

# City of Santa Fe, New Mexico

200 Lincoln Avenue, P.O. Box 909, Santa Fe, N.M. 87504-0909

www.santafenm.gov

*Javier M. Gonzales, Mayor*

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Ronald S. Trujillo, Dist. 4

Bill Dimas, Dist. 4

## Memorandum

To: Members of the Governing Body

From: Zachary Shandler *38*  
Assistant City Attorney

Via: Kelley Brennan  
City Attorney

Re: Appeal of the Old Santa Fe Association from the  
August 12, 2014 Decision of the Historic Districts Review Board  
in Case #H-14-034  
511 Paseo de Peralta  
Case No. 2014-88

Date: September 16, 2014 for the September 23, 2014 Meeting of the Governing Body

### The Appeal

On August 27, 2014, the Old Santa Fe Association (Appellant) filed a Verified Appeal Petition (Petition) appealing the August 12, 2014 written decision (the Decision) of the Historic Districts Review Board (HDRB or Board) approving the application (Application) of 511 PDP LLC (Applicants) to construct four residential units (Project) on property they own at 511 Paseo de Peralta (Property). (Verified Petition attached as **Exhibit A**) (Application attached as **Exhibit B**)).

### The Property

The Property is comprised of a 16,449 square foot vacant land on Paseo de Peralta just east of the intersection of Washington Avenue and Paseo de Peralta. The land is commonly referred to as the vacant lot across from the Wells Fargo Bank. It is located in the Downtown & Eastside Historic District (District).

### History of the Case

The Project includes the construction of four residential units in two above-grade structures totaling 11,476 square feet and a 4,340 square foot sub-grade parking structure. The Project's architectural design is "Recent Santa Fe Style" and it has varied massing and more than eighty percent of the buildings with stuccoed covering. A few of the structures have stone facing covering. The Project proposed flat roof overhangs and metal windows, metal eyebrows over windows, metal portals and metal gates. The existing street-facing stone wall is proposed to be reduced in height to meet traffic standards.

On May 27, 2014, the Board held a hearing on the Application. There were eight pages of minutes with comments and discussions between the Applicant, the Board and public. (The May 27, 2014 minutes attached as **Exhibit C**). One board member commented that the Project was using a lot of metal. (5/27/14 minutes, p. 25, para. 6). The Applicant stated that the portals, parapets and fascia with projecting beams would use metal and the color would be dark brown. (5/27/14 minutes, p. 25, para. 7). The Applicant stated the garage doors would be metal grate to match the pedestrian gates, but that the gates would be recessed so they were not visible. (5/27/14 minutes, p. 25, para. 9; p. 26, para. 1). At the close the hearing, the Board postponed the case to give the Applicant an opportunity to incorporate the suggestions of the Board. On June 25, 2014, the Applicant submitted a revised set of plans.

On July 22, 2014, the Board held a second hearing on the Application. Board staff provided the Board with a report (Staff Report) briefly describing the Application and deferring to the Board on whether the architectural style complied with City Code. (Staff Report attached as **Exhibit D**). There were eight pages of minutes with comments and discussions between the Applicant, Board and public. (The July 22, 2014 minutes attached as **Exhibit E**). The Applicant stated that there was less metal in the revised plans. The metal overhangs were changed to wood. (7/22/14 minutes, p. 27, para. 8; p. 28, para. 2). The Applicant eliminated the metal beams at portals with wood decking. (7/22/14 minutes, p. 28, para. 2). The metal in the windows was maintained, but one board member stated that it was fairly common to find steel sash windows throughout the historic districts. (7/22/14 minutes, p. 26, para 5). A member of Appellant's organization asserted at the hearing that the entire top flashing of the building would be steel. The Applicant stated he was willing to modify the Project further. The Applicant agreed to get rid of all metal caps on the parapets. (7/22/14 minutes, p. 31, para. 9). The Applicant agreed to go to all wood on the carrier beams. (7/22/14 minutes, p. 31, para. 9). Finally, one board member asked if there would be fake rock used on the stone facing. The Applicant stated there would be real stone veneer. (7/22/14 minutes, p. 30, para. 1). The motion for approval with conditions was passed by unanimous vote.

Findings of Fact and Conclusions of Law embodying the Decision were adopted by the Board on August 12, 2014 (Findings). (The Findings attached as **Exhibit F**).

### Basis of Appeal

The Appellant states generally its belief that the Project is not consistent with “Recent Santa Fe Style” and will be detrimental to the historic character of the District. The Appellant cites the following specific bases for appeal:

1. The use of visible structural steel violates Recent Santa Fe Style. (Claim 1).
2. The use of stone veneer violates Recent Santa Fe Style. (Claim 2).
3. The use of horizontal windows violates Recent Santa Fe Style (Claim 3).

### Discussion

Code §14-3.17(A)(2) provides that an appeal can only be filed if:

- (1) the final action appealed from does not comply with Code Chapter 14 or §§3-21-1 through 3-21-14 NMSA<sup>1</sup> (the Statute);
- (2) Code Chapter 14 has not been applied properly; or
- (3) the decision appealed from is not supported by substantial evidence.

Pursuant to Code §14-3.17(D)(6)(a) the City Attorney’s Office (CAO) has reviewed the Petition and for the reasons set forth below concurs with the determination of the Land Use Department Director that it does not conform to the requirements of Code §14-3.17 in that it does not state a valid basis for appeal under any of the foregoing provisions.

General Claims. With respect to Appellant’s general statement that the Project will violate Recent Santa Fe Style, Chapter 14 of City of Santa Fe Code contains a listing of the Downtown and Eastside Design Standards, which govern projects in this District. Code § 14-5.2(E). “Old Santa Fe Style” is “characterized by construction with adobe, is defined as including the so-called ‘pueblo’ or ‘pueblo-Spanish’ or ‘Spanish-Indian’ and ‘territorial’ styles. Code § 14-5.2(E)(1). “Recent Santa Fe Style” is a style that “intends to achieve harmony with historic buildings by retention of a similarity of materials, color, proportion, and general detail.” Code § 14-5.2(E)(2).

As stated below, the Appellant’s general claim does not fall within any of the three bases for appeal cited above and should be dismissed.

Claim 1.      *The use of visible structural steel violates Recent Santa Fe Style.*

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<sup>1</sup> Section 3-21-8 B. NMSA 1978 provides in pertinent part: “Any aggrieved person...affected by a decision of an administrative...commission or committee in the enforcement of Sections 3-21-1 through 3-21-14 NMSA 1978 or ordinance, resolution, rule or regulation adopted pursuant to these sections may appeal to the zoning authority. ...”

The Appellant claimed: “Recent Santa Fe Style” pursuant to Sec. 14-2.6 Downtown and Eastside historic District standards states that the style and material should be harmonious with traditional proportion detail, and materials. Visible structural steel has almost never been used in the residential Eastside District.” **Exhibit A**, p. 4.

The Code states that under “Recent Santa Fe Style” that “[n]o less than eighty percent of the surface area of any publicly visible façade shall be adobe finish, or stucco simulating adobe finish. The balance of the publicly visible façade, except as above, may be of natural stone, wood, brick, tile, terra cotta, or **other material**, subject to approval as hereinafter provided for building permits.” Code § 14-5.2(E)(2)(d) (emphasis added). This language means that Recent Santa Fe Style does not prohibit the use of steel. It can be considered as part of the “other material” that is provided for in the Code. One board member noted that steel is already used in windows in historic buildings.

Second, Recent Santa Fe Style requires that new buildings maintain a similarity of materials, color, proportion, and general detail as historic buildings. The Project, as proposed, has similar massing as historic buildings and is more than eighty percent stuccoed covered and thus in harmony with historic buildings via a similarity of materials, color, proportion, and general detail. The Applicant, during the course of the application process, also agreed to eliminate several publicly visible steel portions of the Project.

Therefore, this dispute comes down to the Board/Applicant’s sensibilities vs. Appellant’s sensibilities of “how much steel” should be allowed under Recent Santa Fe Style. A dispute over sensibilities is not a legal dispute under Chapter 14.

Claim 1 does not fall within any of the three bases for appeal cited above and should be dismissed.

Claim 2.      *The use of stone veneer violates Recent Santa Fe Style.*

The Appellant claimed: “the Board approved extensive use of stone veneer on the proposed project. This is a similar issue as cited above re: Downtown and Eastside design Standards. Stone work is generally limited in use and veneers are not traditionally used.” (**Exhibit A**, p. 4.) The Code states that under “Recent Santa Fe Style” that “[n]o less than eighty percent of the surface area of any publicly visible façade shall be adobe finish, or stucco simulating adobe finish. The balance of the publicly visible façade, except as above, may be of **natural stone**, wood, brick, tile, terra cotta, or other material, subject to approval as hereinafter provided for building permits.” Code § 14-5.2(E)(2)(d). Stone veneer is generally understood to be a thin covering attached to a structure. It can be made of real stone (a/k/a real stone veneer) or made of sand/concrete (a/k/a cast stone veneer).

Recent Santa Fe Style does not prohibit the use of stone veneer. The use of natural stone is expressly provided for in the Code. The Applicant stated at the hearing that the veneer would be made from real stone. It would not be cast stone veneer. The Board’s Findings re-iterates that “only natural stone shall be used on exterior facades.” (**Exhibit F**, p. 2).

Therefore, this dispute comes down to the Board/Applicant’s sensibilities vs. Appellant’s sensibilities of “how much real stone veneer” should be allowed under Recent Santa Fe Style. A dispute over sensibilities is not a legal dispute under Chapter 14.

