



Agenda

DATE 11/20/12 TIME 8:20

PREPARED BY Camilla Vigil

RECEIVED BY [Signature]

HISTORIC DISTRICTS REVIEW BOARD FIELD TRIP

TUESDAY, November 27, 2012 at 12:00 NOON

HISTORIC PRESERVATION DIVISION, 2nd FLOOR CITY HALL

HISTORIC DISTRICTS REVIEW BOARD HEARING

TUESDAY, November 27, 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

E. COMMUNICATIONS

F. FINDINGS OF FACT & CONCLUSIONS OF LAW

G. BUSINESS FROM THE FLOOR

H. ACTION ITEMS

1. Case #H-11-051. 250 E. Alameda. Downtown & Eastside Historic District. Duty & Germanas Architects, agent for El Castillo Retirement Residences owners, proposes to amend a previous approval to construct a 5,370 sq. ft. addition on a non-contributing property and proposes additional remodeling. (David Rasch).
2. Case #H-11-071. 548 E. Garcia Street. Downtown & Eastside Historic District. Joseph Feyas, agent for Ann Ash, owner, proposes to amend a previous Board approval with a proposal to construct a trellis, repair a storage shed, replace a driveway gate, and install landscaping at this non-contributing residence. (David Rasch).
3. Case #H-11-089. 420 Arroyo Tenorio. Downtown & Eastside Historic District. Tim Curry/Design Solutions, agent for Andrew Beagle and Doug Key, owners, proposes to amend a previous approval to construct two gates by constructing a trellis to 11'8" high and partially infilling the yardwall opening. (David Rasch).
4. Case #H-12-090. 435 San Antonio Street. Downtown & Eastside Historic District. Estevan Trujillo, agent for Steve & Marla Karmesin, owners, propose to construct a 11'6" high trellis/carport structure where the allowable height is 15', reconstruct a yardwall, install a gate, and make landscaping improvements at this non-contributing residence. (John Murphey).
5. Case #H-12-092. 530 E. Alameda. Downtown & Eastside Historic District. Liaison Planning, agent for Jay Parks, owner, proposes to construct a 1,146 sq. ft., one story, single family Spanish-Pueblo Revival style residence at this property. (John Murphey).

6. Case #H-12-093. 602B & 610C Canyon Road. Downtown & Eastside Historic District. Liaison Planning, agent for Joey Hamilton and James Sterling, owners, proposes to construct a 468 sq. ft. addition, enlarge an outdoor dining enclave, build a pergola, relocate a coyote fence, build a trash enclosure, and install an air conditioner at these non-contributing residences. (John Murphey).
7. Case #H-12-091. 326 Delgado Street. Downtown & Eastside Historic District. Karen Powelson, agent for Pat Hall, owner, proposes to change windows and doors of a contributing garage. an exception is requested to remove historic material (Section 14-5.2(D)(1)(a)). (John Murphey).

I. MATTERS FROM THE BOARD

J. ADJOURNMENT

Cases on this agenda may be postponed to a later date by the Historic Districts Review Board at the noticed meeting. Please contact the Historic Preservation Division at 955-6605 for more information regarding cases on this agenda.

Persons with disabilities in need of accommodation 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. Persons who wish to attend the Historic Districts Review Board Field Trip must notify the Historic Preservation Division by 9:00 am on the date of the Field Trip.



Agenda

CITY CLERK'S OFFICE

DATE 11-19-12 TIME 2:30am

SERVED BY Carroll V. [Signature]

RECEIVED BY [Signature]

HISTORIC DISTRICTS REVIEW BOARD FIELD TRIP

TUESDAY, November 27, 2012 at 12:00 NOON

HISTORIC PRESERVATION DIVISION, 2nd FLOOR CITY HALL

HISTORIC DISTRICTS REVIEW BOARD HEARING

TUESDAY, November 27, 2012 at 5:30 P.M.

SANTA FE COMMUNITY CONVENTION CENTER

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:
- E. COMMUNICATIONS
- F. FINDINGS OF FACT & CONCLUSIONS OF LAW

Case #H-11-055 1047 A Camino San Acacio
Case #H-11-117 621 Old Santa Fe Trail
Case #H-12-084 447 Cerrillos Road
Case #H-12-086 523 Calle Corvo

Case #H-12-087 1299 Canyon Road
Case #H-12-089 613 W. San Francisco St.
Case #H-12-088 719 Gildersleeve Street

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

1. Case #H-11-051. 250 E. Alameda. Downtown & Eastside Historic District. Duty & Germanas Architects, agent for El Castillo Retirement Residences owners, proposes to amend a previous approval to construct a 5,370 sq. ft. addition on a non-contributing property and proposes additional remodeling. (David Rasch).
2. Case #H-11-071. 548 E. Garcia Street. Downtown & Eastside Historic District. Joseph Feyas, agent for Ann Ash, owner, proposes to amend a previous Board approval with a proposal to construct a trellis, repair a storage shed, replace a driveway gate, and install landscaping at this non-contributing residence. (David Rasch).
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4. Case #H-12-090. 435 San Antonio Street. Downtown & Eastside Historic District. Estevan Trujillo, agent for Steve & Marla Karmesin, owners, propose to contrast a 11'6" high trellis/carport structure where the allowable height is 15', reconstruct a yardwall, install a gate, and make landscaping improvements at this non-contributing residence. (John Murphey).

5. Case #H-12-092. 530 E. Alameda. Downtown & Eastside Historic District. Liaison Planning, agent for Jay Parks, owner, proposes to construct a 1,146 sq. ft., one story, single family Spanish-Pueblo Revival style residence at this property. (John Murphey).
6. Case #H-12-093. 602B & 610C Canyon Road. Downtown & Eastside Historic District. Liaison Planning, agent for Joey Hamilton and James Sterling, owners, proposes to construct a 468 sq. ft. addition, enlarge an outdoor dining enclave, build a pergola, relocate a coyote fence, build a trash enclosure, and install an air conditioner at these non-contributing residences. (John Murphey).
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Agenda

CITY CLERK'S OFFICE

DATE 11-8-12 TIME 9:50am

SERVEL BY Carmelle Vies

RECEIVED BY [Signature]

HISTORIC DISTRICTS REVIEW BOARD FIELD TRIP

TUESDAY, November 27, 2012 at 12:00 NOON

HISTORIC PRESERVATION DIVISION, 2nd FLOOR CITY HALL

HISTORIC DISTRICTS REVIEW BOARD HEARING

TUESDAY, November 27, 2012 at 5:30 P.M.

