at 5:30 P.M.

CITY COUNCIL CHAMBERS

- A. CALL TO ORDER
- B. ROLL CALL
- C. APPROVAL OF AGENDA
- D. APPROVAL OF MINUTES: June 12, 2012
- E. COMMUNICATIONS
- F. FINDINGS OF FACT & CONCLUSIONS OF LAW

Case # H-11-090	616 Garcia Street (Unit 2)	Case #H-12-041	629 & 629 ½ Webber St.
Case # H-11-092	611 Garcia Street	Case #H-12-042A	566 Camino del Monte Sol
Case #H-11-111	940A E. Palace Avenue	Case #H-12-042B	566 Camino del Monte Sol
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Case #H-12-008	520 Johnson Lane	Case #H-12-044A	639 E. Palace Avenue
Case #H-12-012	524 Camino de Monte Sol	Case #H-12-044B	639 E. Palace Avenue
Case #H-12-017A	402, 406, 410 & 414 Don Gaspar Ave.	Case #H-12-045	1557 Upper Canyon Road
	and 128 & 130 S. Capitol Street	Case #H-12-046	725 Acequia Madre
Case #H-12-025A	659 Garcia Street	Case #H-12-047	238 Rodriguez St.
Case #H-08-095	228 E. Palace Avenue		
Case #H-08-141	811 W. Alameda St. & 104 Camino Del Campo		

G. BUSINESS FROM THE FLOOR

H. ACTION ITEMS

1. Case #H-11-133B. 1228 Cerro Gordo Road. Downtown and Eastside Historic District. Margaret Denney/Kenneth Payson, owners, proposes to amend a previous approval to remodel a non-contributing residence by removing sections of roof, replacing windows and doors, and constructing a wall approximately 6' in height. (John Murphey).
2. Case #H-11-105B. 237 & 239 E. de Vargas Street. Downtown & Eastside Historic District. El Castillo Retirement Residence, agent for Duty & Germanas Architects, owners, proposes to amend a previous approval to remodel a contributing property including reassessing the primary elevations, altering a shed roof to a flat roof, revising the floor plan, replacing a door with a window on a primary elevation, and requesting an exception to widen a door on a primary elevation (Section 14-5.2(D)(5)(a)(i)). (David Rasch).

3. Case #H-12-014B. 428 San Antonio. Downtown & Eastside Historic District. Eric Enfield, agent for Wendy Fairman, owner, proposes to remodel a contributing garage by adding a 456 sq. ft. approximately 10'5" high addition, which will include construction of two pergolas and installation of photovoltaic rooftop equipment. Two exceptions are requested: to construct an addition to a contributing building that exceeds 50% of the square footage of the existing footprint and to construct an addition not set back a minimum of 10' from a primary façade (Section 14-5.2(D)(2)(d)). (John Murphy).
4. Case #H-12-015. 428 San Antonio. Downtown & Eastside Historic District. Eric Enfield, agent for Wendy Fairman, owner, proposes to remodel a significant residence by constructing a 200 sq. ft. portal, adding windows and doors, installing photovoltaic rooftop equipment, and constructing a 5' high stucco yardwall. Three exceptions are requested: to construct an addition to a primary façade (Section 14-5.2(D)(2)(c)); to construct an addition not set back a minimum of 10' from primary façade (Section 14-5.2(D)(2)(d)); and to create an opening where one does not exist (Section 14-5.2(D)(5)(a)(ii)). (John Murphey).
5. Case #H-12-034. 202 Irvine Street. Westside-Guadalupe Historic District. Jenkins Gavin, agent for Charles Rennick, owner, proposes to infill a portal to create a bathroom and increase a street wall to 6' where the maximum allowable wall height is 6' to a non-contributing residence. (John Murphey).
6. Case #H-12-048. 421 Canyon Road. Downtown & Eastside Historic District. Gary and Saude Sievert, owners, proposes to replace existing side yard coyote fence with 5'6" high wrought-iron fence with 6' high stucco-faced pilasters and stucco a low wall of a contributing commercial building. (John Murphey).
7. Case #H-12-049. 616 East Alameda. Downtown & Eastside Historic District. Praxis Architects, Inc., agent for Kevin and Linda Patrick, owners, proposes to remodel a contributing residence by replacing windows and re-stuccoing, constructing a 260' sq. ft. addition, building a separate 650' sq. ft. casita, constructing an outdoor fireplace, erecting 6' high stucco yardwalls with a wood gate and a 4' high stone yardwall, and constructing a pergola. (John Murphey).
8. Case #H-12-050. 219 Shelby Street. Downtown & Eastside Historic District. Michael Bodelson, agent, for TKFT, Inc., owners, proposes to remodel a two-story non-contributing commercial building by replacing doors, installing copper flashing, coping and fascia, refurbishing an overhang, replacing a low brick screen wall, and stuccoing and adding brick coping to a yardwall. (John Murphey).
9. Case #H-12-051. 711 Don Cubero Alley. Don Gaspar Area Historic District. Lynn Kingsbury, agent/owner, proposes to construct two 1,000 sq. ft. residences to a height of 14'6" where the maximum allowable height is 17' and yardwalls up to the maximum allowable height of 5'5". (David Rasch).

I. MATTERS FROM THE BOARD

J. 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 should contact the City Clerk's office at 955-6520 at least five (5) working days prior to the hearing date. If you wish to attend the June 26, 2012 Historic Districts Review Board Field Trip, please notify the Historic Preservation Division by 9:00 A.M. on Tuesday, June 26, 2012.

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HISTORIC DISTRICTS REVIEW BOARD

June 26, 2012

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MINUTES OF THE
CITY OF SANTA FÉ
HISTORIC DISTRICTS REVIEW BOARD

June 26, 2012

A. CALL TO ORDER

A regular meeting of the City of Santa Fé Historic Districts Review Board was called to order by Chair Sharon Woods on the above date at approximately 5:30 p.m. in the Council Chambers, 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
Mr. Frank Katz
Ms. Christine Mather
Ms. Karen Walker

MEMBERS ABSENT:

Dr. John Kantner [excused]

OTHERS PRESENT:

Mr. David Rasch, Historic Planner Supervisor
Mr. John Murphey, Senior Historic Planner
Ms. Kelley Brennan, Assistant City Attorney [arriving later]
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 said the first and second cases were postponed to the July 10, 2012 meeting.

Ms. Walker moved to approve the agenda as amended. Ms. Rios seconded the motion and it passed by unanimous voice vote.

D. APPROVAL OF MINUTES: JUNE 12, 2012

Ms. Rios requested the following changes to the minutes:

On page 10, 16th paragraph, she "asked how much further back..."

On page 25, 9th paragraph, should read, "Ms. Rios disagreed with Mr. Katz. She said these four buildings could be designated wither Significant or Contributing. She read each criterion under the definition of Significant and said they met each condition, except that their association with important events or persons was unknown. Also they are not presently listed on the State Register of Cultural Properties or the National Register of Historic Places. She said many years ago there were many homes in and around this vicinity and these four buildings represented what once was there. And just because there were tall buildings there now did not diminish the quality of what these buildings represented."

Ms. Walker requested the following changes to the minutes:

On page 7 and 8, Mr. MacDougall should be Mr. McDowell.

On page 23, half way down, it should read, "Ms. Walker asked if there was some 'by your leave,' since the rest of the area was already destroyed, to complete the destruction of it."

On page 34, Steven Marlens should be Steven Marlin. [Mr. Murphey confirmed that Marlens was indeed his last name.]

Mr. Katz requested the following changes to the minutes:

On page 18 it said the decision was made for internal use of the building as a library. Having more windows at that location was a problem and he thought the motion was to have them consider keeping the windows rather than replacing them.

Chair Woods said they just took them out. There were not any windows on that side. Mr. Katz accepted that.

On page 25 it should say, "It was interesting to note that out of 6,000 structures in the H district ... If they look at these homes at issue."