Claim 2 does not fall within any of the three bases for appeal cited above and should be dismissed.

Claim 3.      *The use of vertical windows violates Recent Santa Fe Style.*

The Appellant claimed: “the project makes extensive use of horizontally profiled windows, and such windows likewise violate the Recent Santa Fe Design Standards in that traditional windows are generally vertical.” **Exhibit A**, p. 4. Recent Santa Fe Style does not prohibit the use of horizontally profiled windows. It is silent on the use of vertically profiled windows and horizontally profiled windows.

Therefore, this dispute comes down to the Board/Applicant’s sensibilities vs. Appellant’s sensibilities of “whether windows should be horizontally or vertically profiled” under Recent Santa Fe Style. A dispute over sensibilities is not a legal dispute under Chapter 14.

Claim 3 does not fall within any of the three bases for appeal cited above and should be dismissed.

### Conclusion

The Appellant has not effectively alleged that the Decision does not comply with applicable Code or the Statute; that the Code has been improperly applied; or is not supported by substantial evidence. As a result, the Appellant has failed to state a valid basis for appeal under Code §14-3.17(A)(2).

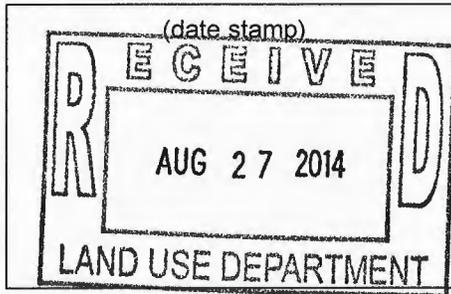
Option #1: The CAO recommends that the Governing Body vote to dismiss Appellant’s appeal.

Option #2: If the Governing Board does not wish to dismiss the Appeal, the Governing Body will have to set this matter for a de novo hearing (with testimony, exhibits and witnesses) at an upcoming Governing Body meeting.



**LUD Use Only**

Time Filed: 4:44 PM  
 Fee paid: \$100.00  
 Receipt attached:



Case# 2014-88

**VERIFIED APPEAL  
PETITION**

**\*\*Two originals of this form must be filed. The Land Use Department Director or his/her designee will enter the date and time of receipt and initial both originals. See Section 14-3.17(D) SFCC 2001 for the procedure.\*\***

**Appellant Information**

Name: OLD SANTA FE ASSOCIATION  
Last First M.I.

Address: P.O. Box 1055  
Street Address Suite/Unit #  
Santa Fe NM 87504  
City State ZIP Code

Phone: 505 984-8428 E-mail Address: MABinsf@aol.com  
 Additional Appellant Names: MARILYN BANE

Correspondence Directed to:  Appellant  Agent  Both

**Agent Authorization (If applicable)**

I/We: \_\_\_\_\_  
 authorize \_\_\_\_\_ to act as my/our agent to execute this application.  
 Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
 Signed: \_\_\_\_\_ Date: \_\_\_\_\_

**Subject of Appeal**

Project Name: Paseo de Peralta at Washington  
 Applicant or Owner Name: Eric Enfield  
 Location of Subject Site: Paseo de Peralta  
 Case Number: # 14-034 Permit Number (if applicable): \_\_\_\_\_

**Final Action Appealed:**

Issuance of Building Permit  Other Final Determination of LUD Director **HDRB**

Final Action of Board or Commission (specify):  Planning Commission  Board of Adjustment  BCD-DRC  HDRB

Basis of Standing (see Section 14-3.17(B) SFCC 2001):

Basis for Appeal:  The facts were incorrectly determined  Ordinances/laws were violated and/or misrepresented

Description of the final action appealed from, and date on which final action was taken:  
Finding # 8 AND  
Conclusion of LAW # 2 HORIZONTALLY profiled windows

Check here if you have attached a copy of the \_\_\_\_\_ sealed.



**Description of Harm**

Describe the harm that would result to you from the action appealed from (attach additional pages if necessary):

*see attached*

**Explain the Basis for Appeal**

Please detail the basis for Appeal here (be specific):

*See attached*

**Signature and Verification**

I hereby certify that the documents submitted for review and consideration by the City of Santa Fe have been prepared to meet the minimum standards outlined in the Land Development Code, Chapter 14 SFCC 2001. Failure to meet these standards may result in the rejection or postponement of my application. I also certify that I have met with the City's Current Planning staff to verify that the attached proposal is in compliance with the City's zoning requirements.

Appellant Signature: *Mailem Bane* Date: 8/27/14

Agent Signature: \_\_\_\_\_ Date: \_\_\_\_\_

State of New Mexico )  
) ss.  
County of Santa Fe )

I/We \_\_\_\_\_, being first duly sworn, depose and say: I/We have read the foregoing appeal petition and know the contents thereof and that the same are true to my/our own knowledge.

**Petitioner/s:**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Print Name

Subscribed and sworn to before me this 27<sup>th</sup> day of August, 2014.

*Cristina A. Valentin*  
NOTARY PUBLIC  
My commission expires:  
June 15, 2016

ADDENDUM TO OSFA APPEAL FROM THE HDRB DECISION –CASE #H-14-034

The Old Santa Fe Association appeals the Findings of Fact and Conclusions of Law in the above-noted case, specifically:

1. **Finding No. 8 is appealed.** The Applicant in response to objections in the hearing stated that he offered remove not only the metal caps but other significant visible uses of metal including visible structural metal in the portals. This finding stated that the Applicant only stated that metal caps could be deleted, and does not reflect that the moving member of the Board chose to restore the additional metal. : “Recent Santa Fe Style” pursuant to Sec. 14-2.6 Downtown and Eastside historic District standards states that the style and material should be harmonious with traditional proportion detail, and materials. Visible structural steel has almost never been used in the residential Eastside District.

2. **Conclusions of Law No. 2** is appealed. See objections to finding No.8 above. Also, within this Conclusion, the Board approved extensive use of stone veneer on the proposed project. This is a similar issue as cited above re: Downtown and Eastside design Standards. Stone work is generally limited in use and veneers are not traditionally used. Also, it is believed that there was a amendment to the Motion in this case which required the removal of the proposed stone veneer completely cladding the elevator towers. This was omitted form the Findings and conclusions.

Additionally, the project makes extensive use of horizontally profiled windows, and such windows likewise violate the Recent Santa Fe Design Standards in that traditional windows are generally vertical.

City of Santa Fe  
200 Lincoln Ave.  
Santa Fe, NM 87504  
505-955-4333

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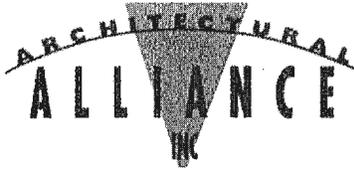
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SubTotal: 100.00  
Total: 100.00

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Thank You ~



April 30, 2014

Historic Districts Review Board  
City of Santa Fe  
200 Lincoln  
Santa Fe, NM 87501

**RE: Paseo North  
511 Paseo de Peralta**

Dear Board Members and City Staff:

The applicant is intending to construct a new residential development on a vacant lot at 511 Paseo de Peralta. Two residential buildings are proposed, each with two dwelling units, for a total of 4 dwelling units on the site. Parking will be provided with a proposed underground parking structure.

The site, zoned R-21 Downtown & Eastside Historic District, is 0.3776 acres (16,449 square feet in size). The site is across the street from the Wells Fargo Bank. The site faces Paseo de Peralta to the south, which provides vehicular access. An historic house is on the lot east of the site. A parking lot is on the west adjacent lot. Single family residences and multi-family residences are located on the lots to the north of the site. The primary facades of the new development are the south elevations facing Paseo.

The Historic Preservation Division of the Land Use Department provided a maximum building height of 23'-0" for the site.

The site has been disturbed over the entirety of the site. An historic stone retaining wall fronts Paseo de Peralta at the curb line. The site originally sloped up to the north from this wall but has been leveled to form a plateau six to eight feet above street level. A precast concrete retaining wall was installed in 2007 at the north property line. Additional footings and walls are located parallel to and offset from the north retaining wall. These were constructed in 2007 to act as the rear walls for a 7 unit residential development that were permitted but abandoned prior to any significant work being completed.

The historic retaining wall will be lowered to a maximum of 3'-0" above the level of Paseo de Peralta to provide city required sight lines for residential traffic entering Paseo from the site. The historic rock will be salvaged and installed on the face of the parking structure. The north retaining wall will remain. The existing footings and walls, having been inspected by a structural engineer, will be incorporated into the new design.

A vehicular entrance is located at the southwest corner of the property at an existing curb cut. A 20' wide driveway turns into the underground parking structure which provides 2 spaces per unit and 2 guest parking spaces. The parking structure is approximately 2' below the street level. To avoid mechanically venting the garage, the structure has openings on the west and south facades for natural ventilation. A pedestrian stair steps down into the garage. Stairs to the plaza above are adjacent to the garage stairs. Two private residential elevators serve each of the residential building.



The parking structure is visible only on the south (street facing) and west facades. The south façade varies in height from 4' down to 0' and will be faced with stone reclaimed from the historic street retaining wall and new stone compatible with the historic stone. The south façade has ventilation wells capped with security grates hidden from view.

The west façade will be faced with stone and stucco. The façade has a 20' wide auto entrance secured with a steel grille and a ventilation opening with a grate to match the auto entrance grille.

Residential Building One is located at the rear of the property. Building Two is located at the east property line and southeast corner of the site. Both buildings face a landscaped plaza above the parking structure located along the south property line. The primary entrances to the residential units are shielded with a courtyard wall and portal. Private outdoor space is located behind each unit and have portals and courtyard walls matching the front of the building.