SANTA FE COMMUNITY CONVENTION CENTER

CITY COUNCIL CHAMBERS

- A. CALL TO ORDER
- B. ROLL CALL
- C. APPROVAL OF AGENDA
- D. APPROVAL OF MINUTES: November 13, 2012
- E. COMMUNICATIONS
- F. FINDINGS OF FACT & CONCLUSIONS OF LAW

Case #H-11-051 250 E. Alameda
Case #H-11-055 1047 A Camino San Acacio
Case #H-11-089 420 Arroyo Tenorio
Case #H-11-117 621 Old Santa Fe Trail
Case #H-12-077 1148 Camino San Acacio

Case #H-12-084 447 Cerrillos Road
Case #H-12-086 523 Calle Corvo
Case #H-12-087 1299 Canyon Road
Case #H-12-089 613 W. San Francisco St.
Case #H-12-088 719 Gildersleeve Street

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

1. Case #H-11-051, 250 E. Alameda. Downtown & Eastside Historic District. Duty & Germanas Architects, agent for El Castillo Retirement Residences owners, proposes to amend a previous approval to construct a 5,370 sq. ft. addition on a non-contributing property and proposes additional remodeling. (REHEARING). (David Rasch).
2. Case #H-11-055, 1047 A Camino San Acacio. Downtown & Eastside Historic District. Richard Martinez, agent for Christopher Boghm, owner, proposes to demolish a 313 sq. ft. carport and construct 1,372 sq. ft. of roofed additions to match existing height, 105 sq. ft. of portals, and a yardwall with pedestrian gate on a non-contributing property. (David Rasch).
3. Case #H-11-071, 548 E. Garcia Street. Downtown & Eastside Historic District. Joseph Feyas, agent for Ann Ash, owner, proposes to amend a previous Board approval with a proposal to construct a trellis, repair a storage shed, replace a driveway gate, and install landscaping at this non-contributing residence. (David Rasch).
4. Case #H-11-089, 420 Arroyo Tenorio. Downtown & Eastside Historic District. Tim Curry/Design Solutions, agent for Andrew Beagle and Doug Key, owners, proposes to amend a previous approval to construct two gates by constructing a trellis to 11'8" high and partially infilling the yardwall opening. (David Rasch).

5. Case #H-11-117. 621 Old Santa Fe Trail. Downtown & Eastside Historic District. Wayne Lloyd, agent for David Lamb, owner, proposes to amend a previous approval to remodel a non-contributing commercial building. (David Rasch).
6. Case #H-12-077. 1148 Camino San Acacio. Downtown & Eastside Historic District. Greg and Kay Crouch, owners, propose to remove approximately 25' of stone retaining street wall and lower another section of the same wall to create two parking spaces in front of this noncontributing house. An exception is requested to remove historic material (Section 14-5.2 (D)(1)(a)). (John Murphey).
7. Case #H-12-090. 435 San Antonio Street. Downtown & Eastside Historic District. Estevan Trujillo, agent for Steve & Marla Karmesin, owners, propose to construct a 11'6" high trellis/carport structure where the allowable height is 15', reconstruct a yardwall, install a gate, and make landscaping improvements at this non-contributing residence. (John Murphey).
8. Case #H-12-092. 530 E. Alameda. Downtown & Eastside Historic District. Liaison Planning, agent for Jay Parks, owner, proposes to construct a 1,146 sq. ft., one story, single family Spanish-Pueblo Revival style residence at this property. (John Murphey).
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10. Case #H-12-091. 326 Delgado Street. Downtown & Eastside Historic District. Karen Powelson, agent for Pat Hall, owner, proposes to change windows and doors of a contributing garage. an exception is requested to remove historic material (Section 14-5.2(D)(1)(a)). (John Murphey).

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SUMMARY INDEX
HISTORIC DISTRICTS REVIEW BOARD
November 27, 2012

ITEM	ACTION TAKEN	PAGE(S)
Approval of Agenda	Approved as amended	1-2
Approval of Minutes	None	2
Communications	Reported	2
Findings of Fact & Conclusions of Law	None	2
Business from the Floor	None	2
Action Items		
1. <u>Case #H 11-051</u> 250 East Alameda	Approved with conditions	2,18-20
2. <u>Case #H-11-071</u> 548 E. Garcia	Partially approved	2-5
3. <u>Case #H-11-089</u> 420 Arroyo Tenorio	Denied	5-8
4. <u>Case #H-12-090</u> 435 San Antonio	Postponed to January	8-12
5. <u>Case #H-12-092</u> 530 East Alameda	Postponed to Dec 11	12
6. <u>Case #H-12-093</u> 602B & 610C Canyon Road	Approved with conditions	12-14
7. <u>Case #H-12-091</u> 326 Delgado	Partially Approved	14-18
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Adjournment	Adjourned at 7:11 p.m.	20

MINUTES OF THE
CITY OF SANTA FÉ
HISTORIC DISTRICTS REVIEW BOARD

November 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
Dr. John Kantner
Mr. Frank Katz
Ms. Christine Mather
Ms. Karen Walker

MEMBERS ABSENT:

OTHERS PRESENT:

Mr. David Rasch, Historic Planner Supervisor
Mr. John Murphey, Senior Historic Planner
Ms. Kelley Brennan, Assistant 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 announced that Case #H-12-092 was postponed by the applicant to December 11th meeting.

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

D. APPROVAL OF MINUTES: NONE

E. COMMUNICATIONS

Mr. Rasch asked who would be attending the December 11 HDRB meeting. Five members raised their hands.

F. FINDINGS OF FACT AND CONCLUSIONS OF LAW

There were no findings of fact or conclusions of law.

G. BUSINESS FROM THE FLOOR

There was no business from the floor.

