



Agenda

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HISTORIC DISTRICTS REVIEW BOARD FIELD TRIP

TUESDAY, June 12, 2012 at 12:00 NOON

HISTORIC PRESERVATION DIVISION, 2nd FLOOR CITY HALL

HISTORIC DISTRICTS REVIEW BOARD HEARING

TUESDAY, June 12, 2012 at 5:30 P.M.

CITY COUNCIL CHAMBERS

AMENDED

- A. CALL TO ORDER
- B. ROLL CALL
- C. APPROVAL OF AGENDA
- D. APPROVAL OF MINUTES: May 22, 2012
- E. COMMUNICATIONS
- F. FINDINGS OF FACT & CONCLUSIONS OF LAW

Case # H-11-117B	621 Old Santa Fe Trail	Case #H-12-038	209 E. Buena Vista
Case # H-11-079B	1041 Camino de Cruz Blanca	Case #H-12-039	1144 D Canyon Road
Case # H-12-036	327 E. De Vargas Street	Case #H-12-040	1139 Lot 1A & 1141 Lot 2A E. Alameda

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

1. Case #H-08-141. 811 W. Alameda St. & 104 Camino Del Campo. Westside-Guadalupe Historic District. Duty & Germanas Architects, agent for Santa Fe Civic Housing Authority, owners, proposes to amend a previous approval to construct public housing with installation of vehicle and pedestrian gates at existing yardwall openings. (David Rasch).
2. Case #H-11-090. 616 Garcia Street (Unit 2). Downtown & Eastside Historic District. Douglas McDowell, agent for Lynn & Judy Deason, owners, proposes to amend a previous approval to construct a 4,490 sq. ft. residence with minor alterations. (David Rasch).
3. Case #H-11-092. 611 Garcia Street. Downtown & Eastside Historic District. McDowell & Satzinger Fine Homes, agent, for John & Sue Marcus, owners, proposes to amend a previous approval to construct a 3,156 sq. ft. residence with minor alterations. (David Rasch).
4. Case #H-11-111. 940A E. Palace Avenue. Downtown & Eastside Historic District. Kenneth Francis, agent, for Nancy Mannel, owner, proposes to amend a previous approval to remodel a contributing property including the construction of a 366 sq. ft. carport, installation of a vehicular gate, and install other hardscaping. (David Rasch).
5. Case #H-11-142. 608 Miller Street. Downtown & Eastside Historic District. Christopher Purvis, agent for Gwynne and Joe Brooks, owners, proposes to build an 82 sq. ft. addition to an existing portal of a contributing guesthouse. (John Murphey).
6. Case #H-12-008. 520 Johnson Lane. Downtown & Eastside Historic District. Jorge Ramirez, agent for Joanne LeCher, owner, proposes to amend a previous approval to remodel a non-contributing building by reconstructing the portal and changing the flat roof drip edge to a shed finished with metal standing seam. (David Rasch).

7. Case #H-12-012. 524 Camino del Monte Sol. Downtown & Eastside Historic District. Joel Muller, agent for John Camp and Michele Cook, owners, proposes to amend a previous approval to remodel a contributing building with minor alterations. (David Rasch).
8. Case #H-12-017A. 402, 406, 410, and 414 Don Gaspar Avenue and 128 and 130 South Capitol Street. Downtown & Eastside Historic District. City of Santa Fe, Historic Preservation Division Staff proposes an historic status review and primary elevation designations of these properties for the State Executive Office Building project. (David Rasch).
9. Case #H-12-025A. 659 Garcia Street. Downtown & Eastside Historic District. Christopher Purvis Architects, agent for Wilson and Gwyn Mason, owners, propose to amend a previous approval including altering arched windows and a wood yard wall gate. (John Murphey).
10. Case #H-08-095. 228 E. Palace Avenue. Downtown & Eastside Historic District. Mark Hogan, agent for DSW Santa Fe, LLC, owners, proposes to amend a previous approval to remodel a contributing building including installing additional windows, constructing a stairwell overrun on the roof, and requesting an exception to replace historic windows (Section 14-5.2(D)(5)(a)(i)). (David Rasch).
11. Case #H-12-041. 629 & 629 ½ Webber Street. Don Gaspar Area Historic District. Steve Marlens, agent/owner, proposes to construct an approximately 110' long, maximum 5'5" high stucco-faced adobe yardwall where the maximum allowable height of 6' with associated vehicular and pedestrian gates at a contributing residence. (John Murphey).
12. Case #H-12-042A. 566 Camino Del Monte Sol. Downtown & Eastside Historic District. Architectural Alliance, Inc., agent for Lane Seliger, owner, staff proposes an historic status review for this non-stated building. (David Rasch).
13. 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).
14. Case #H-12-043. 427 W. Water. Downtown & Eastside Historic District. Gerald Chavez, Architect, agent for Bulard Realty Inc., owners, proposes construct an approximately 50' x 50' courtyard sheltered by a 13' 6" high pergola structure where the maximum allowable building height is 15' behind a non-contributing commercial building. (John Murphey).
15. Case #H-12-044A. 639 E. Palace Avenue. Downtown & Eastside Historic District. Jeff Seres, Studio SW Arch., agent for Richard & Pattie White, owners, request a historic status review of a non-stated garage. (John Murphey).
16. Case #H-12-044B. 639 E. Palace Avenue. Downtown & Eastside Historic District. Jeff Seres, Studio SW Arch., agent for Richard & Pattie White, owner, proposes to install a window and skylight and change a door of a non-contributing garage. (John Murphey).
17. Case #H-12-045. 1557 Upper Canyon Road. Downtown & Eastside Historic District. Schmitt & Associates, Inc., agent for David & Pam Fleischaker, owners, proposes to build a 320 sq. ft. addition, construct a lap pool and reconstruct a flagstone patio at a non-contributing residence. (John Murphey).
18. Case #H-12-046. 725 Acequia Madre. Downtown & Eastside Historic District. Mike Nestor, agent for Kosir, owner, proposes to reconstruct an existing gate entry to a maximum height of 8'6" and construct a 60 sq. ft. roof to connect the entry to a non-contributing house. (John Murphey).
19. Case #H-12-047. 238 Rodriguez Street. Downtown & Eastside Historic District. Richard Martinez, agent for Pam Holder, owner, proposes to demolish existing non-contributing house and shed. (John Murphey).