The facades of the residential buildings are designed to meet the criteria of Recent Santa Fe Style outlined in the Santa Fe City Code Chapter XIV Land Development Historic Districts 14-5.2 (E) (2) as follows:

- No building shall exceed 2 stories in height on any façade.
- The combined area of doors and windows on publicly facades shall not exceed 40%.
- No less than 80% of the surface finish on a publicly visible façade shall be stucco. The balance may be natural stone, brick, wood, or other materials subject to approval.
- No cantilevers shall be allowed except over projecting vigas, beams, corbels, or as part of the roof treatment. Flat roof overhangs shall not exceed 30".
- Walls shall be of one uniform earthen color, with the exception that walls under portals may be of a different color.
- Windows to be true divided lite with a maximum glazing dimension of 30".
- Height restrictions may be exceeded by up to 4' for elevator over runs and chimneys per 14-7.1 (C) (2) and 14-5.2 (D) (9) (c) (ii) allows up to 4' height increase for sloping site.

The primary material on the residential building facades will be stucco. Stone veneer will accent the elevator over runs and one stair tower on Building Two.

The columns of the portals will be stone veneer. The main beam and rafter beams of the portals will be tube steel. The stepped fascia of the flat portal roof will be metal.

Courtyards at the front and rear of the buildings will be approximately 48" high and have a stucco finish to match the buildings. Courtyard gates to be steel.

Parapets are treated in two methods. The higher roofs have a true parapet capped with a metal coping. The lower roofs have a flat overhang that extends 30" from the face of the building. The overhang is supported with rectangular steel beam ends with a stacked steel fascia above. Windows on the facades with the true parapet have overhangs similar to the flat roof detail.

The following summarizes the proposed finishes for Paseo North.

Proposed Finishes:	
South street side retaining wall:	Existing stone to remain (lower wall height and reuse stone on garage facade).
UNDERGROUND PARKING STRUCTURE	
Stone:	Reuse stone salvaged from historic retaining wall. New stone to be compatible to reclaimed stone in size, color, texture, and pattern.

Stucco:	El Rey 212 Madera
Windows (venting grilles):	Venting openings (vertical on west façade, horizontal on south) to be galvanized steel welded bar grate 1" x 4" openings, painted to match stucco.
Doors (auto access door):	Overhead segmented open steel grilles to match window venting grilles.
BUILDING ONE (North Building)	
Stucco:	El Rey 135 Sahara
Stone:	El Dorado Stone "Shadow Rock – Chesapeake".
Doors:	True divided lite "French" doors with metal exterior finish. Kolbe "Gingersnap"
Windows:	True divided lite with metal exterior finish. Kolbe "Gingersnap"
Portal Columns:	Stone
Portal Structure & Roof:	Tube steel beam and rafter beams. Built up metal clad fascia. All steel to be dark bronze. Exposed wood decking on underside of portals to be Sherwin-Williams SW 3503 "White Birch" semi-transparent stain.
Flat Roof Overhangs:	Steel beam ends. Built up metal clad fascia. All steel to be dark bronze.
Parapet Roofs:	Straight parapets with steel coping flashing. All steel to be dark bronze.
Elevator Over-run:	Stone veneer and flat roof overhangs.
BUILDING TWO (South Building)	
Stucco:	El Rey 212 Madera
Stone:	El Dorado Stone "Shadow Rock – Chesapeake".
Doors:	True divided lite "French" doors with metal exterior finish. Kolbe "Gingersnap"
Windows:	True divided lite with metal exterior finish. Kolbe "Gingersnap"
Portal Columns:	Stone
Portal Structure & Roof:	Tube steel beam and rafter beams. Built up metal clad fascia. All steel to be dark bronze. Exposed wood decking on underside of portals to be Sherwin-Williams SW 3503 "White Birch" semi-transparent stain.
Flat Roof Overhangs:	Steel beam ends. Built up metal clad fascia. All steel to be dark bronze.
Parapet Roofs:	Straight parapets with steel coping flashing. All steel to be dark bronze.
Elevator Over-run:	Stone veneer and flat roof overhangs.

The applicant looks forward to presenting the project to the Historic Districts Review Board at the regular meeting of May 27, 2014. Please contact us with any questions you may have.

Sincerely,



Eric P. Enfield, AIA  
 President, Architectural Alliance Inc.



June 25, 2014 (Revised)

Historic Districts Review Board  
City of Santa Fe  
200 Lincoln  
Santa Fe, NM 87501

**RE: Paseo North  
511 Paseo de Peralta**

Dear Board Members and City Staff:

This application is in response to the May 27, 2014 Historic Districts Review Board meeting at which the Board tabled the proposed design. Revised plans and elevations that address the board members' concerns are attached to this application letter.

The applicant is intending to construct a new residential development on a vacant lot at 511 Paseo de Peralta. Two residential buildings are proposed, each with two dwelling units, for a total of 4 dwelling units on the site. Parking will be provided with a proposed underground parking structure.

The site, zoned R-21 Downtown & Eastside Historic District, is 0.3776 acres (16,449 square feet in size). The site is across the street from the Wells Fargo Bank. The site faces Paseo de Peralta to the south, which provides vehicular access. An historic house is on the lot east of the site. A parking lot is on the west adjacent lot. Single family residences and multi-family residences are located on the lots to the north of the site. The primary facades of the new development are the south elevations facing Paseo.

The Historic Preservation Division of the Land Use Department provided a maximum building height of 23'-0" for the site.

The site has been disturbed over the entirety of the site. A historic stone retaining wall fronts Paseo de Peralta at the curb line. The site originally sloped up to the north from this wall but has been leveled to form a plateau six to eight feet above street level. A precast concrete retaining wall was installed in 2007 at the north property line. Additional footings and walls are located parallel to and offset from the north retaining wall. These were constructed in 2007 to act as the rear walls for a 7 unit residential development that was permitted but abandoned prior to any significant work being completed.

The historic retaining wall will be lowered to a maximum of 3'-0" above the level of Paseo de Peralta to provide city required sight lines for residential traffic entering Paseo from the site. The historic rock will be salvaged and installed on the face of the parking structure. The north retaining wall will remain. The existing footings and walls, having been inspected by a structural engineer, will be incorporated into the new design.

A vehicular entrance is located at the southwest corner of the property at an existing curb cut. A 20' wide driveway turns into the underground parking structure which provides 2 spaces per unit and 2 guest parking spaces. The parking structure is approximately 2' below the street level. To avoid mechanically venting the garage, the structure has openings on the west and south facades for natural ventilation. A pedestrian stair

steps down into the garage. Stairs to the plaza above are adjacent to the garage stairs. Two private residential elevators serve each of the residential building.

The parking structure is visible only on the south (street facing) and west facades. The south façade varies in height from 4’ down to 0’ and will be faced with stone reclaimed from the historic street retaining wall and new stone compatible with the historic stone. The south façade has ventilation wells capped with security grates hidden from view.

The west façade will be faced with stone and stucco. The façade has a 20’ wide auto entrance secured with a steel grille and a ventilation opening with a gate to match the auto entrance grille.

Residential Building One is located at the rear of the property. Building Two is located at the east property line and southeast corner of the site. Both buildings face a landscaped plaza above the parking structure located along the south property line. The primary entrances to the residential units are shielded with a courtyard wall and portal. Private outdoor space is located both in the front entry courtyard and behind each unit which have portals and courtyard walls matching the front of the building.

The facades of the residential buildings are designed to meet the criteria of Recent Santa Fe Style outlined in the Santa Fe City Code Chapter XIV Land Development Historic Districts 14-5.2 (E) (2) as follows:

- No building shall exceed 2 stories in height on any façade.
- The combined area of doors and windows on publicly facades shall not exceed 40%.
- No less than 80% of the surface finish on a publicly visible façade shall be stucco. The balance may be natural stone, brick, wood, or other materials subject to approval.
- No cantilevers shall be allowed except over projecting vigas, beams, corbels, or as part of the roof treatment. Flat roof overhangs shall not exceed 30”.
- Walls shall be of one uniform earthen color, with the exception that walls under portals may be of a different color.
- Windows to be true divided lite with a maximum glazing dimension of 30”.
- Height restrictions may be exceeded by up to 4’ for elevator over runs and chimneys per 14-7.1 (C) (2) and 14-5.2 (D) (9) (c) (ii) allows up to 4’ height increase for sloping site.

The primary material on the residential building facades will be stucco. Stone veneer will accent the elevator over runs and one stair tower on Building Two.

The columns of the portals will be stone veneer. The main beam and post of the portals will be metal and rafter beams of the portals will be wood. The stepped fascia of the flat portal roof will be metal.

Courtyard walls at the front and rear of the buildings will be approximately 48” high and have a stucco finish to match the buildings. Courtyard gates to be steel.

Parapets are treated in two methods. The higher roofs have a true parapet capped with a metal coping. The lower roofs have a flat overhang or metal fascia. The overhang is supported with rectangular wood beam ends with a stacked metal fascia above. Windows on the facades with the true parapet have overhangs similar to the flat roof detail.

The following summarizes the proposed finishes for Paseo North.