In the 3rd from the last paragraph where Ms. Rios asked if he felt they were contributing - Mr. Katz said he felt they were not contributing.

Ms. Mather requested the following changes to the minutes:

On page 6 under her motion, "Ms. Mather moved to approve the case with color of the gates as dark brown and that a pilaster separates the pedestrian from the vehicular gate."

On page 18, where Mr. Muller was speaking, 4th speaker down - "Mr. Miller would see if he could."

Mr. Acton requested the following change to the minutes.

On page 25, last line should read, "... the State would get a good idea of how important we consider these buildings and the design of the 56,000 building next to them."

Chair Woods requested a change on page 25 in the middle where it said, "Just because so many buildings had been taken down..."

Ms. Walker moved to approve the minutes of June 12, 2012 as amended. Ms. Rios seconded the motion and it passed by unanimous voice vote.

E. COMMUNICATIONS

Mr. Rasch recalled this Board had mentioned an interest in the problem with putting applicants off if the Board postponed to be on the next hearing because of the longer notice requirement. Legal and Land Use found a solution to hear the case at the next agenda. The motion should postpone to a date certain. The City already published the July 10th agenda but this way they could keep the case on the next agenda.

Mr. Katz agreed that was adequate notice because the people would be here for it anyway.

Chair Woods asked for clarification in communication about why status reviews came to the Board. The state had the City bring those four to the Board. She asked Mr. Rasch to explain that process.

Mr. Rasch said that by City Code there were three entities who could request a status review: the property owner, a board member or a staff member. Typically the staff often requested a status review when a case came to them. For Executive Office Building it was a Board member that requested it so it was not an application of the State but of the City.

Chair Woods understood that it was not the State but a Board member and staff that requested it for these buildings to clarify the case for the Executive Office Building.

Ms. Walker noted that in the Findings of Fact for the four casitas that this body was called the Historic Design Review Board.

Mr. Rasch agreed that should be changed.

F. FINDINGS OF FACT AND CONCLUSIONS OF LAW

Case #H-11-090 616 Garcia Street

There were no changes.

Case #H-11-092 611 Garcia Street

There were no changes.

Case #H-11-111 940A E. Palace Ave.

Ms. Walker said finding #7 said, "The Board finds that the large vehicle gate that is set right at the narrow sidewalk is not harmonious to the streetscape." The Board actually said it was too close. It was not at sidewalk so that needed to be corrected. And in Conclusions of Law, it said the vehicular gate shall be set back at least 6' from the east face of the pilaster, that the vehicle gate shall be reduced in size to a maximum width of 14' and that the storage doors would be wood stained to match existing woodwork. But it didn't say what findings that were based on. She asked if they didn't need to say why the conditions were imposed.

Mr. Acton thought the findings supported that conclusion.

Ms. Walker said the only condition the findings addressed was the set back of the gate.

Mr. Katz suggested it say the Board that the reduction in width related to the setback. The Board wanted it narrower so it could be set back further without impeding it.

Ms. Walker said the storage doors color would come under some harmonious clause.

Mr. Rasch said that was in finding 8 that it complied with the applicable design standards.

Ms. Walker asked then why it was a specific phrase in the Conclusions of Law.

Mr. Rasch said he put it in because it was a specific phrase in the action of the Board.

Case #H-11-142 608 Miller Street

There were no changes.

Case #H-12-008 520 Johnson Lane

Ms. Mather referred to Finding #8 noted that the Board didn't say that the roof color was an exception as it stated here. The motion said the darker roof color could be approved by staff. So it wasn't part of the motion. She asked Mr. Rasch to look on page 15 of the notes. Dr. Kantner asked for a friendly amendment that a darker roof color could be chosen by the applicant.

Mr. Rasch understood but the Board felt the roof color was too light.

Ms. Mather said Ms. Rios added that the roof color would be Mocha Jam and that was the color they picked out. Dr. Kantner added that amendment that it could be a different color if they chose it.

Ms. Rios clarified it could be either/or.

Mr. Rasch said then he couldn't say "shall" but "may."

Ms. Walker said that # 7 said, "The Board finds that the putty colored roof is not harmonious to the color scheme of the structure." She thought that instead of being tied to the structure itself, that it was tied to the streetscape because of its possible high level of reflection.

Ms. Mather countered that that was not part of the action.

Mr. Rasch agreed. That would be a finding that would not exist. But he was okay with "may." He said that color was too white.

Chair Woods thought what was said was the high reflectivity and didn't talk about its relation to structure.

Case #H-12-012 524 Camino del Monte Sol

Mr. Katz said in Finding #8 that it was the removal of two second story windows that was not harmonious. It was not the placement but the removal of them.

Ms. Mather said that was on page 18 of the minutes. The conclusions should also be changed - the high windows on the south should be replaced, if possible - or retained. Mr. Rasch agreed.

Mr. Acton said Finding #7 confused him. There was action but there was no finding.

Mr. Rasch said he acknowledged that in his staff report. He did not get it. But the Board acknowledged that those things were given to the Board at the hearing.

Mr. Acton asked if that should be clearer in the finding.

Mr. Rasch said they had to find that the Board was given those missing items and that they met the design standards. Ms. Walker thought that was a good idea.

Case #H-12-017A 402, 406, 410 & 414 Don Gaspar Ave. and 128 & 130 S. Capitol Street

Ms. Walker said this finding had the incorrect name of the Board.

Chair Woods asked Board members to read it carefully since it was being appealed by the state.

Case #H-08-141 811 W. Alameda St. & 104 Camino del Campo

Ms. Mather said on #8, the Board concurred with the staff recommendation except for the vehicle gate widths but the width was not specified in the final conclusion. It was the pilaster that the Board wanted.

Mr. Rasch said staff recommended approval on the colors and said the vehicle gates were too wide and the conclusion was to put a pilaster between the two gates.

Ms. Mather thought the pilaster had nothing to do with the width. The Board wanted the pilaster to break up the space - to separate.

Mr. Katz said that would reduce the width.

Ms. Walker asked if in the Conclusions it should relate to harmony because it said what the conditions were but not the rationale. She asked if Mr. Rasch was saying that the findings of fact established the rationale. She didn't see that it did that.

Mr. Rasch said the finding was that the vehicular gate was too wide? He asked what the rationale was behind that. Staff didn't measure any others on the street.

Chair Woods noted that on the field trip the Board looked at several others and this one was extraordinarily long.

Mr. Rasch disagreed and said they didn't look at other gates.

Chair Woods remind him that Ms. Rios had asked if "that gate was as long at that other gate."

Ms. Rios said no and clarified that she was referring to the one on Palace.

Ms. Walker asked how they were resolving that.

Mr. Rasch thought it was in Finding #7 and in the conclusion state that the pilaster would reduce the width of the gate.

Chair Woods said actually it was to visually reduce because it broke it up.

Mr. Rasch said that would also physically reduce it. Chair Woods agreed.

Case #H-12-041 629 & 629 ½ Webber St.

Mr. Katz was confused about this one. It seemed the paragraphs were out of order.

Ms. Mather said paragraphs 6 and 7 were not part of this case but of the case on Water. Mr. Rasch agreed.

Case #H-12-043 427 W. Water Street

Ms. Walker asked if it was resolved.

Mr. Katz said adding 6 and 7 from Webber Findings would resolve it.

Case #H-12-044A 639 E. Palace Avenue

There were no changes.

Case #H-12-044B 639 E. Palace Avenue

Mr. Katz thought the Board decided that the primary façade was the south. He asked if it was the east façade.

Ms. Walker clarified that it was south and east but not the garage door. But it didn't say that in conclusions of law.

Mr. Murphey agreed it needed to say the south and east were primary.

Mr. Katz added that the door was changed.

Case #H-12-05 1557 Upper Canyon Rd.

There were no changes.

Case #H-12-046 725 Acequia Madre

Ms. Walker said she had the same question on almost all of these - the conclusions of law didn't relate back to the reason for the finding.