Chair Woods announced to the public that anyone wishing to appeal a decision of the Board could file the appeal to the Governing Body within fifteen days after date of the approval of the Findings of Fact and Conclusions of Law.

H. ACTION ITEMS

1. **Case #H-11-051. 250 E. Alameda.** Downtown & Eastside Historic District. Duty & Germanas Architects, agent for El Castillo Retirement Residences, owners, proposes to amend a previous approval to construct a 5,370 sq. ft. addition on a non-contributing property and proposes additional remodeling. (David Rasch)

The applicant for this case was not present.

Dr. Kantner moved to table this case to the end of the agenda. Ms. Mather seconded the motion and it passed by unanimous voice vote.

2. **Case #H-12-071 548 E. Garcia Street.** Downtown & Eastside Historic District. Joseph Feyas, agent for Ann Ash, owner, proposes to amend a previous Board approval with a proposal to construct a trellis, repair a storage shed, replace a driveway gate, and install landscaping at this non-contributing residence. (David Rasch).

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

BACKGROUND & SUMMARY:

538 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.

In 2011, the HDRB approved a request to remodel the property including the construction of a portal on the rear west elevation. Now, the applicant proposes to amend the previous approval with the following five items.

1. An existing 207 square foot non-historic shed will be remodeled to enclose a larger part of the footprint. The existing shed roof with a deep overhang on the east elevation will not be changed. The entry door will be enlarged and moved to the south on the east elevation. The color of the metal standing seam roof was not submitted and the stucco will match the adjacent guest house.

Zoning determined that this part needs to be postponed for now. So this item was removed from his report.

2. The previously approved rear portal will have storm shutters installed on the west and south elevations. The white-painted wooden shutters will have true-divided lites. A pedestrian door on the west elevation is not proposed.
3. An existing metal vehicular gate will be removed and replaced with a white painted wooden bi-leaf gate on a metal frame. There are openings in the top quarter of the gates.
4. A trellis will be constructed around a yard sculpture at 7' high x 10' wide x 10' deep. Decorative corbel ends are proposed at each side.
5. Brick pavers and asphalt will replace gravel in the driveway and walkways.

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 with the condition that the shed remodel would come back later.

Ms. Rios asked if the project would be visible from Garcia Street.

Mr. Rasch thought one might see the vehicle gate and just the top of the trellis.

Ms. Mather was confused about the fill in of the portal. Mr. Rasch referred to them as wooden shutters with true divided lights.

Mr. Rasch explained that they would be removable windows for summertime.

Ms. Walker asked how the new vehicular gate compared in height with the existing gate.

Mr. Rasch suggested she ask the applicant.

Chair Woods asked if elimination of #1 should be stated in the motion.

Ms. Brennan said the Board should either postpone it or defer it to staff for approval and it didn't need a separate motion.

Chair Woods asked if the portal at 10' deep was shown in the illustration. On page 20 it just looked like a flat thing behind the Buddha.

Present and sworn was Mr. Joseph Feyas, 845 Camino Francisco, who said the staff report was correct. The new gate would be slightly lower by inches.

Chair Woods asked why he said the portal was 10' deep.

Mr. Feyas said he meant ten feet wide. The Buddha sits back in it. It was U shaped.

Chair Woods asked if it was 7' high. Mr. Feyas agreed.

Mr. Feyas said no one could see it because the street was below and the gate was almost six feet tall.

Ms. Mather asked him to describe the new driveway and walkways.

Mr. Feyas said they would be brick - a running bond. There was a common driveway behind it. They would remove the asphalt of the neighbor's drive and put in brick.

Mr. Rasch clarified gate heights from page 19. The existing gate was 72" and proposed was 63"

Ms. Mather asked if they would replace light fixtures on the side of the gate. Mr. Feyas said no.

PUBLIC COMMENT

Present and sworn was Mr. David McNeese, 546 and 550 Garcia (to the west of the subject property) who asked if where they would tear out the pavement and put in the brick whether that would leave the existing pavement in the common drive for properties in the back or if it would stop there. If it was going to affect the back properties, then he would request that the grade be lowered because as you approach the street there was a rather large dip.

Chair Woods clarified that was not something within the Board's jurisdiction but the applicant could address it.

Mr. Feyas said the brick would be on her property and not on the common driveway. The big dip was there but this project would not affect that part at all.

Chair Woods suggested he check it out to see if it was designated as a common driveway.

Mr. Feyas added that it would have a clean cut at her property line.

Chair Woods advised the neighbor to address his concern with the Building Division.

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

Ms. Rios moved to approve Case #H-12-071 per staff recommendations and indicating that part #1 of the proposal was postponed to another date not certain. Ms. Walker seconded the motion and it passed by unanimous voice vote.

3. **Case #H-11-089. 420 Arroyo Tenorio.** Downtown & Eastside Historic District. Tim Curry/Design Solutions, agent for Andrew Beagle and Doug Key, owners, proposes to amend a previous approval to construct two gates by constructing a trellis to 11'8" high and partially infilling the yardwall opening. (Mr. Rasch Rasch).

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

BACKGROUND & SUMMARY:

420 Arroyo Tenorio is a single-family residence that was constructed in a vernacular manner in the late 1930s. The building was recently remodeled in the Territorial Revival style and it is listed as non-contributing to the Downtown & Eastside Historic District.

On August 23, 2011, the HDRB conditionally approved a remodeling of the property including the construction of an 18' wide steel vehicular gate and a 2' 6" wide steel pedestrian gate with the remainder of an existing yardwall filled in with stuccoed yardwall and the replacement of a coyote fence utility pole enclosure with a wooden door enclosure.

On April 10, 2012, the HDRB conditionally approved an amendment to the remodeling project including an increase to the dimensions of a vehicular gate and a pedestrian gate at the front of the property.

Now, the applicant proposes to amend the previous amendment by deleting the gates and constructing a, 11' 8" high trellis over the entrance to the property and narrowing the wall opening by constructing a stuccoed yardwall at the west side of the opening that matches the wall height of approximately 5' 11.6" on the east side of the opening.

The trellis features a massive 10" x 14" wooden beam with carved ends that projects 3' 6" out from stuccoed pilasters at each side. Metal-lined planter boxes on top intend to be filled with lace vine that will cover the trellis over time. Two sconces are shown on the front of the pilasters, but details of design,

colors, and materials were not provided.