Proposed Finishes:	
South street side retaining wall:	Existing stone to remain (lower wall height and reuse stone on garage facade).
UNDERGROUND	

PARKING STRUCTURE	
Stone:	Reuse stone salvaged from historic retaining wall. New stone to be compatible to reclaimed stone in size, color, texture, and pattern.
Stucco:	El Rey 212 Madera
Windows (venting grilles):	Venting openings (vertical on west façade, horizontal on south) to be galvanized steel welded bar grate 1" x 4" openings, painted to match stucco.
Doors (auto access door):	Overhead segmented open steel grilles to match window venting grilles.
BUILDING ONE (North Building)	
Stucco:	El Rey 135 Sahara
Stone:	El Dorado Stone "Shadow Rock – Chesapeake".
Doors:	True divided lite "French" doors with metal exterior finish. Kolbe "Gingersnap"
Windows:	True divided lite with metal exterior finish. Kolbe "Gingersnap"
Portal Columns:	Stone
Portal Structure & Roof:	Metal post and main beam with wood rafter beams. Built up metal clad fascia. All steel to be dark bronze. Exposed wood decking on underside of portals to be Sherwin-Williams SW 3503 "White Birch" semi-transparent stain.
Flat Roof Overhangs:	Wood beam ends. Built up metal clad fascia. All metal to be dark bronze.
Parapet Roofs:	Straight parapets with metal coping flashing. All metal to be dark bronze.
Elevator Over-run:	Stone veneer and flat roof metal fascia.
BUILDING TWO (South Building)	
Stucco:	El Rey 212 Madera
Stone:	El Dorado Stone "Shadow Rock – Chesapeake".
Doors:	True divided lite "French" doors with metal exterior finish. Kolbe "Gingersnap"
Windows:	True divided lite with metal exterior finish. Kolbe "Gingersnap"
Portal Columns:	Stone
Portal Structure & Roof:	Metal post and main beam with wood rafter beams. Built up metal clad fascia. All metal to be dark bronze. Exposed wood decking on underside of portals to be Sherwin-Williams SW 3503 "White Birch" semi-transparent stain.
Flat Roof Overhangs:	Metal beam ends. Built up metal clad fascia. All metal to be dark bronze.
Parapet Roofs:	Straight parapets with metal coping flashing. All metal to be dark bronze.
Elevator Over-run:	Stone veneer and flat roof metal fascia.

**Summary of Changes to the May 27<sup>th</sup> Submittal:**

1. The west end of Building 1 has been stepped to break up its massing. A balcony has been added to the second floor off of the Master Bedroom in Unit 1.
2. The width of the elevator over-run on Building 1 has been decreased in size (both width along façade and depth). In addition, the flat roof overhang has been simplified and its height reduced.
3. The southeast corner of Building 2 has been stepped to break up its massing. A balcony has been added to the second floor off of the Master Bedroom in Unit 4.
4. The width of the elevator over-run on Building 4 has been decreased in size (both width along façade and depth). In addition, the flat roof overhang has been simplified and its height reduced.
5. The overhang of the flat roofs has been changed from 30" to 24" measured from the face of the wall to the end of the beams. In addition, the beams have changed from metal to stained wood.

The applicant looks forward to presenting the project to the Historic Districts Review Board at the regular meeting of July 22, 2014. Please contact us with any questions you may have.

Sincerely,



Eric P. Enfield, AIA  
President, Architectural Alliance Inc.

**Attachments:**

1. Revised Drawings



# Agenda

## HISTORIC DISTRICTS REVIEW BOARD FIELD TRIP

TUESDAY, May 27, 2014 at 12:00 NOON

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

## HISTORIC DISTRICTS REVIEW BOARD HEARING

TUESDAY, May 27, 2014 at 5:30 P.M.

MAIN LIBRARY – COMMUNITY ROOM - 2<sup>nd</sup> FLOOR

145 WASHINGTON AVENUE

A M E N D E D

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF AGENDA

D. APPROVAL OF MINUTES: May 13, 2014

E. FINDINGS OF FACT & CONCLUSIONS OF LAW

- Case #H-11-081 460 Camino de las Animas & 449 Camino Monte Vista
- Case #H-14-027 653 Don Gaspar Avenue
- Case #H-14-029 860 E. Palace Avenue
- Case #H-11-030 1049 & 1051 Camino San Acacio
- Case #H-14-031 607 Webber Street
- Case #H-14-028 627 Webber Street

F. BUSINESS FROM THE FLOOR

G. ACTION ITEMS

1. Case #H-07-041. 1209 Canyon Road. Downtown & Eastside Historic District. Victor Johnson Architect, agent for City of Santa Fe, Public Works Department, owners, proposes to remodel a significant non-residential structure by replacing the primary entry doors and installing HVAC louvers on the dormers and grilles on the sluice. (David Rasch).
2. Case #H-12-061. 846 Old Santa Fe Trail. Downtown & Eastside Historic District. JenkinsGavin, agent for Lori Kunkel & Peter Quintana, owners, proposes to replace the portal and remove the exposed wood header and alter the character of the stuccoed posts on a non-contributing residential structure. (David Rasch)
3. Case #H-13-063B. 1224 ½ Cerro Gordo Road. Downtown & Eastside Historic District. Jess & Lisa Roach, agents/owners, proposes to amend a previous approval to remodel a non-contributing residential structure by changing windows and doors and adding three more windows. (David Rasch).
4. Case #H-14-026. 511 E. Palace Avenue. Downtown & Eastside Historic District. Wayne Lloyd, agent for Margaret Beacham, owner, proposes to construct an 8' tall trellis pedestrian entry with 5' tall wire fence and 2'6" tall planter on a contributing residential property. (David Rasch).



5. Case #H-14-020A&B. 125 W. Santa Fe Avenue. Don Gaspar Area Historic District. Robert Lemunyon, agent/owner, requests an historic status review for a contributing free-standing garage replace the pedestrian door with a window, and proposes to remodel a contributing residential structure by replacing windows and doors on non-primary elevations and constructing a 108 sq. ft. portal on the primary elevation. An exception is requested to place an addition on a primary elevation (Section 14-5.2(D)(2)). (David Rasch).
6. Case #H-14-032. 929 Canyon Road. Downtown & Eastside Historic District. Caliente Properties, agent for Dwight & Louise Gonzales, owners, proposes to construct a 3,306 sq. ft. single-family residence to a height of 16'6" where the maximum allowable height is 17' on a vacant lot. (David Rasch).
7. Case #H-14-034. 511 Paseo de Peralta. Downtown & Eastside Historic District. Architectural Alliance, agent for 511 PDP LLC, owners, proposes to construct four residential units in two structures totaling 11,476 sq. ft. and a 4,340 sq. ft. sub-grade parking structure to the maximum allowable height of 23' and to reduce the height of the street stone wall to 3' on a vacant property. (David Rasch).
8. Case #H-14-033. 359 Garcia Street. Downtown & Eastside Historic District. Will McDonald, agent for Jenny French, owners, proposes to construct a 50 sq. ft. arbor to a height of 8' and install a brown cloth awning on the south elevation of a contributing residential structure. (David Rasch).
9. Case #H-14-035. 557 San Antonio Street. Downtown & Eastside Historic District. Anne Gallagher, agent for Farquar Holdings, LLC, owners, proposes to replace a wire fence with a 5' and 6' tall coyote fence on the east and south lotlines and a 4'6" tall coyote fence and coyote vehicle gate on the west side of a non-contributing property. (David Rasch).
10. Case #H-14-036. 125 E. Palace Avenue. Downtown & Eastside Historic District. Duty & Germanas Architects, agent for Gerald Peters, owner, proposes to construct a 620 sq. ft. shade structure to a height of 11' in front of a significant commercial structure. An exception is requested to remove a section of historic railing (Section 14-5.2(D)(1)(a)) and (5)(b)). (David Rasch).
11. Case #H-14-037. 111 & 119 Park Avenue. Westside-Guadalupe Historic District. O. Michael Duty, agent for Las Palomas, owners, proposes to replace windows on contributing commercial structures and to modify existing yardwalls and fences including artistic metal arches. Two exceptions are requested to remove historic material and alter opening dimensions on primary elevations (Section 14-5.2(D)(5)). (David Rasch).
12. Case #H-14-038. 507 Camino del Monte Sol. Downtown & Eastside Historic District. Mark Hogan, Hogan Group Inc., agent for Gail Gilbert, owner, proposes to remodel a contributing residential structure by replacing non-historic windows and a non-historic portal and constructing an approximately 554 sq. ft. garage to less than the maximum allowable height of 17'2". An exception is requested to construct a pitched roof where it is not allowed (Section 14-5.2(D)(9)(d)). (David Rasch).

H. COMMUNICATIONS

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.

it was pretty invisible from any angle.

Chair Woods said three of the Board members were working in the industry and couldn't figure it out.

Mr. Moya said he could simplify the site plan to identify everything for the Board. He understood about the tile over the garage.

Chair Woods explained that the Board couldn't design it but what he had wasn't working. Cultured stone was often very bad to use in the historic district. She asked him to check with Mr. Rasch before coming back to us. Without the front wall, the design wouldn't work.

**Mr. Katz moved to postpone Case #H-14-032 at 929 Canyon Road to a future meeting. Mr. Boniface seconded the motion and it passed by unanimous voice vote.**

Chair Woods asked Mr. Moya to work with Mr. Rasch on the schedule.

7. **Case #H-14-034. 511 Paseo de Peralta.** Downtown & Eastside Historic District. Architectural Alliance, agent for 511 PDP LLC, owners, proposes to construct four residential units in two structures totaling 11,476 sq. ft. and a 4,340 sq. ft. sub-grade parking structure to the maximum allowable height of 23' and to reduce the height of the street stone wall to 3' on a vacant property. (David Rasch).