Chair Woods explained that it had to be stated in the motion because Mr. Rasch couldn't make it up.

Case #H-12-047 238 Rodriguez Street

There were no changes.

Case #H-12-025A 659 Garcia Street

Mr. Katz said in Finding #5 the Board concurred with staff recommendation that the proposed renovation did comply with the applicable design standards but did not concur with staff on the arched windows and found that they did comply with applicable design standards so long as the enframing of the arched windows contained an arched masonry component.

Case #H-12-095 228 E. Palace Avenue

There were no changes.

**Ms. Walker moved to approve the Findings of Fact and Conclusions of law as amended [above]
Ms. Mather seconded the motion and it passed by unanimous voice vote.**

Chair Woods told staff that the Board members had to get these before the meeting. They spent almost forty minutes on them at this meeting and getting them beforehand would make things go smoother.

G. BUSINESS FROM THE FLOOR

There was no business from the floor.

Chair Woods announced to the public that anyone disagreeing with a decision of the Board would have 15 days from the approval of the findings of fact and conclusions of law to appeal the decision to the Governing Body.

H. ACTION ITEMS

1. **Case #H-12-054. Paseo de Peralta @ Cross of the Martyrs.** Downtown & Eastside Historic district. City of Santa Fé, Public Works Dept., agent/owner, proposes to install a sidewalk and construct a retaining wall on the north side, up to 6' in height where the maximum allowable height is 4'6". A height exception is requested (Section 14-5.2 (D)(9)). (David Rasch).

This case was postponed to July 10, 2012 under Approval of Agenda

2. **Case #H-11-095. 124 E. Marcy Street.** Downtown & Eastside Historic District. Barbara Felix, agent

for Davis Select Advisors, owners, proposes to amend a previous approval to replace 13 roof-mounted mechanical units with 6 units and construct screen walls on a non-contributing commercial building. A height exception has already been approved. (David Rasch).

This case was postponed to July 10, 2012 under Approval of Agenda.

3. **Case #H-11-105B. 237 & 239 E. de Vargas Street.** Downtown & Eastside Historic District. El Castillo Retirement Residence, agent for Duty & Germanas Architects, owners, proposes to amend a previous approval to remodel a contributing property including reassessing the primary elevations, altering a shed roof to a flat roof, revising the floor plan, replacing a door with a window on a primary elevation, and requesting an exception to widen a door on a primary elevation (Section 14-5.2(D)(5)(a)(I)). (David Rasch).

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

BACKGROUND & SUMMARY:

237 and 239 East de Vargas Street are two historic structures that are separated by a common wall on one lot west of Brothers Lane. A free-standing part adobe/part wood frame garage/storage room is located at the east side of the property. The buildings are located in the Downtown & Eastside Historic District.

237 was constructed in a vernacular manner before 1912 in an "L" shaped floor plan. A pitched roof was added at an unknown date and roofing material covers over the parapet that may have brick coping.

239 was constructed in approximately 1930 on the south end of the small leg of the "L" on 237 in a vernacular manner. Character defining elements exist on the south, west, and east elevations

237 and 239 are listed as contributing and the following elevations are primary as shown on the attached floor plan, 1-9 of 15.

In the fall of 2011, the HDRB conditionally approved remodeling with additions to the building and the construction of a front yardwall with a height exception. Now, the applicant proposes to amend the previous approval to remodel the property with the following items.

1. The infilled porch on the east elevation has primary elevation number 9. The applicant has provided evidence that the porch was substantially altered in non-historic times and requests that elevation 9 be removed from the primary elevations.

If the Board accepts this evidence, then an exception is not required to alter this elevation with an addition, as proposed.

2. The principal entrance to 239, on primary elevation 6, does not meet ADA standards and will be widened. An exception is requested to widen an opening dimension on a primary elevation (Section 14-5.2(D)(5)(a)(ii)) and the exception criteria responses are at the end of this report.

3. The door to 237, on primary elevation 1, will be removed and replaced with a window. An exception is not required because the opening is not being narrowed, widened, or heightened.
4. The non-historic pitched roof on 237 will be removed and replaced with a flat roof. The parapet height will remain as on the south elevation. If brick coping is found it will be retained.
5. Alterations to the proposed new construction include more setbacks than previously approved as a result of more detailed study of interior spaces. The footprint is enlarging slightly; the Board has already granted an exception to exceed 50% of the historic footprint.

EXCEPTION TO WIDEN AN OPENING DIMENSION ON A PRIMARY ELEVATION

i. Do not damage the character of the district.

The widening of this door will not widen the existing adobe opening beyond its present width and will be done in general conformance with the predominant details throughout the rest of the building. The door itself is not historical. The result of this detail will not damage the character of the district, or for that matter, the historical status of the façade.

Staff response: Staff agrees with this response.

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

This is precisely why it is necessary to provide a wider door. ADA requirements are for public access for the handicapped. Providing just such a door will prevent any hardship or such injury to the public welfare.

Staff response: Staff agrees with this response that there is no alternative ADA-compliant entry with this floor plan.

iii. Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the Historic Districts.

The design provides code conformance which would be required by any improvements or re-use of the structure. This project actually ensures that residential use can be re-established in this historic structure.

Staff response: Staff agrees with this response.

STAFF RECOMMENDATION:

Staff recommends approval of the exception request to widen an opening in a primary elevation (Section 14-5.2(D)(5)(a)9i)). Otherwise, this application complies with Section 14-5.2(C) Regulation of Contributing Structures, (D) General Design Standards, and (E) Downtown & Eastside Historic District.

At the request of the City Attorney, Mr. Geno Zamora, this portion of the meeting minutes are transcribed verbatim.

Chair Woods: Cecilia?

Ms. Rios: David, both of these buildings are designated as contributing.

Mr. Rasch: Yes.

Ms. Rios: Are these buildings plaqued and if so, by whom?

Mr. Rasch: The Historic Santa Fé has a plaque on that structure.

Ms. Rios: On both of them or one of them?

Mr. Rasch: I believe it relates to both. There is only one plaque.

Ms. Rios: Okay. Thank you.

Chair Woods: And what has happened with the Historic Santa Fé Foundation?

Mr. Rasch: I don't know. I've heard they are looking at that status.

Ms. Walker: Thinking about removing that designation?

Mr. Rasch: Yes I think so.

Ms. Walker: Because of the changes that ...

Mr. Rasch: The actions of this Board.

Chair Woods: The actions of this Board meaning because we approved so many changes to this building and now more are being requested?

Mr. Rasch: Yes.

Chair Woods: Could the applicant come forward please and be sworn?

Ms. Mather: I have one more question.

Chair Woods: Go ahead Christine.

Ms. Mather: On number three where they would like to remove the door and replace it with a window - is that an historic door? Do they need an exception for removal of historic material?

Mr. Rasch: I think it is an historic door but we need to confirm that with the applicant.

Ms. Mather: Okay.

Ms. Rios: And one more quick question - under number one, you indicate that the porch was essentially altered in non-historic times. Do you have a date for that?

Mr. Rasch: The applicant does submit a photograph that is in your packet and I think it is from the mid 80's.

Mr. Murphey: What page?

Ms. Mather: Is it on page 20?

Mr. Rasch: Twenty - yes. It mentions 1989. In 1989 there was substantial change but the applicant is saying that it was substantial change to take away the primary elevation status of this. And that's that glassed-in porch on the east.

Chair Woods: There is an old photo shown there. Oh, it is [freelexing?] that.

Mr. Rasch: Yeah.

Chair Woods: The big difference is that windows were replaced? Or maybe that windows were replaced instead of screens?

Mr. Rasch: And the openings were narrowed a little. You notice originally that corner had maybe a three inch of wood and now it has a seven or eight inch piece of wood.

Chair Woods: Okay. Thank you. Anyone else? Michael could you come forward to be sworn in?

Mr. Boaz: Michael, please state your name and address for the record.

Mr. Duty: Michael Duty, 404 Kiva Court.