STAFF RECOMMENDATION:

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

Ms. Mather noted the descriptor “massive” was used for the beam. It was a low lying area and things were small. So she asked whether this arrangement would harmonize with that streetscape.

Mr. Rasch agreed that arches were not common over vehicular gates. It was pretty massive and it was also two vehicles wide.

Mr. Acton thought it looked like more than one beam because of the overhang of the trellis. That was 7' of material. It looked like three massive beams there.

Present and sworn was Mr. Tim Curry, 608 Ridgepoint, who said there was an overhang on either side of the pilasters and that enabled them to get a corbel in on each side. It was difficult because they had two property owners accessing the property. That was why he had been here three times requesting an entry gate. The owner wanted some type of buffer between the street and the parking area.

The owners came up with an interesting solution. There was a silver lace vine on the west side that completely took over the telephone pole and wall on the west and they felt if they could develop a structure and have planters in the trellis and irrigate it that within a short period they would have a completely green archway to allow some measure of privacy and some definition of entrance into the property.

Mr. Acton said the structure really projected far up above the wall and other structures. He asked if they wanted to have a UPS truck go in there.

Mr. Curry said it was a question of proportion. They could lower it. It was not easy to get into the property so they decided to forget about the metal gates. The height was discretionary. It would be a stretch for a moving van to pull in so they could lower it a foot or two. He previously drew it lower. But because it was 18' wide it looked kind of squat. The silver lace would take it over and hang over it.

Mr. Acton didn't agree it would be squat.

Chair Woods asked how high it was now.

Mr. Curry said it was 10' high and using a large beam just because of 18' span. He felt it would look better if it was a little larger.

Ms. Rios was grateful they were not doing the gates. The street was narrow. But this was overwhelming. She asked how wide the opening was.

Mr. Rasch said it was 20' wide.

Mr. Curry shared a sketch with the Board [attached as Exhibit 1].

Mr. Rasch said the whole arch was approximately 38'.

Ms. Rios asked why the neighbors needed it.

Mr. Curry said there were two of them and one wanted a gate. The other owner was agreeable to this idea. As they staked it out, he started having reservations about a gate. Ultimately the owner of the adjacent property felt they would not be able to accommodate parking with the motorized gate. There were limiting factors on how wide it could be. The owner wanted to explore other options.

Ms. Rios asked if they were doing this just to define the entrance.

Mr. Curry agreed. It was also to screen the parking area behind the walls on either side. It initially started as a privacy issue and evolved to defining the opening. There was a lot of pedestrian traffic on Tenorio. There wasn't any definition between that street and parking.

Ms. Rios asked if the project not only included pilasters but also more wall.

Mr. Curry agreed and on the west side they were removing about four feet of the wall.

Ms. Walker thanked him for the drawing. It made the pilasters look overwhelming. She asked if he could make those more graceful.

Mr. Curry agreed they could scale them down.

PUBLIC COMMENT

Present and sworn was Ms. Stefanie Beninato, PO Box 1061, Santa Fé, who was opposed to the massiveness of the project. It was a small street and things were set back. Silver Lace wouldn't make it look lower. She had seen on doorways a round arch with vegetation but this seemed to be overkill and ostentatious. One other way was on the E. Alameda at Escondido that was red tagged at one point. This was much more massive and visible and there was nothing like it.

Ms. Mather agreed with Ms. Beninato. It was out of proportion to the street and the buildings behind it and didn't fit in with those buildings. She appreciated the desire to mask the parking and it could have modest pilasters but the beam swamped the whole project.

Mr. Acton was concerned that it looked almost of a commercial scale and out of scale with the neighborhood. He suggested decreasing the saw teeth of the opening, lower the pilasters and taper them; using two beams instead of three and decreasing it to a neighborhood scale.

Chair Woods considered it very similar to the Hotel Santa Fé entrance and didn't believe it conformed to the ordinance. She disagreed with the staff recommendation. If the goal was to block the parking the

beam didn't help with that. If it was just thickened pilasters and no overhang, it would still hide the cars. In the years she had served on the Board, she had always cautioned against using plantings or vegetation to screen something.

Ms. Mather moved to deny Case #H-12-089 on the basis that it was not harmonious with the streetscape and did not comply with Section 14-5.2(D)(9) General Design Standards, Height, Pitch, Scale and Massing. Dr. Kantner seconded the motion and it passed by unanimous voice vote.

4. **Case #H-12-090. 435 San Antonio Street** Downtown & Eastside Historic District. Estevan Trujillo, agent for Steve & Marla Karmesin, owners, propose to contrast an 11'6" high trellis/carport structure where the allowable height is 15', reconstruct a yardwall, install a gate, and make landscaping improvements at this non-contributing residence. (John Murphey).

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

BACKGROUND AND SUMMARY:

With its original construction dating to c.1935, 435 San Antonio is a roughly L-plan, single-story residence that has evolved over the years with additions and changes in architectural style. Today, it exhibits a vaguely Territorial Revival façade along its front, west elevation on San Antonio. The rear of the house faces onto San Pasqual. It is noncontributing to the Downtown and Eastside Historic District.

Project

The applicant proposes a remodeling project along both the front and back of the house. The project includes the following items:

East Elevation- San Pasqual

Trellis

At the rear of the property, erect an 11'-6"-high (where the maximum allowable height is 15'-0") steel trellis structure over an existing two-car parking space. The structure will be supported by four rusted steel poles, which will be fashioned with perforations to encourage climbing vines. It will be roofed with "wild" vigas, and in the architect's vision, will take on the appearance of a Native American corn dryer.

Fence/Gates

The architect proposes replacing the existing coyote fence, making up of the west elevation of the parking space with a 4" rusted-steel frame holding horizontal weathered wood planks. The same treatment is proposed for a new gate to be cut in the existing yard wall south of the parking structure. Both the proposed fence and gate will match the height of the existing stucco-clad yardwall. A separate new gate is proposed along the southeast yardwall. A double gate design, it, too, will be of weathered planks and will be used to access trash and recycling containers.

West Elevation- San Antonio

The project proposes to alter the existing street wall by removing its rounded steps—an element indicative of the Spanish-Pueblo Revival style—and establishing a straight wall capped with a brick course. The intention of this treatment is to make the wall harmonize more closely with the evolving Territorial Revival style of the home.

At the present street entry—a small gap with a wood gate at the same height as the wall—is proposed two muscular brick-capped pilasters. In between would be a door made of the same weathered wood boards as proposed at the back of the house.

The entry will be approached by stone steps illuminated by hidden LED lights.

Landscaping

A number of landscaping improvements are proposed for the interior courtyard. These include a flagstone path, an unspecified water feature, relocated trees, and a 5'-5"-high gabion wall with a ventless fireplace insert. These are listed in the applicant's letter and categorized as being not visible from the street, but not much detail is provided. The Board may wish ask for specific information on these proposed landscape improvements and their potential public visibility.

STAFF RECOMMENDATION:

Staff recommends approval, pending more detail on the proposed landscaping improvements, of this application, 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.

Ms. Rios asked if the steel trellis was appropriate according to the ordinance and if the material was appropriate.

Mr. Murphey said this proposed green (vegetation) like the last case. He thought steel was compatible but maybe the design was in question.

Ms. Mather was concerned about the wavy boards and asked if that was harmonious with the streetscape.

Mr. Murphey said it was like barn wood which the Board had approved before.

Ms. Mather was curious about the "muscular" description for the pilasters. They looked out of proportion.

Mr. Murphey agreed they looked out of proportion.

Mr. Rasch thought the width was 3' 5½" in one direction. 6' 5" was the height.

Present and sworn was Mr. Estevan Trujillo, 523½ W San Francisco, who clarified the columns for the trellis. He said they were not very muscular. It was to create a structure for plants to grow on and shade for cars underneath. It was a very light structure and intended to be light.

Ms. Walker said barn wood was typically found in more rural areas of the district and the scale was out of sync. This was a street-friendly area.

Mr. Trujillo said there were other elements he could substitute and would have to investigate and propose one to the clients. They could use steel or keep the latillas they had.

Ms. Walker asked about the pilasters.

Mr. Trujillo said the design had evolved. The steps were not very balanced and they talked about making them an equal height when stepping on them and then the pilasters came up and then the gate. It would give them a little more privacy and make the mail box part of the pilasters.

Ms. Walker commented there were four homes on the other side of the street and all were open to the neighborhood with little picket fences. Only two or three on the street had any walls.

Mr. Trujillo thought they were keeping a low profile all around with just the added brick top. The wall steps up as the grade slopes up. They were not obstructing a lot of visibility there.

Ms. Walker thought the block in front just didn't seem to fit.

PUBLIC COMMENT

Ms. Beninato (previously sworn) agreed with the Board's comments. This gate and pilaster interfered with the view of the historic primary structure. It didn't fit in. She was also concerned with the steel structure for parking. The ordinance said structures must be 80% adobe or adobe looking and didn't say anything about using vegetation. This would be the beginning of incremental creeping up.

Present and sworn was Ms. Elena Markel, 115 Valencia Street, who said she was a landscape architect working with Mr. Trujillo and not completely familiar with the carport issue but thought the structure was lighter than most carports in the City. The front wall was already there and he was only adding 3" of brick coping to give it a more Territorial effect on the street. There was a brick coping on the house. There were already two pilasters close to the same proportion to which he was just adding some verticality. Presently there was a solid white fence that was Victorian in style with no historic context to the neighborhood so an older style gate would be more appropriate. Those things should be taken in context. We were only altering mildly to the street. There were actually a lot of walls on the street and some just had a 3' picket fence on the street perhaps but also had big 6' solid walls set back so you couldn't see the houses. So she understood what the Board was saying.

Chair Woods clarified that she was not speaking as a member of the public but as part of the applicant team.

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

Mr. Katz asked where there was brick coping on the building.

Mr. Trujillo corrected her statement and said the brick was just along the steps leading up to the house. He wanted to bring that brick element into the wall.

Chair Woods was confused. Ms. Markel said there were pilasters there but on the drawings she didn't see any on the existing drawing either on page 16 or on page 18. If there were existing pilasters, Chair Woods wanted to know their sizes. She didn't see anything like the 3'x2' by 6' high pilaster there.

Mr. Trujillo said Ms. Markel got that wrong. There was no existing pilaster. There were only very tiny ones.

Chair Woods said they needed to have an accurate record and to say they were just going up 3" didn't seem to be what the drawings indicated. It looked like they were going up considerably higher than existing to make them six feet high.

She just wanted to clarify the record and reminded Ms. Markel that she was testifying under oath.

Ms. Markel said she would call them pilasters because they were thickened and there was a solid gate there now.

Chair Woods said the existing height of the wall seemed considerable lower. It looked like about two feet to 30" being added to the height of that pilaster.

Mr. Trujillo said he would be willing to drop the height down. It made better sense. He was playing around with the adobe wall. The client suggested the brick and then the pilasters came about. He agreed to lower the pilasters to make them more in sync.

Chair Woods said it was a very sweet house on a very sweet street - one of the sweetest in Santa Fé.

She was confused by all of this. The project had Territorial; four rusted steel poles 11' 6" high like an Indian corn dryer and then barn wood. It all seemed like these materials were fighting with each other. So she had a hard time seeing this being in harmony with either the house or the streetscape.

Mr. Trujillo said he was trying to integrate the steel structure with the wall and front gate already on the property. There were lots of steel planters on the property now. It was an abstraction of a corn dryer, not an actual corn dryer. And it was an element that was playful - not a heavy static element. The steel would vary in height. He believed it did go with the architecture of the existing house.

Chair Woods said she knew he believed that but the Board might not. She thought she needed to make it harmonious with the streetscape.

Ms. Walker moved to postpone Case #H-12-090 for re-design to the second Tuesday of January. Ms. Rios seconded the motion.

Ms. Rios stated that the project needed to be way more compatible with this neighborhood. She was personally opposed to the steel trellis

Ms. Walker was opposed to the barn wood that belonged in a rural area.

The motion passed by unanimous voice vote.

5. **Case #11-12-092. 530 E. Alameda.** Downtown & Eastside Historic District. Liaison Planning, agent for Jay Parks, owner, proposes to construct a 1,146 sq. ft., one story, single family Spanish-Pueblo Revival style residence at this property. (John Murphey).

This case was postponed by the applicant to December 11, 2012:

6. **Case #11-12-093. 602B & 610C Canyon Road.** Downtown & Eastside Historic District. Liaison Planning, agent for Joey Hamilton and James Sterling, owners, proposes to construct a 468 sq. ft. addition, enlarge an outdoor dining enclave, build a pergola, relocate a coyote fence, build a trash enclosure, and install an air conditioner at these noncontributing residences. (John Murphey).

Chair Woods requested a separate motion for each structure.

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

BACKGROUND AND SUMMARY:

This case involves two houses adjacent to each other but located at the end of separate private drives on the south side of Canyon Road.

Constructed in c. late 1990s, 602 B was a one-story, stucco-clad residence designed in the Spanish-Pueblo Revival style but with dominant Territorial Revival elements, including its windows and door surrounds. To the east, and separated by a coyote fence, 610 C is an older one-story, stucco-finished residence, also designed with a mingling of Spanish-Pueblo and Territorial Revival elements. Both were noncontributing to the Downtown & Eastside Historic District.

Project

The property owners of both addresses are proposing small renovations. The proposed work will be treated separately by address.

602 B

Pergola

Along the east elevation is proposed an 11'-8"-high wood pergola. Made of heavy wood timber, it will be of a sturdy traditional design. It will attach directly to the wall and at a height lower than the roofline. The pergola will be painted white to match existing trim of the house. It will not be visible from a public way.

Coyote Fence

Move an existing coyote marking the east boundary of the property farther to the east. A setback agreement between the two owners has been formalized and is included with the application.

610 C

Addition

Across part of the east elevation is proposed a 468 sq. ft. addition matching the height of the existing dwelling. It will finished with the same Spanish-Pueblo Revival detail and fenestrated with true-divided light windows and French-type doors. A small shed-roof portal entry will be located at the northwest corner. Work will involve demolishing a non-historic Territorial-type portal.

A HVAC unit is proposed for the roof. This unit will be screened with stucco-clad walls that match the height of an existing chimney. Only a portion of this dwelling is visible from Canyon Road.

Outdoor Dining Enclave

At the rear of the property, reconstruct and enlarge an outdoor dining enclave. Proposed work includes removing structural members and replacing them with new wood beams, rafters and posts. This work will raise the height 24", from 8'-4" to 10'-4" and extend the roof by approximately 30". The only significant change in design is the move from a single to a double grouping of posts. None of this area is visible from a public way.

Trash Enclosure

At the northwest corner of the property, construct a rectangular trash enclosure made of 4'-high latilla poles with irregular tops. This structure will not be visible from Canyon Road.

STAFF RECOMMENDATION:

Staff recommends approval of this application, 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 Ms. Dolores Vigil, PO Box 1835, Santa Fé who said she was here to answer questions.

Ms. Rios thought this seemed to be the night for trellis structures. She asked if the pergola was not

publicly visible.

Ms. Vigil said it was not publicly visible. The owners owned both homes and the pergola was behind a coyote fence in the garden.

PUBLIC COMMENT

Ms. Beninato (previously sworn) had a technical correction to the staff report. This was not Spanish Pueblo Revival; it was Spanish Colonial style.

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

Ms. Mather moved to approve Case #H-12-093, part 602B as recommended. Mr. Katz seconded the motion. Ms. Rios asked for a friendly amendment that any exterior lighting be submitted to staff for review and approval and that there be no visible rooftop appurtenances. Ms. Mather accepted the amendment as friendly and the motion passed by unanimous voice vote.

Ms. Mather moved to approve Case #H-12-093, part 610C as submitted by the applicant. Ms. Walker seconded the motion. Ms. Rios asked for a friendly amendment that any exterior lighting be submitted to staff for review and approval and rooftop appurtenances be screened. Ms. Mather accepted the amendment as friendly and the motion passed by unanimous voice vote.

7. **Case #H-12-091. 326 Delgado Street.** Downtown & Eastside Historic District. Karen Powelson, agent for Pat Hall, owner, proposes to change windows and doors of a contributing garage. An exception is requested to remove historic material (Section 14-5.2(D)(1)(a)). (John Murphey)

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

BACKGROUND AND SUMMARY:

Tucked away at the northwest corner of the property and at the end of a driveway is this rectangular, one-bay Spanish-Pueblo Revival-style garage. Screened by a stucco wall across the driveway, only the top portion of the garage is visible from Delgado Street.

Constructed in two phases, its north half is made of adobe and finished with a concrete floor. The south portion is made of hollow tile and appears to be an addition to the original bay. A wall separates the two spaces.

The single bay is accessed by non-historic wood swing doors. The block addition is fenestrated with an original grouping of wood casements on the east, a non-original door and an original wood fixed wood window on the south and a wood window of unknown origin on the west.

As documented by an aerial photograph, the footprint of the garage was in place by 1960. Together, this garage and the attached but separate garage of the house to north, are contributing to the Downtown and Eastside Historic District.

Staff recommends designating the east elevation as the primary façade for the building.

Project

The property owner proposes to convert the garage into a guesthouse, creating a bedroom, bath, kitchen and a dining and living room in the two spaces.

East

The applicant is proposing to install a French door behind the existing swing doors. By doing so, the most character-defining feature of the garage—the bay opening—will remain unaltered.

The adjacent wood window is proposed to be replaced with an aluminum-clad, true-divided light double-hung unit in an enlarged opening to meet ingress/egress requirements. As with all new windows, the cladding will be white to match the windows of the house.

A request is made by the applicant to remove the east elevation wood window, as per Section 14-5.2 (D)(1)(a). (See responses below).

South/West

The fenestration along the south elevation will be changed to include a smaller entry door, the removal and change of opening of the window to the west and a new window to be inserted near the southwest corner. Both of the new windows will be aluminum-clad, true-divided light double-hung units. The window on the west elevation will be removed and its opening infilled.

Miscellaneous

The entire garage will be re-stuccoed with a cementitious application to match the color of the house. One skylight is proposed for the roof; it will be of a low-profile design, hidden below the parapet.

Note

In 1997, the-then Board allowed the adjacent property owner to convert their contributing garage into a guesthouse with a far more radical alteration of the primary façade.

Exception

(I) Do not damage the character of the district;

The new window will retain the same style as the old window – that is: white and multiple panes.

Staff agrees that the removal and replacement of the window will not damage the character of the district.

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

The new window will provide ingress/egress to the bedroom and will be sized according to that code.

Staff agrees with this response.

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

The new window conforms to the original character of the garage building, while still allowing that this building be converted to a small guest house.

Staff agrees with this response.

STAFF RECOMMENDATION:

Staff recommends approval of this application, 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. Staff recommends designating the east façade as the primary façade.

Staff further recommends the applicant has met the exception to remove historic material under Section 14-5.2 (D)(1)(a).

Ms. Rios asked Mr. Murphey to describe the existing window on the east elevation.

Mr. Murphey didn't know its age but that it appeared to be historic. It had a casement operation. It was now sealed with paint (inoperable) and the window and wood were not 30% deteriorated.

Mr. Katz was puzzled on what was happening on the south side. It now had a door and window and it was proposed to have a door and two windows.

Mr. Murphey agreed and the window to the west was a new opening.

Mr. Katz said that was the door into a bedroom and asked why they needed to change the window in front. Mr. Murphey didn't know.

Ms. Mather asked if the door was moved over and made smaller. Mr. Murphey agreed.

Present and sworn was Ms. Karen Powelson, 130 Camino Crucitas, who said nothing on the south side was set in stone regarding door width, placement of the door or the window. The window on the left was a bathroom window. The reason for the new window on the east was that the window there was single pane, had an uneven finish, and would be difficult to make it look good in terms of the divided lights. They would like the window to be energy efficient and operable for cross ventilation.

Chair Woods asked staff to inform her about historic windows.

Mr. Murphey explained the goal was to maintain a historic window.

Mr. Rasch added that there were tax credits for restoring historic windows and for storm windows.

Chair Woods said the Board was trying to work with her and as a primary façade, the Board would like her to keep that window. Since she had two other options for egress it would be important to keep it.

PUBLIC COMMENT-

Ms. Beninato (previously sworn) said she really liked this building and was glad for its adaptive reuse. She agreed with the Board on the window comments. It could be more functional without doing away with it. She also appreciated the need for cross ventilation.

Mr. Acton was perplexed by the attachment to the plywood garage door.

Mr. Murphey explained that the applicant committed to keep the opening.

Mr. Acton understood but it was eight feet wide and would need either side lights or infill.

Ms. Powelson said the door and the wood on the side would remain as shutters and then inside would be the French door.

Mr. Acton thought those plywood garage doors might not be a durable material and not a great complement to that primary façade.

Ms. Powelson said she was told the visual appearance was what they should keep.

Mr. Acton thought the plywood would probably be short lived.

Dr. Kantner moved to approve Case #H-12-091 except for the window on the east side because it didn't meet the second criterion for an exception and to designate the east façade as primary. Ms. Rios seconded the motion.

Mr. Acton requested a friendly amendment that the French door be a combination of three units with two doors and a third panel to meet the eight foot width. Dr. Kantner accepted the amendment with the design being submitted to staff for review and approval. The motion passed by unanimous voice vote.

1. **Case #H-11-051. 250 E. Alameda.** Downtown & Eastside Historic District. Duty & Germanas Architects, agent for El Castillo Retirement Residences, owners, proposes to amend a previous approval to construct a 5,370 sq. ft. addition on a non-contributing property and proposes

additional remodeling. (David Rasch)

Ms. Rios moved to take Case #H-11-051 from the table for consideration. Mr. Katz seconded the motion and it passed by unanimous voice vote.

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

BACKGROUND & SUMMARY:

250 East Alameda Street, known as El Castillo, was constructed in the Spanish-Pueblo Revival style in 1963 with additional structures in the late 1990s. The buildings are listed as non-contributing to the Downtown & Eastside Historic District.

On July 12, 2011, the HDRB approved the construction of a 5,370 square foot three-story addition to match existing adjacent height with all finishes matching the existing conditions.

On November 13, 2012, the HDRB approved additional remodeling, but could not get a majority vote for one of the items with only six Board members present. Now, the applicant proposes to amend the previous approval with the following item.

A porch on the south elevation second floor, west end would be infilled with a 216 square foot addition to match existing adjacent parapet height. The proposed design did not stepback from the first floor. The following were relevant code citations.

14-5.2(E)(2)Downtown & Eastside Historic District, Recent Santa Fé Style

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

14-5.2(E)(2)(a) No building shall be over two stories in height in any façade unless the façade shall include projecting or recessed portales, setbacks or other design elements.

14-5.2(D)(9)(e) General Design Standards, Scale

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

14-5.2(D)(9)(f) General design Standards, Massing and Floor Stepbacks

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

conformance with Subsections 14-5.2(E) through (H), and in meeting those requirements, may require that different floor levels be stepped back.

STAFF RECOMMENDATION:

Staff defers to the Board as to whether the porch infill meets the intent of the code sections 14-5.2(E)(2)(a) and 14-5.2(D)(9)(e) and (f). Otherwise, this application complies with Section 14-5.2(D)(9) General Design Standards, Height Pitch Scale and Massing and (E) Downtown & Eastside Historic District.

Present and sworn was Mr. Mike Duty, 404 Kiva Court, who apologized for being late. He said he was at choir practice only three blocks away. He had nothing to add but commented that this was not about historic preservation; it was a design issue and he had demonstrated his willingness to work with the Board on the design.

Mr. Acton noticed that with all that discussion last time about alternate room modifications to correct that room, he didn't choose to alter this submittal and he was curious what he thought of that and decided not to take them.

Chair Woods cautioned Mr. Acton that the applicant had a right not to take those suggestions and didn't think Mr. Acton's question was appropriate. Mr. Duty chose not to and this was his design.

Mr. Duty said he didn't leave that meeting with any sense that a redesign was necessary. He stated his views last time and the design meets the code. The massing as it was now as well as the proposed was in keeping with the ordinance. He didn't think there was any magic thing he could do. Those changes would leave the room less usable. Everything was on the table and he thought it worked. He was willing to consider any suggestions on modifying the façade but it was not historical preservation.

Mr. Acton read from the code that the Board could require a setback on upper floors. The Board was basically utilizing that discretionary power on that building. It was a valid power of the Board on maintenance of streetscape. It was not about architecture but massing along the street. Up to that spot this was fairly appropriate except its location on that street on the outside corner close to one-story buildings on that street. So the Board talked about options for that room to achieve the setback.

Ms. Mather said as Mr. Duty could tell from the Board's discussion two weeks ago the Board was not unanimous. She felt there were sufficient breaks in that wall so that it did meet the criteria stated here. It did break up the mass along that length on the street. Most of the massing was on the corner just as it existed on the rest of the building. And also there was the three story façade of PERA on that street.

Ms. Rios said the PERA Building was set way back in with a big parking lot whereas this was on the street but she agreed with the rest of Ms. Mather's comments. There were many breakups on the building and that area was not very wide.

Chair Woods agreed with Ms. Mather. As a corner element it helped anchor the building and it had setbacks on either side.

She suggested having a small element on that window - not an actual balcony but a wooden element there.

Mr. Duty drew a wooden element on the drawing and showed it to the Board.

Chair Woods liked it.

Mr. Acton said the parapet height on the addition looked to be a foot lower.

Mr. Duty agreed and said that was what they would do. It was doable.

Ms. Mather moved to approve Case #H-11-051 with the condition that the applicant submit to staff a design for a wooden balustrade element on the south third-story window and make sure the parapet height of the addition was lower than existing. Ms. Rios seconded the motion and it passed by majority voice vote with all voting in favor except Mr. Acton who voted against.

Mr. Duty thanked the Board and said he would lower the parapet at least a foot.

I. MATTERS FROM THE BOARD

Chair Woods invited the members to her home (1021 Foothills) on December 6 at 6:30 for a holiday party. She reminded them to bring three dollar bills and to let her know what they would bring.

Mr. Rasch agreed to bring some information about the Spanish Colonial style for the Board.

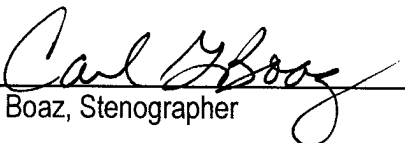
J. ADJOURNMENT

Having completed the agenda, the meeting was adjourned at 7:11 p.m.

Approved by:

Sharon Woods, Chair

Submitted by:


Carl Boaz, Stenographer

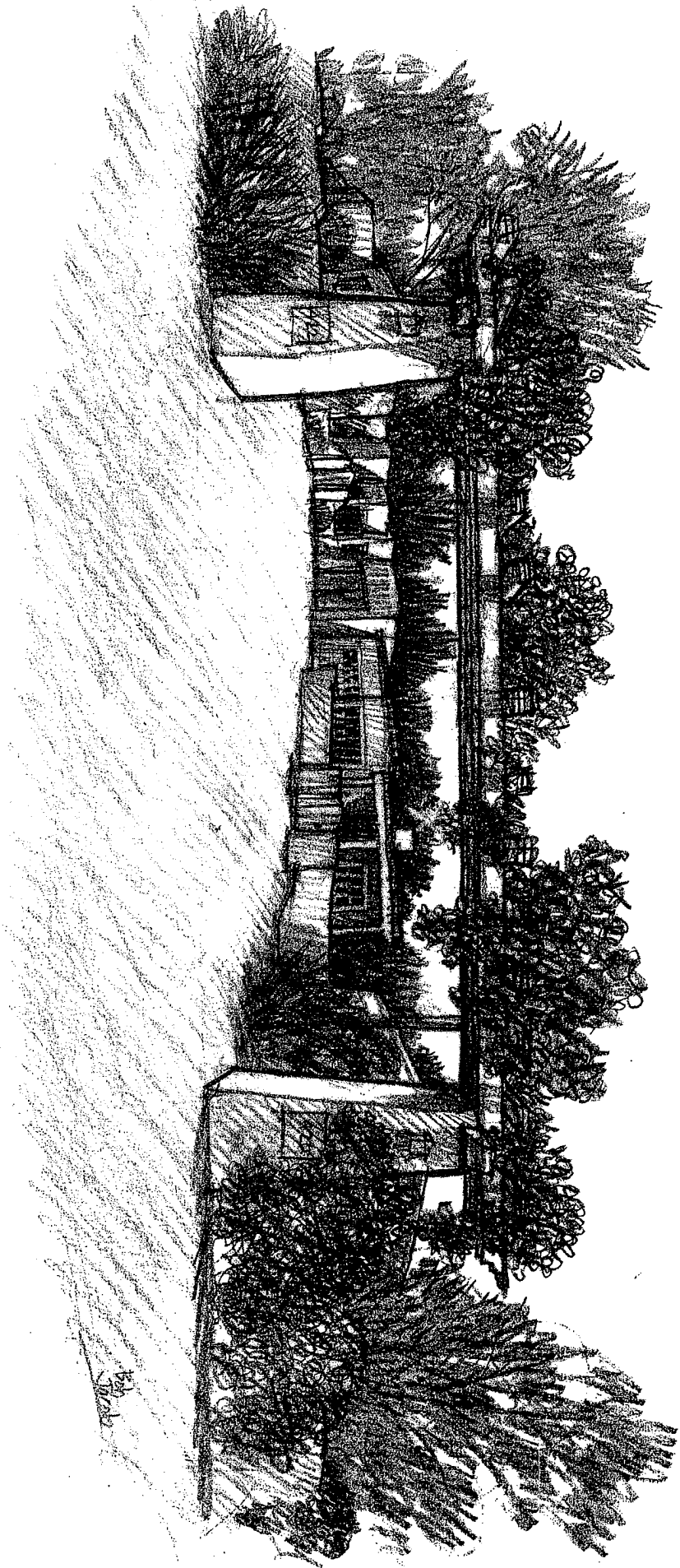


Exhibit "1"