Mr. Rasch gave the staff report as follows:

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

511 Paseo de Peralta is a 16,449 square foot vacant lot in the Downtown & Eastside Historic District. The applicant proposes to construct four residential units in two above-grade structures totaling 11,476 square feet and a 4,340 square foot sub-grade parking structure to the maximum allowable height of 23' on the street-facing elevation. The west elevation of the structure shows a height of 30' from cut grade to top of parapet. The above grade structures overlap the garage which is placed in a lot cut. The two elevator overruns and chimneys are not applicable to the height measurement. However, the more centrally located elevator shaft is much smaller than the tall mass and it is unclear what else is enclosed in this tall space. Windows in this mass are located nearer than 3' to a corner and an exception has not been requested.

The applicant states that the architectural design is Recent Santa Fe Style with varied massing, stuccoed and stone facing, flat roof overhangs that do not exceed 30", metal windows, metal eyebrows over windows and metal portals, and metal gates. The street-facing stone wall will be reduced in height to meet traffic standards instead of relying on signage with flashing lights and a mirror.

**STAFF RECOMMENDATION:**

Staff defers to the Board regarding the measurement of height and architectural style of the building which shall comply with Sections 14-5.2(D)(9) General Design Standards, Height Pitch Scale and Massing and (E) Downtown & Eastside Historic District.

Mr. Rasch said he forwarded the previous minutes of this property and not the Governing Body appeals. The Governing Body voted to maintain the stone wall but required a sign with flashing lights and mirrors for people to exit the property.

Questions to Staff

Chair Woods referred to the floor plan and noted there was a hallway and laundry that opened up on the side. She assumed, based on code, that it would require a height exception. It was not just an elevator. The elevator was less than a fourth of that area.

Mr. Rasch read the definition and what was not applicable to height. The other masses would be part of the height allowance. He agreed that would require an exception.

Ms. Mather said on this drawing she didn't see recent Santa Fé Style. She didn't see Santa Fé at all in it. She didn't understand how the elements related to the streetscape in that area. She asked if anything goes was approvable there.

Mr. Rasch said the applicant cited all of the recent Santa Fé style standards and elements. It was how he put them together that the Board was questioning streetscape harmony.

Applicant's Presentation

Present and sworn was Mr. Eric Enfield who said he obviously needed to address the elevator tower and the question of recent Santa Fé Style. He included some photos of recent Santa Fé style to show where he got some of it and had that information for the Board.

He read his presentation to the Board, pointing out that he already had the ENN meeting on April 17 and had some people from the adjacent compound above and the woman who owned the house next door with whom they had a zero lot line agreement. The previous application was for seven units.

Neighbors raised concerns - one was when construction would be done. They had a hole there. Cody North was the second or third owner there. It would have underground parking.

Other concerns mentioned were the mechanical units; strength of retaining walls, and height of structures. There would be no rooftop equipment and they agreed to locate the condensers away from any neighbor's view.

They were the third and hopefully final group trying to finish this project. The neighbors liked his better than the previous two. The site was unusual - a transition from high commercial properties to residential on the east side. He handed out the photos as an exhibit. (They are attached to these minutes as an exhibit).

Chair Woods asked about the streetscape.

Mr. Rasch said the Scottish rite temple was not part of this streetscape. The Scottish Rite temple was a block up on the same street.

Mr. Enfield said they used the height map as reference to the streetscape. The Scottish Rite was 22' high so they were one foot higher at 23'. They wanted to provide a transition. On the east side it was a one story that faced toward the residential area and becomes two story on the west and only 20' high at the street. It was two-story toward Wells Fargo and Scottish Rite. Even the parking structure would not be visible because of the existing retaining wall. He said the photos were of recent Santa Fé Style structures recently approved in Santa Fé. The first was on Cerro Gordo, then Alameda, then Cerro Gordo, then Palace, etc. You could see we were using the same materials. He also included photos of historic structures on the east side that had similar dimensions with flat roof and overhangs. He did drive around and spent time looking at those recent Santa Fé style buildings and then used the definition as his guide.

The defining points for those were stucco, 30" overhangs, no more than 20% of different material on any façade. The design itself provided different heights and except for the elevator overruns - the façades were defined by code.

Up to four feet could be granted on sloping site without need for an exception. And elevators and

chimneys were allowed 4' overruns. They had caps on elevators towers. In the pictures, they have the same stepped overhangs and step backs and he proposed his to be of metal. He did flat roofs and then parapet roofs with caps. He pointed out the south façade that had metal coping and metal beams, allowed by recent Santa Fé Style. All windows would meet the 30" rule and the 3' rule. They would have two different colors of stucco. Building One had lighter Sahara and #2 was darker - Madeira along the street.

He created flat roofs and parapet roofs and the elevator as an overrun. There was a walkway in front of the elevator which had to be provided. One elevator serves both units.

The parking structure was totally enclosed and had to have ventilation. He pointed out the location of the ventilation. He then explained the floor plans and pointed out the elevator tower. It did encompass a small portion on the first level and on the second level.

They would reuse the rock from the street wall as they lowered it to 3'. The building was L shaped with landscaped courtyard. He pointed out the stone base and stone columns. The elevator was 27' high. There was no natural grade left on the site. The overhang over the windows was only 18" deep. They had a stair to access the rear units. They were introducing planters all the way down with 4' series of walls.

They presented to the neighbors on the east side a straight retaining wall. It did step down and portions of building start showing and on the east was below grade so all they saw was one story. The overhangs and fascia were just like those elements throughout east side.

The stone was called Chesapeake and was a cast stone. He had samples for the Board. Windows were Ginger Spice and he had all the colors for the Board.

This didn't require hot box. The separate garage was an IBC code issue. It has three separate buildings by code. The other was the historic wall in front. The Council preferred to retain the wall and approved mirrors and bells to warn people. He preferred to lower it and reuse the rock on the property. Mr. North met with HSFF and the meeting went well.

They measured height from the sidewalk which didn't exist there and measured 28'. It was more 25' from the road. So it did meet the height allowed there.

#### Questions to the Applicant

Ms. Rios asked for the percentage of lot coverage.

Mr. Enfield said it was 40% and didn't include the structure that was landscaped above it.

Ms. Rios asked about the set back.

Mr. Enfield said it was 15'.

Ms. Rios asked about the street wall.

Mr. Enfield said foot and a half would come off the wall. And it stepped up to the east. The west portion was to be demolished for access to the property with a gate at the stairs to the garage. The garage top was at the east grade.

Ms. Rios said he was using a lot of metal.

Mr. Enfield said the portals, parapets and fascia with projecting beams would use metal which would be dark brown.

Ms. Rios asked about the garage doors.

Mr. Enfield said the door would be a metal grate gate to match the pedestrian gates.

He said the stone work was to break up the stucco.

Ms. Rios asked if the towers could come down some.

Mr. Enfield agreed. They could probably be reduced 18" to 2'.

Mr. Boniface complimented him on taking on this ugly site and liked the significant amount of landscaping. But he had questions about the stone tower and rock wall and overhang. He asked how far east he would take it down 18".

Mr. Enfield said it was 50'. He said Mr. Romero at the City required that. He wanted it to go to property line.

Mr. Boniface asked about grate visibility.

Mr. Enfield said the grates were recessed so they were not visible. They would match the garage door.

Mr. Boniface thought the overhangs were long and low, typically of one story buildings as opposed to narrow, tall and skinny. While he liked the massing created and the L shape, the roof overhangs looked like add ons.

Mr. Enfield said this was similar to the previous approval. The challenge for him was to get it compatible vertically.

Chair Woods pointed out that there were no two-story buildings on Paseo and felt his comparison to the first design was not appropriate.

Mr. Enfield said he was comparing it to the second design. He provided the plans from the second proposal.

Mr. Katz understood he needed height at the elevator but didn't need it for the halls so suggested he could shrink that area to just the size of the elevator. Mr. Enfield agreed.

Ms. Mather shared the concern about the overhang. What we see was a continuous overhang. They end up being caps on the top of these towers and emphasize its height by putting a hat on it. There was a lot going on. She admired how much he did put onto the site. The floor plans were inviting for the units. But the overall visual impact was a little off because of the up and down and overhangs.

Chair Woods asked from the street what the height was to the top of that tower.

Mr. Enfield said he didn't know. The tower was 40' behind the street.

Chair Woods said that was important to figure out. She noted he said the structure was 15' back.

Mr. Enfield said that was just the front building.

Mr. Enfield said that was 20' high and the grade was five feet above the street.

Chair Woods said there was a lot of mass on Paseo and she was concerned about that. It was a sheer façade going up 20' so she was concerned about the streetscape.

Mr. Enfield said the east end was 23' high.

Chair Woods said she wasn't sure it was 3 buildings.

Mr. Enfield said the City didn't define it; the IBC did define it.

Chair Woods said it had to do with the mass. Mr. Enfield agreed.

Chair Woods said the code defined the exempt portion as vertical transportation so it was not other things. She was very concerned about height, size, mass and all of the steel. It was about the context.

### Public Comment

Chair Woods asked a letter from Pen La Farge and shared copies with the board as she read the letter to the Board. Some members of OSFA expressed doubts about it.

Present and sworn was Ms. Dorothy Gabel, 238 Bent and an immediate neighbor, who said the wall tapered down to about nothing at her drive. She thought tapering the wall down 1.5' would make it much more attractive than bells and mirrors.

She was also at the meeting for the original plan. They came back and requested to dig the enormous hole there and tore down the three retaining walls. So there was really no other way that to fill that in to have one story buildings.