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 12, 2012 Historic Districts Review Board Field Trip, please notify the Historic Preservation Division by 9:00 A.M. on Tuesday, June 12, 2012.

There was an original arched stone wall duplicated on the Garcia Street side. They wanted to keep it authentic. The rock house was a small part of Santa Fé history. The State flag was designed there.

There were no speakers from the public regarding this case.

Mr. Acton said to Mr. Purvis that what would be more persuasive for him was if the stone masonry reflected the arched style - to have stone arches in stone.

Mr. Purvis said that was the plan and it would reflect the stone arches.

Ms. Rios asked if they would have stone arches on the windows.

Mr. Purvis agreed. When the stone comes up beside the windows they would have stones in the shape of the arch as it went over the window.

Dr. Kantner moved to approve Case #H-12-025B as proposed with the condition that the stone surrounding the arched windows would mirror that arched patten in the stone work. Ms. Walker seconded the motion and it passed by unanimous voice vote.

10. **Case #H-08-095. 228 E. Palace Avenue.** Downtown & Eastside Historic District. Mark Hogan, agent for DSW Santa Fé, LLC, owners, proposes to amend a previous approval to remodel a contributing building including installing additional windows, constructing a stairwell overrun on the roof, and requesting an exception to replace historic windows (Section 14-5.2(D)(5)(a)(I)). (David Rasch).

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

BACKGROUND & SUMMARY:

The structures on the property at the southwest corner of Palace Avenue and Paseo de Peralta in the Downtown & Eastside Historic District are: Marian Hall at 224 East Palace Avenue; old St. Vincent's Hospital at 228 East Palace Avenue; and Central Boiler Plant behind 228. Other structures include the Maintenance Buildings behind 228 and connecting hallways/bridges between Marian Hall and the Hospital and between the Hospital and the Boiler Plant.

The HDRB heard this application on August 26, 2008 to confirm the historic status, and assign primary elevations where applicable, for all existing structures on the property and approved remodeling in 2009. The primary elevations on the old Hospital were 1, 3, 4, 5, 6, 9, and 12 and the primary elevations for the Boiler Building are 1, 2, and 3 (see attached plans).

Now, the applicant proposes to amend the previous approval with the following five items.

1. Historic metal casement windows will be removed from primary and non-primary elevations on both the old Hospital Building and the Boiler Plant. Replacement windows will match the historic windows as close as possible. An exception is requested to remove historic material on primary elevations (Section 14-5.2(D)(5)(a)(I)) and the required exception criteria are attached to this report. Some of the historic steel casement windows will be retained on various elevations and they are marked on the elevation drawings in orange. Staff believes that the exception criteria have been met.
2. A rooftop stairwell will be constructed on the west end above elevation 12. As an exempt rooftop appurtenance, it is not applicable to the height ordinance and it is not addition that requires an exception as it will be placed at less than 10' back from primary elevation 12.
3. The southeast corner addition to the old Hospital will have six additional windows installed.
4. The main entry design on elevation 9 has been redesigned due to a fireplace construction.
5. A stairwell from the below grade parking garage will be constructed to the west of elevation 3 on the Boiler Plant. It is not an addition to the Boiler Plant, so that an exception is not required for that primary elevation. The stairwell is not visible from the right-of-way and it is designed in a harmonious manner with the Victorian brick building.

STAFF RECOMMENDATION:

Staff recommends approval of the exception request to remove historic windows (Section 14-5.2(D)(5)(a)(I)) and otherwise recommends approval of this application which complies with Section 14-5.2(C) Regulation of Contributing Structures, (D) General Design Standards, and (E) Downtown & Eastside Historic District.

Mr. Katz noted that on item #2 regarding the rooftop stairwell it said exception not required.

Mr. Rasch explained that it was exempt because it was not considered an addition and was exempt from the height ordinance. So even though less than 10' back, it was not considered an addition.

Present and sworn was Mr. Mark Hogan, 992 Old Pecos Trail, said they were present to address these issues Mr. Rasch outlined. They had a lot of time to work on the building since the approvals. They discovered a number of things that were code driven or from other practicalities.

On the window replacement, Mr. Hogan said they found the windows were in worse shape than they anticipated. A significant number had hardware missing and considerable damage to some. They were steel casement so a warped steel window was hard to get a seal against infiltration from dust and water, etc. There were also places with corrosion through the building. The thermal envelope was very important. The percentage of window to wall was about 26-30% and that impacted energy efficiency.

They worked with 5 companies on matching window design and were offering a window design that was very close to original windows. They were matching window light patterns and size of styles as closely as possible. They also spent a significant time using some kind of storm window and he outlined the effort in the application.

Also they were not asking to replace all but some as highlighted in the handout. In the packed it was shown on pages 4-10, 11 12 and 13. SD 4.10 showed all the windows to be replaced in green and the ones with orange they would retain. 4-11 showed the east façade. It was closest to Paseo and there were no guest rooms there so they could seal those windows.

4.13 was important because it showed side by side the existing and an accurate profile of new casements which the Board could see here in the sample they brought.

In the two elevations the one on top showed the original windows and below showed the proposed windows in those openings.

The rooftop stair enclosure was on SD 4.6. This was a code driven amendment to provide a second exit from the rooftop terrace.

SD 4.2 showed the tower and the lower right hand side showed the six windows with a red dash. Those were added to provide better light and air into rooms. This was all on new construction and not part of the existing building.

SD 4.3 showed the fireplace with a difference in elevations. The lower drawing in the center showed blank walls where there were windows. In the lobby was a fireplace and behind was a fireplace out to the deck. This was 23' back from the overhang of the new entrance and 11' from the existing entrance. The floor plan on 4.3 compared what was approved on the left and proposed on the right.

Finally they needed to add stairs from the parking garage as shown on SD 4.9. This was not structurally attached to the boiler building but provided a second egress. The only thing that connected was the roof flashing so it could be removed if needed in the future. It keeps it off the walls for security.

Ms. Rios asked if they were replacing most of the windows.

Mr. Hogan said the north side was the only place where they didn't have additions so that was the place where a majority would be replaced.

Ms. Rios asked if that included the pedimented windows.

Mr. Hogan said first tier windows would be kept.

Ms. Rios was glad they were moving on it.

Present and sworn was Mr. Brian Nenninger who said there were approximately 300 windows in the entire project and 200 were existing and they were keeping 27 of them so about 18% would be retained.

Mr. Acton thought the window was a wonderful approximation of the existing windows. He asked if the operable portion was slightly smaller than fixed.

Mr. Nenninger said both sides were the same dimensions.

Mr. Acton said the rooftop appurtenance was very close to being in line with the roof trellis and thought it would seem to make sense for the massing as coming northbound on Paseo to run the trellis all the way over to that stairwell and tie it in on the east side as opposed to dangling out there.

Mr. Hogan agreed that was a good idea. He didn't know if that could be included in this application.

Chair Woods said it could be part of the motion.

Mr. Acton said it might require a realignment. He then asked if the dark brick would match the existing color.

Mr. Hogan agreed.

Ms. Mather referred to 4.13 and noted that the window sample they brought would cover most of the windows but some were shorter and wanted to know if the bottom transom wouldn't be on the shorter units.

Mr. Hogan said they would match existing conditions.

Chair Woods thought the entrance was beautiful and this didn't look nearly as pretty with the fireplace. She was not as concerned with the upstairs but looking ahead into that blank wall.

Mr. Hogan said it wouldn't be a blank wall. It would have a banco and a place to show art work. They reluctantly gave up those windows but had guest issues as well.

There were no speakers from the public regarding this case.

Mr. Acton moved to approve Case #H-08-095 and the exception to remove historic windows and approve the rooftop appurtenance allowing the trellis to increase in height no more than more 6" to do to that wall and to approve the entrance as submitted. Dr. Kantner seconded the motion and it passed by unanimous voice vote.

- 11. Case #H-12-041. 629 & 629 ½ Webber Street.** Don Gaspar Area Historic District. Steve Marlens, agent/owner, proposes to construct an approximately 110' long, maximum 5'5" high stucco-faced adobe yardwall where the maximum allowable height of 6' with associated vehicular and pedestrian gates at a contributing residence. (John Murphey).