Mr. Boaz: Under penalty of perjury do you swear or affirm that the testimony you are about to give is the truth, the whole truth and nothing but the truth?

Mr. Duty: Yes, I do.

Madam Chair, members of the Board, thank you for hearing us on this. You've been very helpful on this project, as you probably remember. And so as we've proceeded to study the structure and we've proceeded to finalize schematic design and design development for the drawings on this, we've come across this list of four items that we wanted to bring to your attention. And I don't know if in order of importance.

The first thing I guess I'll talk about is the shed. The shed roof was built, as far as we know, in the eighties. It was certainly redone in 1989. The photographs that we showed you showed how the eaves had been ... had they had rebuilt the eaves of the roof and rebuilt the framing of the roof. And it's a foam roof and if so... And we talked to Mayor Valdez who had lived in the house and he confirmed that that shed roof had been added in the past because, as you well know, the roof leaked. And that was a common solution for that. Our photographs of the original building are, of course, a flat roof. And so we felt like that it was a sensible thing, since we are kind of doing a pseudo-preservation here in some respects, at least of the portion that is significant – not significant but primary façades. We felt like it would be sensible to return that portion back to the original status and go with the flat roof as it was originally built. The photographs – the best photographs we have – and David, my pages are not numbers but we have a...

Chair Woods: I guess page 15.

Mr. Rasch: It is 15.

Mr. Duty: 1989 photographs is what it says in my packet. Yeah. You can see that there was a brick coping that we assume is still under there. We don't know that because we haven't done any destructive testing but we assume the brick coping is still under there and we would like to clean it up and retain it if it's there. And you can see how they put roofing on top of

the brick coping and flashed it in with stucco and with... No, that's not it. Do you have it?

Mr. Rasch: I don't have that. It's in the packet.

Mr. Duty: Well, okay. It's this one [holding up a photograph].

Mr. Rasch: Unhuh.

Mr. Duty: So that's one thing we are requesting is to just take that shed roof off. It is actually on the back portion and wraps around a little bit on the L shape. And that was added in 1989 or just prior to 1989 because in 1989 they did a refurbishment on the house in order to sell it or put it on the market. And that's when a lot of this work was done. That request is just function of researching the history of the house.

The second item is on the enclosed porch on the east elevation. When we came before you in the beginning, that particular porch was not recommended by staff to be a primary façade. The Board added that, in my recollection, the Board added half of it to be a primary façade, if I remember correctly. David showed it on your drawing as the entire thing.

Mayor Valdez indicated to me that it had rebuilt, redone; they had put in screens and windows; reframed it and added the stucco wall. So these are some of the photographs that he supplied to me back from the 1989 period. And indeed it is easy to see how there has been some modifications to that. Our motive for asking this particular item is not entirely driven by concern over historicity of porch. In the planning of the project there was a piece of program that was fundamentally important to the operation of the memory center. And that was to have a family room. And so we actually want to build a room in that location there as shown on your plans. And the proper way to do it as far as the programming and design would be to build it essentially where that porch is. So that's why we are making a request that this be declassified as a primary elevation because primarily,

of the modifications that have been made to it over time

The third issue is the front door. This has been the front door in our original presentation and still is. The front door is new, clearly. I mean the opening is not new. The opening has been there clearly for some time. But the opening has been modified it appears. The original opening was a bit wider. And so this particular door is not wide enough to meet handicap requirements. So what we would like to do, since we don't have any other really great options and because this is the primary entry, what we'd like to do is widen it. Now we know that requires; this requires an exception, I think. Right?

Mr. Rasch: Yeah.

Mr. Duty: We know that requires an exception. The only thing I would testify to in our favor there is the adobe opening is wide enough and they have framed in over time. And I don't have an exact time on this. But they clearly framed in the jambs out of new wood and the door, itself, is new. So we would like to get it wider - up to three feet wide so that we would have handicap access.

Mr. Rasch: The photograph isn't that clear. The only way you can see that - this additional fill with wood beyond the adobe opening.

Mr. Duty: We are rather open about what we will do with the door itself. It obviously needs to be replaced and it is not historic. As a matter of fact, we have different photographs of different doors in there. This door is a very recent door. I think we would replace it in kind for lack of a better reason. But in a width that would allow handicap access.

Mr. Duty: The fourth issue is the... and this is not critical but in that particular door ... in that opening - that... Let me look at my photographs. That opening has of course been there for some time. The door itself... What we want to do is preserve it as a window without widening it or

without raising its height. And, according to the photographs I have, the door in that location was not a nine-light. We have photographs from 1989 in which it is a single lite door. And I think you will see that in your packet. We have... the door that used to be there was at more historical and probably was indeed historical in 1989. It had three or four lower panels horizontal and it had an upper single light window.

Mr. Rasch: It is page 16.

Mr. Duty: Page 16. Okay. And you will see it. And this door is much more recent. But the opening does not appear to have been changed. So what we would like to do is to preserve the opening and put in a divided light window in the place... or a single light, I guess we could go back to the original. But something in that particular location. We are showing a nine light which is what we are asking for. A nine light window without increasing the height and filling in beneath. And those are the four items we are asking for.

Chair Woods: Are there any questions?

Ms. Walker: What is width of existing entry door?

Mr. Duty: I believe it is 2' 8".

Ms. Walker: And what is required for ADA?

Mr. Duty: We use three foot. Two foot ten is technically required but that is two foot ten clear with the door open. But we are asking for a 3' door and that is typical for ADA. And we can get the three foot door in the opening - the existing adobe opening with proper framing also without disturbing the opening.

Ms. Walker: And is there any chance you could use that door? It is an attractive door. And you could pick up a ... You said it was two point eight - pick up an inch or two on each side - and just widen the wooden part of the door and keep it.

Mr. Duty: Well, that's possible. We could add onto the stiles of the door if it would be structurally sound to do so. It is as such not historical then I guess the debate would be is that the best thing to do or is it better to get a new door that matches? We could go either way.

Chair Woods: Anyone else? Yes C.

Ms. Rios: I have a question of David. David, on the enclosed porch, elevation # 9, the Board designated that as historic. The applicant is wanting us to downgrade that elevation. But that was not advertised as such.

Mr. Rasch: Yeah.

Ms. Rios: So

Mr. Rasch: Typically we do need to talk about status review in ... on a caption. But I don't think it is that important to talk about designation of primary elevations because it is part of the remodel in this case.

Mr. Duty: We are not asking to change its status, I don't think. Well, maybe we are. We are asking to change it from primary to non-primary. Because the discussion at the time we came before you before was to add that little piece of the porch as primary which came a little bit as a surprise but it wasn't a problem at the time. It's come about as an issue because we'd like to build a family center in that area and so that's why we are asking for... I guess there are two questions. Number one, can it be considered non-primary since it's been modified so much? And number two, is it okay to build what we want to build in that location?

Mr. Rasch: Typically we haven't posted primary elevation designations. The only time we list a primary elevation in the caption for publication is when we are altering them. But in practice, we haven't said we are designating primaries in a caption.

Ms. Rios: Mr. Duty indicated that only a portion of that elevation or that porch area was designated

as historic and part of it wasn't?

Mr. Rasch: I'm not familiar with that and my drawing did show the entire elevation nine as primary.

Ms. Rios: Okay. And I have a question for Mr. Duty. What is the square footage this evening that you are requesting to add to the building?

Mr. Duty: Do you mean the...

Mr. Rasch: The additional from the previous case.

Mr. Duty: We can look at the drawing. Well I can read it here. The area of new construction is 4400 square feet. Is that...

Chair Woods: No. I think she is asking... That is the total of what you have added is 4,400.

Mr. Duty: Yes Ma'am.

Ms. Rios: How much are requesting this evening?

Chair Woods: How much of that 4,400 is what you are requesting tonight by adding onto that area where the porch is?

Mr. Duty: No, everything we are requesting tonight is within the 4400 square feet. 4413 square feet is the area of the new construction. That what our plan shows tonight.

Mr. Rasch: But what is the difference between the previous approval and this?

Mr. Duty: It is something in the neighborhood of 200 square feet. That's my recollection. I don't think I have it in front of me.

Chair Woods: Christine?

Ms. Mather: Yes, I have a question for David. We are not tonight moving on an approval of the addition. We would just be deciding whether this elevation nine is primary or not. We don't have any drawings of this.

Mr. Rasch: You do have drawings.

Ms. Mather: We have elevations?

Mr. Rasch: Yes we do. If elevation 9 is primary, we are going to need an exception and it will also need to be postponed. If you do agree that it is not primary, then the addition can be part of your action.

Ms. Mather: Okay. I didn't get that part.

Chair Woods: Anyone else? Is there anyone from the public who wishes to speak concerning this project?

[There were no speakers from the public regarding this case.]

Chair Woods: Mr. Duty, I have several concerns. I believe this Board has really worked with you to make this building a reality. I think.... I am concerned we are threatening its status by all the changes and how we are engulfing this building in additions and rumor has it the Santa Fé Historic Foundation is going to de-plaque it because of what we have approved. So the ordinance is very clear that we cannot lose the status of a building. And I feel you keep coming back and you want more and you want more. And if you had brought it all to us in the beginning, I doubt you would have gotten it. So I am concerned. I am very concerned. I think you have worked hard and you've tried to respond to your clients' needs. But I think we are starting to lose it.

When you talk about restoring the historical roof, are you restoring it to the same height?

Mr. Duty: Same roof; same height.

Chair Woods: Same height.

Mr. Duty: The vigas are still there.

Chair Woods: Okay. Well that's good. I think that is a good thing. As far as this porch - I think whether we declassified it or not.... not to classify. If we change the primary elevation I still think it is a

mass and even if it wasn't a primary elevation, you would be significantly changing a mass on that part of the building. So I really don't care whether we change the primary elevation or not. I don't think we can keep adding mass and engulfing this historic structure. I don't think it was changed significantly enough that it can just be taken down and something much larger built there. This is my opinion. Let's see...

Mr. Duty: David, do you have the drawings from the last approval? Because I think we had a structure in front of them at the last approval. You are correct that we have increased it. That's the reason that I remembered.

Chair Woods: Yes, that. But now go to where you want to go.

Mr. Duty: Well, yeah. But...

Chair Woods: No. It was on the last one you did.

Ms. Walker: It was on the screen a second ago.

Mr. Duty: Yes. Go back.

Chair Woods: Okay. That's where it was. Keep going. Go back. Now look at it.

Mr. Duty: I agree with you.

Chair Woods: Point out where that little porch was. Okay.

Mr. Rasch: The width of the porch that faces the street is that. And then it goes back to...

Chair Woods: Right. And now go to what is being requested.

Mr. Rasch: And then it more than doubles the width and there is another step back to that point.

Chair Woods: And what I think we all tried to work with Michael was keeping these additions as far away from the historic massing and in the back. And when you look at that - can you go again to what is the last approval? In this - I think that is significant. And I understand the need people have but now I think we are really beginning to threaten the status of this building.

Mr. Duty: David, could you go back or go forward - I don't know, backward or forward? There was another one there that... keep going. The other way. Keep going. You were there. Slow down. There. This is an interim suggestion where we had - if you will notice the family conference room preserves a little corner of that porch. And that was something that was also considered. The reason... and that will work. The reason we went ahead and asked... it seemed like if we were asking for the removal of a primary façade, or at least classification of a primary façade then it would be the whole façade. This wall will work for us if it seems of interest to keep some indication of where the porch had been although it's been altered. By the way, I am not aware of any plaquing or any action by SHPO. You surprised me on that.

Chair Woods: Historic Santa Fé Foundation - not SHPO.

Mr. Rasch: It is on the building as a historic building.

Mr. Duty: And you have information that they are considering changing that?

Mr. Rasch: I've been told they are considering it.

Mr. Duty: Well I'm not aware of any of this. At any rate I guess I don't have anything to add to that.

Chair Woods: So I'm confused. Is this another proposal or is this wasn't something that...

Mr. Duty: This is an identical proposal with the exception of the family conference room shape.

Chair Woods: We have not approved this.

Mr. Duty: No, you have not approved it.

Chair Woods: Anyone else?

Mr. Acton: Well, I'm actually curious. You have a function in here called a quiet room at the end of that other wing. Programmatically, could that become... double up as a family conference room?

Mr. Duty: Programmatically, it cannot. The Family Conference Room, if you'll notice, is behind doors. The Family Conference Room is a space where people can visit with their family member without intrusion or involvement with ... without intruding on or being intruded upon by the activities in the rest of the center. And there is a place for residents there to gather as they will. It is not a functional space in the sense of like the family conference room is.

Chair Woods: How big was the original building before you did this? How many square feet?

Mr. Duty: The original building - we are listing the area on new renovation as almost 2700 square feet and that is a little smaller than the original building but that is approximately what the original building was - 2,700 square feet.

Chair Woods: So the original building was 2,700 square feet and you are adding an additional 4400.

Mr. Duty: Yes. In this proposal that is correct, Madam Chair.

Chair Woods: Okay. Or it was 4,200. So that's...

Mr. Duty: How much is too much?

Chair Woods: Well, I think... Because the rule says 50% more which would be a thousand square feet.

Mr. Duty: Oh, I understand that.

Chair Woods: So I think the Board is really stretched to say all right. We see what you are trying to do. We have to try to maintain this building and now you are asking for more. That is the question. Because we are... it is changing. You know, how that building turns the corner with this little mass on the end. I don't care if they change the windows or not. That is a mass and now the mass reads much differently.

Chair Woods: Anyone else?

Ms. Mather: I just wanted to say I agree that all of sudden, that whole façade then gets bumped out and hooks up with the new addition instead of the new addition being pushed back from it. So it

changes the entire feel of that entire side although most of this is pretty much hidden because of the large wall. I'm sure that was probably part of concerns of the Historic Santa Fé Foundation was the visual impact of the large wall. Anyway.

Chair Woods: Yes?

Mr. Acton: Yeah, I'm looking at the previously approved floor plan and the proposed floor plan. And I'm seeing how resident room 11 does, in fact, project further south from the existing corner of the building and would get into, as it is shown on the proposed floor plan, the portal structure. So there is a bit of mission creep that we are dealing with here. And the support for the project really was based upon your respect for the existing primary façades. You do see that façade as you are walking up and down east de Vargas. And given that you are looking across the new parking lot at it, I'm of the belief that it remains very important to this building.

Chair Woods: Do we have a motion?

Ms. Mather: Yeah. I'll go ahead. Regarding Case H 11-105B I move to approve the exception request to widen an opening in a primary elevation in order to have an ADA compliant doorway and I moved to replace in kind that door that is being removed and to remove the door to 237 which is also a primary elevation - to remove it and replace it with a 9 lite window. As part of the approval I would deny the request to change the primary elevation #9 from primary to non-primary and therefore it would require that an exception come before this Board in order to give any approval for enclosing or removing or doing whatever to this small porch. And I cite on page 4 the exception criteria have been met on the two items on primary elevation #1 and the principal entrance at 239.

Mr. Rios: The roof?

Ms. Mather: Oh. Yes. I move to approve the return of the roof to a flat roof with the condition that if any brick is found that the parapet detail be retained.

Mr. Acton: I have a...

Chair Woods: No. We need a second before we discuss. Is there a second?

Mr. Acton: Yes.

Chair Woods: Okay. Thank you. Now we can have discussion. Rad?

Mr. Acton: Okay, Madam Chair. In the photograph it looks like the brick coping, if there is any up there on top of that parapet, is going to be seriously deteriorated so there may be a threshold where it can't be preserved. So the way the motion is phrased, if there is just any brick, it has to be preserved. There is going to have to be some kind of call there so how much is enough to warrant preserving - the coping. So we might need to rephrase that.

Ms. Mather: Okay. If you discover in your investigations that there is brick coping you will either need to replace in kind or preserve what is currently there.

Chair Woods: Is there any other discussion? Yes Cecilia.

Ms. Rios: That the height of roof will remain at the existing.

Ms. Mather: Thank you.

Chair Woods: David, did you have a question?

Mr. Rasch: I suggest that the staff meet with the applicant to decide which bricks should be replaced in kind.

Ms. Mather: And work with staff on the retention of the brick.

Ms. Rios: Do we need to mention anything about the existing brick pattern as well. I would indicate that the...

Ms. Mather: I thought that meant in-kind - replacement in-kind.

Mr. Acton: The idea of trying to preserve the brick coping I think is going to create more problems. I just want everyone to be aware. If you look at the photograph, that brick coping was very close to the top of that roof.

Ms. Mather: Yes.

Mr. Acton: If they do any mechanical work on that roof it's going to need to be boxed in. If they have any insulation on that roof, that brick coping is going to plane out with the top of the exterior of the roof. That brick coping is so low; I'm concerned that you're inheriting a number of problems down the road. So, it's crept into the discussion but if you look at the photograph Mike, I think you might want to evaluate that and it might necessitate coming back before the board if you discover and you find that it just can't work for those reasons I mentioned to go with a stucco parapet.

Chair Woods: But that is not what the motion is.

Mr. Acton: I guess I'm suggesting a friendly amendment, I think.

Ms. Mather: I don't see that as an amendment. If there is a problem - If they discover brick coping and they can't replace it in-kind or repair it then they'll need to come back to the Board.

Chair Woods: C, do you have something?

Ms. Rios: I'd like another friendly amendment - no publicly visible rooftop appurtenances will be placed on this building.

Ms. Mather: Thank you.

Chair Woods: Anyone else? All in favor?

All members: Aye.

Chair Woods: Opposed? [none]

Mr. Duty: Well....

Chair Woods: We can't discuss in a motion. The motion has been made. Do you have a question?

Mr. Duty: Yes.

Chair Woods: Okay.

Mr. Duty: A clarification. We may need to look at the minutes to refresh my memory. If I remember correctly, the primary façade of the porch was one half of it. Right? Not the entire porch. I think your drawing is in error. Not that it matters a lot. But it is just a clarification. And we will then proceed with our project and preserve the porch, as I understand it. And the brick concern, I can't testify to what we will find until I find it. I'm not uncomfortable with coming back to the Board, but whatever it is - whatever works, I will point out this. It is quite high. The existing ceiling in there is about 8' 6" off the floor. The parapet you are looking at is a good 12' roughly. So even with preservation, it will be.... We'll have some height there. We do not plan on putting any mechanical equipment on that roof. It'll be on the new roof in the back.

Ms. Mather: Right. And the motion was then to either replace it in kind if it is too damaged to repair.

Mr. Duty: I understand. I just wanted to make it clear that the height issue is probably not going to be a problem.

Chair Woods: Michael, thank you very much.

Mr. Duty: Thank you.

This is the end of the verbatim transcription.

4. **Case #H-12-042A. 566 Camino del Monte Sol.** Downtown & Eastside Historic District. Architectural Alliance, Inc., agent for Lane Seliger, owner, proposes an historic status review for this non-statused building. (David Rasch).

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

BACKGROUND & SUMMARY:

566 Camino del Monte Sol, known as the Willard Nash House, is a single-family residence that was constructed by 1928 in the Spanish-Pueblo Revival style. The residence is listed as significant to the Downtown & Eastside Historic District. A free-standing studio was constructed at an unknown historic date to the west of the residence. The studio has no historic status designation.

The studio retains a north-facing large window (i.e. studio window) which may be the only elevation without alterations. Post 1962 changes include the removal of a porch or entry on the west, a large

addition on the south, and another addition to the southeast.

STAFF RECOMMENDATION:

Staff recommends non-contributing historic status for the studio due to substantial non-historic alterations.

Chair Woods asked if staff was bringing this case to the Board or the applicant.

Mr. Rasch said it was the property owner.

Present and sworn was Mr. Eric Enfield, 612 Old Santa Fé Trail, who had nothing to add to the staff report.

There were no speakers from the public regarding this case.

Ms. Mather asked Mr. Enfield to tell the Board a little about Mr. Nash's use of the studio.

Mr. Enfield didn't have any information on the use of it. He agreed with Mr. Rasch that the window looked like the only remnant left. One could see the history of different additions on it. The survey picked those up pretty well. The property might have been divided in a family transfer in the past.

Ms. Mather asked if he agreed it was non-historic and what its public visibility was.

Mr. Enfield said he did agree and the property had no public visibility.

Ms. Rios moved to approve Case #H-12-042A as recommended to be designated as non-contributing due to nonhistoric alterations. Ms. Walker seconded the motion and it passed by unanimous voice vote.

5. **Case #H-12-042B. 566 Camino del Monte Sol.** Downtown & Eastside Historic District. Architectural Alliance, Inc., agent for Lane Seliger, owner, proposes to construct a 109 sq. ft. portal on a non-contributing building. (David Rasch).

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

BACKGROUND & SUMMARY:

The studio at 566 Camino del Monte Sol is a non-contributing structure in the Downtown & Eastside Historic District. The applicant proposes to construct a portal on the front, west elevation to a height of 10' 7". The portal features stuccoed mass at the outside corner and a parapet with a step down at the south end. Also, there will be galvanized metal-covered protruding vigas and an exposed header beam. Finishes will match the existing structure.

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.

Mr. Enfield (previously sworn) had nothing to add to the staff report.

Mr. Acton noted that on the main house there was a portal with a stuccoed in corner in a square shape and it looked like Mr. Enfield referred to that when he did this portal. But the portal on the main house that was visible was about 2'x2' and this studio portal was only about 2' by 10".

Mr. Enfield agreed. It mimicked the main house but was not exactly like it. That was the east elevation. He asked if the Board wanted it at 2'.

Mr. Acton thought he could get closer to 2'. It was more than an adobe detail.

Mr. Enfield explained that they looked at the path and matched the stone edge width.

Mr. Acton referred to the other detail which was where the portal came over to the projected shed structure. He said because they were not proposing to raise the parapet it might be best to have a stucco return down to the ground under that beam in front of that addition. That might eliminate the awkward overhang if they had stucco down to the ground in front.

Chair Woods had a simpler solution - to take off the portal there and just have a drip edge there.

Mr. Enfield said the portal engaged that portal at the same plane. It was all one mass now in the same plane. So the edge of the building was carrying the beam. That would take care of it. He thought of just doing a simple wood post at the corner but the client wanted stucco on that portal. They also didn't want to reduce the width of the walkway but they could probably still have the walk way that was usable if the leg was 24" long.

Mr. Acton asked if he could get rid of the cute little step down. Mr. Enfield agreed.

Mr. Acton moved to approve Case #H-12-042B with the condition that the corner stucco post be increased in width so its dimension is 24" x 24" and the parapet extend 24" over the existing structure. Ms. Rios seconded the motion.

Ms. Walker asked why he proposed that condition.

Mr. Acton said it would be more harmonious with the main residence and comply with the historic standards in Section 14-5.2 D 9, General Design Guidelines - Height, Pitch, Scale and Massing and E, Downtown & Eastside Historic District. The motion passed by unanimous voice vote.

6. **Case #H-12-034. 202 Irvine Street.** Westside-Guadalupe Historic District. Jenkins Gavin, agent for Charles Rennick, owner, proposes to infill a portal to create a bathroom and increase a street wall to the maximum allowable wall height of 6' on a non-contributing property. (John Murphey).

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

BACKGROUND & SUMMARY:

Constructed between 1933 and 1939, 202 Irvine Street is a one-story, Spanish-Pueblo Revival-style single-family residence. When surveyed in 1985, the house was fenestrated with aluminum sliding windows; a 2006 remodeling project removed these windows and changed the primary entry from the portal at the east to an entry at the south. The house is noncontributing to the Westside-Guadalupe Historic District.

Portal Conversion

The applicant proposes to convert the aforementioned portal into a bathroom. The project will reduce the 7'-4" x 4'-2" opening on the east elevation to hold a single window. The north opening will be reduced to hold a small oval window, and the south opening completely filled in. The proposed windows are aluminum-clad units coated white to match existing windows.

Wall Increase

Because of security and privacy concerns, the applicant proposes to increase the perimeter wall height along Irvine Street to 72", achieving the maximum allowable height for the streetscape. The existing stucco-faced wall varies in height from 53" to 73." To achieve the requested increase, the applicant proposes to top the wall with a course of latilla poles. The poles will be irregularly cut at their tops with their stringers facing inward.

STAFF RECOMMENDATION:

Staff recommends approval of this application with the specified condition, as it complies with Section 14-5.2 (D)(9), General Design Standards (Height, Pitch, Scale and Massing), and (I), Westside-Guadalupe Historic District. The specified condition was that the coyote fence have irregular tops and interior stringers.

Ms. Mather asked about the oval window. Nothing in the ordinance said anything about window shape but there were not many oval windows in Santa Fé. Mr. Murphey agreed.

Ms. Rios asked what the visibility was there.

Mr. Murphey said with the coyote top it wouldn't be visible at all.

Present and sworn was Ms. Jennifer Jenkins, 130 Grant Avenue who showed a photo that gave a view of the opening from inside of the yard and then a view from the street that showed it would be invisible to

the exterior. It would have no significant impact on the elevation there.

Ms. Rios asked if the city code required a triangle view corridor when a house was on a corner like that.

Ms. Jenkins responded that John Romero said the triangle site view had already been violated by the wall so he was comfortable with what they did.

Mr. Rasch pointed out the traffic engineer's sign off on the survey sheet.

There were no speakers from the public regarding this case.

Ms. Rios moved to approve Case #H-12-034 per staff recommendations, citing that the latilla tops would be uneven and none of the wall with latilla tops would exceed 6' and approving the oval window as submitted. Ms. Mather seconded the motion and it passed by unanimous voice vote.

7. **Case #H-12-049. 616 East Alameda.** Downtown & Eastside Historic District. Praxis Architects, Inc., agent for Kevin and Linda Patrick, owners, proposes to remodel a contributing residence by replacing windows and re-stuccoing, constructing a 260 sq. ft. addition, building a separate 650 sq. ft. casita, constructing an outdoor fireplace, erecting 6' high stuccoed yardwalls with a wood gate and a 4' high stone yardwall, and constructing a pergola. (John Murphey).

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

BACKGROUND & SUMMARY:

Sitting at the end of a private dirt drive off East Alameda, the subject property is a one-story, partially adobe house dating to potentially the 19th century. Despite a large addition creating a massing change and the removal of historic windows and doors, the house is contributing to the Downtown and Eastside Historic District.

Architectural and Historical Significance

Of the early maps covering this area, the house first appears on the 1912 "King's" map as a U-shaped mass at the north end of a long-lot parcel owned by Martin Vigil y Montoya, one of many linear sub-grantee lands branching from the south side of the Santa Fé River. In form, the house reflected a typical semi-enclosed courtyard design found prominently in rural areas south and east of the Plaza. (The current owners learned from a previous owner that the house was once part of the Rodriguez family compound, and may date to the mid-19th century).

The house maintained its distinctive U-shaped form until the 1980s, at which time a major remodeling project enclosed the courtyard portion of the "U" with an addition. Above the addition was added a "monitor" fenestrated with modern clerestory windows. This project or a subsequent one replaced all the windows and doors.

Only a portion of the north and east elevations contain the original adobe walls and window openings. In staff's opinion, the house has lost a sufficient degree of historical integrity to now be considered noncontributing to the Downtown and Eastside Historic District. However, the east elevation, given its surviving window openings, is recommended the primary façade.

Project

The applicant proposes a major remodeling project. The goal of the project is to add more living space and better define the courtyard. The majority of work will happen at the non-historic, rear portion of the house and will not be visible from a public way. The work items consist of:

1. Build an approximately 260 sq. ft., 13'-10"-high master bathroom and closet addition at the southwest corner of the house. The addition will be fenestrated with aluminum clad non-divided light windows. It is designed to harmonize with the main house's architectural style. The maximum building height for the address is 14'-4."
2. Replace all c.1980s windows with aluminum clad units with divided lights; rough openings will not change.
3. Construct an approximately 653 sq. ft., 11'-1'-high standalone guesthouse at the southwest corner of the property. It will include an attached garage.
4. Build a 9'-4" wood trellis along the south face of the 1980's addition. The structure will feature squared notched beams and corbels.
5. Southeast of the trellis, construct a stucco-clad walled chimney structure. The tapered chimney will reach 10'-4" in height. It will be outlined by a 4'-high stone "garden wall" along its south and east elevations.
6. Erect a 6'-high stucco yard wall to outline the courtyard on the east side of the house. The wall will include a stepped round-arch component and a four-panel wood door.

The main house and its proposed additions and walls will be covered with El Rey "Madeira" cementitious stucco with a trowel finish. A small non-historic shed and rock structure will be demolished as part of the project.

STAFF RECOMMENDATION:

Staff recommends approval of this application, as it complies with Section 14-5.2 (D) General Design Standards and (E) Downtown and Eastside Historic District.

Chair Woods thought replacing windows that didn't meet the ordinance with new windows that didn't meet the ordinance should require an exception. Many of the windows not being replaced were not divided but she thought the replacement windows should be divided.

Mr. Murphey noted that it was a totally private way [not publicly visible].

Chair Woods asked how many of the windows were being replaced.

Mr. Murphey referred the question to the applicant.

Present and sworn was Mr. Gabriel Browne, 1012 Marquez Place, Suite 210 B, who had nothing to add to the staff report.

Ms. Mather pointed out that #2 in the staff report said they would replace windows with aluminum sliders with divided lites but the pictures didn't show divided lites.

Mr. Browne handed out drawings of the windows [attached as Exhibit A]. They would replace all to bring them in to conformance.

Mr. Rasch commented that in the code citations Old Santa Fé Style didn't refer to visibility. It was in new Santa Fé style that window divisions were for publicly visible windows.

Mr. Browne said the house was nearly invisible from any public way. It was a very modest addition to add a bath and closet. The elevations of the guest house were in the packet he handed out.

Ms. Mather asked if he had picked any colors for the new windows.

Mr. Browne said they specified a dark olive color but he did not bring a sample.

Ms. Walker asked if that was an approved color.

Ms. Brennan arrived at 7:00.

Mr. Rasch said the City didn't have a list of approved colors for windows or trim. They were working on a list of traditional colors but those wouldn't be exclusive.

Ms. Walker said stucco had a range and dark olive wouldn't be appropriate for that.

Chair Woods said they were just addressing window colors now.

Ms. Mather asked if they had a sample of La Madeira.

Mr. Murphey said it was a board-approved color. Mr. Rasch shared the color chips.

Chair Woods asked staff to make sure applicants brought color samples for their cases.

Ms. Rios asked if he would have anything visible on the roof.

Mr. Browne said he would not.

Ms. Rios asked if it was stone on the east elevation.

Mr. Browne said the lower garden wall was a field stone wall instead of stucco and taller garden wall was intended to be stucco.

Mr. Katz asked if the garage was on the property line.

Mr. Browne said it was zero on the rear property line.

Ms. Walker asked if he had the zero lot line affidavits. Mr. Browne agreed.

There were no speakers from the public regarding this case.

Mr. Acton moved to approve Case #H-12-049 as it complies with Section 14-5.2 D, General Design Standards and commended the owner for replacing the windows. Ms. Rios seconded the motion and added conditions that the windows would be true divided lites and the lower garden wall would be of field stone.

Ms. Walker said the proposal also complied with Section 14-5.2 E, Downtown and Eastside Historic District.

Chair Woods added that the motion was based on the drawings submitted at the hearing by the applicant. The motion with friendly amendments passed by unanimous voice vote.

8. **Case #H-12-050. 219 Shelby Street.** Downtown & Eastside Historic District. Michael Bodelson, agent, for TKFT, Inc., owners, proposes to remodel a two-story non-contributing commercial building by replacing doors, installing copper flashing, coping and fascia, refurbishing an overhang, replacing and stuccoing a low brick screen wall, and adding brick coping to a yardwall. (John Murphey).

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

BACKGROUND & SUMMARY:

The subject property, the former Shelby Building, is a two-story, stucco-faced commercial building situated on a long, narrow lot on the north side of Shelby Street. It is surrounded by commercial property and abuts directly to north to a three-story office building. Due to its age, it is noncontributing to the Downtown and Eastside Historic District.

Architectural and Historical Significance

The building appears to have been constructed in c.1956, occupying a once vacant lot surrounded at the time by one-story adobe homes. (The applicant claims it was originally one story and used as a room rental with a second story added later).

City directories indicate that by 1957 it contained 22 offices. These rooms were occupied by a number of businesses and professionals, including lawyers and accountants, architects, oil producers and oil shipping companies, abstract services, handwriting experts, and the Intercity Stamp Company, a purveyor of rare postage stamps.

As captured in a 1989 photograph, the building originally included an aluminum display window and aluminum stile entry door at street level. Bricks trimmed the display window sill and the wall below. At some point after 1989, this window changed to an ersatz Santa Fe-style door framed by fixed windows. Most likely around the same time, the small overhang above the entry and its balustrade were removed. The only stylistic element surviving from the 1950s is the decorative brick grille encasing the stairwell window and the brick cornice.

Staff's opinion is the building lost its historical integrity after 1989 and, therefore would not be eligible as a contributing structure to the Downtown and Eastside Historic District.

Project

In October 2011, the applicant received administrative approval to re-stucco and repaint the building and remove the concrete sidewalk and replace it with brick pavers. The applicant continued to do more work than approved. These additional work items are itemized in the applicant's letter.

The applicant is now seeking approval for the additional work. Summarized in brief, these include:

1. Removal of original aluminum stile door;
2. Replacement of non-original door;
3. Reconstruction of entry overhang;
4. Addition of copper cladding at fascia, window sills (throughout building), and light fixture casings;
5. Removal of short brick screen;
6. Addition of brick coping along south property wall; and
7. Addition of steel protective rail along south property wall.

The introduction of copper cladding at the fascia and window sills has somewhat altered the appearance of the original commercial design. However, much of this design was lost with the post-1989 remodeling of the Shelby Street façade.

To mitigate the non-approved work, the applicant has suggested a number of modifications, including painting the copper cladding elements and the street-level door and window surrounds.

Staff recommends approving the application with the condition that the copper elements are treated in some fashion to make them more harmonious to the style of the building and the historic district.

STAFF RECOMMENDATION:

Staff recommends approval of this application with the specified condition, as it complies with Section 14-

5.2 (D)(9), General Design Standards (Height, Pitch, Scale and Massing), and (E), Downtown and Eastside Historic District.

Present and sworn was Mr. Michael Bodelson, 11 East Wildflower Drive, who had nothing to add to staff report.

Mr. Acton was confused that the copper flashing was considered discordant with the streetscape. Galvanized was the old world approach but copper seemed like an improvement - more natural, weatherproof and would patina on its own.

Mr. Murphey agreed except for the concrete window sills which did change the appearance of the building. The copper was a little flashy right now. He knew it would darken in the future and thought they should use something to encourage it to darken sooner.

Mr. Acton had looked at it and thought the patina was going along nicely. He asked for an explanation about the sills.

Mr. Murphey said the sills were cast concrete with copper slipped over them.

Ms. Walker asked if Mr. Bodelson was attempting to change the west façade at the southwest end with the grille.

Mr. Bodelson said the brick grille was repeated across the street. Originally the owners were talking about replacing it with something copper but he suggested that they keep it. It was one of the few elements that revealed its age and it was integrated well into that façade.

There were no speakers from the public regarding this case.

Mr. Katz moved to approve Case #H-12-050 as submitted. Mr. Acton seconded the motion and it passed by unanimous voice vote.

9. **Case #H-12-051, 711 Don Cubero Alley.** Don Gaspar Area Historic District. Lynn Kingsbury, agent/owner, proposes to construct two 1,016 sq. ft. residences to a height of 14'6" where the maximum allowable height is 15'5" and yardwalls up to the maximum allowable height of 5'5" along the street frontage and 6' on a side lot line. (David Rasch).

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

BACKGROUND & SUMMARY:

711 Don Cubero Alley is a vacant lot beside a non-contributing residential building. The property is located at the west edge of the Don Gaspar Area Historic District.

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

1. Two attached 1,016 square foot residential units will be constructed to a maximum height of 14' 6" where the maximum allowable height is 15' 5". The building is designed in a simplified Spanish-Pueblo Revival style with stepped room-block massing, rounded edges and corners, and exposed wooden headers and vigas posts at the portals. Windows and doors will have true divided lites. Roof-mounted solar collectors will be screened by parapets. Stucco will be cementitious "Cottonwood", window and door trim will be metal clad in white, and exposed wooden elements will be stained.
2. Yardwalls and fences will be constructed at the front west lotline and along the south side lotline. The stuccoed yardwalls in the front will be 3' high where the driveway visibility standards apply and elsewhere to the maximum allowable height of 5' 5". A coyote fence with stuccoed pilasters will be constructed along the south lotline to the maximum allowable height of 6'. Wooden board pedestrian gates will be installed.

STAFF RECOMMENDATION:

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

Present and sworn was Ms. Lynn Kingsbury, 711 Don Cubero Alley, who had nothing to add to the staff report.

Ms. Rios said the Board suggested that coyote fences have uneven tops.

Ms. Kingsbury agreed to have uneven tops.

Ms. Mather asked if the project had any skylights.

Ms. Kingsbury said there were skylights but would not be seen from the alley.

Ms. Rios asked if she was proposing any exterior light fixtures.

Ms. Kingsbury said it would have exterior light fixtures that would comply with the night sky ordinance. They would be like the ones she used last time that were approved by the Board.

Ms. Walker said the coyote was six feet high and that meant the highest point couldn't exceed six feet.

Mr. Acton asked if the solar collectors were low profile.

Ms. Kingsbury agreed. They were PV panels 14" high and they were shown on one of the plans.

Mr. Rasch pointed them out.

There were no speakers from the public regarding this case.

Ms. Mather moved to approve Case #H-12-051 per staff recommendations with conditions that the coyote fence have uneven tops no higher than 6', no visible rooftop appurtenances and light fixtures to be submitted to staff for review and approval. Ms. Walker seconded the motion and it passed by unanimous voice vote.

I. MATTERS FROM THE BOARD

Ms. Walker asked Mr. Rasch if he could reduce his statement about windows in old Santa Fé style and new Santa Fé style to a single paragraph for the Board. Mr. Rasch agreed.

Ms. Walker asked when they would see a draft of the new Historic Ordinance that was completed in December.

Mr. Rasch said Greg Smith has to now write in all the comments and then the committee would meet again.

Chair Woods asked if there were any findings to sign. That puts the people off a lot.

Mr. Rasch said permits would be issued two weeks after approval regardless of when they were signed.

Ms. Brennan explained that if the Board approved them as amended they were approved at that time because it was on the record.

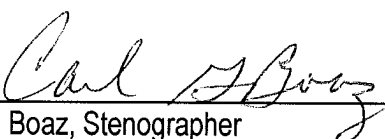
J. ADJOURNMENT

The meeting was adjourned at 7:20 p.m.

Approved by:

Sharon Woods, Chair

Submitted by:



Carl Boaz, Stenographer