She was born here and in the 1940s and 1950s it was all about architecture variety and she thought it was a shame that Santa Fe didn't allow other types of architecture from that time. She had pictures dating back to when her grandfather was here in 1912. She thought this design would fit in very well. They didn't need the other Campanilla compound. In terms of mass, there was one that came down to the street at Paseo that was massive.

This project was set back so the mass was something that she saw all over the neighborhood in tall buildings. To put one story adobe stuccoed with consistent architecture would not be as attractive as this design.

Ms. Beninato (previously sworn) really appreciated the architect's intent, knowledge of code and trying to comply with it. She also appreciated the ENN and it addressed the concerns of neighbors. She liked the

building as it appeared but in another context. It was a very contemporary design and would look better someplace else. She was also concerned about going in and out there at Washington. That would be horrendous. She didn't think it was 80% mass on some façades and had big windows. She didn't find it very useful to go all around Santa Fé to see what recent style was because they should be looking for harmony in this streetscape. It was difficult to establish streetscape here with all the big massive buildings nearby but they all had significant setbacks.

To her this was very contemporary and mixing of materials was of concern.

Present and sworn was Mr. Cody North, who clarified that the wall calculation was from 185 to the center of the road. It gives a 30' triangle window there.

He said they only used styles from the historic east side to show the continuity of the 30" overhangs. The old courthouse had similar overhangs. This metal would be dark brown similar to those. They tried to gain a lot of softness with the large mass to get different heights. Under the portals there would be blond T/G lumber. Landscaping was soft right along Paseo de Peralta.

The garage door wouldn't be seen from the street. It was a louvered style door similar to other underground garages in Santa Fé.

Mr. Armijo saw it as futuristic Santa Fé instead of recent Santa Fé. He liked the design but in a different location. He was concerned about the streetscape.

Mr. Katz had concerns with masses on the elevator. He liked the way Mr. Enfield designed the whole project but this wasn't the appropriate place to have an extreme version of recent Santa Fé style. It needed to look more like the rest of Santa Fé.

Ms. Rios felt on Paseo it needed to be a one-story structure. It had too much wall. She liked the setback. She suggested using a model for the Board to see.

Mr. Boniface didn't have an issue with lowering the wall. It was much better than flashing lights. Regarding the landscaping, he liked that and what he started to do with the massing horizontally and set back from the road. He would like more horizontal steps. The thing that bothered him the most was the overhangs and Ms. Mather said it best - it looks like hats.

What he attempted to do was get more vertical stepping in the building and if he took away the hats, it

would almost be one parapet height with a minimum two foot differential in parapet heights so more of that would break up the massing visually.

Ms. Mather said this read as a single building visually and they just needed to keep that in mind. She didn't have a problem with the metal.

Chair Woods felt the harmony of streetscape didn't meet the requirements. The portal tried to do it but had too much verticality. That was her biggest concern. She didn't realize how much the tower went up in elevation. He had an opportunity to lower all that was beside the elevator and just have the elevator itself above. There were a lot of different ways to address it.

Mr. Katz asked if the western part was two story to the right. Mr. Enfield agreed.

Mr. Enfield said he understood what the Board was saying about overhangs being too dominant and the need to step back the two elements. Those were all good comments.

#### Action of the Board

**Ms. Rios moved to postpone Case #H-14-034 at 511 Paseo de Peralta to give the applicant an opportunity to incorporate the suggestions of the Board. Mr. Boniface seconded the motion.**

Chair Woods suggested he prepare a model.

**The motion passed by unanimous voice vote.**

8. **Case#H-14-033. 359 Garcia Street.** Downtown & Eastside Historic District. Will McDonald, agent for Jenny French, owners, proposes to construct a 50 sq. ft. arbor to a height of 8' and install a brown cloth awning on the south elevation of a contributing residential structure. (David Rasch).

Mr. Rasch noted that the applicant was not present.

**Ms. Rios moved to postpone Case #H-14-033 to a future meeting. Mr. Katz seconded the motion and it passed by unanimous voice vote.**

# City of Santa Fe, New Mexico

# memo

DATE: July 22, 2014  
TO: Historic Districts Review Board Members  
FROM: David Rasch, Supervising Planner in Historic Preservation DR

CASE # H-14-034

ADDRESS: 511 Paseo de Peralta  
Historic Status: NA  
Historic District: Downtown & Eastside

## REFERENCE ATTACHMENTS (Sequentially):

### CITY SUBMITTALS

- Case Synopsis
- District Standards & Yard wall & fence standards.
- Historic Inventory Form
- Zoning Review Sheet
- Other: bldg. ht. calc.

### APPLICANT SUBMITTALS

- Proposal Letter
- Vicinity Map
- Site Plan/Floor Plan
- Elevations
- Photographs
- Other:

## STAFF RECOMMENDATION:

Staff defers to the Board regarding the measurement of height and architectural style of the building which shall comply with Sections 14-5.2(D)(9) General Design Standards, Height Pitch Scale and Massing and (E) Downtown & Eastside Historic District.



## **BACKGROUND & SUMMARY:**

511 Paseo de Peralta is a 16,449 square foot vacant lot in the Downtown & Eastside Historic District. The applicant proposes to construct four residential units in two above-grade structures totaling 11,476 square feet and a 4,340 square foot sub-grade parking structure to the maximum allowable height of 23' on the street-facing elevation. The west elevation of the structure shows a height of 30' from cut grade to top of parapet. The above grade structures overlap the garage which is placed in a lot cut. The two elevator overruns and chimneys are not applicable to the height measurement.

On May 27, 2014, the HDRB postponed action on this application pending redesign that incorporated the Board's concerns.

The applicant states that the architectural design is Recent Santa Fe Style with varied massing, stuccoed and stone facing, flat roof overhangs that do not exceed 30", and metal finish details such as windows, cornices, and gates. The street-facing stone wall will be reduced in height to meet traffic standards instead of relying on signage with flashing lights and a mirror.



# Agenda

CITY CLERK'S OFFICE

DATE 7.16.14 TIME 9:00am

SERVED BY [Signature]

RECEIVED BY Carmeline Garcia

## HISTORIC DISTRICTS REVIEW BOARD FIELD TRIP

TUESDAY, July 22, 2014 at 12:00 NOON

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

## HISTORIC DISTRICTS REVIEW BOARD HEARING

TUESDAY, July 22, 2014 at 5:30 P.M.

CITY COUNCIL CHAMBERS

(AMENDED)

- A. CALL TO ORDER
- B. ROLL CALL
- C. APPROVAL OF AGENDA
- D. APPROVAL OF MINUTES: July 8, 2014
- E. FINDINGS OF FACT & CONCLUSIONS OF LAW

Case #H-09-005	211 Old Santa Fe Trail	Case #H-13-056	797 Camino del Monte Sol
Case #H-14-027	653 Don Gaspar Avenue	Case #H-14-047	241 Rodriguez Street
Case #H-14-052	125 West Palace Avenue	Case #H-14-053	309 West San Francisco Street
Case #H-14-050	206 Anita Place	Case #H-13-085	100 North St. Francis Drive
Case #H-14-045	125 West Water Street		

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

1. Case #H-11-081. 449 Camino Monte Vista. Downtown & Eastside Historic District. Sommer, Karns & Associates, agent for Theodora Portago, owner, proposes to construct a 6' high coyote fence along the west lot line of a contributing residential property. (David Rasch).
2. Case #H-13-095. 321, 325, 329 W. San Francisco Street. Downtown & Eastside Historic District. Lloyd & Associates Architects, agent for Columbus Capital dba 1640 Hospital Dr., LLC., proposes to demolish non-contributing commercial structures and to construct approximately 11,000 sq. ft. to a height of 27' 4" on a sloping site where the maximum allowable height is 20' 4". (David Rasch).
3. Case #H-14-034. 511 Paseo de Peralta. Downtown & Eastside Historic District. Architecture Alliance, agent for 511 PDP LLC, owner, proposes to construct four residential units in two structures totaling 11,476 sq. ft. and a 4,340 sq. ft. sub-grade parking structure to the maximum allowable height of 23' and to reduce the height of the street stone wall to 3' on a vacant property. (David Rasch).
4. Case #H-14-047. 241 Rodriguez Street. Downtown & Eastside Historic District. Architectural Alliance, agent for Peter J. and Victoire T. Gardener, owners, proposes to remodel a non-contributing property. (David Rasch).



5. Case #H-08-096. 1150 Canyon Road. Downtown & Eastside Historic District. Architectural Alliance, agent for Santa Fe Public Schools, owner, proposes to amend a previous approval to remodel a contributing property by removing historic material. An exception is requested (Section 14-5.2(C)(1)(c) and (D)(1)(a) and (D)(5)(a)(1)). (David Rasch).
6. Case #H-14-024. 350 Delgado Street. Downtown & Eastside Historic District. Eric Montoya, agent for Elizabeth Travis ETM Inc., owner, proposes to remodel a non-contributing residential structure and a contributing yardwall. An exception is requested to alter the character of a primary façade (Section 14-5.2(C)(1)(a) and (c) and (D)(1)(a) and (5)(b)). (David Rasch).
7. Case #H-14-051. 120 Quintana Street. Westside-Guadalupe Historic District. Lisa Andree Falls, agent/owner, proposes to remodel a non-contributing residential property including the replacement of a portal with a larger portal to a height of 9 feet and to install a coyote fence pedestrian gate in an existing coyote fence. (David Rasch).
8. Case #H-14-054. 1025 Canyon Road. Downtown & Eastside Historic District. Jay Jay Shapiro, agent for Joyce Martinez, owner, proposes to remodel a contributing residential property. (David Rasch).
9. Case #H-14-055. 616-B East Alameda Street. Downtown & Eastside Historic District. Kevin Patrick, agent for Kevin Patrick and Linda Kochan-Patrick, owners, proposes to construct a 2,324 sq. ft. single-family residence on a vacant lot. (David Rasch).
10. Case #H-14-056. 258 Las Colinas Drive. Downtown & Eastside Historic District. Piedra Partners, LLC, agent/owner, proposes to construct a 2,873 sq. ft. single-family residence on a vacant lot. (David Rasch).
11. Case #H-14-057. 505 Apodaca Hill. Downtown & Eastside Historic District. Praxis Inc., agent for Iscah Carey, owner, proposes to remodel a non-contributing guest house. (David Rasch).
12. Case #H-14-058. 1231 Paseo de Peralta. Downtown & Eastside Historic District. O. Michael Duty, agent for New Mexico Municipal League, owner, proposes to remodel a significant commercial structure. An exception is requested (Section 14-5.2(D)(2)(c)). (David Rasch).

H. COMMUNICATIONS

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.

1. That in reestablishing the street section and block front that the sidewalk remain be same width that it is currently,
2. That there be no tower;
3. That there be no portal but there could be a portal on the Guadalupe (west) side.

Mr. Armijo seconded the motion and it passed by majority (3-1) voice vote with Ms. Mather voting against.

Vice Chair Rios asked if she needed to vote and Mr. Shandler explained that as long as the Board had 3 votes the chair didn't need to vote.

3. **Case #H-14-034. 511 Paseo de Peralta.** Downtown & Eastside Historic District. Architecture Alliance, agent for 511 PDP LLC, owner, proposes to construct four residential units in two structures totaling 11,476 sq. ft. and a 4,340 sq. ft. sub-grade parking structure to the maximum allowable height of 23' and to reduce the height of the street stone wall to 3' on a vacant property. (David Rasch).

Mr. Rasch gave the staff report as follows:

### **BACKGROUND & SUMMARY:**

511 Paseo de Peralta is a 16,449 square foot vacant lot in the Downtown & Eastside Historic District. The applicant proposes to construct four residential units in two above-grade structures totaling 11,476 square feet and a 4,340 square foot sub-grade parking structure to the maximum allowable height of 23' on the street-facing elevation. The west elevation of the structure shows a height of 30' from cut grade to top of parapet. The above grade structures overlap the garage which is placed in a lot cut. The two elevator overruns and chimneys are not applicable to the height measurement.

On May 27, 2014, the HDRB postponed action on this application pending redesign that incorporated the Board's concerns.

The applicant states that the architectural design is Recent Santa Fe Style with varied massing, stuccoed and stone facing, flat roof overhangs that do not exceed 30", and metal finish details such as windows, cornices, and gates. The street-facing stone wall would be reduced in height to meet traffic standards instead of relying on signage with flashing lights and a mirror.

### **STAFF RECOMMENDATION:**

Staff defers to the Board regarding the measurement of height and architectural style of the building which shall comply with Sections 14-5.2(D)(9) General Design Standards, Height Pitch Scale and Massing and (E) Downtown & Eastside Historic District.

### **Questions to Staff**

Vice Chair Rios noted there was a lot of metal being used on windows, cornices and gates in this case and asked if it was according to recent Santa Fe style.

Mr. Rasch read from Section 14-5.2 E-2.

Vice Chair Rios asked if the use of metal here was a retention of material of Santa Fé Style.

Mr. Rasch felt this was a really important discussion that he was hoping to have with our community. He believed that classic Santa Fé style certainly used elements of wood but he questioned whether requiring wood was advisable in the 21<sup>st</sup> century for sustainability. So we do need vigas and corbels but as long as it harmonized, perhaps it was sufficient to use metal. Similarity of material was part of the vocabulary and that might be sufficient.

Mr. Boniface thought it was fairly common to find steel sash windows throughout the historic districts. Mr. Rasch agreed.

Mr. Boniface concluded that metal has been used so it would be an acceptable material to use.

Mr. Rasch agreed for sure with windows.

Ms. Mather said she had trouble distinguishing the two buildings. They had one foundation and shared walls.

Mr. Rasch agreed and to him it was one building. But the applicant shared pertinent citations.

They were different colors so the Board would have to determine it as two buildings or ask for an exception.

### Applicant's Presentation

Present and sworn was Mr. Eric Enfield, 612 Old Santa Fé Trail, who said the Board approved metal windows all the time and metal beams such as on the New Mexican building so he agreed with Mr. Boniface.

Vice Chair Rios asked if he was proposing metal parapets.

Mr. Enfield agreed - fascia, overhangs, etc.

Vice Chair Rios asked what the metal would look like.

Mr. Enfield said it would be a dark bronze color.

Mr. Enfield explained that the way you determine that they are separate buildings is by the building code and in it, [IBC] Section 509.9 that specifically addressed multiple buildings above parking structures. "Buildings are considered separate and distinct when located over a parking structure if they are separated from the parking structure by a horizontal assembly. He said this design fit that definition.

He said there was no visible parking on this project. They felt to do a high density project and have exposed parking (as previously approved) was an injustice to the units so by the IBC code it was chosen. You could say it looks like one building but so were those on San Francisco Street. The last case had three addresses but looked like one building.

There was a list of items in his original letter and he recalled that he showed the Board last time that the color nearest to the street was Madeira and further away was the Sahara color and they were very complementary colors yet the dark was more traditional and under portal was Ivory, a lighter color.

Mr. Enfield said he had submitted 8.5x11 renderings in color and hoped they were in the packet.

He appreciated the Board's comments and allowing the revised drawing and he thought he had addressed all of the Board's comments:

1. He was asked to reduce the overhangs and he did.
2. The second was stepping the elevation on the south buildings, 1 and 2 to transition from one to two stories along Paseo.
3. The third Board comment was to reduce the amount of rock. The rock on the elevator overrun was reduced and he reduced the metal overhangs to wood.
4. The fourth was to provide a massing model on site and he brought it.
5. He also gave Mr. Rasch a plan on story poles and how they related on this building. He provided three exhibits on the story poles.
6. He reduced the overhang depth from 30" to 24".

He also stepped the south elevation on Paseo on building two and created a second floor deck off the master bedroom of Unit 4.

He created a new one-story façade directly on Paseo as represented by the story poles. Stepping the west elevation of the building

He described a few others and clarified that these changes increased the footprint by 160 square feet. He thought it really helped the building's façades and the transition from one story to two.

The massing model he said was dimensionally accurate.

They reduced the width of the elevator towers to the actual width of the elevators and reduced stone on it. Regarding having too many overhangs, he eliminated the overhangs on the elevator to simple fascia. He also eliminated the metal beams at portals for wood decking. So actually all the overhangs had wood beams except the metal carrier beam across whole portal and at the rock columns. The metal and wood would remain dark brown.

He asked if the Board could take time to look at it.

Vice Chair Rios agreed.

The Board took a brief break from 7:50 p.m. to 7:55 p.m.

Mr. Enfield said he emailed all adjacent neighbors including the ENN attendees and thought they all supported it. The immediate neighbor, Dorothea Gabel, couldn't come to this meeting and sent an email which Mr. Enfield distributed [attached as exhibit]

As a team, they were pleased with the amended design with the Board's feedback.

After that meeting, he drove through the neighborhood and looked at the buildings around it. He did a footprint map on the fabric of the neighborhood and handed it out (exhibit). It showed a very transitional site from large buildings. There were 3-story buildings in the immediate neighborhood.

#### Questions to the Applicant

Vice Chair Rios asked how high the building was at its highest point.

Mr. Enfield said it was under 23' except for the elevator and chimney which were 3' above the parapet.

Vice Chair Rios asked if the corners would be rounded.

Mr. Enfield said they would be slightly rounded.

Vice Chair Rios asked how much the windows were inset.

Mr. Enfield said about 3-4".

Vice Chair Rios asked if there would be anything visible on the roof.

Mr. Enfield said there was no rooftop equipment at all and they would locate the condensers on the

ground.

Vice Chair Rios asked for the stucco type.

Mr. Enfield said it would be cementitious.

Ms. Mather thanked Mr. Enfield for the presentation and appreciated that he was taking the Board's suggestions to heart. She felt this was much improved and appreciated the written summary. It was much more handsome than the empty lot.

Ms. Mather asked if there were any light fixtures.

Mr. Enfield agreed but didn't have designs yet.

Mr. Armijo asked if the columns were to be faced with stone.

Mr. Enfield agreed. He thought he had presented it already. It complements the wall on Paseo and was a different color.

Vice Chair Rios asked if it was rock veneer.

Mr. Enfield agreed. He said it would stop when it hit the courtyard. There were small wings off the elevator toward the courtyard and would stop at yardwall.

Mr. Armijo asked about the appearance of the carrier beam.

Mr. Enfield said it would be dark bronze and above was a lighter color (white birch). As decking, it had a matching metal fascia.

Mr. Katz asked if the elevator and stairways would be faced with that stone.

Mr. Enfield said it was only the two elevator areas, east and south of Building 1 and south of building 2 was a stair with rock. They were trying to make breaks in the mass of stucco.

Mr. Katz noted the one story pole for the elevator seemed too tall. It was just a very tall living room there. He asked if there was any way to make that living room any lower since it was right on Paseo.

Mr. Enfield said the only way he could would be to turn it into a flat roof and lower it by 2-3 feet but that would mean more overhangs. The problem it posed was the window fenestration and natural lighting. They tried to have a loft concept with those volumes in those spaces.

Vice Chair Rios asked why he wanted to use that fake rock.

Mr. Enfield they could use real stone veneer.

Vice Chair Rios said it was still veneer. She asked if the entire portals were of stone.

Mr. Enfield said yes and the elevator would be stone.

Vice Chair Rios asked about the garage gates.

Mr. Enfield said they were metal gates and he would be happy to bring the ironwork back to the Board for approval. Wood was not an appropriate material for a gate of that size. It was 8' x 8'.

Vice Chair Rios asked what he was doing to the historic wall and why.

Mr. Enfield said that went all the way to City Council and he agreed to meet with the traffic engineer if it had mirrors and flashing lights. It was at four feet. He agreed that he didn't go back 100' to cut it down. He didn't have the linear footage but it only about 4-5' left at the existing height.

Mr. Armijo asked if it would have shutters.

Mr. Enfield said- no.

Mr. Armijo referred to sheet A-6.

Mr. Enfield said those were divided metal doors with glazing with metal stiles and rails to distinguish them from windows. On the section, there were 3 windows from the right and then a door to the courtyard and portal.

#### Public Comment

Present and previously sworn was Ms. Marilyn Bane, who said she was President of OSFA when this property first came to the Board. A promise was made that roughly 3' feet would be the only lowering and that would be done hand chiseled. Mr. Enfield worked on it and now it had more length was being reduced. She asked if the traffic engineer had looked at the existing plan and if there was any way to avoid additional cuts that should be considered.

Present and sworn was Ms. Marilyn Harris, 2683 Via Caballero del Norte. Manager of the compound above the development, who said she had lived there since 1976 and her children grew up here. She enjoyed the work of this Board as our city moves forward. The board has a heavy responsibility but not every decision was a home run. She thought the development went back to a problem there - an extraordinary removal of material from this property for almost a decade. She had drawings from 2004 when it first came here. When people come to Santa Fé they take away whatever was going on at the time. She doubted many have left with favorable impression of this property.

So it seemed wrong to leave it unfinished. It has been full of graffiti and was seedy. She hoped the Board would find a way to come to a speedy conclusion with approval of plans for this property. They were ready to move forward and she trusted their judgment in making this possible and before long it could be developed and be an enhancement.

Present and sworn was Ms. Carmen Burt, 228 Otero Street, who had lived there since 1947. She admired Cody North and the best architect possible with Mr. Enfield. She admired their courage with this project and it would be a benefit to all of Santa Fé and she wanted to stand up and say hooray. Once done it was done. They were a jewel and hoped they didn't lose faith. Thank God for what they have taken on.

Present and previously sworn was Mr. Randy Bell, who said he mainly want to address questions of materials. He disagreed with Mr. Rasch's statement that steel was somehow more sustainable than wood and was not sure what studies would back that up. But he did know and Mr. Enfield confirmed in looking at the colored elevations that were nice but thought this would have the entire top of the building be steel or bronze.

Mr. Enfield agreed it would be metal.

Mr. Bell said there was no precedent to his knowledge in the Historic District for using metal with flat roofs. They might have a brick coping or a typical rounded parapet but he had not ever seen it be sheathed in metal and that was not a similarity of details under recent Santa Fé style. He also didn't know of any on the east side with rock veneer and not even sure that actual rock veneer would be appropriate. But if this Board required it to be an actual rock material, he would also question the amount of it. The large elevator shaft to be clad in this veneer would be completely out of harmony with what anyone had ever seen on the east side.

Present and previously sworn was Mr. Pen La Farge, who agreed it was nice to have something fill in that empty space. He said ditto to Mr. Bell's statement. He objected to the entire top being metal and agreed that real rock was preferable to faux rock, if there was to be a rock veneer.

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

Vice Chair Rios agreed with the comment of too much metal and was why she questioned it at the beginning.

Mr. Enfield said he would get rid of all metal caps on the parapets and have just a stuccoed parapet and no metal caps and go to all wood on the carrier beams. He was willing to use real stone veneer.

Vice Chair Rios asked if it would have any metal material.

Mr. Enfield said the windows, doors and fascia and chimney caps and elevator overruns would be metal.

He added that the Board would see more and more metal coming before them. He provided many pictures of metal being used in the historic district. The rock veneer was used all over the east side and approved by the Board in many places.

#### Action of the Board

**Mr. Boniface moved to approve Case #H-14-034 at 511 Paseo de Peralta with conditions:**

1. That there be no visible rooftop appurtenances;
2. That only natural stone be used on exterior façades;
3. That the metal caps on tops of parapets be removed.

**Ms. Mather seconded the motion and requested two friendly amendments:**

4. That exterior light fixtures be submitted to staff;
5. That the applicant return to traffic control with current plans and seek any relief on wall tapering and that it be done only by hand. Mr. Boniface accepted these amendments as friendly.

Mr. Katz requested an amendment:

6. That the elevator shafts and the stairway not be clad in stone.

Mr. Boniface didn't accept Mr. Katz' amendment as friendly.

**The motion with five conditions passed by unanimous voice vote.**

4. **Case #H-14-047. 241 Rodriguez Street.** Downtown & Eastside Historic District. Architectural Alliance, agent for Peter J. and Victoria T. Gardener, owners, proposes to remodel a non-contributing property. (David Rasch).

Mr. Rasch gave the staff report as follows:

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

241 Rodriguez Street, also known as 542, is a single family residential building that was constructed at approximately 1946 in a vernacular manner. Post 1966 additions have increased the square footage at the rear of the building. There are no historic windows in the original part of the building. Also, a post 1966 yardwall was constructed on the south lotline. The building is listed as non-contributing to the Downtown & Eastside Historic District.

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

1. A 42 square foot addition will be constructed on the north elevation. The addition will match existing adjacent height and finishes with a large vertical 3-lite window on the non-publicly visible east elevation.

City of Santa Fe  
Historic Districts Review Board  
Findings of Fact and Conclusions of Law

ITEM # 14-0773

**Case #H-14-034**

**Address-511 Paseo de Peralta**

**Owner/Applicant's Name-511 PDP LLC**

**Agent's Name- Architectural Alliance**

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on July 22, 2014 upon the application ("Application") of Architectural Alliance, agent for owners, 511 PDP LLC ("Applicant").

511 Paseo de Peralta is a 16,449 square foot vacant lot in the Downtown & Eastside Historic District.

The Applicant proposes to construct four residential units in two above-grade structures totaling 11,476 square feet and a 4,340 square foot sub-grade parking structure to the maximum allowable height of 23' on the street-facing elevation. The west elevation of the structure shows a height of 30' from cut grade to top of parapet. The above grade structures overlap the garage which is placed in a lot cut. The two elevator overruns and chimneys are not applicable to the height measurement. On May 27, 2014, the Board postponed action on this application pending redesign that incorporated the Board's concerns.

The Applicant states that the architectural design is Recent Santa Fe Style with varied massing, stuccoed and stone facing, flat roof overhangs that do not exceed 30", and metal finish details such as windows, cornices, and gates. The street-facing stone wall will be reduced in height to meet traffic standards instead of relying on signage with flashing lights and a mirror.

After conducting public hearings and having heard from the Applicant and all interested persons, the Board hereby FINDS, as follows:

**FINDINGS OF FACT**

1. The Board heard testimony from staff, Applicant, and other people interested in the Application.
2. Zoning staff determined that the Application meets underlying zoning standards.
3. Board defers to the Board regarding the measurement of height and architectural style of the building and whether they comply with City Code.
4. The property is located in the Downtown and Eastside Historic District and the project is subject to requirements of the following sections of the Santa Fe Land Development Code:
  - a. Section 14-5.2(D), General Design Standards
  - b. Section 14-5.2(E), Downtown and Eastside Historic District
5. Under Sections 14-2.6(C), 14-2.7(C)(2), 14-5.2(A)(1), 14-5.2(C)(2)(a-d & f) and 14-5.2(C)(3)(b), the Board has authority to review, approve, with or without conditions, or



deny, all or some of the Applicant's proposed design to assure overall compliance with applicable design standards.

6. Under Section 14-5.2(C)(3)(b), the Board has the authority to approve an application for alteration or new construction on the condition that changes relating to exterior appearance recommended by the Board be made in the proposed work, and no permit is to issue until new exhibits, satisfactory to the Board, have been submitted.
7. The Applicant at the hearing stated the project could use real stone veneer.
8. The Applicant at the hearing stated the metal caps could be deleted.
9. The information contained in the Application, and provided in testimony and evidence, establishes that all applicable requirements have been met.

CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the hearing, the Board acted upon the Application as follows:

1. The Board has the authority to review and approve the Application.
2. The Board approved the Application with the following conditions: (a) there shall be no rooftop appurtenances, (b) only natural stone shall be used on exterior facades; (c) the metal caps on the parapets shall be removed; (e) exterior light fixtures shall be submitted to staff for review and approval; and (f) Applicant shall meet with the City's Traffic Control staff and present them with the current plans and the stone wall shall be lowered by hand and with tapering.

**IT IS SO ORDERED ON THIS 12<sup>th</sup> DAY OF AUGUST 2014, THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.**

Cecilia Rio  
Sharon Woods  
Chair

12 August 2014  
Date:

FILED:

Yolanda Y. Vigil  
Yolanda Y. Vigil  
City Clerk

8-13-14  
Date:

APPROVED AS TO FORM

Kelley Brennan  
Kelley Brennan  
Interim City Attorney

8/12/14  
Date: