



Agenda

REGULAR MEETING OF
THE GOVERNING BODY
SEPTEMBER 14, 2016
CITY COUNCIL CHAMBERS

AFTERNOON SESSION – 5:00 P.M.

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. SALUTE TO THE NEW MEXICO FLAG
4. INVOCATION
5. ROLL CALL
6. APPROVAL OF AGENDA
7. APPROVAL OF CONSENT CALENDAR
8. APPROVAL OF MINUTES: Reg. City Council Meeting – August 31, 2016
9. PRESENTATIONS
10. CONSENT CALENDAR

CITY CLERK'S OFFICE

DATE 9/19/18 TIME 9:10 A.M.

SERVED BY [Signature]

RECEIVED BY Melissa Byers

- a) Request for Approval of Professional Services Agreement in the Amount of \$100,000 – Services at the Santa Fe Railyard Park; Santa Fe Railyard Park Conservancy. (Robert Siqueiros)
- b) Request for Approval of Master Services Agreement – Architectural and Engineering Services for Santa Fe Municipal Airport Grant Projects (RFQ #16/14/Q); KSA Engineering, Inc. (Cameron Humphres)
- c) Request for Approval of Procurement Under Cooperative Price Agreement in the Amount of \$77,831 – Computer Equipment Replacement for Fire Department Apparatus and Vehicles; Grants & Technology Veterans, LLC. (Jan Snyder)
- d) Request for Approval of Professional Services Agreement in the Amount of \$214,550 – Employee Benefits Consulting (RFP #16/41/P) for July 1, 2016 through June 30, 2020; AON Risk Solutions. (Vicki Gage)
- e) Request for Approval of Sole Source Procurement and Professional Services Agreement in the Amount of \$70,000 – FY 2016/17 for Drug and DUI Court Programs for Santa Fe County through Santa Fe Municipal Court; Millennium Treatment Services, Inc. (Jacqueline Baca)



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- f) Request for Approval of Amendment No. 2 to Professional Services Agreement in the Amount of \$59,180 – Visitor Marketing Research and Analysis Services for Santa Fe Tourism; DestiMetrics, LLC. (Randy Randall)
- g) Request for Approval of Exempt Procurement in the Amount Above the City Manager's Threshold of \$50,000 – Technical and Hosting Fees for Santa Fe Transit Operations; RouteMatch Software, Inc. (Thomas Martinez)
- h) Request for Approval of Exempt Procurement and Agreement in an Amount Above the City Manager's Threshold of \$50,000 – City-Wide Advertising Services; The Santa Fe New Mexican. (Robert Rodarte)
- i) Request for Approval of Exempt Procurement and Procurement Under State and Federal Price Agreements and in an Amount Above City Manager's Threshold of \$50,000 – City-Wide Hardware, Software and Support Services for ITT Department; Various Vendors. (David Kulb)
- j) Update on Cerrillos Road Construction Project. (David Quintana)
(Informational Only)
- k) CONSIDERATION OF RESOLUTION NO. 2016-____. (Councilor Trujillo, Councilor Harris and Councilor Ives)
A Resolution Requesting the City Manager to Direct Staff to Develop a Plan the City Can Implement to Improve the Appearance of Medians along City Roadways. (Robert Carter and Richard Thompson)
- l) CONSIDERATION OF RESOLUTION NO. 2016-____. (Councilor Trujillo and Councilor Harris)
A Resolution Directing the City Manager to Collaborate with the Police Department and Finance Department to Develop a Plan, Including Fiscal Impact, for Retaining Police Officers Currently Serving with the City of Santa Fe Police Department. (Chief Gallagher)
- m) CONSIDERATION OF RESOLUTION NO. 2016-____. (Councilor Harris, Councilor Lindell, Councilor Villarreal, Mayor Gonzales, Councilor Rivera, Councilor Ives, Councilor Dominguez, Councilor Trujillo and Councilor Maestas)
A Resolution Calling on the New Mexico Legislature to Reduce Gun Violence by Enacting Legislation Requiring Comprehensive Background Checks for Firearm Sales and Strengthening the Criminal Background Check System. (Jesse Guillen)



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- n) **CONSIDERATION OF RESOLUTION NO. 2016-____.** (Councilor Ives, Councilor Dominguez and Councilor Trujillo)
A Resolution Directing the City Manager to Have Public Utilities Staff Identify and Apply for Federal and State Funding Sources for Water, Wastewater and Other Water Related Projects. (Alan Hook)
11. Request to Publish Notice of Public Hearing on October 13, 2016:
- a) **Bill No. 2016-37.** An Ordinance Relating to the City of Santa Fe Telecommunications Facilities in the Public Rights-of-Way Ordinance; Amending Subsection 27-2.1 SFCC 1987 to Establish Legislative Findings; Amending Subsection 27-2.3 SFCC 1987 to Repeal the Definition of "Gross Revenue" and Establish a new Definition for "Gross Charge"; Amending Subsection 27-2.5 to Repeal the Fee Structure and Establish an Infrastructure Maintenance Franchise Fee; and Making Such Other Changes as are Necessary to Carry Out the Intent of this Ordinance. (Councilor Ives) (Marcos Martinez)
- b) **Bill No. 2016-38.** An Ordinance Amending Section 7-4.2 SFCC 1987, Residential Green Building Code by Repealing Exhibit A to Chapter VII SFCC 1987; Adding a Requirements Section; and Amending Section 14-8.2(D) Best Management Practices for Grading Before and During Construction. (Councilor Ives, Councilor Dominguez and Councilor Villarreal) (Katherine Mortimer)
- c) **Bill No. 2016-39.** An Ordinance Repealing Ordinance No. 2016-15 Adopting a Municipal Gross Receipts Tax. (Councilor Dominguez) (Marcos Martinez)
- d) **Bill No. 2016-40.** An Ordinance Amending Subsection 14-8.10 of the Land Development Code to Permit Placement and Construction of Electronic Reader Board Signs to Facilitate Wayfinding and the Dissemination of Information in Real Time on Local Services, Programs, Activities and Events in Accordance with a City Program; and Establishing Certain Guidelines on Electronic Reader Board Signs. (Mayor Gonzales) (Marcos Martinez)



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- e) **Bill No. 2016-41.** An Ordinance Relating to the Land Development Code, Chapter 14 SFCC 1987, Creating a New Subsection 14-5.5(D) Entitled The "Midtown Local Innovation Corridor Overlay District" (Midtown LINC Overlay District) and Establishing Permitted Uses, Definitions, Standards, and Incentives for Qualifying Projects within the District; Amending the Following Articles to Add Provisions for Qualifying Projects Within the District: 14-3.8(B) Development Plan Approvals, Table 14-6.1-1 Special Use Permits, 14-6.2(A)(7) Dwelling Units Within C-2 and SC Districts, 14-8.6(B)(4) Reduction of Required Parking Spaces, Table 14-8.7-2 Architectural Design Standards and Point Allocations, 14-8.13(E) Development Water Budget Criteria, 14-8.14(D) Impact Fees; Relating to the Building and Housing Code, Chapter 7 SFCC 1987, Amending Subsection 7-1.10 Application of the International Existing Building Code; Relating to the Sewer Code, Chapter 22 SFCC 1987, Amending Subsection, 22-6.6 Exhibit A Section 7 Wastewater Utility Expansion Charge; Relating to the Water Code, Chapter 25 SFCC 1987, 25-4.2 Exhibit B Rate Schedule 8 Utility Expansion Charge; and Making Such Other Changes that are Necessary to Carry Out the Purpose of This Ordinance. (Mayor Gonzales and Councilor Ives) (Matthew O'Reilly)

12. MATTERS FROM THE CITY MANAGER

13. MATTERS FROM THE CITY ATTORNEY

Executive Session

In Accordance with the New Mexico Open Meetings Act, NMSA 1978, Section 10-15-1(H)(7)(8), Discussion Regarding Threatened or Pending Litigation in Which the City of Santa Fe Is or May Become a Participant, Including, Without Limitation, RLD Alcohol and Gaming Division's Decision In the Matter of Liquor License 4022; Mediation Under the Dispute Resolution Provisions of the Water Resources Agreement Between the City of Santa Fe and Santa Fe County. (Kelley Brennan)

14. Possible Action Regarding RLD Alcohol and Gaming Division's Decision In the Matter of Liquor License 4022. (Kelley Brennan)

15. Possible Action Regarding Mediation Under the Dispute Resolution Provisions of the Water Resources Agreement between the City of Santa Fe and Santa Fe County. (Kelley Brennan)

16. MATTERS FROM THE CITY CLERK

17. COMMUNICATIONS FROM THE GOVERNING BODY



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EVENING SESSION – 7:00 P.M.

- A. CALL TO ORDER
- B. PLEDGE OF ALLEGIANCE
- C. SALUTE TO THE NEW MEXICO FLAG
- D. INVOCATION
- E. ROLL CALL
- F. PETITIONS FROM THE FLOOR
- G. APPOINTMENTS
 - Ethics and Campaign Review Board
- H. PUBLIC HEARINGS:
 - 1) Request from WildEarth Guardians for a Waiver of the 300 Foot Location Restriction and Approval to Allow the Dispensing/Consumption of Alcohol at the Santa Fe Farmers Market Pavilion, 1607 Paseo de Peralta, Which is Within 300 Feet of the Hope Unlimited Church of Santa Fe, 1614 Paseo de Peralta (Warehouse 21). The Request is for WildEarth Guardians' Annual Fund Raising Event on September 23, 2016, with Alcohol Service from 6:30 p.m. to 9:30 p.m. (Yolanda Y. Vigil)
 - 2) CONSIDERATION OF BILL NO. 2016-35: ADOPTION OF ORDINANCE NO. 2016-____. (Councilor Dominguez)
An Ordinance Amending Subsection 9-3.4 SFCC 1987 to Modify the Deposit Into the Public Campaign Finance Fund for Fiscal Year 2016-2017. (Yolanda Y. Vigil and Adam Johnson)
 - 3) **Case #2016-91.** The New Mexico School for the Arts Art Institute (a.k.a., "Sanbusco 2015, LLC") Appeal of the June 28, 2016 Decision of the Historic Districts Review Board in Case #H-16-051A to Maintain the Contributing Historic Status of the Main Sanbusco Building and Upgrade the Historic Status of the Parking Shed to Contributing, Located at 500-560 Montezuma Avenue in the Westside-Guadalupe Historic District. (Theresa Gheen and David Rasch)
- I. ADJOURN



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Pursuant to the Governing Body Procedural Rules, in the event any agenda items have not been addressed, the meeting should be reconvened at 7:00 p.m., the following day and shall be adjourned not later than 12:00 a.m. Agenda items, not considered prior to 11:30 p.m., shall be considered when the meeting is reconvened or tabled for a subsequent meeting.

NOTE: New Mexico law requires the following administrative procedures be followed when conducting "quasi-judicial" hearings. In a "quasi-judicial" hearing all witnesses must be sworn in, under oath, prior to testimony and will be subject to reasonable cross-examination. Witnesses have the right to have an attorney present at the hearing.

Persons with disabilities in need of accommodations, contact the City Clerk's office at 955-6521, five (5) working days prior to meeting date.

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SANTA FE CITY COUNCIL MEETING
Wednesday, September 14, 2016

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CONSIDERATION OF BILL NO. 2016-35, ADOPTION OF ORDINANCE NO. 2016-36. AN ORDINANCE AMENDING SUBSECTION 9-3.4 SFCC 1987 TO MODIFY THE DEPOSIT INTO THE PUBLIC CAMPAIGN FINANCE FUND FOR FISCAL YEAR 2017	Approved	22

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CASE #2016-91. THE NEW MEXICO SCHOOL FOR THE ARTS ART INSTITUTE (A/K/A "SANBUSCO 2015, LLC") APPEAL OF THE JUNE 28,2016 DECISION OF THE HISTORIC DISTRICTS REVIEW BOARD IN CASE #H-16-051A TO MAINTAIN THE CONTRIBUTING HISTORIC STATUS OF THE MAIN SANBUSCO BUILDING AND UPGRADE THE HISTORIC STATUS OF THE PARKING SHED TO CONTRIBUTING. LOCATED AT 500-560 MONTEZUMA AVENUE IN THE WESTSIDE-GUADALUPE HISTORIC DISTRICT

Appeal granted

22-38

ADJOURN

38

**MINUTES OF THE
REGULAR MEETING OF THE
GOVERNING BODY
Santa Fe, New Mexico
September 14, 2016**

AFTERNOON SESSION

1. CALL TO ORDER AND ROLL CALL

A regular meeting of the Governing Body of the City of Santa Fe, New Mexico, was called to order by Mayor Pro-Tem Signe I. Lindell, on Wednesday, September 14, 2016, at approximately 5:00 p.m., in the City Hall Council Chambers. Following the Pledge of Allegiance, Salute to the New Mexico flag, and the Invocation, roll call indicated the presence of a quorum, as follows:

Members Present

Councilor Signe I. Lindell, Mayor Pro-Tem
Councilor Carmichael A. Dominguez
Councilor Mike Harris
Councilor Joseph M. Maestas
Councilor Christopher M. Rivera
Councilor Ronald S. Trujillo
Councilor Renee D. Villarreal

Members Excused

Mayor Javier M. Gonzales
Councilor Peter N. Ives

Others Attending

Brian K. Snyder, City Manager
Kelley Brennan, City Attorney
Yolanda Y. Vigil, City Clerk
Melessia Helberg, Council Stenographer

6. APPROVAL OF AGENDA

Brian Snyder, City Manager, said he would like to postpone Item 11(d) to the Governing Body meeting of October 13, 2016. He said there was discussion at the Public Works Committee where it was not approved. He said the reason for the postponement is there was a lot of detailed discussion about what were the units being discussed. He said it was sent out for RFP, and staff will be bringing forward a recommendation for the units, the electronic signs, for discussion through the Committee process. He said pausing the Ordinance amendment would allow detailed discussion on the signs, and if the Committees and Governing Body want to move forward with them, they can move forward in parallel with the Ordinance amendment.

Councilor Dominguez asked, "Do you just want to postpone the notice, or the public hearing."

Mr. Snyder said, "No, the notice as well as the entire schedule, so it just moves everything forward to October 13, 2013, so the notice would be on October 13, 2016, and then it would go through the committees that are lined out for it to go through. We could bring it back, if necessary or desired, to Public Works for consideration if the units are approved."

MOTION: Councilor Dominguez moved, seconded by Councilor Rivera, to approve the agenda, as amended.

DISCUSSION: Mayor Pro-Tem Lindell asked, for clarification, if Councilor Villarreal is removing Item 10(j) from the Consent Calendar for discussion, and Councilor Villarreal said yes.

VOTE: The motion was approved on a voice vote with Mayor Pro-Tem Lindell, and Councilors Dominguez, Harris, Maestas, Rivera, Trujillo and Villarreal voting in favor of the motion and none against.

7. APPROVAL OF CONSENT CALENDAR

MOTION: Councilor Dominguez moved, seconded by Councilor Trujillo, to approve the following Consent Calendar, as amended.

VOTE: The motion was approved on the following Roll Call vote:

For: Mayor Pro-Tem Lindell, Councilor Dominguez, Councilor Harris, Councilor Maestas, Councilor Rivera, Councilor Trujillo and Councilor Villarreal.

Against: None.

10. CONSENT CALENDAR

An Action Sheet from the Public Works/CIP and Land Use Committee meeting of September 12, 2016, regarding Item 10(b), is incorporated herewith to these minutes as Exhibit "1."

- a) **REQUEST FOR APPROVAL OF PROFESSIONAL SERVICES AGREEMENT IN THE AMOUNT OF \$100,000 – SERVICES AT THE SANTA FE RAILYARD PARK; SANTA FE RAILYARD PARK CONSERVANCY. (ROBERT SIQUEIROS)**
- b) **REQUEST FOR APPROVAL OF MASTER SERVICES AGREEMENT – ARCHITECTURAL AND ENGINEERING SERVICES FOR SANTA FE MUNICIPAL AIRPORT GRANT PROJECTS (RFQ #16/14/Q; KSA ENGINEERING, INC. (CAMERON HUMPHRES)**
- c) **REQUEST FOR APPROVAL OF PROCUREMENT UNDER COOPERATIVE PRICE AGREEMENT IN THE AMOUNT OF \$77,831 – COMPUTER EQUIPMENT REPLACEMENT FOR FIRE DEPARTMENT APPARATUS AND VEHICLES; GRANTS & TECHNOLOGY VETERANS, LLC. (JAN SNYDER)**
- d) **REQUEST FOR APPROVAL OF SOLE SOURCE PROCUREMENT AND PROFESSIONAL SERVICES AGREEMENT IN THE AMOUNT OF \$214,550 – EMPLOYEE BENEFITS CONSULTING (RFP #16/41/P) FOR JULY 1, 2016 THROUGH JUNE 30, 2020; AON RISK SOLUTIONS. (VICKI GAGE)**
- e) **REQUEST FOR APPROVAL OF SOLE SOURCE PROCUREMENT AND PROFESSIONAL SERVICES AGREEMENT IN THE AMOUNT OF \$70,000 – FY 2016/17 FOR DRUG AND DUI COURT PROGRAMS FOR SANTA FE COUNTY THROUGH SANTA FE MUNICIPAL COURT; MILLENNIUM TREATMENT SERVICES, INC. (JACQUELINE BACA)**
- f) **REQUEST FOR APPROVAL OF AMENDMENT NO. 2 TO PROFESSIONAL SERVICES AGREEMENT IN THE AMOUNT OF \$59,180 – VISITOR MARKETING RESEARCH AND ANALYSIS SERVICES FOR SANTA FE TOURISM; DESIMETRICS, LLC. (RANDY RANDALL)**
- g) **REQUEST FOR APPROVAL OF EXEMPT PROCUREMENT IN THE AMOUNT ABOVE THE CITY MANAGER'S THRESHOLD OF \$50,000 – TECHNICAL AND HOSTING FEES FOR SANTA FE TRANSIT OPERATIONS; ROUTEMATCH SOFTWARE, INC. (THOMAS MARTINEZ)**
- h) **REQUEST FOR APPROVAL OF EXEMPT PROCUREMENT AND AGREEMENT IN AN AMOUNT ABOVE THE CITY MANAGER'S THRESHOLD OF \$50,000 – CITY-WIDE ADVERTISING SERVICES; THE SANTA FE NEW MEXICAN. (ROBERT RODARTE)**

- i) REQUEST FOR APPROVAL OF EXEMPT PROCUREMENT AND PROCUREMENT UNDER STATE AND FEDERAL PRICE AGREEMENTS AND IN AN AMOUNT ABOVE THE CITY MANAGER'S THRESHOLD OF \$50,000 – CITY-WIDE HARDWARE, SOFTWARE AND SUPPORT SERVICES FOR ITT DEPARTMENT; VARIOUS VENDORS. (DAVID KULB)
- j) *[Removed for discussion by Councilor Villarreal]*
- k) CONSIDERATION OF RESOLUTION NO. 2016-68 (COUNCILOR TRUJILLO, COUNCILOR HARRIS AND COUNCILOR IVES). A RESOLUTION REQUESTING THE CITY MANGER TO DIRECT STAFF TO DEVELOP A PLAN THE CITY CAN IMPLEMENT TO IMPROVE THE APPEARANCE OF MEDIANS ALONG CITY ROADWAYS. (ROBERT CARTER AND RICHARD THOMPSON)
- l) CONSIDERATION OF RESOLUTION NO. 2016-69 (COUNCILOR TRUJILLO AND COUNCILOR HARRIS). A RESOLUTION DIRECTING THE CITY MANAGER TO COLLABORATE WITH THE POLICE DEPARTMENT AND FINANCE DEPARTMENT TO DEVELOP A PLAN, INCLUDING FISCAL IMPACT, FOR RETAINING POLICE OFFICERS CURRENTLY SERVING WITH THE CITY OF SANTA FE POLICE DEPARTMENT. (CHIEF GALLAGHER)
- m) CONSIDERATION OF RESOLUTION NO. 2016-70 (COUNCILOR HARRIS, COUNCILOR LINDELL, COUNCILOR VILLARREAL, MAYOR GONZALES, COUNCILOR RIVERA, COUNCILOR IVES, COUNCILOR DOMINGUEZ, COUNCILOR TRUJILLO AND COUNCILOR MAESTAS). A RESOLUTION CALLING ON THE NEW MEXICO LEGISLATURE TO REDUCE GUN VIOLENCE BY ENACTING LEGISLATION REQUIRING COMPREHENSIVE BACKGROUND CHECKS FOR FIREARM SALES AND STRENGTHENING THE CRIMINAL BACKGROUND CHECK SYSTEM. (JESSE GUILLEN)
- n) CONSIDERATION OF RESOLUTION NO. 2016-71 (COUNCILOR IVES, COUNCILOR DOMINGUEZ AND COUNCILOR TRUJILLO). A RESOLUTION DIRECTING THE CITY MANAGER TO HAVE PUBLIC UTILITIES STAFF IDENTIFY AND APPLY FOR FEDERAL AND STATE FUNDING SOURCES FOR WATER, WASTEWATER AND OTHER WATER RELATED PROJECTS. (ALAN HOOK)

END OF CONSENT CALENDAR

8. APPROVAL OF MINUTES: REGULAR MEETING – AUGUST 31, 2016

MOTION: Councilor Dominguez moved, seconded by Councilor Trujillo, to approve the minutes of the Regular Meeting of August 31, 2016, as presented.

VOTE: The motion was approved on a voice vote with Mayor Pro-Tem Lindell, and Councilors Dominguez, Harris, Maestas, Rivera, Trujillo and Villarreal voting in favor of the motion and none against.

9. PRESENTATIONS

There were no presentations.

CONSENT CALENDAR DISCUSSION

10(j) UPDATE ON CERRILLOS ROAD CONSTRUCTION PROJECT (DAVID QUINTANA). Informational Only.

David Quintana, Engineer Supervisor, Engineering Division, presented information from his September 7, 2016, Memorandum to the City Council regarding Cerrillos Road Reconstruction Phase IIC, Project Update, which is in the Council packet. Please see this Memorandum for specifics of this presentation.

Councilor Villarreal asked how this project will change St. Michael's.

Mr. Quintana said currently, the contract is finishing reconstruction of the east portion of St. Michael's, directly in front of Toyota, and will have that finished on Thursday, and will switch traffic to that side. He said the portion in front of Weck's will start being torn up on Friday, to be rebuilt and repaved. He said weather permitting, St. Michaels will be fully open in 2-3 weeks.

Councilor Villarreal said once it is complete, it will be a lot better.

Councilor Harris said he has an office on Maclovía, commenting he thinks it has gone quite well all things considered. He said there are claims for weather delay, particularly the St. Michael's stretch in front of Toyota. He said there are a lot of pedestrians, and the longer this goes on, the more people cut across. He is starting to see people do things they shouldn't do, but he hasn't seen accidents. He asked about the safety record for the project to date.

David Quintana said there have been no pedestrian accidents. He said as they continue to build sidewalk on the south side of Cerrillos, people are starting to use that. He said there is a pedestrian detour on the north side of Cerrillos where there is new sidewalk construction, but people manage to get around the construction easily, especially now with the new sidewalk. He said 70% of the sidewalk along the College Plaza side is almost complete. He said the contractor is very aware of pedestrians, and fortunately there have been no accidents.

Councilor Harris said when they first started the St. Michael's stretch, they put a kink in the intersection, with no signage that really made it clear. He said we just need to watch for that, and every time we change the pattern, we need to be sure we tell people what we want them to do.

Councilor Trujillo said asked if the traffic patterns been changed on Cerrillos to allow more traffic to flow more quickly, commenting at 2:00 p.m., it's back to back and that's the main detour right now.

Mr. Quintana said nothing has been done in adjusting signal timing to get traffic through there faster. He said volumes are increased, noting it is the same on Agua Fria and Osage. He said people are avoiding Cerrillos, commenting if you are going through Cerrillos, it is a lot quicker just to go on Cerrillos.

Councilor Maestas asked who reviews the Traffic Control Plan.

Mr. Quintana said he does, but there are inspectors reviewing it daily as approved by him.

Councilor Maestas asked if we can change it in the field if it's not working right.

Mr. Quintana said yes, and he has done that.

Councilor Maestas said his issue is on eastbound Cerrillos Road, approaching St. Michaels, where the lanes are split early. He said he saw a lot of people staying to the left. He said one of the advantages of the intersection with St. Michael's was they could turn right on St. Michaels. He asked him to keep an eye on that because a lot of people are getting confused over the lane split. He complimented Mr. Quintana on a job well done.

Mr. Quintana said that specific lane pattern no longer exists and it went away last night.

END OF CONSENT CALENDAR DISCUSSION

11. REQUEST TO PUBLISH NOTICE OF PUBLIC HEARING ON OCTOBER 13, 2016:

An Action Sheet from the Public Works/CIP and Land Use Committee meeting of September 12, 2016, regarding Item 11(a), is incorporated herewith to these minutes as Exhibit "2."

An Action Sheet from the Public Works/CIP and Land Use Committee meeting of September 12, 2016, regarding Item 11(d), is incorporated herewith to these minutes as Exhibit "3."

Responding to the Mayor Pro-Tem, Kelley Brennan, City Attorney, said she is prepared to answer any questions.

Councilor Maestas asked to vote on each one individually, commenting he would like to talk about the policy process for 11(e).

- a) **BILL NO. 2016-37. AN ORDINANCE RELATING TO THE CITY OF SANTA FE TELECOMMUNICATIONS FACILITIES IN THE PUBLIC RIGHTS-OF-WAY ORDINANCE; AMENDING SUBSECTION 27-2.1 SFCC 1987, TO REPEAL THE DEFINITION OF "GROSS REVENUE," AND ESTABLISH A NEW DEFINITION FOR "GROSS CHARGE;" AMENDING SUBSECTION 27-2.5 TO REPEAL THE FEE STRUCTURE AND ESTABLISH AN INFRASTRUCTURE MAINTENANCE FRANCHISE FEE; AND MAKING SUCH OTHER CHANGES AS ARE NECESSARY TO CARRY OUT THE INTENT OF THIS ORDINANCE (COUNCILOR IVES). (MARCOS MARTINEZ).**

MOTION: Councilor Dominguez moved, seconded by Councilor Maestas, to approve the request to publish notice of a public hearing on October 13, 2016.

VOTE: The motion was approved on the following Roll Call vote:

For: Mayor Pro-Tem Lindell, Councilor Dominguez, Councilor Harris, Councilor Maestas, Councilor Rivera, Councilor Trujillo and Councilor Villarreal.

Against: None.

- b) **BILL NO. 2016-38. AN ORDINANCE AMENDING SECTION 7-4.2 SFCC 1987, RESIDENTIAL GREEN BUILDING CODE BY REPEALING EXHIBIT A TO CHAPTER VII SFCC 1987; ADDING A REQUIREMENTS SECTION; AND AMENDING SECTION 14-8.2(D) BEST MANAGEMENT PRACTICES FOR GRADING BEFORE AND DURING CONSTRUCTION (COUNCILOR IVES, COUNCILOR DOMINGUEZ AND COUNCILOR VILLARREAL). (KATHERINE MORTIMER)**

Councilor Dominguez said, regarding 11(b) and 11(e), he spoke with the Mayor and would respectfully request that the Public Hearing on 11(b) be postponed to the Governing Body meeting of October 26, 2016. He won't be here on October 13th, and wants to be here for the debate on both items.

MOTION: Councilor Dominguez moved, seconded by Councilor Maestas, to approve Item 11(b), and postpone the public hearing to October 26, 2016.

VOTE: The motion was approved on the following Roll Call vote:

For: Mayor Pro-Tem Lindell, Councilor Dominguez, Councilor Harris, Councilor Maestas, Councilor Rivera, Councilor Trujillo and Councilor Villarreal.

Against: None.

- c) **BILL NO. 2016-39. AN ORDINANCE REPEALING ORDINANCE NO. 2016-15 ADOPTING A MUNICIPAL GROSS RECEIPTS TAX (COUNCILOR DOMINGUEZ). (MARCOS MARTINEZ).**

MOTION: Councilor Harris moved, seconded by Councilor Dominguez, to approve the request to publish notice of a public hearing on October 13, 2016.

VOTE: The motion was approved on the following Roll Call vote:

For: Mayor Pro-Tem Lindell, Councilor Dominguez, Councilor Harris, Councilor Maestas, Councilor Rivera, Councilor Trujillo and Councilor Villarreal.

Against: None.

- d) **BILL NO. 2016-40. AN ORDINANCE AMENDING SUBSECTION 14-8.10 OF THE LAND DEVELOPMENT CODE TO PERMIT PLACEMENT AND CONSTRUCTION OF THE ELECTRONIC READER BOARD SIGNS TO FACILITATE WAYFINDING AND THE DISSEMINATION OF INFORMATION IN REAL TIME ON LOCAL SERVICES, PROGRAMS, ACTIVITIES AND EVENTS IN ACCORDANCE WITH A CITY PROGRAM AND ESTABLISHING CERTAIN GUIDELINES ON ELECTRONIC READER BOARD SIGNS. (MAYOR GONZALES). (MARCOS MARTINEZ)**

Bill No. 2016-40 is postponed to the Governing Body meeting of October 13, 2016.

- e) **BILL NO. 2016-41. AN ORDINANCE RELATING TO THE LAND DEVELOPMENT CODE, CHAPTER 14 SFCC 1987, CREATING A NEW SUBSECTION 14-5.5(D) ENTITLED THE "MIDTOWN LOCAL INNOVATION CORRIDOR OVERLAY DISTRICT," (MIDTOWN LINC OVERLAY DISTRICT), AND ESTABLISHING PERMITTED USES, DEFINITIONS, STANDARDS, AND INCENTIVES FOR QUALIFYING PROJECTS WITHIN THE DISTRICT; AMENDING THE FOLLOWING ARTICLES TO ADD PROVISIONS FOR QUALIFYING PROJECT WITHIN THE DISTRICT: 14-3.8(B) DEVELOPMENT PLAN APPROVALS, TABLE 14-6.1-1 SPECIAL USE PERMITS, 14-6.2(A)(7) DWELLING UNITS WITHIN C-2 AND SC DISTRICTS, 14-8.6(B)(4) REDUCTION OF REQUIRED PARKING SPACES, TABLE 14-8.7-2 ARCHITECTURAL DESIGN STANDARDS AND POINT ALLOCATIONS, 14-8.13(E) DEVELOPMENT WATER BUDGET CRITERIA, 14-8.14(D) IMPACT FEES; RELATING TO THE BUILDING AND HOUSING CODE, CHAPTER 7 SFCC 1987, AMENDING SUBSECTION 7-1.10 APPLICATION OF THE INTERNATIONAL EXISTING BUILDING CODE; RELATING TO THE SEWER CODE, CHAPTER 22 SFCC 1987, AMENDING SUBSECTION 22-6.6 EXHIBIT A SECTION 7, WASTEWATER UTILITY EXPANSION CHARGE; RELATING TO THE WATER CODE, CHAPTER 25 SFC 1987, 25-4.2 EXHIBIT B RATE SCHEDULE AND UTILITY EXPANSION CHARGE; AND MAKING SUCH OTHER CHANGES THAT ARE NECESSARY TO CARRY OUT THE PURPOSE OF THIS ORDINANCE (MAYOR GONZALES AND COUNCILOR IVES). (MATTHEW O'REILLY)**

Councilor Maestas said there was no policy track, and asked if this bill will go before committees, noting he wants to know what the next steps are, commenting it isn't apparent in the packet.

Matthew O'Reilly, Assets Management, said this was heard on September 18, 2016, on September 8, 2016, and was approved unanimously. He said it was heard today before the Business & Quality of Life Committee and was approved unanimously. It went before the CDC today also as a non-action item. He said it is scheduled for the Public Works Committee on September 26, 2016, and they are hoping the Chair will make that a public hearing. He said it is scheduled for the Public Utilities Committee on October 5, 2016, and will be scheduled before the Finance Committee in early October, and currently is scheduled for a public hearing before the City Council on October 13, 2016. He noted this matter has been heard by 7 committees.

MOTION: Councilor Dominguez moved, seconded by Councilor Maestas, to approve Item 11(e), and to postpone the City Council Public hearing to October 26, 2016.

VOTE: The motion was approved on the following Roll Call vote:

For: Mayor Pro-Tem Lindell, Councilor Dominguez, Councilor Harris, Councilor Maestas, Councilor Rivera, Councilor Trujillo and Councilor Villarreal.

Against: None.

12. MATTERS FROM THE CITY MANAGER

Mr. Snyder said the Airport received a \$1.5 million grant from the NM DOT and the FAA. He said they received the paperwork today, and the paperwork is due tomorrow. He said he and Ms. Brennan signed it today and Mr. Humphres is forwarding it to the NMDOT and the FAA. He said it will be brought back to the City Council for ratification. He said he spoke with Mr. Humphres about future grant opportunities. The current grant is for \$1.5 million with a match, noting the State is picking up a portion and the City has an existing Airport Bond that will be used toward the match. He said this is characteristic of the federal government and when money becomes available, they want it approved right away.

Mr. Snyder continued, saying our approach is going to be different for the grants for which will we will be applying. He said, "This is before Cam [Humphres] came on board. But moving forward, our approach is going to be, as we solicit a grant, submit a request or a proposal to the granting agency, we will bring that forward to Council to one, notify you, but also, assuming we get the grant, ask for approval of the substantial form. Kelly and I would sign-off on that so we don't have to bring it back through after the process. But from my understanding, from talking with Cam, this is going to be a recurring challenge, but trying to attack it a different way, I think, will be successful. And getting the approvals and sign-offs in a timely manner would be helpful. So I just wanted to bring this to your attention."

Councilor Maestas said there has been recent news about a relaxation of parking rates for the Farmers Market on Saturdays during certain hours. He said we make tough decisions in the policy realm, and oftentimes are reminded not to stray into the administrative side. He asked, "I'm wondering, how much latitude does the administration have to relax parking rates on a pilot basis. It's kind of disconcerting because we do so much work. I know Councilor Villarreal did a lot of work to try and revisit the parking rates since the fallout. So can you explain the purview, maybe, of your office in terms of initiating any kind of pilots or relaxation of rates that the Governing Body sets."

Mr. Snyder said, "I deal with questions that come up on a daily basis, from the standpoint of relaxing rates, or waiving fees, or whatever it may be. In regard to the Farmers Market, I know Councilor Villarreal worked closely with Noel Correia, the Farmers Market and Artisans and everybody that frequents that area on Saturday mornings. Hearing them, and looking at an opportunity to relieve some of the panic and concerns, I suggested proposing a pilot rather than a Resolution change to the rates. I wanted to get the sense of what is the usage and those kinds of questions. To date, we have had 3 Farmers Markets on 3 consecutive Saturdays. The first Saturday, 4 farmers took advantage of that rate, the second Saturday, zero farms too advantage of that rate, and the third Saturday 2 farmers took advantage of that rate."

Mr. Snyder continued, "I'm planning on piloting it for another 2 weeks, just to make sure there isn't an uptick from recent advertisement, so to speak, in the paper, until we get a better handle on that. But from a latitude standpoint, I look at these as opportunities to work and communicate with the community and work toward a common solution. In the last two weeks alone, and looking just at parking, there have been several occasions of requests for reduction in fees that I granted. One for the Naturalization Ceremony. There was a flat standard \$12 per hour rate, which I reduced to \$6 an hour. Then there was a mariachi concert as part of the Fiesta, for the seniors at the Lensic. It would have been a \$12 flat fee, I reduced it to \$6. From a latitude standpoint, I believe I have to make some judgment calls on what's realistic, versus what is not. And that is just an example of parking."

Mr. Snyder continued, "Across the board we have fees in place. I was talking with Cameron Humphres earlier today about the Airport. And he said each of the fees seem to be brought forward either for ratification by the Council, or not being ratified by the Council. Everywhere is different. Like the Airport, it's up to the City Manager to set the fees at the Airport, but I've asked to run that back through the Airport Advisory Board as a starting point to see what that is. So every case is different, but I deal with fees on a daily basis."

Councilor Maestas said, "This probably isn't the time and place to talk about that issue, but in the case of parking rates, it's a very hot button issue. And the minute we start trying to accommodate certain folks, then other folks feel like, well where is the broader context. Are we going to revisit these rates on a broader scale and look at the reasonableness of them, but yet think about the fiscal issue which drove the parking rates. And so, I just wanted to caution us about accommodation at the expense of the community at large in the case of parking rates."

Councilor Maestas continued, saying, "Mr. Snyder, I know, you've been real critical of the Governing Body, rightfully so, for all of these unfunded mandates. But I guess on the administrative side, you could see this is kind of an unfunded, administrative mandate. So, anyway, there are some philosophical issues with regard to parking rates, and I just want to make sure that I understand the latitude of the administration to waive or relax certain rates, rates that we set in the policy realm."

Councilor Maestas continued, "And in closing, I just want to thank Councilor Villarreal and Brian [Snyder] for working with the Farmer's Market. I realize there are some folks here that are disproportionately impacted by our parking rates, but I think we need to keep the community at large in mind at all times, and not devolve into special accommodations. So hopefully, we will have that broader discussion. Thank you."

Councilor Harris asked if this \$1.5 million grant is the same as the one we heard about in the Finance Committee, really, Santa Fe to Phoenix.

Mr. Snyder said, "I believe it is a different grant. I don't believe it's the same grant."

Councilor Harris said he wants to better understand the grant presented by Mr. Rodriguez at the last Finance Committee, toward the end of the evening. He said it wasn't brought to the Committee as a part of the agenda, it really was just informational at the end. He said this basically is a \$1 million grant, with a \$500,000 federal share and a \$500,000 local share, with an in-kind contribution of \$50,000. He said he asked for follow-up information this, and Mr. Snyder made him aware that this particular grant is tied to the Northern New Mexico Air Alliance. It is my understanding that there are negotiations through the City Attorney's Office on a Memorandum of Agreement of how the local share would be handled. He said the fiscal agent would be the Chamber of Commerce. He asked Mr. Snyder if he has more information on this, commenting his concern is we were hearing about something and we weren't asked to approve it, and the City has exposure that could be rather significant. He asked Mr. Snyder to speak to this issue.

Mr. Snyder said, "Councilor Harris, I think you did a pretty good job describing it. As I understand, it is about \$1.5 million for service to Phoenix. And the cost breakdown is as you said – \$500,000 grant, \$500,000 for, I'll call it a consortium of Northern New Mexico communities – Taos Ski Valley, City of Santa Fe, Angel Fire and others – that will be putting money toward this as well, as well as local matches that the Chamber of Commerce is looking for. This is to help offset any fee or costs of plane seats that are not taken up, and those kinds of agreements are still being worked through, and will be coming back to this Council for consideration and discussion."

Councilor Harris asked if discussions have commenced on how this going to be structured, and will we only see this at the Governing Body. He realizes the grant came up at a late date, but "it's all very unusual in my short experience up here."

Ms. Brennan said, "It has been drafted and reviewed by Roberta Buller, one of the Assistant City Attorneys. And she has returned it with comment to ask for some refinement of detail. As I understand it, we are more in the role of fiscal agent. We're not contributing money. I queried her about it today and she said, based on the changes she suggested to the MOU, the City is not at any risk if the money is not raised by some outside contributors by the Chamber. And I assume that's one of your concerns."

Councilor Harris asked if the MOU will come to the Governing Body.

Ms. Brennan said yes, it will.

Councilor Harris asked when she expects this to be seen by this Governing Body.

Ms. Brennan said, "I would assume soon, because it sounded as if the comments... there have been already a couple of back and forths on the language. And it sounded like she was asking for refinements of detail. So, I would assume it would be soon, but I can't give you an exact date."

Councilor Dominguez said, "So Councilor Harris, I have the Finance Committee Agenda in front of me, I'll be approving it tonight. And I believe that item you spoke about at the Finance Committee is already on the agenda, so we will, at least with that Committee, have it go through the process and give it its due course."

Ms. Brennan said, "Madam Pro-Tem, do you want to do Matters from the City Clerk and Communications from the Governing Body first, given that you have time to do that, and then we can do Executive Session."

Mayor Pro-Tem Lindell said, "Certainly."

16. MATTERS FROM THE CITY CLERK

There were no matters from the City Clerk.

17. COMMUNICATIONS FROM THE GOVERNING BODY

Councilor Rivera

Councilor Rivera said, "Brian, a couple of weeks ago, I think I asked, prior to the start of school, for the school lights on Jaguar, right before Cesar Chavez... there's a tree blocking most of those lights. I was told it was taken care, but it still hasn't been. I don't know if it was a different area they take care of, but it's right at the intersection of [inaudible] Alley and Jaguar Drive. See if you can have them look at that one. It's still covered up pretty good."

Councilor Rivera congratulated the Fire Department on its ISO rating of 2, which is something all Fire Departments strive for, noting it demonstrates the Department's ability to handle fires in the City, noting it impacts everyone's insurance rates. He said only 2% of the fire departments across the country have a rating of 2.

Councilor Maestas

Councilor Maestas said there have been a rash of Land Use complaints in his District. He said these are complex issues and people are very emotional. However, he thinks we need to come up with a more robust method to respond to these complaints. He said we need sustained level of effort for those that linger a lot longer. He said there are issues on Canyon Road, but thinks we've been in touch with that.

Councilor Maestas said a general remark is there seems to be a trend... the constituents probably can get on staffs' nerves, because they communicate with them so much. He said certain staff members seem to get frustrated and perhaps lose a little respect for the constituent and act unprofessionally. He said it's nothing serious, but he would recommend that staff "keep their cool," and maintain professionalism. He said if staff feels they need assistance, they should elevate the complaint to the next level. He said perhaps he can talk off-line with Mr. Snyder how to better address these complaints.

Mr. Snyder said he said according to an email he received earlier today, a lot of the complaints seem to be coming from one person. He said he asked Sevastian Gurule to initiate it in the Constituent Service Tracker, and to ask Georgia, Mike Purdy and other to funnel their conversations back to Mr. Gurule, so we can communicate through Mr. Gurule back to this constituent. He is unsure of the constituent's role in the neighborhood association. This is one area where he switched approach today, and hopefully we'll see a more focused response. He said the reality is we have been responsive, but the answer has not been satisfactory to the person complaining, who then goes to another person and so on. He said he thinks putting this in the Constituent Service Tracking will help to resolve this issue.

Councilor Maestas said, "I just want to emphasize that I never assume that staff is wrong, and I never assume the constituent is right. Every time I present the complaint to you, I use words like 'alleged.' I convey their message. I think part of my duty is to be neutral, but do my best to resolve it. It's just the ones that really linger, and when personalities and allegations start cropping up regarding staff's personalities, their attitude and conduct, that's when I begin to get a little concern. Not that this is a problem, but I can see how front line staff, Code Enforcement Officers, can really start to get frustrated when they deal with one landowner, with one issue, over and over and over again. We just need to maintain our professionalism, keep cool."

Councilor Trujillo

Councilor Trujillo said the arroyo between Camino Consuelo and Avenida las Campanas needs to be cleaned. He said a lot of kids walk through the arroyo. It needs to be cleaned for safety reasons.

Councilor Trujillo said he and Mr. Snyder discussed a bunch of weeds in the section in left field at Franklin Miles, and he hasn't heard back from anybody. He knows staff is still working on our weed Ordinance, noting the overgrown Siberian Elms are getting bigger and bigger along Cerrillos Road.

Councilor Harris

Councilor Harris joined Councilor Rivera in his congratulations to the Fire Department on its ISO rating of 2, and kudos to Chief Litzenberg, the staff and Mr. Snyder who worked on that.

Councilor Harris said, regarding land use issues reported by Councilor Maestas. He said he and Councilor Trujillo had a similar situation not long ago, which was an issue of lack of returned phone calls. He said when they got Land Use out there, the constituent accept it, but it wasn't what she had hoped for. He said as suggested, he asked staff to track it through Constituent Services. He said this will be his mantra for these kinds of things.

Councilor Harris asked Mr. Snyder if he has received formal notice from the POA on negotiations on the economic element.

Mr. Snyder said he has not seen a formal notification, noting it could have gone to Human Resources or Legal.

Councilor Harris said we did hear it was done and the letter submitted, noting Sgt. Baker said he had signed the letter and it had been submitted.

Mr. Snyder said he hasn't seen the letter.

Councilor Harris said per his request, Isaac Pino, Director, Public Works Department, provided a full file on Mimbres Lane. He said Mimbres Lane is one of the roads that was part of annexation. He said there seems to be a difference of opinion between City and County staff. He said he asked for a full file on all the roads that were to be addressed as part of the annexation, reiterating he just received that information, with thanks to Mr. Pino. He will be reviewing that information and getting back to Mr. Pino and Mr. Snyder.

Councilor Dominguez

Councilor Dominguez said Airport Road has large areas that were annexed, and issues have arisen. He asked if it would behoove us to get a memorandum from Mr. Snyder, updating the status of roads from the County – what was and wasn't accepted.

Councilor Dominguez said he would like to work on a mechanism that provides information ahead of time with what Land Uses cases are at the Planning Commission, or formal applications. He said this needs to go beyond just Land Use Applications before the Planning Commission as well as building permits on some establishments.

Mr. Snyder said he easily can email the agendas for Historic Board, Planning Commission and Board of Adjustment which will provide the title and a short description.

Councilor Dominguez said there also are cases before the Summary Committee. He said he is asking if there is a more efficient way to provide that information to the Governing Body.

Councilor Dominguez thanked staff for the work on Airport and the work on Paseo del Sol West.

Councilor Dominguez asked Mr. Snyder to thank staff for their work the last two weekends on the decisions regarding Zozobra and the Kiwanis and our annual Fiesta.

Councilor Villarreal

Councilor Villarreal invited everyone to participate in the Neighbor-to-Neighbor Food Drive.

Councilor Villarreal said El Grito, Dia de Independencia, will be celebrated on Saturday, at 3:00 p.m., on the Plaza, and hopes all of the Governing Body will attend. She said this is a new location for El Grito and asked that this put on our Face Book page.

Mayor Pro-Tem Lindell

Mayor Pro-Tem Lindell had no communications.

13. MATTERS FROM THE CITY ATTORNEY.

EXECUTIVE SESSION

IN ACCORDANCE WITH THE NEW MEXICO OPEN MEETINGS ACT §10-15-1(H)(7) AND (8) NMSA 1978, DISCUSSION THREATENED OR PENDING LITIGATION IN WHICH THE CITY OF SANTA FE IS A PARTICIPANT, INCLUDING, WITHOUT LIMITATION, RLD ALCOHOL AND GAMING'S DECISION IN THE MATTER OF LIQUOR LICENSE 4022; MEDIATION UNDER THE DISPUTE RESOLUTION PROVISIONS OF THE WATER RESOURCES AGREEMENT BETWEEN THE CITY OF SANTA FE AND SANTA FE COUNTY. (KELLEY BRENNAN)

Ms. Brennan noted that the two sections reference in the Caption include pending or threatened litigation and disposal or acquisition of real property. She said the numbers are properly referenced, but

the additional rules are not included. She has asked that the motion include the additional language on the record, noting Councilor Rivera has the proposed text for the motion.

MOTION: Councilor Rivera moved, seconded by Councilor Harris, that the Council go into Executive Session, pursuant to Section 10-15-1(H)(7) and (8), of the New Mexico Open Meetings Act to discuss the matters listed on the Agenda, including certain matters relating to the acquisition or disposal of real property, including, without limitation, a Lease for property located at 1730 Llano Street, in accordance with the recommendation of the City Attorney.

VOTE: The motion was approved on the following roll call vote:

For: Mayor Pro-Tem Lindell, Councilor Dominguez, Councilor Harris, Councilor Maestas, Councilor Rivera, Councilor Trujillo and Councilor Villarreal.

Against: None.

The Council went into Executive Session at 5:56 p.m.

MOTION TO COME OUT OF EXECUTIVE SESSION

MOTION: At 7:10 p.m. Councilor Rivera moved, seconded by Councilor Harris, that the Governing Body come out of Executive Session and stating for the record that the discussion in executive session was limited to the matters noted on the agenda.

VOTE: The motion was approved on the following roll call vote:

For: Mayor Pro-Tem Lindell, Councilor Dominguez, Councilor Harris, Councilor Maestas, Councilor Rivera, Councilor Trujillo and Councilor Villarreal.

Against: None.

14. POSSIBLE ACTION REGARDING RLD ALCOHOL AND GAMING DIVISION'S DECISION IN THE MATTER OF LIQUOR LICENSE 4022. (KELLEY BRENNAN)

No action was taken in this matter.

15. POSSIBLE REGARDING MEDIATION UNDER THE DISPUTE RESOLUTION PROVISIONS OF THE WATER RESOURCES AGREEMENT BETWEEN THE CITY OF SANTA FE AND SANTA FE COUNTY. (KELLEY BRENNAN)

MOTION: Councilor Rivera moved, seconded by Councilor Maestas, to direct the City Manager and the City Attorney to take such actions as are necessary to amend the Water Resources Agreement (WRA) between the City and Santa Fe County to reflect the principles of agreement negotiated in mediation by staff in accordance with the discussion in Executive Session.

VOTE: The motion was approved on the following Roll Call vote:

For: Mayor Pro-Tem Lindell, Councilor Dominguez, Councilor Harris, Councilor Maestas, Councilor Rivera, Councilor Trujillo and Councilor Villarreal.

Against: None.

END OF AFTERNOON SESSION AT APPROXIMATELY 7:15 P.M.

EVENING SESSION

A. CALL TO ORDER AND ROLL CALL

The Evening Session was called to order by Mayor Pro-Tem Signe I. Lindell, at approximately 7:15 p.m. There was the presence of a quorum as follows:

Members Present

Councilor Signe I. Lindell, Mayor Pro-Tem
Councilor Carmichael A. Dominguez
Councilor Mike Harris
Councilor Joseph M. Maestas
Councilor Christopher M. Rivera
Councilor Ronald S. Trujillo
Councilor Renee Villarreal

Members Excused

Mayor Javier M. Gonzales
Councilor Peter N. Ives

Others Attending

Brian K. Snyder, City Manager
Kelley Brennan, City Attorney
Yolanda Y. Vigil, City Clerk
Melessia Helberg, Council Stenographer

F. PETITIONS FROM THE FLOOR

Frank Katz, 1300 Canyon Road, said, "I am here because the City Attorney has taken the position that members of the H-Board should not come and talk at appeals from H-Board decisions, and I think she is absolutely right. I think that is the correct position and I support that. My concern is that in certain circumstances, there is no one here to describe, advocate for, explain what the H-Board did. The City Attorney, properly, represents the City and the Council and looking out for your interest and the City's interest and that is your role. Staff, on those occasions, when they don't agree with what the Board did, which is, I think, the situation which will be before you later on night, is hardly in a position to do much of a job representing what the Board did and the Board's position. My concern becomes heightened, when there is a whole slew of new information that is being presented before Council, that wasn't presented to the Board. Information that, some of which, is questionable, some of which is just blatantly untrue. And I don't know what the remedy for that is. Perhaps the remedy is to remand the case, when there is all of this new information to the Board for a rehearing, but I don't know who would ask for that. Thank you very much."

**VERBATIM TRANSCRIPT
OF THE REQUESTED PORTION OF PETITIONS FROM THE FLOOR, ITEM #F
CITY COUNCIL MEETING
September 14, 2016**

STEFANIE BENINATO: I have 3 quick things I have to say. One, I think that the Recreation Department is being very poorly managed, and similar Salvador Perez closed for 6 weeks for some lessons for 2 hours a day. There were 5 children, one lane, having those lessons. And for the lessons from Ft. Marcy, they are using 4 out of 7 lanes. I and others have requested the head of Recreation to consider leaving a couple of lanes open during those hours. He just outright refused and wouldn't give consideration. And we just closed Salvador Perez for repairs, and [inaudible] were then applied... a chemical to the deck at Ft. Marcy and the out gassing required opening windows up in the morning to let those chemical fumes go out. These are really bad management decisions and in my opinion, Salvador Perez could have kept open for a week and allowed for that gassing to occur. So I'm just letting you know about that. And the other thing, I had to laugh out loud because I got a call from somebody asking me to contribute to an anti-texting campaign on behalf of the Santa Fe Police Department. On 15 May, somebody collided into my car and the officer decided that I could not drive home, even though I believe I should have been able to, but there is a lot of gender bias going on there. And then when the officer, and I could tell who he is, gave me a ride home, he was his hand held cell phone playing with his apps, with his head looking down at that cell phone for 3 blocks as we drive along. And I asked him about texting and driving. He told me it's not illegal to text when you're stopped at a light, but that is not what he was doing. When I was called, I just laughed out loud, and said let me know when the Police start not using hand held cell phones and texting and then call me back. I'm sorry the Mayor isn't here, because my real question goes to him. Javier goes to China. Now the Chinese are here. We know that they are going to take over the College of Santa Fe, and have high condos and things like that. I would have liked to ask him if there is any truth to that rumor. Thank you.

I certify that this is a true and accurate transcript of the requested portion of Petitions from the Floor, Item #F, September 14, 2016, City Council Meeting, .


Melessia Helberg, Council Stenographer

Clair Nickel, WildEarth Gardens, said she represents the local environmental non-profit, EarthGardens, located at 515 Alto Street, and there is a local fundraiser annually at the Farmers' Market on September 23, 2016.

Yolanda Vigil, City Clerk, advised Ms. Nickel that item is coming up next on the Agenda.

Ms. Nickel said then she would wait to speak at that time.

G. APPOINTMENTS

Ethics and Campaign Review Board

Mayor Pro-Tem Lindell, on behalf of Mayor Gonzales, made the following appointments to the Ethics and Campaign Review Board:

Justin Miller (Attorney) - Reappointment – term ending 07/2017;
Kristina Martinez (Attorney) - Reappointment - term ending 07/2017;
Seth C. McMillan (Attorney) - Reappointment - term ending 07/2018; and
Judith Amer (Attorney) - to fill unexpired term ending 07/2019.

Councilor Maestas said Justin Miller used to work for Nancy Long's law firm, and Ms. Long provides legal counsel services for joint City/County Agencies like the Santa Fe Solid Waste Management Agency. He said he realizes he has left Ms. Long's firm. He asked if these people are not looking for any firms that are providing services to these joint City/County agencies.

Ms. Brennan said, "I do not know for sure, but as attorneys they, I assume, understand that if there were a conflict they should recuse themselves from any matter that raise that conflict."

Councilor Maestas asked, "Just a clarification. Should we even be... let's assume for a second that Justin is still working for Nancy Long and Nancy Long is legal counsel for SWMA, and he pinch-hits for Nancy at these meetings. Wouldn't that, just on its face be inappropriate for us to even consider attorneys that work for firms that provide services for these joint City/County agencies."

Ms. Brennan said, "Frankly, I'm not sure how many lawyers wouldn't have conflicts. And I came upon the situation early when I came to Santa Fe, where the community is so inter-connected and most lawyers can't be highly specialized since they have a mix of work. That, in fact, somebody that I had conflicted out of the matter, eventually I asked him to come back in, because the person needed a lawyer, and I thought he was going to be a much more reasonable person than the substitute. So it does present a number of issues and I think it is something we've discussed frequently, and in fact I've discussed with you. And then, on top of this sort of conflicts because of the nature of the practice and the size of the City is that someone also has to be willing to serve on that Board."

Councilor Maestas said that's all he has.

Councilor Harris said, "I just wanted to say that not only does someone have to serve, but Councilor Villarreal and I stood before the Ethics and Campaign Review Board last week. And the folks who are reappointed, they've been serving well past the completion of their term is my opinion. All acted very professionally, have the interest of the City and the citizens of Santa Fe at heart. I think it's really a professional group and I would support the nominations."

MOTION: Councilor Harris moved, seconded by Councilor Villarreal, to approve these appointments.

VOTE: The motion was approved on a voice vote with Mayor Pro-Tem Lindell, and Councilors Dominguez, Harris, Maestas, Rivera, Trujillo and Villarreal voting in favor of the motion and none against.

H. PUBLIC HEARINGS

- 1) REQUEST FROM WILDEARTH GUARDIANS FOR A WAIVER OF THE 300 FOOT LOCATION RESTRICTION AND APPROVAL TO ALLOW THE DISPENSING/ CONSUMPTION OF ALCOHOL AT THE SANTA FE FARMERS MARKET PAVILION, 1607 PASEO DE PERALTA, WHICH IS WITHIN 300 FEET OF THE HOPE UNLIMITED CHURCH OF SANTA FE, 1614 PASEO DE PERALTA (WAREHOUSE 21). THE REQUEST IS FOR WILDEARTH GUARDIANS' ANNUAL FUNDRAISING EVENT ON SEPTEMBER 23, 2016, WITH ALCOHOL SERVICE FROM 6:30 P.M. TO 9:30 P.M. (YOLANDA Y. VIGIL)**

A Memorandum dated September 8, 2016, prepared by Yolanda Y. Vigil, City Clerk, to Mayor Gonzales & City Councilors, is in the Council packet, noting there is a letter of no opposition in the packet from Larry and Rachel De la Garza, Lead Pastors, Hope Unlimited Church.

Public Hearing

Claire Nickel, WildEarth Guardians, 516 Alto Street, 87501 was sworn. Ms. Nickel said every year they have an annual fundraiser. She said Wild Earth Guardians protects wildlife in the American West, and this year they are focusing on wildlife, specifically cruelty, trapping ban, wildlife services. She said they raise a lot of money at this fundraiser for this very good cause, and alcohol is crucial to a lot of these events. She said they raise about \$150,000 at this event. She said alcohol helps people want to give more. She said they have never had any issues in the past. She said prior to the church occupying the space at Warehouse 21, they had already signed contracts with the Farmers Market as they have for the past 4 years, are now experiencing this *[inaudible]* with the Church and not being allowed to get the permit approved.

Stephanie Beninato was sworn. Ms. Beninato said she supports the WildEarth Guardians and its purpose, but the statement that alcohol makes people give more is a little distressing. She said, in her opinion, if you want to give money you do, and if you don't, you don't. She said she writes every year to non-profits and she isn't drinking alcohol when she does so. She said this is one of the things where this sends very mixed messages in her opinion. She said she heard the speaker say there is opposition, and her suggestion if it is a once a year event, this organization should be allowed to come in after a waiver, and provide letters showing there is no opposition and giving approval administratively, rather than take Council every meeting to give these waivers.

The Public Hearing was closed

MOTION: Councilor Trujillo moved, seconded by Councilor Villarreal, to grant the waiver of the 300 foot location restriction and allow the dispensing/consumption of alcohol at the Santa Fe Farmers Market Pavilion, 1607 Paseo de Peralta, for the WildEarth Guardians' annual fund raising event on September 23, 2016, with alcohol service from 6:30 p.m. to 9:30 p.m., with all conditions of approval as recommended by staff.

VOTE: The motion was approved on the following roll call vote:

For: Mayor Pro-Tem Lindell, Councilor Dominguez, Councilor Harris, Councilor Maestas, Councilor Rivera, Councilor Trujillo and Councilor Villarreal.

Against: None.

- 2) **CONSIDERATION OF BILL NO. 2016-35, ADOPTION OF ORDINANCE NO. 2016-36 (COUNCILOR DOMINGUEZ). AN ORDINANCE AMENDING SUBSECTION 9-3.4 SFCC 1987 TO MODIFY THE DEPOSIT INTO THE PUBLIC CAMPAIGN FINANCE FUND FOR FISCAL YEAR 2017. (YOLANDA Y. VIGIL AND ADAM JOHNSON)**

Public Hearing

There was no one speaking to this request.

The Public Hearing was closed

MOTION: Councilor Dominguez moved, seconded by Councilor Rivera, to adopt Ordinance No. 2016-36, as presented.

VOTE: The motion was approved on the following roll call vote:

For: Mayor Pro-Tem Lindell, Councilor Dominguez, Councilor Harris, Councilor Maestas, Councilor Rivera, Councilor Trujillo and Councilor Villarreal.

Against: None.

- 3) **CASE #2016-91. THE NEW MEXICO SCHOOL FOR THE ARTS ART INSTITUTE (A/K/A "SANBUSCO 2015, LLC") APPEAL OF THE JUNE 28,2016 DECISION OF THE HISTORIC DISTRICTS REVIEW BOARD IN CASE #H-16-051A TO MAINTAIN THE CONTRIBUTING HISTORIC STATUS OF THE MAIN SANBUSCO BUILDING AND UPGRADE THE HISTORIC STATUS OF THE PARKING SHED TO CONTRIBUTING. LOCATED AT 500-560 MONTEZUMA AVENUE IN THE WESTSIDE-GUADALUPE HISTORIC DISTRICT. (THERESA GHEEN AND DAVID RASCH)**

A Memorandum dated September 7, 2016, for the September 14, 2016 meeting of the Governing Body, with attachments, to the Members of the Governing Body, from Theresa Gheen, Assistant City Attorney, is incorporated herewith to these minutes as Exhibit "4."

A photograph of the plaque on the Sanbusco building, entered for the record by Nicoletta Munroe, is incorporated herewith to these minutes as Exhibit "5."

Copies of *Staff's Recommendation on Status, Existing Conditions Floor Plan, Existing Conditions Birds Eye View from Southeast and Circa 1925 Sanbusco East Entry*, submitted for the record by the Appellant, are incorporated collectively herewith to these minutes as Exhibit "6."

A copy of a Statement for the Record by Nicoletta Munroe, 701 Dunlap Street, submitted for the record by Nicoletta Munroe, is incorporated herewith to these minutes as Exhibit "7."

Disclosure by Councilor Trujillo: Councilor Trujillo said, "Just for the record, to disclose, my daughter Krystianna Trujillo, does attends the New Mexico School for the Arts, but I know I will be fair and impartial in my decision, as always, so I will not recuse myself."

Public Hearing

Presentation by the Assistant City Attorney

Theresa Gheen, Assistant City Attorney, highlighted information from her Memorandum of September 7, 2016. Please see Exhibit "4" for specifics of this presentation.

Ms. Gheen noted a typo on packet page 6, paragraph 1, line 10, under B. Shed, correct as follows: "....Applying this interpretation, only 20-25% of the physical materials of the Shed structure are ~~less than~~ at least 50 years old and thus non-historic."

Ms. Gheen said since writing the legal memo, staff now understands that in 1998/1999, HDRB did not have authority to designate historic status, but that it recommended non-Contributing status for the Borders Addition and Contributing status for the Sanbusco Market Center according to its different street address. And then the City Council concurred and passed the Ordinances in 1999, which included the buildings in the Westside-Guadalupe Historic District and made the designations of the buildings. The HDRB and Council minutes discussing the proposed Ordinances are in the Council packet for this meeting.

Ms. Gheen said, "I have some recommended motions at the end of the Legal Memo on packet page 7."

Presentation by the Appellant

David Ater, 769 Calle Del Resplendor, Santa Fe, New Mexico, Owner's Representative, Board Member of New Mexico School for the Arts, Arts Institute, was sworn. Mr. Ater said other members of the team are in attendance to answer questions. Mr. Ater presented information via the overhead, using Exhibit "6." He said, "The New Mexico School for the Arts is a public high school, chartered by the State. We are a Title 1 School, and over 40% of the students are eligible for free and reduced food. We are fortunate to have in Santa Fe, in my opinion, contributing to our community in many

students, students from 37 communities. Because we're here and because we haven't been able to expand our residential program as much, 157 students out of our class of 222, 4 classes this year, are Santa Fe students from all Districts."

Mr. Ater continued, "As you know, the Arts Institute Program has gotten terrific compliments not just in the State, but a lot of national recognition. We are now recruited by more than 90 colleges and universities, and these New Mexico talents are going on to fabulous careers, so we are proud of that. We were before the Council, when the Council confirmed our special use for a campus some 6 months ago or so, so I think you are familiar with that. At the time, the Economic Development Study which had been requested by the City, we have completed updates on the school information and the Economic Development Study in your packet for information only. They're really not germane to why we're here tonight, but I wanted you to have them. Critical as a non-profit, we made a leap of calculated faith and bought Sanbusco a year ago, and we've been working toward where we are now, which is seeing if we can make that a great campus and an addition to downtown."

Mr. Ater continued, "I want to move right on into the heart of the matter here. We ask you to focus on the facts that are presented in the full packet. And we obviously are here to uphold the appeal that we filed. We respect your time, so I will try to move quickly."

Mr. Ater continued, "We are reluctantly here, but necessarily here. We are not asking for special treatment, and we accept in its entirety, the staff report, which was done by the H-Board for the H-Board. We believe it's clear [inaudible] researched and respects the Ordinance as well as the intent of the Ordinance. The Board decision, unfortunately, rejected the Staff Report and the Historian's findings. We requested, as part of our submittal to the H-Board, to put a private Historian on to do extensive research on the property. She is well respected and was the City's recommended Historian, and is here to answer questions if you have them later in the hearing."

Mr. Ater said, "We also accept and agree with the analysis by the City Attorney which she has just presented to you, and which you certainly have a chance to review in writing. So, this Council, we have to look at the information submitted independently, and without deference to any prior decisions. We have a slide which I would like to put up, because I think it just helps focus where we are [Exhibit "6"]. That is the campus as we are now calling it. The darker shaded area is the Butler-Foley building which is where Cost Plus One Market was and that is not a subject tonight. That is a historically contributing structure. The sheds are up in the top corner in the major block which is the Market Center, Border's, et al, is the shaded area, that is the Staff Report Map Recommendation, which is that larger shaded area which is the Market Center. It is multiple add-ons and changes in the Border's addition, being non-contributing which is their opinion per the Code."

Mr. Ader said, "The Board made a decision. It's not based on these clear findings and the facts from professional research which shows actually what was and what now is. The Board's recent decision, in no small part compares a past error which may be understandable, but it's not correct, and it is not supported by precedent or the City's expert on historical designations, David Rasch, senior staff. And there is an existing interpretation of the Land Use Director that at least 70% of the building's exterior must be at least 50 years old."

Mr. Ater continued, "So we're asking the Governing Body to overturn what was an incorrect decision of the Board. We respect the citizens members on the Historic Review Board and all other volunteers who work for all of us who live around the City. Mistakes do get made, and sometimes not by intent. At this point, the Ordinance clearly requires the Board to act on present time, updated information, like the Historian's report and the Staff Report, and instructs you not to rely on past decisions. The mandate is what makes the most sense now, given the presently known factors, regardless of what decisions may have been made, right or wrong in the past. That is your *de novo* choice tonight too."

Mr. Ater continued, "Further, the general rule for ordinance advise that additions downgrade historic significance, not add to it. Adding to a building with some historical component does not bring historic status to the addition. In fact, it generally works the other way around. Add-ons generally reduce or downgrade or remove status. The Code, Chapter 14-12, is very specific about that and [inaudible] and the changes in time to a contributing structures to minor alterations which do not affect the building's integrity. That's straight from the Code, and that is in your packet."

Mr. Ater continued, "In addition to the staff recommendation, the Historian's report and the Memo from the Assistant Attorney, you have the letter from Joe Schepps which the City Attorney referenced, and I think that was covered adequately, so I won't repeat it. But there is a line of alteration, change and demolition. The appeal packet, we believe, is complete. We do have...again the slide we are showing you here, we have a couple of additional things. [Can the slides go up at the same time. Okay]."

Mr. Ater continued, "This is an analysis, and again our Historian can speak to this, of the multiple changes that have occurred over the course of the properties, the beginning conversions in 1984, when the collection of industrial buildings and various uses to what because the [inaudible] and expanding Sanbusco mall. So we are seeking what we think is the proper classification of the status of these properties, as shown in the first slide. I want to make it clear, again, we're not asking for exceptions. This is to establish status. We will go back through every City process, including back to the Historic Review Board, numerous times as we come forward with plans, and we are under the West Side Guadalupe Guidelines, which now apply to the property, and will continue to apply after the Council makes its decision tonight."

Mr. Ater continued, "So we aren't asking to bypass any normal, expected, required review, and in fact, we welcome it. Again, the Board's [inaudible] because they would have the facts in favor of opinion. As the system does not work as intended, it is now very important and essential to challenge it. Whether it's us, NMSA and the Arts Institute, or any property owner we think it is important that all parties be entrusted with the Ordinance, both specifically and as to intent, and that includes the City as well as the applicant. It does work both ways."

Mr. Ater continued, "We will go forth with designs which respect the truly historic parts of the property and the essential façades along the east. In fact, given all the hodge-podge adding on over the years, as the exhibits and studies show, we really believe we will bring the property forward and a strong emphasis on the past and its accurate historic roots. Beyond the nostalgia of this property, also keeping the Butler-Foley building and the Market Building as a recognizable contributing structure, keeping the brick building, the façade on the southeast corner of the center which was part of the discussion earlier

tonight, revising the connecting façades to reflect the actual, more historic past of Builders Supply, not the four [inaudible] elements that were added in the 1980's. So we're not talking about a nod to history, we're talking about respectfully capturing the historic essence of the property. And we will [inaudible] on that point. Our architectural lead is Studio Southwest, Santa Fe/Albuquerque architects that have presented many sorts of submittals in the City under the evidence. They are residents and professionals and respectful of the process, and the [inaudible]. Our consensus in working Studio Southwest is extensive experience in historic property and smooth specific conversions, Studio Southwest has [inaudible] 5 Heritage Preservation Awards from the H-Board, so they are not unknown commodities."

Mr. Ater continued, "So we see this as bringing forward a campus that would be a credit to the past and real economic factor and as an anchor for the west end of the Railyard and the Guadalupe Historic Area. You need to keep in mind that we are a public school, so in addition to the City Code and safety requirements of federal laws, we have to do a structure that meets all the State Public Education Department requirements as well as other State agencies and State Building Codes. Our permanent planning requires some exterior changes, entrance, exits, school security requirements, which are particularly critical now, windows and natural lighting to make the building more efficient, including the placement of big box bike wells, particularly on the [inaudible] section of the building and not the façade."

Mr. Ater continued, "And really its contributing status on the entire property adds major costs and school use compliance complications and [inaudible] which are by themselves costly. One of the basic questions on the CPO application for any of the buildings you see in Santa Fe, is those would be causing hardship in the answer in the CPO, yes it does. Incorrect classification... in fact the [inaudible] is not in the [inaudible] interest. The City has already spent significant additional time with Historic staff in returning resources on the research and appeal process. If the status is not fully clarified, we will all find ourselves back here on necessarily procedural excepts and that will burden us, the staff, the Board and perhaps the Governing Body, from time to time, and run up expenses which already are challenged in a school environment and non-profit school environment in particular on the Arts side. That would be a [inaudible] and we think, further compounding a past error, based on assumptions and wishes rather than on analysis and facts."

Mr. Ater continued, "Working through all of this data myself, I am reminded that my wife, Peggy, who some of you know, and I have been here for 47 years, so only 3 years shy of historically contributing status."

Mayor Pro-Tem Lindell said, "Could I ask you sir, how much longer your presentation will be."

Mr. Ater said, "I've got about 20 seconds, I'm going to summarize. In summary, the extensive documentation demonstrates that the exterior of the Center is not at least 50 years old, and does not exhibit sufficient historic integrity to establish and maintain the character of the H-District, and by definition it is non-contributing. Secondly, it does not meet the Land Use Director's interpretative requirement that at least 70% of the exterior's physical material be at least 50 years old. The City Attorney and the Staff Report both refer to that. The City's Attorney concurred that the only architectural element which is supported by the requirements of the historical structure is the Board's Finding of Fact No. 14, and that is the easternmost window on the brick building. And Mr. Schepps' letter also talked to that."

Mr. Ater continued, "There is no evidence to support the upgrade of the covered parking structure of the sheds, and the following material, stylistics and *[inaudible]* there, but it was not maintenance or repair as the Board concluded, and the staff is offering an explanation for the inconsistencies in previous H-Board designations of the Center. The conclusion the Council should reach is that the past methods for determining whether a structure is contributing or not, are irrelevant. The analysis in 2016 is based on today's Code and the interpretations by the current designated authorities. So we appeal for you to the right thing, uphold the appeal, accept the Staff Report analysis of the current Code and the requirements of the interpretative statements of the Land Use Director, and declare that the Center and the sheds are non-contributing. Thank you very much for your time."

Speaking to the Request

All those speaking were sworn en masse

John Eddy, 227 E. Palace Avenue, Suite D, was sworn. Mr. Eddy said he is not a lawyer so he can't speak the way many in this room can. He said, "I would like to speak to 2 things. The spirit and intent, and the history of this building, and materials. I think Joe Schepps should be heartily commended for his restoration of the eastern façade of this building back to its Italianate architectural base. And in the packet, you have a photograph from 1925, I believe, of that Italianate façade. If you compare that façade to what we look at today, in current times, it's very similar. It's very close. Many people say that it's all new material, he took away a lot of the brick, etc. But the nature of construction and remodeling sometimes does require rather *[inaudible]* approaches sometime. And I know that during the H-Board deliberation of this issue, a point was made by one of the Board members that there are temples in Japan that are hundreds of years old. And if you look at these temples, and you go back and get an inventory, virtually none of the wood in these temples is less than 50 years old. It's a process of constantly going back and renewing, sometimes we use new materials in order to achieve historic preservation. I did a lot of work on San Miguel Chapel in the past two years. And if you look at the façade of that building, and the surfaces of that building, I remind you that all of that material is less than 50 years. All of that mud is within 5 years of age. All of the plaster is within 5 years of age."

Mr. Eddy continued, "So I'm just trying to get people to open up their minds about this, because I think it is important. This is a special property. My understanding is that it is on both the Federal and State Registers, and that can be borne out by further questions. But as such, it is a very important property. So I would urge the Council to use all means to protect the eastern façade of that building, and I'll leave it at that. Thank you very much."

Nicoletta Munroe, 701 Dunlap Street, was sworn. Ms. Munroe said, "Today there has been some dispute about facts, and people are complaining that the building isn't old enough for status, and some people believe that it doesn't even have a designation on the State or the National Register. So I took the time to photograph the plaque on the main building, the State plaque and the National plaque. So I'm going to distribute that [Exhibit "5"]."

Ms. Munroe continued, reading from her prepared statement [Exhibit "7"], "Council, Mayor, City Attorney, the Sanbusco Center was built in 1881. It is an historic site that is listed on the National Register of Historic Places. It is a landmark. It is also an antiquity."

Ms. Munroe continued, "I recommend that the City Council affirm the June 28, 2016 decision of the Historic Districts Review Board, Case #H-16-051A, vote for Option 3, that the Market Center and the Shed are both Contributing."

Ms. Monroe continued, "The Sanbusco Center is protected by the Federal Antiquities Act of 1906, the New Mexico State Cultural Properties Act, the National Historic Preservation Act, and City of Santa Fe Codes in Chapter 14."

Ms. Monroe continued, "The New Mexico Cultural Properties Act 18-6-2, Purpose, states: *'The Legislature hereby declares that the historic and cultural heritage of the state is one of the state's most valued and important assets; that the public has an interest in the preservation of all antiquities, historic and prehistoric ruins, sites, structures, objects and similar places and things for their scientific and historical information and value; that the neglect, desecration and destruction of historical and cultural sites, structures, places and objects results in an irreplaceable loss to the public; and that therefore it is the purpose of the Cultural Properties Act to provide for the preservation, protection and enhancement of structures, sites and objects of historical significance within the state, in a manner conforming with, yet not limited by, the provisions of the National Historic Preservation Act (P.L. 89-665).'*

Ms. Monroe continued, "In New Mexico, places on the National Register, with the Sanbusco Center are the historic Santa Fe Plaza, San Miguel Church, the New Mexico Supreme Court building, the Palace of the Governors, the Taos Pueblo, the Santa Fe Historic District, and the Bandelier National Monument."

Ms. Monroe continued, "The Council has the responsibility to enforce, uphold and recognize laws, [inaudible] state laws and national federal legislation. Thank you."

Stephanie Beninato was sworn. Ms. Beninato said, "I can't really say exactly how long I am going to be, but I have more than 4 minutes."

Mayor Pro-Tem Lindell said, "How long did you say Stephanie."

Ms. Beninato said, "I hope not more than 4, it might be 5, but hopefully not more than that."

Mayor Pro-Tem Lindell said, "I would ask you to keep it to 4 minutes."

Ms. Beninato said, "I will try my best. One, the letter from Joe Schepps is hearsay. Joe Schepps did not appear at any meeting to testify. We don't even know that that is his letter. I don't believe it is a certified or notarized letter saying it is actually from him, so therefore it is hearsay. Hearsay is not allowed in administrative hearings and has absolutely no value as evidence. So you will need to delete or reject or

disregard that letter, which I believe the appellant and [inaudible] are relying on to show you all the changes that occurred. As has been mentioned before, when you do a renovation, you often have to remove material that is degraded. The Historic Design Ordinance allows, even on a primary façade, to take away the historic material, if it is replaced in kind. You do not lose your status or that designation as a primary façade simply because you replaced material."

Ms. Beninato continued, "And as for the staff, you know being better in your recommendations than the Board, which is what I feel this Board is trying to say. Last night, the staff recommended, on a contributing building, that all the historic material be removed, that openings be closed up and that nothing be replaced in kind, in violation of the Ordinance. So staff often will get things wrong. Administrative law requires that you look at the Board's decision, not the Staff's decision. That's why we have a Board. The Staff is supposed to be supporting the Board, not opposing the Board. And I keep telling the Board it is a mistake for them to ask for staff recommendations, because ultimately it is the expertise of the Board that is supposed to prevail."

Ms. Beninato continued, "Hardship. The School has come forward and said it's a hardship, that they have to get exceptions, and it's going to cost more money. Well people do buy historic structures, and they should know when they are buying, that that will be part of the process. So if the hardship is created by your own actions, then you can't really use it as a justification to do something else."

Ms. Beninato continued, "You also have a problem, because you do have these decisions that have been made before and you.... and by the way, it's a hearsay in the letter coming in. I have asked the City if you have a regulation, ordinance, resolution or any kind of document that would allow in that kind of hearsay, brought in by yet another person. And I was told there is nothing that allows that kind of testimony, so Joe Schepps letter then should be taken out."

Ms. Beninato continued, "You have the document of what is called [inaudible], I bet I'm pronouncing it incorrectly, but it has been decided. So you really have to have a very very good reason to undo the status of the building. And I don't think that you vote on [inaudible], because it's not just about the building itself. It's about what happened at that building. It's about the people involved in the building. This is our part of the determination of contributing status."

Ms. Beninato continued, "And you can add onto a contributing building, without removing the contributing status, if you add on to a non-primary façade, or you come in and get an exception from the Board. In 1999, Sanbusco, when Border's was built, that did occur. I was actually a part of the research, Joe Schepps and others and myself, were part of the research team for the Border's project. It has been historically used over time for many many uses. It has been a focal point, and it has been a focal point for the Railyard area."

Ms. Beninato continued, "And I also want to point out to you, your Ordinance on non-conforming structures. A non-conforming structure can have 50% of its material removed and remain a non-conforming structure. You can take off an entire roof of a non-conforming structure and repair it, that's called a repair, a maintenance, and you don't lose your non-conforming status. The same thing, in essence, should be and usually is true of an historic building. Just like Mr. Eddy pointed out, we have new

stucco and new mud and new adobe bricks in San Miguel Mission, quite a few of them in fact, but nobody is going to come in and say San Miguel Mission is no longer historic because they renovated it in the past 5 years."

Ms. Beninato continued, "I would again ask that Sanbusco be given the same kind of treatment that any other historic building in this town would be given. I really think that, you know, it should be remanded to the Board, as suggested by Mr. Katz, but if you're unwilling to do that, then what I would ask is that you perhaps rethink the designation of the builder's part of the structure and perhaps say that is non-conforming, but that the original asset point that has been known for quite a long time be kept as contributing. Because again, just because it's a school doesn't mean it's special, just because it's going to cost them some more money, that is something that they should have anticipated. We shouldn't be changing a known historic building because the school decided to buy it and now wants to do something totally different with it, which it should have anticipated when they first looked at it. Thank you."

Shannon Papen, 806 Don Cubero Avenue, was sworn. Ms. Papen said I'm going to quickly address some of Stephanie's comments. I, along with Mr. Sears, actually conducted the oral interview with Mr. Schepps, and that is actually a notarized letter. We did follow the procedure. We *[inaudible]* before he left town, and so that is actually a notarized letter. She did say the building is listed on Federal and State Register as is the Butler-Foley building, when she passed around the plaques. Unfortunately, that is just an honorary designation. All buildings on the National Register and State Register, cannot use State or federal monies to tear down the building. If you are going to do any construction work to the building with State or federal money, you go through what is referred to as a Section 106 Review. I do Section 106 Reviews fairly often, so this building is as is back in the 70's. As far as just the building material, I don't know anything in terms of numbers really. So it's been kind of interesting to have all the legal perspectives on this. But, from a *[inaudible]* kind of perspective that Theresa did, and it is my professional opinion that I would say about 25-40% of the material is original. The one corner building, the brick corner building and then along the north elevation there are a number of historic brick and historic pen tile. The front façade, the majority of it is not even under construction, and it's not in the history, it's a close, you know and that's really it. Unfortunately, when you add something in addition, like Border's, that's about 40% of the building footprint right there, and that is all obviously under construction."

The Public Hearing was closed

Councilor Maestas said on packet page 3, in the Memo under analysis you restate the definition of a contributing structure, but there is no mention of whether or not the structure to be considered contributing has to have 70% or more of historic materials. He asked if there is an interpretation embedded in that, that he isn't reading in the definition of a contributing structure, before we get into the LUD interpretation of that.

David Rasch said Councilor Maestas is correct, the definition does not really provide that guidance. It basically says we need historic integrity, so we have to apply administrative gloss to what historic integrity means. He said there is one issue in the Code that supports this he heard from the last speaker, that the bonus addition is 40% of the footprint. He said, "As a matter of fact, you can add up to

50% of the footprint of the historic building and still retain its status, so we do have that. But when it comes to replacing materials, we needed to provide an administrative gloss. So my predecessor, about 12 years ago, that taught me how to do this job, and we came up with this 30% rule. And that is, if you have a wood window that is one over one double hung window, you have 8 pieces of wood making up the double window. Each of the 8 pieces of wood have to be more than 30% beyond repair to replace that window without an exception. So we apply administrative gloss to give us a standard to use about how much material replacement can occur for it to retain its status."

Councilor Maestas asked what controls. If he has a contributing structure and he makes alterations and he uses new materials, but he is impeccable at replication of the façades. He asked, what controls, replication or percentage of historic materials.

Mr. Rasch said that is the hard question before you tonight. He said, "As the previous speaker spoke, it's hard to talk about numbers, but from my point of view, it's much easier for me to be quantitative than qualitative. You are asking a qualitative question. In my opinion, the Market Center with the Border's addition is a rather large mass, but it is placed to the rear and it could be considered a sensitive addition. But beyond that, the Pranzo filled in its second floor deck. We have a lot of alterations. So, I think it's true that the parking shed probably, obviously not mostly historic. For the Sanbusco Center, the Market Center, it's really a qualitative judgment before you, not necessarily a quantitative one. Did that Border's addition overwhelm the historic integrity. Did the Pranzo second floor infill do the same. Was Joe Schepps' reproduction of the historic material sensitive, or is it accurate. It may not be historic material, but we are before you, we are asking you, do you believe it still retains its integrity, that historic character."

Councilor Maestas said on page 6 of the Memo, there is a citation of an interpretation by the Land Use Department, that quantifies that there should be at least 70% of physical materials to be 50 years old, and goes on to mention certain components of the structure that are historic and implying that the rest is not. But later in the Memo, it quantifies a range, 20-25%, which he guesses is a Land Use Department estimate of the percentage of materials that are historic. He said, "My point being we're citing the Land Use Department's interpretation of the Code, and their interpretation is a quantification of the percentage of historic materials. But yet it says their determination has not been memorialized. And so why is that. Is it typical for LUD to provide a Memo to support that interpretation as a part of all materials. Because there seems to be a lot of speculation and missing information surrounding this case, and I hate to see staff adding to that. So why didn't LUD memorialize their interpretation of the Code."

Mr. Rasch said, "That is correct. Myself and my predecessor decided on the 30% rule, that means it's that 70% rule. We haven't codified it, because we were going to bring it forward with the H-Code regulation rewrite. But, we have that standard practice in place, so it's a standard practice we have used consistently for more than a decade. But you are correct, we don't have it memorialized in writing. But I just started my 14th year in the Historic Preservation Division, and I've stood firm on that issue."

Councilor Maestas said, in terms of missing information, he read the minutes of the Board meeting when they deliberated on this case, and the subject was very prominent in the discussion about there is no record of that Board decision between the 1986 remodel and the 1999 Border's addition. And apparently, the Board either upheld or designated these structures as contributing, at least the Market Center one, but there doesn't seem to be any record, and asked the reason.

Mr. Rasch said, "The City's retention schedule required destruction of records after 10 years, so we've lost a lot of our records due to that. But originally, that structure was not in the West Side Guadalupe Historic District. An amendment came forward in 1999, to designate more of the West Side Guadalupe area into the Historic District. And as Theresa said, the following Ordinance brought that building into the Historic District and assigned its status."

Councilor Maestas said there was an indication in the Staff Memo that there was a prior practice by the Board in the designation process that it was based on street address. He asked, "Was that the case during that time, in the 1990's that we think the Board met to designate the status of at least the Market Center."

Mr. Rasch said, "Yes, I do believe so."

Councilor Rivera said, "We heard tonight that there potentially may have been more information here tonight than there was at the Historic Design Review Board meeting. Can you verify if that is true or not."

Ms. Gheen said, "I think that the major new piece of information would be the letter from Joe Schepps, the notarized letter, and also the understanding that actually in 1999, the Ordinances 1999-29 and 1999-30, in your packet, those Ordinances expanded the West Side Guadalupe Historic District to include the Market Center. Before that it was not in the Historic District. It also, in the second Ordinance, that that was actually a City Council Decision in which the Market Center without the Border's Building was designated contributing, and the Border's Building was non-contributing. I think before, even at the point where I wrote the legal memo actually, the understanding was actually that the Board had some help, actually made the decision prior to the attorneys, and I think that actually is not the case. In 1999, via the Ordinance the City Council passed that expanded the District to include the Market Center and that made those designations. Those are the major additional information here."

Councilor Rivera asked, "Do you think there was substantial information missing from the HDRB packet that could have influenced their decision."

Ms. Gheen said, "That's a difficult question for me to say, I'm not in the Board's position. I can't really speak for them. I don't really know if it would have made a big change or not. I think that maybe also that point that was discussed to some degree at the hearing. It seems to have been flushed out that the Land Use Department had the authority to interpret the Code, and that that interpretation would have to be followed by the Board. The Board does not have the authority to interpret the Code to determine what the interpretation is of historic integrity. And I think that has since been clarified for the Board."

Councilor Rivera asked if it is common practice for additional information to be presented to the Council that wasn't presented to the HDRB, or is this unique.

Ms. Gheen said, "I have limited experience with that."

Councilor River said, "Kelley."

Ms. Brennan said, "I don't know that it's common, but I would say that on many appeals that you hear there is additional information, not always new information, but information that has been more fleshed out, sometimes new. This is the reason these are *de novo* appeals. You are allowed to consider any of that information. If you feel their information rises to the level that it should go back to the Board and you want them to hear this new information, because you think it would be material, that would probably be a proper place to remand, as opposed to decide it truly on a *de novo* basis. But you have the authority to do either."

Councilor Villarreal said, "You had alluded to some of the changes that needed to be made to be in compliance with some PED Codes, but can somebody speak to what specific changes you think might occur on the Market Center and the Shed as well."

Jeff Sears, P.O. Box 9308, Santa Fe, previously sworn, said we are working currently on the preliminary design, of course repurposing the Sanbusco Market Center into a School. And there a number of very technical and very specific changes that need to occur to meet current and more restrictive ADA requirements for the School as well as significant safety issues in terms of how access and egress are maintained in the School."

Councilor Villarreal asked, "Can you elaborate what that means, the ADA, what exactly would you need to modify."

Mr. Sears said, "Probably, more specifically our ramps into the space. And as you know, I'm sure you've been in there, and there are a number of level changes. And that's probably the biggest challenge for us in terms of those level changes and how to make those accessible."

Councilor Villarreal asked, "Are you saying primarily entrances."

Mr. Sears said, "Yes, all around the building, we really need new entrances, new exits to accommodate the school as well as security issues, and meet the ADA requirements for this."

Councilor Villarreal said, "That section, the Italianate section, the southeast corner, do you have plans for that area of the building."

Mr. Sears said, "We really like that corner of the property. We think that it is very important in terms of, again, what we see as maintaining a really historic and sensitive historic restoration and repurposing of this building. That's preeminent in our design to maintain that pretty much as is."

Councilor Villarreal asked, "I have a question for staff, I guess for David maybe. But adding a building with partial historic status, what is the interpretation of destroying it's historic integrity – if a part of the building was designated as contributing, but the rest was not."

Mr. Rasch said, "Once a status is determined, for example, contributing in this case, and the H-Board did do this. I believe they recognize that the Border's addition is non-historic, even though it is on a contributing historic footprint. So non-historic materials can be replaced, removed, no exception needed. The difference between non-contributing status and contributing status is significant. On a non-contributing structure, one must only follow the design guidelines for the Historic District. But once you apply contributing or significant status, not only the design guidelines apply, but that's where preservation guidelines apply. And those preservation guidelines are on primary elevations, the historic materials of windows and doors must be preserved. But on non-primary elevations, doors and windows that are historic can be replaced. But the more restrictive standard, other architectural features besides windows and doors anywhere on the structure shall be preserved. So it's a much more restrictive standard to apply status to the structure."

Councilor Villarreal asked, "Could this particular status, part of it be non-contributing and part of it, at least in the southeast corner, be contributing."

Mr. Rasch said, "That's the way the Board used to function. And now what we do is we apply a status to the footprint, but recognize historic sections. And that is certainly the way I see this building at this point in time. It is a historic contributing structure, but the Border's addition is non-historic, so no preservation standards apply to that second."

Councilor Villarreal asked, "When these modifications are made, in theory, they would have to go back to the Historic Board every single time there is an adjustment, even to non-contributing structures."

Mr. Rasch said, "Maintenance repair is done by staff. So as long as they're not changing the character of the building with a project such as re-stuccoing, re-roofing, repainting windows, replacing material that is not repairable, that is often done by staff. Any time there is character change, or additional square footage, that by law goes for a public hearing before the H-Board."

Councilor Dominguez said, "Two of my questions were asked and that had to do with the 70%, David. And that basically is something, for the record, that has been consistent, although it has not been codified."

Mr. Rasch said, "Yes. I can confirm in my 13 years, I have done it that way all the time."

Councilor Dominguez said, "And the other question was with regard to the street address. But I guess the third question I have, and I'm not sure, Theresa if you want to answer this, if I heard you correctly, you said that the.... and it's not something that's uncommon, I don't think the Appellant hired a private Historian. Did I hear you say that."

Mr. Rasch said, "We don't have the funding in the Historic Preservation Division to hire consultants to do inventories that informs the Board on how to provide a status to a structure. So what we do, is we use the State Certified List of Historians, and the property owner consults with those people. Unfortunately, we don't have that kind of budget to allow for us to pay for consultants every time someone needs a status."

Responding to Councilor Dominguez, Mr. Rasch said, "The owner pays. Correct."

Councilor Dominguez said, "And it's from a list that is certified and non-partisan and all that other staff."

Mr. Rasch said, "Correct."

Councilor Dominguez asked how often we do that, commenting he has seen it in the past, but he is unsure how common it is.

Mr. Rasch said, "We meet twice a month each month of the year, and we have between 5 and 15 cases on each agenda. And I know there are probably status reviews on each agenda, so we do a number of them there."

Councilor Dominguez asked, "From the public sector."

Mr. Rash responded, "Yes, either confirming existing status and *[inaudible]* status or downgrading status."

Councilor Harris said, "So I find myself focusing on the Appendix, and this really gets to the Findings, particularly Findings from the H-Board #26 through #28. And Ms. Gheen, this probably is a series of questions for you. The Appendix starts on packet page 15, and it seems to be making the case that quite frankly, the H-Board was arbitrary and capricious, based on the presumption that they were making about contributing status. Is that correct?"

Ms. Gheen said, "That is a part of their argument, although it's interesting that the Governing Body actually does hear this case *de novo*, and so you can independently decide, regardless of how the H-Board decided on this case."

Ms. Brennan said, "Essentially, that is a standard on appeal when you are not taking new information into account. So then you have new information. You're really not deciding whether they are arbitrary and capricious, although you could. That's a different standard that you do not have to meet, if that's helpful."

Councilor Harris said, "Not exactly. So we have new information, is what I heard. And so, will you repeat kind of just what you just said Ms. Brennan."

Mr. Brennan said, "You have new information you allowed in a *de novo* proceeding, to consider the new information, even though the Board didn't and make a different decision based upon that new information."

Councilor Harris said, "So whether or not I agree with the analysis of being arbitrary and capricious, it doesn't have to weigh into my decision."

Ms. Brennan said, "No."

Councilor Harris said all the questions he would have he thinks have been asked and answered.

Mayor Pro-Tem Lindell said, "I have a couple of comments I would like to make. These are our decisions. The people that serve on the Historic Review Board do that as volunteers. They take a tremendous seriousness in this, and many of the cases that we see are determined on what would to some seem like very small issues. And I think those kinds of issues do go both ways in looking at the definitions. Certainly, Mr. Rasch has given some information on that. But I also think that, to the Applicant, it's very very important that you understand that this is a beloved building in this City. There is a façade on this building that is iconic. We're all familiar with it, we all care for it, and I don't think anyone wants to see it go away. And that's the entire southeast corner of that building, whether it's new material, whether it was the original material, I think we've put our trust in you in supporting your purchase of this School. That it's important to the City that that be maintained. Those are really the comments that I have on this. You've been entrusted with a project that is important to the City on many many different levels. It's a School, it's a building that was determined at one point in time to be historic. Different things have happened to it, but it's still a building with a history that is worth honoring. So those are my comments on this case. Councilor Maestas did you have more comments.

Councilor Maestas said, "Just a quick request for clarification. When did the Board begin, and you probably mentioned it earlier, when did they begin the designation of a singular structure. When did that occur. What year."

Mr. Rasch said, "It was my predecessor, James Hewitt. He hired me in 2003, and he was with the City for 5 years. He left in 2005, so early 2,000's is when we started looking at how we were placing designations on structures."

Councilor Maestas asked, "So, did the Land Use Department's Code interpretation of the quantity of historic materials, did that pre-date that change in classification of the contributing status."

Mr. Rasch said, "No. It was with my same predecessor James Hewitt. He brought those two pieces forward."

Councilor Maestas said, "And that has become kind of our standard practice."

Mr. Rasch said, "Correct."

Councilor Maestas said, "Because I'm puzzled by Finding of Fact #27, 'The large addition in the rear of the building for Borders in 199, was approved under the rules that would not have permitted approval if the addition could impair the contributing status.' I have difficulties with that. I used to frequent the Borders part of the structure, and it didn't feel historic to me at all. So, if we are to apply those rules and consider the Land Use Department's interpretation of the required minimum quantities of historic materials, that could be challenged, right."

Mr. Rasch said, "As was stated by the Appellant, the Border's addition is only a 40% footprint. So, under Code, it is allowed to retain the historic contributing status of the building, because it's under 50% of the footprint. But then that's quantitative. And qualitative, how much does that addition disturb the character of the original building. That is the difficult qualitative question."

Councilor Maestas said, "Because I keep going back to the word integrity, we can talk quantification all we want, but it's the issue of integrity. And that's what I'm having difficulty with, given the addition of the Border's portion of the structure, given all the alterations that have been made to the rest of the structure. So, I agree, this is not an easy decision. I would have much preferred for there to be some documentation and insight of what occurred in the 1990's that led to the designation of that structure, but we don't have that. But we do have an established standard of practice that pertains to the quantification of historic materials to make that determination that that structure has historic integrity. And I guess that's the primary basis, right. You can't take it to the next level in terms of whether that structure maintains the integrity of the overall District if it doesn't have historic integrity itself. And I think that is kind of the whole premise of this Memo, is that it doesn't have historic integrity."

Councilor Maestas continued, "So I tend to agree with the staff recommendations and I just think it was unfortunate that we didn't have the record from the 1990's. But, today is today, and I support the staff recommendations. I realize it's very difficult. I know that the new owner wants to begin anew, with a new mission for the building. And I think we were all very excited when we heard news of the School for the Arts and their intent to move into the building. And unfortunately, this is kind of the regulatory side of making that happen, but I think our job is to really look at the facts, and look at the information. And I feel comfortable enough to support the staff's recommendation on this. That's all I had Madam Chair. Actually, I'm prepared to make a motion if that's okay."

Mayor Pro-Tem Lindell said, "Please proceed."

MOTION: Councilor Maestas moved, seconded by Councilor Harris, that the Governing Body concludes that the Market Center and the Shed meet the definition of non-contributing, and that the Governing Body grants the appeal, vacates the decision of the Historic Districts Review Board, designates the Market Center and the Shed as Non-Contributing and directs staff to draft Findings of Fact and Conclusions of Law reflecting the decision of the Governing Body.

Councilor Maestas noted the motion is Option 1 on packet page 7.

VOTE: The motion was approved on the following roll call vote:

For: Mayor Pro-Tem Lindell, Councilor Dominguez, Councilor Harris, Councilor Maestas, Councilor Trujillo and Councilor Villarreal.

Against: Councilor Trujillo.*

Explaining her vote: Councilor Villarreal said, "I need clarification now. Are we saying we are upholding the appeal, or granting the appeal. Ms. Brennan said, "Granting the appeal and essentially reversing the decision of the Board. Councilor Villarreal said, "Reversing the decision of the Historic Board. Yes."

Request for restatement of the motion: Councilor Trujillo said, "Can you really state what was... I want to hear again, what Joseph said. I can't find it, I want to hear it. Councilor Villarreal said, "Page 7." Mayor Pro-Tem Lindell said, "It's on page 7 of the packet." Ms. Vigil read the suggested motion from Ms. Gheen's Memo, "If the Governing Body concludes that the Market Center and the Shed meet the definition of a Non-Contributing, the Governing Body should grant the appeal, vacate the Board's Decision, designate the Market Center and the Shed as Non-Contributing, and direct staff to draft findings of fact and conclusions of law reflecting its decision. Mayor Pro-Tem Lindell said, "Councilor Trujillo." Councilor Trujillo said, "Yes. I didn't hear the motion." Ms. Vigil said, yes now, okay. Councilor Rivera said, "I'm still a no." Mayor Pro-Tem Lindell asked, "Councilor Rivera are you clear with your vote. Councilor Rivera said yes. Mayor Pro-Tem Lindell said, "And your vote is.." Councilor Rivera said "No."

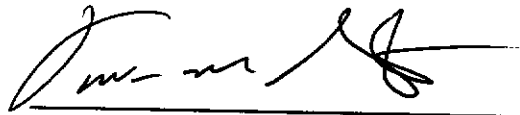
* Councilor Rivera Trujillo voted against the motion, but later during the Roll Call vote changed his vote for the motion.

Mayor Pro-Tem said, "And please take note of the remarks that I made to you."

I. ADJOURN

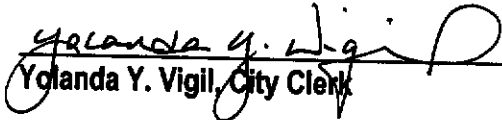
There was no further business to come before the Governing Body, and upon completion of the Agenda, the meeting was adjourned at approximately 8:45 p.m.

Approved by:

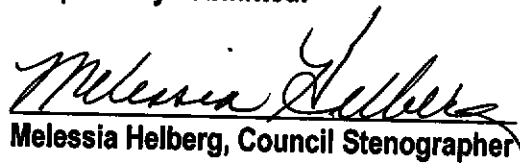


Mayor Javier M. Gonzales

ATTESTED TO:


Yolanda Y. Vigil, City Clerk

Respectfully submitted:


Melessia Helberg, Council Stenographer

ITEM #10-b

**ACTION SHEET
ITEM FROM THE
PUBLIC WORKS/CIP AND LAND USE COMMITTEE MEETING
OF
MONDAY, SEPTEMBER 12, 2016**

ITEM 6

SANTA FE MUNICIPAL AIRPORT

- REQUEST FOR APPROVAL OF AWARD OF RFQ '16/14/Q AND APPROVAL OF A MASTER SERVICES AGREEMENT FOR ARCHITECTURAL/ENGINEERING SERVICES FOR AIRPORT GRANT PROJECTS AT THE SANTA FE MUNICIPAL AIRPORT WITH KSA ENGINEERING, INC. (CAMERON HUMPHRES)

PUBLIC WORKS COMMITTEE ACTION: Approved on Consent

FUNDING SOURCE:

SPECIAL CONDITIONS / AMENDMENTS / STAFF FOLLOW UP:

VOTE	FOR	AGAINST	ABSTAIN
CHAIRPERSON IVES	Excused		
COUNCILOR MAESTAS	X		
COUNCILOR RIVERA	X		
COUNCILOR TRUJILLO	X		
COUNCILOR VILLARREAL	X		

Exhibit "1"

ITEM #11-a

**ACTION SHEET
ITEM FROM THE
PUBLIC WORKS/CIP AND LAND USE COMMITTEE MEETING
OF
MONDAY, SEPTEMBER 12, 2016**

ITEM 13

REQUEST FOR APPROVAL OF AN ORDINANCE RELATING TO THE CITY OF SANTA FE TELECOMMUNICATIONS FACILITIES IN THE PUBLIC RIGHTS-OF-WAY ORDINANCE; AMENDING SUBSECTION 27-2.1 SFCC 1987 TO ESTABLISH LEGISLATIVE FINDINGS; AMENDING SUBSECTION 27-2.3 SFCC 1987 TO REPEAL THE DEFINITION OF "GROSS REVENUE" AND ESTABLISH A NEW DEFINITION FOR "GROSS CHARGE"; AMENDING SUBSECTION 27-2.5 TO REPEAL THE FEE STRUCTURE AND ESTABLISH AN INFRASTRUCTURE MAINTENANCE FRANCHISE FEE; AND MAKING SUCH OTHER CHANGES AS ARE NECESSARY TO CARRY OUT THE INTENT OF THIS ORDINANCE **(COUNCILOR IVES) (MARCOS MARTINEZ)**

PUBLIC WORKS COMMITTEE ACTION: Approved

FUNDING SOURCE:

SPECIAL CONDITIONS / AMENDMENTS / STAFF FOLLOW UP:

VOTE	FOR	AGAINST	ABSTAIN
CHAIRPERSON IVES	Excused		
COUNCILOR MAESTAS	X		
COUNCILOR RIVERA	X		
COUNCILOR TRUJILLO	X		
COUNCILOR VILLARREAL	X		

Exhibit "2"

ITEM #11-d

**ACTION SHEET
ITEM FROM THE
PUBLIC WORKS/CIP AND LAND USE COMMITTEE MEETING
OF
MONDAY, SEPTEMBER 12, 2016**

ITEM 15

REQUEST FOR APPROVAL OF AN ORDINANCE AMENDING SUBSECTION 14-8.10 OF THE LAND DEVELOPMENT CODE TO PERMIT PLACEMENT AND CONSTRUCTION OF ELECTRONIC READER BOARD SIGNS TO FACILITATE WAYFINDING AND THE DISSEMINATION OF INFORMATION IN REAL TIME ON LOCAL SERVICES, PROGRAMS, ACTIVITIES AND EVENTS IN ACCORDANCE WITH A CITY PROGRAM; AND ESTABLISHING CERTAIN GUIDELINES ON ELECTRONIC READER BOARD SIGNS (**MAYOR GONZALES**) (**MARCOS MARTINEZ**)

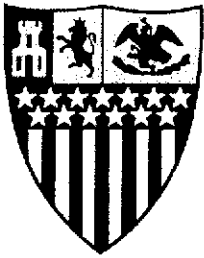
PUBLIC WORKS COMMITTEE ACTION: Deny

FUNDING SOURCE:

SPECIAL CONDITIONS / AMENDMENTS / STAFF FOLLOW UP:

VOTE	FOR	AGAINST	ABSTAIN
CHAIRPERSON IVES	Excused		
COUNCILOR MAESTAS	X		
COUNCILOR RIVERA	X		
COUNCILOR TRUJILLO	X		
COUNCILOR VILLARREAL			X

Exhibit "3"



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

Councilors:

Signe I. Lindell, Mayor Pro Tem, Dist. 1

Renee Villarreal, Dist. 1

Peter N. Ives, Dist. 2

Joseph M. Maestas, Dist. 2

Carmichael A. Dominguez, Dist. 3

Christopher M. Rivera, Dist. 3

Ronald S. Trujillo, Dist. 4

Mike Harris, Dist. 4

MEMORANDUM

To: Members of the Governing Body

From: Theresa Gheen, Assistant City Attorney *TEG*

Via: Kelley Brennan, City Attorney *TEG for*

Re: Case #2016-91. The New Mexico School for the Arts Art Institute (a.k.a., "Sanbusco 2015, LLC") Appeal of the June 28, 2016 Decision of the Historic Districts Review Board in Case #H-16-051A to Maintain the Contributing Status of the Main Sanbusco Market Center and Upgrade the Status of the Parking Sheds to Contributing, Located at 500-560 Montezuma Avenue in the Westside-Guadalupe Historic District.

Date: September 7 for the September 14, 2016 Meeting of the Governing Body

I. THE APPEAL

On August 10, 2016, the New Mexico School for the Arts Art Institute (Appellant), filed a Verified Appeal Petition ("Petition") appealing the decision ("Decision") of the Historic Districts Review Board ("Board") in Case #H-16-051A following a public hearing on June 28, 2016 ("Hearing"), maintaining the Contributing status of the Sanbusco Market Center building that includes the former Borders Books ("Market Center"), designating its east façade as primary, and designating the non-statused parking shed ("Shed") as Contributing to the Westside-Guadalupe Historic District with its south façade as primary. (At the Hearing, the Board also designated as Contributing the Butler & Foley building [former World Market building], which is not on appeal.) A copy of the Petition and supplemental submissions are attached as **Exhibits A-1 and A-2**.

II. HISTORY

In 2015, the Appellant acquired the property known as the Sanbusco Market Center on which are situated the Market Center, the Shed, and the Butler & Foley building. Appellant intends to repurpose the property to house the New Mexico School for the Arts. As a precursor to planning

Exhibit "4"

and design, Appellant requested an historic status review of the three structures. At the time of the request, only the Market Center was listed as Contributing to the Westside-Guadalupe Historic District. Appellant requested the Board downgrade the Market Center to Non-Contributing, designate the non-statused Shed as Non-Contributing, and upgrade the Butler & Foley building to Contributing. Staff's recommendation supported Appellant's request. (**Exhibit B**, p. 2) After a public hearing on the matter, the Board designated all three structures as Contributing, as articulated in its Findings of Fact and Conclusions of Law ("Decision") approved on July 26, 2016. (**Exhibit C** (Hearing Minutes); **Exhibit D** (Corrections to Hearing Minutes); **Exhibit E** (approval of Decision); and **Exhibit F** (Decision)) Appellant appeals only the designations of Contributing status to the Market Center and the Shed, along with the primary façade designation of the Market Center.

A. Market Center

The Market Center has served as a boutique mall for approximately 30 years. At the Hearing, the Appellant provided a detailed history of almost 140 years of development of the property. The original building was Italianate and housed the offices of the Charles C. Dudrow Coal and Lumber Yard. Substantial changes to the mass and architectural features occurred in the 1920s when an addition with a western style wood façade was constructed. (**Exhibit B**, pp. 25, 83) By 1928, the entire building was stuccoed to reflect the Spanish-Pueblo Revival architectural movement in Santa Fe. (*Id.* p. 84-85)

Other substantial changes occurred with the purchase of the property in 1983 by Joe Schepps, in which the 1925 appearance of the east façade was reproduced using modern materials. (*Id.* pp. 99-101) The Market Center became included in the Westside-Guadalupe Historic District via Ordinance 1999-29. (**Exhibit G**) Changes to massing and openings, and removal of historic material were part of extensive renovations during this period when Sanbusco Market Place was being remodeled. Appellant recently submitted a letter dated August 24, 2016, in which Joe Schepps states he sledgehammered off all the brickwork and stucco done in the 1920's, removed and replaced nearly all historic windows, and demolished a portion of the south elevation. (**Exhibit A-1**, p. 2) However, Schepps also states that the original brick of the southeast corner was still intact beneath the stucco although most decorative details at the parapets and windows had been removed, including all but two windows. (*Id.*)

Between 1986 to the present, the exterior of the building has undergone regular renovation to accommodate the needs of its retail tenants. In particular, in 1998 or 1999, a large addition to the southwest corner of the building which then housed Borders Books significantly increased the footprint and mass of the existing building. (*Id.* p. 106-08)

The Board designated the building Contributing and its east façade primary in the 1990s, after the 1986 Schepps' remodel but before the 1999 Borders addition. At the June 28, 2016 Hearing, the Board voted to retain the building's Contributing status and to designate its east façade as primary.

B. Shed

The parking shed in the north parking lot maintains the character, design, and overall type of construction material that characterized the former lumber shed in operation in 1902. (**Ex. B**, pp. 36, 81-82, 139-40) The recent historic architectural survey (HCPI) estimates that 75% to 80% of

the wooden posts and beams were replaced during structural repairs within the past 30 years. (*Id.* p. 33, ¶24) However, Schepps states in his August 24, 2016 letter that this shed “was completely rebuilt as a nod to history” in the 1980’s. (Ex. A-1, p. 2) In its Decision, the Board designated the Shed as Contributing, with its south façade (the open side with parking spaces) as primary.

III. BASIS OF APPEAL; ISSUES; RELIEF SOUGHT

Claims: Appellant claims the Board’s actions were arbitrary and capricious, not in accordance with law, and lacked substantial evidence for the following reasons:

1. The Board erred in maintaining the historic status of the Market Center as Contributing.
2. The Board erred in designating the Shed as Contributing.

Appellant asks the Governing Body to grant its appeal, vacate the Board’s Decision, and designate the Market Center and Shed as Non-Contributing to the Westside-Guadalupe Historic District, with no primary façades.

IV. ANALYSIS

The crux of this *de novo* appeal is whether the Market Center and the Shed should be designated as Contributing. A “Contributing Structure” is defined in Santa Fe City Code (SFCC) Chapter 14-12 as:

A structure, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains.

In contrast, “Non-Contributing Structure” is defined as:

A structure, located in an H district, that is less than fifty years old or that does not exhibit sufficient historic integrity to establish and maintain the character of the H District.

The main requirements for Contributing status are (1) whether the structure is at least 50 years old and (2) whether it retains sufficient historic integrity to establish and maintain the character of the Westside-Guadalupe Historic District. In this *de novo* review, the Governing Body may independently decide the historic status of each structure.

A. Market Center

The main issue is the age of the Market Center building and whether sufficient historic integrity remains notwithstanding the changes that occurred to it within the past 50 years. A factor in HPD staff’s recommendation to downgrade status was the actions by Joe Schepps in the mid-1980’s to remove the stucco applied in 1928, and then reconstruct the current east and

south-east façades to replicate the original brick using concrete material. The August 2016 letter from Schepps generally supports this proposition.¹ (**Exhibit A-1**, p. 2)

It is HPD staff's opinion that even without considering the 1999 Borders addition, a substantial amount of the building material is non-historic, which is sufficient to find a lack of historic integrity. The Borders addition then significantly altered the massing and footprint of Market Station, partially demolishing the southwest corner and significantly adding square footage to the property. (**Exhibit B**, pp. 106-08) The Board disagreed with HPD staff's recommendation to downgrade and voted to maintain the building's Contributing status based in large part on the Findings of Fact (FOF) noted below (**Exhibit F**).

Changes in 1984-1986

FOF 10: Most of the east façade of the original Italianate building is constituted of the original brick material revealed by the removal [of] the stucco which was added in the late 1920's.²

FOF 11: Portions of that east façade that had been removed when the structure was stuccoed, particularly the two chimney shapes, were reconstructed with matching materials.

FOF 12: The original relief work on that east façade was replicated with high strength concrete.

FOF 13: The opening dimensions on the east façade remain as they were in 1925; the two large windows on either side of the door on the east façade are historic.

FOF 14: The easternmost window on the south façade appears to be historic.

FOF 15: The large wooden façade over the main entrance to the mall replicates the wooden façade of the original 1925 structure.

Borders Books Addition in 1999

FOF 23: Historic status is applied to the entire building, not to a particular part of a structure.

FOF 26: In the 1990s, the Board had designated the Sanbusco Market Center to be contributing.

FOF 27: The large addition in the rear of the building for Borders in 1999 was approved under the rules that would not have permitted approval if the addition could impair the contributing status.

FOF 28: No evidence was presented at the hearing to challenge the validity or cogency of either of those prior Board findings.

¹ However, it can be inferred from Schepps' August 24, 2016 letter that the south-east façade maintains original brickwork and two historic windows, but that otherwise the east façade lacks historic material.

² See prior footnote.

The Governing Body must decide whether and to what extent non-historic changes affect the Market Center's age and historic integrity. Evidence presented at the Hearing was inconclusive, and reasonable people could have come to different conclusions. It was within the Board's discretion to disagree and overrule HPD staff, as it did in this case. There is however, new evidence of the amount of historic material retained and a better understanding of the prior Board's decisions for the Governing Body to consider. In this *de novo* review, the Governing Body independently decides the issue and may overrule, remand or affirm the Board's Decision.

A core issue is whether replication of style and material of a building's exterior (using mostly new material) is sufficient to meet the Code's age and historic integrity elements. The Land Use Department (LUD) interprets these elements as requiring that at least 70% of the physical material be at least 50 years old.³ Authority to interpret code is vested with the LUD, not with the Board, and a written interpretation from LUD is pending.⁴ It is recommended that the Governing Body follow the LUD's interpretation notwithstanding that it has not yet been transcribed into written form. Using the LUD interpretation, the only architectural element within FOF 10 to 15 that HPD agrees is historic is in FOF 14, that the easternmost window on the south façade appears historic, and, based on the recent Schepps letter, that some brickwork on the south-east façade is original. (Exhibit A-1, p. 2; Exhibit B, p. 98, window with "eyebrow")

As for the 1999 addition, the Board presumed the prior Board's approval of the addition was valid, and that the prior Board abided by the rule that such approval would not be given if it would impair contributing status (SFCC § 14-5.2(D)(1)(a)). At the Hearing, the Board did not have available the Schepps letter or the prior Board's minutes and decisions to designate the Market Center as contributing in the 1990's and approve the 1999 Borders Books addition. Because those minutes and decisions have not yet been found, it remains unknown on what grounds the prior Board decided those cases. However, as explained below, it is possible that the prior Board's approval of the addition was correct when it was made, although a current Board could find that the addition changed the status of the Market Station to Non-Contributing.

Board policy and membership have changed over time. It is HPD staff's belief that in the late 1990's, the prior Board followed a policy whereby Contributing status was designated according to a street address. So, even if two structures were connected and provided passage to each other, a different status could be accorded to each structure if they had different street

³ Such an interpretation is consistent with comments by HPD staff at the Hearing that a reproduction or reconstruction which is less than 50 years old is insufficient for a finding of historic integrity, even if it reproduces an historic structure. (See Exhibit C, pp. 39, 44)

⁴ The authority to interpret Code is with the Land Use Director in consultation with the City Attorney's Office (SFCC §§ 2-5.1; 14-2.11(B) and 14-1.10). "[T]he land use director shall . . . render advisory opinion to any land use board or other administrative body; interpret Chapter 14 pursuant to Section 14-1.10; . . . [and] provide administrative and advisory assistance to the land use boards . . ." (SFCC 14-2.11(B)(2), (3) and (7)). SFCC 14-1.10 in turn states, "The land use director is responsible for interpreting the provisions of Chapter 14, after consultation with the city attorney . . ." Board authority is listed under 14-2.6(c); Code interpretation is not among its powers.

addresses. That appears to have been the case in 1999, when the Borders Books addition had a separate street address and therefore could have been accorded Non-Contributing status, while the already-existing structure to which it attached retained its Contributing status. (See **Exhibit A-2's Ex. 12**, pp. 2 & 5, referring to 500 Montezuma Ave. as the "Borders addition", and 500-540 Montezuma Ave. as "Sanbusco Market"; **Exhibit G**, p. 7, showing the two addresses with different statuses) In the early 2000's, the Board began to operate under a new framework – that an entire building footprint (if physically attached and connected via a door) must be accorded a single status. Under the current framework, two separate street addresses that share a passage between them and occupy the same building footprint must be afforded a single status.

It is for the Governing Body to determine, using the current framework, whether the Borders addition, along with the 1980's changes, sufficiently impact the historic integrity of the Market Center such its status should be downgraded to Non-Contributing.

Keep in mind that if the Governing Body decides that the Market Center is Contributing, then it should independently decide which of its façade(s) should be designated primary. (**Exhibit B**, pp. 13-19, façade photos) A "primary façade" is defined in Chapter 14-12 as "[o]ne or more principal faces or elevations of a structure with features that define the character of the structure's architecture." The Board designated the east façade as primary, but the Appellant argues it is a non-historic replication. HPD staff will be available for questions on this issue.

Conclusion: The Governing Body should independently weigh the evidence but should apply the LUD's interpretation of the age and "historic integrity" elements to require at least 70% of the physical materials to be 50 years old or older. A reasonable person could decide status either way. If the Governing Body designates Contributing status, then it should designate which façade(s) are primary.

B. Shed

The crux of Appellant's argument regarding the parking shed is that the Board erred in designating it as Contributing, because the reproduction of the prior structure is less than 50 years old and therefore non-historic. It is uncontested by the Appellant, the Board and HPD that the Shed consists of a minimum of 75-80% modern material. (**Exhibit B**, p. 33)⁵ The Board found that the replication of the style, character and type of materials of the prior shed is akin to maintenance and repair, resulting in it retaining its historic integrity. (**Exhibit F**, p. 3, FOF 18-20) This is largely a question of interpretation of the age and "historic integrity" elements in the SFCC's definition of Contributing and Non-Contributing structures. As such, the LUD interpretation should prevail despite its interpretation not yet being memorialized in writing. Applying this interpretation, only 20-25% of the physical materials of the Shed structure are less than 50 years old and thus non-historic.

Conclusion: The Governing Body should independently weigh the facts but apply the LUD's interpretation of "historic integrity" that requires that at least 70% of the physical materials to be

⁵ The Aug. 24, 2016 Schepps letter is ambiguous as to the amount of historic material remaining after it was "completely rebuilt" in the 1980's.

at least 50 years old. Such a definition weighs heavily towards designating the building Non-Contributing. If, however, the Governing Body designates Contributing status, then it should designate which façade(s) are primary.

V. CONCLUSION

In this *de novo* review, the Governing Body decides whether the Market Center and Shed meet the definition of Contributing Structure to the Westside-Guadalupe Historic District, and if so, which façade(s) are primary. The following are three motion options to consider.

Option 1. MARKET CENTER AND SHED ARE NON-CONTRIBUTING

If the Governing Body concludes that the Market Center and the Shed meet the definition of a Non-Contributing, the Governing Body should grant the appeal, vacate the Board's Decision, designate the Market Center and the Shed as Non-Contributing, and direct staff to draft findings of fact and conclusions of law reflecting its decision.

Option 2. MARKET CENTER IS CONTRIBUTING; SHED IS NON-CONTRIBUTING

If the Governing Body concludes that only the Market Center be deemed Contributing, the Governing Body should grant the appeal in part, reverse the Board's Decision in part, designate the Shed as Non-Contributing, designate Market Center as Contributing with its ____ façade(s) as primary, and direct staff to draft findings of fact and conclusions of law reflecting its decision.

Option 3. MARKET CENTER AND SHED ARE CONTRIBUTING

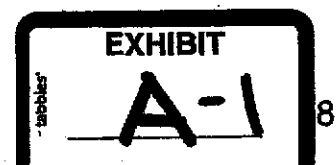
If the Governing Body concludes that both the Market Center and the Shed meet the definition of Contributing, the Governing Body should deny the appeal, designate the Market Center as Contributing with its ____ façade(s) as primary, and designate the Shed as Contributing with its ____ façade(s) as primary, and direct staff to draft findings of fact and conclusions of law reflecting its decision.

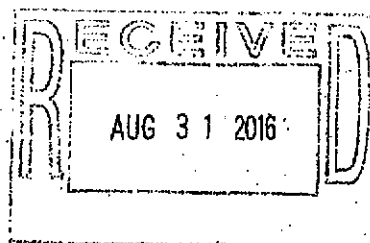
New Mexico School for the Arts

Appeal of the Historic Districts Review Board Status Review Decision SEP 21 2016

On June 28, 2016 the Historic Districts Review Board (HDRB) decision was to maintain the Contributing status of the Sanbusco Mall building and assign Contributing status to the Carport Sheds at the north side of the property. New Mexico School for the Arts (NMSA) and their agent Studio Southwest Architects (SSW) appeal this decision per the following:

- SSW met with City of Santa Fe Historic Preservation Division (HPD) staff prior to preparing an application for Status Review of three properties on the site: Sanbusco Mall (including the former Borders Books); the Butler & Foley Building (the former Cost Plus-World Market); and the Carport Shed.
- The City's Historic Status Map listed Sanbusco Mall as Contributing; Cost Plus-World Market as Not-Resurveyed (no status); and the Carport Shed as Not-Resurveyed (no status).
- SSW along with Common Bond Preservation (CBP) conducted research and found evidence of extensive renovations to the Sanbusco Mall that included changes to the massing, removal of historic material and changes in openings that have occurred since 1984 when Joe Schepps purchased the property and created a retail mall within the former Sanbusco building materials warehouse. See attached letter from Joe Schepps.
- Prior to the 1984 renovation, the Sanbusco building was changed significantly from the original Italianate style building with the addition of a western style wood façade to the north, and later when the entire building was clad in stucco. These additions / renovations removed original building materials.
- During the 1984 renovations, outlying lumber storage sheds were demolished to create parking for the mall. One shed was completely remodeled / reconstructed with new materials to create the Carport Shed that exists today.
- The former Cost Plus-World Market building (Butler & Foley building) has undergone changes to convert this building into retail space. This building has retained its original massing and architectural style.
- In 1999 a large addition for Borders Books was added to the southwest side of the Sanbusco mall building that significantly increased the footprint and massing of the building. Many other renovations have occurred since 1984 and the present to accommodate retail and restaurant spaces.
- SSW application for Status Review to the HDRB suggested recommendations that the Sanbusco Mall building be changed to **Non-Contributing**; the World Market-Cost Plus (Butler & Foley building) be considered **Contributing**; and the Carport Sheds be considered **Non-Contributing**.
- City HPD staff agreed with these recommendations and the staff report to the HDRB recommended the proposed changes in historic status.
- NMSA and SSW Architects respectfully request the Santa Fe City Council grant this appeal based on the evidence presented by the applicant as well as City HPD staff concurrence and recommendation.





August 24, 2016

To Whom It May Concern:

I purchased the Sanbusco Building in 1983, with plans to transform the warehouse building into a retail center. The property had been sitting idle for a number of years when I purchased it, and was basically a junkyard. After a substantial cleanup, the work began with sledgehammering off all the brickwork and stucco that had been done in the 1920s and the removal and replacement of nearly all historic windows. A portion of the building on the south elevation was demolished, and the interiors were gutted and reconfigured for use as a retail mall.

When the reconstruction of the eastern façade to replicate its historic appearance began, the building was basically a shell. The southeast corner that is the original brick "Dudrow" building was still intact underneath the stucco, although most of the decorative details at the parapets and windows had been removed, including all but two windows. The main eastern elevation, the "western storefront", was added at this time as were the two plate glass storefronts immediately to the north. The southern elevation had been a solid façade with only one opening, which became the entrance. The numerous windows, doors and skylights along this section of the building are all a result of the 1983-84 construction or later renovations. The western elevation was styled to match the western storefront look on the main façade, although that was later covered by the Borders addition. At this point in time, the "Pranzo" building was only a single story; the second story was added in later renovations.

Nearly all interior materials were replaced at this point. The interior materials seen today, including the brick floors, the thick posts, and the wood framing, are all modern material.

At the time of the 1984 renovations, over two-and-a-half acres of sheds and docks were cleared to make space for the current parking lot, leaving only the single two-story shed as a parking structure. The cat walk and ladders had already been removed by the time I bought the building. This shed was completely rebuilt as a nod to history.

Sincerely,

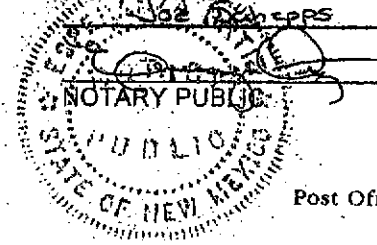
Joe Schepps

STATE OF NEW MEXICO
COUNTY OF SANTA FE

The foregoing letter was acknowledged before me this 24 day of August, 2016, by

Joe Schepps

My Commission Expires: August 22, 2019



New Mexico School for the Arts

SEP 2 2016 Appeal of the Historic Districts Review Board Status Review Decision

On June 28, 2016 the Historic Districts Review Board (HDRB) decided to maintain the Contributing status of the Sanbusco Mall building and assign Contributing status to the Carport Sheds at the north side of the property. New Mexico School for the Arts (NMSA) and their agent Studio Southwest Architects (SSW) appeal this decision per the following:

- SSW met with City of Santa Fe Historic Preservation Division (HPD) staff prior to preparing an application for Status Review of three properties on the site: Sanbusco Mall (500 – 540 Montezuma Avenue, including the former Borders Books); the Butler & Foley Building (550 Montezuma, the former Cost Plus-World Market); and the Carport Shed at the rear of the buildings.
- The City's Historic Status Map listed Sanbusco Mall as Contributing; Cost Plus-World Market as Not-Resurveyed (no status); and the Carport Shed as Not-Resurveyed (no status).
- SSW, along with Common Bond Preservation (CBP), conducted extensive research into the buildings' histories and found evidence of significant renovations to the Sanbusco Mall, including removal of historic materials, changes to the massing, a second floor addition to 540 Montezuma (Pranzo), and numerous changes in window and door openings. All of these renovations have occurred since 1984, when Joe Schepps purchased the property and created a retail mall from the former building materials warehouse. See attached letter from Joe Schepps that details the 1984 construction.
- Prior to the 1984 renovation, the building was changed significantly from its original Italianate style with the addition of a western style wood façade to the east, and later when the entire building was clad in stucco. These renovations both removed original/historic building materials.
- During the 1984 renovations, numerous outlying lumber storage sheds were demolished to create parking for the mall. One shed was completely remodeled / reconstructed with new materials as a "nod to history" and is the Carport Shed that exists today.
- While the Butler & Foley Building has undergone changes to convert this building into retail space, it has retained its original massing and architectural style.
- In 1999 a large addition (Borders Books) was added to the southwest side of the Sanbusco mall building, which significantly increased the footprint and massing of the building. An architectural survey in the same year listed this addition as non-contributing, while labelling the main Sanbusco Mall as contributing, when in fact they should have been considered as only one building. Generally accepted Preservation policy considers an addition to be a separate structure only if it cannot be accessed from the interior of the main structure. This is not the case with the Borders addition.
- SSW application for Status Review to the HDRB suggested recommendations that the Sanbusco Mall building be changed to **Non-Contributing**; the World Market-Cost Plus (Butler & Foley building) be considered **Contributing**; and the Carport Sheds be considered **Non-Contributing**.
- City HPD staff agreed with these recommendations and the staff report to the HDRB recommended the proposed changes in historic status.
- NMSA and SSW Architects respectfully request the Santa Fe City Council grant this appeal based on the evidence presented by the applicant as well as City HPD staff concurrence and recommendation. We feel the ruling by the Santa Fe HDRB was based on an emotional response rather than facts of the case.

New Mexico School for the Arts – High School and Art Institute

NMSA was established as a statewide, residential public school in 2008 and opened in 2010.^{SEP 2 2016} NMSA is a public/private partnership (High School and Art Institute) with a combined annual budget of approximately \$4 million with the private sector nearly matching the public sector each year.

In its six years, NMSA has had a direct fiscal impact of over \$20 million to the economy of Santa Fe. As statewide enrollment increases and more philanthropists support NMSA, Santa Fe can expect more jobs to be created and more funding to be spent within the City.

At the request of the City of Santa Fe, NMSA hired the firm of O'Donnell Economics and Strategy to assess the long-term economic impact of a full campus that would serve 300 students and accommodate 60 residential students. The summary states:

- *The additional economic output generated by the visitors, students, and funding NMSA attracts to Santa Fe will total \$80.3 million over the ten-year period, an average of over \$8 million per year. Between 2016 and 2025 NMSA will support an annual average of 136 jobs, labor income averaging \$3.6 million annually and totaling \$36.4 million, and city tax and fee revenue averaging \$148,081 per year and totaling \$1.5 million over the ten year period."*

In addition to the above contributions, once fully functioning, the NMSA campus with its estimated 300 students can be expected to generate at least \$1.2 million in new annual monies for the Railyard District and surrounding businesses (galleries, special shops, restaurants, hotels, and entertainment venues). NMSA also produces the following highlights:

- NMSA has received 4 consecutive "A" grades from the NMPED and was recently rated one of the 10 best high schools in New Mexico by US News & World Report;
- NMSA's average graduation rate since inception is 90%;
- NMSA serves students from all 4 Santa Fe Districts. Since inception: District 4 – 41; District 3 – 28; District 2 – 88; District 1 – 102
- NMSA High School & Art Institute currently employ 80 people: 62 reside in Santa Fe
- NMSA annually produces at least 100 public and community events
- Over 30 universities and colleges visit NMSA each year to recruit graduates
- Each year over 100 recognized professional artists and guest lecturers present at NMSA
- Approximately 550 students and family members attend a day-long audition
- NMSA conducts approximately 150 outreach events annually across the state
- Win/Win: Many former Sanbusco tenants successfully relocated to DeVargas Mall, which served to strengthen the retail venue while maintaining GRT and employment in the City

NEW MEXICO SCHOOL FOR THE ARTS High School & Art Institute

POINTS OF PRIDE

New Mexico School for the Arts (NMSA) opened its doors on August 2010 with 137 students from across New Mexico studying mastery level training in Dance, Music, Theater, and Visual Arts along with core and advanced academics. Since then, with 225 students enrolled and a 1:3 ratio for admission, NMSA has outgrown its current location and is building a permanent home where it can serve over 300 students. NMSA has garnered the following achievements and honors:

NMSA has been nationally recognized for excellence and outstanding student performance. It has been designated one of the top schools in New Mexico by **US NEWS & World Report** and **Newsweek**, which specifically cited NMSA for its success in closing the achievement gap.

NMSA was nominated to be a 2016 National Blue Ribbon School by the New Mexico Secretary for Education; final notification will come in September 2016.

Edutopia, a web-based education resource (www.edutopia.org) started by legendary "Star Wars" director George Lucas, which disseminates cutting-edge best practices and research in K-12 education, designated NMSA as one of its 2016 "Schools that Work."

NMSA received the coveted "Exemplary School" designation from the Arts Schools Network from 2014 - 2016 and again from 2016 - 2018.

NMSA has received four consecutive A grades from the New Mexico Public Education Department.

NMSA received full accreditation in 2015 from Advanc-ED, which reviews and assesses private and public schools for accreditation.

New Mexico ranks last in the nation in education, with public high school graduation rates hovering around 70%. NMSA is proud, in only five years, to have gone well beyond the state average with a four-year overall graduation rate of just under 90%. In 2016, the NMSA Class of 2016 achieved a senior graduation rate of 100% and a higher education acceptance rate of 100%.

The NMSA Orchestra and Choir (in a category for larger schools) placed 1st in the 2016 statewide competitions.

NMSA graduates, including the 46 seniors in the Class of 2016, are being accepted at top post-secondary institutions and arts training programs. Among these are (partial list): Berklee College of Music, Boston University, De Paul University, McGill University, Middlebury College, New York Conservatory of Dramatic Arts, New York University-Tisch School of the Arts, Oberlin College, Pennsylvania State University, Rhode Island School of Design, Rutgers University, San Francisco Art Institute, School of the Art Institute of Chicago, Texas A&M University, University of Minnesota-Guthrie Theater Program, and University of North Carolina School of the Arts.

SEP - 2 2016



LUD Use Only
Time Filed: 3:43 PM
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(date stamp)
RECEIVED
AUG 10 2016
Land Use Dept.

Case # 2016-91
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: New Mexico School for the Arts Art Institute
Last First M.I.
Address: 202 East Marcy St.
Street Address Suite/Unit #
Santa Fe, NM 87501
City State ZIP Code
Phone: (505) E-mail Address: SSantagella@nmschoolforthearts.org
Additional Appellant Names: Sanbusco 2015, LLC

Correspondence Directed to: ☐ Appellant ☐ Agent ☒ Both

Agent Authorization (if applicable)

I/We: New Mexico School for the Arts - Art Institute through Sanbusco 2015, LLC
authorize Studio South West Architects to act as my/our agent to execute this application.
Signed: David A. [Signature] Date: AUGUST 79, 2016
Signed: _____ Date: _____

Subject of Appeal

Project Name: New Mexico School for the Arts
Applicant or Owner Name: New Mexico School for the Arts - Art Institute through Sanbusco 2015, LI
Location of Subject Site: 500 -560 Montezuma Ave.
Case Number: H-16-015A Permit Number (if applicable): _____

Final Action Appealed:

☐ Issuance of Building Permit ☐ Other Final Determination of LUD Director

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):

Applicant has standing pursuant to 14-3.17(B)(1)

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:

Decision of HDRB on Case #H-16-051A, Owner New Mexico School for the Arts, Denial of Request to downgrade status of Sanbusco Marketing Center to non-contributing building in Westside-Guadalupe Historic District

☒ Check here if you have attached a copy of the final action that is being appealed.

EXHIBIT
A-2
3

Description of Harm

Describe the harm that would result to you from the action appealed from (attach additional pages if necessary):
Applicant has suffered harm in that the Board's decision was arbitrary and capricious and not supported by substantial evidence. The intended lessee and user of the Project is the New Mexico School for the Arts. Its academic program and the legal requirements for construction of public schools require reconstruction of the Project's facades at 500 Montezuma. The Board failed to follow staff's recommendation and relied on presumptions, Not evidence. See Appendix.

Explain the Basis for Appeal

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

1. Arbitrary and capricious: See contradicting findings referenced in Appendix hereto.
2. Lack of substantial evidence: The Board's decision is based on presumptions, not facts in the record.

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: David A. Ater Date: AUGUST 9, 2016

Agent Signature: JJ Date: AUGUST 9, 2016

State of New Mexico)

) ss.

County of Santa Fe)

I/We David A. Ater and Jeffrey J. Seres, 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:

David A. Ater

Signature

JJ

Signature

DAVID A. ATTER

Print Name

JEFFREY J. SERES

Print Name

Subscribed and sworn to before me this 9 day of August, 20 16



OFFICIAL SEAL
SUZANNE J. SANTAELLA
NOTARY PUBLIC - STATE OF NEW MEXICO
My Commission Expires: 2/9/2020

Suzanne J. Santalla

NOTARY PUBLIC

My commission expires:

2/9/2020

APPENDIX TO NEW MEXICO SCHOOL FOR THE ARTS ART
INSTITUTE\APPEAL OF DECISION OF HISTORIC DESIGN REVIEW BOARD CASE #
H-16-051A

A. ADDITIONAL DESCRIPTION OF HARM

It is public knowledge that the Sanbusco Center (500-550 Montezuma) was purchased by the Applicant for the purpose of providing a site to the New Mexico School for the Arts, a state chartered public high school (School"). In order to realize that purpose, the Sanbusco Center requires reconstruction and remodeling to create areas for academic instruction, for its related arts instructional program and to meet federal ADA standards for public schools. Such ADA standards are not always equivalent to standards for general public buildings. The Decision of the HDRB to continue the designation of the entire building complex at the Sanbusco Center as a "contributing structure" under Development Code ("Code") Section 14-12.1 creates substantial harm to the Applicant and the School because ADA standards for public schools require structural changes to entries, elevations and other building components which would not be cost efficient if portions of the façade of Sanbusco center cannot be changed.

The Historic Design Review Board (hereafter, "HDRB" or "Board") Background and Summary in its July 28, 2016 Minutes, p. 36 reflect that "...removal of almost all historic material, and changes to openings were part of the extensive renovations that occurred when Sanbusco Market Place was being constructed." In addition, the Minutes reflect that

(t)he only historic materials remaining in the building are *historic brick found on the southeast corner of the south elevation and pentile found on the north elevation of the building*".

While the history of Sanbusco is valuable in regard to the development of the Railyard District, little of the original historic material and character of the building remain. (Emphasis added).

Findings 24-28 of the HDRB Decision are inconsistent with the recommendation of Staff and with Finding No. 21 which recites the requirements for determining whether a structure is a "contributing structure". The structure of Sanbusco Center is not at least 50 years old. Finding No. 27 is inconsistent with Finding No. 23 ("Historic Status is applied to the entire building and not to a particular part of a structure"). The brickwork and other elements of the east façade mentioned in Findings No. 10 -15 are a particular part of a structure not the entire building. See Findings No. 22-23.

In Findings No. 26-28, the HDRB appears to have relied on its "presumption" that the Board had previously designated the entire structure to be contributing. Specifically, in Finding No. 28, the Board found that there was no evidence presented to challenge the "validity" or "Cogency" of the Board's prior findings. However, the Board's own records reflect that in HDRB-04/27/1999, which extended the boundaries of the Westside-Guadalupe Historic District, the Boarders Building is designated as "non-contributing" although it is physically attached to the address identified as 500-540 Montezuma. While there is a presumption of the validity and regularity of legislative enactments, that presumption is based on an actual review or

examination of the legislation itself. See, e.g. *Bounds v. State ex rel. D'Antonio*, 2013-NMSC-037, ¶ 11, 306 P.3d 457.

In interpreting sections of an administrative regulation, the same rules that are used in statutory interpretation will apply. See, *Rodarte v. Presbyterian Ins. Co.*, 371 P.3d 1067 (Ct. App. 2016). Furthermore, the same presumption, applies that the legislature (here, the administrative body) was informed as to existing law, and that it did not intend to enact a law (or ruling) inconsistent with any existing law or ordinance. (See, *Edenburn v. New Mexico Dept. of Health*, 2013 -NMCA- 045) Such bodies are also presumed to be informed of their own prior proceedings. Such presumption is particularly to be applied when prior actions of the same administrative body with respect to the same property.

The HDRB took no action to review its own records of proceedings to determine whether that statutory presumption should be applied in Finding No. 26. In doing so, its action was arbitrary and capricious and its Decision was not supported by substantial evidence. Substantial evidence' [is] such relevant evidence as a reasonable mind might accept as adequate to support a conclusion." *Rinker v. State Corp. Comm'n*, 1973-NMSC-021, ¶ 5, If the decision of an administrative body is arbitrary, or capricious, if the decision was not supported by substantial evidence in the whole record or if it did not act in accordance with the law, it is subject to reversal. See, *Perez v. Dept. of Workforce Solutions*, 2015-NMAC-008 {8}. In addition, a zoning authority cannot not ignore or revise its stated zoning policies and procedures for single decision, no matter how well-intentioned goal may have been. See, *West Old Town Neighborhood Ass'n v. City of Albuquerque*, 1996 -NMCA- 107.

It is clear from a review of the Minutes of the HDRB hearing, as well as the record provided to the HDRB, that staff's recommendation was that the building at 500 Montezuma and the parking sheds are not worthy of a continuing designation of "Contributing". The Sanbusco building (500 Montezuma) may have originally been built with a façade that is substantially similar to that currently visible on the east side of that building, but the historic record shows that in or around 1928, the original building was completely re-worked and remodeled to conform to Pueblo Revival or "Santa Fe" style by removal of the chimneys and other design elements on the roof, by changing the windows and by applying stucco to the entire building. At the same time the false roof of the adjacent large garage was replaced and stuccoed. See, Appeal Exhibit 8, pp. 6-7 and Exhibit 7. It maintained this style, with only the brick building materials as a retained structure, until 1984, when the new owner, Joe Schepps, removed the stucco. The current east façade is a "reconstruction ...to replicate its historic appearance." (Emphasis added). See Exhibit 8, p. 10-12. At the same time, the original multiple lumber sheds and docks were completely removed and only one shed was left and repurposed as a parking garage with new materials. *Id.*; Exhibit 5, ¶ 24. There are no associations between the covered parking sheds and the original building supply company that remain. *Id.* What currently exists as the east façade of the Sambusco building is a Disneyland version of a building which was replaced in 1928.

Exhibit 6 further details more recent changes that have replaced both the original and the 1930-1984 building styles and notes, "...any connection to the railroad tracks or railroad buildings has long since been lost."

In 1999 the same HDRB, although with different membership, considered whether the boundaries of the Westside Guadalupe District should be enlarged to include buildings along Guadalupe and Montezuma. See Exhibit 12. In 1999, the Borders building was considered a separate structure and its own address (500 Montezuma Suite 108). See Exhibit 5 within Exhibit 12. The Sanbusco building and the current Pranzo building were given the address 500-540 Montezuma. *Id.* The Bills which were considered in 1999 were 1999-23 and 1999-24 which related to the expansion of the boundaries of the Westside-Guadalupe Historic District. It appears clear from the 1999 Minutes that the City Council did not consider the Borders building to be either the same structure or the same address as the Sanbusco building when they voted and that Suite 108 was not designated as a contributing building within the expanded district. In fact, it would have been an error since it is not 50 years old.

The HDRB appears to have rejected the recommendation of its staff, not on the basis of contrary evidence in the administrative record, but on the basis of its own opinion. Such decision is properly the subject of an appeal pursuant to Code Section 14-3.17 and is properly reversed by the City Council sitting in review. The overwhelming and uncontested evidence presented to the HDRB points to a series of substantial changes in materials, construction styles and purposes since 1930.

Over time, the historic connections between the lumber yard and the present covered parking area have been eliminated as have the historic connections between the lumber sheds and the historic use of the Sanbusco building as a lumber company. Over time, the original building materials have been removed and replaced with different materials, so that only a portion of pentile, on the north façade, and some of the original brick, on the southeast corner, remains. As a result, the historical integrity of the original building has been lost. While some of the particular building materials in the Sanbusco building continue to have historical significance, the building as a whole, that is, as a structure of historical significance, or contributing status, does not. The intent of Ordinance No. 2004-26 is that "each structure" is,

... to be recognized as a physical record of its time, place and use. Changes that create a false sense of historical *development*, such as conjectural features or architectural elements from other *buildings*, shall not be undertaken. (Emphasis in original).

The HDRB ignored the intent and purpose of Ordinance 2004-26 when it determined that a 1984-2004 conjectural recreation was worthy of designation as either historical or contributing.

The Applicant therefor requests that the City Council review and reverse the HDRB Decision in Case #H-16-051A and hold that neither the covered parking structure nor the building, or any part of it at 500 Sanbusco are designated as having a "Contributing" status to the Westside Guadalupe District.

The Applicant reserves the right to supplement its appeal documentation.



Studio Southwest
Architects Inc.

August 10, 2016

GERALDINE GURULE
CITY OF SANTA FE
LAND USE DEPARTMENT
200 LINCOLN AVE
SANTA FE NM 98501

Re: Appeal of Applicant New Mexico School for the Arts-Art Institute of Decision of Historic
Design Review Board Case # H-16-051A

Dear Ms. Gurule:

Please accept for filing the appeal of the Applicant, New Mexico School for the Arts-Art Institute, in Case # H-16-051A. Enclosed with this letter are an original and one copy of the following:

1. Verified Appeal Petition with Appendix thereto and Appeal Exhibits 1-13;
2. Filing fee of \$100.00; and
3. A copy of this letter.

Please provide the undersigned authorized Agent for the Applicant with a receipt for the filing fee and an acknowledgement, by stamp on the cover letter copy, that the appeal has been timely filed.

The Applicant reserves the right to provide supplemental information to the City Council and staff prior to any hearing.

Sincerely,



Jeffrey J. Seres, AIA
Project Manager

cc: David Ater, NMSA
Enclosures: as stated above.

Albuquerque
2101 Mountain Road NW
Albuquerque, NM 87104
T 505.843.9639
F 505.843.9683
mail@studioswarch.com

File: p:\1605 nm school for the arts\20-admin & correspondence\4-to approval agencies\160810 ltr to csf land use (appeal).docx

Santa Fe
P.O. Box 9308
Santa Fe, NM 87504
T 505.982.7191
F 505.992.0585
mail@studioswarch.com

www.studioswarch.com

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

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Misc GL	1x	100.00	100.00
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GL Number: 11001.431470...

Payer Name: CUDDY & MCCARTHY

=====

SubTotal:	100.00
Total:	100.00

=====

Check	100.00
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Number : 16332

08/10/2016 15:43 LorraineL
#0375508 /3/1
***** DUPLICATE #002 *****
08/10/2016 15:43 LorraineL
Thank You ~

VERIFIED APPEAL PETITION

NEW MEXICO SCHOOL FOR THE ARTS – ART INSTITUTE

INDEX OF ATTACHMENTS

1. City of Santa Fe Statute Decision Letter – June 28, 2016
2. City of Santa Fe – Historic Districts Review Board Findings of Fact and Conclusions of Law – June 28, 2016
3. Summary Index – Historic Districts Review Board – June 28, 2016
4. Historic Cultural Properties Inventory (HCPI) Base Form (FORM 1) – Sanbusco Market Center – May 10, 2016
5. Historic Cultural Properties Inventory (HCPI) Base Form (FORM 1) – Parking Sheds at Sanbusco – May 10, 2016
6. Historic Status Review Letter – June 1, 2016
7. Historic Districts Review Board Presentation – June 1, 2016
8. History of the Sanbusco Site
9. City of Santa Fe – Agenda – Historic Design Review Board Field Trip – April 27, 1999
10. Summary Index – City of Santa Fe – Historic Design Review Board – November 12, 2002
11. City Code – Westside Guadalupe Historic District
12. Historic District Designation of Buildings – Santa Fe City Planning Commission – May 6, 1999
13. City of Santa Fe – Agenda – Historic Design Review Board – June 27, 2000

Appeal Petition Exhibits

Ex. 1: See Legal Memo Exhibit H, p. 1

Ex. 2: See Legal Memo Exhibit E

Ex. 3: See Legal Memo Exhibit C

Ex. 4: See Legal Memo Exhibit B, pp. 5-31

Ex. 5: See Legal Memo Exhibit B, pp. 32-51

Ex. 6: See following page & Legal Memo Exhibit B, pp. 61-62

Ex. 7: See Legal Memo Exhibit B, pp. 75-140

Ex. 8: See Legal Memo Exhibit B, pp. 63-74

Exhibits 6 in part, and Exhibits 10, 11, 12, and 13 are on the following pages.

Ex. 6, last page

HISTORIC DISTRICTS REVIEW BOARD APPLICATION



PROJECT LOCATION: 500-550 Montezuma Avenue
HISTORIC DISTRICT: Downtown & Eastside [] Don Gaspar Area [] Westside-Guadalupe [X]
(from attached map) Historic Transition [] Historic Review [] Landmark (outside of historic districts) []
PROJECT PROPOSAL: STATUS REVIEW 500-550 MONTEZUMA AVE. (3 STRUCTURES)
CONSTRUCTION COST: \$ N/A
BASE FEE: \$ 0 + EXCEPTION: \$ 0 + POSTER: \$ 75.00 (3) TOTAL: \$ 75.00
(base fee = 1/2 of 1% of construction cost, not to exceed \$2,000 and not less than \$250)
(each exception has an additional fee of \$350) (\$25 per poster with one (1) poster per street frontage)

OWNER: NUEVO MEXICO SCHOOL FOR THE ARTS - ARTS PHONE #: 505-310-4194
OWNER MAILING ADDRESS: 202 E. MARKET ST. INSTITUTE 505-202-4070 (M)
CITY, STATE, ZIP CODE: SANTA FE, NM 87501
EMAIL: rgonzales@nm-school-for-the-arts.org

APPLICANT: STUDIO SW architects PHONE #: 505-982-7191
MAILING ADDRESS: P.O. BOX 9308
CITY, STATE, ZIP CODE: SANTA FE, NM. 87504
EMAIL: jseres@studio-swarch.com

PREAPPLICATION MEETING: Date: 5.23.16 Case Planner: David Rusch

PRELIMINARY ZONING REVIEW: Date: N/A Planner: N/A

(You must schedule a meeting with a zoning planner prior to the HDRB submittal deadline date: Worksheet will not be reviewed on the HDRB submittal deadline day/Preliminary Zoning Review Form must be submitted with proposal)

AFFIDAVIT TO AUTHORIZE AGENT (IF APPLICABLE)
I/We are the owner(s) and record title holder(s) of the property located at: 500-550 MONTEZUMA AVE
I/We authorize STUDIO SW architects to act as my/our agent to execute this application.
Signed: NMSTA-A1 Date: _____
Signed: By: David A. Ater, Director Date: May 31, 2016
DAVID A. ATER

****ALL signatures on this page must be original signatures (no copies, no digital signatures)**

Ex. 9



Agenda

HISTORIC DESIGN REVIEW BOARD FIELD TRIP

TUESDAY, April 27, 1999 - 12:00 NOON

PLANNING DIVISION 2ND FLOOR CITY HALL

HISTORIC DESIGN REVIEW BOARD MEETING

TUESDAY, April 27, 1999 - 6:00 P.M.

CITY COUNCIL CHAMBERS

- A. CALL TO ORDER
- B. ROLL CALL
- C. APPROVAL OF AGENDA
- D. APPROVAL OF MINUTES
 - 1. April 13, 1999
- E. COMMUNICATIONS
- F. PUBLIC HEARING

CITY CLERK'S OFFICE

DATE 4-20-99 TIME 2:25

SERVED BY Dennis V. Garcia

RECEIVED BY Yolanda Green

Consideration of Amendments to Chapter XIV SFCC 1997, Bill No. 1999-23, An Ordinance Amending the Boundaries for the Westside-Guadalupe Historic District, and Bill No. 1999-24, An Ordinance Amending the Official Historic Status Map of the City of Santa Fe as set forth in Ordinance No. 1999-1 to Include Revised Boundaries for the Westside-Guadalupe Historic District and to include an Amendment of Landmark, Significant, and Contributing Structures, and to Provide an Effective Date

G. OLD BUSINESS

- 1. Case #H-99-26. 951 1/2 Camino Santander. Downtown and Eastside Historic District. Non-contributing. Deborah Auten, agent for Kristin Legatski, proposes addition to south and west elevations (Allowable Height = 18'8", proposed height = 17'4"), relocation of front entry and driveway and 6' block and stucco yard wall along the west elevation. (Request exception to Section 14-70.20 pursuant to Section 14-70.22C) (Postponed at the 2/23/99 HDRB.)
- 2. Case #H-99-60. 734 Dunlap St. Westside Guadalupe Historic District. Non-contributing. Gerald Chavez, agent for Jim Rabby, proposes revisions to previously approved design. (Postponed at the 4/13/99 HDRB.)
- 3. Case #H-99-19. 438 Acequia Madre (Plaza Chamisal). Downtown and Eastside Historic District. Mark Hogan, agent for Fred Jahng and Harvey Delano, proposes revisions to previously proposed portal on the north elevation.

PUBLIC HEARING

Consideration of Amendments to Chapter XIV SFCC 1997. Bill No. 1999-23, An Ordinance Amending the boundaries for the Westside-Guadalupe Historic District, and Bill No. 1999-24, An Ordinance Amending the Official Historic Status Map of the City of Santa Fe as set forth in Ordinance No. 1999-1 to Include Revised Boundaries for the Westside-Guadalupe Historic District and to Include an Amendment of landmark, Significant, and Contributing Structures, and to Provide an Effective Date.

Ms. Ragins presented the staff report. [Attached as Exhibit C.] She noted that there were copies of the bills available for interested members of the public. She clarified that the definition of contributing included the qualifications that the building be 50 years old or older and that it be physically contributing to the character of the district. She said that non-contributing means that a building is less than 50 years old, or a building which is over 50 years old, but that has been substantially altered to the extent that it no longer makes a contribution to the physical character of the area.

Ms. Ragins displayed an enlarged map of the expanded district. She also displayed some streetscape photographs of the area, as well as photographs of the 12 resources within the new area. She noted that all but two of the buildings are 50 years old or older, but that some had had major alterations. She listed the building addresses and recommended status as follows:

316 and 318 S. Guadalupe (Cookworks): Contributing
320 S. Guadalupe: Non-contributing, substantially altered
322 S. Guadalupe (Cookworks): Non-contributing, substantially altered
326 S. Guadalupe (Zia Diner): Contributing
Guadalupe Plaza: Non-contributing, modern building
Jean Cocteau Theater, etc: Contributing
Borders Bookstore: Non-contributing, modern building
Sanbusco Market, 500 - 540 Montezuma: Contributing, sensitive renovations
550 Montezuma: Contributing
315 Romero # 6 and #7 (Residential buildings): Non-contributing, substantially altered

Ms. Ragins noted there was also vacant land across from Sanbusco Market which is currently being used for parking. She said that if the extension of the Historic District was approved by the Governing Body, any construction proposed on this vacant land would come to the Board for review.

Ms. Ragins said that staff had received three phone calls related to this issue, saying two people called in support of the proposal and one called with questions about the history of the districts being designated.

Ms. Ragins pointed out that the State Historic Preservation Division had submitted a letter of support for this project, stating that they think it is an important undertaking and that it is consistent with the activities that the state monitors and supports. [A copy of this letter is attached as Exhibit E.]

Ms. Ragins continued by explaining that the Board should be considering the new, underlined, language for Bill 1999-23. She said staff was aware that throughout the remainder of the existing ordinances, there are errors related to direction. She said that she had discussed this with the City Attorney's Office, and that they had directed her not to deal with the errors in the existing ordinance at this time. She explained that there were similar directional and typographical errors in all the ordinances which describe the district boundaries, and that they should deal with these separately, as a whole, as an administrative alteration to the ordinances.

Mr. Fiance asked why they had stopped the new boundaries at the City-owned land at the south. He asked if the buildings within the City-owned land were not considered historic. Ms. Ragins explained that the existing buildings on the City property were designated as landmark buildings, so were under the Board's purview. She said the boundary was drawn where it is because of the location of the City-owned property.

Mr. Fiance commented that new construction on the City property would then not be reviewed by this Board. Ms. Ragins said her understanding, based on community memory, was that this property was originally excluded because it was a part of the Railyard property, and because of the City's concern about placing more restrictions on such a large re-development area when they did not know what eventually might be planned for the property. She reiterated that the existing buildings on this property are under the Board's purview because they are designated landmark.

Chair Rios asked if the Board could add an amendment to include the City-owned land within the district. Ms. Ragins said the Board was to make a recommendation to the City Council, and that if the Board made the determination that it should be included, they could include this in their recommendation. She added that a motion for each bill was required.

Chair Rios offered the opportunity for members of the public to come forward and review the map and photographs which were displayed.

Present and sworn was Gerald Chavez, 1229 San Jose Avenue. He urged the Board to include the Rallyard property in the district, saying they should review projects at the Rallyard.

Present and sworn was Lois Snyderman, 912 Los Lovatos. She read a prepared letter of support from the Historic Santa Fe Foundation. [A copy is attached as Exhibit E.]

Present and sworn was Jean Berinati, 206 De Fouri Street. She said the area is within the boundaries of the Historic Guadalupe Neighborhood Association. She said she was not speaking for the board of the neighborhood association, but that anything which can be done to protect the historical integrity of the community was advantageous not only to the neighbors, but to the City as a whole. She said that as the Rallyard gets developed, Guadalupe Street will become a major pedestrian thoroughfare and not to preserve it would be a big mistake. She said that whatever historical value is left should be preserved.

Chair Rios thanked the members of the public for their interest.

Mr. Flance asked about the townscape height limitations existing in this district. Ms. Ragins explained that the standards in the H ordinance would apply to this area, if the bills are adopted, so the allowable height would be calculated on a streetscape basis.

Mr. Flance asked if it was not correct that in some areas, height is currently determined by the townscape. Ms. Ragins said this was true in the underlying zoning, but that height in historic districts is calculated by streetscape. She explained that on top of these BCD restrictions, is the Historic Districts Ordinance, which, in some cases, is more restrictive.

Mr. Flance asked if the Hotel Santa Fe, for example, would have been limited to 20 feet if it was in the Historic District. Ms. Ragins explained that it varies streetscape to streetscape, saying that if a project fronts onto the street, they use a 600 foot radius. She said that there were many two story buildings in this area, citing several examples.

Chair Rios noted that in this area, there is a variety of architecture, which left more options for design.

Mr. Flance moved to recommend approval of Bill No. 1999-23, as submitted. Ms. Rivera seconded the motion.

Mr. Flance said that they needed to get this amendment approved, but that there was still a lot of discussion regarding the City-owned property. He said they may recommend to the City Council that they look at extending the district to include the Railyard property once they determine the plans for the Railyard property. Chair Rios asked if it would not be better to do it now, if they were going to do it.

The motion passed by unanimous voice vote.

Ms. Ragins clarified that the Bill No. 1999-24 amends the map to show the new boundaries and shows the buildings within the district and their historic status data.

Mr. Flance moved to recommend approval of Bill No. 1999-24, as shown in Exhibit 1. Ms. Rivera seconded the motion, which passed by unanimous voice vote.

Mr. Flance said he felt the boundary should be extended to include the entire Railyard property, but that he was concerned that the design criteria be geared toward some of the specific proposals for the property. He said he would like more information about these plans before they extend the district. He said he did not want to do anything which artificially undermined the City's ability to put a courthouse on the property, for example, saying that height was a major issue for this type of complex. He questioned if they could ask staff to evaluate this issue.

Ms. Ragins explained that the bills would be reviewed by the Planning Commission on May 6th and that they were planning to present them to the City

Council on June 9th. She explained that both the Commission and the City Council would be made aware of the Board's discussion, which may cause further discussion in this regard.

Mr. Flance asked if it was inappropriate for the Board to ask staff to assess this issue over the next 60 days, and forward further recommendations to the City Council. Ms. Ragins said this was within the Board's purview to request that staff study this issue.

OLD BUSINESS

1. **Case #H-99-26.** 951½ C Camino Santander. Downtown and Eastside Historic District. Non-Contributing. Deborah Auten, agent for Kristin Legatski, proposes addition to south end of west elevation (Allowable height = 18'8", proposed height = 17'4"), relocation of front entry and driveway and 6' block and stucco yard wall along the west elevation. (Request exception to Section 14-70.20 pursuant to Section 14-70.22C) (Postponed at the 2/23/99 HDRB.)

Ms. Schackel presented the staff report. [Attached as Exhibit F.]

Present and sworn was Deborah Auten, 125 East Palace, #72. She said the project was now within the height requirements and that all the windows which are over two feet in any direction have mullions.

Chair Rios asked if they were using true-divided-lite windows. Ms. Auten said they were looking at single-divided-lite windows, where the divisions appear on the outside, but not on the inside.

Ms. Hanks asked if they were proposing a yard wall on the west side of the property, and asked it's height. Ms. Auten said they were proposing a 6 foot yard wall.

Chair Rios asked the applicant to describe the pedestrian gate. Ms. Auten said it was not yet designed, but assumed that it would be a wood gate, and that it may be an antique.

City of Santa Fe, New Mexico

mem

EXHIBIT C
HDRB- 04/27/99

DATE: 27 April 1999

TO: Historic Design Review Board

VIA: Anne M. Condon, Planning and Land Use Department Director *AMC*
Cyrus Samii, Planning Division Team Leader *CS*

FROM: Mary G. Ragins, Historic Preservation Planner *MGR*

ITEM & ISSUE:

PUBLIC HEARING: Consideration of Amendments to Chapter XIV SFCC 1987. Bill No. 1999-23, An Ordinance Amending the Boundaries for the Westside-Guadalupe Historic District, and Bill No 1999-24, An Ordinance Amending the Official Historic Status Map of the City of Santa Fe as set forth in Ordinance No. 1996-1 to Include Revised Boundaries for the Westside-Guadalupe Historic District and to Include an Amendment of Landmark, Significant, and Contributing Structures, and to Provide an Effective Date.

STAFF RECOMMENDATION:

Staff requests that the HDRB conduct a public hearing on the proposed amendments. Further, staff recommends that the HDRB recommend approval of the amendments to the City Council.

BACKGROUND & SUMMARY:

The attached bills represent amendments to existing ordinances that extend the boundaries of the Westside-Guadalupe Historic toward the east to include properties east of the current eastern boundary of the district to Guadalupe Street, and north of the city-owned railyard property on the south (Exhibit 1). As well, the bills provide an update to the Historic District Status Map to indicate the new boundary, historic building survey ID numbers, and associated historic structure data (Exhibit 2). This request for district extension is brought before the board in accordance with Section 14-70.10 SFCC 1987 (Exhibit 3).

The subject area is historically associated with the Westside-Guadalupe Historic District as a congregation of former railroad era warehouses and commercial structures. The Westside-Guadalupe neighborhoods began as clusters of farms on the outskirts of Santa Fe's more densely developed plaza area. The first houses were generally constructed of adobe in the traditional Spanish-Pueblo style, and fronted directly onto the narrow dirt streets and public ways.

With the coming of the railroad to Santa Fe in 1880, and the construction of its depot and railyard in the area, the Westside became a core of economic and social activity related to the railroad. The railyard development contributed to an influx of new architectural styles. Elements of these styles were soon incorporated with Spanish-Pueblo elements which created an eclectic architecture.

The area that is the subject of this district extension exhibits characteristics similar to the Westside-Guadalupe Historic District. It reflects an eclectic mix of many different elements of architectural

68001.P449 - 7/99

HDRB RE: Westside-Guadalupe Historic District Extension
27 April 1999
page 2

styles, referred to as "Santa Fe Vernacular." Stylistic elements in the area include false-front retail facades, California Mission Revival, Pueblo Revival, and Railroad-era brick buildings. These styles are evidenced on the detailed New Mexico Historic Building Inventory forms for the subject structures, attached as Exhibit 4. Because of the many historic vernacular structures in this area, its proximity to the established historic district, and the historic associations that the individual structures have to the adjacent historic district, extension of the Westside-Guadalupe Historic District is recommended as an area worthy of preservation.

Attached for the board's consideration of the special nature of the area is a copy of New Mexico Historic Building Inventory forms for the structures located in the extension area. Though some structures in this area have been altered, as a whole the area retains visual characteristics that recall its history. Specifically, these structures include twelve buildings, 2 of which are residential in nature. Attached as Exhibit 5 is the list of structures with address and recommended historic status designation. Staff recommends that six of the structures be designated as "contributing" and that the remaining six be designated as "non-contributing." As the board is aware, if the Governing Body approves the extension, properties in this area will be afforded public review of proposed exterior alterations or new construction for compatibility with the overall character of the building and area.

Should the proposed amendments be approved, existing ordinances and standards in the Historic District Ordinance (Section 14-70 SFCC 1987) will apply to the properties in the extension area. Specifically, design standards found in Section 14-74 SFCC 1987 (Exhibit 6) will apply to the "non-contributing" structures and any new construction proposed in the area. Exterior alterations to "contributing" structures will be reviewed for compliance with the preservation standards set forth in Section 14-70, 71 and 73 SFCC 1987 (Exhibit 7). In general, proposed exterior alterations to "contributing" structures shall be compatible with and maintain the historic character of the structure. Such alterations will be publicly reviewed by the Historic Design Review Board.

Notice requirements for the review of the proposed amendments have been addressed through the posting of the area with "Public Notice" posters, sending first class letters to all property owners within and around the subject extension area (100' radius), and publication of a legal ad in the local newspaper. All of these steps for notice occurred at least 15 days prior to the board's public hearing.

Including this area within a local historic district will ensure owners access to state and federal tax incentive programs and grant monies (when available) for rehabilitation of historic buildings, and eligibility for preservation easement programs which also include tax benefits. As well, owning property within a historic district often brings increased pride as such property is deemed important to the community as a whole.

Revising the district boundaries to include this area addresses comments made by the public during General Plan Update meetings over the past few years. The proposed amendments are consistent with the current General Plan as provided for in Guiding Policy 3-G-3 and Implementing Policy 3-3-1-4 stated in Chapter 3: Heritage Resources. These policies state:

- 3-G-3 Respect and sensitively manage archaeological, cultural, and historic patterns, resources, and symbols, preserving the contribution they make to understanding Santa Fe's characteristic cultural traditions, and
- 3-3-1-4 Investigate and determine the appropriateness of adjusting existing historic district boundaries, designating additional historic districts, and establishing conservation districts.

Attachments

Mgr99hdrb427wgdistextp0n



GARY E. JOHNSON
GOVERNOR

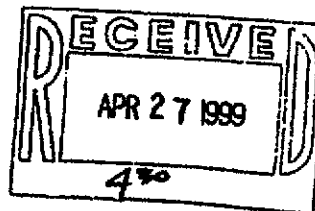
STATE OF NEW MEXICO
OFFICE OF CULTURAL AFFAIRS
HISTORIC PRESERVATION DIVISION

VILLA RIVERA BUILDING
228 EAST PALACE AVENUE
SANTA FE, NEW MEXICO 87501
(505) 827-6320

EXHIBIT D
HDRB- 04/27/99

April 26, 1999

Ms. Mary G. Ragins, Preservation Planner
Planning Division
City of Santa Fe
P.O. Box 909
Santa Fe, New Mexico 87504-909



Dear Ms. Ragins:

Thank you for contacting the Historic Preservation Division (HPD) regarding the City of Santa Fe's proposed expansion of the Westside-Guadalupe Historic District. In accordance with the Certified Local Government Program Regulation 4NMAC10.10, Section 11.2, "Duties of local review commissions include at a minimum: ...Making recommendations for designation of local landmarks and historic districts to the appropriate local governing body."

The properties within the proposed expansion area are currently within the Santa Fe Historic District (SR #260) and our office agrees with the City of Santa Fe that these properties are appropriate for inclusion within the Westside-Guadalupe Historic District. I would appreciate it if you would forward HPD's comments to the Historic Design Review Board and to the Planning Commission.

Sincerely,

Dorothy Victor

Dorothy Victor
Deputy State Historic Preservation Officer
Certified Local Government Coordinator

copy: CLG 1998 file



THE HISTORIC SANTA FE FOUNDATION

P.O. Box 2535 Santa Fe, NM 87504-2535 Ph./Fax (505) 983-2567

EXHIBIT E

HDRB-04/27/99

My name is Lois Snyderman. I am the Executive Director of The Historic Santa Fe Foundation and I am testifying on behalf of the Foundation.

The HSFF supports the extension of the boundaries of the Westside-Guadalupe Historic District because the area to be included within the extended district contains historically and architecturally important structures and is associated, historically, with the development of the railroad. It is a reasonable extension of the established district because of the district's proximity and because the buildings in question exhibit many of the same architectural characteristics. In addition, extension of the district's boundaries will allow the Historic Design Review Board to review and comment upon applications for building alterations in the extended district. This is an important step in maintaining the visual and historic character of the area.

The HSFF supports the staff recommendation that the area is "worthy of preservation" and urges the H-Board to approve the boundary extension.

EXHIBIT

#1 : Bill 23

CITY OF SANTA FE, NEW MEXICO

BILL NO. 1999-23

INTRODUCED BY:

Councilor Frank Montaño

AN ORDINANCE

AMENDING THE BOUNDARIES FOR THE WESTSIDE-GUADALUPE HISTORIC DISTRICT.

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF SANTA FE:

Section 1. Boundaries for the Westside Guadalupe Historic District: The boundaries for the Westside-Guadalupe Historic District are shown on the map adopted in Ordinance No. 1983-9 more particularly described as follows:

A. Beginning at the intersection of De Fouri Street and Agua Fria Street north along the eastern side of De Fouri Street to its northwestern corner; thence east along the northern side of De Fouri Street to the southwestern corner of Lot 1, Block 49; thence north along the western boundary of Lot 1, Block 49 to the northwestern corner at San Francisco Street; thence west along the southern side of San Francisco Street and across San Francisco Street to the southwestern corner of Lot 1, Block 37; thence north along the western boundary of Lot 1, Block 37, to the northwestern corner; thence north along the western boundaries of Lots 30 and 27, Block 37 to the northwestern corner of Lot 27, Block 37; thence across the alley and west along the southern boundary of Lot 25, Block 37 to the

1 southwestern corner; thence north along the western boundary of Lot 25, Block 37 to the northwestern
2 corner; thence west along the southern boundary of Lot 21, Block 37 to the southwestern boundary;
3 thence north along the western boundary of Lot 21, Block 37 to the northwestern corner; thence west
4 along the southern boundary of Lot 20, Block 37 to the southwestern boundary; thence northeast along
5 the northwestern boundary of Lot 20, Block 37, to the northern corner of Guadalupe Street; thence
6 northwest along the southwestern side of Guadalupe to the intersection of Guadalupe and Paseo de
7 Peralta.

8 B. West along the southern boundary of Paseo de Peralta to the intersection of St. Francis
9 Drive and Paseo de Peralta; thence south along a line one hundred fifty feet west of the centerline of St.
10 Francis Drive south to Manhattan Avenue; thence east along the northern side of Manhattan Avenue
11 past Juanita, Amada, and Romero Streets to the southeastern corner of Lot 9, Block 77.

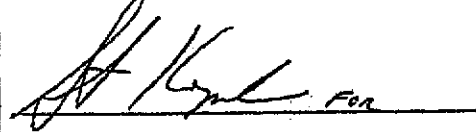
12 C. Northeast along the southeastern boundaries of Lots 9 through 6, Block 77 to the
13 northeastern corner of Lot 6, Block 77, thence northwest along the northeastern boundaries of Lots 5
14 and 1, Block 77 to the northern corner of Lot 1, Block 77; thence north along the eastern boundary of
15 Romero Street to the southwestern corner of Lot 13, Block 78; thence southeast along the southwestern
16 boundaries of Lots 13, 12 and 11 of Block 78 to the southeastern corner of Lot 11, Block 78; thence
17 ~~[north along the eastern boundaries of Lots 11 and 9, Block 78 to the southwestern corner of Lot 8,~~
18 ~~Block 78; thence east along the southern boundaries of Lots 8 through 5 to the southeastern corner of~~
19 ~~Lot 5, Block 78; thence north along the eastern boundary of Lot 5, Block 78 to the northeastern corner;~~
20 ~~thence east along the southern boundaries of Lots 4, 3 and 2, Block 78 to the southeastern corner of Lot~~
21 ~~2, Block 78; thence north along the eastern boundaries of Lots 2 and 1, Block 78 to the northeastern~~
22 ~~corner of Lot 1, Block 78 and the intersection of De Fouri St. and Agua Fria Road.] southwest along~~
23 the outside curve of the railroad wye to a point just west (10 feet) of a trapazoidal-shaped unnumbered
24 lot situated near Block 79A; thence north to a point where it intersects with Montezuma Avenue, thence
25 east 10 feet to the northwest corner of the trapazoidal-shaped unnumbered lot, thence south along the

1 west side of said lot to the southwest corner of said lot; thence east along the south side of said lot to
2 the southeast corner of said lot, thence north along the east side of said lot to the northeast corner of
3 said lot; thence east along the south side of Montezuma Avenue to a point where it joins the Historic
4 Transition District at the northeast corner of Block 79A. This encompasses Block 78, Lot 15, Block 79
5 and portions of the Santa Fe R.R. Co. property as shown on Exhibit 1.

6 D. Notwithstanding the current configuration of any lots, boundaries, or blocks, all lot
7 and block numbers are shown on the map of the City of Santa Fe as compiled by T.E. Scanlon and
8 Associates, March 1957, and attached hereto as Exhibit 1. For demonstrative purposes only, Exhibit 2
9 is provided.

10 E. Lots lying partially within the boundaries of the Westside-Guadalupe Historic District
11 shall be considered to be completely within the jurisdiction of the Westside-Guadalupe Historic District
12 Ordinance.

13
14
15
16 APPROVED AS TO FORM:

17 
18

19 MARK A. BASHAM. CITY ATTORNEY

20
21
22 Mv/westside-guadalupe hd
23
24
25



Area of Proposed Extension of
Westside-Guadalupe Historic District

SOURCE: T.E. Scanlon and Associates, March 1957

EXHIBIT 1



CITY OF SANTA FE, NEW MEXICO

BILL NO. 1999-24

INTRODUCED BY:

Councilor Frank Montaño

AN ORDINANCE


AMENDING THE OFFICIAL HISTORIC STATUS MAP OF THE CITY OF SANTA FE AS SET FORTH IN ORDINANCE NO. 1996-1 TO INCLUDE REVISED BOUNDARIES FOR THE WESTSIDE-GUADALUPE HISTORIC DISTRICT AND TO INCLUDE AN AMENDMENT OF LANDMARK, SIGNIFICANT, AND CONTRIBUTING STRUCTURES, AND TO PROVIDE AN EFFECTIVE DATE.

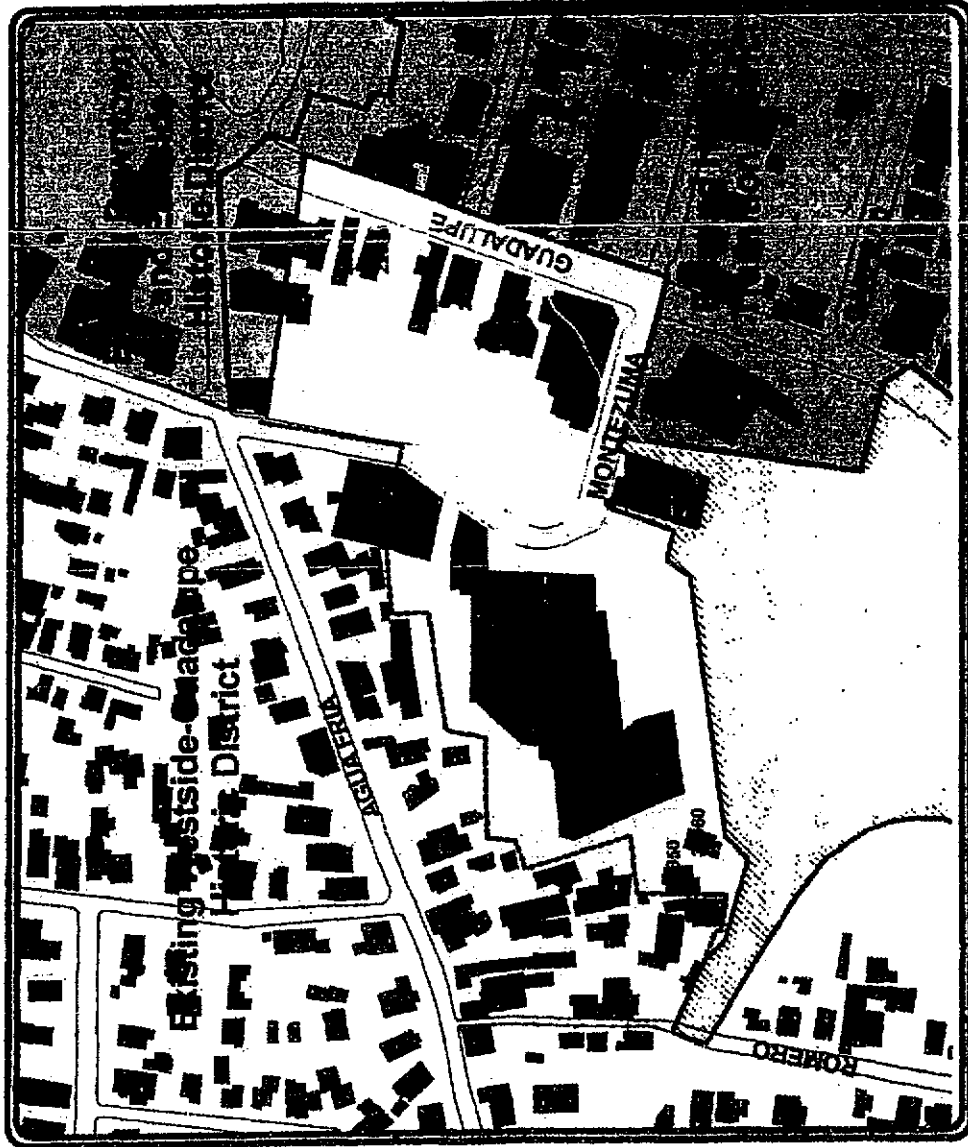
BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF SANTA FE:

Section 1. The Official Historic Status map of the City of Santa Fe amended by Ordinance 1996-1 adopted January 10, 1996 is further amended, as shown on the Official Historic Status Map and structure status data filed in the Planning Division of the Planning and Land Use Department. This official map and historic structure status data is hereby adopted as reflected in Exhibit 1.

Section 2. The Official Historic Status Map of the City of Santa Fe is amended by Bill No. 1999-23, "An Ordinance Amending the Boundaries for the Westside-Guadalupe Historic District."

Section 3. The following structures are recommended for designation as follows (C = Contributing; N = Non-contributing):

	<u>Address</u>	<u>Building ID No.</u>	<u>Recommended Status</u>
1			
2	316 S. Guadalupe Street	22940	C
3	318 S. Guadalupe Street	22960	C
4	320 S. Guadalupe Street	22980	N
5	322 S. Guadalupe Street	22990	N
6	326 S. Guadalupe Street	23000	C
7	328 S. Guadalupe Street	41580	N
8	418 Montezuma	27160	C
9	500-540 Montezuma	27200	C
10	500 Montezuma, Suite 108	27203	N
11	550 Montezuma	27201	C
12	315 Romero St. #6	31950	N
13	315 Romero St. #7	31960	N
14	Section 4. The Official Historic Status Map of the City of Santa Fe amended by Ordinance No.		
15	1996-1 is further amended to conform to the classifications set out in Section 3 of this ordinance.		
16	Section 5. This ordinance shall be published one time by title and general summary and become		
17	effective five days after publication.		
18			
19	APPROVED AS TO FORM:		
20			
21	MARK A. BASHAM, CITY ATTORNEY		
22			
23			
24	Mv99WGEXTMAPAMEND		
25			



Illustrating Building
Survey ID Numbers

- Roads
- Existing Boundary (To Be Removed)
- Outside Historic District
- Buildings
- Existing Westside-Guadalupe Historic District
- Existing Districts

Prepared By: Historic Preservation Planning Section
Planning Division
April 1999

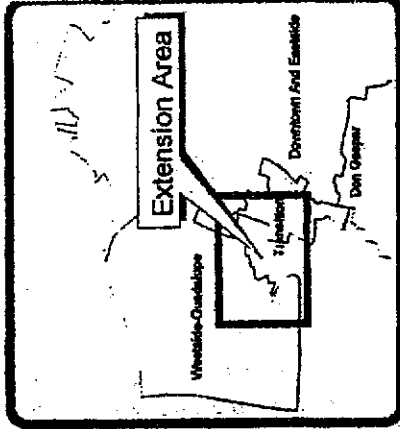


EXHIBIT 1



the publicly visible facade, 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;

(5) The publicly visible facade of any building and of any adjoining walls shall, except as otherwise provided, be of one color, which color shall simulate a light earth or dark earth color, matte or dull finish and of relatively smooth texture. Facade surfaces under portales may be of contrasting or complimentary colors. Windows, doors and portales on publicly visible portions of the building and walls shall be of one of the old Santa Fe styles; except that buildings with portales may have larger plate glass areas for windows under portales only. Deep window recesses are characteristic; and

(6) Flat roofs shall have not more than thirty inches (30") overhang.
(Ord. #1957-18, §3; Code 1973, §36-314; Code 1981, §3-29-3; Ord. #1982-63, §8; SFCC 1981, §3-29-4)

* **14-70.10 Procedure for Designation.** The governing body may of its own motion, on recommendation of the board, or in response to petition designate an area as H district. Such H districts will be areas of historical, architectural, cultural, or special aesthetic interest. H districts so classified will be designated for zoning purposes by the existing zone designations at the time of the adoption of this section, plus the suffix "H". The procedure for establishment of an H district, shall be that prescribed for other amendments of zoning districts. Any petition for designation of a historic district shall be accompanied by the following data:

A. A statement of the special aesthetic, cultural, architectural or historic nature of the proposed area;

B. A map showing the proposed boundaries of the area;

C. Drawings and photos showing the special nature of the area;

D. Proposed standards for the area; and

E. Other information as requested by the board.
(Ord. #1957-18, §6; Ord. #1959-17; Code 1973, §36-316; Code 1981, §3-29-5, Ord. #1982-63, §10; SFCC 1981, §3-29-5)

Ex. 10

SUMMARY INDEX
CITY OF SANTA FE
HISTORIC DESIGN REVIEW BOARD
Santa Fe, New Mexico
November 12, 2002

<u>ITEM</u>	<u>ACTION TAKEN</u>	<u>PAGE(S)</u>
Approval of Agenda	Approved as amended	1
Approval of Minutes		
September 3, 2002	Not considered	2
October 15, 2002	Postponed to next meeting	2
October 29, 2002	Approved as corrected	2
Communications	Meeting with Council requested	2-3
Administrative Matters	Adopt-a River	4
Old Business to Remain Postponed	None	4
Old Business		
1. <u>Case #H-02-133</u> Corner of St. Francis/Agua Fria	Approved with conditions	4-5
New Business		
1. <u>Case #H-02-134</u> 737 West Manhattan	Approved with conditions	6-7
2. <u>Case #H-02-135</u> 114 Don Gaspar Ave.	Approved as recommended	7
3. <u>Case #H-02-136</u> 767½ Acequia Madre	Approved with conditions	7-9
4. <u>Case #H-02-137</u> 540 Montezuma Ave.	Approved as recommended	9-10
5. <u>Case #H-02-138</u> 511 West San Francisco St.	Approved as recommended	10-11
6. <u>Case #H-02-139</u> 729 Canyon Road	Approved as recommended	11

3. CASE # H-02-135. 114 Don Gaspar Ave. Downtown and Eastside Historic District. Non-contributing. DCSW Architects agent for One Hundred San Francisco LTD. Co., proposes the remodeling of a non-historic storefront.
4. CASE # H-02-136. 767 ½ Acequia Madre. Downtown and Eastside Historic District. Contributing. Howard Mier agent for Diana Olguin propose the rehabilitation of a contributing building to include window repair, window replacement, the reconstruction of a portal, and restuccoing of the house.
5. CASE # H-02-137. 540 Montezuma Ave. Downtown and Eastside Historic District. Contributing. Richard Post of Pranzo's agent for Sanbusco Inc. proposes the installation of divided light windows to replace plexiglass windows.
6. CASE # H-02-138. 511 West San Francisco St. Downtown and Eastside Historic District. Non-contributing. James Meyer, owner, proposes the construction of 648-sq. ft. in additions to the southeast and southwest elevations of a non-contributing building.
7. CASE # H-02-139. 729 Canyon Road. Downtown and Eastside Historic District. Non-contributing. Navarro & Son LLC agent for Pat Sherwood proposes the construction of a 3'X6' portal on the west elevation of a non-contributing building.
8. CASE # H-02-140. 925 Acequia Madre. Downtown and Eastside Historic District. Claire Lange agent for Susan Larson proposes the construction of a 514-sq. ft. guesthouse.

J. MATTERS FROM THE BOARD

K. BUSINESS FROM THE FLOOR

L. ADJOURNMENT

For more information regarding cases on this agenda please call the planning division at 955-6605. Interpreter for the hearing impaired is available through the City Clerk's Office upon five (5) days notice.

If you wish to attend the November 12, 2002 Historic Design Review Board Field Trip, please notify the Planning Division by 12:00 p.m. on Monday, November 8, 2002 so that transportation can be arranged.

Ms. Farrar moved for approval of Case #H 02-136 per staff recommendations and the condition that a letter from the Acequia Madre Association be secured prior to issuance of a final building permit. Mr. Brill seconded the motion.

Ms. Farrar asked about window details. Mr. Mier said the window sash would be white and the storm screens would be turquoise.

Ms. Farrar asked if the windows were in bad condition. Mr. Mier said they were very bad. Mr. Hewat concurred. Ms. Farrar said she appreciated that house.

The motion passed by unanimous voice vote.

4. Case #H-02-137. 540 Montezuma Ave. Downtown and Eastside Historic District. Contributing. Richard Post of Pranzo's, agent for Sanbusco Inc., proposes the installation of divided light windows to replace plexiglass widows.

Ms. Abbott presented the staff report for this case [attached as Exhibit J]. The staff report recommended approval of the project as submitted with no conditions for approval.

Present and sworn was Mr. Richard Post, 7317 Old Santa Fe Trail, who said he had nothing to add to the report. He said they just wanted to enclose the space with permanent windows instead of plexiglass.

Ms. Melton noted that this was originally a temporary structure for summer use which explained why they had plexiglass. She asked if this structure was ever approved as a permanent structure.

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

Mr. Post said he did not know and added that it had been this way since the purchase ten years ago.

Mr. Hewat noted that the Sanbusco Center was a new addition to the historic district so it had not been subject to the ordinance ten years ago.

Mr. Brill moved to approve Case #H 02-137 pursuant to staff recommendations. The motion died for lack of a second.

Mr. Flance said the history might not be available but the property was extensively renovated by Joe Schepps. He asked if the portal was part of that renovation.

Mr. Post said there was no second floor originally and that the second floor and portal was added in 1991.

Mr. Flance asked if they got a permit to enclose it later. Mr. Post said they did. He said it was all part of their original permit. He said they upgraded the material for the portal two or three times.

Mr. Flance asked if the windows were removable. Mr. Post agreed. He said this project would make it all look much better.

Mr. Flance commented that the portal part did not fit with the rest of the building. He asked if the Board would be allowing the applicant to do something to a part of the building which was not approved by the City.

Ms. Abbott explained that the second story was non-conforming. She noted that the ordinance did say that they could not approve enclosing portals but staff felt that it was okay in this situation. Mr. Hewat explained that it was a pre-existing condition which had been done before the building was subject to the historic ordinance. He elaborated that the Guadalupe District was established in 1981 and then was amended in 1997 or 1998 which was the time when the building became subject to it.

Ms. Farrar said that a key for her was the changing of a temporary component into a permanent component of the building.

Mr. Bell asked if the roof was part of the application. Mr. Post said it was not. Ms. Abbott said they reviewed it.

Mr. Flance said it was unknown if that element had ever been permitted. He said his primary concerns were: 1) Was this addition legally permitted. 2) Once the building was determined to be contributing in status, does enclosing the portal increase the intensity of use to a non-conforming element. He asked how the Board could deal with the non-conformity.

Mr. Hewat said that the fact that it was a pre-existing condition was significant. He said the survey was done in 1996 but the amendment to the ordinance was in 1998. Ms. Abbott said the windows would be divided light windows. Ms. Farrar said that for her, the fact that the windows would be removed during the summertime meant this would continue to read as a portal.

Mr. Brill moved for approval of Case #H 02-137 pursuant to staff recommendations. Ms. Farrar seconded the motion which passed by unanimous voice vote.

5. **Case #H-02-138.** 511 West San Francisco St. Downtown and Eastside Historic District. Non-contributing. James Meyer, owner, proposes the construction of 648 sq. ft. in additions to the southeast and southwest elevations of a non-contributing building.

Mr. Hewat presented the staff report for this case [attached as Exhibit K]. The staff report recommended approval of this project without any conditions for approval.

Present and sworn was Mr. James Meyer, 445 W. San Francisco Street, who had nothing to add to the staff report.

Mr. Bell asked about the status of the building. Mr. Meyer said it was one of the oldest buildings in that neighborhood but had been brutally remodeled. Mr. Hewat said that the roof had changed substantially and that dormers had been added. Mr. Meyer said that additions which had been made to the back of the building had been approved by the Planning Commission February of 2000.

There were no speakers from the public regarding this case.

Mr. Brill moved for approval of Case #H 02-138 per staff recommendations. Mr. Bell seconded the motion which passed by unanimous voice vote.

6. Case #H-02-139. 729 Canyon Road. Downtown and Eastside Historic District. Non-contributing. Navarro & Son LLC., agent for Pat Sherwood, proposes the construction of a 3' x 6' portal on the west elevation of a non-contributing building.

Mr. Hewat presented the staff report for this case [attached as Exhibit L]. The staff report recommended approval of the project without conditions.

Present and sworn was Ms. Marlys Navarro, 635 Calle Grillo, who said that the 18' portal would be used to protect the exposed door to the gallery from the elements.

There were no speakers from the public regarding this case.

Mr. Brill moved for approval of Case #H 02-139, per staff recommendations. Mr. Flance seconded the motion.

Ms. Farrar asked if there was any history of this building. Ms. Navarro said it was once Espiritu. Mr. Hewat said the survey indicated it was non-contributing but there was no date on the survey.

Vice Chair Purvis asked if the project was 727-731 or 729 Canyon Road. Ms. Navarro said this project was on the structure whose address is 729 Canyon Road.

The motion to approve passed by unanimous voice vote.

7. Case #H-02-140. 925 Acequia Madre. Downtown and Eastside Historic District. Claire Lange, agent for Susan Larson, proposes the construction of a 514 sq. ft. guesthouse.

This case was postponed to the next meeting under Approval of Agenda.

MATTERS FROM THE BOARD

The Board briefly discussed the need to confirm if the portal at Sanbusco was constructed with or without a building permit. After reviewing the history of uses at that location, they agreed that if it had been done legally with a permit, their decision would be okay.

Mr. Bell said the minutes of October 29, 2002 left questions concerning the garage on Garcia Street. He said it appeared this structure now has a flat roof but was approved as a pitched roof. Ms. Abbott said she had forgotten what the issue was and needed to look to see if an administrative change had been made or not. Mr. Bell asked if staff could override a Board decision. The question was not answered.

Mr. Bell said it would be very helpful for staff to tell applicants that they need to provide details on their projects beforehand. Ms. Abbott said they could do that. Mr. Hewat said that stucco and colors were easy to approve. Mr. Bell said it was not a complete application without the details.

Mr. Hewat said the issue came back to their time line. He said they had to get it done within 24 hours. Mr. Bell said staff should then tell the applicant to bring the details with them.

Mr. Flance agreed, saying it was then a problem for the Board. He said that all applicants needed to meet the same standards. He said that if the applicant did not bring the details, then the Board should reject the proposal.

Mr. Hewat said that staff approves colors all the time. Mr. Flance asked if that was also true of roof lines. Mr. Hewat said that was different.

Mr. Flance said there were Board members who were dissatisfied with the information provided by staff. He said it was not up to the Board to glean that from the applicant.

Mr. Hewat said it was a question of what was under staff discretion.

Mr. Bell said they were talking about a significant project. Vice Chair Purvis said that the quality had gone down.

Mr. Hewat said that some of their tasks were a waste of time. He said he did not want to spend an hour and a half on staff reports but would like to spend a maximum of 45 minutes.



CITY OF SANTA FE, NEW MEXICO

EXHIBIT J

HDRB 11/12/2002

Project description: INSTLTN OF DVD LT WDWS TO RPL PXGL WDWS
Project number: 02-10100139
Case number: H-02-137
Project type: HISTORIC DESIGN REVIEW BOARD

PROJECT LOCATION (S): 540 MONTEZUMA AVE

PROJECT NAMES:

OW - Sanbusco Inc
Santa Fe, NM 87501

500 Montezuma Ave
505-983-9136

AP - Franzo - Richard Post
Santa Fe, NM 87501

540 Montezuma Ave
505-690-0377 / 505-984-2645

PROJECT DATA:

HISTORIC DISTRICT	DOWNTOWN & EASTSIDE
HISTORIC BUILDING STATUS	CONTRIBUTING
PUBLICLY VISIBLE FACADE-EAST	YES
PUBLICLY VISIBLE FACADE-NORTH	YES
PUBLICLY VISIBLE FACADE-SOUTH	YES
PUBLICLY VISIBLE FACADE-WEST	YES
HISTORIC DISTRICT SURVEY NUMBER	H-27200
YEAR OF CONSTRUCTION	C-1930'S
PROJECT TYPE (NEW, ADD, ETC.)	REHABILITATION
USE, EXISTING	COMMERCIAL
USE, PROPOSE	COMMERCIAL
HISTORIC BUILDING NAME	SANTA FE BUILDERS SUPPLY CO

City of Santa Fe, New Mexico

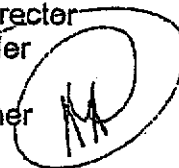
memo

DATE: 12 November 2002

TO: Historic Design Review Board Members

VIA: Sandra Aguilar, Planning and Land Use Director
Cyrus Samii, Planning Division Team Leader

FROM: Alysia Abbott, Historic Preservation Planner



ITEM & ISSUE:

CASE # H-02-137

ADDRESS
Historic Status
Historic District

540 Montezuma Ave
Contributing
Westside-Guadalupe

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

☒ Case Synopsis

☒ District Standards

☒ State Historic Survey Sheet

☐ Other:

APPLICANT SUBMITTALS

☒ Proposal Letter

☒ Vicinity Map

☒ Site Plan/Floor Plan

☒ Elevations

☒ Photographs

☒ Preliminary Zoning Review Sheet

STAFF RECOMMENDATION:

The proposed project meets Design Guidelines for changes to contributing buildings in the Westside-Guadalupe Historic District. As such, staff recommends approval of the project

BACKGROUND & SUMMARY:

The applicant proposes the installation of new windows to replace plexiglass windows on the second floor of the 1930's addition to the contributing Santa Fe Builders Supply building at 540 Montezuma in the Westside-Guadalupe historic district. Plans call for replacement windows to be divided four-over-four and four-over-six light double-hung to match the design of existing windows on the building. Window trim will also match the existing building.

PRANZO

ITALIAN GRILL

October 16, 2002

Historic Design Review Board
Santa Fe, New Mexico

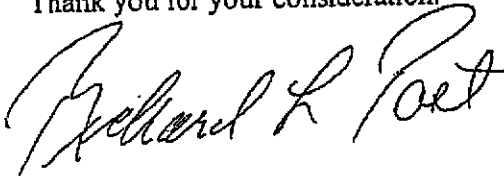
Letter of Intent

To Whom It May Concern:

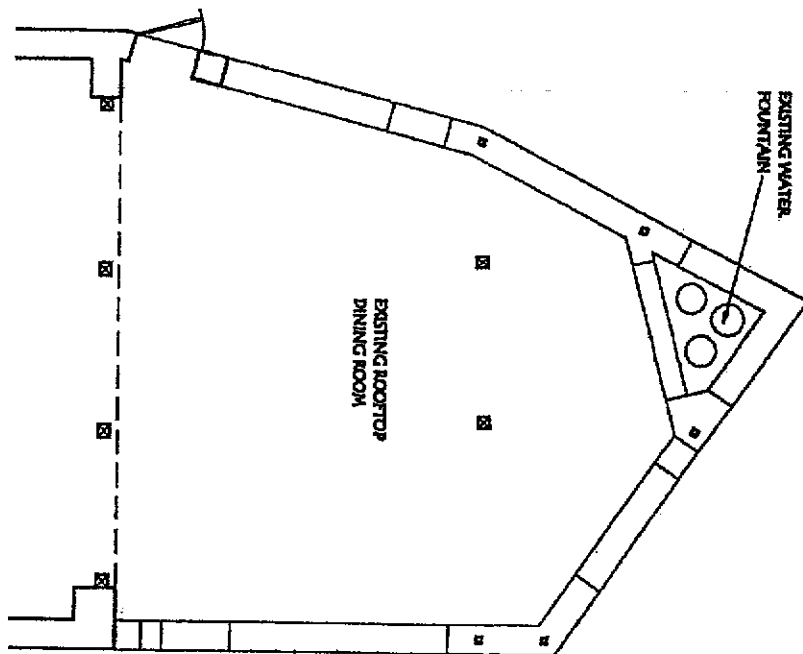
Pranzo Italian Grill intends to replace the existing plastic window coverings in its upstairs terrace with true windows. We will also be replacing a heating system for the space and re-decorating the ceiling covering. The use of the space will remain exactly the same, restaurant dining.

If any further clarification is needed, I can be reached at 505-690-0377.

Thank you for your consideration.



Richard Post
Owner
Pranzo Italian Grill



Existing Floor Plan
Scale 1/8" = 1'-0"

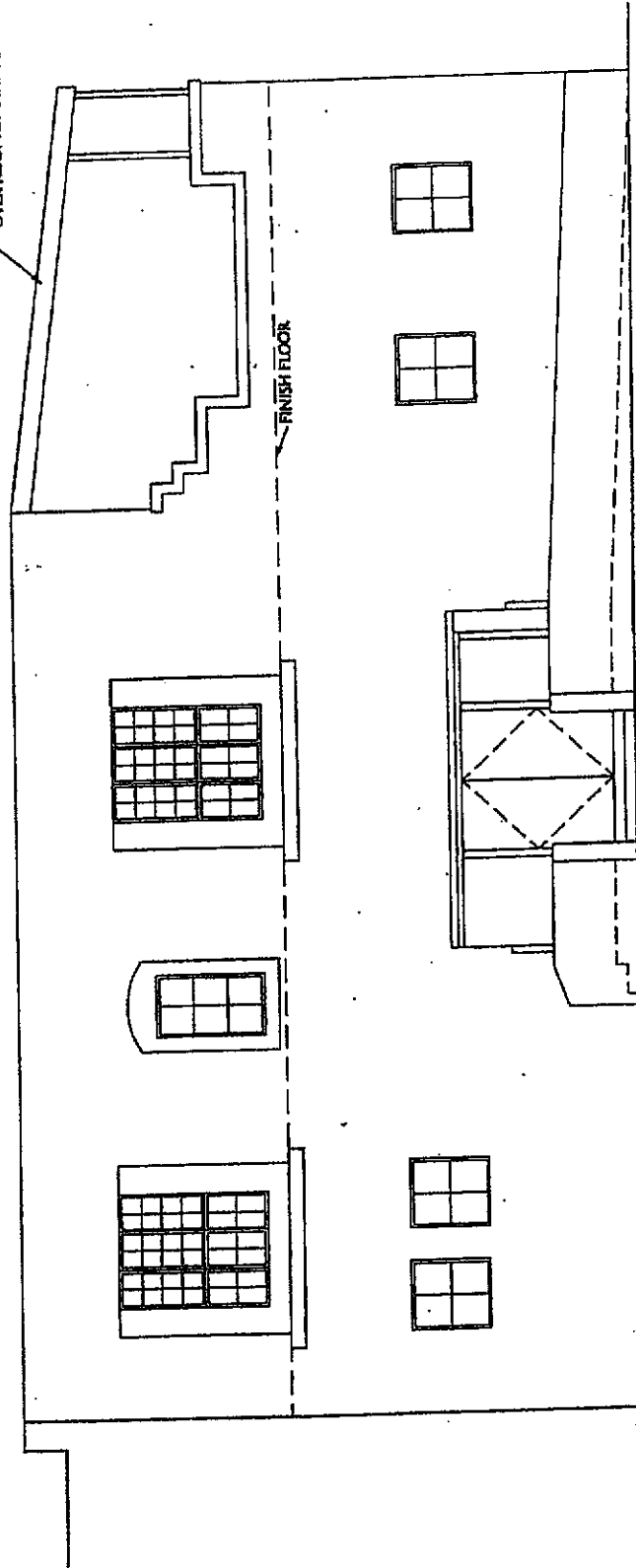
Proposed Window Enclosure to:
Pranzo Italian Grill
540 Montezuma Avenue - Sanbusco Market Center
Santa Fe, New Mexico 87501

O'Mara-Campbell
2544 Camino San Patricio
Santa Fe, New Mexico 87505
505-424-7299

Box 87/02

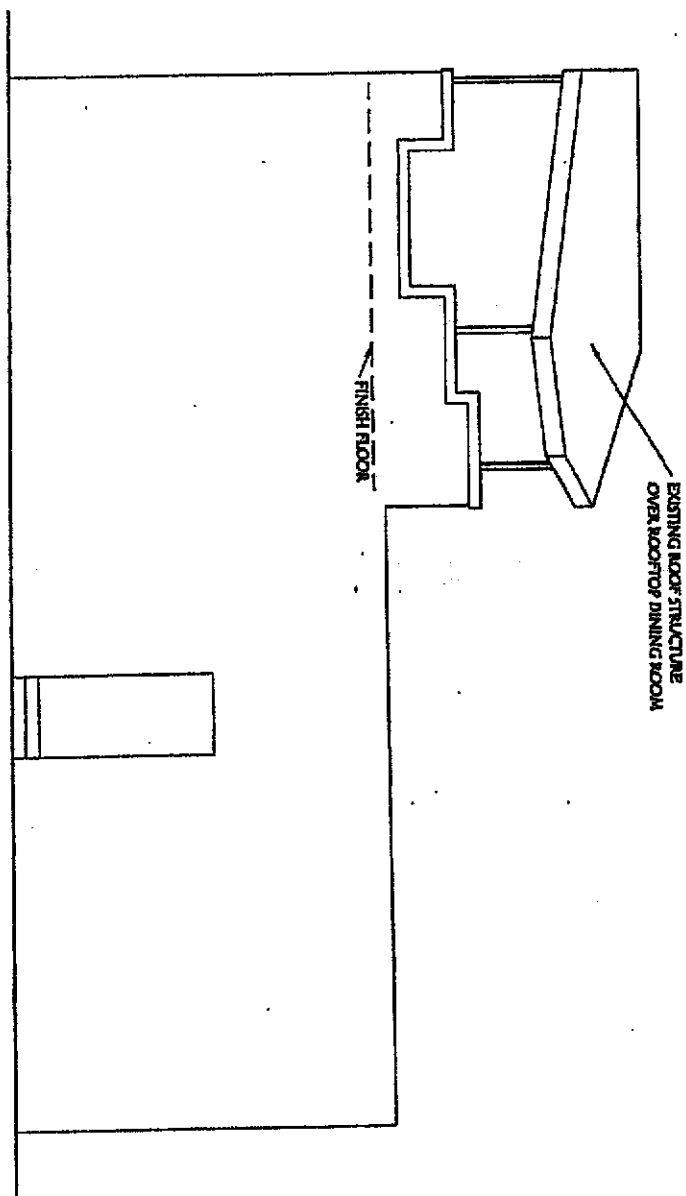
A1

EXISTING ROOF STRUCTURE
OVER ROOFTOP DINING ROOM



Existing South Elevation
Scale 1/8" = 1'-0"

Sheet	10/25/2002	A2
O'Mara-Campbell	Proposed Window Enclosure to:	Pranzo Italian Grill
2544 Camino San Patricio	540 Montezuma Avenue - Sanbusco Market Center	Santa Fe, New Mexico 87501
Santa Fe, New Mexico 87505	505-424-7299	



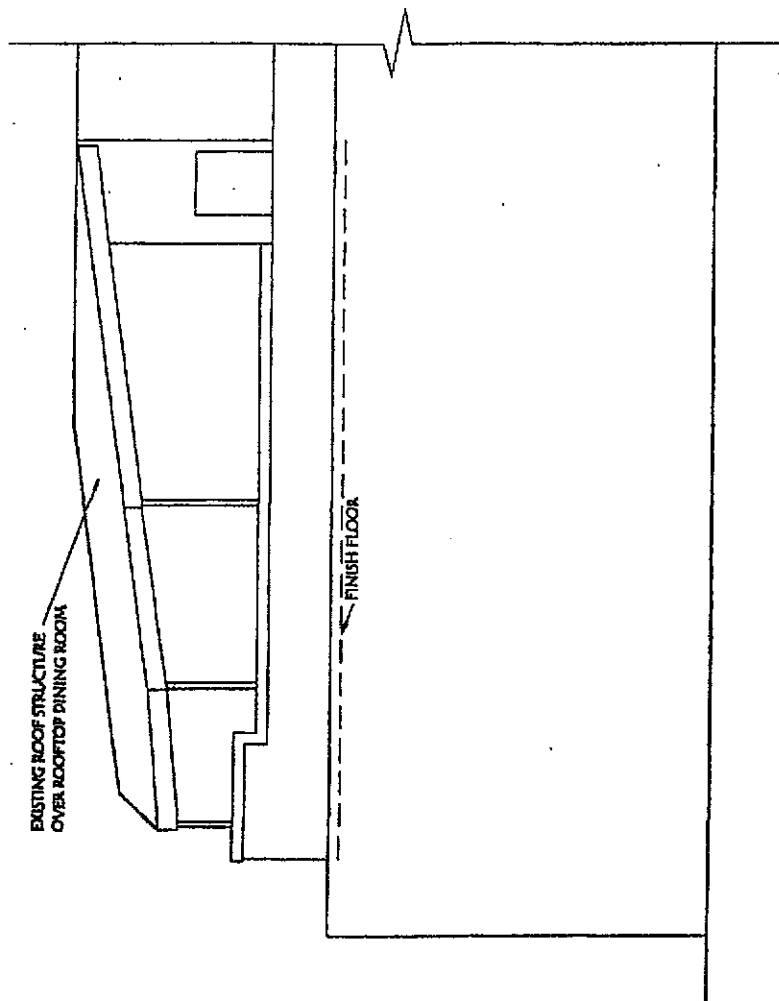
Existing East Elevation
Scale 1/4" = 1'-0"

Proposed Window Enclosure to:
Pianzo Italian Grill
540 Montezuma Avenue - Sanbusca Market Center
Santa Fe, New Mexico 87501

O'Mara-Campbell
2544 Camino San Patricio
Santa Fe, New Mexico 87505
505-424-7299

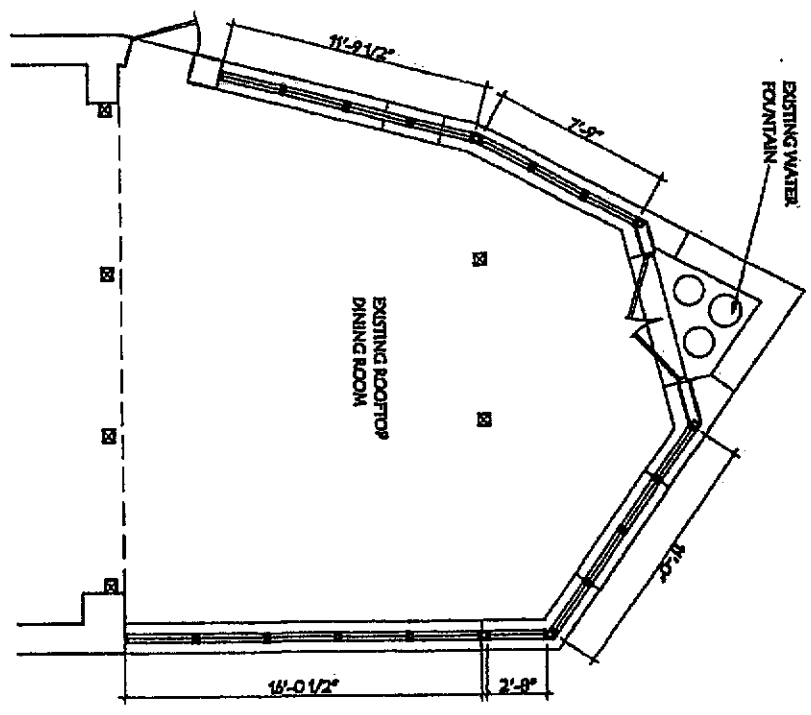
10/25/2002

A3



Existing North Elevation
Scale 1/2" = 1'-0"

Proposed Window Enclosure to: Pazzo Italian Grill 540 Montezuma Avenue - Sanbusco Market Center Santa Fe, New Mexico 87501	O'Mara-Campbell 2544 Camino San Patricio Santa Fe, New Mexico 87505 505-424-7299	10/25/2002 A4
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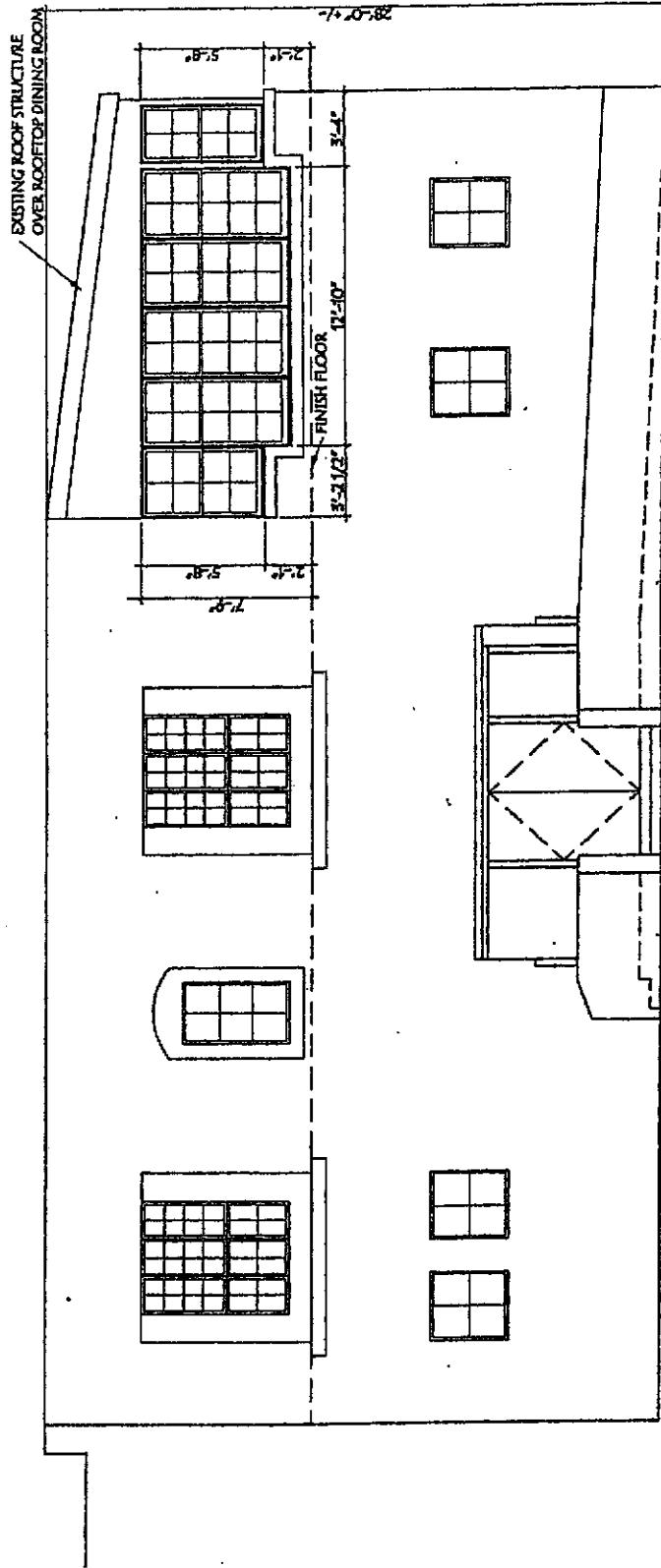
Proposed Floor Plan
Scale: 1/4" = 1'-0"

Proposed Window Enclosure to:
 Pizzeria Italian Grill
 540 Montezuma Avenue - Sanbusco Market Center
 Santa Fe, New Mexico 87501

O'Mara-Campbell
 2544 Camino San Patricio
 Santa Fe, New Mexico 87505
 505-424-7299

10/28/2002

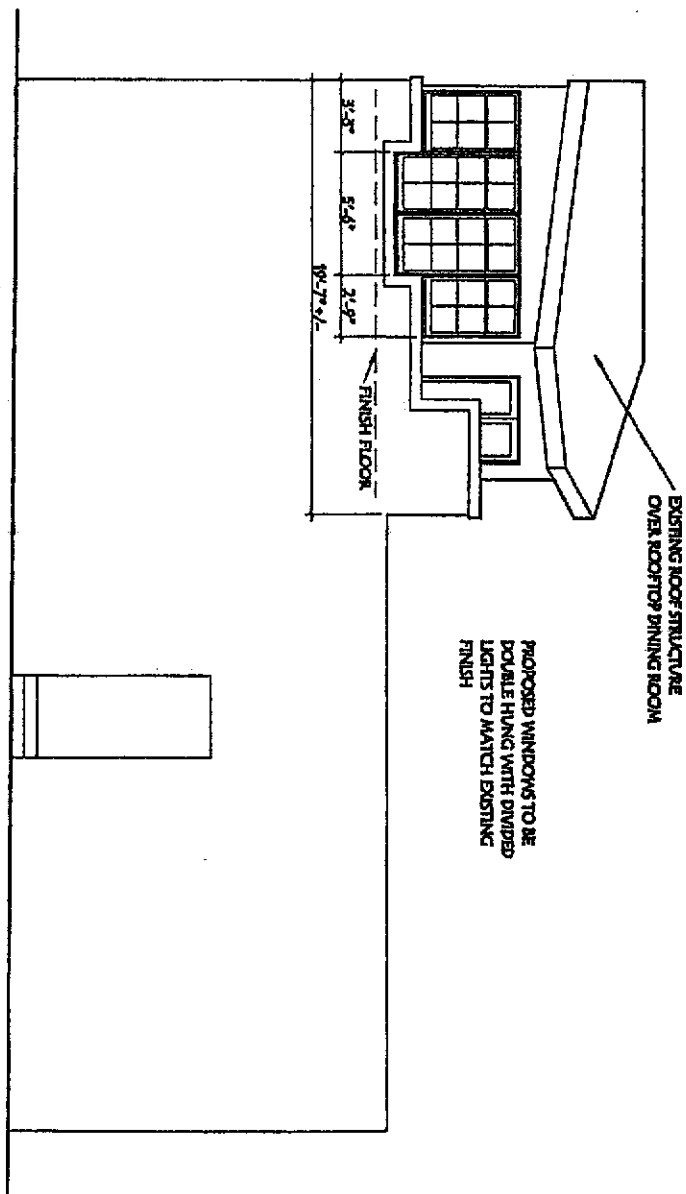
A5



Proposed South Elevation

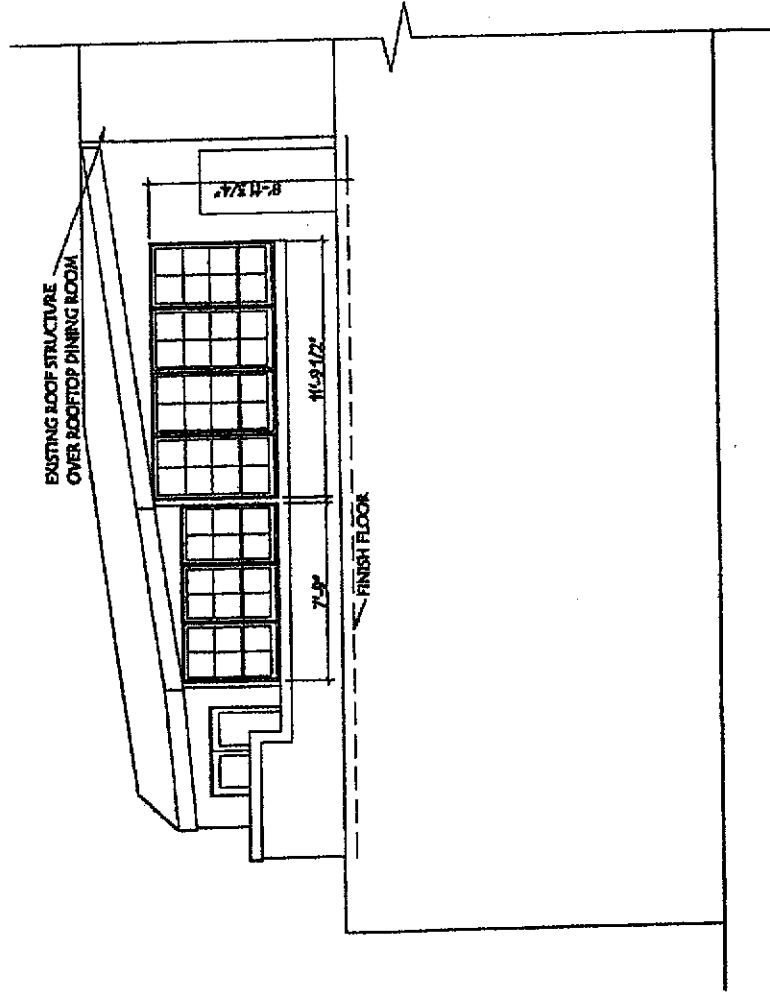
Scale 1/4" = 1'-0"

<p>Sheet</p> <p>10/23/2001</p> <p>A6</p> <p>O'Mara-Campbell 2544 Camino San Patricio Santa Fe, New Mexico 87505 505-424-7299</p>	<p>Proposed Window Enclosure to: Pianzo Italian Grill 540 Montezuma Avenue - Sanbusco Market Center Santa Fe, New Mexico 87501</p>
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Proposed East Elevation
Scale 1/2" = 1'-0"

<p>Proposed Window Enclosure to: Pranzo Italian Grill 540 Montezuma Avenue - Sanbusco Market Center Santa Fe, New Mexico 87501</p>	<p>O'Mara-Campbell 2544 Camino San Patricio Santa Fe, New Mexico 87505 505-424-7299</p>	<p>10/25/2002 Sheet A7</p>
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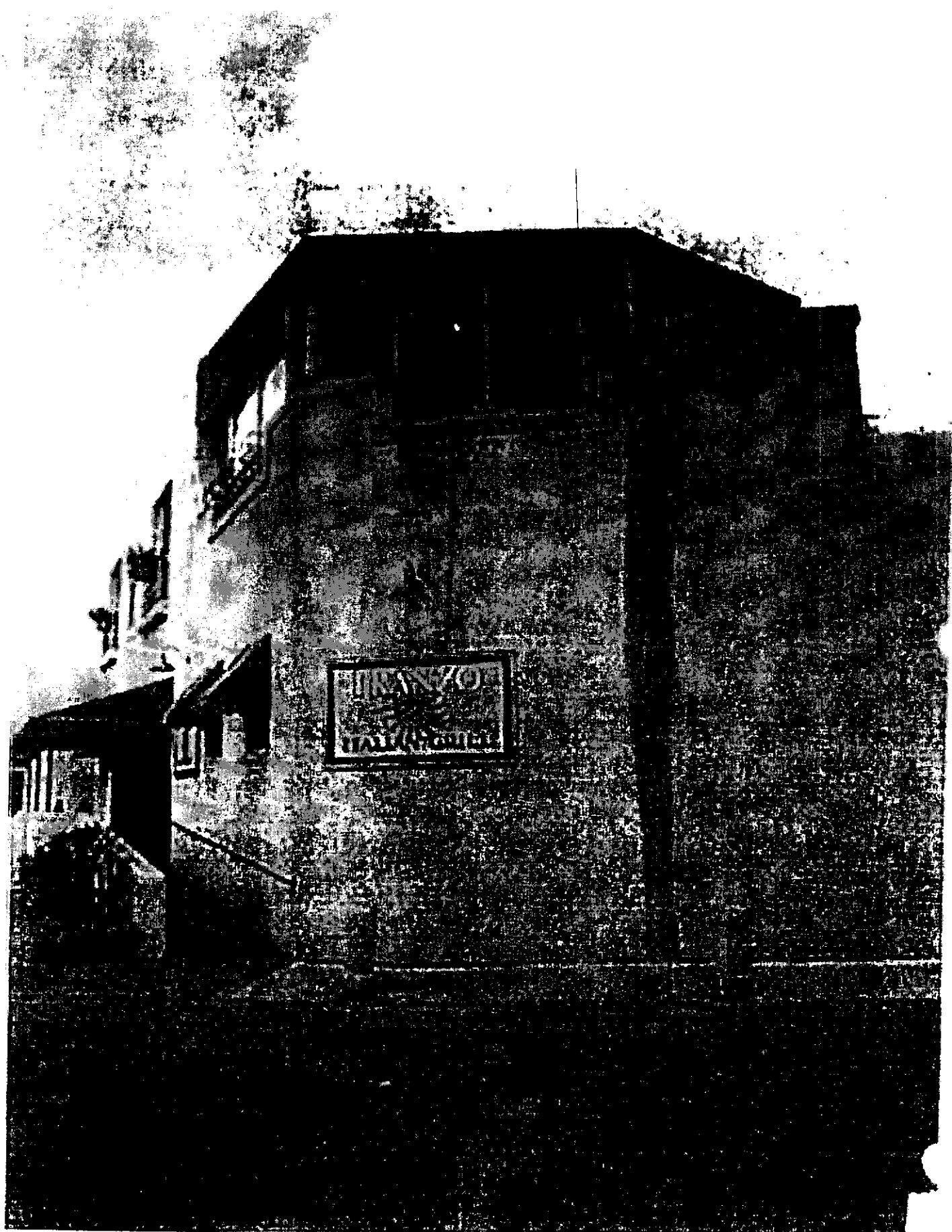


Proposed North Elevation
Scale 1/2" = 1'-0"

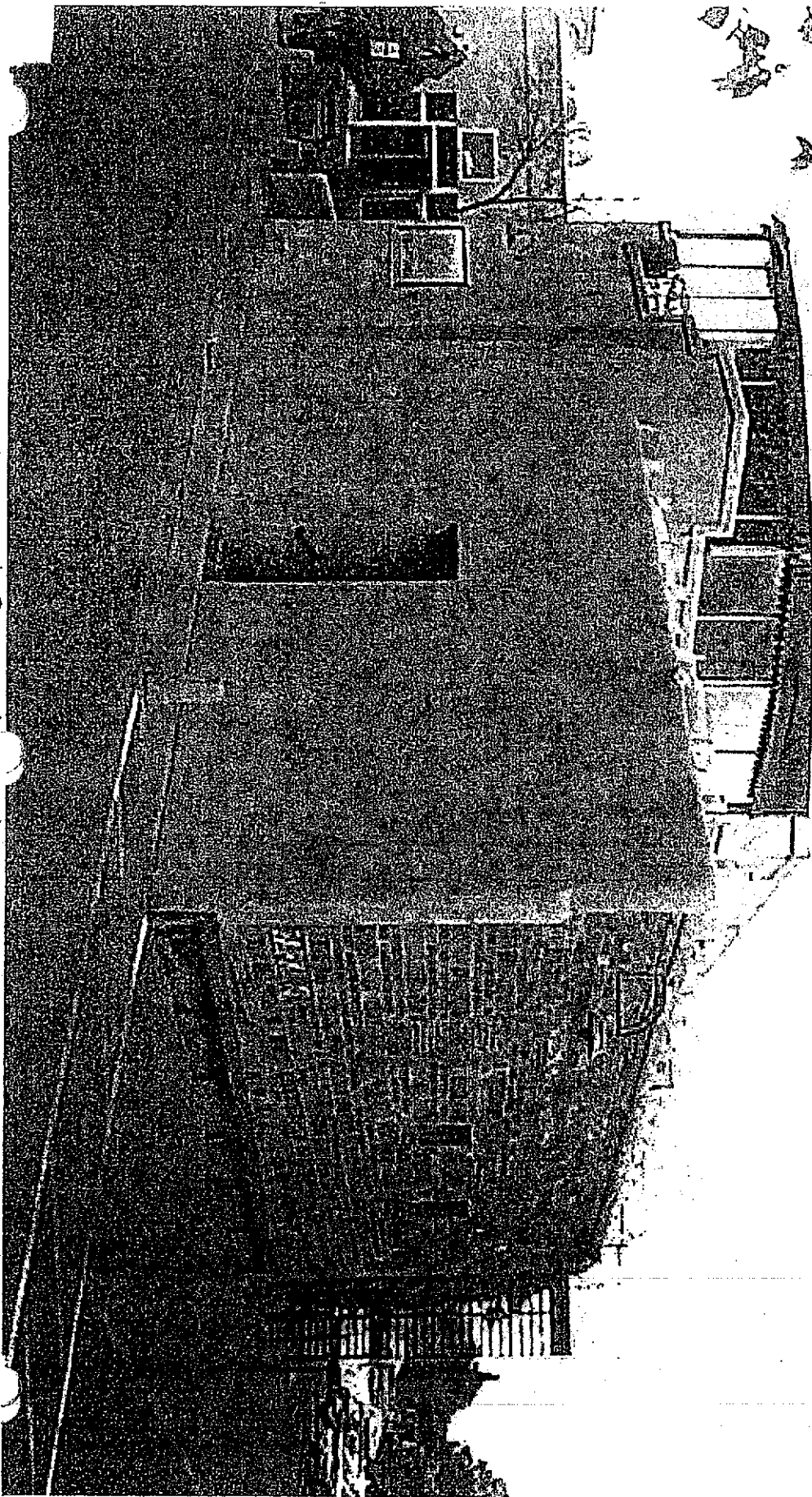
Proposed Window Enclosure for: Pizzeria Italian Grill 540 Montezuma Avenue - San Bruno Market Center Santa Fe, New Mexico 87501	O'Mara-Campbell 2544 Camino San Patricio Santa Fe, New Mexico 87505 505-424-7299	Date: 10/25/2002 Sheet: A8
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62



NORTH EAST 1/4 M 10000 1/4 M 11111



[illegible]

Ex. 11

14-74 WESTSIDE-GUADALUPE HISTORIC DISTRICT

14-74.1 Short Title. This section shall be known as the "Westside-Guadalupe Historic District". (Ord. 11983-48, §1; SFCC 1981, §3-29E-1)

14-74.2 District Established. There is hereby established the Westside-Guadalupe historic district which is shown on the map attached hereto and incorporated herein as fully set out as Exhibit "A" and as shown on the official map located in the city planning division. (Ord. 11983-48, §2; SFCC 1981, §3-29E-2)

Editor's Note: The Westside-Guadalupe historic district map (Exhibit "A") may be found following Chapter XV SFCC 1987. (See Plate 15)

14-74.3 District Standards. Compliance with the following structural standards shall occur whenever those exterior features of buildings and other structures subject to public view from any public street, way, or other public place are erected, altered, or demolished:

A. Stump block, stucco, brick, or stone, shall be used as exterior wall materials. Wood and other materials may be used for details. Aluminum siding, metal panels, mirrored glass, and unstuccoed concrete block or unstuccoed concrete shall not be used as exterior wall materials;

B. The color of stuccoed buildings shall predominantly be in browns, tans, local earth tones and soft pastels. Surfaces of stone or brick shall be in the natural color. Entryways, and porches or porches may be emphasized by the use of white or other colors. Painting of buildings with a color that causes arresting or spectacular effects or with bold repetitive patterns or using building as signs is prohibited. Murals, however, are permitted and may be referred to the city arts board for an advisory recommendation;

C. Roof form, slope, and shape. It is intended that buildings be designed to be "wall dominated". "Wall dominated" means that the building's geometry is more defined by walls than by roofs. Buildings with flat, gabled, shed, or hipped roofs can be designed as "wall dominated" solutions and are allowed. The height of the roof above the wall shall be no greater than the height of the wall. Folded plate, hyperbolic or mansard roofs are not allowed;

D. The use of solar and other energy collecting and conserving strategies is encouraged. The use of large glazed areas on south facing walls for trombe walls or other solar collectors, direct gain, or other energy collecting purposes is allowed. When in view from any public street, way, or other public place, solar equipment shall be screened as follows:

- (1) Raising the parapet;
- (2) Setting back from the edge of the roof;
- (3) Framing the collector with wood;
- (4) In the case of pitched roofs, by the integrating the collector into the pitch;
- (5) In the case of ground solar collectors by a wall or vegetation;

(6) In the case of wall collectors, by enclosing by end or other walls;

(7) Other means that screen the collector or integrate it into the overall structure. Non-glare materials shall be used in solar collectors.

E. Mechanical, electrical, telephone equipment, microwave satellite receiving dishes, and other obtrusive equipment shall be architecturally screened with opaque materials by raising the parapet, boxing in the equipment, or other appropriate means. The equipment shall be of a low profile to minimize the screening problems;

F. Walls and fences shall be of brick, adobe, masonry, rock, wood, corota fencing, or similar materials. Wrought iron fences and slump block walls are allowed. Walls of unstuccoed concrete block, unstuccoed concrete, chain-link, metal wire, or similar materials are prohibited, except where the wall or fence is not in the street frontage;

G. Greenhouses. Attached greenhouses that front on the street shall give the appearance of being integrated into the structure of the building or of being a substantive addition rather than having a lean-to-effect. The use of corrugated fiber glass or rolled plastic for the external surface of attached or free-standing greenhouses that front on the street is prohibited. Greenhouses with slanting sides shall be bracketed at the ends and that greenhouses made from enclosed porches or portales maintain the shape of the porch or portal;

H. Porches and portales are encouraged;

I. When parking spaces are required for commercial or multi-family residential buildings, they shall be placed to the rear or side of the building. (Ord. 11983-48, §3; SFCC 1981, §3-29E-3)

14-74.4 Procedures; Signs. Subsections 14-70.1, 14-70.2, 14-70.4, 14-70.6, 14-70.7, 14-70.8, 14-70.10 through 14-70.20 SFCC 1987 are hereby applied to the Westside-Guadalupe area historic district. (Ord. 11983-48, §4; SFCC 1981, §3-29E-4)

14-74.5 Walls; Fences; Solar Collectors; Administration. Applications for erection, alteration, or demolition of walls, fences, and solar collectors and required submittals shall be reviewed by the planning division. Approval, disapproval, or referral shall be indicated by the division on the application for the building permit and on each of the required submittals, all of which shall be signed by the division staff assigned to the review. The division shall report approvals, disapprovals and referrals to the board at its next regular meeting as an informational item. (Ord. 11983-48, §5; SFCC 1981, §3-29E-5)



14-70.71 Purpose and Intent; Regulating Significant and Contributing Structures in the Historic Districts, and Landmark Structures Throughout the City. In regulating significant and contributing structures in the historic districts and landmark structures throughout the city it is intended that:

- A. Each structure to be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as the addition of conjectured features or architectural elements from other buildings, shall not be undertaken;
- B. Changes to structures that have acquired historic significance in their own right shall be retained and preserved, recognizing that most structures change over time;
- C. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a structure be preserved; and
- D. New additions and related or adjacent new construction be undertaken in such a manner that if removed in the future, the original form and integrity of the historic property and its environment would be unimpaired. (Ord. #1992-8, §2)

14-70.72 Official Map of Landmark, Significant, and Contributing Structures—Procedures. The historic design review board shall recommend to the governing body an official map designating the status of structures for the purpose of regulation of landmark, significant and contributing structures.

- A. The map shall be adopted at a public hearing of the governing body, which hearing shall be advertised in a local newspaper no less than fifteen (15) days prior to the hearing. All affected property owners and owners of lots or of land within one hundred feet (100'), excluding public right-of-way, of the property affected shall be notified of the public hearing by first class mail, mailed at least fifteen (15) days prior to the public hearing.
- B. The historic design review board shall make recommendations to the governing body for the amendment of the official map, at a public hearing. Such hearing shall be advertised in a local newspaper no less than fifteen (15) days prior to the hearing. All affected property owners shall be notified of the public hearing by first class mail, mailed at least fifteen (15) days prior to the public hearing.

1658

Rev. Ord. Supp. 694

- C. The governing body shall hold a public hearing on a recommendation by the historic design review board for an official map. Any official map shall be adopted by the governing body by ordinance.

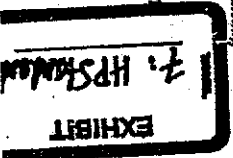
D. The official map of landmark, significant, and contributing structures, with referenced property addresses, is amended from time to time. The same is hereby adopted by reference and incorporated as if set out herein. The original referenced map is available in the city planning office and is accessible at all reasonable times for inspection. (Ord. #1992-8, §3; Ord. #1992-45, §1; Ord. #1994-27, §1)

14-70.73 Standard; Significant and Contributing Structures in all Historic Districts and Landmark Structures Throughout the City. In any review of proposed additions or alterations to structures which have been declared significant or contributing in any historic district or a landmark in any part of the city, the following standards shall be met:

- A. General.
 - (1) The status of a significant, contributing or landmark structure shall be retained and preserved. If a proposed alteration will cause a structure to lose its significant, contributing, or landmark status, the application shall be denied. The removal of historic materials or alteration of architectural features and spaces that embody the status shall be prohibited.
 - (2) If a proposed alteration or new construction will cause an adjacent structure to lose its significant, contributing, or landmark status, the application may be denied.
- B. Additions.
 - (1) Additions shall have similar materials, architectural treatments and style, form, and details as the existing structure, but shall not duplicate those of the existing structure in a manner which will make the addition indistinguishable from the existing structure.
 - (2) Additions to buildings which meet the standards of subsection 14-70.5 SPOC 1987 shall continue to meet those standards set forth in subsection 14-70.2.1 in addition to the standards set forth in this subsection.
 - (3) Additions are not permitted to primary facades.
 - (4) Additions are not permitted to the side of the existing footprint unless the addition is set back a minimum of ten (10) feet from the primary facade. The addition shall not exceed fifty percent (50%) of the square footage of the existing

1658.1

Rev. Ord. Supp.



footprint, and shall not exceed fifty percent (50%) of the existing dimension of the primary facade. To the extent architecturally practicable, new additions shall be attached to any existing noncontributing portion of structures instead of attaching them to the significant or contributing portion.

(3) The height of additions

(a) For significant and landmark structures shall be a minimum of six inches (6") less than the parapet or equivalent roof-feature of the existing adjacent connecting facade.

(b) For contributing structures shall be no more than one (1) additional story higher than the existing structure. To the extent architecturally practicable, two (2) story additions shall be set to the rear of the side rear of the structure. When an additional story is to be placed upon an existing contributing structure, that footprint may be no greater than fifty percent (50%) of the footprint of the existing structure, subject to the provisions of paragraph A(1) above. For the purposes of this paragraph, an additional story shall not exceed twelve feet (12') from the existing rooftop to the highest point of that story.

C. Remodeling to Increase Height; Rooftop Appurtenances.

(1) For remodeling of existing significant and landmark structures, no increase in height of the structures is permitted. (For standards relating to additions to existing structures, see paragraph B. above.)

(2) For significant and landmark structure, publicly visible roof top appurtenances, including but not limited to solar collectors, clerestories, decks or mechanical equipment, shall not be added nor shall the parapet be raised to conceal the rooftop appurtenances. For contributing buildings solar collectors, clerestories, decks or mechanical equipment if publicly visible shall not be added.

D. Porches and Portals. Existing porches or portals shall not be enclosed.

E. Windows, Doors, and Other Architectural Features.

(1) For all facades of significant and landmark structures and for the primary facades of contributing structures:

(a) Historic windows shall be repaired or restored wherever possible. Historic windows which cannot be repaired or restored shall be

LAND DEVELOPMENT

§14-71

replaced in the size, style and material of the original. Thermal double pane glass may be used. No opening shall be widened or narrowed.

(b) No new opening shall be made where one presently does not exist unless historic documentation supports its prior existence.

(c) No existing opening shall be closed.

(2) For all facades of significant, contributing and landmark structures, architectural features, finishes, and details other than doors and windows, shall be repaired rather than replaced. In the event replacement is necessary, the use of new material may be approved. The new material shall match the material being replaced in composition, design, color, texture and other visual qualities. Replacement or duplication of missing features shall be substantiated by documentation, physical or pictorial evidence.

F. Roofs. The existing roof styles and materials shall be maintained or replaced in kind if necessary. The addition of dormers or other roof features should only be considered when they are an existing or historical feature of the structure.

G. Surface cleaning. The surface cleaning of structures, when undertaken, shall employ the gentlest means possible. Chemical or physical treatment, such as sandblasting, that causes damage to historic materials, is not permitted.

H. Archaeological resources. Discovery of archaeological resources made during the historic districts review process shall be referred to the archaeological review committee. (Ord. 1992-3, §4)

14-70.74 Outdoor Lighting. Outdoor lighting shall comply with Section 14-62 SFCC 1987. Upward directed access lighting may be administratively approved for specific sites of historic or cultural merit in the historic districts and for structures designated landmark outside the historic districts. Fixtures shall not conceal architectural features or diminish architectural character. (Ord. #1998-17, §12)

Ex. 12

City Council

**CONSIDERATION OF BILL NO. 1999-23: ADOPTION OF
ORDINANCE NO. 1999-29. (Councilor Montaño)
An Ordinance Amending the Boundaries for the Westside-
Guadalupe Historic District.**

- a) **CONSIDERATION OF BILL NO. 1999-24: ADOPTION OF
ORDINANCE NO. 1999-30. (Councilor Montaño)
An Ordinance Amending the Official Historic Status Map
of the City of Santa Fe as Set Forth in Ordinance No. 1996-1
to Include Revised Boundaries for the Westside-Guadalupe
Historic District and to Include an Amendment of Landmark,
Significant, and Contributing Structures, and to Provide an
Effective Date.**
-

Historic Preservation Planner Mary Ragins reported as follows: "The bills that are before you tonight represent a proposed amendment to the existing boundary for the Westside-Guadalupe Historic District. Such an action is treated as a rezoning for purposes of review and public hearing.

"The second bill is a companion to the first in that it reflects an update to the Historic District Status Map, which is necessary to occur if this district extension is approved. The second bill adopts the new boundary for the district and building designations for purpose of administering the Historic Districts Ordinance.

"The area for consideration is the west side of Guadalupe Street just south of Agua Fria around the Montezuma-DeFouri Street curve and west to include structures that are currently just east of the current Westside-Guadalupe District boundaries. The area has historic and architectural associations with the existing Westside-Guadalupe Historic District and it's an area that is a congregation of former railroad era warehouses, commercial structures and residential structures. It includes an eclectic mix of many different elements of architectural styles from Santa Fe's Railroad period."

Ms. Ragins said there were 12 buildings in the subject area, 10 of them commercial and two residential. She said two of the structures were modern, and ten were historic. She stated that these structures were identified in the packet and photographically represented this evening.

Ms. Ragins said an historic building survey had been conducted on each building towards analyzing the individual historic and architectural

character of the structures. She stated that the survey forms were available for review tonight.

Ms. Ragins said six of the structures were recommended for designation as contributing, and six for designation as non-contributing. She stated, "These designations are recommended as such in accordance with the definitions for contributing and non-contributing in the Historic Districts Ordinance, and are based on the knowledge of dates of construction of these buildings as well as an understanding of the modern changes that have occurred to those structures."

Ms. Ragins identified the structures as follows: On Guadalupe Street, Nos. 316, 318, 320, 322, 326 and 328. She said these were the buildings that housed Cookworks, Zia Diner and the Guadalupe Station building. She said the buildings on Montezuma were Nos. 418 (Jean Cocteau theater complex), 500-540 (Sanbusco Market), 500 (Borders addition built last year), and 550. Ms. Ragins said the buildings on Romero Street were Nos. 315, units 6 and 7 (residential structures).

Ms. Ragins stated that the structures recommended for contributing status were 316, 318 and 326 Guadalupe, and 418, 500-540 and 550 Montezuma.

Ms. Ragins stated that, should the Governing Body adopt the bills, implementation would mean that exterior alterations proposed to contributing structures would be reviewed by the Historic Design Review Board for compatibility with, and the maintenance of, the character of the Historic District and the individual buildings. She said non-contributing structures would receive the same review, but within the context of the architectural design standards for the Westside-Guadalupe Historic District. She stated that these standards were considered more relaxed than for the other districts in Santa Fe.

Ms. Ragins stated that Planning Division staff worked with property owners to facilitate this review process.

Ms. Ragins stated that the Historic Design Review Board unanimously recommended approval of these bills at its April 27 public hearing. She said there was discussion at the hearing regarding the potential for inclusion of the Railyard.

Ms. Ragins said the Planning Commission conducted a public hearing on the Bill 1999-23 on May 6, and recommended approval of the

boundary adjustment with the addition of the northern portion of the Railyard. She stated that notice for tonight's public hearing was undertaken as required by the code, and was expanded to include all property owners within 100 feet of the northern Railyard property, given the recommendation made by the Planning Commission.

Ms. Ragins also stated, "In addition to the public testimony made to the meetings of the H-Board and the Planning Commission, as well as the May 24 letter that you received regarding the appropriateness of including the Railyard, response from the public on this matter has included one letter of opposition from the single owner of 326 and 328 Guadalupe; letters of support from the New Mexico Historic Preservation Division and the Historic Santa Fe Foundation; numerous conversations with the owner of the residential properties, who expressed greater concern for the nature of the development that has occurred around him recently, as well as for the uncertainty of the future of the Railyard; and a telephone conversation with a representative of one of the historic commercial structures as to the application of the Historic Districts Ordinance with reference to changes that might be proposed one day. That conversation occurred with a representative of the Jean Cocteau Theater."

Ms. Ragins recommended adoption of the bills, and also recommended that additional study and analysis be undertaken on the appropriateness of including the Railyard in this, or in its own, historic district.

There were no persons immediately wishing to address the Council from the floor.

Councilor Sanchez asked what body would have jurisdiction over the Railyard should it be included.

Ms. Ragins responded that this issue would have to be addressed should the district be expanded to include the Railyard. She explained that the H-Board had authority over architectural design of exteriors only, but the BCDDRC also had review authority over that; furthermore, the northern portion of the Railyard was a redevelopment subdistrict of the BCD. She stated that staff would have to conduct an analysis and make recommendations for code amendments once the reviewing authority was determined.

Councilor Sanchez asked what were the positive and negative impacts on the two residential properties if the district were expanded to include them.

Ms. Ragins responded that she did not believe there were any negative impacts, and Councilor Sanchez disagreed. He said the property owner would have to conform to certain standards if he wanted to make changes to his home.

Ms. Ragins stated that she saw numerous positive impacts, including that the adjacent property owners would have assurances that any proposed exterior changes would be reviewed through a public hearing process; and while that might be interpreted as a negative for the owner, it was a positive for the adjacent property owners. She also pointed out that there were numerous state and federal tax incentive programs, property abatement programs and grant programs for renovating historic buildings. She said she felt the positives outweighed the negatives from a community standpoint.

Councilor Sanchez remarked that Ms. Ragins was probably correct, but he had been asked to raise this issue by the owner of one of the two residences. He asked Ms. Ragins to meet with Mr. Saiz again and detail the pros and cons.

Ms. Ragins stated that she and the property owner, Willie Saiz, had discussed this issue on numerous occasions, and staff had made themselves available to him to discuss the pros and cons, as well as give Mr. Saiz feedback regarding the ordinance should he propose exterior alterations. She reiterated that the Westside-Guadalupe standards for design in the Historic Districts Ordinance were the loosest and least stringent of all.

Councilor Montañño moved approval of the two bills. The motion was seconded by Councilor Moore.

Lila DeWendt, representing Trans-Lux Theaters, stated that she felt the nature of the history of the building at 418 Montezuma deserved consideration. She said they would like to see this property made part of the Railyard district and that a Railyard planning office be established to develop design and preservation guidelines for the Railyard area, and that the standards then be administered through a design review process tied to the Railyard development. She said they preferred a Railyard aesthetic rather than the Pueblo style aesthetic as a standard.

There was no more public comment.

The two bills were then approved on the following Roll Call vote:

HISTORIC DISTRICT DESIGNATION OF BUILDINGS



<u>Building ID No.</u>	<u>Address</u>	<u>Status</u>
22940	316 S. Guadalupe Street	Contributing
22960	318 S. Guadalupe Street	Contributing
22980	320 S. Guadalupe Street	Non-contributing
22990	322 S. Guadalupe Street	Non-contributing
23000	326 S. Guadalupe Street	Contributing
41580	328 S. Guadalupe Street	Non-contributing
27160	418 Montezuma	Contributing
27200	500-540 Montezuma	Contributing
27203	500 Montezuma, Suite 108	Non-contributing
27201	550 Montezuma	Contributing
31950	315 Romero St. #6	Non-contributing
31960	315 Romero St. #7	Non-contributing

Definitions: Section 14-70.4 Santa Fe City Code 1987 [source]

"Contributing Structure" means a structure approximately fifty [50] years old or older that helps establish and maintain the character of a historic district, although it is not unique in itself and may have had minor alterations, the demolition of or inappropriate alterations to which would be a loss to the historic fabric, quality and character of Santa Fe, and which has been declared to be contributing in a historic structure survey, [whether or not limited to a single structure] or is listed in or suitable for or is eligible to be listed in a municipal register, the State Register of Cultural Properties or National Register of Historic Places.

"Non-Contributing" means a structure that is not designated as contributing, significant, or landmark in the municipal register. [definition pending]

In general, proposed alterations to "contributing" structures shall be compatible with and maintain the historic character of the structure. Proposed alterations to "non-contributing" structures shall be compatible with the standards for design in the historic district. For specific standards that apply, see Sections 14-70.71, 14-70.73, and 14-74 SFCC 1987.

Ex. 13



Agenda

HISTORIC DESIGN REVIEW BOARD

June 27, 2000

Page 2

I. NEW BUSINESS

1. Case #H-00-76. 762 ½ Agua Fria. Westside Guadalupe Historic District. New construction. Parks Custom Builders, agents for Oswaldo Montoya, propose the construction of four new buildings on the property (proposed height = 20'4"; allowable height = 20'4" with slope) proposal also calls for a yard wall to run along (north end of property) Agua Fria (proposed height = 5').
2. Case #H-00-77. 532 Don Gaspar. Don Gaspar Historic District. Contributing. Rod Gesten, agent for Alan Brody and Marcel Grant proposes to rehabilitate a contributing (pre 1930) adobe garage at rear of property to include restucco, installation of a new window and door on east elevation and replacement of an existing window on the west elevation.
3. Case #H-00-78. 127 Quintana St. Westside Guadalupe Historic District. Contributing. Terry Ives, proposes the construction of a yard wall and vehicle gates on Quintana Street (proposed height = 7').
4. Case #H-00-79. 713 ½ Canyon Rd. Downtown and Eastside Historic District. Contributing. Mike Ulibarri, agent for Cindy Lynch, proposes to construct two studio apartment buildings (3364 total square footage) approximately twenty-five feet north (to the rear) of a contributing building.
5. Case #H-00-80. 491 Arroyo Tenorio. Downtown and Eastside Historic District. Contributing. John Reeder, agent for David and Margaret Ater, proposes the construction of a 300 square foot addition to southeast corner of guesthouse located on property.
6. Case #H-00-81. 217 A Sena St. Don Gaspar Historic District. Contributing. Marty and Owen Nelson, proposes to relocate aluminum sliding windows on east, west, and north elevations with double hung wooden sash, 5' x 8' addition at northeast corner of house, raise roof height at rear of building, restucco, install gate at entrance to driveway.
7. Case #H-00-82. 1101 Camino de la Cruz Blanca. (Santa Fe Preparatory School). Historic Review District. Spears Architects, agents for Santa Fe Preparatory School, propose to construct a two story (9784 square foot) addition to existing gymnasium. (Proposed height = 29'6").
8. Case #H-00-83. 500 Montezuma Ave. (Sanbusco Center). Westside Guadalupe Historic District. The Chestnut Company, agents for Schepps Management, proposes the installation of new exterior swing doors, display niches, awnings, and stucco-like finish at southeast corner of Sanbusco Center.

J. MATTERS FROM THE BOARD

K. BUSINESS FROM THE FLOOR

L. ADJOURNMENT

For more information regarding cases on this agenda please call the Planning Division at 984-6808. Interpreter for the hearing impaired is available through the city clerks office upon five (5) days notice.

Mr. Padilla asked for the location to be identified on the drawings. Ms. Spears showed the location.

The motion to approve Case #H-00-82 with a condition that the steel used in the fence be either acid washed to induce rust or painted a dark color to blend in with the environment passed by unanimous voice vote.

8. Case #H-00-83. 500 Montezuma Ave. (Sanbusco Center). Westside Guadalupe Historic district. The Chestnut company, agents for Schepps Management, proposes the installation of new exterior swing doors, display niches, awnings, and stucco-like finish at southeast corner of Sanbusco Center.

Ms. Schackel presented the staff report [attached as Exhibit K].

Present and previously sworn was Joe Schepps, who said that the façade in 1984 was composed of celotex, plywood and corrugated iron. He said it had no historical relevance. He said the nichos will be plastered with brick arches as has been done at the law offices at the front.

Present and sworn was David Itslow, 16 Meadow Drive, who said that the nichos would be a half circle, 18" deep with the back being a hammered copper panel which has been rusticated. He said the bottom would have a cast stone base and the ceiling would be painted chipboard. He added that the black awnings will really be green to match the existing awnings.

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

Mr. Purvis moved to approve Case #H-00-83 subject to staff recommendations. Ms. Hanks seconded the motion.

Mr. Purvis asked for the architect to restate the description which he did. He clarified that there would be windows on the front of them. He pointed out where they were using the drawings. Mr. Purvis asked about the awning. The architect said it would be of simple clamshell design.

Mr. Padilla asked what was above the entry. Mr. Itslow said it was a transom and above the transom was due to a computer error.

Ms. Schackel said that the applicant has addressed these detail questions with a revised drawing [attached as Exhibit L].

Mr. Purvis asked the purpose of the nichos. Ms. Schackel clarified that they were places to display wares which were sold inside.

The motion to approve passed by unanimous voice vote.

MATTERS FROM THE BOARD

None.

BUSINESS FROM THE FLOOR

None.

ADJOURNMENT

There being no further business to appear before the City of Santa Fe Historic Design Review Board, and upon motion by Mr. Padilla and second by Mr. Purvis, the meeting was adjourned at approximately 10:45 p.m.

Approved by:


Cecilia Rios, Chair

Submitted by:


Carl Boaz, Board Reporter



City of Santa Fe, New Mexico

EXHIBIT K

HDRB 6/27/2000

Project description : INSTALL NEW EXTR DRS, AWNGS, STC, NCHS, SE
Project number : 00-10100093
Case number : H-00-83
Project type : HISTORIC DESIGN REVIEW BOARD

PROJECT LOCATION (S) : 500 Montezuma Ave.

PROJECT NAMES:

OW-Schepps Management
Santa Fe, NM 87501

560 Montezuma Ave.
(505) 983-9136

AP-The Chestnut Co.
San Francisco, CA 94109

1388 Sutter St. Ste. 520

PROJECT DATA:

HISTORIC DISTRICT	Westside Guadalupe
HISTORIC BUILDING STATUS	Contributing
PUBLICLY VISIBLE FAÇADE-EAST	Y
PUBLICLY VISIBLE FAÇADE-NORTH	N
PUBLICLY VISIBLE FAÇADE-SOUTH	Y
PUBLICLY VISIBLE FAÇADE-WEST	N
HISTORIC DISTRICT SURVEY NUMBER	H27200
YEAR OF CONSTRUCTION	1908
PROJECT TYPE (NEW, ADD, ETC.)	Remodel
USE, EXISTING	Commercial/Retail
USE, PROPOSE	Commercial/Retail
HISTORIC BUILDING NAME	Sanbusco Center

City of Santa Fe, New Mexico

memo

DATE: June 27, 2000

TO: Historic Design Review Board Members

VIA: Annie Condon, Planning and Land Use Director *CS*
Cyrus Samli, Planning Division Team Leader *CS* *CS for AMC*

FROM: Angela Schackel, Historic Districts Case Planner *AS*

ITEM & ISSUE:

CASE #H-00-83

ADDRESS 500 Montezuma (Sanbusco)
Historic Status Contributing
Historic District Westside-Guadalupe

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

☐ Case Synopsis

☒ District Standards

☒ State Historical Survey Sheet

☐ Other

APPLICANT SUBMITTALS

☒ Proposal Letter

☒ Vicinity Map

☒ Site Plan/Floor Plan

☒ Elevations

☒ Photographs

☒ Other finish color chart

STAFF RECOMMENDATION:

Staff recommends approval with the condition that the proposed window display cases not contain advertising and pending receipt of additional information requested at the meeting regarding the exterior pathway system reconfiguration and display niche awnings. The applicant has been advised that any signage to be displayed must be applied for separately.

Staff defers to the board to make the final determination of whether the proposal meets the design and historic preservation standards of the Westside-Guadalupe Historic District.

BACKGROUND & SUMMARY:

The applicant proposes to remove four windows and add four "recessed copper display niches" that the applicant describes will "sit within the existing exterior wall plane" to have "black awnings within the recessed area." Existing doors will be removed and new doors will be centered between the two sets of proposed niches. The south elevation depicts a pair of

multi-lite glass doors with side-lites. Proposed finishes include stucco to match stucco on existing adjacent storefronts. The applicant has provided a color chart showing finishes and a color illustration of a sample storefront. **The applicant has been requested to bring to the meeting additional details about the display niches (materials and profile).**

The applicant also states in the proposal letter that the existing exterior pathway system will be reconfigured and all new work will match existing. **The applicant has been requested to provide at the meeting a proposed south elevation showing the reconfigured exterior pathway system.**

As the proposed door and window opening alterations are on an elevation altered since 1986 and not on a primary façade, the proposal meets the historic preservation standards. (Section 14-70.73E SFCC 1987). The applicant has provided a 1986 photograph that shows the south elevation of Sanbusco Center before it was extensively remodeled.

**RUSSELL
DAVIS**
ARCHITECTS

Architecture
Planning
Interiors

739 A Street, Suite B
San Rafael
California 94901
415.256.8001 tel
415.256.8002 fax
info@rdarchitects.com

Colin J. Russell
Larry Davis
Architects

June 6, 2000

Angela Schackel
City of Santa Fe Historic Design Review Board
200 Lincoln Avenue,
Santa Fe, N.M. 87504-0909

Dear Angela,

Illuminations is proposing a tenant improvement remodel within San Busco Center. While the majority of the work to be performed is within the interior portion of the mall, an exterior elevation will require modification to provide both corporate identity for the space and ensure local code exiting requirements.

The proposed exterior elevation would incorporate a stucco-like finish, similar to the existing adjacent exterior finish (see attached photographs). The colors proposed would match Illuminations standard colors, which would blend well with the existing adjacent finishes. Recessed copper display niches would sit within the exterior wall plane, with black awnings provided within the recessed area. No exterior windows are proposed. New exterior swing doors would be installed, set back from the lease line within a recessed opening. Renovations to the existing exterior pathway system would be required to provide access to the store, with all new work to match the existing pathway / railing system.

At this point I have limited information regarding the existing shopping center's architectural history and significance within Santa Fe. I'm currently in the process of obtaining more information regarding the center's history. I'll forward along any information I receive on the center.

Please contact me if you have any questions or comments regarding the application package.

Sincerely,

Jeanne Ross

Jeanne Ross
Project Manager
Russell & Davis Architects

STAFF NOTES:

remove existing ramp
+ reconfigure
→ elevation to be
provided at meeting

cc: David Itzla, The Chestnut Company
Sanjay Poovadan, Illuminations
File

Miscellaneous Submissions to Appeal Petition

HISTORIC DESIGN REVIEW BOARD MINUTES
August 24, 1999 Field Trip
Page 2

513 W. San Francisco

- * Is zoning in place for change in use? Application indicates zoning has been met
- * Noted visibility of evaporative cooling unit (can make condition part of permit approval)

355 Hillside Ave. (shed)

- * No comments

1481 Upper Canyon Rd.

- * Not publicly visible, but proposed carport would be if yard wall absent

521 Halona St.

- * Noted structural state of garage structure = poor, and deteriorating.

945 Acequia Madre

- * Noted it's one of the only houses without a high yard wall on this portion of Acequia Madre

500 Montezuma (Sanbusco)

- * Given reasonable ramp access, board agrees with staff recommendation that not constructing ramp helps preserve historic integrity of structure

Other comments

- Work proposed next to 513 W. San Francisco (to E) permitted?


Cecilia Rios, Chair

City of Santa Fe, New Mexico

memo

DATE: August 24, 1999

TO: Historic Design Review Board Members

VIA: Anne Condon, Planning and Land Use Director
Cyrus Samli, Planning Division Team Leader
Mary Ragins, Historic Preservation Planner

FROM: Angela Schackel, Historic Districts Case Planner

ITEM & ISSUE:

CASE #H-99-151

ADDRESS 500 Montezuma
Historic Status Contributing
Historic District Downtown & Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

☐ Case Synopsis

☒ District Standards

☒ State Historical Survey Sheet

☐ Other

APPLICANT SUBMITTALS

☒ Proposal Letter

☒ Vicinity Map

☒ Site Plan/Floor Plan

☒ Elevations

☒ Photographs

☐ Other

STAFF RECOMMENDATION:

Staff acknowledges that the proposal meets the standards for design and historic preservation in the Westside-Guadalupe Historic District, yet recommends approval with the condition that the additional access ramp be deleted from the proposal.

BACKGROUND & SUMMARY:

The applicant proposes to change one of the pair of windows to the south of the main entry doors to a door on the east elevation. The new door is to be steel with divided glass steel sash to match the width of the existing window with a steel sash transom window above the door extending to the existing window lintel.

New wood trim will be added to match the existing wood trim size and stained the same "bone" or tan color to match existing wood siding. The new metal door, door frame,

sidelights, and transom will be painted "Sanbusco green" to match the existing window that the proposed door is replacing and also of the existing doors and windows in the Sanbusco complex.

Staff acknowledges previous board discussions about altering door and window openings on primary facades of "contributing" structures within the historic preservation standards of the Historic Districts Ordinance. However, staff believes that the proposal meets the ordinance per Section 14-70.73E1a SFCC 1987, which states that "no opening shall be widened or narrowed." The proposal calls for elongating the window to create a door.

The application also includes the addition of a ramp to the east elevation. The applicant states in the proposal letter, and it is clear from the floor plan provided, that there is wheelchair access to the interior space immediately inside the mall's main entry doors. Acknowledging the historic status of the building, and in consideration of the retail space being accessible as reflected in the plans, staff suggests that the ramp not be constructed as to better maintain the historic character of the building. Signage directing users to the accessible entrance may be posted at the new entry requested in this proposal.

Ms. Seth commented that it was odd to say that the rock wall had "no historical significance" instead of that it was non-contributing.

Ms. Hanks asked if they would consider anything short of a solid wall. Mr. Mathey said that the issue is traffic noise, adding that the walls are predominately stucco or block walls. Ms. Hanks suggested to them that blocking out the neighborhood is not a good idea, saying that they were, in fact, walling them out.

Mr. Fiance said that walls along this street are historic and appropriate.

Mr. Purvis agreed, but said it could be something other than a straight wall.

Mr. Mathey said they had considered adding a buttress, but that it would require more foundation work, which would draw more attention to it. He said the use of adobe would provide a rougher finish. He said the owners would be open to including a nicho or a small opening with shutters.

Ms. Rios asked the type of stucco. Mr. Mathey said that they would prefer a cement based stucco, even though the house is finished with Sto.

Mr. Purvis amended his motion to include the following conditions:

1. That the entrance gate on the east elevation not have an arched opening; and
2. That the south elevation wall have at least one opening (a shuttered or window-type opening) at least 3 square feet.

Ms. Seth accepted this amendment. The motion for approval of Case #H-99-150, subject to the above mentioned conditions, passed by unanimous voice vote.

7. Case #H-99-151. 500 Montezuma Ave. Contributing. Joe Browning, agent for Sanbusco Investments, proposes to replace window with door on east elevation.

Ms. Schackel presented the staff report. [Attached as Exhibit L.]

Present and sworn was Lisette Ellis, 569 Montezuma, Ste 202. She provided the Board with some photographs which she said showed the changes to this façade since the turn of the century. She briefly reviewed them with the Board.

There were no speakers from the public regarding this project.

Ms. Hanks moved for approval of Case #H-99-151 subject to staff's recommendations to have a stair instead of a ramp.

Mr. Flance asked if the building could meet the ADA standards without this change. Ms. Ellis said she did not know, saying an interior ramp was too steep, but that it had been built under an exception.

Mr. Flance asked if they would cause problems if they approved the case without the ramp. Ms. Ellis said she thought it could be made accessible from the inside with some modification to the doorway itself. In response to the Chair, she said the interior ramp would be reviewed by staff, including ADA staff, and that there were exceptions to the slope of the ramp for existing conditions.

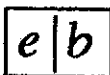
The motion for approval of Case #H-99-151 subject to staff's recommendations to have a stair instead of a ramp passed by unanimous voice vote.

MATTERS FROM THE BOARD

Mr. Flance asked for a further definition of primary façade from staff for the next meeting he will attend.

Mr. Flance commented that they keep talking about Sto vs cementitious stucco, and said they were walking the line by not allowing it. Chair Rios said that the requirement of the ordinance is to use the same type material.

Ms. Schackel said they encourage the use of more historic materials so that historic architectural features are maintained. She said there were so many different types of stucco, and methods of applying them, that she did not think this was something that the Board could dictate. She acknowledged that synthetic stucco systems are failing in different parts of the country, so it was not a black and white issue.



ellis | browning architects, ltd.

Rec'd 8/5/99
OK for 8/24 meeting
→ get doc signed to post

August 5, 1999

Angela Schackel
Historic Districts Case Planner
Historic Design Review Board
City of Santa Fe
P.O. Box 909
Santa Fe, NM 87504-0909

Re: Proposal Letter for adding an exterior door to Sanbusco Market Center
500 Montezuma Avenue, West Side Historic District

Dear Ms. Schackel:

Attached please find the required plans and application form for the review of the proposed construction of adding a new exterior door to Sanbusco Market Center. Please note that the proposed door is within an existing window lintel.

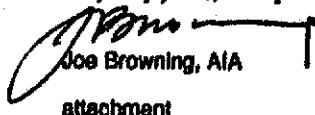
The new door is planned to be steel with divided glass steel sash, to match the existing Sanbusco building style. The door will have two glass sidelights in steel sash to match the width of the existing window, and a steel sash transom window above the door extending to the existing window lintel.

Access to the new door will be provided by a new brick stair (3 risers) with steel handrails each side (painted Sanbusco green) and a brick stoop. The brick will match the existing Sanbusco patio and paving as an Endicott Ironspot brick.

Colors: As this new door interrupts the existing wood siding, new wood trim will be added to match the existing wood trim size and stained the same "bone" or tan color to match existing wood siding. The new metal door, door frame, sidelights and transom will be painted "Sanbusco green" to match the existing window that this door is replacing and also all of the existing door and windows in the Sanbusco complex.

The Sanbusco Market Center is part of an old building supply company which was built in sections over several years from the early part of this century through the 1950's. The brick portion was constructed by Charles Dudrow in the "Railroad commercial style" in 1881. This portion of Sanbusco is directly adjacent to the old wooden storefront where we are adding this new door. The wooden storefront dates to at least 1910 from the photo archives available, but with a different fenestration pattern through photos of 1928. A painting of the old storefront in 1884 by Lisa Beamis (commissioned by Joe Schepps) shows the existing window fenestration which we will change with the addition of a new door, but in a Pueblo revival style of finish which was removed with the 1987 renovation that restored the building to the 1910 photographic record of wood siding and exposed brick.

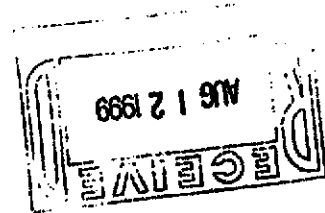
Very truly yours,


Joe Browning, AIA
attachment

560 montezuma suite 202 santa fe, NM fax 505.982.6272 505.984.2344



ellis | browning architects, ltd.



August 10, 1999

Angela Schackel
Historic Districts Case Planner
Historic Design Review Board
City of Santa Fe
P.O. Box 909
Santa Fe, NM 87504-0909

Re: Proposal for adding an exterior door to Sanbusco Market Center
500 Montezuma Avenue, West Side Historic District

Dear Ms. Schackel:

Attached please find a revision to the new elevation for the proposed door to the front of Sanbusco which is being reviewed by the Historic Design Review Board this month. I met with Monica Montoya regarding city zoning issues for the addition of this exterior door. She advised me that there is no zoning problem with this door addition, however, Gilbert Catanach reviewed the door for ADA compliance and asked if a ramp can be added to the exterior door rather than a stair as we originally submitted.

The enclosed drawing shows the existing elevation of Sanbusco and the elevation with a ramp and the associated railing with the proposed door. Mr. Catanach acknowledged that the decision for a ramp or stair is up to the Historic Design Review Board because of the historic status of this building. Wheelchair access to this space is available from the interior mall door and a sign can be posted at the new exterior door if a new ramp is not appropriate at the building's exterior front facade.

In the 1987 renovation of Sanbusco, the original brick facade of the adjacent 1881 "Sanbusco Building" was restored with a brick stair and landing, as we have proposed for this new door, and no ramp was added because of the historic importance of the facade. ADA access is gained through and interior mall door and an exterior door to the south for the adjacent space.

Please note that we are also looking for photographic evidence of the age of the window where we propose to add this door and hope to have more information prior to the Board meeting August 24th.

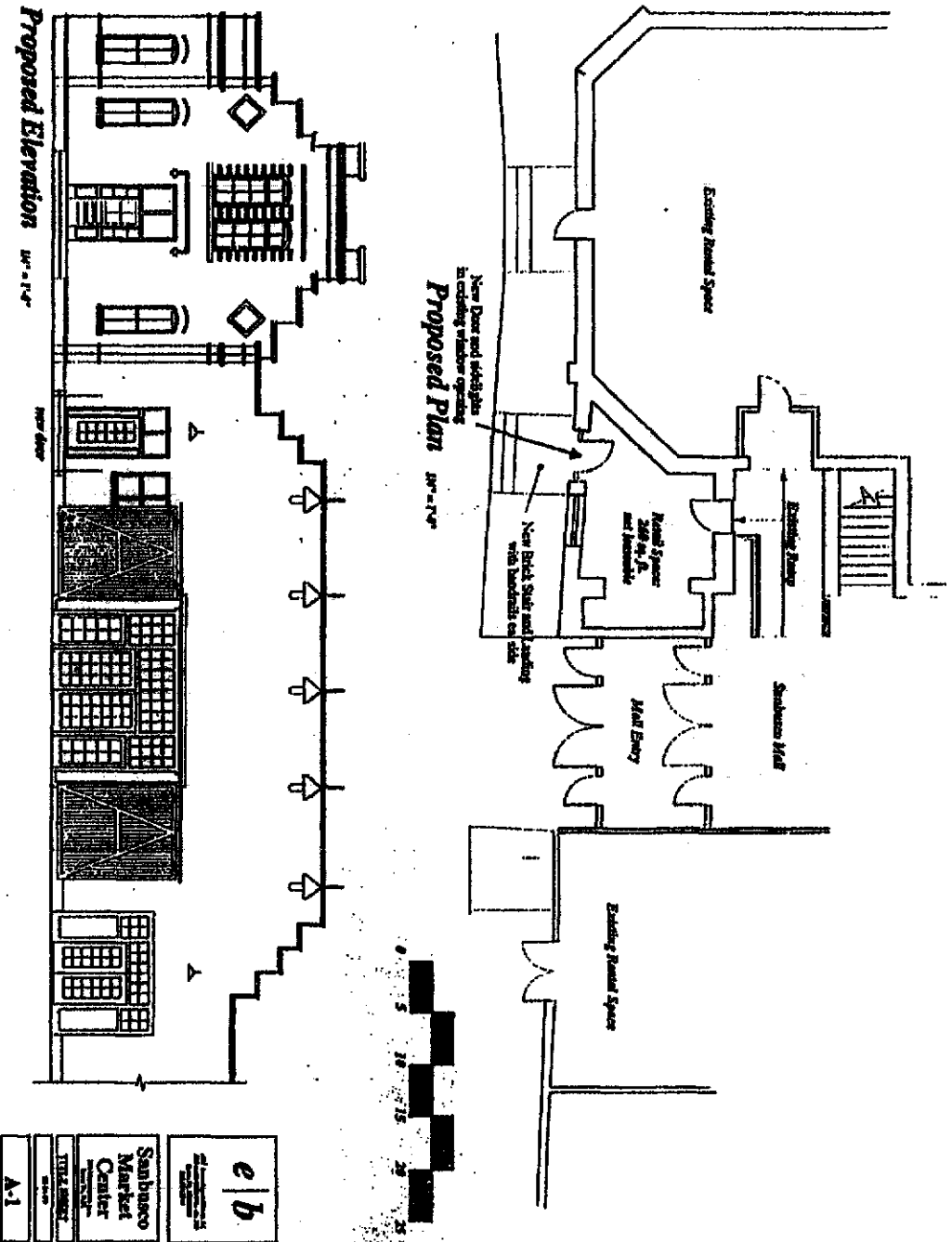
Very truly yours,

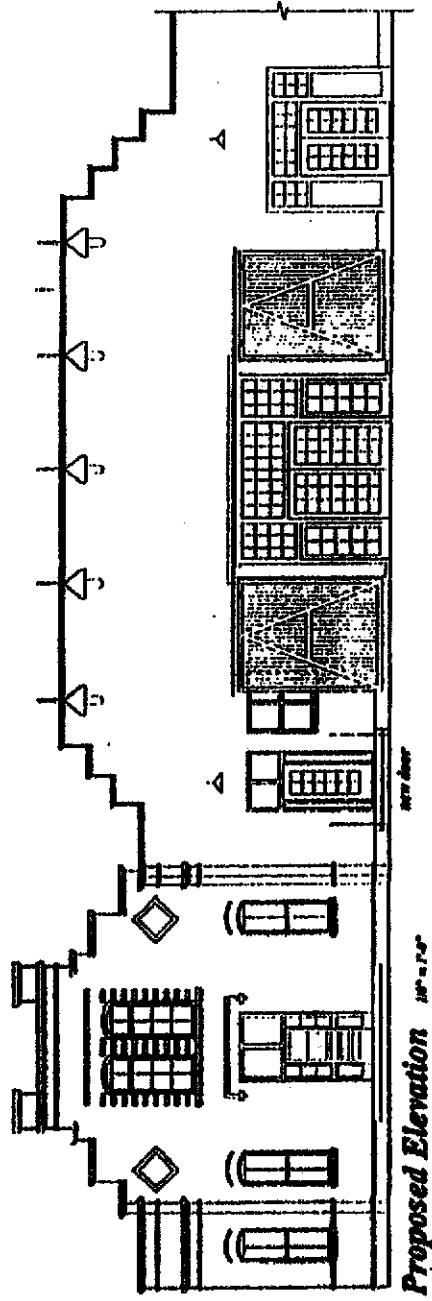
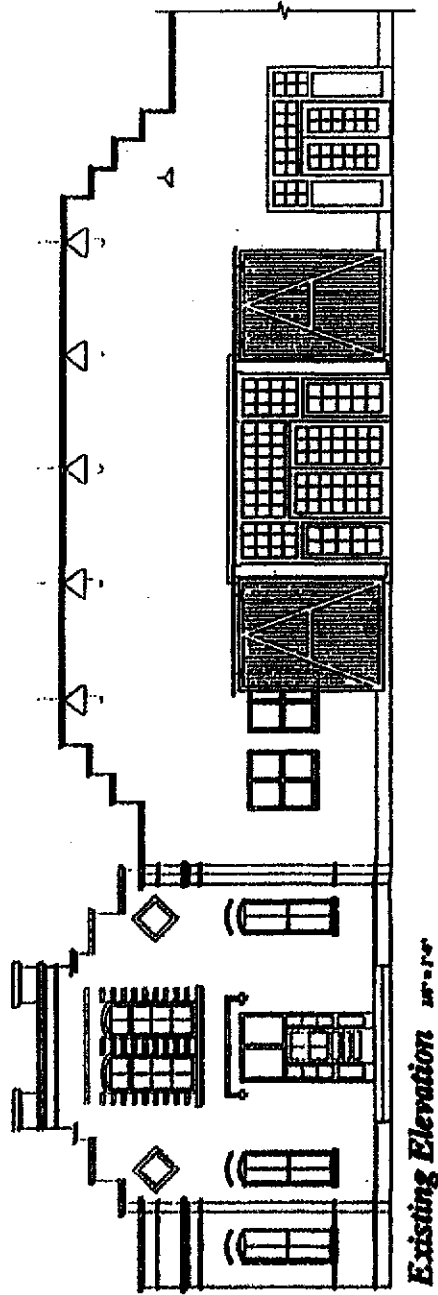
attachment

cc: Joe Schepps

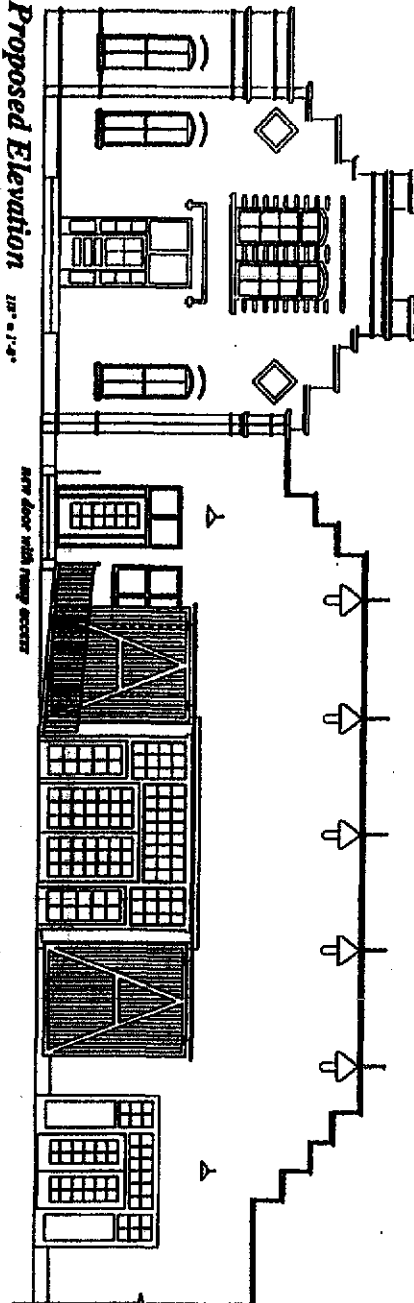
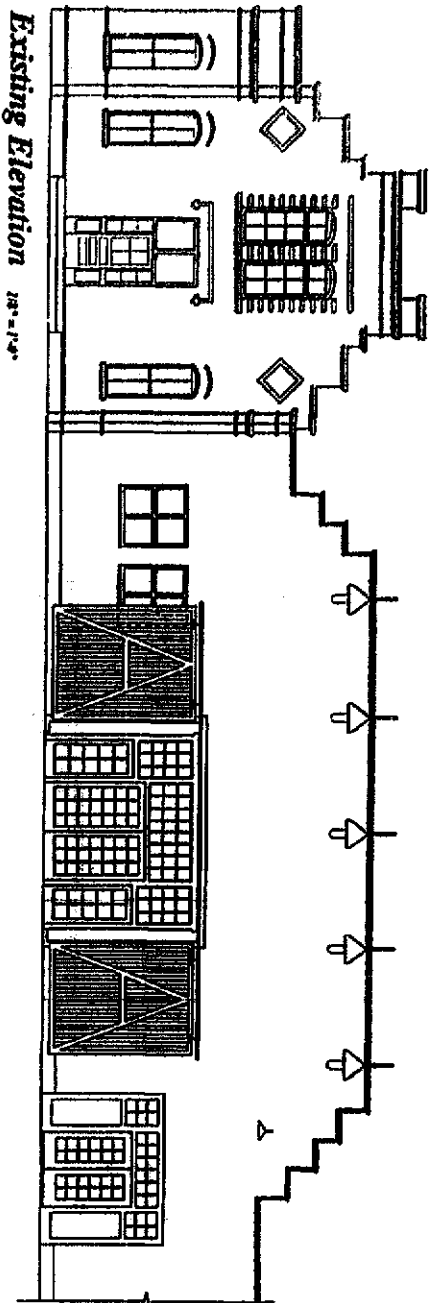
560 montezuma suite 202 santa fe, NM fax 505.982.6272 505.984.2344

19





<i>e b</i>	Sanbusco Market Center
Sanbusco Market Center	Sanbusco Market Center
TITLE SHEET	T-1



REVISION
H-99-151
(w/ RAMP)

e b
Sanbusco Market Center
TITLE SHEET
T-1



Agenda

HISTORIC DESIGN REVIEW BOARD

August 22, 2000

Page 2

I. NEW BUSINESS

1. Case #H-00-109. 132 E. Santa Fe Ave. Don Gaspar Historic District. Contributing. Ellen Maria Arias, proposes the construction of a 500 sq. ft. guest house behind a contributing building. (Proposed height = 11').
2. Case #H-00-110. 217 W. Houghton. Don Gaspar Historic District. Timothy L. Garcia, agent for Mrs. Sofie Myers, proposes to demolish a non contributing carport.
3. Case #H-00-111. 414 Camino Delora. Downtown and Eastside Historic District. Non-contributing. Marshall Girard, proposes construction of a two car garage in the Spanish Pueblo Revival manner on a non contributing property.
4. Case #H-00-112. 867 Don Cubero Ave. Don Gaspar Historic District. Contributing. John Lehman, proposes to complete construction of a 308 sq. ft. addition to a contributing building.
5. Case #H-00-113. 560 Montezuma Ave. Westside Guadalupe Historic District. Duty and Germanas Architects, agents for Schepps Management Co. propose the construction of parking lot booths at Sanbusco Center.
6. Case #H-00-114. 1000 Paseo de Peralta. Downtown and Eastside Historic District. Significant. O. Michael Duty, agent for Santa Fe Properties, proposes the construction of a 1300 sq. ft. addition to the Jose Alarid House.
7. Case #H-00-115. 1281 Camino de Cruz Blanca. Historic Review District. Randy Scrafford, agent for Scott Hancock, proposes the construction of a 4170 sq. ft. single family residence.
8. Case #H-00-116. 637 Camino Lejo. Historic Review District. Courtenay Mathey, agent for Vincent and Konna Kiernine, proposes the construction of a 2700 sq. ft. single family residence to be designed in the Spanish Pueblo Revival manner.
9. Case #H-00-117. 352 E. De Vargas. Downtown and Eastside Historic District. Significant. Steven Robinson, agent for The Peters Corporation, proposes to restore the historically significant Bandelier Kaune House and grounds.

J. MATTERS FROM THE BOARD

K. BUSINESS FROM THE FLOOR

L. ADJOURNMENT

For more information regarding cases on this agenda please call the Planning Division at 955-6808.
Interpreter for the hearing impaired is available through the city clerks office upon five (5) days notice.

<u>ITEM</u>	<u>ACTION</u>	<u>PAGE</u>
3 <u>Case #H-00-111.</u> 414 Camino Delora.	Approved per staff recommendations	6
4 <u>Case #H-00-112.</u> 827 Con Cubero Ave.	Approved per staff recommendations with conditions	6-8
5 <u>Case #H-00-113.</u> 360 Montezuma Ave.	Approved per staff recommendations with conditions	8-9
6. <u>Case #H-00-114.</u> 1000 Paseo de Peralta.	Denied	9-15
7. <u>Case #H-00-115.</u> 1218 Camino de Cruz Blanca.	Approved per staff recommendations and additional requests approved	15-16
8. <u>Case #H-00-116.</u> 637 Camino Lejo.	Approved per staff recommendations with conditions	16-17
9. <u>Case #H-00-117.</u> 352 E. De Vargas.	Approved per staff recommendations	17-18
MATTERS FROM THE BOARD	None	18
BUSINESS FROM THE FLOOR	None	18
ADJOURNMENT		18

Board can disagree with his interpretation. Chair Rios reiterated that the Board can disagree with staff interpretation, and it is within its purview to overrule staff. She said on the South elevation the architectural features are not distinguishing and she does not consider the facade primary.

Mr. Padilla said obviously much work has been done without a permit. He asked Mr. Lehman if there were any plans to do any work to the garage. Mr. Lehman said he has no such plans. Mr. Padilla asked if there are plans to modify the garage that he follow the procedure for approval for modifications.

RESTATEMENT OF THE MAIN MOTION AS AMENDED: it was moved by Nancy Hanks, seconded by Mary Rivera, that Case #H-00-112, as recommended by staff with the condition that the greenhouse attached to the garage, and the gate come back to staff and Board for review and approval.

VOTE: There being no dissenting or abstaining votes, the motion carried unanimously.

5. **Case #H-00-113. 360 Montezuma Ave. Westside Guadalupe Historic District. Duty and Germans Architects, agents for Schepps Management Co., propose the construction of parking booths at Sanbusco Center.**

Mr. Hewat presented the staff report for this case which is incorporated herewith to these minutes as Exhibit "H."

Mike Duty appeared on behalf of the applicant. Chair Rios reminded Mr. Duty that he has been sworn. Mr. Duty had no additional comments.

MOTION: It was moved by Steve Flance, seconded by John Padilla, that the Board approve Case #H-00-113 as recommended by staff.

DISCUSSION: Mr. Flance asked why they were doing two different types of booth. Mr. Duty said the booths were done several years ago to match Sanbusco which has been modified since that time. Chair Rios asked what is being done to control the traffic in the area. Mr. Duty said the parking booths are only a portion of what is being done. He said at Sanbusco there are 4 entry and exit points, actually 5. One will be closed and used for employee access only. Three of the gates will be used for entry only and one for exit only. Mr. Duty said there is a chance that booths only will be built, and not the automated system because of cost. He said the most effective thing would be not to build the mechanical portion and have personnel in place at the booth as control. He said Border's and Cost Plus have been added, and the hours of operation for these businesses are much later. The activity has intensified, and there is a definite need to control parking.

Mr. Padilla asked Mr. Duty to elaborate on Booth #2 across from Border's. Mr. Duty said Booth #2 will be located to control the exit in front of Border's and will be essentially a pay station. The entrance in front of Border's will be 25 feet from the booth, and will be an automated "ticket spitter." Ticket spitters will be located at 3 locations. Mr. Duty identified the locations using the map. There will be an entrance only near Pranzo's Grill, beside the Ristra Restaurant. The area behind Outside Magazine will be for employees. Mr. Padilla asked what the ticket spitter will look like, and if it will have a mechanical arm? Mr. Duty said it will be similar to that at airports. Mr. Padilla clarified that the application is not for ticket spitters but for Booth #1 only? Mr. Duty said this is correct, although he didn't know he had to get permission for the ticket spitters. He said he will bring this back if necessary. Chair Rios asked if it is necessary for the ticket spitters to be approved? Mr. Hewat said it is up to this Board. Mr. Padilla said this can be done administratively.

FRIENDLY AMENDMENT: Mr. Padilla would like to amend the main motion to provide that the installation of the ticket spitters must come back to staff for review and that approval be managed administratively. The maker and second were in agreement with this amendment.

RESTATEMENT OF THE MAIN MOTION AS AMENDED: It was moved by Steve Flance, seconded by John Padilla, that the Board approve Case #H-00-113 as recommended by staff, with the condition that the installation of ticket spitters must come back to staff for review and that approval be managed administratively.

VOTE: There being no dissenting or abstaining votes, the motion carried unanimously.

6. Case #H-00-114. 1000 Paseo de Peralta. Downtown and Eastside Historic District. Significant. O. Michael Duty, agent for Santa Fe Properties, proposes the construction of a 1,300 sq. ft. addition to the Jose Alarid House.

Mr. Hewat presented the staff report for this case which is incorporated herewith to these minutes as Exhibit "I."

Mike Duty appeared on behalf of the applicant. Chair Rios reminded Mr. Duty that he has been sworn. Mr. Duty said he hadn't seen staff recommendations. This issue has been heard within the last 30 days.

Mr. Duty said this project was approved 3 times, the first time by the Historic Design Review Board in the early 1990's, in the form before the Board this evening. After receiving approval, the owner decided to build the project in phases. He appeared before the Board and was given approval to construct the project in phases. Phase I was completed. He was admonished by the Board to construct Phase II as approved. In 1994, he came before the Board with the design being considered this evening, and the design was approved. He said the owner chose to delay the project once again. He tried to get reapproval of the project at the July



City of Santa Fe, New Mexico

H-00-113
560 Montezuma Ave.

Project description : CONSTRUCTION OF PRKNG BOOTH AT SANBUSCO
Project number : 00-10100125
Case number : H-00-113
Project type : HISTORIC DESIGN REVIEW BOARD

PROJECT LOCATION (S) : 560 Montezuma Ave.

PROJECT NAMES:

OW-Schepps Management Santa Fe, NM 87501	560 Montezuma Ave. (505) 983-9136
AP-Duty and Germanas Architects Santa Fe, NM 87501	1233 Paseo de Peralta (505) 989-882

PROJECT DATA:

HISTORIC DISTRICT	Westside Guadalupe
HISTORIC BUILDING STATUS	N/A
PUBLICLY VISIBLE FAÇADE-EAST	Y
PUBLICLY VISIBLE FAÇADE-NORTH	N
PUBLICLY VISIBLE FAÇADE-SOUTH	N
PUBLICLY VISIBLE FAÇADE-WEST	Y
HISTORIC DISTRICT SURVEY NUMBER	N/A
YEAR OF CONSTRUCTION	N/A
PROJECT TYPE (NEW, ADD, ETC.)	New
USE, EXISTING	Commercial
USE, PROPOSE	Commercial
HISTORIC BUILDING NAME	N/A

Exhibit "H"

City of Santa Fe, New Mexico

memo

DATE: August 22, 2000

TO: Historic Design Review Board Members

VIA: Anne Condon, Planning and Land Use Director *mc*
Cyrus Samil, Planning Division Team Leader *CS*

FROM: James Hewat, Historic Preservation Planner *RE*

ITEM & ISSUE:

CASE # H-00-113

ADDRESS 560 Montezuma Avenue
Historic Status Contributing
Historic District Westside Guadalupe

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

☒ Case Synopsis

☒ District Standards

☒ State Historical Survey Sheet

☐ Other:

APPLICANT SUBMITTALS

☒ Proposal Letter

☒ Vicinity Map

☒ Site Plan/Floor Plan

☒ Elevations

☒ Photographs

☐ Other

STAFF RECOMMENDATION:

The proposal meets the design guidelines for the Westside/Guadalupe District. The parking booths will not negatively impact the streetscape. Staff recommends approval.

BACKGROUND & SUMMARY:

The applicant proposes the construction of two parking lot booths to control access to parking at the Sanbusco Center parking lots. The Sanbusco Center is a contributing property, however, the booths will be small in scale and will not have a negative impact on the streetscape. Each booth covers approximately 50 square feet and will have entry/exit gates and a ticket machine. The booth located 75' from the SE corner of the Sanbusco Center will be a simple frame/stucco structure with a pitched metal roof. The booth for the lot across the street and 65' from the Cost Plus World Market will be a simple frame stucco structure with a flat roof. The color palette for stucco and painted trim (green) for both booths will match the color palette for the Sanbusco Center. Other details include true divided light windows, and a single 10 light French door for each booth. The pitched roofed booth will have exposed rafters and corrugated metal roofing. The flat roofed booth will have copper clad canales.

Duty & Germanas Architects

August 1, 2000

James Hewat
Historical Design Review Board
City of Santa Fe
200 Lincoln Avenue
Santa Fe, New Mexico 87501

Re: 560 Montezuma Ave.
Parking Booth Structures

Dear James:

We are submitting the required information on two proposed parking booths at Sanbusco Center. One booth will be constructed at the entry to the parking lot immediately in front of the Borders Book Store on the South of the Center. It will be a simple stucco structure with a pitched metal roof. The second booth will be similar and will be located across the street at the lot located there. It will also be stucco but will have a flat roof.

These structures are required in order to facilitate parking control personnel which will serve at each location in order to ensure parking availability for the tenants in the Sanbusco Center.

Please call if you need any additional information.

Sincerely,


O. Michael Duty



Agenda

HISTORIC DESIGN REVIEW BOARD

January 11, 2000

Page 2

3. Case #H-00-03. 539 Armijo. Downtown and Eastside Historic District. Non-contributing. Rad Acton, agent for Matt and Lori Wiebe, proposes to add onto northwest elevation and fence to west elevation (proposed and allowable height = 5').
4. Case #H-00-04. 1109 E. Alameda. Downtown and Eastside Historic District. Non-contributing. Margo Sena, proposes to add onto east elevation.
5. Case #H-00-05. 1630 Canyon Rd. Downtown and Eastside Historic District. Contributing (house). Denman and Associates, agents for Ed and Alice Lusk, propose to extend fence and add vehicular gate to north elevation, add fence to east and west elevations (proposed height varies = 4'10" - 5'11"; allowable height = 4'10").
6. Case #H-00-06. 642 Camino de la Luz. Downtown and Eastside Historic District. New construction. Victor Johnson, agent for David Padwa, proposes construction of two-story residence (proposed height = 18'; allowable height = 18'9").
7. Case #H-00-07. 137 W. Berger St. Don Gaspar Historic District. New construction. Kristin Bonkemeyer, proposes to construct single-story structure with detached garage, and add yard wall to east, west, and south elevations (proposed and allowable height varies = 4'7" - 6'6").
8. Case #H-00-08. 550 Montezuma. Historic Transition District. Contributing. David Oberstein, agent for Sanbusco Corporation, proposes window and door alterations on east elevation, loading dock alterations on west (rear) elevation.
9. Case #H-00-09. 310 Johnson St. Downtown and Eastside Historic District. Non-contributing. Allan Walter and Jennifer Lind, propose to add onto north elevation.

H. MATTERS FROM THE BOARD

I. BUSINESS FROM THE FLOOR

J. ADJOURNMENT

For more information regarding cases on this agenda please call the Planning Division at 984-6808. Interpreter for the hearing impaired is available through the city clerks office upon five (5) days notice.

see differences which made it more interesting.

Ms. Hanks asked her to describe the south elevation. Ms. Bonkemeyer said the doors would be single lite wood doors with sidelights.

Ms. Seth asked about the portal roof. Ms. Bonkemeyer said it would be 2:12 pitch with metal to have a lower profile.

Ms. Seth asked if there were no publicly visible skylights. Ms. Bonkemeyer said that was correct.

Mr. Purvis asked about the two garage doors. Ms. Bonkemeyer said it was a single car garage and had a second access door. Mr. Purvis asked why it was ten feet tall. Ms. Bonkemeyer said it was for storage space.

Chair Rios asked if she needed to submit the drawings as softened. Ms. Ragins said it could be conditioned that altered drawings be approved by staff. Ms. Ragins asked if there would be parking in the front yard. Ms. Bonkemeyer said there would not.

Ms. Hanks agreed to amend her motion to add a condition that the drawings be amended to reflect softened edges on the parapet. Mr. Purvis agreed.

The motion to approve Case #H-00-07 with the condition that the drawings be amended to reflect softened edges to be approved by staff passed by unanimous voice vote.

8. Case #H-00-08. 550 Montezuma. Historic Transition District. Contributing. David Oberstein, agent for Sanbusco Corporation, proposes window and door alterations on east elevation, loading dock alterations on west (rear) elevation.

Ms. Schackel presented the staff report [attached as Exhibit K].

Present and sworn was Lisette Ellis, 560 Montezuma, who said she had nothing to add to the staff report and would answer questions.

There were no speakers from the public regarding this case.

Ms. Seth moved for approval of Case #H-00-08 as submitted. The motion was seconded by Mr. Purvis and passed by unanimous voice vote.

Ms. Schackel said this project is actually in the Westside Guadalupe Historic District.

9. Case #H-00-09. 310 Johnson St. Downtown and Eastside Historic District. Non-contributing. Allan Walter and Jennifer Lind, propose to add onto north elevation.

Ms. Schackel presented the staff report [attached as Exhibit L].

Present and sworn was Allan Walter, Box 1006, Pecos, who said he had nothing to add.

There were no speakers from the public regarding this case.

Ms. Hanks moved for approval of Case #H-00-09 as submitted. Ms. Seth seconded the motion.

Ms. Hanks asked which of the two colors would be used. Mr. Walter said they had not yet decided. Ms. Hanks asked if it was okay for it to be either. It was decided that it was okay.

The motion passed by unanimous voice vote.

MATTERS FROM THE BOARD

Ms. Hanks handed out the survey results to those who were not present last time.

Ms. Seth expressed gratitude to Mary Ragins for her service to the community. She added that her term was to expire in January. Ms. Hanks said that her term also expired in January.

Mr. Purvis said he recused himself because, as an architect, he had at one time earlier worked with the architect for that project and didn't know if he should always recuse himself in that circumstance. The Board briefly discussed what creates a need for recusals. Ms. Ragins said the Board has authority over what is



City of Santa Fe, New Mexico

EXHIBIT K

HDRB 01/11/2000

Project description : WND/DR ALTRTNS E ELVTN,LDG DCK ALTR W EL
Project number : 00-10100008
Case number : H-00-08
Project type : HISTORIC DESIGN REVIEW BOARD

PROJECT LOCATION (S) : 550 Montezuma

PROJECT NAMES:

OW-Sanbusco Corp.
Santa Fe, NM 87501

500 Montezuma Ave.
(505) 989-9390

AP-David Oberstein
Santa Fe, NM 87501

560 Montezuma Ave.
(505) 989-9390

PROJECT DATA:

HISTORIC DISTRICT	Transition
HISTORIC BUILDING STATUS	Contributing
PUBLICLY VISIBLE FAÇADE-EAST	Y
PUBLICLY VISIBLE FAÇADE-NORTH	N
PUBLICLY VISIBLE FAÇADE-SOUTH	Y
PUBLICLY VISIBLE FAÇADE-WEST	Y
HISTORIC DISTRICT SURVEY NUMBER	H27201
YEAR OF CONSTRUCTION	1930
PROJECT TYPE (NEW, ADD, ETC.)	Remodel
USE, EXISTING	Commercial/Retail
USE, PROPOSE	Commercial/Retail
HISTORIC BUILDING NAME	Butler and Foley Building

City of Santa Fe, New Mexico

memo

DATE: January 11, 2000

TO: Historic Design Review Board Members

VIA: Anne Condon, Planning and Land Use Director *es for Anne*
Cyrus Samii, Planning Division Team Leader *CS*

FROM: Angela Schackel, Historic Districts Case Planner *AS*

ITEM & ISSUE:

CASE #H-00-08

ADDRESS 550 Montezuma
Historic Status Contributing
Historic District Historic Transition

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

☐ Case Synopsis

☒ District Standards

☒ State Historical Survey Sheet

☐ Other

APPLICANT SUBMITTALS

☒ Proposal Letter

☒ Vicinity Map

☒ Site Plan/Floor Plan

☒ Elevations

☒ Photographs

☐ Other

STAFF RECOMMENDATION:

Staff acknowledges that the proposal meets the design and historic preservation standards in the Historic Transition District and recommends approval.

BACKGROUND & SUMMARY:

The applicant proposes to replace the south entry door and windows with a wood garage door. The two large paned windows will be infilled. The garage door will fit within the historic garage door opening and match the existing historic garage doors to the north on the same elevation. The awning will be removed.

New doors and transom will replace the existing entry doors in the center of the east elevation. The existing windows on the north end of the east elevation will remain in tact. Both the entry door and windows are inset behind historic garage doors that will not be

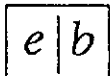
altered or removed. No historic openings will be widened or narrowed (per Section 14-70.73E1a SFCC 1987).

The proposed work on the south entry door will restore the east elevation to its historic appearance. The applicant has provided a photograph depicting the building before its 1986 renovation, during which the current entry and windows were added. At that time, the subject structure was not part of the Historic Transition District and was, therefore, outside the purview of the Historic Districts Ordinance. The building was added to the Historic Transition District in 1999.

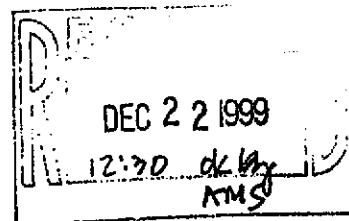
All colors and finishes will match existing stucco and trim colors. New door and window details will match the existing windows and doors. Windows will be fixed with divided lites as shown in the illustrations.

On the north side of the rear (west) elevation, the applicant proposes to remove the brick stairs and add two painted metal pedestrian doors and a new deck with retaining walls for a ramp. The existing south end garage door opening will have a painted metal overhead door and a metal and wood dock with rubber bumpers added.

The applicant indicated on the application form that he met with the appropriate representative of the city's zoning staff who determined that this project conforms to the city's zoning standards.



ellis | browning architects, ltd.



December 22, 1999

Historic Design Review Committee
City of Santa Fe
200 Lincoln Ave.
Santa Fe, NM

Re: 550 Montezuma Avenue

Greetings:

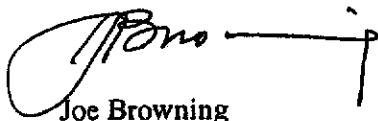
Attached please find the submittal packet for renovations and remodeling of the property at 550 Montezuma Avenue. The building use does not change, but the fenestration along Montezuma Avenue will be changed and adapted to look like the historic store front that preceded renovations in the last 6 years.

All colors and finishes will be selected to match existing stucco and trim colors of the building. New door and window details are planned to match the existing building windows and doors. Windows will be fixed, but divided light as shown on the elevations with paint to match the existing windows.

550 Montezuma was constructed with the Sanbusco Complex. Our best guess at the date of construction is near the early 1900's. It was remodeled several times with one extensive renovation prior to World War II that increased the ceiling height. The old pilasters for the lower ceiling remain a part of the interior spaces. We have included a photo showing the building elevations from 1986 when the original Sanbusco renovation was made for a retail store. We proposed to return the street front elevation to this historic facade.

Other historic street front facades are the garage doors that close the existing openings. These are the original garage doors from the building prior to the 1986 renovation. We are proposing a new garage door which will be built to match the existing historic garage doors with wood detailing and color to be installed on the opening altered to the 1986 renovation.

Very truly yours,



Joe Browning

attachment.

560 montezuma suite 202 santa fe, NM 87501 fax (505) 982-6272 (505) 984-2344



Agenda

HISTORIC DESIGN REVIEW BOARD

January 23, 2001

Page 2

3. Case #H-01-04. 500 Montezuma. Sanbusco Shopping Center. Historic Transition Contributing. District. Craig Hoopes and Associates, agents for Sanbusco Corporation, propose the construction of an 18' long universally accessible ramp on the east elevation of a contributing building. (Postponed at the 01/09/01 HDRB meeting).

I. NEW BUSINESS

1. Case #H-01-08. 462 Camino Don Miguel. Downtown and Eastside Historic District. Robert Vigil, proposes to convert an existing, non-contributing storage building/garage into a guest house by adding a 102 square foot addition.
2. Case #H-01-09. 208 W. Houghton. Don Gaspar Historic District. Larry Sparks, agent for Deborah Bristow, proposes the rehabilitation of a significant building to include window and door replacement, restuccoing, and the construction of a small addition on the south elevation.
3. Case #H-01-10. 123 Booth St. Don Gaspar Historic District. Greg Allegretti, agent for NM Rural Electric Self-Insurer's Fund, proposes to demolish a non-contributing c.1960 Ranch House and in its place construct a 3600 sq. ft. single story office building in the Spanish-Pueblo Revival manner. (Proposed height = 14'; maximum allowable height = 14', 1").
4. Case #H-01-11. 544 A Agua Fria. Westside Guadalupe Historic District. Christian Geideman, agent for Schepps Management, proposes relocation of an exhaust fan on a significant building.
5. Case #H-01-13. S. Armijo Lane Tract "N". Downtown and Eastside Historic District. "Trey" Jordan, agent for David M. Chickey and Conway F. Jordan, proposes the construction of three residences on 6 acres of land. (Proposed height = 15'6"; maximum allowable 17'4").
6. Case #H-01-14. 1142 Camino San Acacio. Downtown and Eastside. Steven Robinson, agent for Janet Voorhees, proposes the rehabilitation of and an addition to a non-contributing building.

J. MATTERS FROM THE BOARD

K. BUSINESS FROM THE FLOOR

L. ADJOURNMENT

For more information regarding cases on this agenda please call the Planning Division at 955-6808. Interpreter for the hearing impaired is available through the city clerks office upon five (5) days notice.

If you wish to attend the January 23, 2001 Historic Design Review Board field trip, please notify the City Planning Division by noon on January 22, 2001 so that we may arrange for transportation.

Mr. Purvis asked about keeping the stone parapet. Mr. Rivera said it would be kept.

Ms. Hanks asked staff to keep the color sample so they could remember what they agreed on.

The motion passed by unanimous voice vote.

Mr. Flance noted this was a case where working together with staff went well. He added that he liked the larger print. Ms. Abbot said she was responsible for the small print and would take that into account.

2. **Case #H-01-07.** 101 W. Alameda. Downtown and Eastside Historic District. Non-contributing. Architectural Alliance, agents for Mr. Jeff Vanderwolk, propose to construct a wood trellis over the existing courtyard to a height of approximately 9' on the south (Alameda St.) Elevation, paint existing stucco, and to add saloon doors on the Don Gaspar and Alameda elevations. (Postponed at the 01/09/01 HDRB meeting).

This case was postponed to February 6, 2001, under Approval of the Agenda.

3. **Case #H-01-04.** 500 Montezuma. Sanbusco Shopping Center. Historic Transition District. Contributing. Craig Hoopes and Associates, agents for Sanbusco Corporation, propose the construction of an 18' long universally accessible ramp on the east elevation of a contributing building. (Postponed at the 01/09/01 HDRB meeting).

Ms. Abbot presented the staff report for this case [attached as Exhibit C].

Present and sworn was Craig Hoopes, 428 Sandoval, who said this project was in a unique position in the compound with exterior entrances but access from the mall and the street. He said it would allow this building to have different hours from the rest of the mall. He said they were proposing that the ramp not be connected to the building but have an expansion joint. He said they were locating it within the existing planting strip and said it was not an addition to the building but an adjunct to allow for handicapped access.

Chair Rios asked if the mall was handicapped accessible without this ramp. He agreed that it was.

Present and sworn was David Overstein, 909 Trail Cross Court, who said he was the manager for the Center. He said that handicapped access here was closest to the handicapped parking on the south side which is the only adjacent parking for the Sanbusco Center.

Mr. Flance asked if the ramp was considered part of the structure if not connected. Ms. Abbot said it was a good question. She said her research indicated it is because it is attached to the stair and would impact the building, but not obtrusive.

Mr. Flance asked if the rail was required by ADA. Mr. Hewat said that if the grade exceeds 20:1, then no rail was required. Mr. Overstein said that this was 12:1.

Mr. Purvis asked if 12:1 complied with the ADA requirements. Mr. Overstein said it did as long as it was not 30' long.

Chair Rios asked if there was not an accessibility ramp to enter that building. Mr. Overstein said there was one if you enter the mall first. Mr. Hewat said they did not see an automatic door opener so it was not universally accessible. Mr. Overstein agreed there was none.

Mr. Purvis asked about it not being attached. Mr. Overstein said it did not touch the building but was connected by an expansion joint to the steps. He said he could not take out the railing without extending the ramp out further.

Mr. Flance asked what was in the planting strip. Mr. Overstein said it had lots dense shrubs.

Mr. Purvis asked if the railing was to the landscaping side. Mr. Overstein agreed.

Mr. Flance moved to approve Case #H-01-04 with the understanding that the railing will be screened. Mr. Purvis seconded the motion.

Mr. Flance said that no exception was needed because he believed the ramp was not part of the building and not part of the primary façade. Mr. Purvis

said the railing should be moved to the landscaping side of the ramp. Mr. Flance agreed.

The motion to approve with the condition that the railing be moved to the landscaping side of the ramp passed by unanimous voice vote.

NEW BUSINESS

1. **Case #H-01-08.** 462 Camino Don Miguel. Downtown and Eastside Historic District. Non-contributing. Robert Vigil proposes to convert an existing, non-contributing storage building/garage into a guest house by adding a 102 square foot addition.

Ms. Abbot presented the staff report for this case [attached as Exhibit D].

Present and sworn was Robert Vigil, 462 Camino Don Miguel, who said he had nothing to add to the staff report.

Chair Rios asked if he would comply with the 30" glazing rule. Mr. Vigil said he would.

There were no speakers from the public regarding this case.

Mr. Purvis moved for approval of **Case #H-01-08** subject to the conditions recommended by staff. Mr. Flance seconded the motion which passed by unanimous voice vote.

2. **Case #H-01-09.** 208 W. Houghton Don Gaspar Historic District. Larry Sparks, agent for Deborah Bristow, proposes the rehabilitation of a significant building to include window and door replacement, restuccoing, and the construction of a small addition on the south elevation.

This case was postponed to February 6, 2001 under Approval of the Agenda.



City of Santa Fe, New Mexico

P.O. Box 909, 200 Lincoln Ave., 87504-0909

EXHIBIT C

HDRB 1/23/2001

Project description : CNSTRCT 18' LG HND CP ACSBLTY RMP PRMY FCD
Project number : 01-10100004
Case number : H-01-04
Project type : HISTORIC DESIGN REVIEW BOARD

PROJECT LOCATION (S) : 500 Montezuma St.

PROJECT NAMES:

OW-Sanbusco Corporation Santa Fe, NM 87501	560 Montezuma (505) 983-9136
AP-Craig Hoopes & Associates Santa Fe, NM 87501	428 Sandoval (505) 986-1010

PROJECT DATA:

HISTORIC DISTRICT	Westside Guadalupe
HISTORIC BUILDING STATUS	Contributing
PUBLICLY VISIBLE FAÇADE-EAST	Y
PUBLICLY VISIBLE FAÇADE-NORTH	Y
PUBLICLY VISIBLE FAÇADE-SOUTH	Y
PUBLICLY VISIBLE FAÇADE-WEST	Y
HISTORIC DISTRICT SURVEY NUMBER	H27200
YEAR OF CONSTRUCTION	1880
PROJECT TYPE (NEW, ADD, ETC.)	Addition of ramp
USE, EXISTING	Commercial
USE, PROPOSE	Commercial
HISTORIC BUILDING NAME	Santa Fe Builders Supply

City of Santa Fe, New Mexico

memo

DATE: 23 January 2001
TO: Historic Design Review Board Members
VIA: Anne Condon, Planning and Land Use Director *Am*
Cyrus Samli, Planning Division Team Leader
FROM: Alysia Abbott, Historic Preservation Planner *AN*

ITEM & ISSUE:

CASE # H-01-04

ADDRESS 500 Montezuma
Historic Status Contributing
Historic District Westside-Guadalupe

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

☒ X Case Synopsis
☒ X District Standards
☒ X State Historic Survey Sheet
☐ Other:

APPLICANT SUBMITTALS

☒ X Proposal Letter
☒ X Vicinity Map
☒ X Site Plan/Floor Plan
☒ X Elevations
☒ X Photographs
☐ Other:

STAFF RECOMMENDATION:

14-70.73 B(3) prohibits additions to the primary facades of contributing buildings. While this ramp is intended for use as an Americans with Disabilities Act (ADA) accessibility structure, universal access is available into the building at the main entrance adjacent to the location of the proposed ramp. Consequently, staff recommends denial of the project.

BACKGROUND & SUMMARY:

The applicant proposes the addition of an 18' handicap accessible ramp with a 1'6" rise adjacent to the primary east elevation of the contributing Sambusco Shopping Center building at 500 Montezuma in the West-side Guadalupe Historic District. The ramp will be constructed of brick to match the existing pavers and will include a steel pipe and post handrail. The ramp will be attached to existing steps on the east elevation, but will not be attached to the building façade.

**CRAIG
HOOPES
& ASSOCIATES**

ARCHITECTS

☐ FACSIMILE ☐ TRANSMITTAL ☐ MEMORANDUM

DATE: 20 December 2000
TO: Historic Design Review Board

PROJECT: Sanbusco Shopping Center – CP Shades
PROJECT NO:
NO. OF PAGES:
REGARDING:
REMARKS:

Proposal

One handicapped ramp is proposed on the exterior of the existing building. It will be made of brick to match the existing pavers. The ramp itself will be 18' long with a 1 in 12 slope that would give it a total rise of 1'-6". There are currently 3 steps that provide the only access into the commercial space. The ramp would allow access by all directly into the space from the street.

Replace the existing corrugated metal roof, the extent of which is shown on the site plan and replace in kind. There will be no visual differences.

The original building was built in 1882. Over the years there have been many changes including major alterations to the interior of the center. As for the façade that is adjacent to the ramp, the brick towers had been removed and since restored by the current owner.

It is important to state that the current owner has taken great care in maintaining the historical significance of this building and would in no way propose something that would damage its significance and aesthetic. Aside from the railing, the existing façade is clearly visible in its entirety. It is also important to note that the ramp does not touch the building and sits clear of the brick wall therefore maintaining its integrity.

428 SANDOVAL
SANTA FE, NM 87501

PHONE: 505.986.1010
FAX: 505.986.9898
E-MAIL: cha@nets.com

Project description: Studio Southwest Architects, agent for New Mexico School for the Arts, owner, requests historic status reviews and primary elevation designations, if applicable, for one contributing and two non-statused non-residential structures.

Case number: H-16-051A
Project Type: HDRB

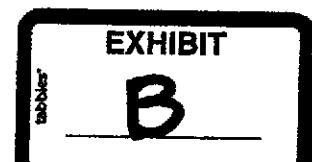
PROJECT LOCATION (S): 500-550 Montezuma Avenue

PROJECT NAMES:

OW – New Mexico School for the Arts-Art Institute Santa Fe, NM 87501	202 East Marcy Street 505-310-4194
AP – Studio SW Architects Santa Fe, NM 87504	P.O. Box 9308 505-982-7191

PROJECT DATA:

HISTORIC DISTRICT	Westside-Guadalupe
HISTORIC BUILDING STATUS	Contributing/Non-Statused
PUBLICLY VISIBLE FACADE-EAST	Yes
PUBLICLY VISIBLE FACADE-NORTH	Yes
PUBLICLY VISIBLE FACADE-SOUTH	Yes
PUBLICLY VISIBLE FACADE-WEST	Yes
HISTORIC DISTRICT INVENTORY NUMBER	H-2720.1-H-2720.3
YEAR OF CONSTRUCTION	1880, 1930
PROJECT TYPE (NEW, ADD, ETC.)	Historic Status Review
USE, EXISTING	Non-Residential
USE, PROPOSE	Non-Residential
HISTORIC BUILDING NAME	Sanbusco Center



City of Santa Fe, New Mexico

memo

DATE: June 28, 2016
TO: Historic Districts Review Board Members
VIA: David Rasch, Supervising Planner in Historic Preservation DR
FROM: Nicole Ramirez Thomas, Planner Senior in Historic Preservation NHT

CASE # H-16-051A

ADDRESS: 500-550 Montezuma Avenue
Historic Status: Contributing/No Status
Historic District: Westside-Guadalupe

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

- ☒ Case Synopsis
- ☐ District Standards & Yard wall
& fence standards.
- ☒ Historic Inventory Form
- ☐ Zoning Review Sheet
- ☐ Other:

APPLICANT SUBMITTALS

- ☒ Proposal Letter
- ☒ Vicinity Map
- ☒ Site Plan/Floor Plan
- ☐ Elevations
- ☒ Photographs
- ☒ Other: Graphic history of Sanbusco

STAFF RECOMMENDATION:

Staff recommends that the Sanbusco Market Center and parking shed be designated non-contributing to the Westside-Guadalupe Historic District, and that the Butler and Foley Building be considered contributing per 14-5.2 (C) Regulation of Significant and Contributing Structures in the Historic Districts. For the Butler and Foley Building, staff recommends the north elevation of the second floor composed of the clerestory window wall and the east and south elevations as primary.

BACKGROUND & SUMMARY:

Studio Southwest Architects requests an historic status review of three buildings that are part of the Sanbusco Market Center and requests the designation of primary elevations for the properties where applicable.

Sanbusco Market Center

Sanbusco has served the Railyard District as a boutique mall for approximately 30 years. The applicant has provided a detailed history of Sanbusco which covers almost 140 years of development within the Railyard District. The Sanbusco building itself has changed significantly from the original Italianate style building which housed the offices of the Charles C. Dudrow Coal and Lumber Yard. Substantial changes to the mass and architectural features of the building occurred in the 1920s when a western style wood façade was placed on the front of the building, adjacent to the original office constructed by Dudrow. Another substantial change occurred later in the decade when the entire building was stuccoed to reflect the Spanish-Revival architectural movement in Santa Fe.

The most substantial changes occurred with the purchase of Sanbusco by Joe Schepp's in 1984. Changes to massing, removal of almost all historic material, and changes in openings were part of the extensive renovations that occurred when Sanbusco Market Place was being constructed. The large addition to the southwest corner of the building which housed Borders Books also substantially changed Sanbusco by increasing the footprint and by its sheer mass which dominated the existing building. Between 1986 and the present, the exterior of the building has undergone regular renovation to accommodate retail spaces. The only historic materials remaining on the building are historic brick found on the southeast corner of the south elevation and pen tile found on the north elevation of the building.

While the history of Sanbusco is valuable in regard to the development of the Railyard District, little of the original historic material and character of the building remain. The current status of the building is contributing to the Westside-Guadalupe Historic District and the applicant is asking that the building be downgraded to non-contributing.

Butler and Foley Building


The Butler and Foley Building is the former location of World Market at the Sanbusco Market Center. The estimated date of construction of the building is 1930 and is constructed in the Territorial style. Little in the way of massing changes and opening changes have occurred to the building over time. One of the most defining aspects of the building is the second floor, north elevation clerestory which defines the arrhythmic window and door pattern used to define the architectural style of the Railyard District in the 2002 Railyard District Master Plan. Other notable characteristics of the building can be seen in the massing and openings of the south and east elevations of the building.

The historic character of the building has been maintained over time and few historic materials have been removed that impact the exterior of the building. Currently, the building has no status and the applicant is asking that the building be upgraded to contributing to the Westside-Guadalupe Historic District.

Parking Shed

The parking shed found in the north parking lot of the property mimics the design and overall construction material that would have characterized the parking shed in former years. However, the recent historic architectural survey estimates that 75-80% of the material for the parking sheds is modern. The applicant is asking that the parking sheds, which currently have no status within the district, be designated non-contributing to the Westside-Guadalupe Historic District.

Historic Cultural Properties Inventory (HCPI) Base Form (FORM 1)
Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:		District No.		NRHP	SRCP	Criteria	A	B	C	D
1. Name of property: Sanbusco Market Center		2. Location: 500 - 640 Montezuma Avenue Santa Fe, NM 87501		3. Local Reference Number: H27203		4. County: Santa Fe				
5. Property Type: <input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure <input type="checkbox"/> Site <input type="checkbox"/> Object										
6. Date of Survey: May 10, 2016										
7. Previous Survey Date(s): <input type="checkbox"/> No previous survey November, 1985 March, 1999										
8. Name of Project: New Mexico School for the Arts - Art Institute										
9. UTM Zone: 13 Easting: 414270 Northing: 3949466										
10. Photo Information All photos housed at offices of Common Bond Preservation.										
Photo 1, View of: Front (east) façade of building; photo taken facing W/NW.										
11. Brief Description of the Property: Sprawling retail and restaurant complex with multiple periods of construction. Original building was a two-story brick Italianate structure with a gabled roof, front parapet and tile detailing; it now is the SE corner of the main building. It retains its original front entry opening, two historic windows and openings, and two other historic openings; all other windows and openings are modern. A 1½ story western storefront building with a wood false front is attached immediately to the north with one main entry and three additional entries to the north; none of these openings are original. Both facades face east and are reconstructions from historic elevations. The south elevation of the main building consists of the southern façade of the original brick building, with three buildings to the west. The first is a two-story structure with a flat roof and stucco exteriors; the second is a one-story structure with multiple skylights and stucco exteriors; the third is a 1½ story structure with wood exteriors and a shed-roofed metal awning at front. A sprawling one-story addition has been built at the SW corner of the main building. An entrance has been tucked between the two structures, with an exterior ramp and staircase. The addition has an entry centered on its eastern facing façade, which consists of a wood false front similar to the main eastern façade. The southern elevation of the addition is clad in stucco with brick detailing at the cornice line and a series of modern canopies. The rear (western) elevation of the addition is clad in stucco and has two single leaf entry doors: one with a ramp and one with a staircase immediately adjacent to a loading dock. The northern elevation of the addition is in three sections that recesses to the east to connect with the rear elevation of the main building. This rear (western) façade of the main building is also a wooden false front, and there is an entrance with exterior stairs at this intersection with the addition. There are two small exterior wood patios tucked under the roofline of the main building in the NW corner, and a long wood porch with a shed roof of corrugated metal that runs that length of the northern elevation. This northern elevation is composed mostly of pen tile, and is hidden at the eastern end by a section of wood fence that hides utilities and HVAC equipment. 540 Montezuma Avenue is a two-story structure attached to the NE corner of the main building. Its south façade has a single opening, as does its eastern façade. The east end of the second story is a modern addition of an enclosed patio. Its northern elevation is mostly solid and composed of pen tile and brick, with a large two-story exterior metal staircase. Except as previously noted, the roof of the building is flat, and composed of steel or built-up (tar and gravel). The property is surrounded in places (mostly western side) by a low wall of brick and pen tile. For details on windows and doors, please see attached continuation sheet with schedules.										
12. Who uses the property? Currently not in use except for 540 Montezuma Avenue (Pranzo Restaurant).										
13. Construction Date: Date: circa 1880 through 2002 <input checked="" type="checkbox"/> Known <input checked="" type="checkbox"/> Estimated Source: See attached history.										

14. Setting: <input type="checkbox"/> Suburban <input type="checkbox"/> Rural <input checked="" type="checkbox"/> Village XX Urban If Urban: <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Residential <input type="checkbox"/> Public	
15. Relationship to Surroundings: XX Similar <input type="checkbox"/> Dissimilar Comments: Large retail center at north end of Santa Fe railyard. The east wing of Montezuma Street runs to Guadalupe and is entirely commercial; the north wing runs to Agua Fria, a mostly residential neighborhood. Sanbusco is adjacent to other retail centers in the railyard with a handful of residential structures in between. It is surrounded by residential structures to the north and to the west.	
16. Additional Perspective: (Photos, drawing, footprint, etc., indicate north arrow when possible)	17. Surveyor: (your name, address, telephone number, and any group affiliation) Shannon L. Papin Common Bond Preservation 806 Don Cubero Avenue Santa Fe, NM 87505 (505) 982-4275 slp@cbpreservation.com
Photo 2: Aerial view of Main Building and Parking Shed	18. Owner (if known) and other knowledgeable people: New Mexico School for the Arts -- Art Institute 202 East Marcy Street Santa Fe, NM 87501 Contact: David Alar 505.310.4194
19. Is Property Endangered? <input type="checkbox"/> Unknown XX No <input type="checkbox"/> Yes How?	
20. Significance to Current Community: <input type="checkbox"/> Unknown <input type="checkbox"/> None <input type="checkbox"/> Low XX Moderate <input type="checkbox"/> High Describe: Early lumber and building supply store and warehouse that served Santa Fe from late 19 th century until 1976.	
21. Other Significance or Information of Interest: (such as historical, legendary, structural, former ownership, etc.) See history that follows.	
22. National or State Register: Is this property individually listed on a historic register? <input type="checkbox"/> Unknown <input type="checkbox"/> No XX Yes If yes: XX State <input type="checkbox"/> National If 'no' or unknown, do you think this property is eligible for listing? XX No <input type="checkbox"/> Yes Why? Considering the number and extent of alterations, the property should be delisted from the state register.	
23. National or State Historic District: Is this property in a historic district? <input type="checkbox"/> Unknown <input type="checkbox"/> No XX Yes If yes: XX Contributing XX Non-contributing <input type="checkbox"/> Unknown 500 and 540 Montezuma Avenue were surveyed in 1999 and ruled contributing. Despite being an addition, Suite 108 (formerly Borders) was ruled non-contributing. If 'yes', what is the name of the district? <input type="checkbox"/> State <input type="checkbox"/> National XX City of Santa Fe Westside-Guadalupe Historic District	

24. Evaluation of Significance

While much of the historic floor plan remains the same, little else on the building is original or historic. The fenestration pattern has been altered repeatedly and only two historic windows and four original window openings remain. The buildings exteriors and details are similar to original but all are modern material. The large Borders addition has greatly affected the massing and visuals of the building, as has the large parking lot. The brick and pen tile exteriors are the only original materials; all doors, windows, and interiors have been reconfigured and reconditioned and rebuilt. The building continues to express an association with the past in a general sense, but retains little of its original identity. It is my professional opinion that this structure contains little, if any, historic and architectural integrity and I recommend it be considered noncontributing to the Westside-Guadalupe Historic District.

Recommended
Noncontributing to the
Westside-Guadalupe Historic
District
May 2016

25. Supplemental Forms:

None XX HCPI Detail Form (FORM 2) XX Continuation Sheets, # pages: 22

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2) Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No. _____ District No. _____ Please complete HCPI FORM 1 before completing FORM 2. NRHP _____ SRCP _____ Criteria _____ A _____ B _____ C _____ D _____		
1. Name of property: Sanbusco Market Center	2. Location: 500-540 Montezuma Avenue Santa Fe, NM 87501	3. Local Reference Number: H27203 4. County: Santa Fe 5. Date of Survey: May 10, 2016
ARCHITECTURAL AND CONSTRUCTION DETAILS		
6. Visible Construction Material: <div style="display: flex; flex-wrap: wrap;"> <div style="width: 50%;"> <input type="checkbox"/> Adobe <input checked="" type="checkbox"/> Brick <input type="checkbox"/> Composition <input type="checkbox"/> Concrete: Block <input type="checkbox"/> Concrete: Cast Stone <input checked="" type="checkbox"/> Concrete: Poured <input type="checkbox"/> Earth Plaster <input type="checkbox"/> Masonry: Simulated <input checked="" type="checkbox"/> Metal: Corrugated <input type="checkbox"/> Metal: Structural Siding <input checked="" type="checkbox"/> Metal: V-Crimp <input type="checkbox"/> Stone: Random Ashlar <input type="checkbox"/> Stone: Random Coursed <input type="checkbox"/> Stone: River Rock <input type="checkbox"/> Stone: Rusticated <input type="checkbox"/> Stone: Tabular <input checked="" type="checkbox"/> Stucco <input checked="" type="checkbox"/> Tile: Clay <input type="checkbox"/> Vinyl Siding <input type="checkbox"/> Wood: Board and Batten <input type="checkbox"/> Wood: Horizontal Siding <input type="checkbox"/> Wood: Jacal <input type="checkbox"/> Wood: Log <input checked="" type="checkbox"/> Wood: Lumber <input type="checkbox"/> Wood: Shingle <input type="checkbox"/> Wood: Tongue and Groove <input checked="" type="checkbox"/> Wood: Vertical siding </div> </div>		7. Number of Stories: _____ N/A Number: <input checked="" type="checkbox"/> 1 <input checked="" type="checkbox"/> 1 1/2 <input checked="" type="checkbox"/> 2 <input type="checkbox"/> 2 1/2 Other: _____ 8. Foundation: _____ N/A <input checked="" type="checkbox"/> Not visible <input type="checkbox"/> None <input checked="" type="checkbox"/> At Grade <input type="checkbox"/> Raised Materials: <input checked="" type="checkbox"/> Concrete <input type="checkbox"/> Stone Other: _____ Not visible or at grade for majority of structure; visible in parts of north and west elevations of main building (including 540). 9. Roof: _____ N/A Shape: <input checked="" type="checkbox"/> Flat <input checked="" type="checkbox"/> Gabled <input type="checkbox"/> Hipped <input type="checkbox"/> Pyramidal <input type="checkbox"/> Shed Other: _____ Pitch: <input type="checkbox"/> None <input type="checkbox"/> Low <input type="checkbox"/> Medium <input checked="" type="checkbox"/> Steep Features: <input checked="" type="checkbox"/> Eave <input checked="" type="checkbox"/> Parapet Materials: <input type="checkbox"/> Asphalt <input type="checkbox"/> Earth <input type="checkbox"/> Composition shingle <input type="checkbox"/> Metal: Pressed <input type="checkbox"/> Composition Roll <input checked="" type="checkbox"/> Metal: Corrugated <input type="checkbox"/> Metal: Standing Seam <input type="checkbox"/> Metal: V-Crimp <input type="checkbox"/> Tile: Terra Cotta <input type="checkbox"/> Wood: Shingle <input checked="" type="checkbox"/> Other: Not Visible <input checked="" type="checkbox"/> Built Up: Tar and Gravel
10. Windows Notes: See attached window and door schedule in continuation sheets.	11. Doors Notes: See attached window and door schedule in continuation sheets.	
12. Chimneys (describe whether interior or exterior and material) N/A. Modern metal vents only.	13. Porches _____ N/A Mostly northern elevation; see description. Type: <input checked="" type="checkbox"/> Entry <input checked="" type="checkbox"/> Partial-Width <input type="checkbox"/> Full-Width <input type="checkbox"/> Wrap	
14. Other Significant Features Multiple skylights are detailed in window and door schedule.		
15. Modifications: _____ No known modifications The structure has been built, rebuilt, remodeled, refaced and added to many times over the years. Details on historic modifications are discussed in the attached history/continuation sheets. Details on modern modifications are discussed in the attached history/continuation sheets and listed below. 1986: Major alterations to the existing buildings to repurpose the buildings from building supply warehouse to a commercial retail / restaurant complex. Selective demolition and installation of new windows on the south side of the brick building and façade to the west. Removal of stucco and reconstruction of the east and west facades of the brick building and wood warehouse. 1992: Addition to Pranzo including new exterior steel fire escape stairs. 1993: Alterations to the entry on the east side of the World Market building. 1999: Selective demolition along the west side of the warehouse and construction of the Borders addition including a new entrance to the mall; construction of the freestanding tower element on the south side of the site. 2000: Exterior alterations along the south side of the warehouse for illuminations including new exterior doors and windows. 2002: Enclosure of the Second Floor portal on Pranzo. Dates Unknown: Alterations to the carport shed including new corrugated roofing on the south sloping roof, structural repairs to exposed wood		

framing, removal of ladders or stairs and floor decking on the catwalk.

16. Primary Architectural Style ☐ Not Applicable

☐ Art Deco/Streamline Moderne ☐ Gothic Revival ☐ Mission Revival ☐ Pueblo ☐ Spanish-Pueblo Revival
☐ Bungalow/Craftsman ☐ International ☐ Neo-Classical ☐ Queen Anne ☐ Territorial
☐ Colonial Revival ☒ XX Italianate ☒ XX Southwest Vernacular ☐ Ranch ☒ XX Territorial Revival
☐ Folk Victorian ☐ Mediterranean ☐ Prairie ☐ Spanish-Colonial ☐ Tudor Revival

17. Documents Available and Their Locations

Historic Sanborn maps – multiple locations

Architectural drawings – New Mexico School for the Arts

Property tax records – Santa Fe County Tax Assessor's office

Aerial photos – New Mexico Department of Transportation

Surveys of associated properties – New Mexico Historic Preservation Division

Historic photos – Palace of the Governors, Center for Southwest Research at the University of New Mexico, New Mexico State Archives

Historic newspapers and periodicals – Center for Southwest Research at the University of New Mexico, New Mexico State Archives, newspapers.com

SITE:

18. Attached or Associated Properties

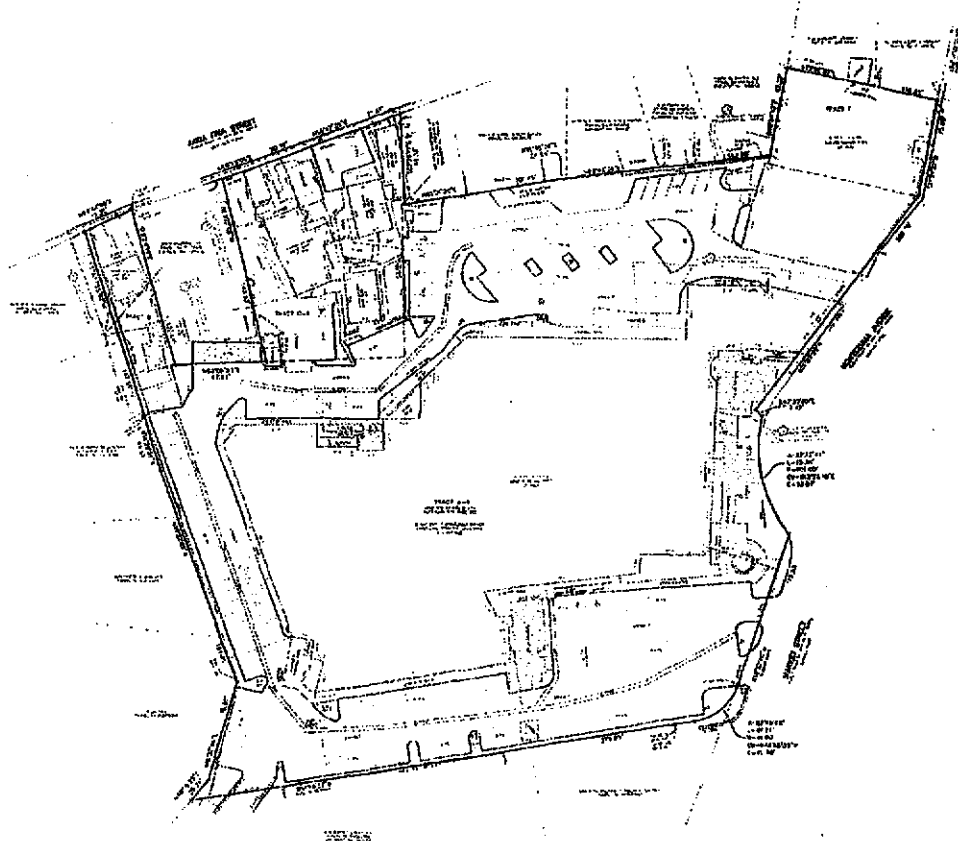
550 Montezuma Avenue (Butler & Foley Building) and parking sheds at rear.

Are associated properties eligible for listing?

Parking sheds are neither eligible or listed.

550 Montezuma Avenue is eligible and contributing to the Westside-Guadalupe Historic District (City of Santa Fe).

19. Site Plan:



Survey/Site Plan courtesy of GRS Group and Studio Southwest Architects.

Historic Cultural Properties Inventory (HCPI) Continuation Sheet

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:		
HCPI No. _____ District No. _____ 1. Name of property: (historic and/or current name for property) Sanbusco Market Center	2. Location: 500-540 Montezuma Avenue Santa Fe, NM 87501	3. Local Reference Number: H27203 4. County Santa Fe 5. Date of Survey: May 10, 2016

Window Schedule

Number	Operation & Glazing	Transom and/or Sidelights	Material	Location	Notes
Four	4/6 sash		wood	2 nd floor of Pranzo, facing south	
Nine	2/2 vertical sash		wood	Three on east elevation of main building (historic brick section); six on south elevation of main building (historic brick section)	Two are historic windows with historic arched openings and brick arches above; two are modern windows with historic arched openings and brick arches above. The rest are new windows and openings. All have brick sills with dentils below.
Four	1/1 horizontal sash		Wood	Two each on two separate roof additions on southern side of main building	Both additions have flat roofs
Four	Single fixed pane			Roof addition on southern side of main building	Square; frosted glass
Two	3:3 casements	Transom with 3 vertical lites	Wood	Second story, east elevation, main building (historic brick section)	Brick sills with dentils below; brick detailing on either side.
Eleven	2/2 fixed pane		wood	Seven at second level of south elevation of main building; four face south, three face west. Four on north elevation of Borders addition	
Two	single fixed-pane picture		wood	East elevation of main building	
Three	8/4 sash		wood	2 nd story of Pranzo, facing south	In trio (looks like french doors)
Two	4/4 sash		wood	2 nd story of Pranzo, facing south	
Five	2/4 sash		wood	Three on 2 nd floor of Pranzo, north side; two on 2 nd floor of Pranzo, east side	
Two	2/6 sash		wood	Two on 2 nd story of Pranzo, east side	
Two	2/2 fixed pane		Metal	North elevation of 540 Montezuma	
Four	pair of 2/2 vertical sash		wood	Two on east elevation of main	

				building; two on south elevation of main building (one faces south, one faces east)	
Four	Fixed single pane vertical			South elevation of main building	All have arched openings and awnings
Seven	Fixed pane with 16 lites			One on east elevation of Borders addition; two on west elevation of main building; three on north elevation of main building	
Seven	Fixed pane with 16 lites	4 lite transom	Wood	Four on south elevation of Borders addition; one on north elevation of Borders addition	
Two	Fixed pane with 12 lites	4/4 fixed pane transom	Wood	Two on south elevation of main building	
Two	Fixed pane with 12 lites	3/3 fixed pane transom	Wood	Two on south elevation, at connection of main building and borders addition	
Six	1:1 fixed pane		wood	Five on north elevation of main building – three face north, two face west.	
Nine	3/3 fixed pane		metal	On north elevation of main building (540 Montezuma); one faces west, four face north. Four on south elevation of 540 Montezuma.	
Six	3-paned awning		wood	Both sides of attic level of historic brick section	Shed roofed dormer windows

Door Schedule

<u>Number</u>	<u>Size</u>	<u>Material & Glazing</u>	<u>Transom and/or Sidelights</u>	<u>Location</u>	<u>Notes</u>
One	Single-leaf	Steel and wood with 10 lites	2 pane transom & pair of wood sidelights with 3 lites at top	East elevation of main building (main entrance at historic brick section)	
One	Single-leaf	Steel and glass with 6 lites and 3 vertical panels		South elevation of main building	
Five	Single-leaf	steel		Two on rear (west) elevation of Borders addition; two on north elevation of main building (faces west from 540 Montezuma); one on east elevation of 540 Montezuma	
One	Single-leaf	Wood and glass with single fixed pane	Single fixed pane sidelight	North elevation of main building	
three	Single-leaf	Steel and glass with 10 lites	6 lite transom	North elevation of main building, facing west	In a trio
	single-leaf				
Four	single-leaf	Steel and glass with 10 lites	12 lite transom	Two on either side of main entry door, center of east elevation; Two on east elevation of Borders addition	
Three	Single-leaf	Steel and glass with 10	9 lite transom	Three on north elevation of	In a trio

Continuation Sheets, Page 2 of 22

		lites		Borders addition	
One	double-leaf	Steel and glass; each leaf has 21 lites	24 lite transom	Main entrance at center of east elevation of main building	
One	double-leaf	Steel and glass; each leaf has 10 lites	12 lite transom; pair of fixed pane vertical sidelights, each with a 6 lite transom	East elevation of main building	
One	double-leaf	Steel and glass; each leaf has 12 lites	12 lite transom; pair of fixed pane vertical sidelights, each with a 9 lite transom	East elevation of main building	
One	double-leaf	Steel and glass; each leaf has 10 lites		East elevation of main building	
One	double-leaf	Wood and glass; each leaf has 10 lites	French door	North elevation of main building, faces west	
One	double-leaf	Solid wood with two panels	Single fixed pane sidelight on right side		
One	double-leaf	Wood and glass; each leaf has two fixed panes of glass divided by horizontal wood panel	Single fixed pane transom with arched shape; pair of fixed pane sidelights (single lite each)	South elevation of main building	
One	double-leaf	Steel and glass; each leaf has 10 lites	24 lite transom	East elevation of Borders addition	
Two	double-leaf	Steel and glass; each leaf has 10 lites	4/4 fixed pane transom	Two on south elevation of main building	
One	Double-leaf	Wood and glass; single fixed pane with wide wood edging		North elevation of main building	
One	Double-leaf	Wood and glass; each door has 8 lites	4 vertical lite transom	North elevation of main building	
One	Double-leaf	Wood and glass; one leaf has 6 lites and 3 panels; one side has 8 lites and a single panel		North elevation of main building	
One	Roll-up	steel		Rear (west) elevation of Borders addition	

Historic Cultural Properties Inventory (HCPI) Continuation Sheet **Historic Preservation Division, New Mexico Department of Cultural Affairs**

For HPD Office use only: HCPI No. _____ District No. _____		
1. Name of property: (historic and/or current name for property) Sanbusco Market Center	2. Location: 500-540 Montezuma Avenue Santa Fe, NM 87501	3. Local Reference Number: H27203
		4. County Santa Fe
		5. Date of Survey: May 10, 2016



Photo 4: Original brick building that dates to circa 1880; now the SE corner of the main building

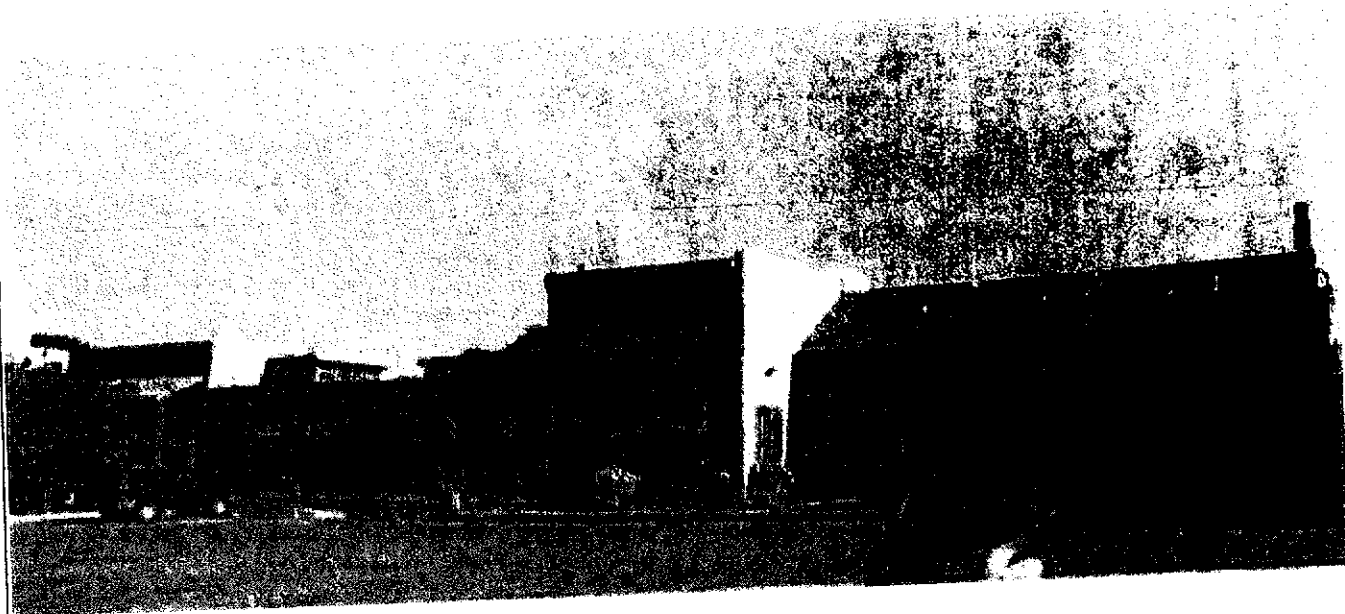


Photo 5: South elevation of main building



Photo 6: Entry at south corner of main building, at connection with the Borders addition

Continuation Sheets, Page 5 of 22

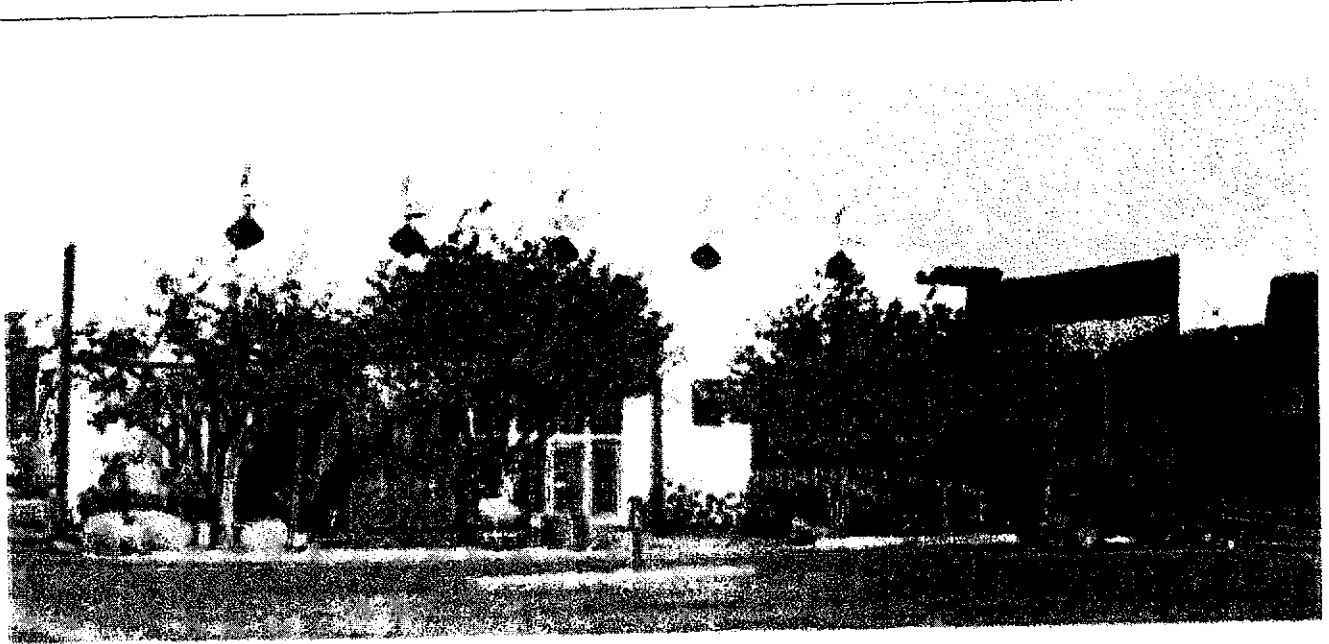


Photo 7: Front (east) façade of Borders addition

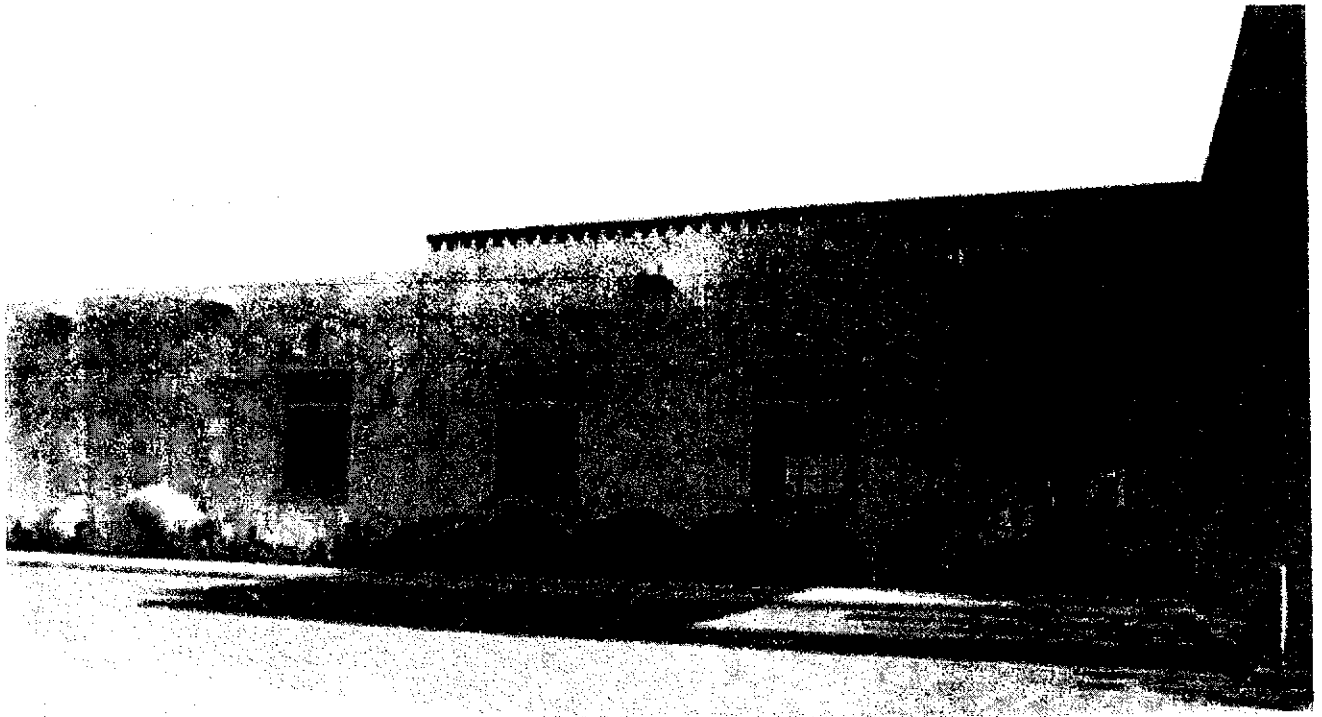


Photo 8: Southern elevation of Borders addition



Photo 9: NW corner of 500 Montezuma at the connection point with Borders addition

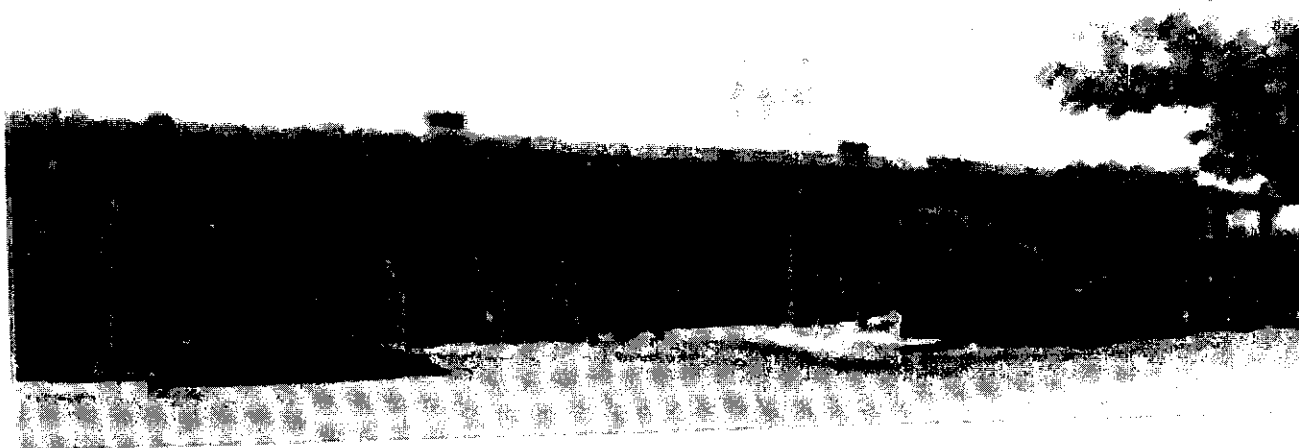


Photo 10: Northern elevation of 500 Montezuma with partial width porch



Photo 11: West elevation of 540 Montezuma at connection to northern elevation of 500 Montezuma

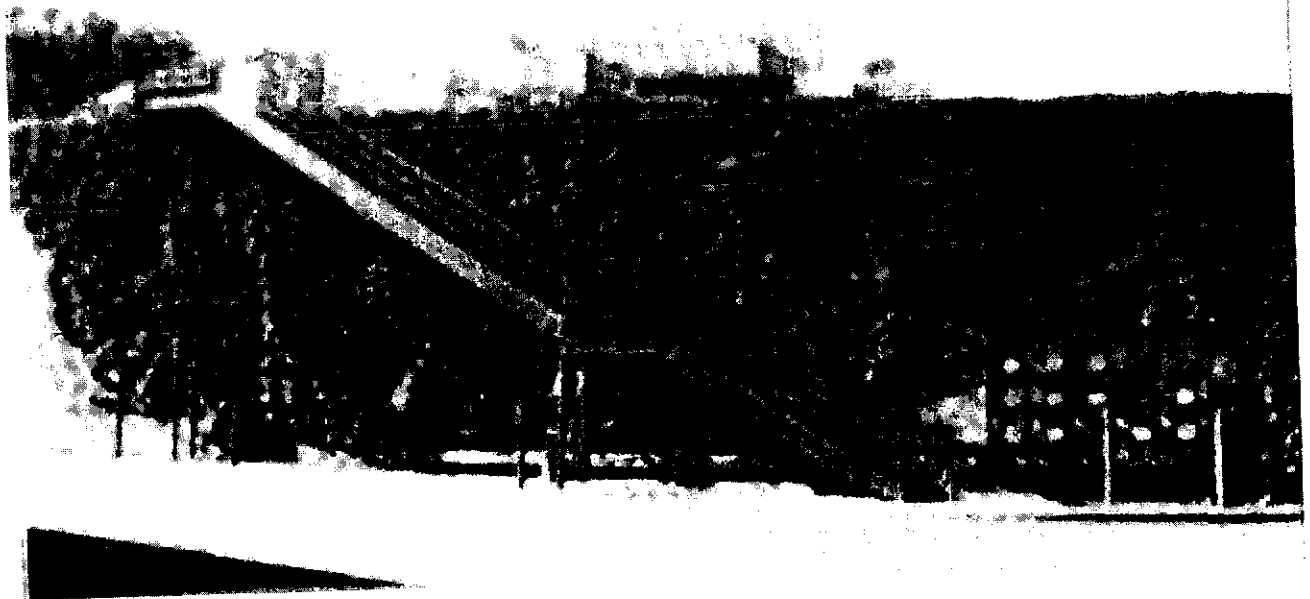


Photo 12: Northern elevation of 540 Montezuma Avenue (Pranzo), west end



Photo 13: Northern elevation of 540 Montezuma Avenue (Pranzo), east end



Photo 14: Eastern elevation of 540 Montezuma Avenue (Pranzo)

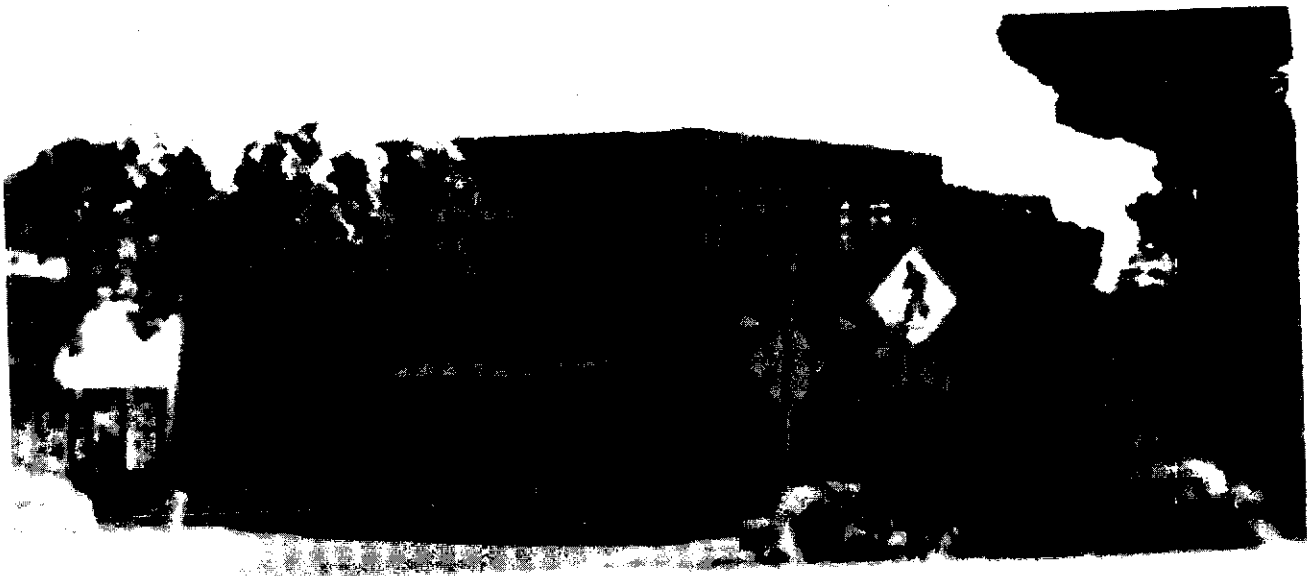


Photo 15: Front (south) façade of 540 Montezuma with second story patio addition.



Photo 16: Interiors of Sanbusco Market Center, 500 Montezuma Avenue

History of the Sanbusco Site

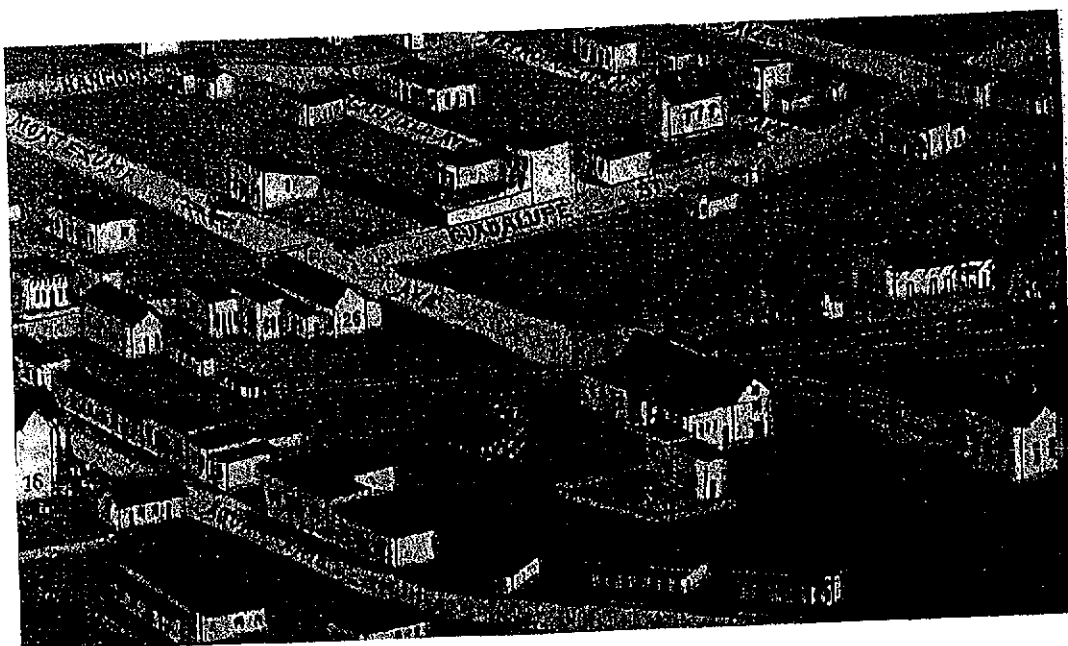
The Santa Fe Builders Supply Company (Sanbusco) building is the accumulation of over a century of construction that spans from circa 1880 to 1999. It is part of what was originally a sprawling commercial center, with multiple warehouses, storage sheds, loading and unloading docks, and railroad tracks. It is located in the Westside-Guadalupe Historic District, along Montezuma Avenue between Agua Fria and Guadalupe Streets, at the north end of the railyard neighborhood.

With the arrival of the railroad in 1880, Santa Fe was forever changed. Although the town had been passed over as a major railway connection in favor of other New Mexico cities and towns, a stop was established eighteen miles outside the city in Lamy. The mountainous terrain had been a barrier to many railroad companies investing in Santa Fe, and the county was forced to issue a bond to enable the construction of the eighteen-mile spur line from Lamy. The line ran directly into Santa Fe and ended approximately one mile south of the Plaza, an area newly dubbed the "Railyard District". The coming of the railroad was viewed with anticipation, with hopeful residents certain it would result in more trade, tourism and prosperity. While extensive trade and goods, including building materials, were already arriving via the Santa Fe Trail, the coming of the railroad would allow the amount of trade to increase a hundred fold.¹ The majority of Santa Fe's business community remained downtown by the plaza, however, and only "warehouses, coal and wood yards, and a smattering of houses appeared near the depot."²

One of the businesses and buildings located by the railyard belonged to Charles W. Dudrow, a well-known lumber dealer as well as a political operative in the territorial days of New Mexico. He was born in Frederick, Maryland in 1841 and became a resident of Santa Fe in 1870. For several years he was employed by Barlow & Sanderson, the noted overland stage line, before starting his own business in the coal, lumber, and transfer field. By 1880, the company was the main importer of factory-made building materials from the east and needed a building to match its esteemed reputation. A two-story structure of brick was constructed to the northeast of the Santa Fe depot. It measured 40' x 52', with 13" red brick walls, and was "articulated with dark purple tile trim at the windows and decorative parapets." The building supposedly appears in the 1882 Stoner Map of Santa Fe, and although there are two buildings in the vicinity, it is not known for sure that either is Dudrow's building.

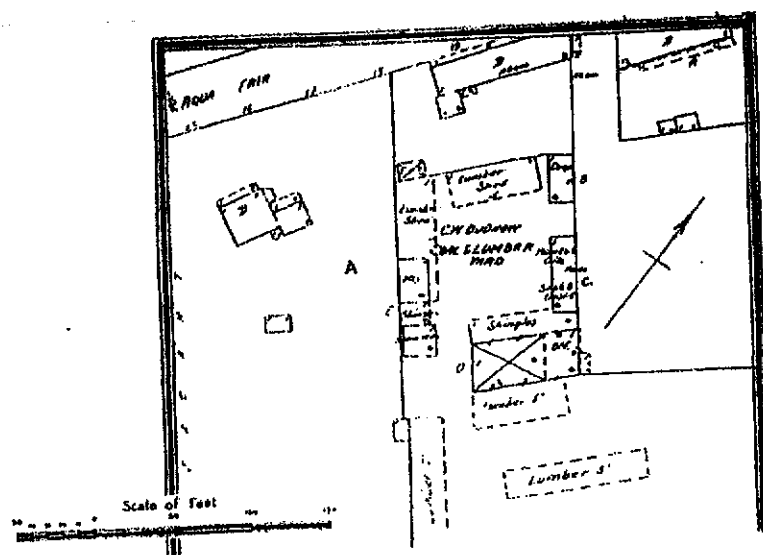
¹ James J. Rachtl, *Old Santa Fe* (Santa Fe, NM: Sunstone Press, 2003), 91.

² Chris Wilson, *The Myth of Santa Fe* (Albuquerque, NM: University of New Mexico Press, 1997), 65.



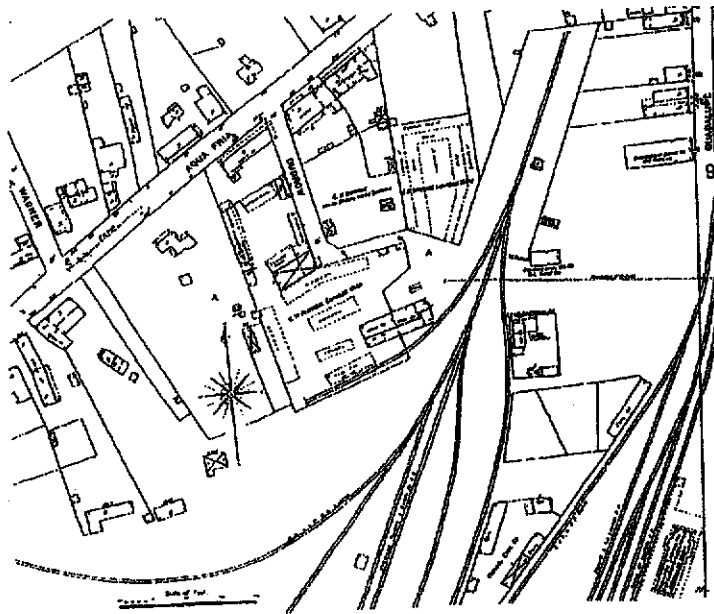
Map of Santa Fe – J.J. Stoner, 1882

1902 - C.W. Dudrow Coal and Lumber Yard first appears on a Sanborn map in 1902, in an individual excerpt from the railyard neighborhood. The main building is marked office, with multiple other structures labeled "Hay," "Shingles," "Grain Warehouse," "Sash and Doors," and "Paints and Oils." A structure labeled adobe along Agua Fria was Dudrow's residence. While five lumber sheds appear on the 1902 Sanborn map, they were much smaller and wider than what exists as a parking structure now, and in a more northern location.



1902 Sanborn Map

The entire complex first appears in context as part of the Railyard on a 1908 Sanborn map. Public access to the business is through Dudrow Street, which runs south from Agua Fria. The C.W. Dudrow Lumber Yard is at the south end of the property, with direct access to the railroad for unloading supplies. The brick structure that now forms that southeast corner of the Sanbusco building is seen for the first time, divided between office and market space, and "Warehouse, Undertakers, and Lumber Supplies." There are four lumber piles or sheds near the building, and a coal bin and scale as well. The northern part of the property is marked "C.W. Dudrow Wood Yard and Wood Sawing." Multiple lumber sheds dot this end along with buildings marked "Moulding Room," "Sash and Doors," "Baled Hay," and "Shingles."

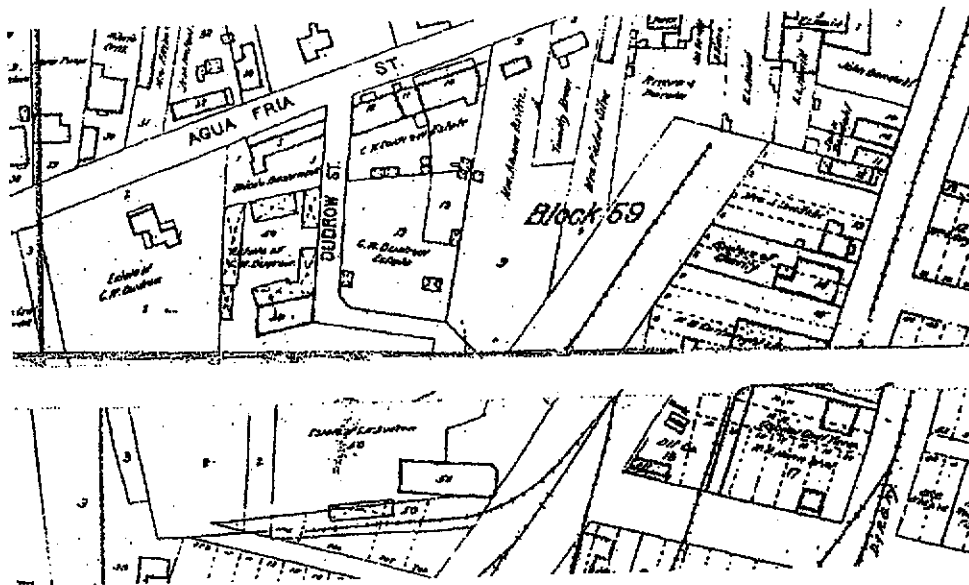


1908 Sanborn Map

1911 – Charles Dudrow dies.

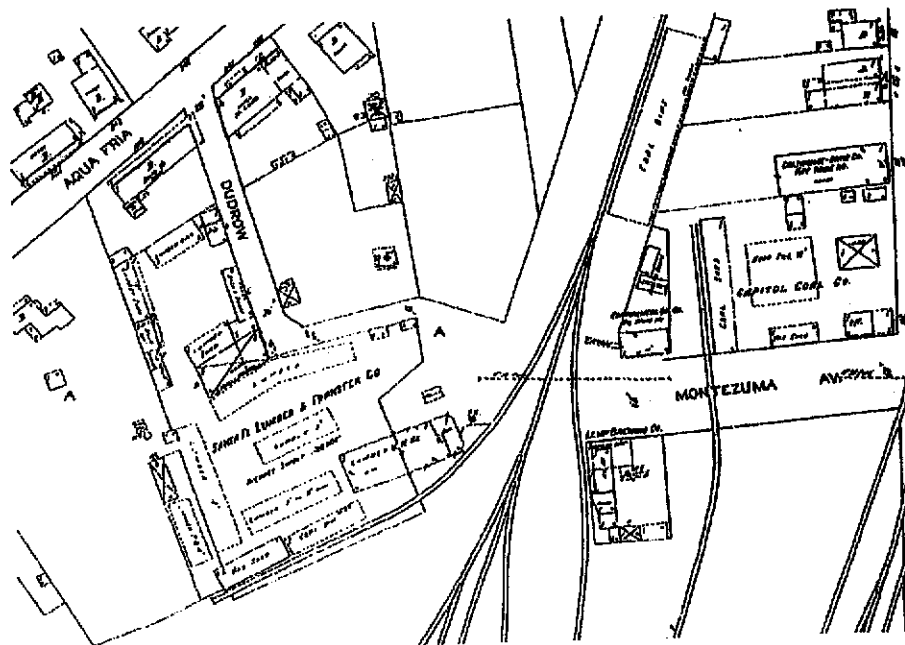
1912 – New Mexico becomes the 47th state.

The property appears on the 1912 *King's Official Map of Santa Fe* labeled the "Estate of C.W. Dudrow." This rendering has less detail than the Sanborn maps, but the office/warehouse building immediately adjacent to the rail line is visible, along with the coal bin and multiple sheds. As seen in pictures and maps that follow, at one time the train tracks branched off from the main Santa Fe line to run directly between buildings into the compound. This enabled the easy unloading of large building materials from the trains.



King's Official Map of Santa Fe - 1912

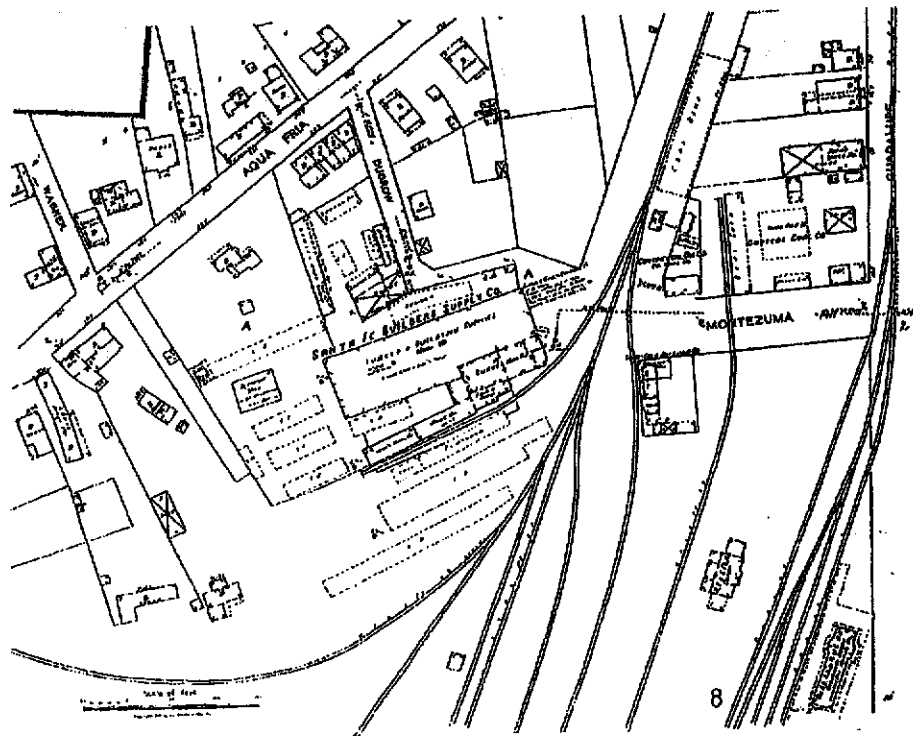
1913 - The property appears on a Sanborn map as the Santa Fe Lumber and Transfer Company. Very little has changed besides the addition of a "Hay Shed" next to the "Coal Bin." In addition to lumber sales, the company has expanded into other building materials including windows, doors, shingles, and mouldings.



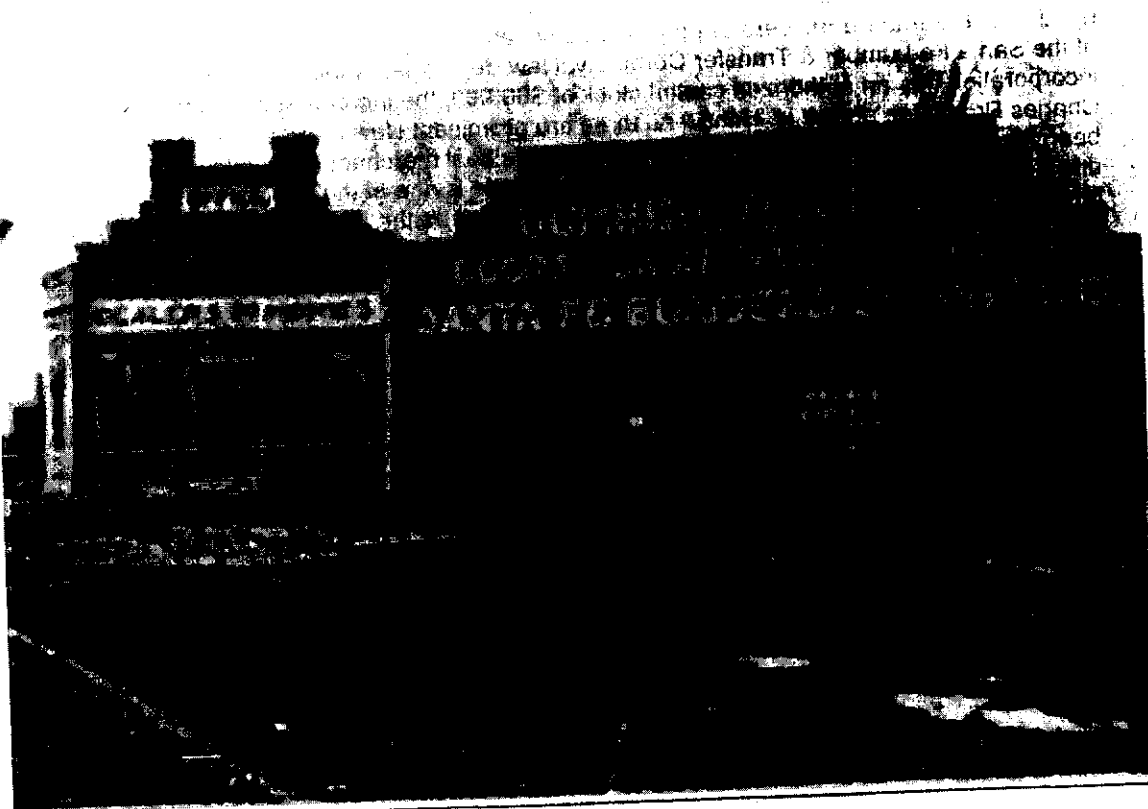
1913 Sanborn Map

1916 - The June 22 edition of "Rock Products and Building Materials" announces a change of hands: "The Santa Fe Builders Supply Company has been organized to take over the business of the Santa Fe Lumber & Transfer Company. New departments will be added. The new incorporation has an authorized capital stock of \$80,000, the incorporators being F.E. Nudig, Charles Proebstel, and W.H. Hahn." All three are prominent New Mexicans who have previously been involved in the building trades. W.H. Hahn is a coal merchant in downtown Albuquerque and Santa Fe, and part owner of the Madrid mines. He is one of the original owners and operators of the Albuquerque Lumber Company, as well as the Las Animas Sheep Company. His daughter is married to F.E. Nudig, who was the longtime operator of the Cerrillos Coal Company in the Santa Fe railyards. Charles Proebstel is a social leader of Santa Fe and the Vice President of the First National Bank. In 1918, he is named the Secretary and Treasurer of the New Mexico Lumber Dealers Association.

1921 - This begins a period of expansion for both the compound and the building itself. A western storefront addition that measures 90' x 245' is built to the north of the original brick building. It is constructed of wood frame with tile walls and a steel roof, and has a false front with a stepped parapet. It is a drive-thru building with two large doors at the front for easy pickup of large building materials. Attached to the southwest corner of the original brick building is an addition for "Sash & Doors" followed by two warehouses for cement. There is a planing mill directly west of the building, as well as many lumber piles and sheds to the north. The picture below the 1921 Sanborn map is taken from this period.

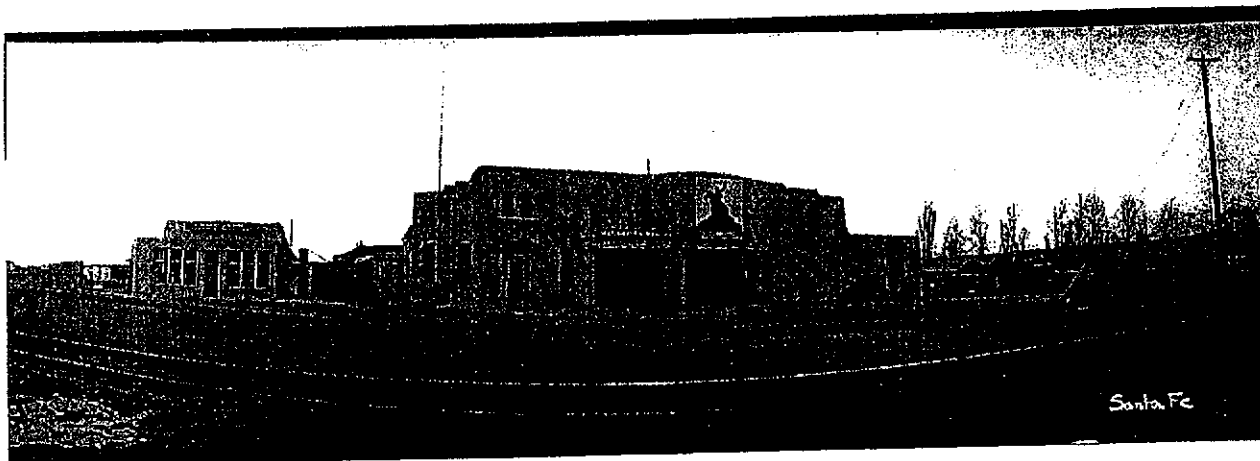


1921 Sanborn Map



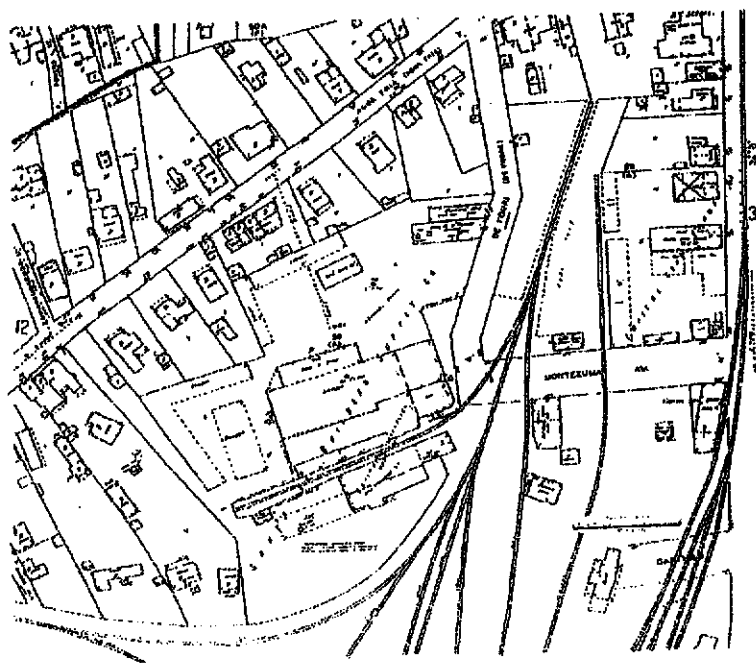
Sanbusco Building, circa 1925

The company and property continue to grow and expand despite the economic challenges of the time. When Charles Lindbergh visits New Mexico in 1928, an eight-foot-high "Santa Fe" sign is displayed on the roof of the Sanbusco building at the request of Governor Dillon, who wanted to make sure that all New Mexican cities prominently displayed their names for Lindbergh to see. With the evolution of the "Santa Fe style," the building is altered to exhibit a more southwest look. The original brick building in the railroad commercial style loses its Italianate details and merges with the wood frame addition to become a single stucco façade. The decorative chimney-like parapets are removed and replaced by a continuous elevation designed to imitate the Pueblo Revival style, including a painting of an Indian on horseback. The interiors are remodeled as well with changes to the partitioning.



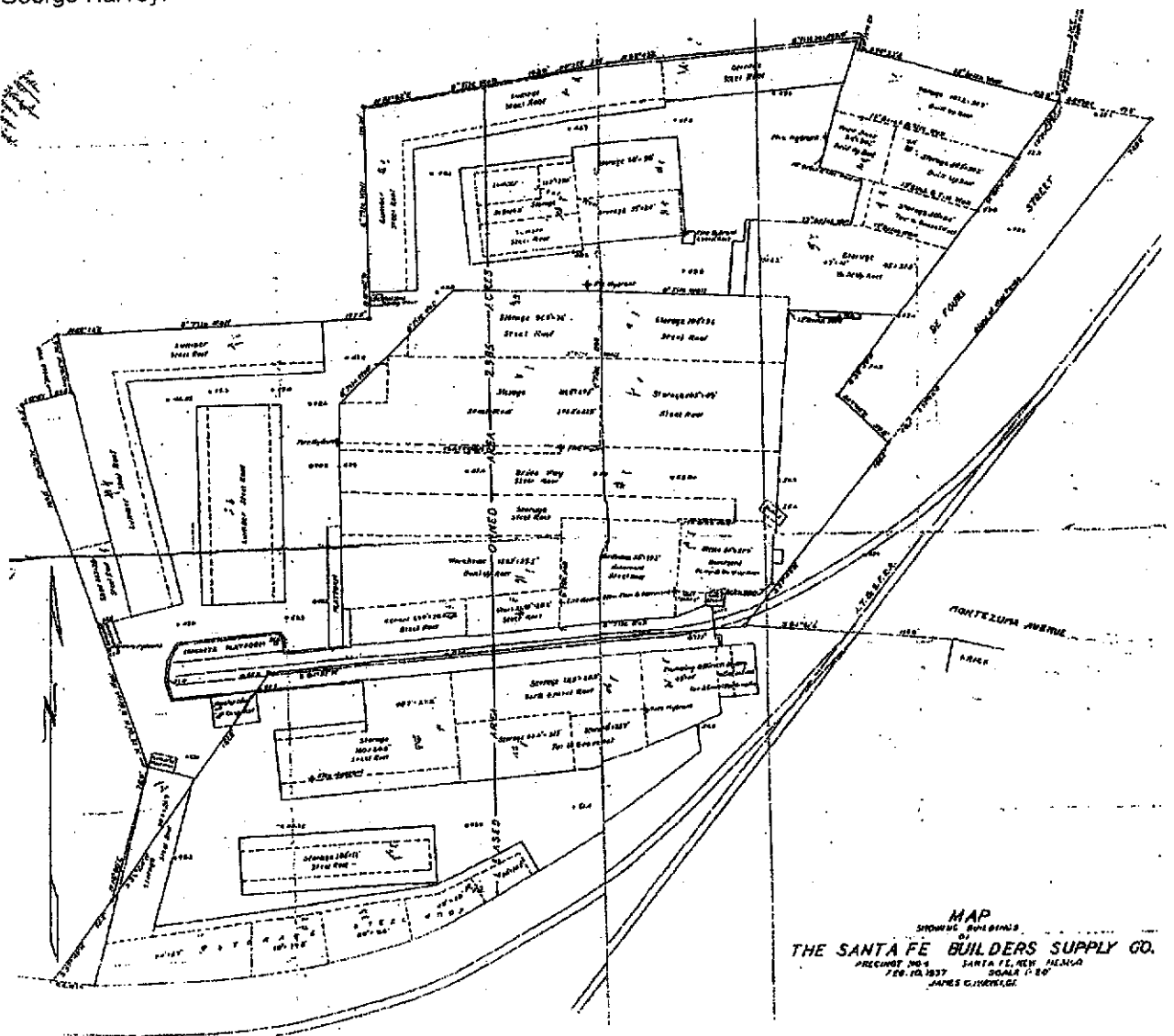
Sanbusco Building, circa 1928

1930 – Dudrow Street disappears on the Sanborn map, replaced to the east by DeFouri Street, which connects to Montezuma Avenue and is now the central public access point for the business. The main building and its many additions merge into one large footprint, with the rail line still running immediately to the south. Land to the north of the main building is now used entirely for storage, and a shed in the current configuration first appears at this time, part of an L-shaped complex. There is a similar pair of sheds in an L-shape configuration directly to the southwest. All of the sheds are labeled "lumber" on the map. These cantilevered racks were used to hold lumber and other large construction goods. At the front of the second level, there likely was a catwalk for workers to move up and down the structure and pull lumber as needed.



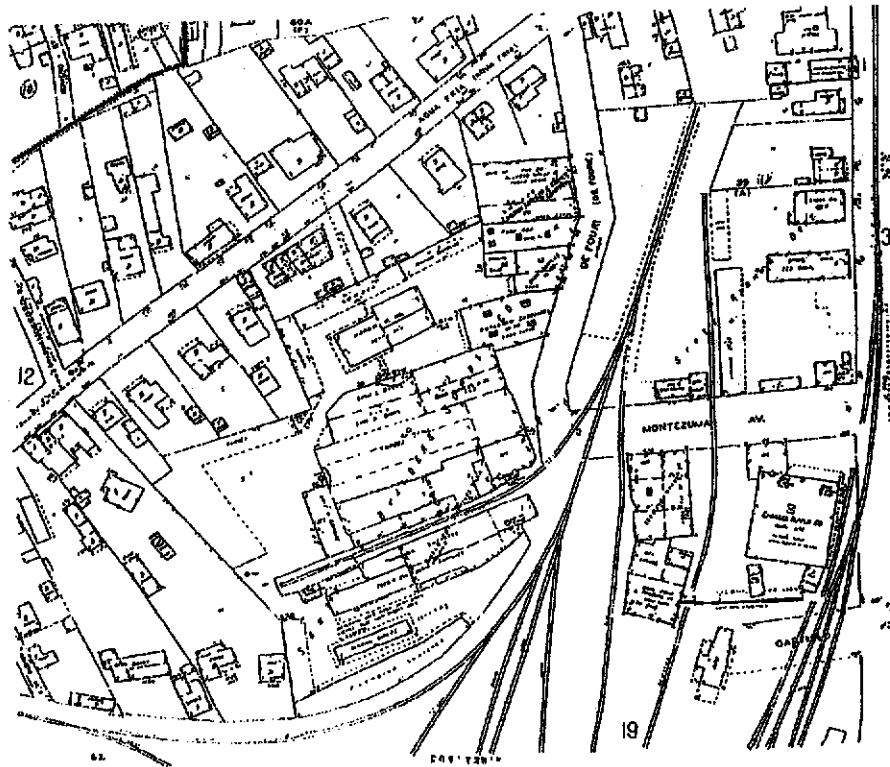
1930 Sanborn Map

The Santa Fe Builders Supply Company expands beyond the supply of building materials, and in 1936 publishes a book entitled "*Santa Fe Style Homes: Eighteen Interpretative Designs*," written by Wilfred H. Stedman. By this time, the building has grown further to the north/northeast along DeFouri Street, what we now know as 540 and 550 Montezuma Avenue. These additions are constructed of brick and pen tile with wood joists and built-up roofs of tar and gravel. The lumber sheds at the rear are braced against a wall, also of brick and pen tile, and have gained steel roofs. The large expanse of the buildings and property is shown on a 1937 map drawn by George Harvey.



1948 – Charles Proebstel dies, with his obituary crediting him as a man who had “a large part in bringing Santa Fe from a crumbling village to its present state. In 1916 he took over a bankrupt lumber yard and dray service that is today the Santa Fe Builders Supply Company, ‘Sanbusco’ to the thousands of builders, tradesmen and contractors who rely on the firm for their materials.”³

A Sanborn map from the same year shows that the two pairs of L-shaped sheds in the rear yard have been joined at their southwest and northeast corners, and now make one series of interconnected storage structures. The two to the north are two-story, while the two southern wings are one-story; all are still labeled “lumber.” An additional shed, directly to the east of what exists now, appears for the first time and is labeled “Building Supplies.” The company now has an additional series of buildings to the south for pipes and plumbing supplies, as well as divisions for printing and lime/cement. The most northeast of the buildings (550 Montezuma Avenue, now called the “Butler & Foley Building”) is labeled “Eubank Lumber & Supply Company.” The compound has grown to over five acres by this time.



1948 Sanborn Map

³ “State Press Comment,” *Albuquerque Journal*, May 28, 1948, 10.

An aerial photo from 1958 shows a good birds-eye view of the compound and its many structures. The configuration seen is how the buildings looked for a number of years at mid-century.



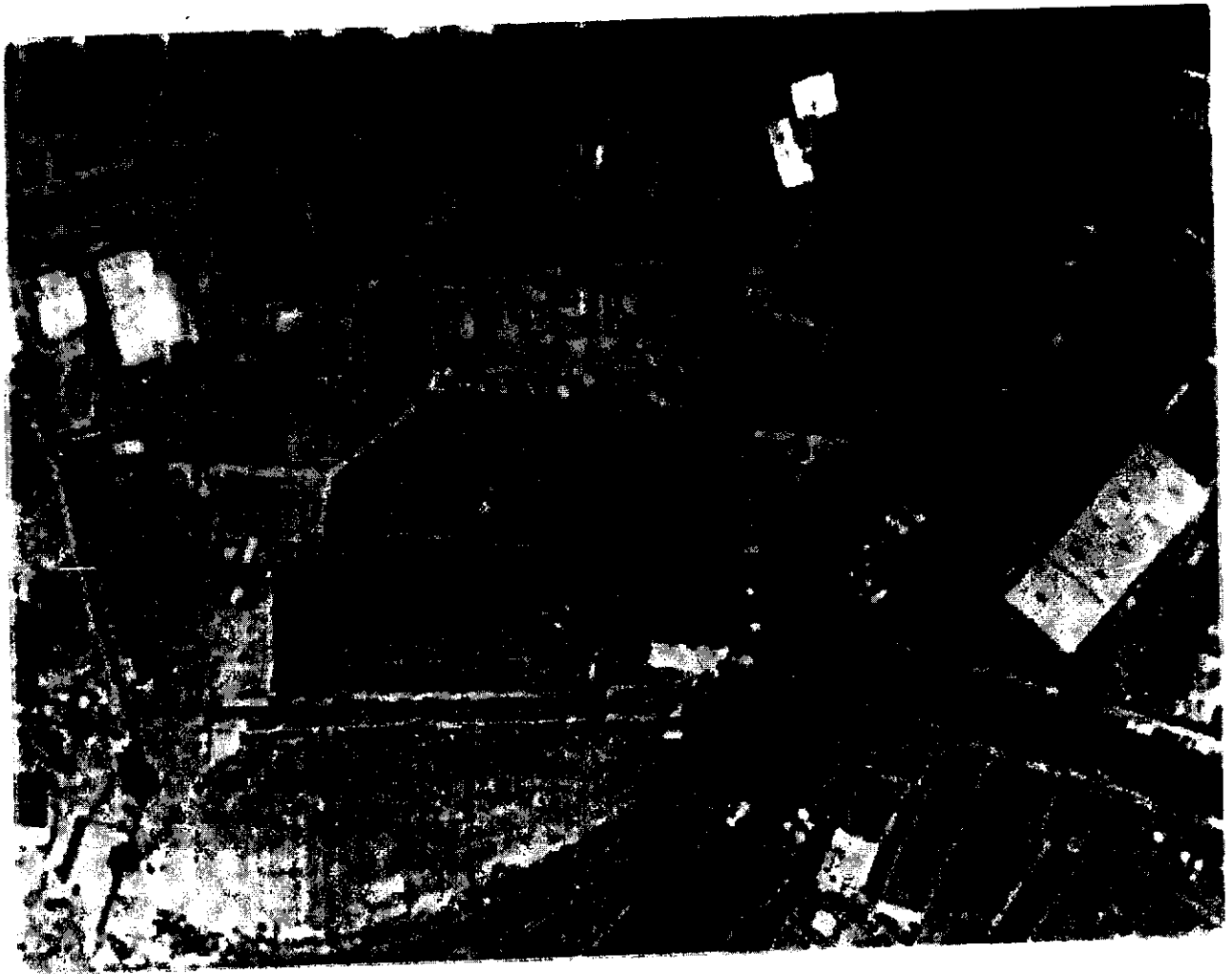
In September of 1966, George F. Hocker Jr. is named as the new president of the Santa Fe Builders Supply Company. Hocker succeeds John K.S. Walter, who retired after 17 years in the company presidency.⁴ The company maintains outlets in both Santa Fe and at 1803 Sixth Avenue NW in Albuquerque, and remains successful after fifty years in business. In 1968, the main offices are moved to Albuquerque. According to an article in the Albuquerque Journal at the time, Sanbusco is a "broad-based distributor of commercial and residential construction materials, extensive lines of plumbing and heating supplies, and air conditioning equipment."⁵

Four years later, struggles at the company become evident with the third president named in eight years, and by 1976 the company declares bankruptcy. Ads in multiple newspaper throughout New Mexico announce an auction to be held on two days in August, with items for sale to include plumbing supplies, tools, building materials, office furniture, used equipment, and three cars.

⁴ W. Wilson Clift, "Business in New Mexico," *Albuquerque Journal*, September 27, 1966, 23.

⁵ Paul J. Roth, "Old N.M. Firm, Sanbusco, Elects Roth President," *Albuquerque Journal*, November 5, 1970, page 45.

At some point between 1969 and 1978, the rail line that ran along the side of the main building is removed, as well as the buildings to the south of it. The aerial photo from 1978 shows the buildings' disintegration as well as its patchwork style of construction. The building remains vacant for a few years, and is seen advertised as "Warehouse Space" in the *Santa Fe New Mexican*.




The property was bought by Joe Schepps, a local developer, in 1984, with plans to transform the warehouse building into a retail center. Extensive renovations are undertaken at this point, which include the demolition and replacement of nearly all historic windows, removal of stucco on exteriors, and the reconstruction of the eastern façade to replicate its historic appearance. At the time of the 1986 renovations, over two-and-a-half acres of sheds and docks were cleared to make space for the current parking lot, leaving only the single two-story shed as a parking garage.⁶ A portion of the building on the south elevation was removed, and the interiors were completely renovated and reconfigured for use as a retail mall.

⁶ Richard Harris, *National Trust Guide to Santa Fe* (New York: John Wiley & Sons, inc., 1997), 160.

Minor additions are made over the next ten years until 1999, when a large appendage is added to the southwest corner. This becomes Borders Books, bolstering the building's identity as a luxury retail center. While the addition is done in a similar western storefront style, its size and existence further estranges the building from its architectural and historic origins. The southern façade is altered with new windows and doors in 2000, and the northern entry and deck are renovated in 2001. Pranzo receives a second floor addition and enclosure in 2002, which significantly alters the façade of 540 Montezuma Avenue. With the closing of Borders in 2011, the building's largest retail space was left empty and unable to be filled, and other businesses have since departed. With the purchase of the complex by the New Mexico School for the Arts in 2015, the buildings are slated for their third incarnation as the home of a charter high school for students in the visual and performing arts.

Historic Cultural Properties Inventory (HCPI) Base Form (FORM 1) **Historic Preservation Division, New Mexico Department of Cultural Affairs**

For HPD Office use only: HCPI No. _____ District No. _____		NRHP _____ SRCP _____ Criteria A B C D
1. Name of property: Parking Sheds at Sanbusco		2. Location: At the rear (north) of Sanbusco Market Center, 500 Montezuma Avenue West of 550 Montezuma Avenue Santa Fe, NM 87501
		3. Local Reference Number: N/A
		4. County: Santa Fe
5. Property Type: <input type="checkbox"/> Building <input checked="" type="checkbox"/> Structure <input type="checkbox"/> Site <input type="checkbox"/> Object		
6. Date of Survey: May 10, 2016		
7. Previous Survey Date(s): <input checked="" type="checkbox"/> No previous survey Associated properties at 500, 540 and 550 Montezuma Avenue were surveyed in 1999 but the sheds were not included.		
8. Name of Project: New Mexico School for the Arts - Art Institute		
9. UTM Zone: 13 Easting: 414268 Northing: 3949524		
10. Photo Information All photos housed at offices of Common Bond Preservation. Photo 1, View of: Front of structure, standing at west end looking east.		
11. Brief Description of the Property: Two-story open sided structure that currently serves as a parking garage. Constructed almost entirely of lumber, it has a dual pitch, side-gabled roof of corrugated metal sheeting. Both the wood and the roof have been painted red. The first floor has twelve stalls to accommodate cars; each stall has five wall studs on either side anchored in concrete, with aligning rafters and two sets of ceiling/floor joists. The second level is partitioned into twenty-six "slots". The concrete floor/foundation is flush with the asphalt of the adjoining parking lot. Immediately adjacent to the north is a long single-story wall, constructed of brick and pen tile, and protected by the overhang of the shed's roof. A large metal gutter runs along the bottom of the roof at the rear and both sides, emptying into a downspout at both the SE and SW corners. Five metal pendant lamps with cages hang from the rafters and match lighting in the main building; all are modern reproductions of a historic style.		
12. Who uses the property? Currently used as parking for Raaga restaurant, Radish & Rye restaurant, and Sanbusco Market Center (closed).		
13. Construction Date: Date: circa 1930 <input type="checkbox"/> Known <input checked="" type="checkbox"/> Estimated Source: Sanborn maps (See attached history on continuation sheets.)		
14. Setting: <input type="checkbox"/> Suburban <input type="checkbox"/> Rural <input type="checkbox"/> Village <input checked="" type="checkbox"/> Urban If Urban: <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Residential <input type="checkbox"/> Public		
15. Relationship to Surroundings: <input type="checkbox"/> Similar <input checked="" type="checkbox"/> Dissimilar Comments: Formerly used as a lumber storage shed for a large commercial lumber yard; currently used as a parking structure/shade element for an upscale retail shopping center and restaurants.		

HCPI Base Form (FORM 1)

(Continued from other side)

16. Additional Perspective: (Photos, drawing, footprint, etc., indicate north arrow when possible)



Photo 2: Aerial view of Main Building and Parking Shed

17. Surveyor:
(your name, address, telephone number, and any group affiliation)

Shannon L. Papin
Common Bond Preservation
806 Don Cubero Avenue
Santa Fe, NM 87505

(505) 982-4275
slp@cbpreservation.com

18. Owner (if known) and other knowledgeable people:

New Mexico School for the Arts - Art Institute
202 East Marcy Street
Santa Fe, NM 87501

Contact: David Ater

505.310.4194

19. Is Property Endangered? ☐ Unknown ☒ No ☐ Yes How?

20. Significance to Current Community: ☐ Unknown ☐ None ☒ Low ☐ Moderate ☐ High
Describe: Industrial/commercial structure that was rehabilitated to serve as parking/shade structure.

21. Other Significance or Information of Interest: (such as historical, legendary, structural, former ownership, etc.)

See attached history on continuation sheets.

22. National or State Register:

Is this property individually listed on a historic register? ☐ Unknown ☒ No ☐ Yes
If yes: ☐ State ☐ National

If 'no' or unknown, do you think this property is eligible for listing? ☒ No ☐ Yes

Why? Little, if any, historic material remains and the use has completely changed. Originally was part of a series of sheds that served as storage for building materials; it is the only one that remains extant, although the building material has been continually replaced over the years.

23. National or State Historic District: Is this property in a historic district? ☐ Unknown ☐ No ☒ Yes
If yes: ☐ Contributing ☐ Non-contributing ☒ Unknown

Building was not evaluated in a survey and nomination form for the district.

If 'yes', what is the name of the district? ☐ State ☐ National ☒ City of Santa Fe Westside-Guadalupe Historic District

24. Evaluation of Significance

The parking shed is currently constructed of approximately 75 - 80% modern material, and is located at the north end of a large retail parking lot. Any details related to its original use as a lumber storage shed have been removed, and the rehabilitation of the Sanbusco Market building eliminated all associations between the two structures. While small amounts of historic fabric remain, it is generic material such as corrugated metal sheeting or unused wires, and the structure has been rebuilt, remodeled, and refaced many times. In the numerous surveys done of the property in the last fifty years, the shed was never documented, nor was it included in any information for the listing of Sanbusco Market on the State and National Register. It is my professional opinion that this structure contains little, if any, historic and architectural integrity and I recommend it be considered noncontributing to the Westside-Guadalupe Historic District.

Recommended
Noncontributing to the
Westside-Guadalupe Historic
District
May 2016

25. Supplemental Forms:

☐ None ☒ HCPI Detail Form (FORM 2) ☒ Continuation Sheets, # pages: 16

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2) **Historic Preservation Division, New Mexico Department of Cultural Affairs**

For HPD Office use only:		Please complete HCPI FORM 1 before completing FORM 2	
HCPI No.	District No.	NRHP	SRCP Criteria: A B C D
1. Name of property: Parking Sheds at Sanbusco		2. Location: At the rear (north) of Sanbusco Market Center, 500 Montezuma Avenue West of 550 Montezuma Avenue Santa Fe, NM 87501	
		3. Local Reference Number: N/A	
		4. County: Santa Fe	
		5. Date of Survey: May 10, 2016	
ARCHITECTURAL AND CONSTRUCTION DETAILS			
6. Visible Construction Material:		7. Number of Stories: N/A Number: 1 1 1/2 <input checked="" type="checkbox"/> 2 2 1/2 Other:	
<input type="checkbox"/> Adobe <input type="checkbox"/> Brick <input type="checkbox"/> Composition <input type="checkbox"/> Concrete: Block <input type="checkbox"/> Concrete: Cast Stone <input checked="" type="checkbox"/> Concrete: Poured <input type="checkbox"/> Earth Plaster <input type="checkbox"/> Masonry: Simulated <input checked="" type="checkbox"/> Metal: Corrugated <input type="checkbox"/> Metal: Structural Siding <input type="checkbox"/> Metal: V-Crimp <input type="checkbox"/> Stone: Random Ashlar <input type="checkbox"/> Stone: Random Coursed <input type="checkbox"/> Stone: River Rock <input type="checkbox"/> Stone: Rusticated <input type="checkbox"/> Stone: Tabular <input type="checkbox"/> Stucco <input type="checkbox"/> Tile: Clay <input type="checkbox"/> Vinyl Siding <input type="checkbox"/> Wood: Board and Batten <input type="checkbox"/> Wood: Horizontal Siding <input type="checkbox"/> Wood: Jacal <input type="checkbox"/> Wood: Log <input checked="" type="checkbox"/> Wood: Lumber <input type="checkbox"/> Wood: Shingle <input type="checkbox"/> Wood: Tongue and Groove		8. Foundation: N/A <input type="checkbox"/> Not visible <input type="checkbox"/> None <input checked="" type="checkbox"/> At Grade <input type="checkbox"/> Raised Materials: <input checked="" type="checkbox"/> Concrete <input type="checkbox"/> Stone Other:	
		9. Roof: N/A Shape: <input type="checkbox"/> Flat <input checked="" type="checkbox"/> Gabled <input type="checkbox"/> Hipped <input type="checkbox"/> Pyramidal <input type="checkbox"/> Shed Other: Pitch: <input type="checkbox"/> None <input type="checkbox"/> Low <input type="checkbox"/> Medium <input type="checkbox"/> Steep Features: <input type="checkbox"/> Eave <input type="checkbox"/> Parapet Materials: <input type="checkbox"/> Asphalt <input type="checkbox"/> Earth <input type="checkbox"/> Composition shingle <input type="checkbox"/> Metal: Pressed <input type="checkbox"/> Composition Roll <input checked="" type="checkbox"/> Metal: Corrugated <input type="checkbox"/> Metal: Standing Seam <input type="checkbox"/> Metal: V-Crimp <input type="checkbox"/> Tile: Terra Cotta <input type="checkbox"/> Wood: Shingle <input type="checkbox"/> Other: Not Visible	
10. Windows <input checked="" type="checkbox"/> N/A		11. Doors <input checked="" type="checkbox"/> N/A	
Operation Material Glazing Number		Type Style Material Number	
Notes:			
12. Chimneys (describe whether interior or exterior and material)		13. Porches <input checked="" type="checkbox"/> N/A	
N/A		Type: <input type="checkbox"/> Entry <input type="checkbox"/> Partial-Width <input type="checkbox"/> Full-Width <input type="checkbox"/> Wrap	
14. Other Significant Features			
15. Modifications: <input type="checkbox"/> No known modifications The structure has been built, rebuilt, remodeled and refaced many times over the years, although very few specific details are known. A structure first appears in this location on a 1930 Sanborn map, as part of a large complex of contiguous sheds and storage buildings for lumber and other building materials. It remains in a similar configuration until 1985, when all other sheds are removed to make space for the parking lot. Its southern roof has been replaced since that time and all wood in the structure has been replaced at some point due to the damaging effects of New Mexico sunlight.			
16. Primary Architectural Style <input type="checkbox"/> Not Applicable			
<input type="checkbox"/> Art Deco/Streamline Moderne <input type="checkbox"/> Gothic Revival <input type="checkbox"/> Mission Revival <input type="checkbox"/> Pueblo <input type="checkbox"/> Spanish-Pueblo Revival <input type="checkbox"/> Bungalow/Craftsman <input type="checkbox"/> International <input type="checkbox"/> Neo-Classical <input type="checkbox"/> Queen Anne <input type="checkbox"/> Territorial <input type="checkbox"/> Colonial Revival <input type="checkbox"/> Italianate <input checked="" type="checkbox"/> Northern NM <input type="checkbox"/> Ranch <input type="checkbox"/> Territorial Revival <input type="checkbox"/> Folk Victorian <input type="checkbox"/> Mediterranean <input type="checkbox"/> Prairie <input type="checkbox"/> Spanish-Colonial <input type="checkbox"/> Tudor Revival			

17. Documents Available and Their Locations

Historic Sanborn maps – multiple locations

Architectural drawings - New Mexico School for the Arts

Property tax records – Santa Fe County Tax Assessor's office

Aerial photos – New Mexico Department of Transportation

Surveys of associated properties – New Mexico Historic Preservation Division

Historic photos – Palace of the Governors, Center for Southwest Research at the University of New Mexico, New Mexico State Archives

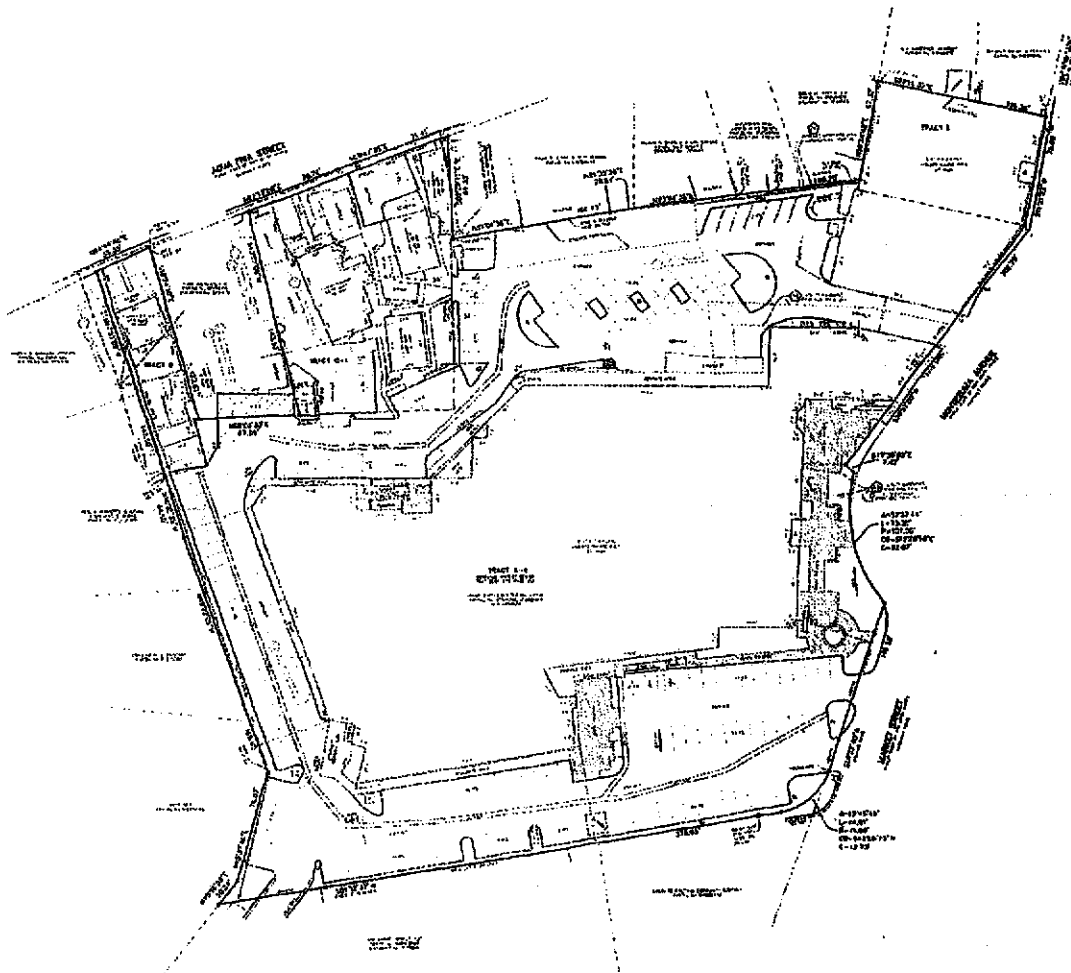
SITE

18. Attached or Associated Properties

Former Sanbusco Market Center (500 Montezuma Avenue), Pranzo Italian Grill (540 Montezuma Avenue), and the Butler & Foley Building (550 Montezuma Avenue)

Are associated properties eligible for listing? 500 and 540 Montezuma Avenue are not eligible and are considered non-contributing to the Westside-Guadalupe Historic District. 550 Montezuma Avenue is considered eligible and contributing.

19. Site Plan:



Survey/Site Plan courtesy of GRS Group and Studio Southwest Architects.

Historic Cultural Properties Inventory (HCPI) Continuation Sheet *Historic Preservation Division, New Mexico Department of Cultural Affairs*

For HPD Office use only: HCPI No. _____ District No. _____		
1. Name of property: (historic and/or current name for property) Parking Sheds at Sanbusco	2. Location: At the rear (north) of Sanbusco Market Center, 500 Montezuma Avenue West of 550 Montezuma Avenue Santa Fe, NM 87501	3. Local Reference Number: N/A
		4. County Santa Fe
		5. Date of Survey: May 10, 2016



Photo 4: East end of parking structure with dual pitch gabled roof visible; view facing west.

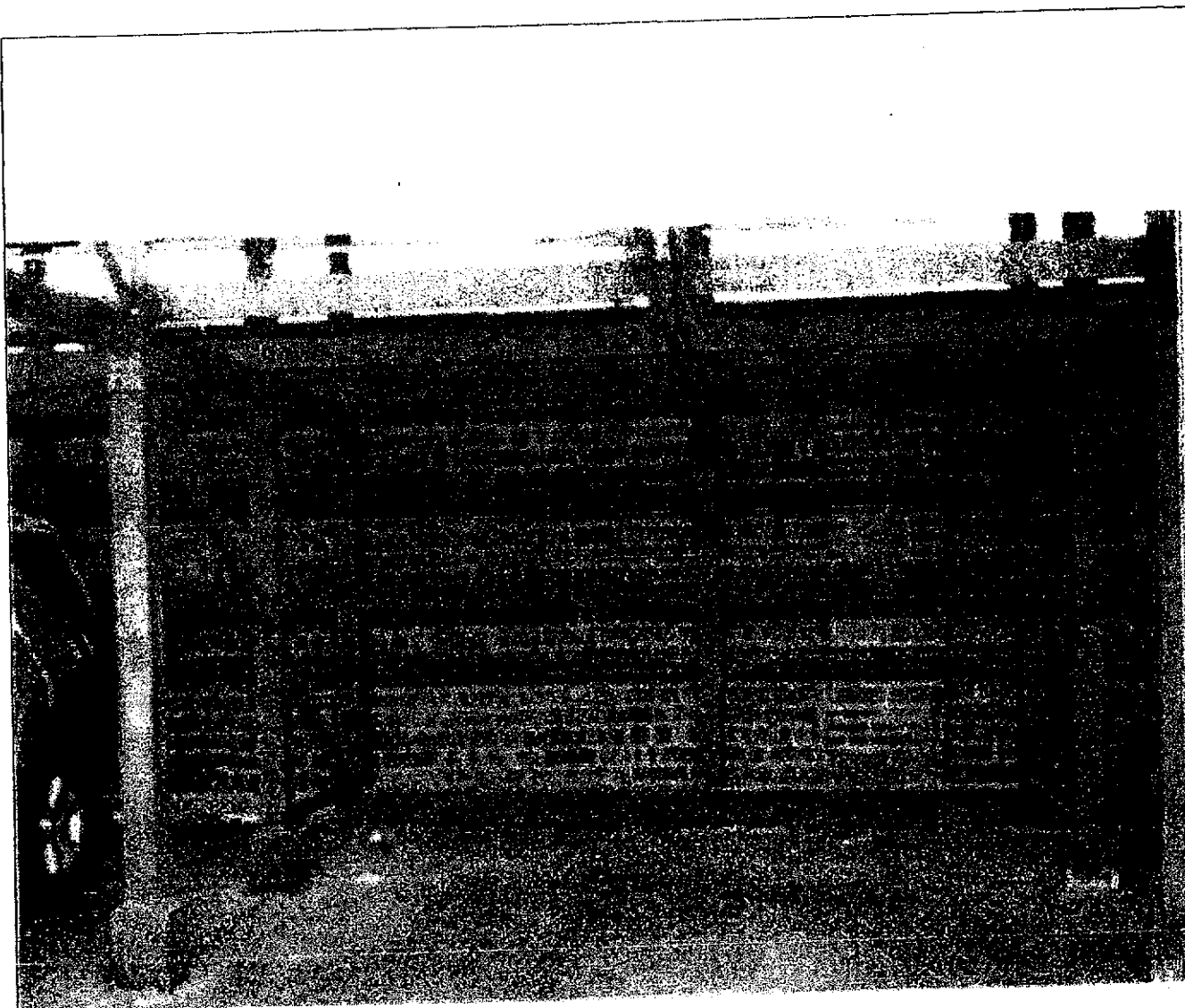


Photo 5: Parking stall with view of adjacent wall at the rear, view facing north.



Photo 6: Parking stall with corrugated metal roof and pendant light visible above.



Photo 7: Interior of structure, view facing west.

History of the Sanbusco Site

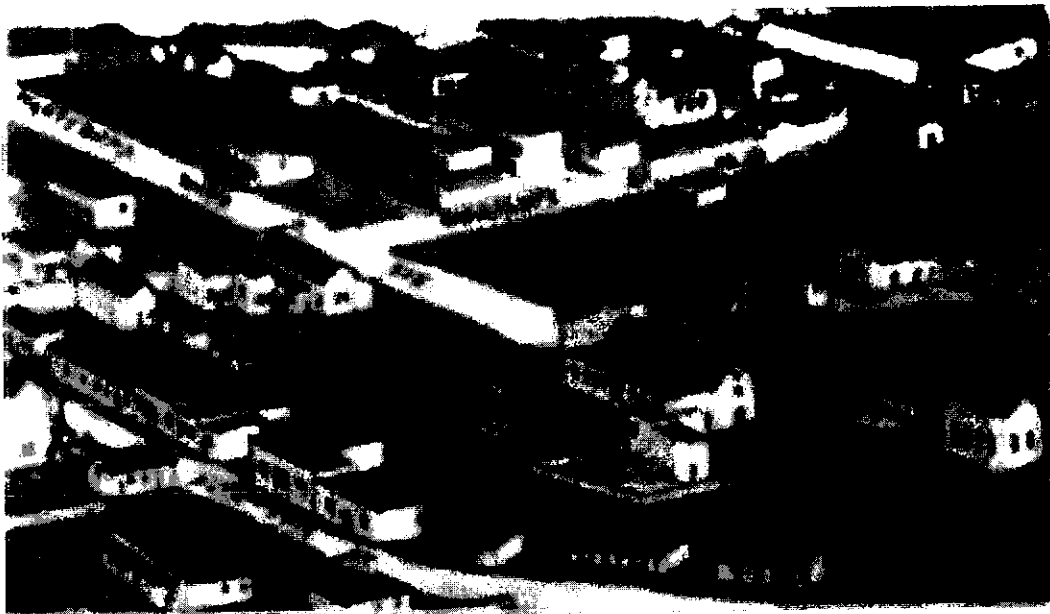
The Santa Fe Builders Supply Company (Sanbusco) building is the accumulation of over a century of construction that spans from circa 1880 to 1999. It is part of what was originally a sprawling commercial center, with multiple warehouses, storage sheds, loading and unloading docks, and railroad tracks. It is located in the Westside-Guadalupe Historic District, along Montezuma Avenue between Agua Fria and Guadalupe Streets, at the north end of the railyard neighborhood.

With the arrival of the railroad in 1880, Santa Fe was forever changed. Although the town had been passed over as a major railway connection in favor of other New Mexico cities and towns, a stop was established eighteen miles outside the city in Lamy. The mountainous terrain had been a barrier to many railroad companies investing in Santa Fe, and the county was forced to issue a bond to enable the construction of the eighteen-mile spur line from Lamy. The line ran directly into Santa Fe and ended approximately one mile south of the Plaza, an area newly dubbed the "Railyard District". The coming of the railroad was viewed with anticipation, with hopeful residents certain it would result in more trade, tourism and prosperity. While extensive trade and goods, including building materials, were already arriving via the Santa Fe Trail, the coming of the railroad would allow the amount of trade to increase a hundred fold.¹ The majority of Santa Fe's business community remained downtown by the plaza, however, and only "warehouses, coal and wood yards, and a smattering of houses appeared near the depot."²

One of the businesses and buildings located by the railyard belonged to Charles W. Dudrow, a well-known lumber dealer as well as a political operative in the territorial days of New Mexico. He was born in Frederick, Maryland in 1841 and became a resident of Santa Fe in 1870. For several years he was employed by Barlow & Sanderson, the noted overland stage line, before starting his own business in the coal, lumber, and transfer field. By 1880, the company was the main importer of factory-made building materials from the east and needed a building to match its esteemed reputation. A two-story structure of brick was constructed to the northeast of the Santa Fe depot. It measured 40' x 52', with 13" red brick walls, and was "articulated with with dark purple tile trim at the windows and decorative parapets." The building supposedly appears in the 1882 Stoner Map of Santa Fe, and although there are two buildings in the vicinity, it is not known for sure that either is Dudrow's building.

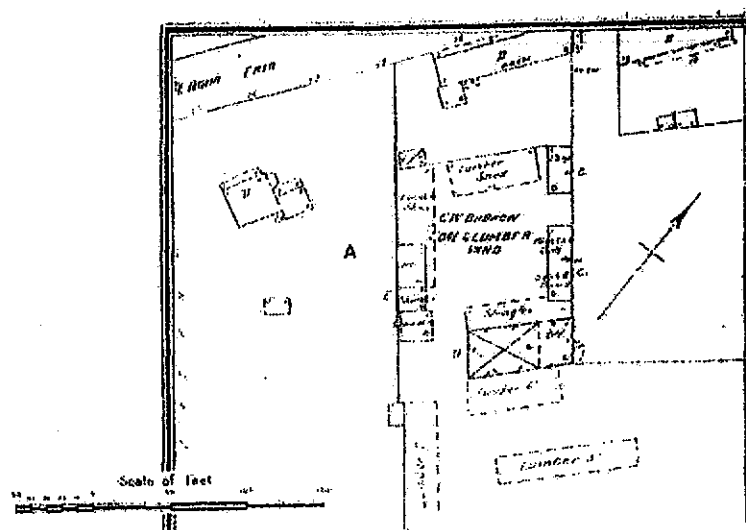
¹ James J. Raciti, *Old Santa Fe* (Santa Fe, NM: Sunstone Press, 2003), 91.

² Chris Wilson, *The Myth of Santa Fe* (Albuquerque, NM: University of New Mexico Press, 1997), 65.



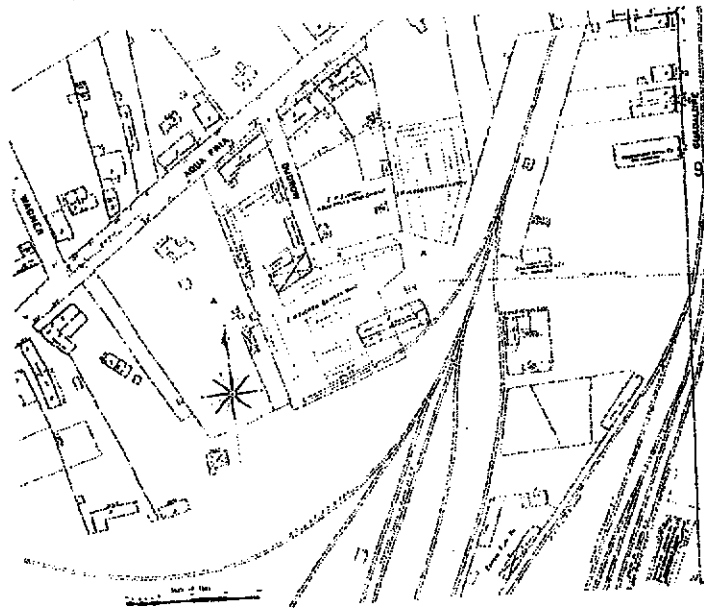
Map of Santa Fe – J.J. Stoner, 1882

1902 - C.W. Dudrow Coal and Lumber Yard first appears on a Sanborn map in 1902, in an individual excerpt from the railyard neighborhood. The main building is marked office, with multiple other structures labeled "Hay," "Shingles," "Grain Warehouse," "Sash and Doors," and "Paints and Oils." A structure labeled adobe along Agua Fria was Dudrow's residence. While five lumber sheds appear on the 1902 Sanborn map, they were much smaller and wider than what exists as a parking structure now, and in a more northern location.



1902 Sanborn Map

The entire complex first appears in context as part of the Railyard on a 1908 Sanborn map. Public access to the business is through Dudrow Street, which runs south from Agua Fria. The C.W. Dudrow Lumber Yard is at the south end of the property, with direct access to the railroad for unloading supplies. The brick structure that now forms that southeast corner of the Sanbusco building is seen for the first time, divided between office and market space, and "Warehouse, Undertakers, and Lumber Supplies." There are four lumber piles or sheds near the building, and a coal bin and scale as well. The northern part of the property is marked "C.W. Dudrow Wood Yard and Wood Sawing." Multiple lumber sheds dot this end along with buildings marked "Moulding Room," "Sash and Doors," "Baled Hay," and "Shingles."

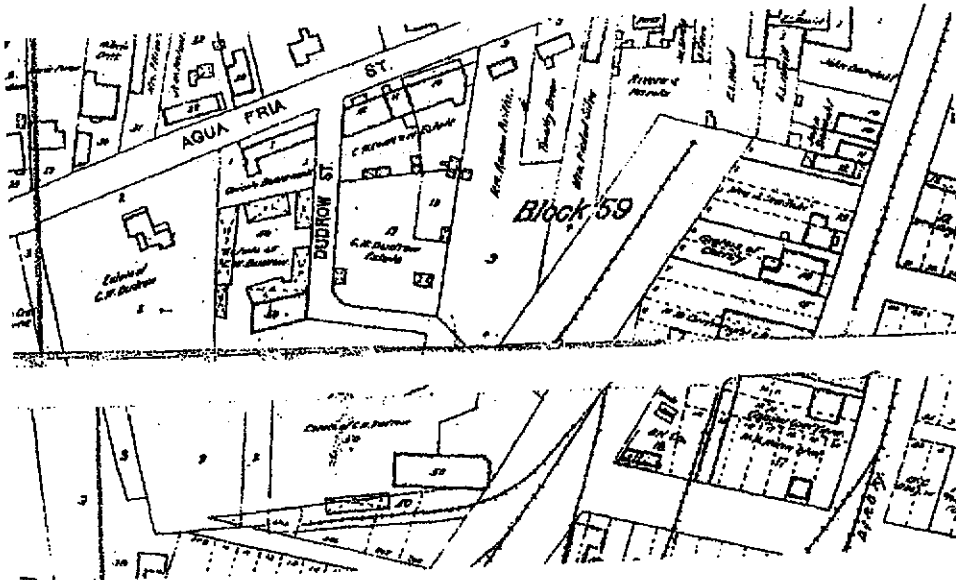


1908 Sanborn Map

1911 – Charles Dudrow dies.

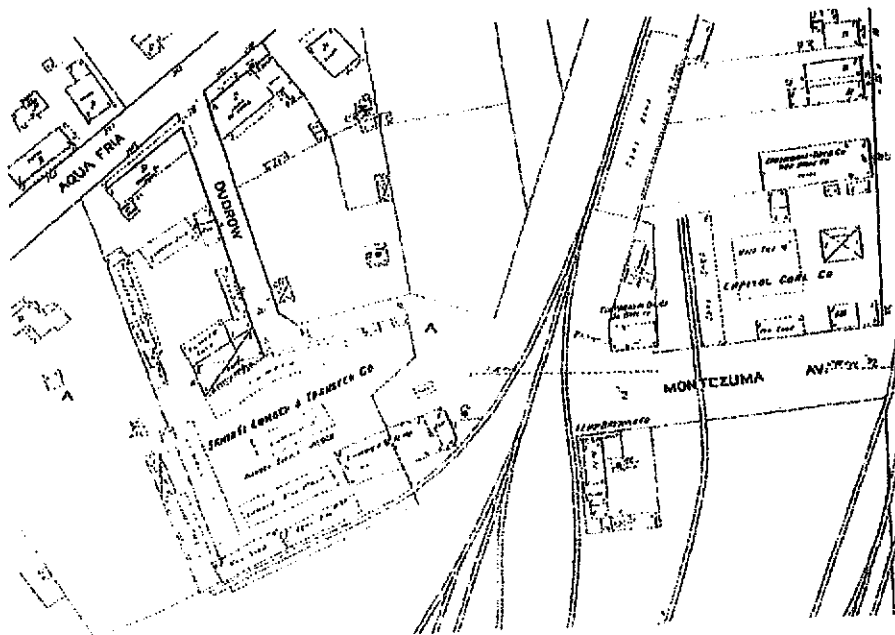
1912 – New Mexico becomes the 47th state.

The property appears on the 1912 *King's Official Map of Santa Fe* labeled the "Estate of C.W. Dudrow." This rendering has less detail than the Sanborn maps, but the office/warehouse building immediately adjacent to the rail line is visible, along with the coal bin and multiple sheds. As seen in pictures and maps that follow, at one time the train tracks branched off from the main Santa Fe line to run directly between buildings into the compound. This enabled the easy unloading of large building materials from the trains.



King's Official Map of Santa Fe - 1912

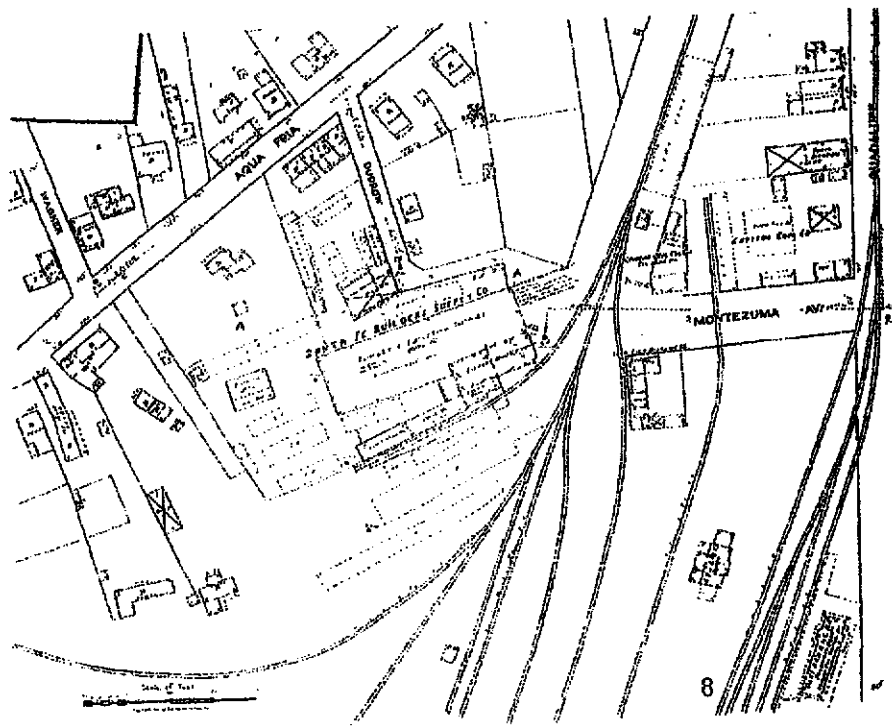
1913 - The property appears on a Sanborn map as the Santa Fe Lumber and Transfer Company. Very little has changed besides the addition of a "Hay Shed" next to the "Coal Bin." In addition to lumber sales, the company has expanded into other building materials including windows, doors, shingles, and mouldings.



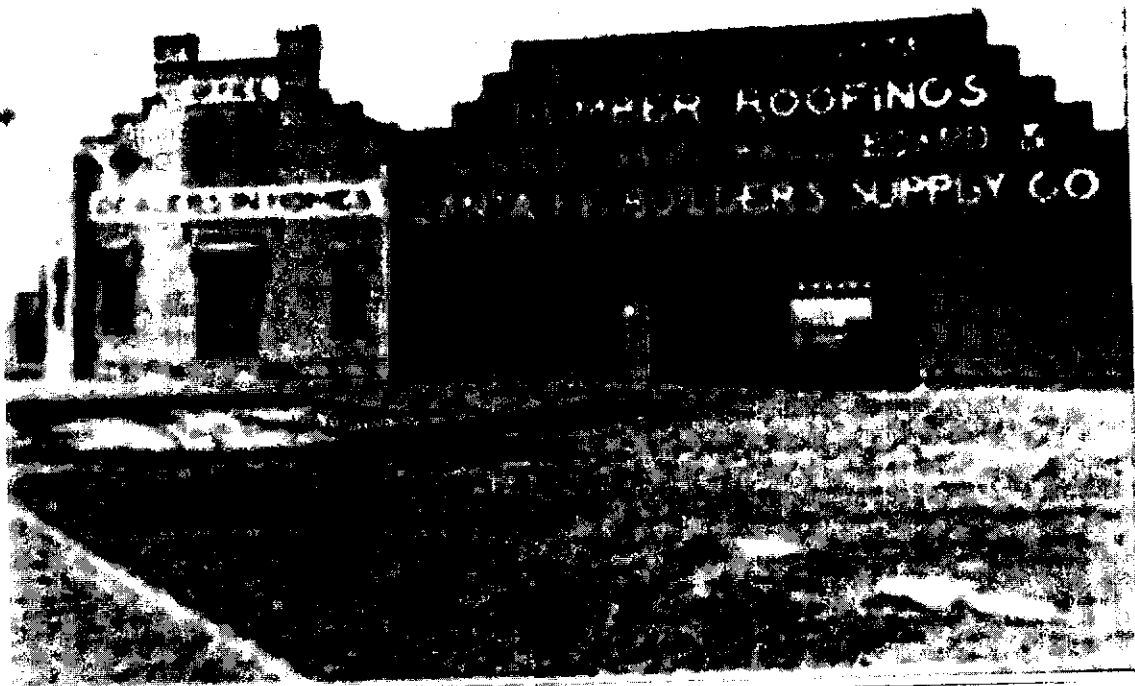
1913 Sanborn Map

1916 – The June 22 edition of *"Rock Products and Building Materials"* announces a change of hands: "The Santa Fe Builders Supply Company has been organized to take over the business of the Santa Fe Lumber & Transfer Company. New departments will be added. The new incorporation has an authorized capital stock of \$80,000, the incorporators being F.E. Nudig, Charles Proebstel, and W.H. Hahn." All three are prominent New Mexicans who have previously been involved in the building trades. W.H. Hahn is a coal merchant in downtown Albuquerque and Santa Fe, and part owner of the Madrid mines. He is one of the original owners and operators of the Albuquerque Lumber Company, as well as the Las Animas Sheep Company. His daughter is married to F.E. Nudig, who was the longtime operator of the Cerrillos Coal Company in the Santa Fe railyards. Charles Proebstel is a social leader of Santa Fe and the Vice President of the First National Bank. In 1918, he is named the Secretary and Treasurer of the New Mexico Lumber Dealers Association.

1921 - This begins a period of expansion for both the compound and the building itself. A western storefront addition that measures 90' x 245' is built to the north of the original brick building. It is constructed of wood frame with tile walls and a steel roof, and has a false front with a stepped parapet. It is a drive-thru building with two large doors at the front for easy pickup of large building materials. Attached to the southwest corner of the original brick building is an addition for "Sash & Doors" followed by two warehouses for cement. There is a planing mill directly west of the building, as well as many lumber piles and sheds to the north. The picture below the 1921 Sanborn map is taken from this period.

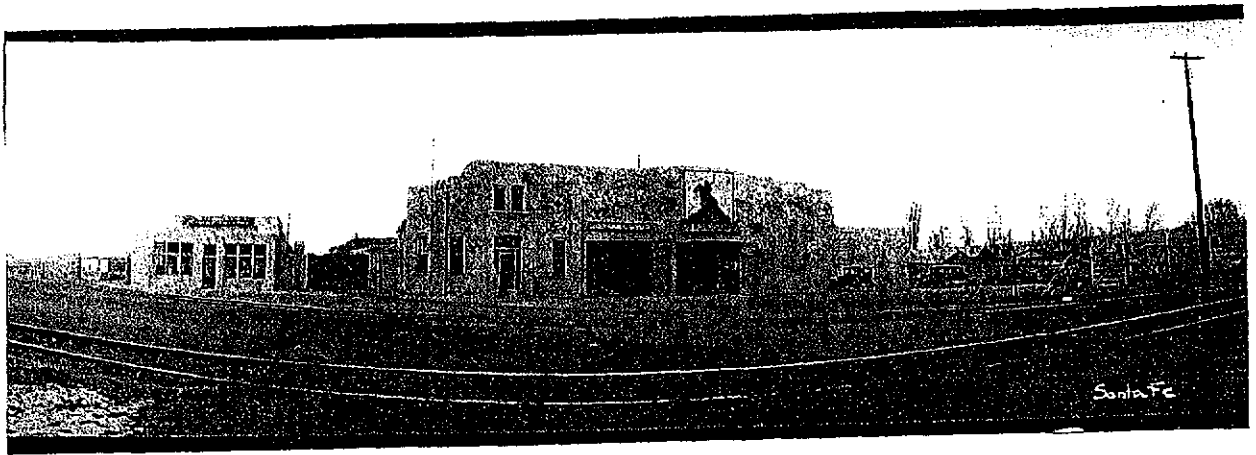


1921 Sanborn Map



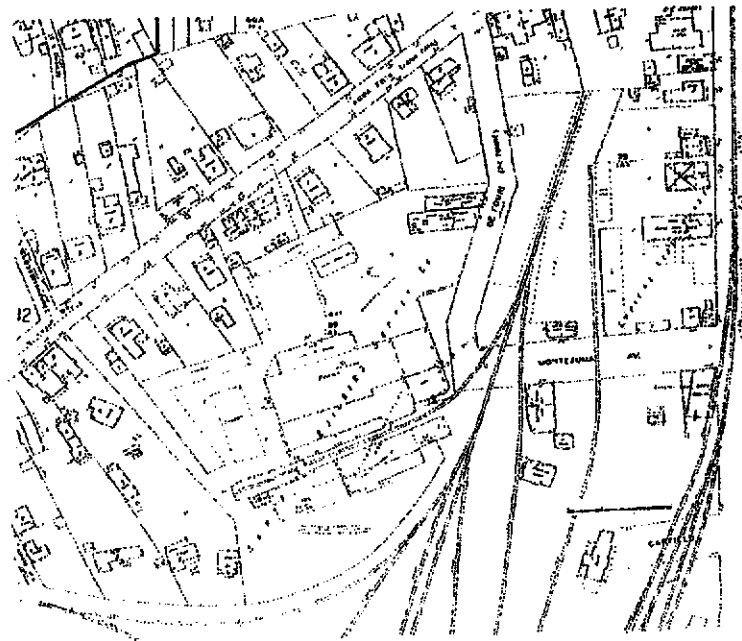
Sanbusco Building, circa 1925

The company and property continue to grow and expand despite the economic challenges of the time. When Charles Lindbergh visits New Mexico in 1928, an eight-foot-high "Santa Fe" sign is displayed on the roof of the Sanbusco building at the request of Governor Dillon, who wanted to make sure that all New Mexican cities prominently displayed their names for Lindbergh to see. With the evolution of the "Santa Fe style," the building is altered to exhibit a more southwest look. The original brick building in the railroad commercial style loses its Italianate details and merges with the wood frame addition to become a single stucco façade. The decorative chimney-like parapets are removed and replaced by a continuous elevation designed to imitate the Pueblo Revival style, including a painting of an Indian on horseback. The interiors are remodeled as well with changes to the partitioning.



Sanbusco Building, circa 1928

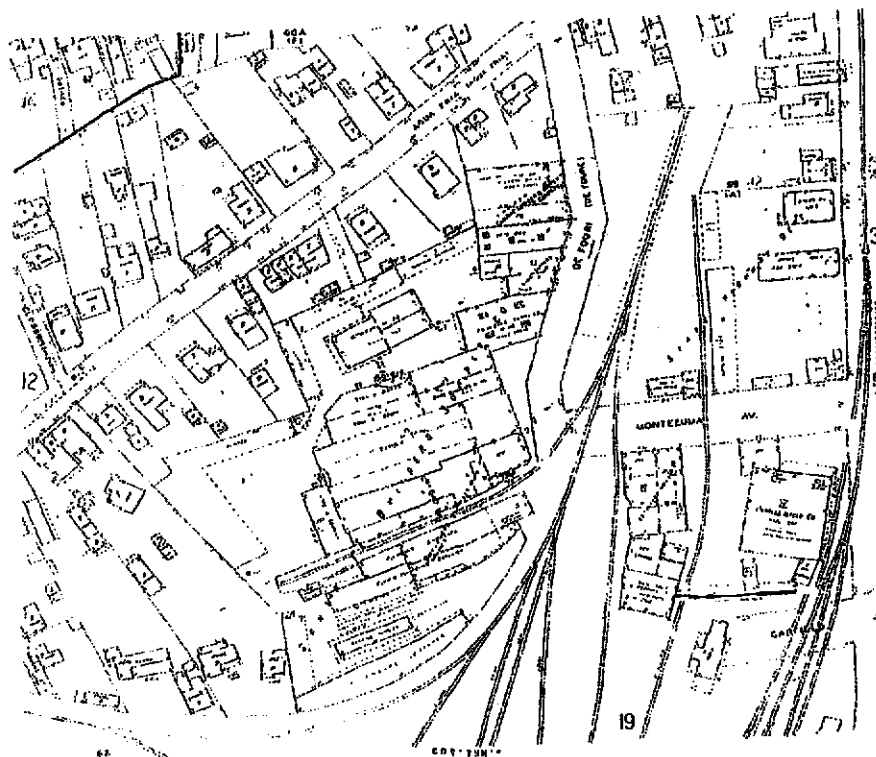
1930 – Dudrow Street disappears on the Sanborn map, replaced to the east by DeFouri Street, which connects to Montezuma Avenue and is now the central public access point for the business. The main building and its many additions merge into one large footprint, with the rail line still running immediately to the south. Land to the north of the main building is now used entirely for storage, and a shed in the current configuration first appears at this time, part of an L-shaped complex. There is a similar pair of sheds in an L-shape configuration directly to the southwest. All of the sheds are labeled "lumber" on the map. These cantilevered racks were used to hold lumber and other large construction goods. At the front of the second level, there likely was a catwalk for workers to move up and down the structure and pull lumber as needed.



1930 Sanborn Map

1948 – Charles Proebstel dies, with his obituary crediting him as a man who had "a large part in bringing Santa Fe from a crumbling village to its present state. In 1916 he took over a bankrupt lumber yard and dray service that is today the Santa Fe Builders Supply Company, 'Sanbusco' to the thousands of builders, tradesmen and contractors who rely on the firm for their materials."³

A Sanborn map from the same year shows that the two pairs of L-shaped sheds in the rear yard have been joined at their southwest and northeast corners, and now make one series of interconnected storage structures. The two to the north are two-story, while the two southern wings are one-story; all are still labeled "lumber." An additional shed, directly to the east of what exists now, appears for the first time and is labeled "Building Supplies." The company now has an additional series of buildings to the south for pipes and plumbing supplies, as well as divisions for printing and lime/cement. The most northeast of the buildings (550 Montezuma Avenue, now called the "Butler & Foley Building") is labeled "Eubank Lumber & Supply Company." The compound has grown to over five acres by this time.



1948 Sanborn Map

³ "State Press Comment," *Albuquerque Journal*, May 28, 1948, 10.

An aerial photo from 1958 shows a good birds-eye view of the compound and its many structures. The configuration seen is how the buildings looked for a number of years at mid-century.



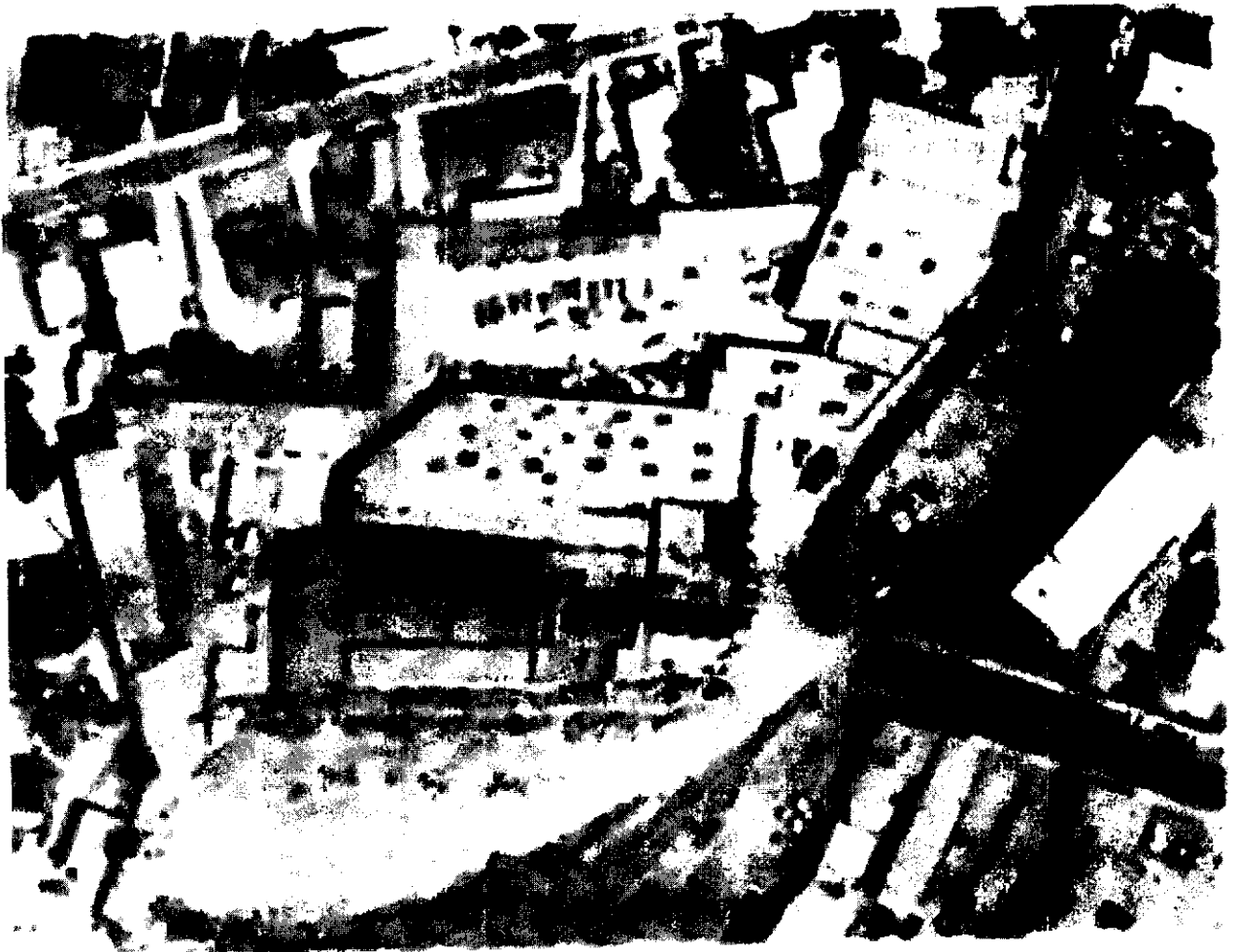
In September of 1966, George F. Hocker Jr. is named as the new president of the Santa Fe Builders Supply Company. Hocker succeeds John K.S. Walter, who retired after 17 years in the company presidency.⁴ The company maintains outlets in both Santa Fe and at 1803 Sixth Avenue NW in Albuquerque, and remains successful after fifty years in business. In 1968, the main offices are moved to Albuquerque. According to an article in the *Albuquerque Journal* at the time, Sanbusco is a "broad-based distributor of commercial and residential construction materials, extensive lines of plumbing and heating supplies, and air conditioning equipment."⁵

Four years later, struggles at the company become evident with the third president named in eight years, and by 1976 the company declares bankruptcy. Ads in multiple newspaper throughout New Mexico announce an auction to be held on two days in August, with items for sale to include plumbing supplies, tools, building materials, office furniture, used equipment, and three cars.

⁴ W. Wilson Clift, "Business in New Mexico," *Albuquerque Journal*, September 27, 1966, 23.

⁵ Paul J. Roth, "Old N.M. Firm, Sanbusco, Elects Roth President," *Albuquerque Journal*, November 5, 1970, page 45.

At some point between 1969 and 1978, the rail line that ran along the side of the main building is removed, as well as the buildings to the south of it. The aerial photo from 1978 shows the buildings' disintegration as well as its patchwork style of construction. The building remains vacant for a few years, and is seen advertised as "Warehouse Space" in the *Santa Fe New Mexican*.



The property was bought by Joe Schepps, a local developer, in 1984, with plans to transform the warehouse building into a retail center. Extensive renovations are undertaken at this point, which include the demolition and replacement of nearly all historic windows, removal of stucco on exteriors, and the reconstruction of the eastern façade to replicate its historic appearance. At the time of the 1986 renovations, over two-and-a-half acres of sheds and docks were cleared to make space for the current parking lot, leaving only the single two-story shed as a parking garage.⁶ A portion of the building on the south elevation was removed, and the interiors were completely renovated and reconfigured for use as a retail mall.

⁶ Richard Harris, *National Trust Guide to Santa Fe* (New York: John Wiley & Sons, Inc., 1997), 160.


Minor additions are made over the next ten years until 1999, when a large appendage is added to the southwest corner. This becomes Borders Books, bolstering the building's identity as a luxury retail center. While the addition is done in a similar western storefront style, its size and existence further estranges the building from its architectural and historic origins. The southern façade is altered with new windows and doors in 2000, and the northern entry and deck are renovated in 2001. Pranzo receives a second floor addition and enclosure in 2002, which significantly alters the façade of 540 Montezuma Avenue. With the closing of Borders in 2011, the building's largest retail space was left empty and unable to be filled, and other businesses have since departed. With the purchase of the complex by the New Mexico School for the Arts in 2015, the buildings are slated for their third incarnation as the home of a charter high school for students in the visual and performing arts.

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY

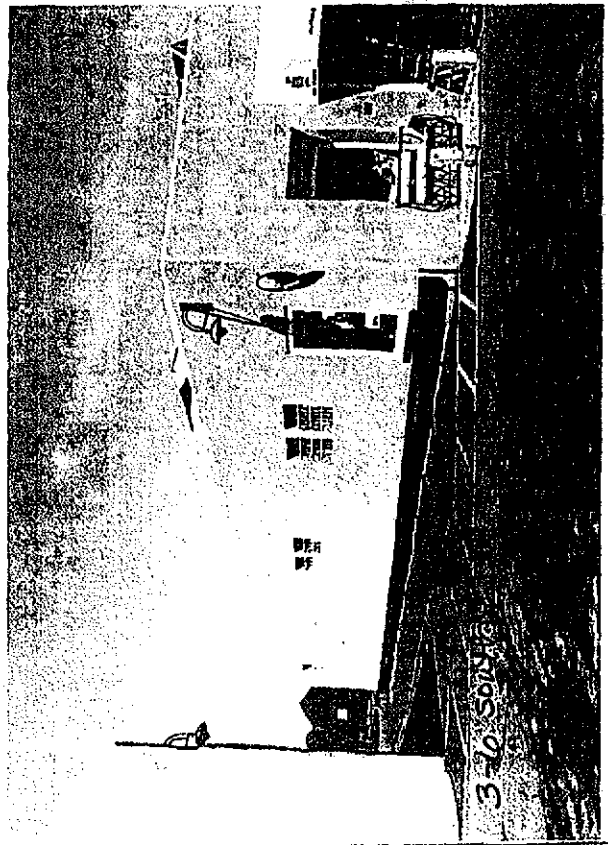
IDENTIFICATION	ADDRESS: 550 Montezuma		OLD ID NUMBER: 0516 13509
			SANTA FE ID NUMBER: H 27201
	UTM REFERENCE EASTING NORTHING		BUILDING NAME: Butler & Foley Building
	ZONE 12 13		LEGAL DESCRIPTION: TNSP <u>17</u> (N) S RANGE <u>9</u> (E) W SEC <u>23</u> SE 1/4 SE 1/4
BUILDING DATA	FIELD MAP Santa Fe Historic Status Map 1996		
	DATE OF CONSTRUCTION: 1930 ESTIMATE building plaque by 1930 ACTUAL Sanborn Map		
	ARCHITECTURAL STYLE: Territorial Revival		
	USE: HISTORIC: residential OTHER commercial PRESENT: residential OTHER commercial		
	SURROUNDINGS: Commercial/residential		
	RELATIONSHIP TO HISTORIC SURROUNDINGS: Scale & style similar to Montezuma, clearly different from Agua Fria <input checked="" type="checkbox"/> SIMILAR <input checked="" type="checkbox"/> NOT SIMILAR		
	ASSOCIATED BUILDINGS ON SITE: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO WHAT TYPE? commercial bldg. @ 500-540 garage for house to N IF INVENTORIED, LIST ID NUMBER(S) H 27200, H 1431		
	DEGREE OF REMODELING: <input type="checkbox"/> MINOR <input checked="" type="checkbox"/> MODERATE garage doors replaced, <input type="checkbox"/> MAJOR EXPLAIN: connecting section to 500 Montezuma removed		
	OVERALL CONDITION: <input checked="" type="checkbox"/> EXCELLENT <input type="checkbox"/> GOOD <input type="checkbox"/> FAIR <input type="checkbox"/> DETERIORATED		
	BUILDING THREATENED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		
SIGNIFICANCE	LISTED ON NATIONAL REGISTER OF HISTORIC PLACES? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> ELIGIBLE <input checked="" type="checkbox"/> CONTRIBUTING <input type="checkbox"/> NON-CONTRIBUTING		
	LISTED ON STATE REGISTER OF CULTURAL PROPERTIES? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> ELIGIBLE		
	LOCAL DESIGNATION: Westside Guadalupe HISTORIC DISTRICT 6/9/99 <input type="checkbox"/> SIGNIFICANT <input checked="" type="checkbox"/> CONTRIBUTING <input type="checkbox"/> NON-CONTRIBUTING		
	LOCAL LANDMARK <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		

SURVEYED **3/99** BY **DB**


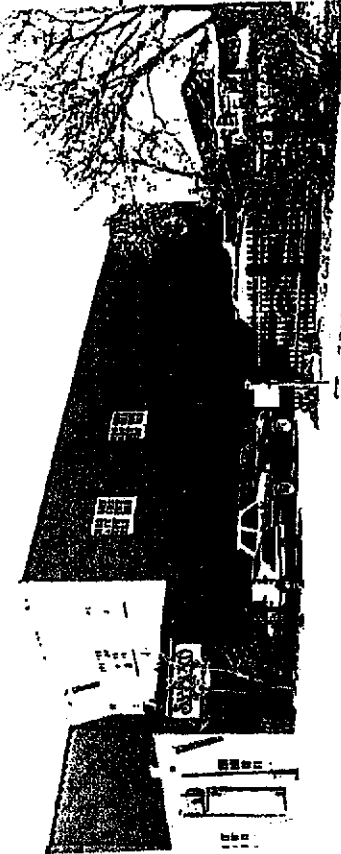
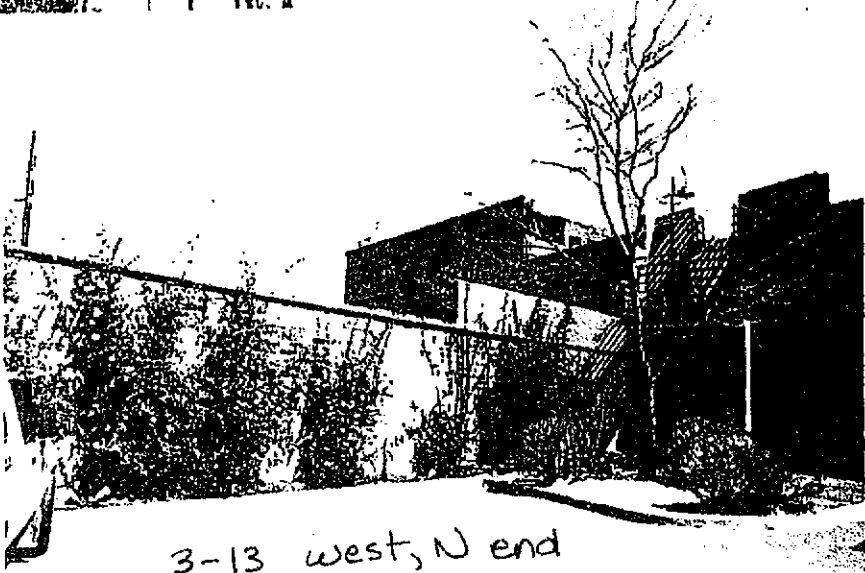
NEGATIVES WITH NMHPD ROLL # **3** NEG # **2** TO **13**

ARCHITECTURAL FEATURES: STYLE, MATERIALS, AND CONDITION	ROOFS & DRAINS	flat w/ raised parapet — north end has dark brick coping.	
	BUILDING WALLS	tan stucco over brick, N end stucco over tile & exposed tile	
	FOUNDATIONS	concrete	APPROX. HEIGHT (FT.) 20'
	DOORS	E: lg. light wd w/ panel sidelights & clerestories; wd panel reveals; multi light clerestories or fixed	NE: wd french w/ wd mullions & matching sidelights; one w/ multi-light clerestory; one w/ ped. lintel. W: revolving & entry, wd w/ upper light
	WINDOWS	E: large light display w/ single or multiple lights & clerestories NE: 12/12 wood DHUs & 6/6 wd DHUs w/ wd frames, sills, ped. lintels. N: clerestory: 21 light glass blocks; 2nd floor 4/6 wd DHUs, wd frames W & S: 9 light hoppers w/ metal lath security grilles	
	PORCHES OR PORTALES	W: raised dock recessed w/ wood enclosure for revolving door W: painted metal fire escape	
	ARCHITECTURAL DETAILS	Coping is series of triangular motifs  large wood T&G doors on entry bays along E & NE replace same-scale garage doors; window wall, 2nd story center has	
	FENCES/WALLS	pentile wall west from center of building; low stucco wall on N	36 bays of 6 windows, each 6/6/6/6
	SITE FEATURES	garage of house-facing Agua Fria attached on N	
	OTHER/ COMMENTS	Renovated as part of SANBUSCO complex during 1980s with moderate impact to appearance. Use of wd doors on entry bays offers security while maintaining historic look. Excellent Territorial detail. 1964 map shows connection to 500 Montezuma.	

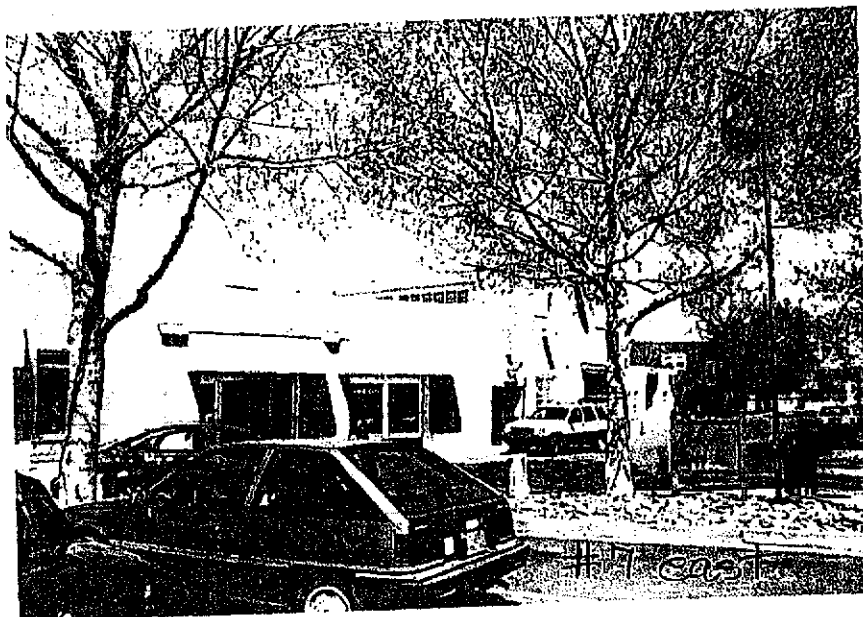
ADDITIONAL PHOTOGRAPHS



NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY (concluded)

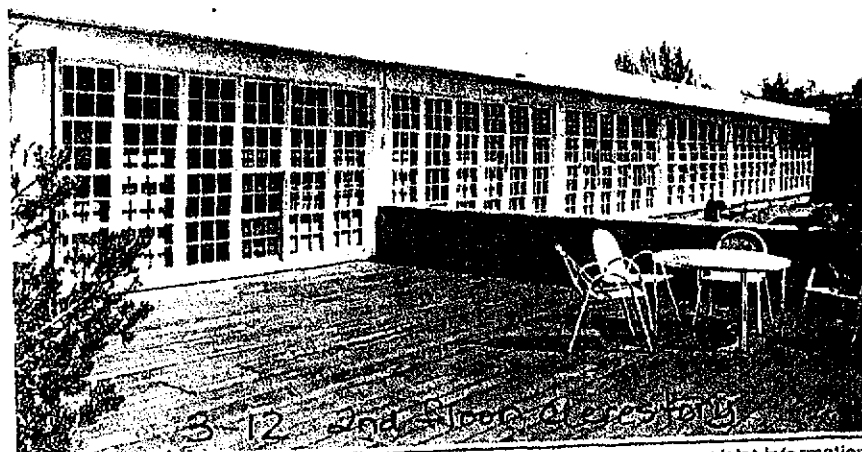
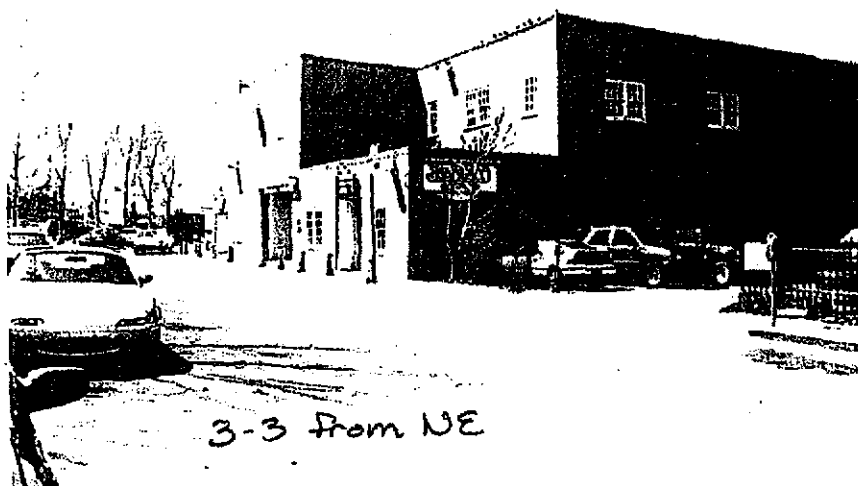
IDENTIFICATION	ADDRESS	ID NUMBER: 0516 13509
	550 Montezuma	SANTA FE ID NUMBER: H27201
		SURVEYED/RESEARCHED
		DATE 3/99 BY DB
 <p>3-8 west, S end</p>  <p>3-2 north elevation</p>  <p>3-13 west, N end</p>		

(continuation sheet for additional field notes, interview notes, historical documentation/notes, map/plot information)



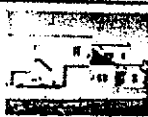
NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY (concluded)

IDENTIFICATION	ADDRESS 550 Montezuma	ID NUMBER: 0516 13509
		SANTA FE ID NUMBER: H27201
		SURVEYED/RESEARCHED
		DATE 3/99 BY DB



(continuation sheet for additional field notes, interview notes, historical documentation/notes, map/plot information)

BUTLER & FOLEY BUILDING

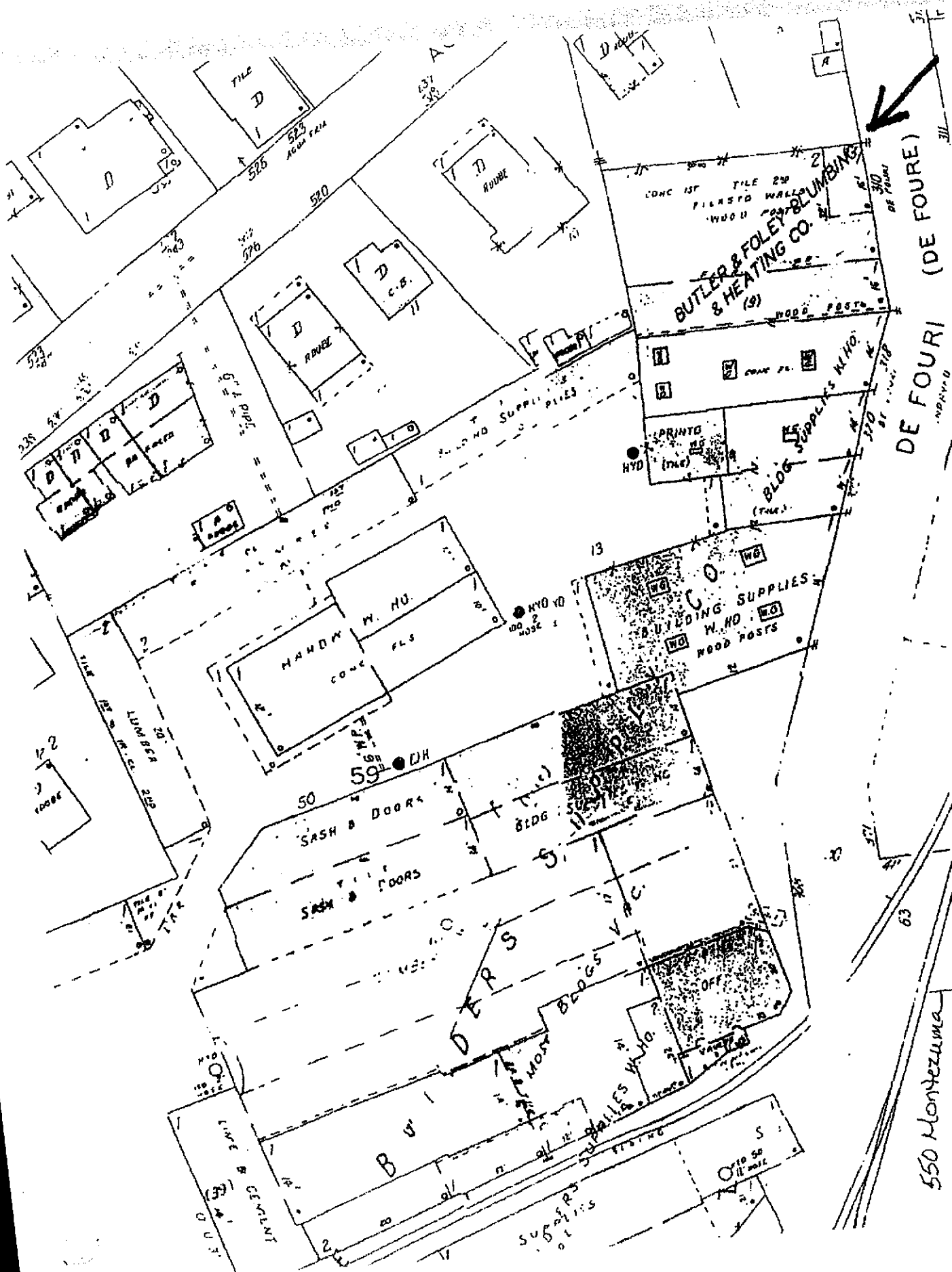


BUILDING

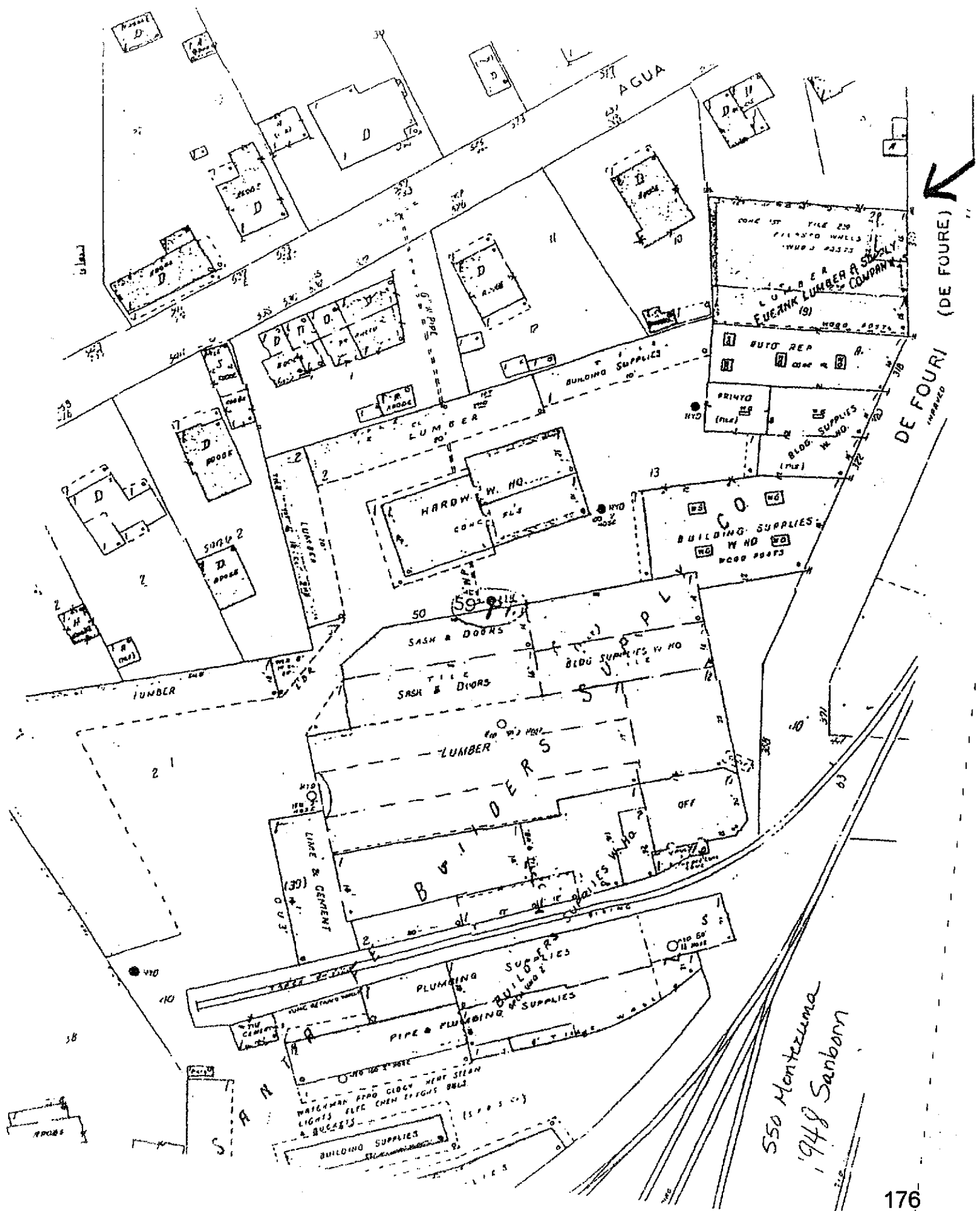


1970s photo
pre-renovation

In 1906, Newton and Gladys Eubank purchased this land from their neighbors immediately to the north, Joe and Sammie Burton. Shortly thereafter, Eubank and Edwin Rugg moved their building and contracting business to this location. Eubank and Rugg served as the principal contractors for the entire South St. architect John Law Moon through the 1930s. The firm survived the worst years of the Great Depression, and in 1940 Eubank moved into the Eubank Lumber and Supply Company. By 1944 Roy E. Butler had transferred his plumbing and heating company from South Capitol Street to this site, The Butler & Foley Plumbing and Heating Company.



550 Montezuma
1964 Sanborn





Studio Southwest
Architects Inc.

June 1, 2016

Members of the Historic Design Review Board
City of Santa Fe
200 Lincoln Ave
Santa Fe, NM 87501

RE: 500-550 Montezuma Ave., Santa Fe - Historic Status Review

Dear Board Members,

This application is for status review of the properties at 500-550 Montezuma Avenue, the former Sanbusco Market Center, which will be the new location of the New Mexico School for the Arts (NMSA). There are currently nine separate buildings on the site, all within the Westside Guadalupe Historic Sub District. Of these, we are asking for a status review of three of the buildings - the Sanbusco Mall building, the former World Market building, and the carport shed (former lumber storage) in the north parking lot. The City of Santa Fe Official Map of Historic Status currently list the Sanbusco Mall (which includes the former Borders Bookstore addition) as **Contributing**, while the former World Market building and the carport shed are listed as **Not Resurveyed**.

Our recommendations are as follows:

Sanbusco Mall and former Borders, 500-540 Montezuma Avenue - **Non-Contributing**
Former World Market, 550 Montezuma Ave - **Contributing**
Carport shed (former lumber storage) no address - **Non-Contributing**

The attached Survey Sheets and appendix information detail the existing conditions and history of additions/alterations to the three buildings. Surveys prepared in 1999 recommend 500-540 Montezuma Avenue as **Contributing**, the Borders addition at 500 Montezuma Avenue, Suite 108, as **Non-contributing** and the former World Market Building at 550 Montezuma Avenue as **Contributing**. There was no Survey of the Carport Shed. These recommendations, except for listing the entire Sanbusco Mall building including Borders as **Contributing**, were never included on the City of Santa Fe Historic Status Official Map. While we concur on the status for 550 Montezuma Avenue, we ask that the status for 500 Montezuma Avenue be amended. Suite 108, the Borders' addition, is part of the main Sanbusco building, and cannot be considered a separate structure as it was in the 1999 survey.

Our research documents changes to buildings on this site from its inception. The original construction is the brick building on the Southeast corner of the site dating from the 1880's, built by C. W. Dudrow for freight transfer in the railyards and soon changed to a builders supply. This was one of the first businesses built along the A, T, & SF railroad line. Over the 125 years there have been many changes, additions and demolitions. Nicknamed Sanbusco (Santa Fe Building Supply Company), the center thrived for many years and by the 1930's had a drive-through lumber supply pick-up. By 1942 the site had grown to a cluster of warehouses and sheds totaling five plus acres. Eventually, the changes in railroad use left most of the structures abandoned and nearly condemned by the time they were purchased by New Mexico developer Joe Schepps in 1984. The warehouse aesthetic has always been the dominant construction style, with structures being built of wood frame, tile and brick manufactured at the state penitentiary, stucco, and exposed corrugated steel panels (roof and walls). Today, Sanbusco Market Center stands as a shopping mall with multiple additional modifications since its establishment in 1986. The late 1990s and 2000s saw the addition of the Borders building and several other major alterations to other structures.

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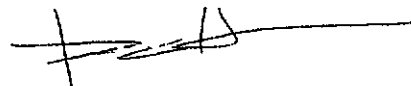
These changes from 1986 to the present are well documented from drawings passed on to NMSA from Joe Schepps and include:

- 1986: Major alterations to the existing buildings to repurpose the buildings from building supply warehouse to a commercial retail / restaurant complex.
- 1986: Selective demolition and installation of new windows on the south side of the brick building and façade to the west.
- 1986: Removal of stucco and reconstruction of the east and west facades of the brick building and wood warehouse.
- 1992: Addition to Pranzo including new exterior steel fire escape stairs.
- 1993: Alterations to the entry on the east side of the World Market building.
- 1999: Selective demolition along the west side of the warehouse and construction of the Borders addition including a new entrance to the mall.
- 1999: Construction of the freestanding tower element on the south side of the site.
- 2000: Exterior alterations along the south side of the warehouse for Illuminations including new exterior doors and windows.
- 2002: Enclosure of the Second Floor portal on Pranzo.
- Dates Unknown: Alterations to the carport shed including new corrugated roofing on the south sloping roof, structural repairs to exposed wood framing, removal of ladders or stairs and floor decking on the catwalk.

Other alterations to the exterior and interior spaces have occurred as new businesses have come and gone to the mall building. All of these changes were necessary to accommodate a modern retail environment. The inclusion of parking and landscaping along the perimeter of the buildings have also altered the original setting, while the addition of Borders and the second floor at Pranzo interrupted the visual rhythm of the site. The feeling of the property has entirely changed with very little of the original workmanship remaining. What was originally a commercial/industrial property that served as a transportation link to the railroad now serves as a upscale "leisure" retail center with multiple parking lots, tied almost entirely to auto and foot traffic. The building's reconstructed facade are reminiscent of the original western commercial style and a small amount of associative feeling remains, but any connection to the rail tracks or railroad buildings has long since been lost.

Studio SW thanks you for your consideration of this proposal.

Sincerely,



Robert Gerard Heiser, AIA
Vice President/Senior Principal



Jeffrey J. Seres, AIA
Project Manager, Santa Fe

History of the Sanbusco Site

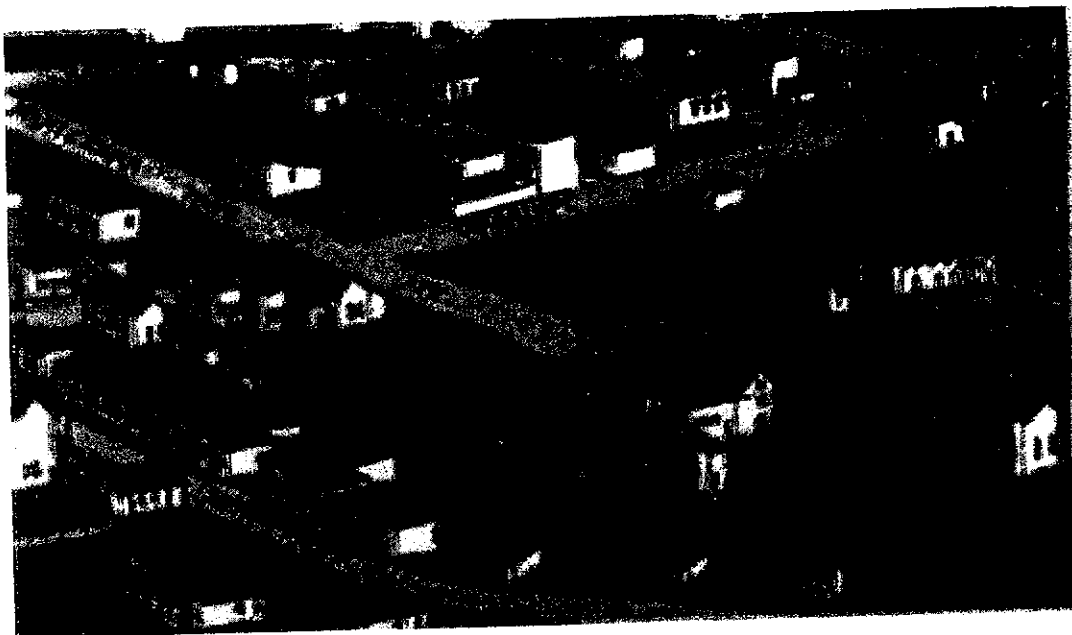
The Santa Fe Builders Supply Company (Sanbusco) building is the accumulation of over a century of construction that spans from circa 1880 to 1999. It is part of what was originally a sprawling commercial center, with multiple warehouses, storage sheds, loading and unloading docks, and railroad tracks. It is located in the Westside-Guadalupe Historic District, along Montezuma Avenue between Agua Fria and Guadalupe Streets, at the north end of the railyard neighborhood.

With the arrival of the railroad in 1880, Santa Fe was forever changed. Although the town had been passed over as a major railway connection in favor of other New Mexico cities and towns, a stop was established eighteen miles outside the city in Lamy. The mountainous terrain had been a barrier to many railroad companies investing in Santa Fe, and the county was forced to issue a bond to enable the construction of the eighteen-mile spur line from Lamy. The line ran directly into Santa Fe and ended approximately one mile south of the Plaza, an area newly dubbed the "Railyard District". The coming of the railroad was viewed with anticipation, with hopeful residents certain it would result in more trade, tourism and prosperity. While extensive trade and goods, including building materials, were already arriving via the Santa Fe Trail, the coming of the railroad would allow the amount of trade to increase a hundred fold.¹ The majority of Santa Fe's business community remained downtown by the plaza, however, and only "warehouses, coal and wood yards, and a smattering of houses appeared near the depot."²

One of the businesses and buildings located by the railyard belonged to Charles W. Dudrow, a well-known lumber dealer as well as a political operative in the territorial days of New Mexico. He was born in Frederick, Maryland in 1841 and became a resident of Santa Fe in 1870. For several years he was employed by Barlow & Sanderson, the noted overland stage line, before starting his own business in the coal, lumber, and transfer field. By 1880, the company was the main importer of factory-made building materials from the east and needed a building to match its esteemed reputation. A two-story structure of brick was constructed to the northeast of the Santa Fe depot. It measured 40' x 52', with 13" red brick walls, and was "articulated with with dark purple tile trim at the windows and decorative parapets." The building supposedly appears in the 1882 Stoner Map of Santa Fe, and although there are two buildings in the vicinity, it is not known for sure that either is Dudrow's building.

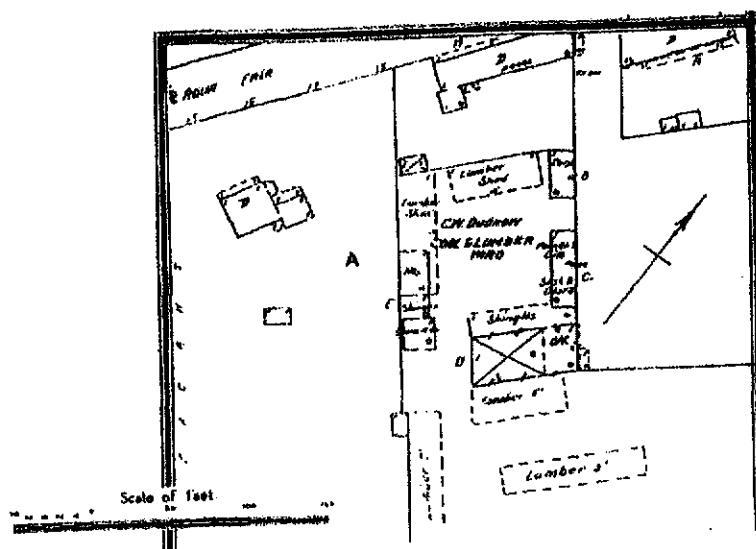
¹ James J. Rachtl, *Old Santa Fe* (Santa Fe, NM: Sunstone Press, 2003), 91.

² Chris Wilson, *The Myth of Santa Fe* (Albuquerque, NM: University of New Mexico Press, 1997), 65.



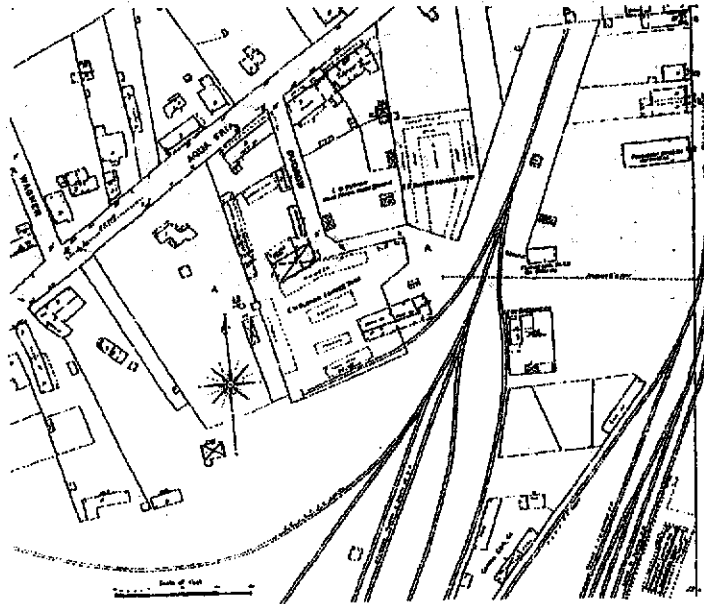
Map of Santa Fe – J.J. Stoner, 1882

1902 - C.W. Dudrow Coal and Lumber Yard first appears on a Sanborn map in 1902, in an individual excerpt from the railyard neighborhood. The main building is marked office, with multiple other structures labeled "Hay," "Shingles," "Grain Warehouse," "Sash and Doors," and "Paints and Oils." A structure labeled adobe along Agua Fria was Dudrow's residence. While five lumber sheds appear on the 1902 Sanborn map, they were much smaller and wider than what exists as a parking structure now, and in a more northern location.



1902 Sanborn Map

The entire complex first appears in context as part of the Railyard on a 1908 Sanborn map. Public access to the business is through Dudrow Street, which runs south from Agua Fria. The C.W. Dudrow Lumber Yard is at the south end of the property, with direct access to the railroad for unloading supplies. The brick structure that now forms that southeast corner of the Sanbusco building is seen for the first time, divided between office and market space, and "Warehouse, Undertakers, and Lumber Supplies." There are four lumber piles or sheds near the building, and a coal bin and scale as well. The northern part of the property is marked "C.W. Dudrow Wood Yard and Wood Sawing." Multiple lumber sheds dot this end along with buildings marked "Moulding Room," "Sash and Doors," "Baled Hay," and "Shingles."

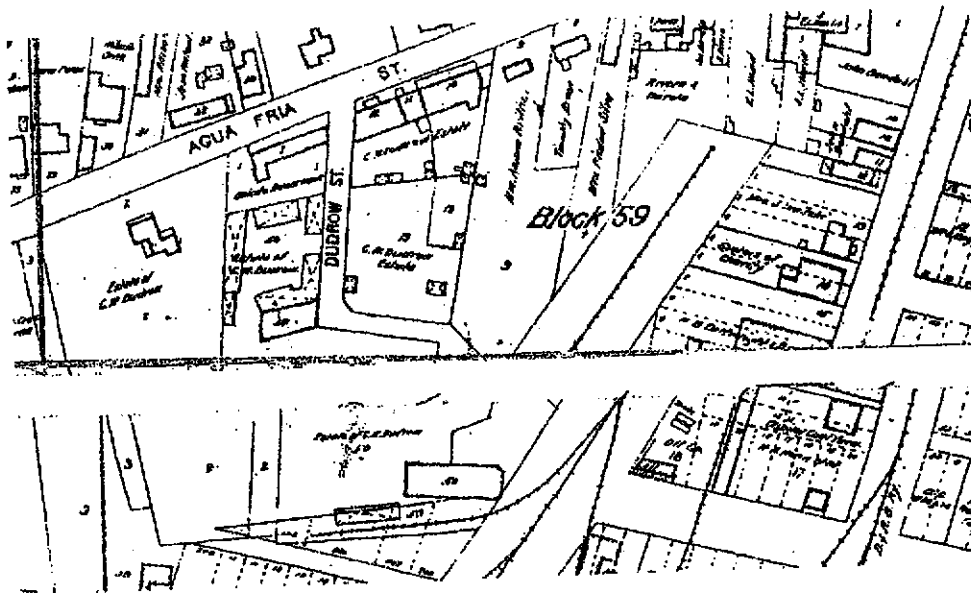


1908 Sanborn Map

1911 – Charles Dudrow dies.

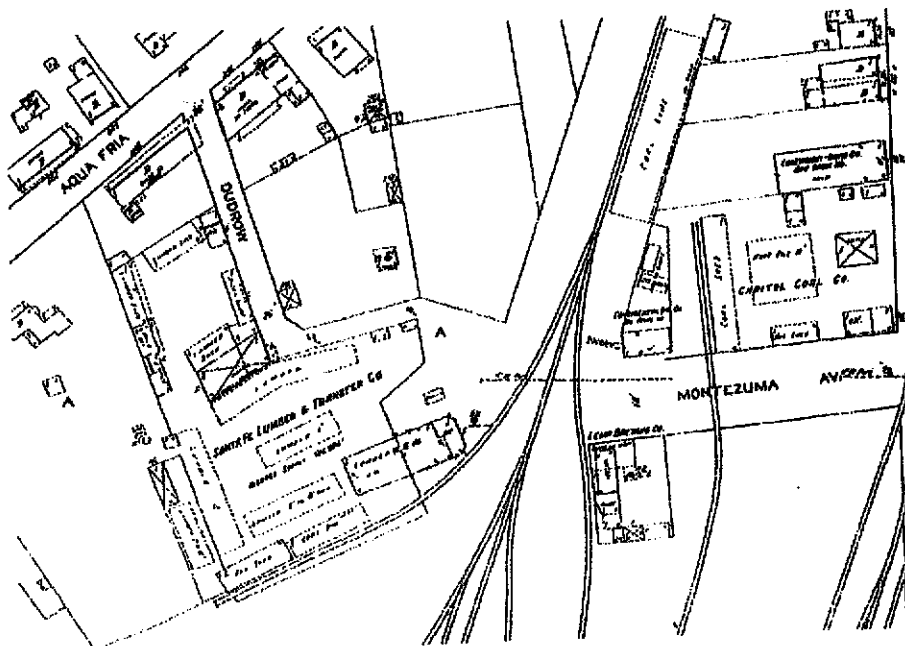
1912 – New Mexico becomes the 47th state.

The property appears on the 1912 *King's Official Map of Santa Fe* labeled the "Estate of C.W. Dudrow." This rendering has less detail than the Sanborn maps, but the office/warehouse building immediately adjacent to the rail line is visible, along with the coal bin and multiple sheds. As seen in pictures and maps that follow, at one time the train tracks branched off from the main Santa Fe line to run directly between buildings into the compound. This enabled the easy unloading of large building materials from the trains.



King's Official Map of Santa Fe - 1912

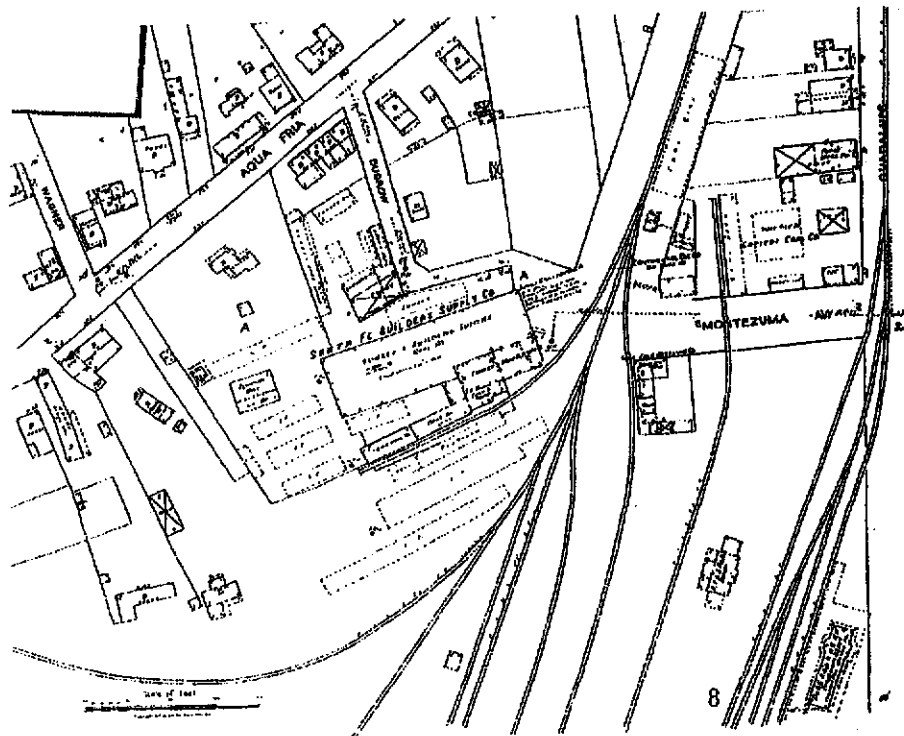
1913 - The property appears on a Sanborn map as the Santa Fe Lumber and Transfer Company. Very little has changed besides the addition of a "Hay Shed" next to the "Coal Bin." In addition to lumber sales, the company has expanded into other building materials including windows, doors, shingles, and mouldings.



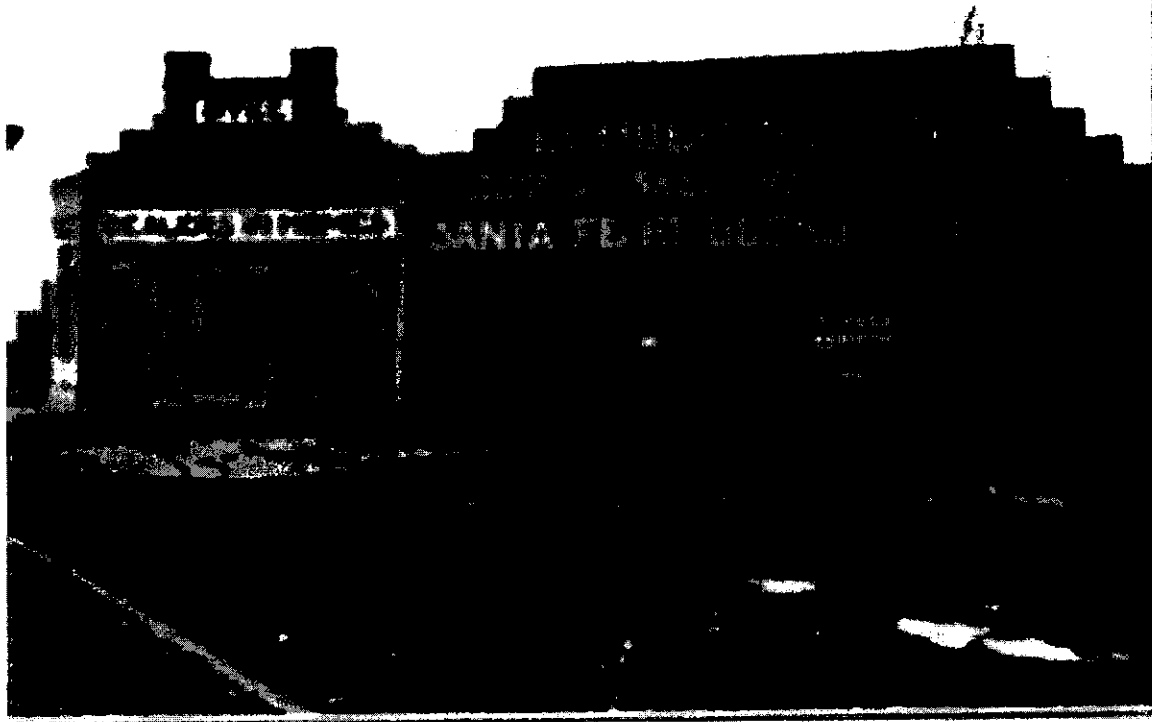
1913 Sanborn Map

1916 – The June 22 edition of *"Rock Products and Building Materials"* announces a change of hands: "The Santa Fe Builders Supply Company has been organized to take over the business of the Santa Fe Lumber & Transfer Company. New departments will be added. The new incorporation has an authorized capital stock of \$80,000, the incorporators being F.E. Nudig, Charles Proebstel, and W.H. Hahn." All three are prominent New Mexicans who have previously been involved in the building trades. W.H. Hahn is a coal merchant in downtown Albuquerque and Santa Fe, and part owner of the Madrid mines. He is one of the original owners and operators of the Albuquerque Lumber Company, as well as the Las Animas Sheep Company. His daughter is married to F.E. Nudig, who was the longtime operator of the Cerrillos Coal Company in the Santa Fe railyards. Charles Proebstel is a social leader of Santa Fe and the Vice President of the First National Bank. In 1918, he is named the Secretary and Treasurer of the New Mexico Lumber Dealers Association.

1921 - This begins a period of expansion for both the compound and the building itself. A western storefront addition that measures 90' x 245' is built to the north of the original brick building. It is constructed of wood frame with tile walls and a steel roof, and has a false front with a stepped parapet. It is a drive-thru building with two large doors at the front for easy pickup of large building materials. Attached to the southwest corner of the original brick building is an addition for "Sash & Doors" followed by two warehouses for cement. There is a planing mill directly west of the building, as well as many lumber piles and sheds to the north. The picture below the 1921 Sanborn map is taken from this period.

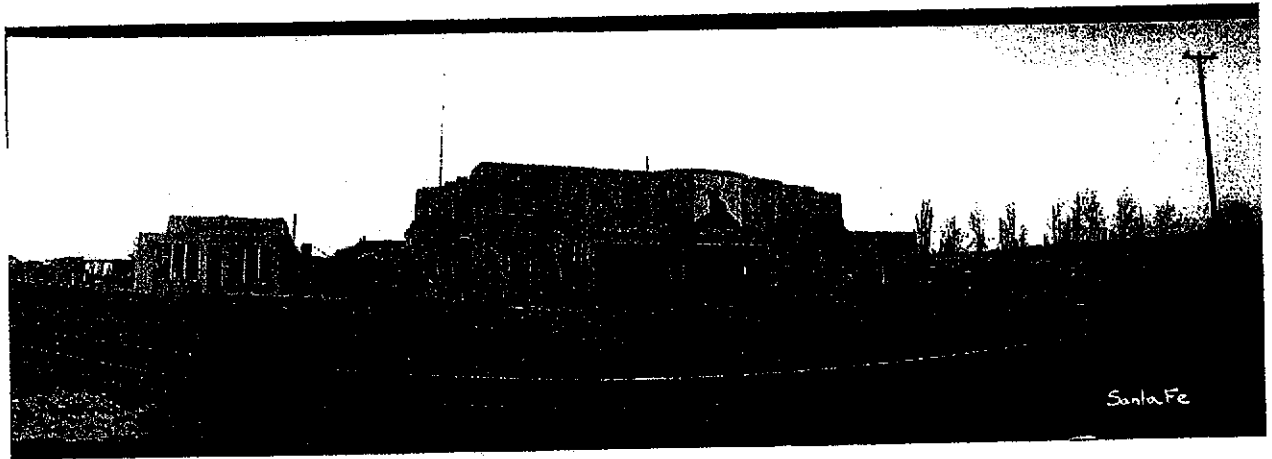


1921 Sanborn Map



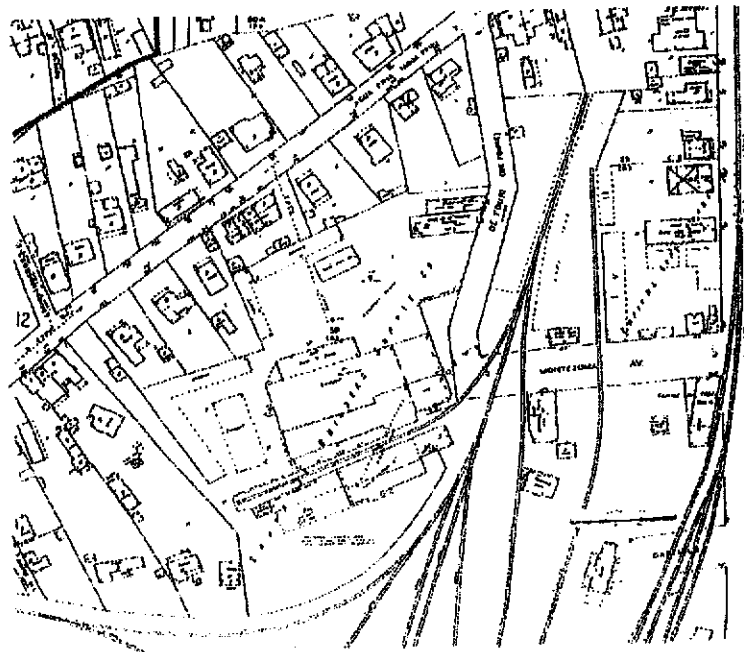
Sanbusco Building, circa 1925

The company and property continue to grow and expand despite the economic challenges of the time. When Charles Lindbergh visits New Mexico in 1928, an eight-foot-high "Santa Fe" sign is displayed on the roof of the Sanbusco building at the request of Governor Dillon, who wanted to make sure that all New Mexican cities prominently displayed their names for Lindbergh to see. With the evolution of the "Santa Fe style," the building is altered to exhibit a more southwest look. The original brick building in the railroad commercial style loses its Italianate details and merges with the wood frame addition to become a single stucco façade. The decorative chimney-like parapets are removed and replaced by a continuous elevation designed to imitate the Pueblo Revival style, including a painting of an Indian on horseback. The interiors are remodeled as well with changes to the partitioning.



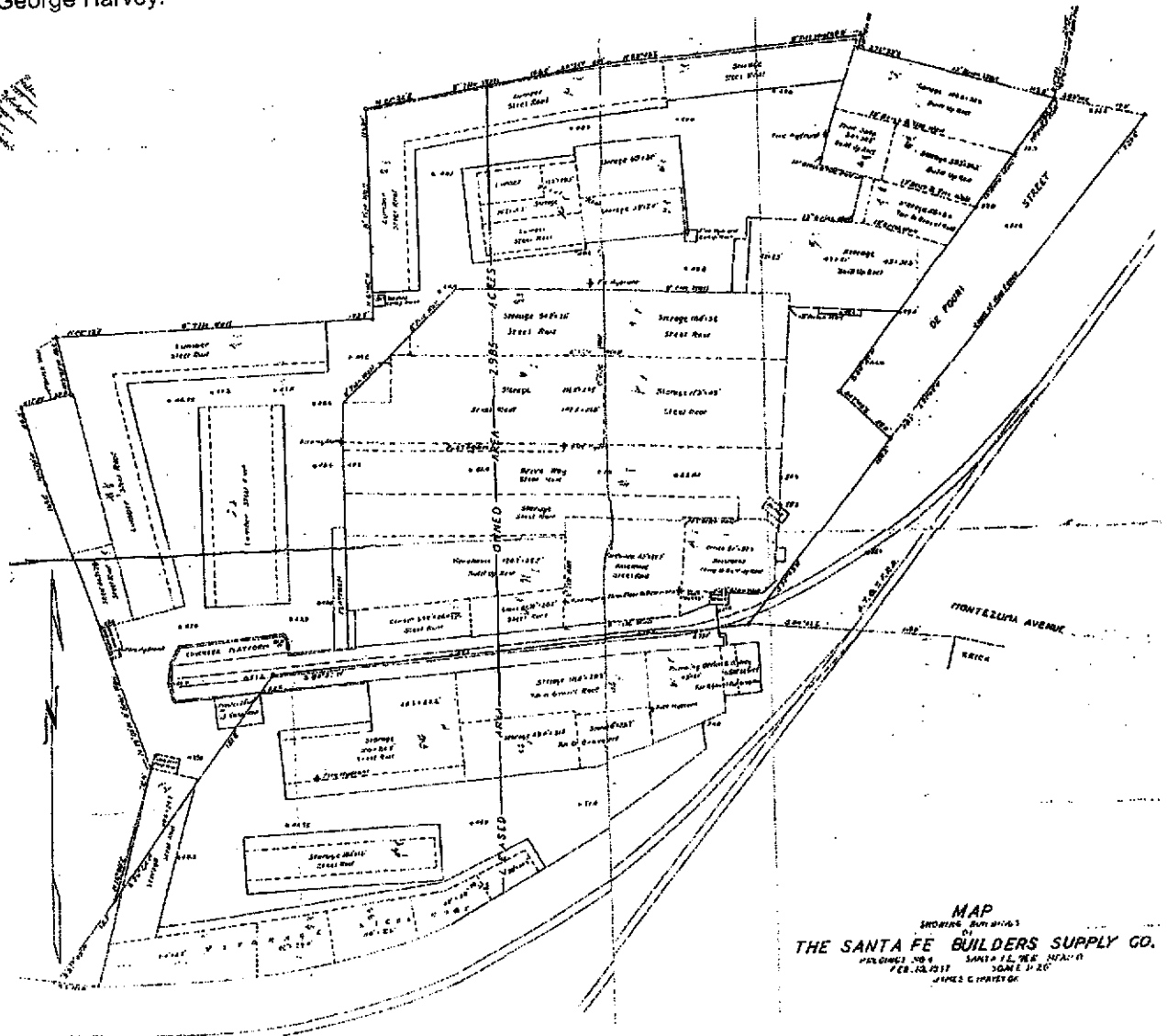
Sanbusco Building, circa 1928

1930 – Dudrow Street disappears on the Sanborn map, replaced to the east by DeFouri Street, which connects to Montezuma Avenue and is now the central public access point for the business. The main building and its many additions merge into one large footprint, with the rail line still running immediately to the south. Land to the north of the main building is now used entirely for storage, and a shed in the current configuration first appears at this time, part of an L-shaped complex. There is a similar pair of sheds in an L-shape configuration directly to the southwest. All of the sheds are labeled "lumber" on the map. These cantilevered racks were used to hold lumber and other large construction goods. At the front of the second level, there likely was a catwalk for workers to move up and down the structure and pull lumber as needed.



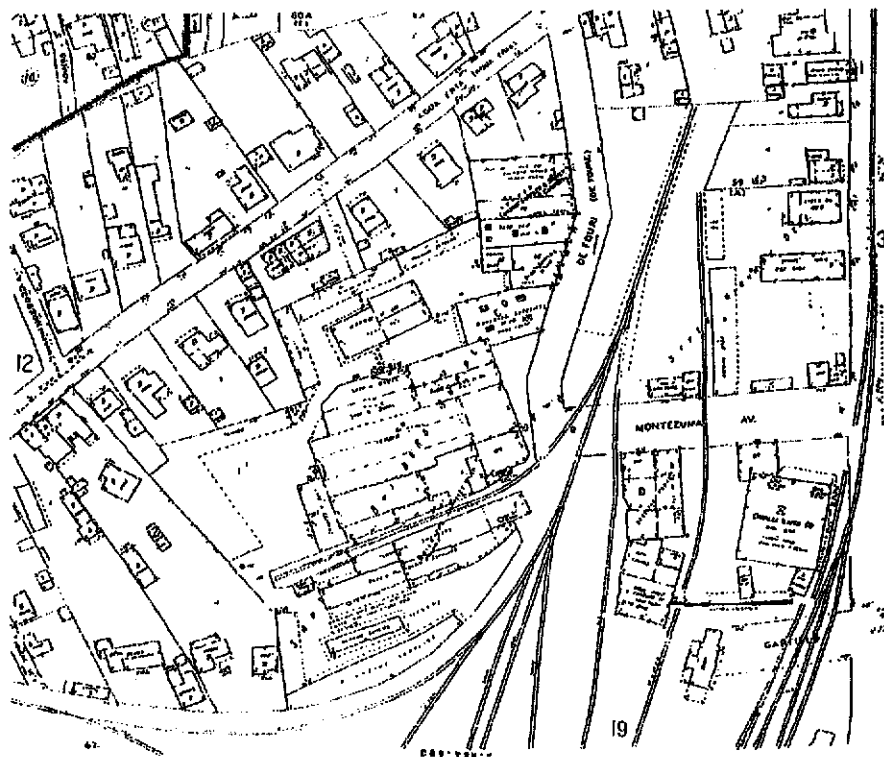
1930 Sanborn Map

The Santa Fe Builders Supply Company expands beyond the supply of building materials, and in 1936 publishes a book entitled "*Santa Fe Style Homes: Eighteen Interpretative Designs*," written by Wilfred H. Stedman. By this time, the building has grown further to the north/northeast along DeFouri Street, what we now know as 540 and 550 Montezuma Avenue. These additions are constructed of brick and pen tile with wood joists and built-up roofs of tar and gravel. The lumber sheds at the rear are braced against a wall, also of brick and pen tile, and have gained steel roofs. The large expanse of the buildings and property is shown on a 1937 map drawn by George Harvey.



1948 – Charles Proebstel dies, with his obituary crediting him as a man who had "a large part in bringing Santa Fe from a crumbling village to its present state. In 1916 he took over a bankrupt lumber yard and dray service that is today the Santa Fe Builders Supply Company, 'Sanbusco' to the thousands of builders, tradesmen and contractors who rely on the firm for their materials."³

A Sanborn map from the same year shows that the two pairs of L-shaped sheds in the rear yard have been joined at their southwest and northeast corners, and now make one series of interconnected storage structures. The two to the north are two-story, while the two southern wings are one-story; all are still labeled "lumber." An additional shed, directly to the east of what exists now, appears for the first time and is labeled "Building Supplies." The company now has an additional series of buildings to the south for pipes and plumbing supplies, as well as divisions for printing and lime/cement. The most northeast of the buildings (550 Montezuma Avenue, now called the "Butler & Foley Building") is labeled "Eubank Lumber & Supply Company." The compound has grown to over five acres by this time.



1948 Sanborn Map

³ "State Press Comment," *Albuquerque Journal*, May 28, 1948, 10.

An aerial photo from 1958 shows a good birds-eye view of the compound and its many structures. The configuration seen is how the buildings looked for a number of years at mid-century.



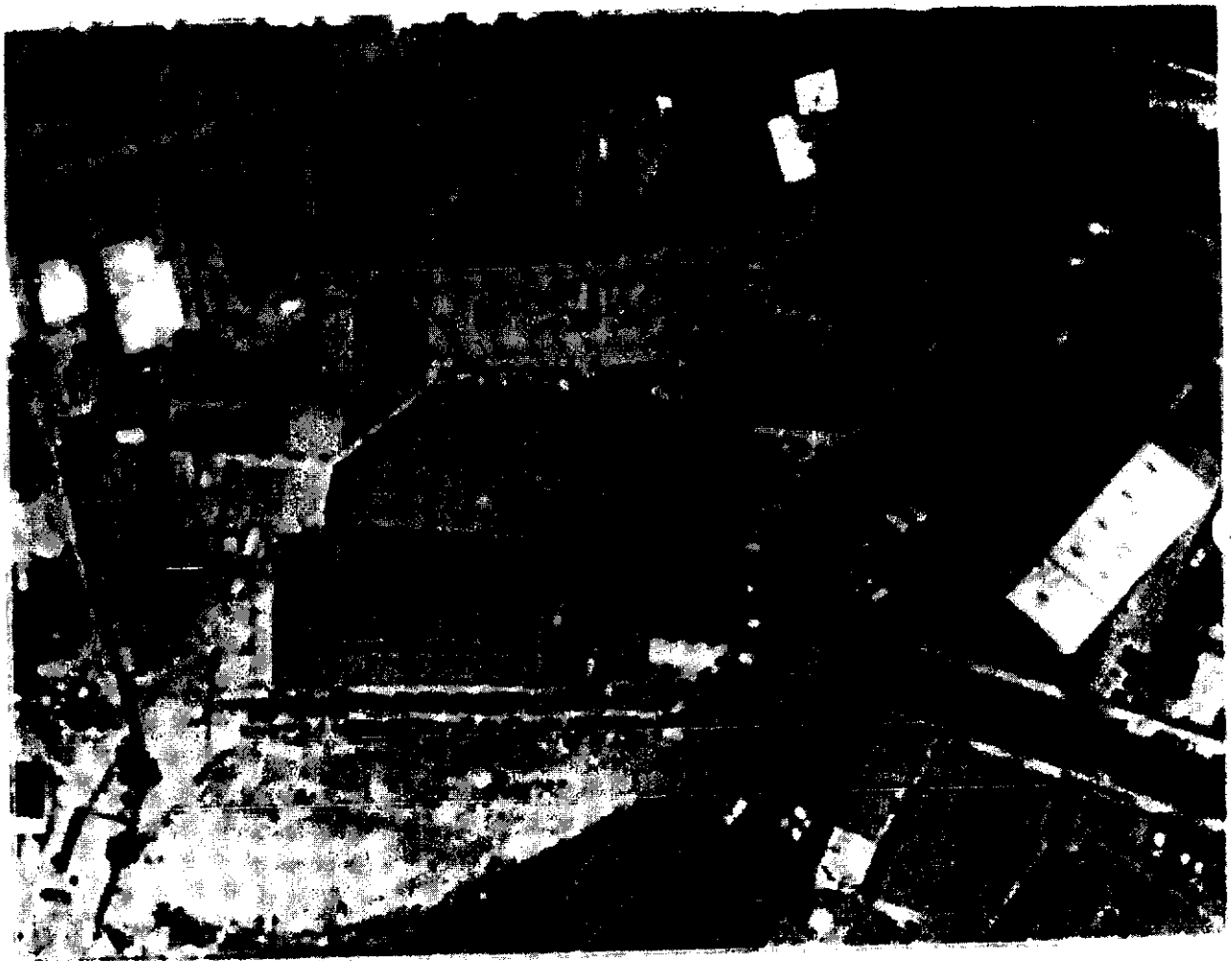
In September of 1966, George F. Hocker Jr. is named as the new president of the Santa Fe Builders Supply Company. Hocker succeeds John K.S. Walter, who retired after 17 years in the company presidency.⁴ The company maintains outlets in both Santa Fe and at 1803 Sixth Avenue NW in Albuquerque, and remains successful after fifty years in business. In 1968, the main offices are moved to Albuquerque. According to an article in the Albuquerque Journal at the time, Sanbusco is a "broad-based distributor of commercial and residential construction materials, extensive lines of plumbing and heating supplies, and air conditioning equipment."⁵

Four years later, struggles at the company become evident with the third president named in eight years, and by 1976 the company declares bankruptcy. Ads in multiple newspaper throughout New Mexico announce an auction to be held on two days in August, with items for sale to include plumbing supplies, tools, building materials, office furniture, used equipment, and three cars.

⁴ W. Wilson Clift, "Business in New Mexico," *Albuquerque Journal*, September 27, 1966, 23.

⁵ Paul J. Roth, "Old N.M. Firm, Sanbusco, Elects Roth President," *Albuquerque Journal*, November 5, 1970, page 45.

At some point between 1969 and 1978, the rail line that ran along the side of the main building is removed, as well as the buildings to the south of it. The aerial photo from 1978 shows the buildings' disintegration as well as its patchwork style of construction. The building remains vacant for a few years, and is seen advertised as "Warehouse Space" in the *Santa Fe New Mexican*.



The property was bought by Joe Schepps, a local developer, in 1984, with plans to transform the warehouse building into a retail center. Extensive renovations are undertaken at this point, which include the demolition and replacement of nearly all historic windows, removal of stucco on exteriors, and the reconstruction of the eastern façade to replicate its historic appearance. At the time of the 1986 renovations, over two-and-a-half acres of sheds and docks were cleared to make space for the current parking lot, leaving only the single two-story shed as a parking garage.⁶ A portion of the building on the south elevation was removed, and the interiors were completely renovated and reconfigured for use as a retail mall.

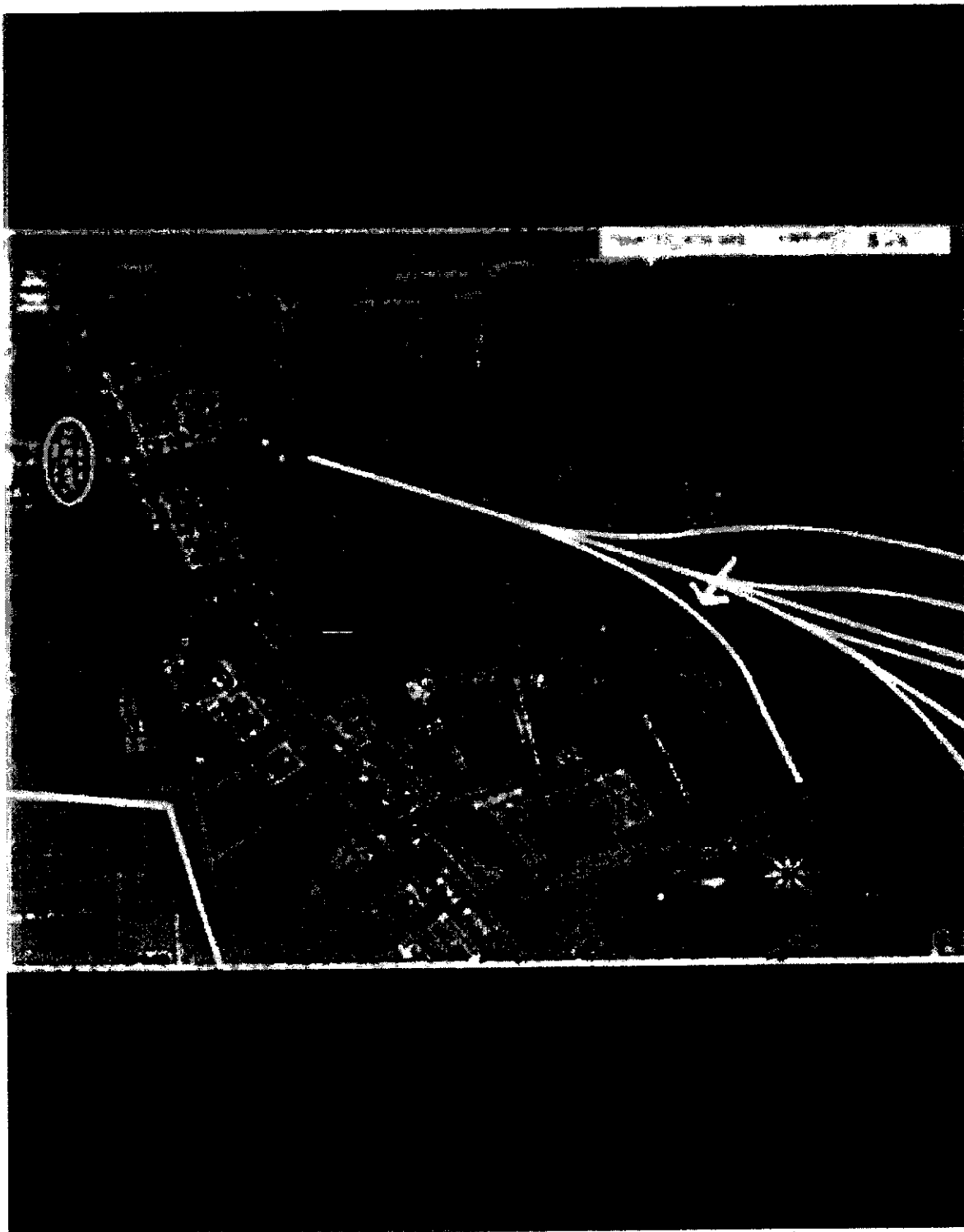
⁶ Richard Harris, *National Trust Guide to Santa Fe* (New York: John Wiley & Sons, Inc., 1997), 160.

Minor additions are made over the next ten years until 1999, when a large appendage is added to the southwest corner. This becomes Borders Books, bolstering the building's identity as a luxury retail center. While the addition is done in a similar western storefront style, its size and existence further estranges the building from its architectural and historic origins. The southern façade is altered with new windows and doors in 2000, and the northern entry and deck are renovated in 2001. Pranzo receives a second floor addition and enclosure in 2002, which significantly alters the façade of 540 Montezuma Avenue. With the closing of Borders in 2011, the building's largest retail space was left empty and unable to be filled, and other businesses have since departed. With the purchase of the complex by the New Mexico School for the Arts in 2015, the buildings are slated for their third incarnation as the home of a charter high school for students in the visual and performing arts.

HISTORY

Built in the 1880's by C.W. Dudrow, Santa Fe Builders Supply Company was one of the first businesses built along the A.T. & SF railroad line, accommodating freight transfer and commerce into Santa Fe. Nicknamed Sanbusco, the center thrived for many years and by the 1930's had a drive through lumber supply pick-up. By 1942 the site had grown to a cluster of warehouses and sheds totaling five plus acres. Eventually, the changes in railroad use left most of the structures abandoned and nearly condemned by the time they were purchased by New Mexico developer Joe Schepps in 1984. The warehouse aesthetic has always been the dominant construction type with original structures being built of wood frame, tile and brick manufactured at the state penitentiary, stucco, and exposed corrugated steel panels (roof and walls), with exposed tin panels (roof and walls). The majority of the structures were constructed out of need for storage. Today, Sanbusco Market Center stands as a shopping mall with multiple additional modifications since its establishment in 1986. The late 1990's and 2000's saw the addition of the Borders building and several other modifications to other structures.

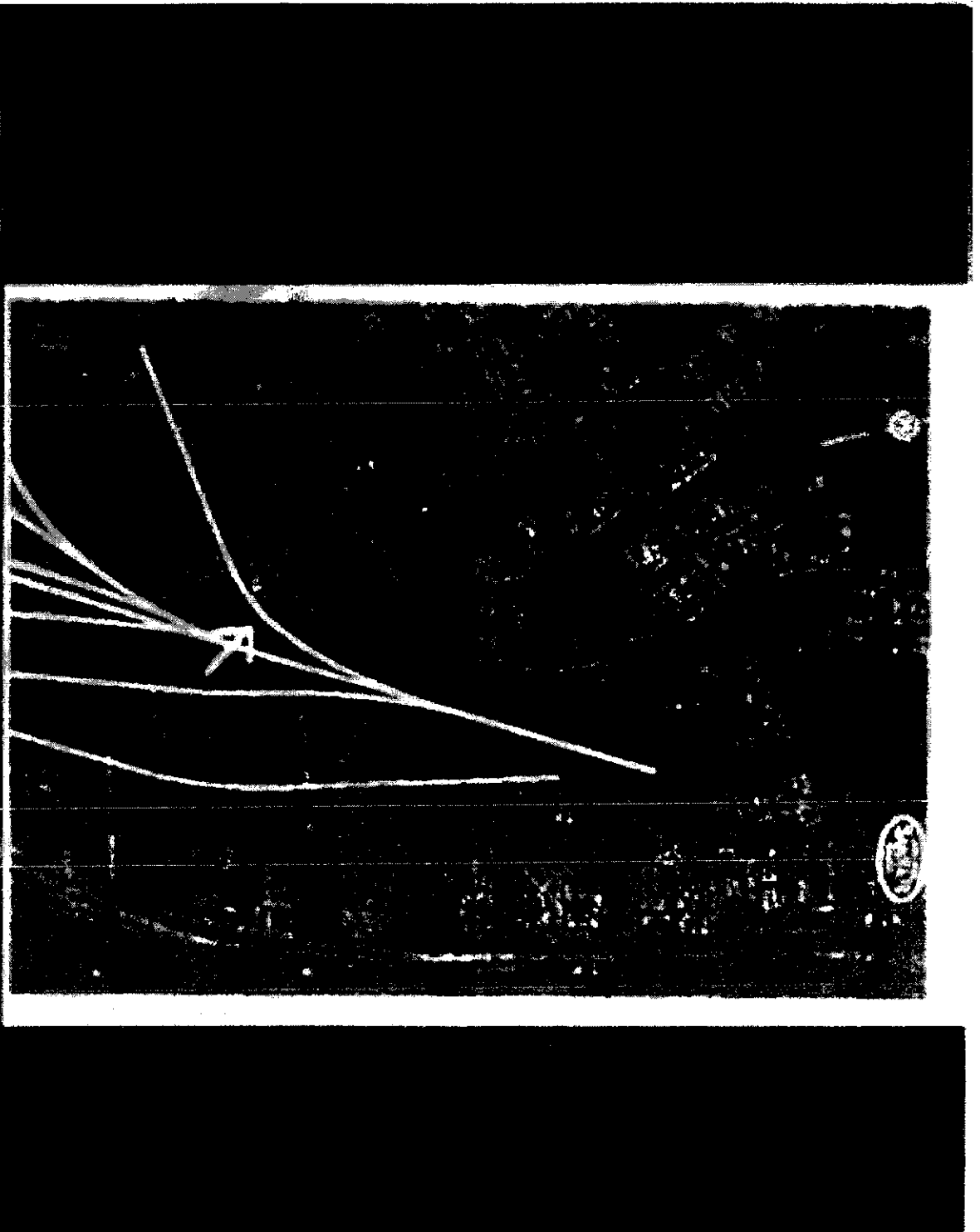




NEW MEXICO SCHOOL FOR THE ARTS
CUBA 5 1940

1908 Sanborn Map

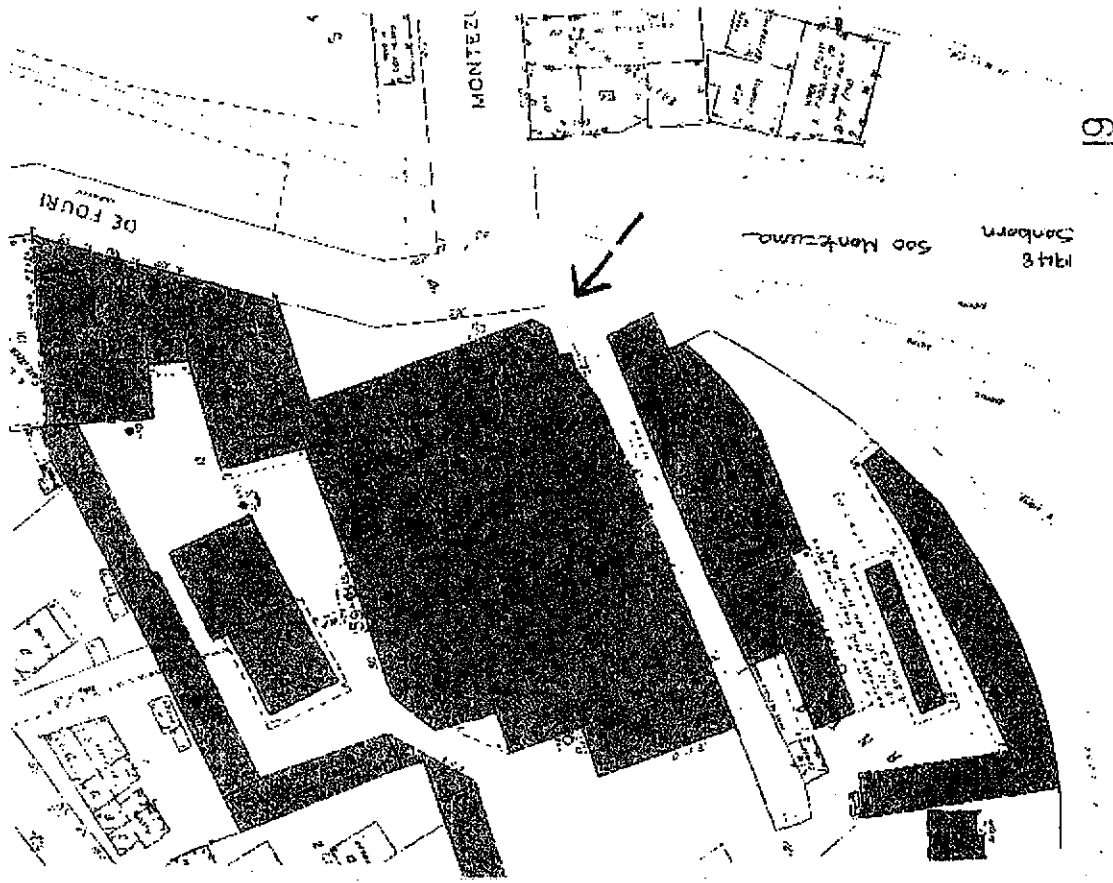
U.S. GEOLOGICAL SURVEY



THE NEW YORK PUBLIC LIBRARY

ASTOR LENOX TILDEN FOUNDATION

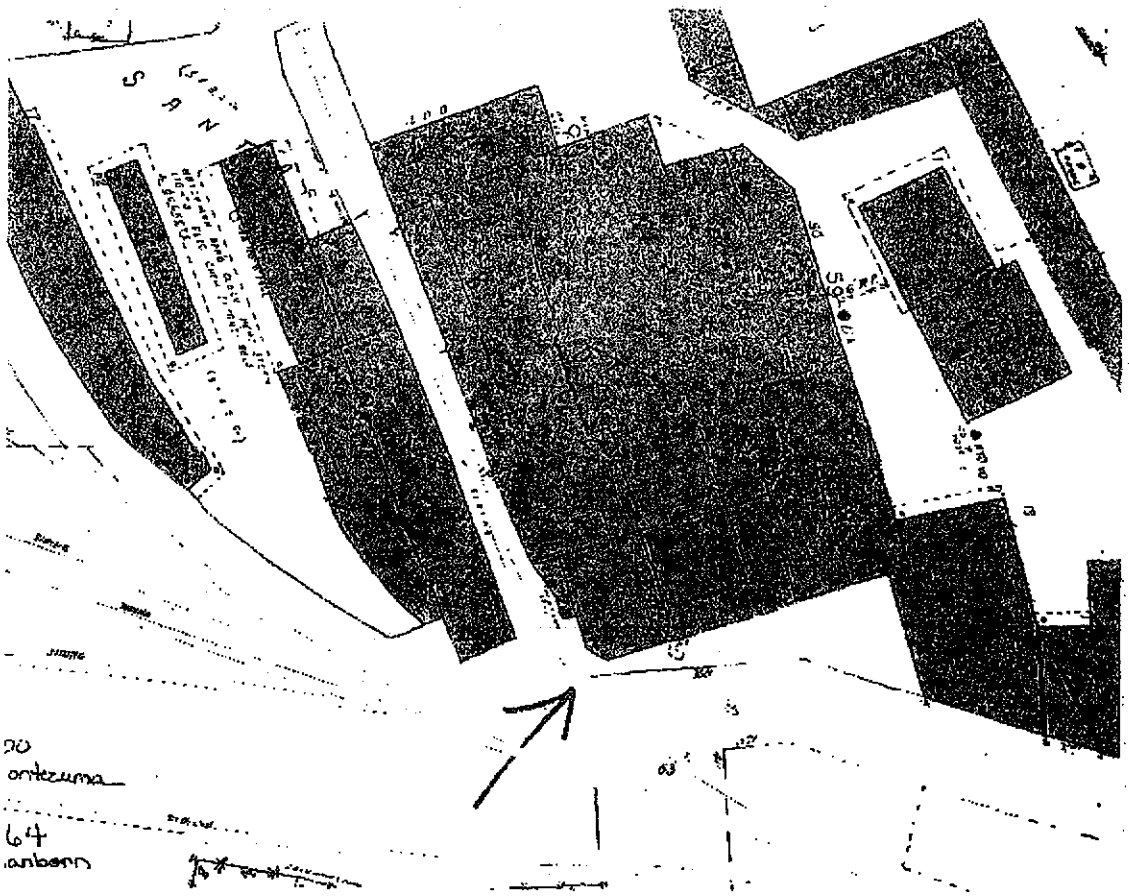
77



NEW MEXICO SCHOOL FOR THE ARTS
JUNE 01, 2016

1948 Sanborn Map

LAKE FLATO 3/1



20
ontezuma

64
sanborn



NEW MEXICO SCHOOL FOR THE ARTS

Circa 1930's Aerial of Sanbusco East Entry

Sanbusco East Entry



NEW MEXICO SCHOOL FOR THE ARTS
JUNE 01, 2016

1958 Aerial

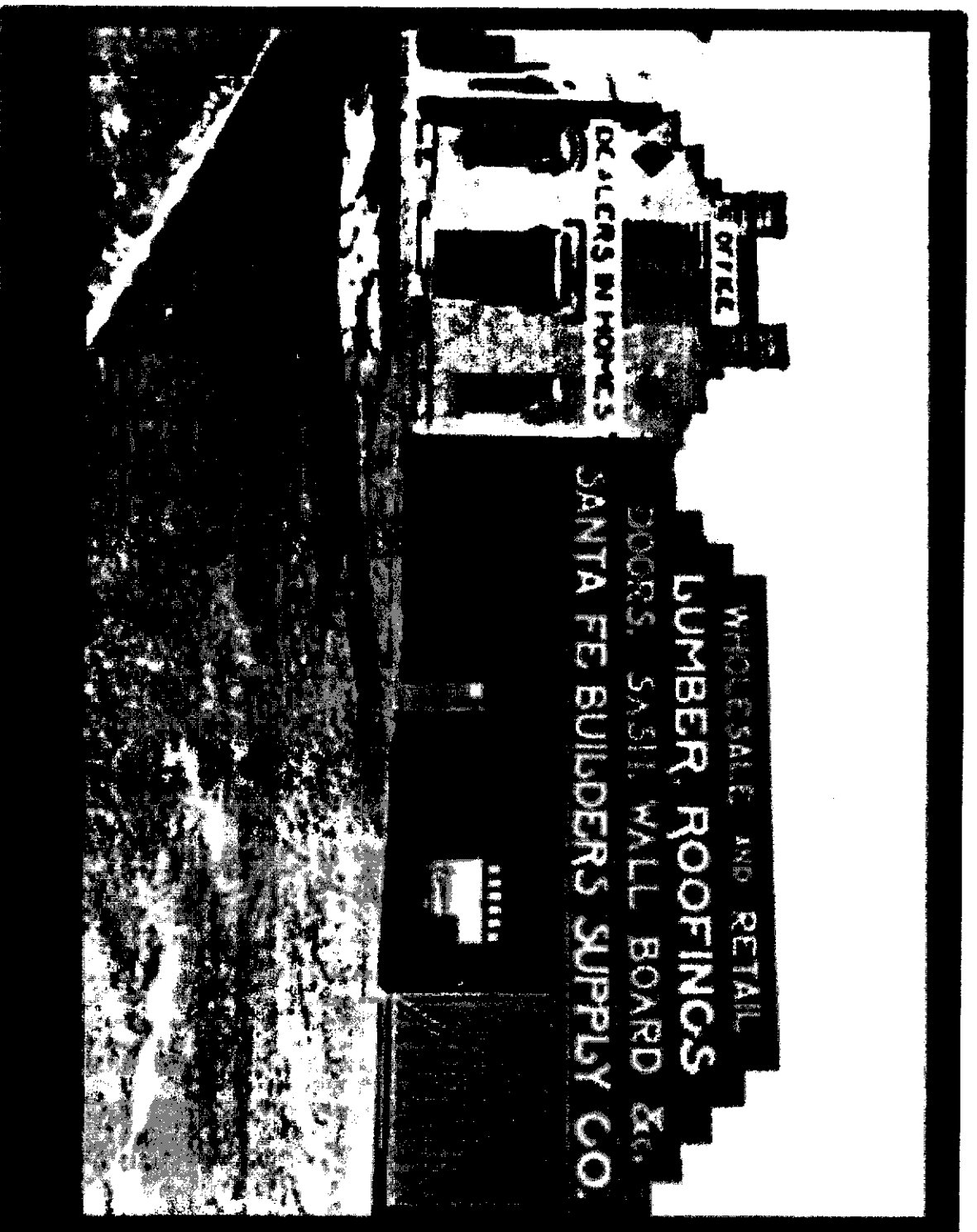
LAKE FLATO SW



NEW MEXICO SCHOOL FOR THE ARTS
JUNE 21 2014

1978 Aerial

LAKEN TAYLOR



NEW MEXICO SCHOOL FOR THE ARTS
JUNE 01, 2016

Circa 1928 Sanbusco East Entry

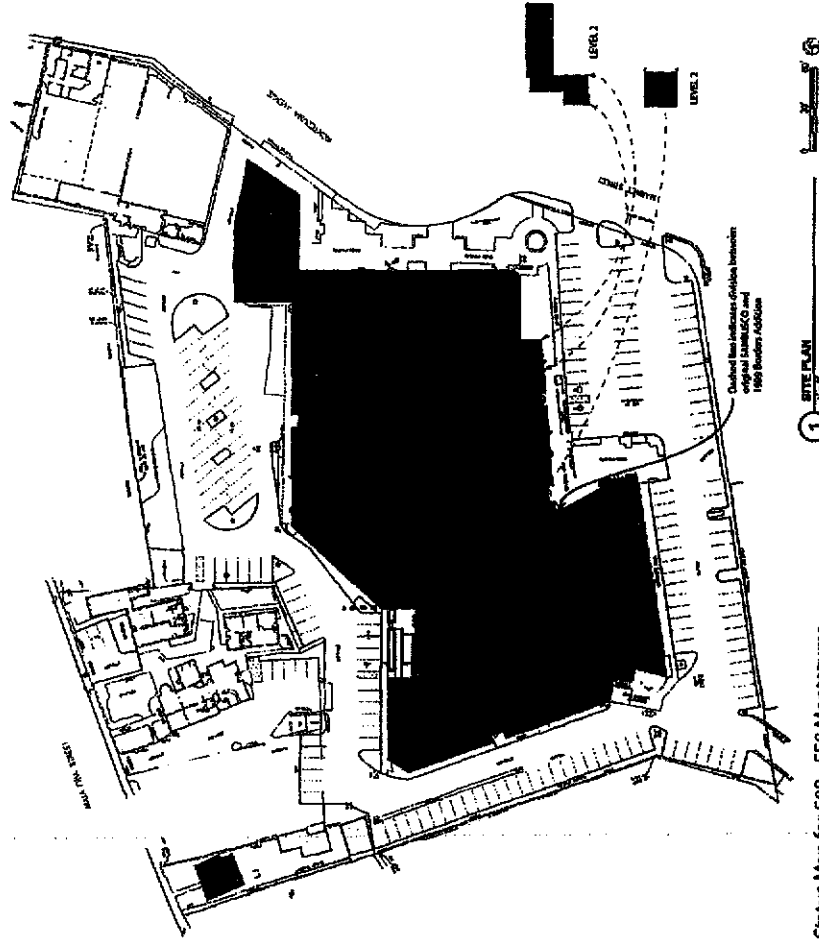
LAKE FLATO SW



NEW MEXICO SCHOOL FOR THE ARTS
JUNE 01 2016

Circa 1950's Sanbusco East Entry

LAKE FLATO SW



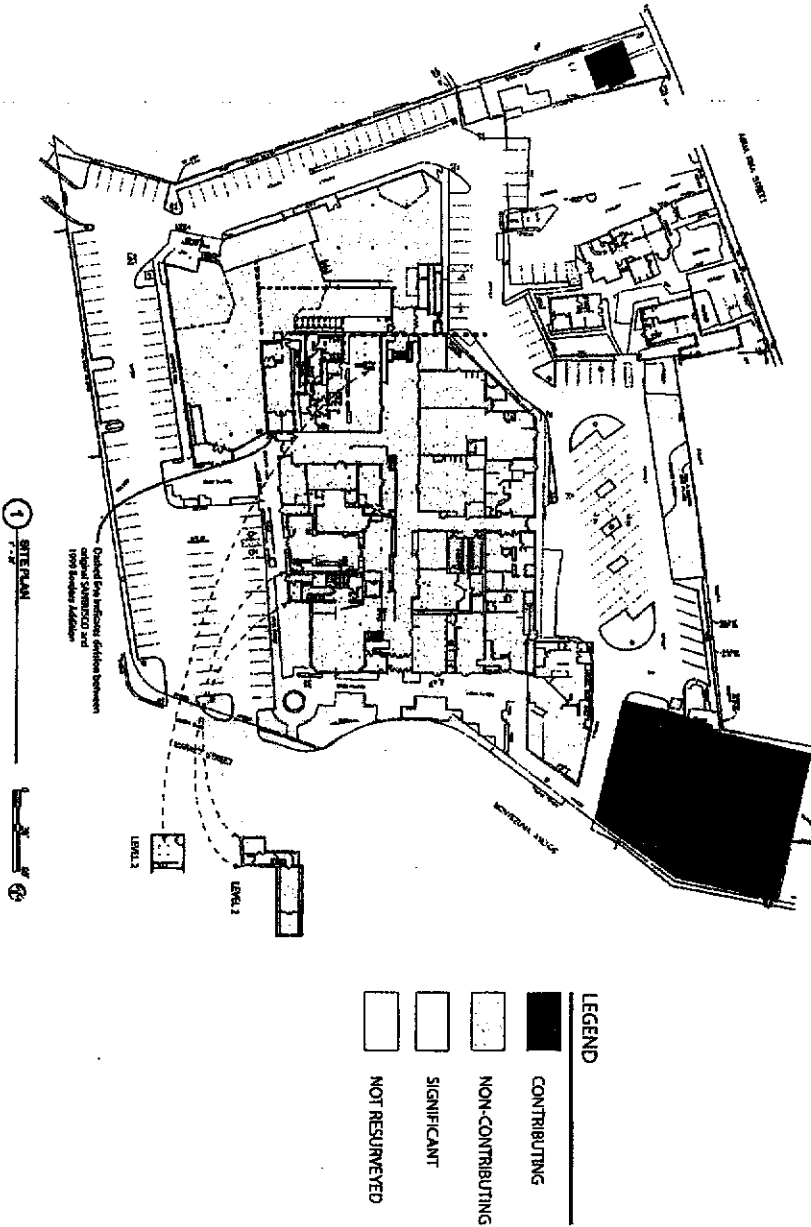
Santa Fe Historic Status Map for 500 - 550 Montezuma

1 SITE PLAN
1:1

1985 v2 04-15-2016

LEGEND

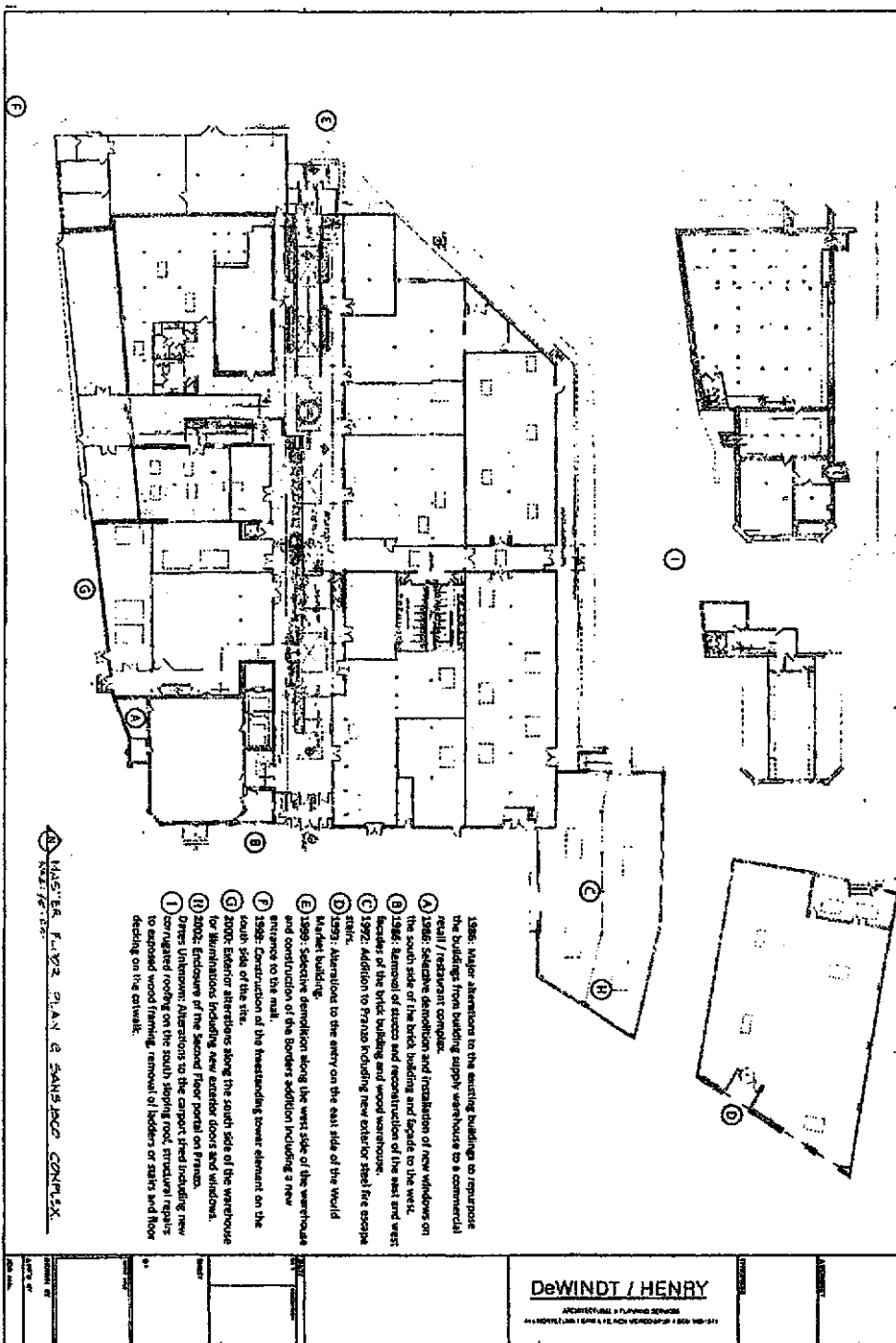
	CONTRIBUTING
	NON-CONTRIBUTING
	SIGNIFICANT
	NOT RESURVEYED

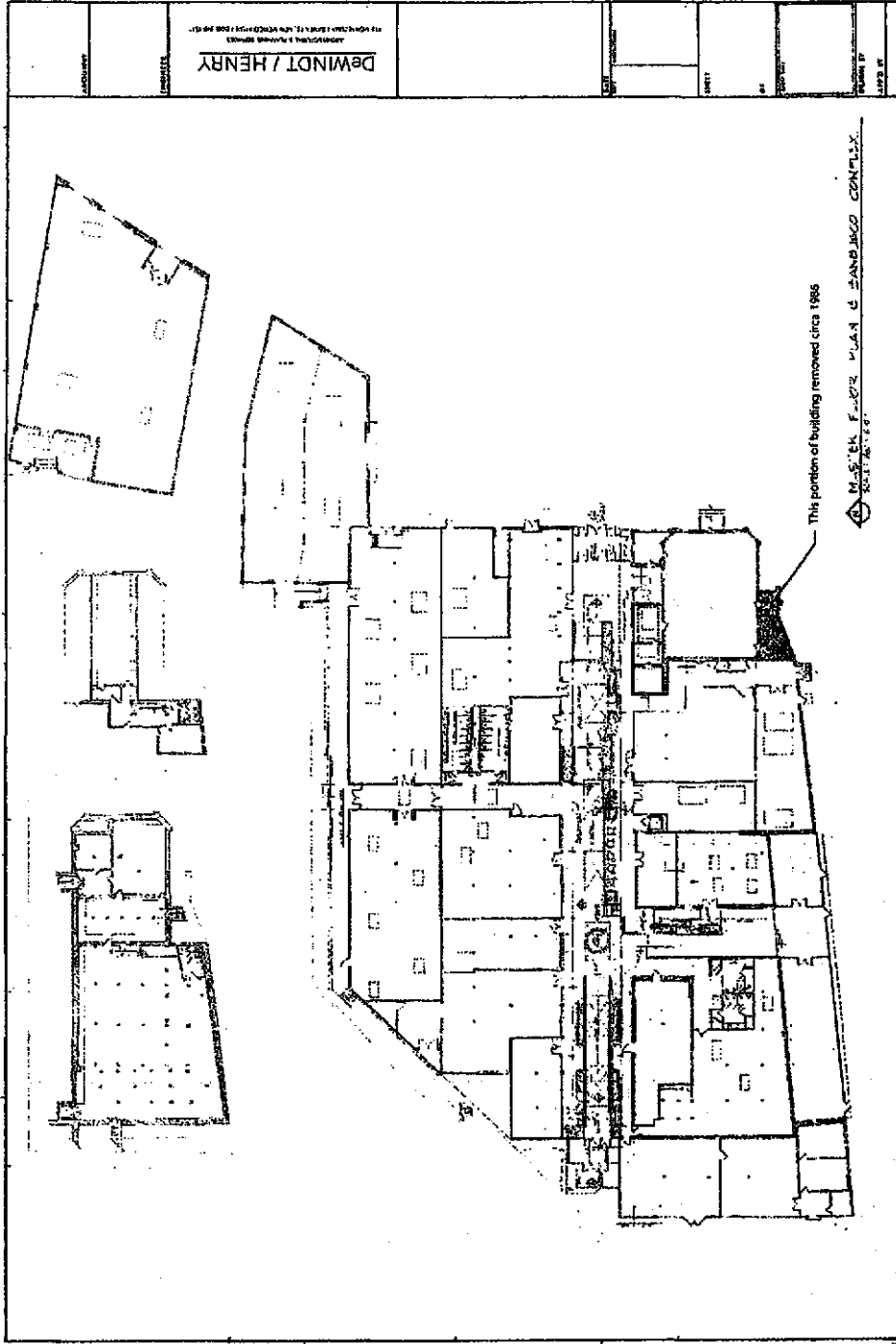


SANBUSCO RENOVATIONS
1986 - Present

NEW MEXICO SCHOOL FOR THE ARTS
JUNE 01, 2016

LAKE PLATO III

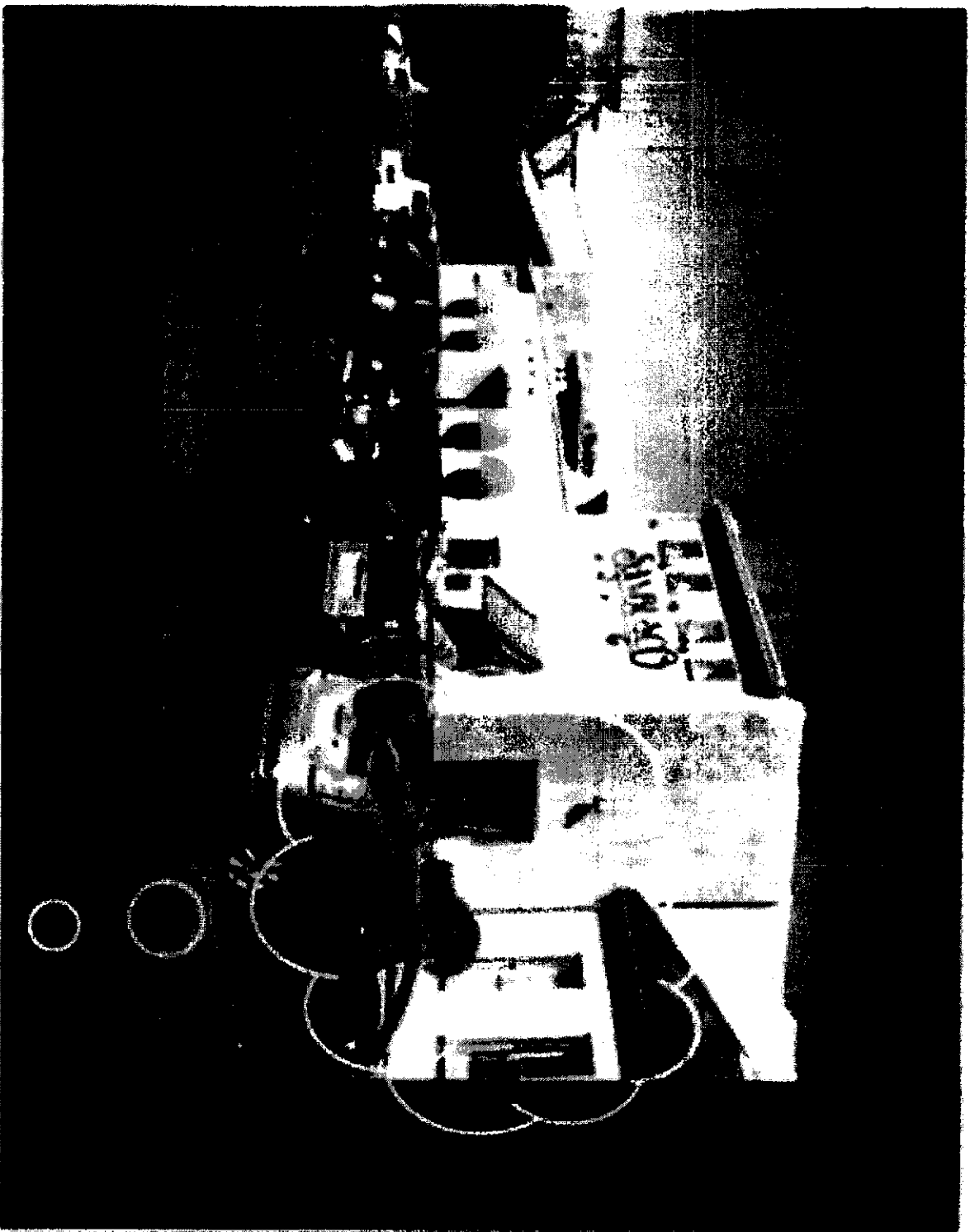




NEW MEXICO SCHOOL FOR THE ARTS
JUNE 01, 2016

Sanbusco Renovation, 1986

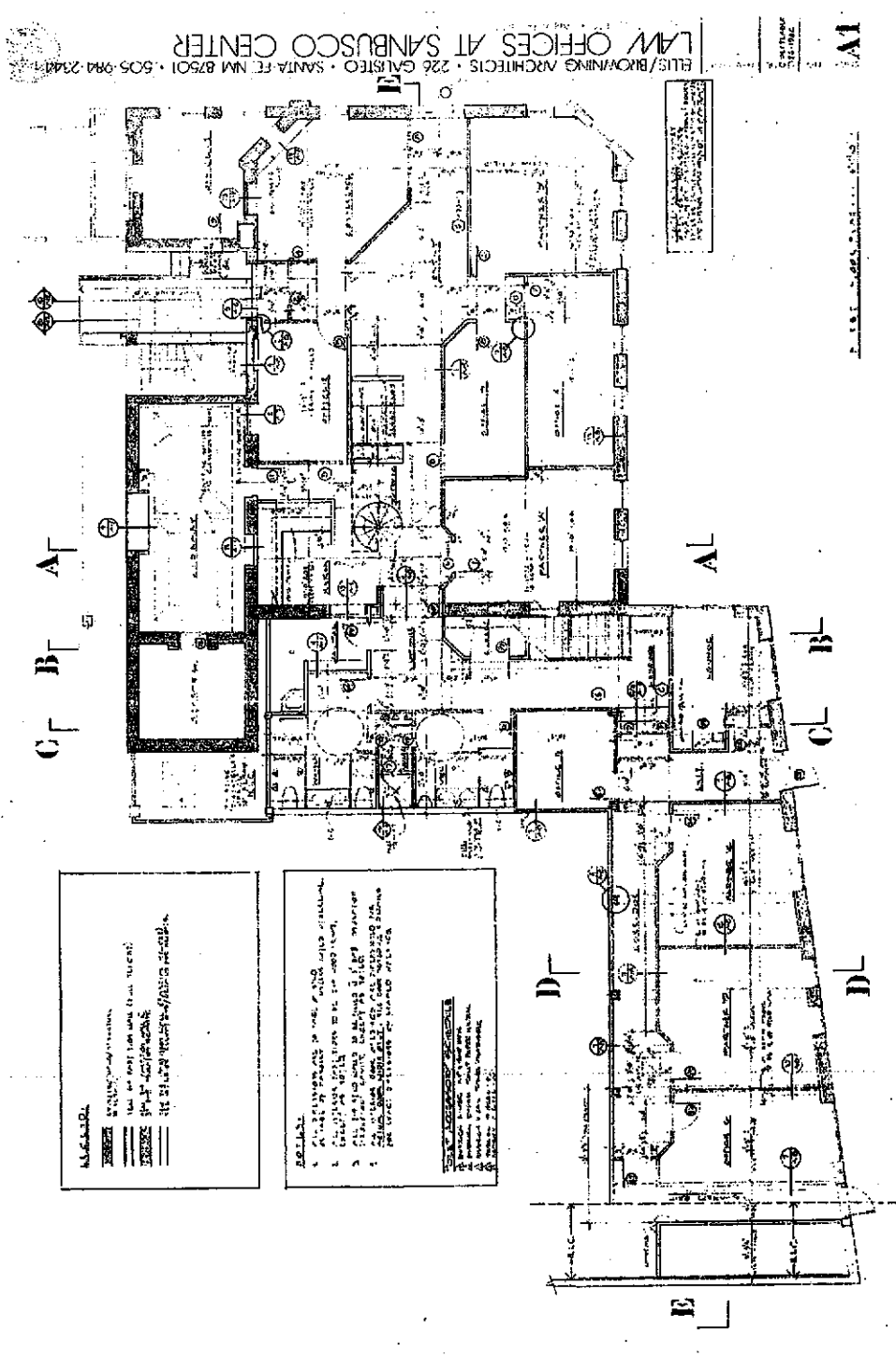
LAKE FLATO, NM



NEW MEXICO SCHOOL FOR THE ARTS

San Francisco South Elevation, Removed circa 1966

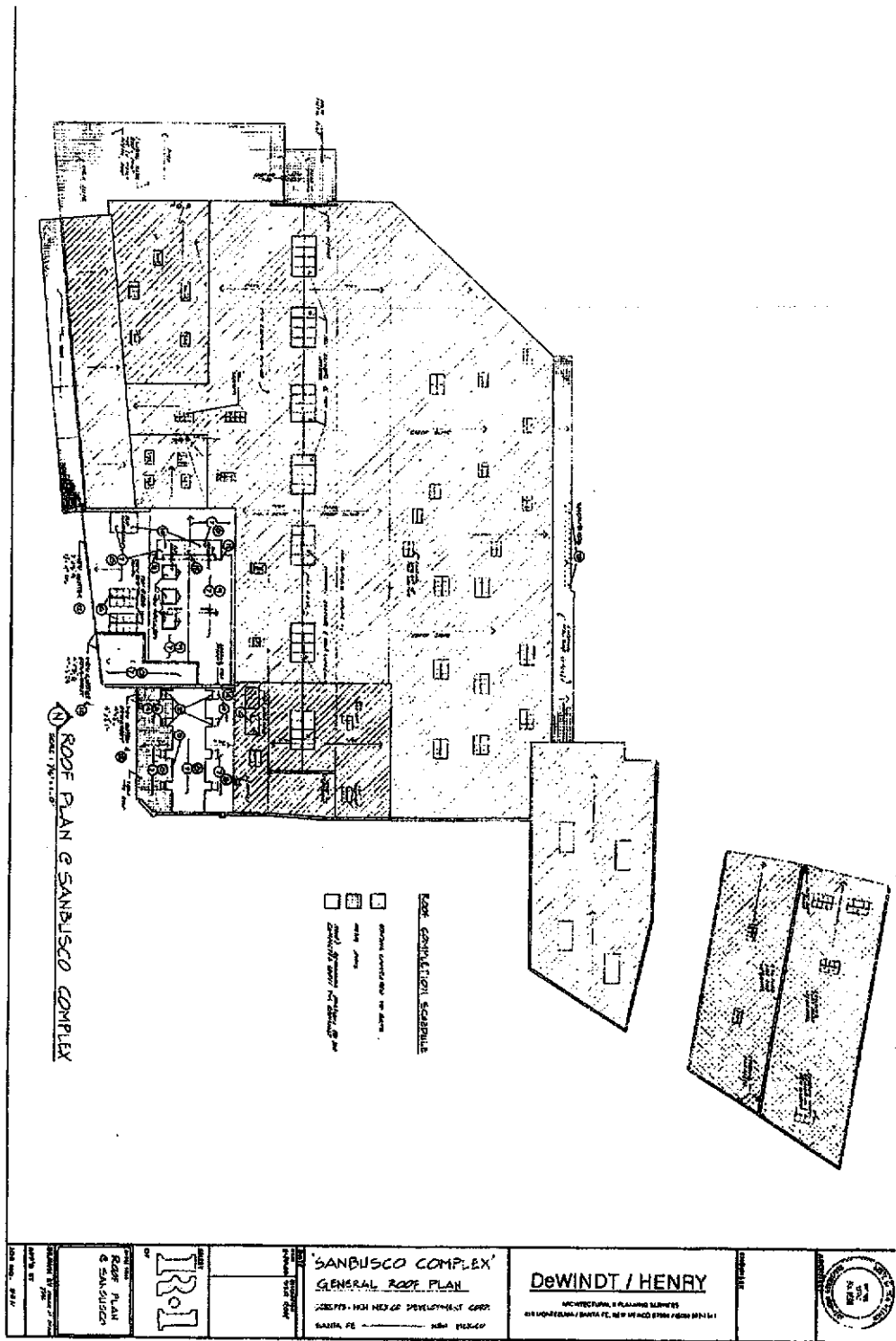
San Francisco South Elevation, Removed circa 1966

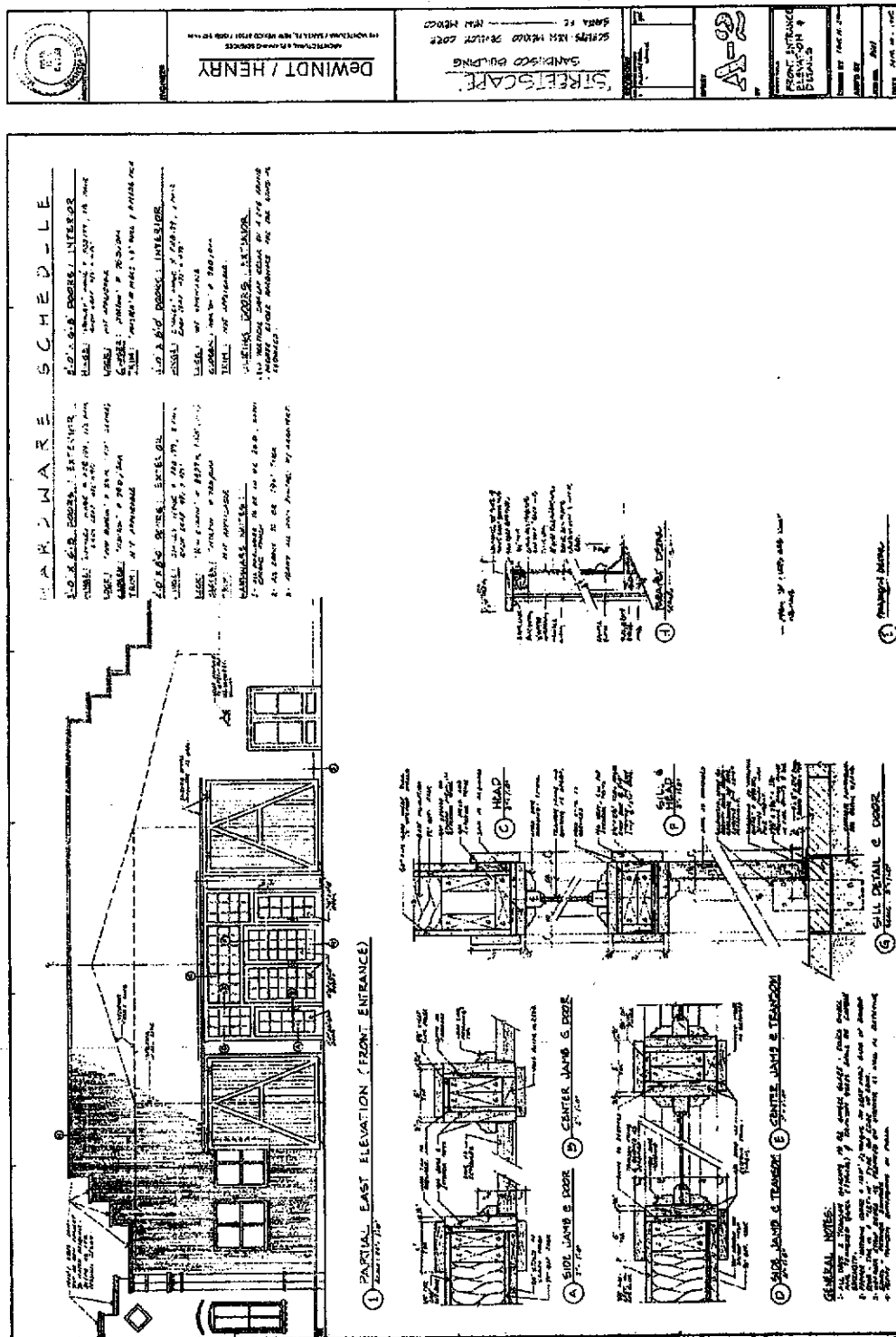


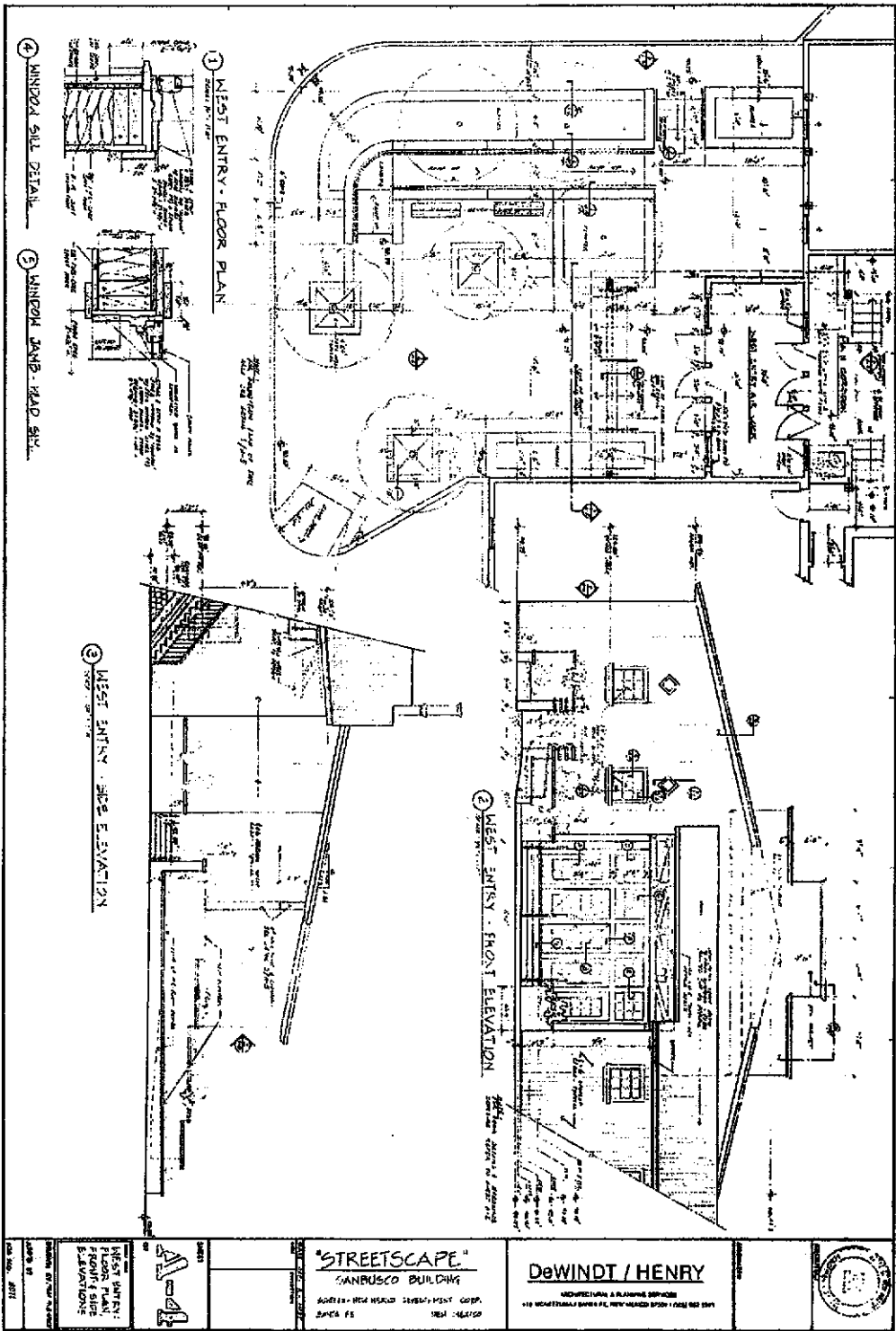
NEW MEXICO SCHOOL FOR THE ARTS
JUNE 01, 2010

Sanbusco Renovation, 1986

LAKE FLATO SW



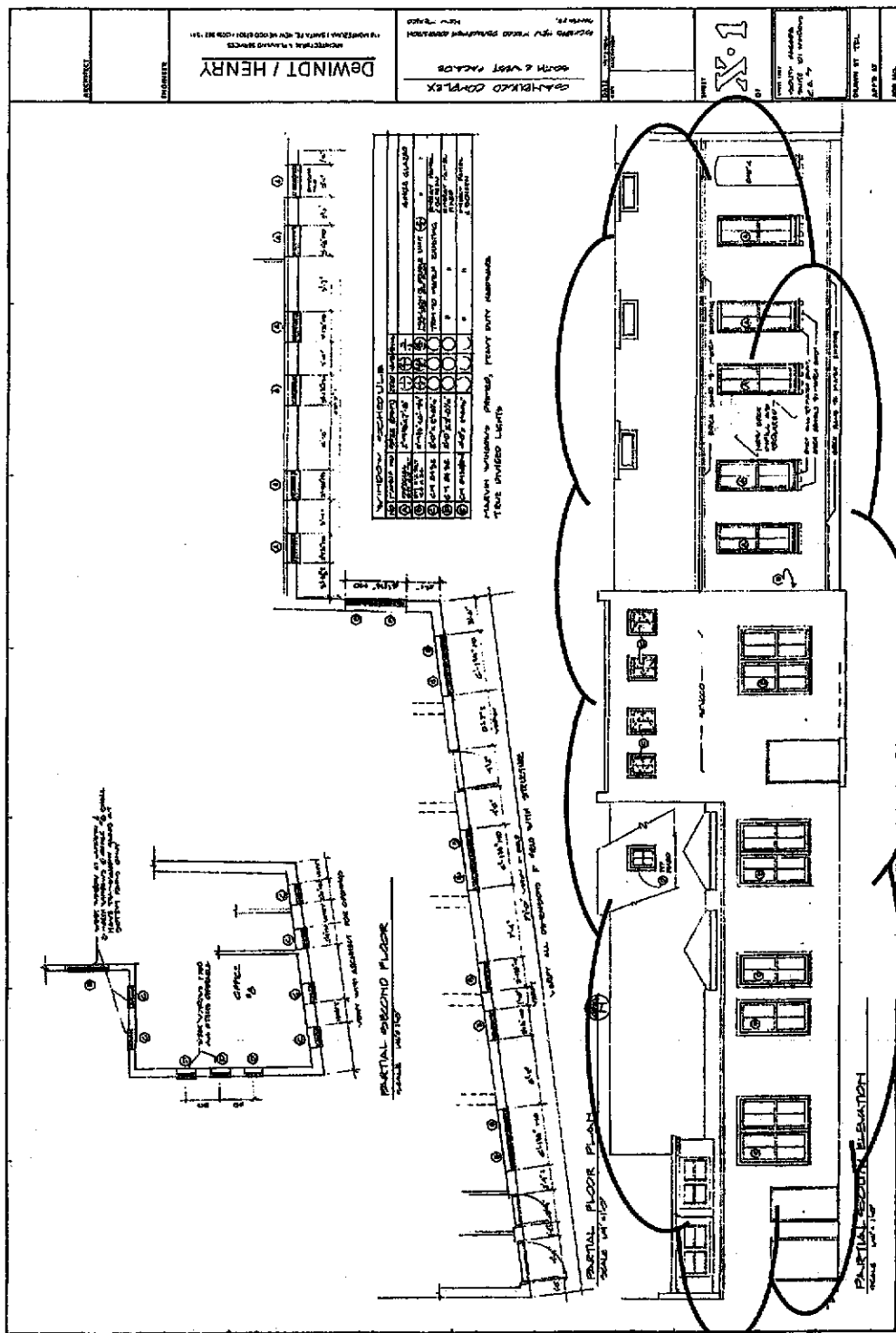




NEW MEXICO SCHOOL FOR THE ARTS
JUNE 01, 2016

Sanbusco Renovation, 1986

LAKE PLATO



NEW MEXICO SCHOOL FOR THE ARTS
JUNE 01, 2016

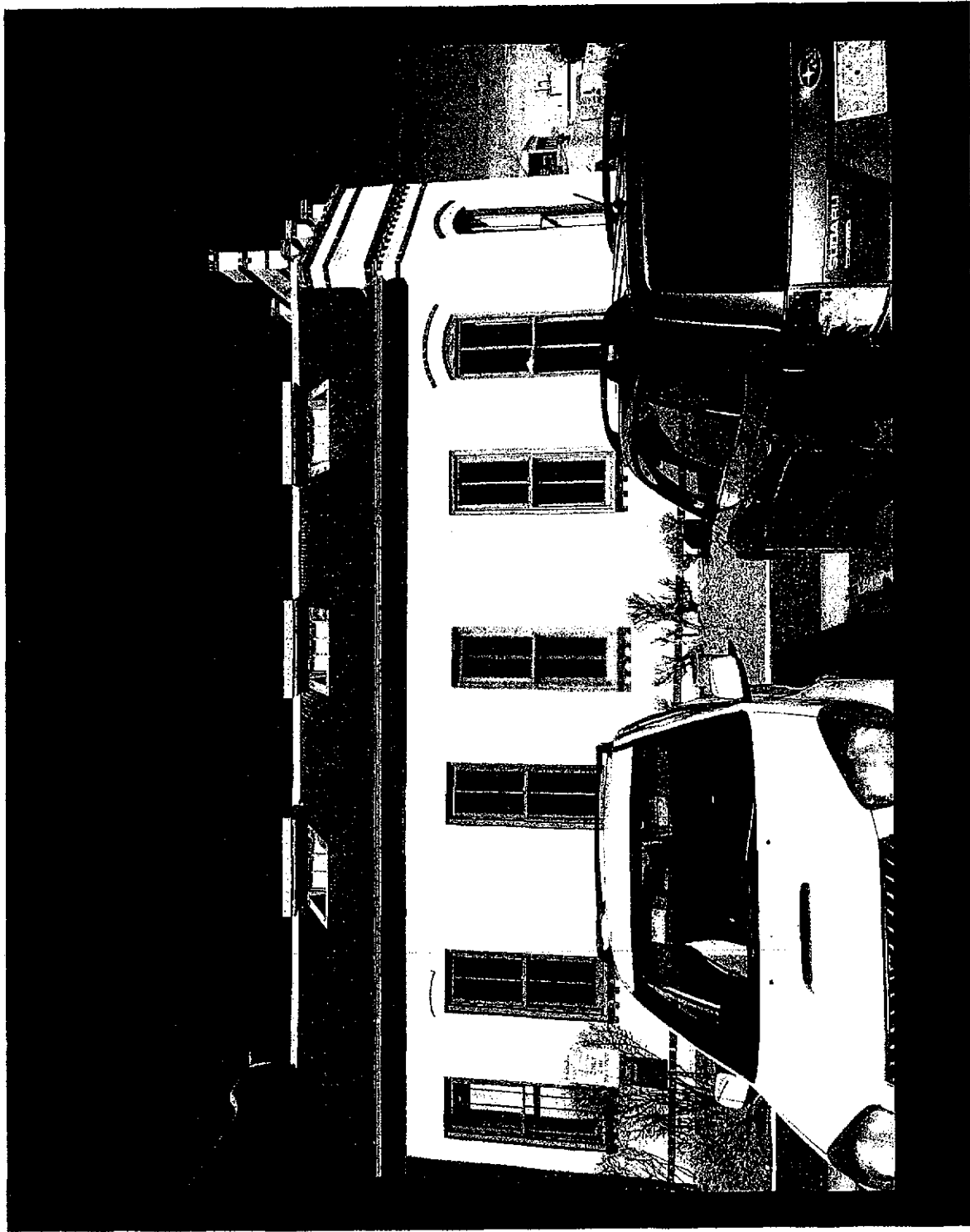
Window Additions / Modifications at South Elevation, 1986

LAKE FLATO 3W



NEW MEXICO SCHOOL FOR THE ARTS ○ South Elevation Prior to Window Additions / Modifications in 1986

LAKE FLATCO SW

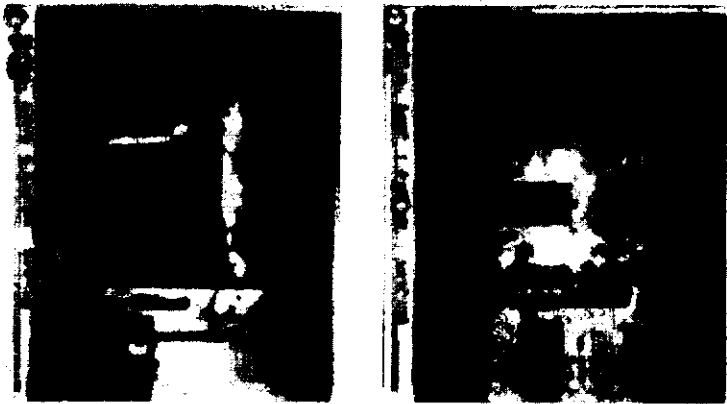


NEW MEXICO SCHOOL FOR THE ARTS

JUNE 01, 2016

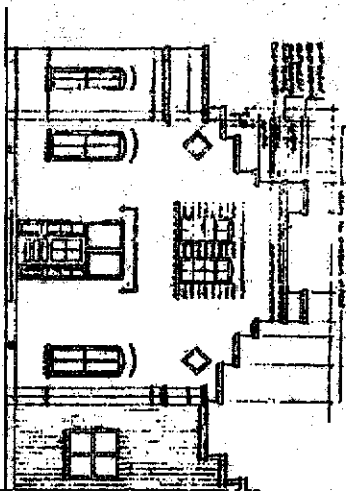
South Elevation After to Window Additions / Modifications, 1986

LAKE FLATO 3W

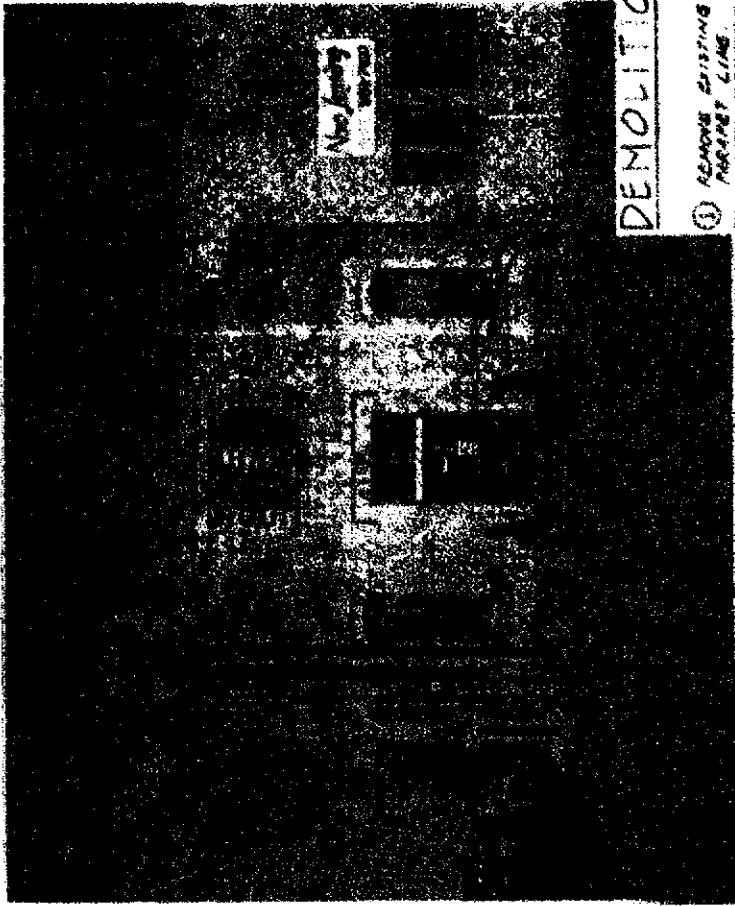


- DEMOLITION NOTES:**
- 1. DEMOLITION OF THE BUILDING
 - 2. DEMOLITION OF THE ROOF
 - 3. DEMOLITION OF THE WALLS
 - 4. DEMOLITION OF THE FLOOR
 - 5. DEMOLITION OF THE CEILING
 - 6. DEMOLITION OF THE STAIRS
 - 7. DEMOLITION OF THE ELEVATOR
 - 8. DEMOLITION OF THE PLUMBING
 - 9. DEMOLITION OF THE ELECTRICAL
 - 10. DEMOLITION OF THE MECHANICAL
 - 11. DEMOLITION OF THE INTERIORS
 - 12. DEMOLITION OF THE EXTERIORS
 - 13. DEMOLITION OF THE LANDSCAPE
 - 14. DEMOLITION OF THE SITEWORK
 - 15. DEMOLITION OF THE UTILITIES
 - 16. DEMOLITION OF THE FOUNDATION
 - 17. DEMOLITION OF THE STRUCTURE
 - 18. DEMOLITION OF THE REMAINS
 - 19. DEMOLITION OF THE DEBRIS
 - 20. DEMOLITION OF THE SITE

3 EAST EAST ELEVATION - RECONSTRUCTED
 Aerial view
 Aerial view of the building showing the addition of the new front porch and stairs.



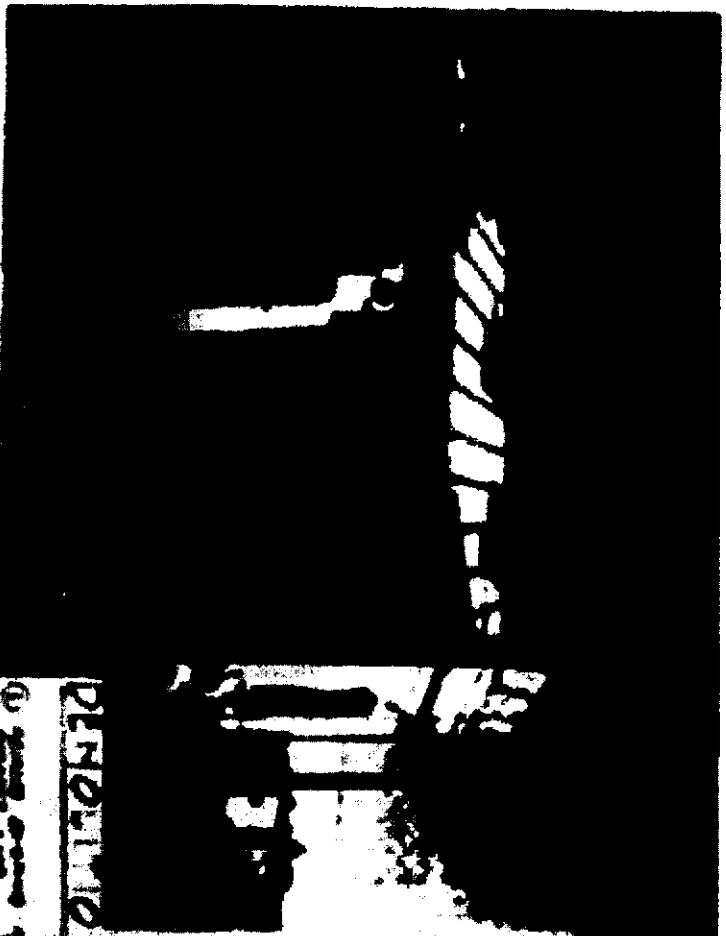
STREETSCAPE SANBOLCO BUILDING 1000 N. 10th St. - 10th St. - 10th St. DATE: 12-12-12		DeWINDT / HENRY 1000 N. 10th St. - 10th St. - 10th St. DATE: 12-12-12	
A-1 FRONT ELEVATION NEW & EXISTING DEMO NOTES		1000 N. 10th St. - 10th St. - 10th St. DATE: 12-12-12	



DEMOLITION NOTES:

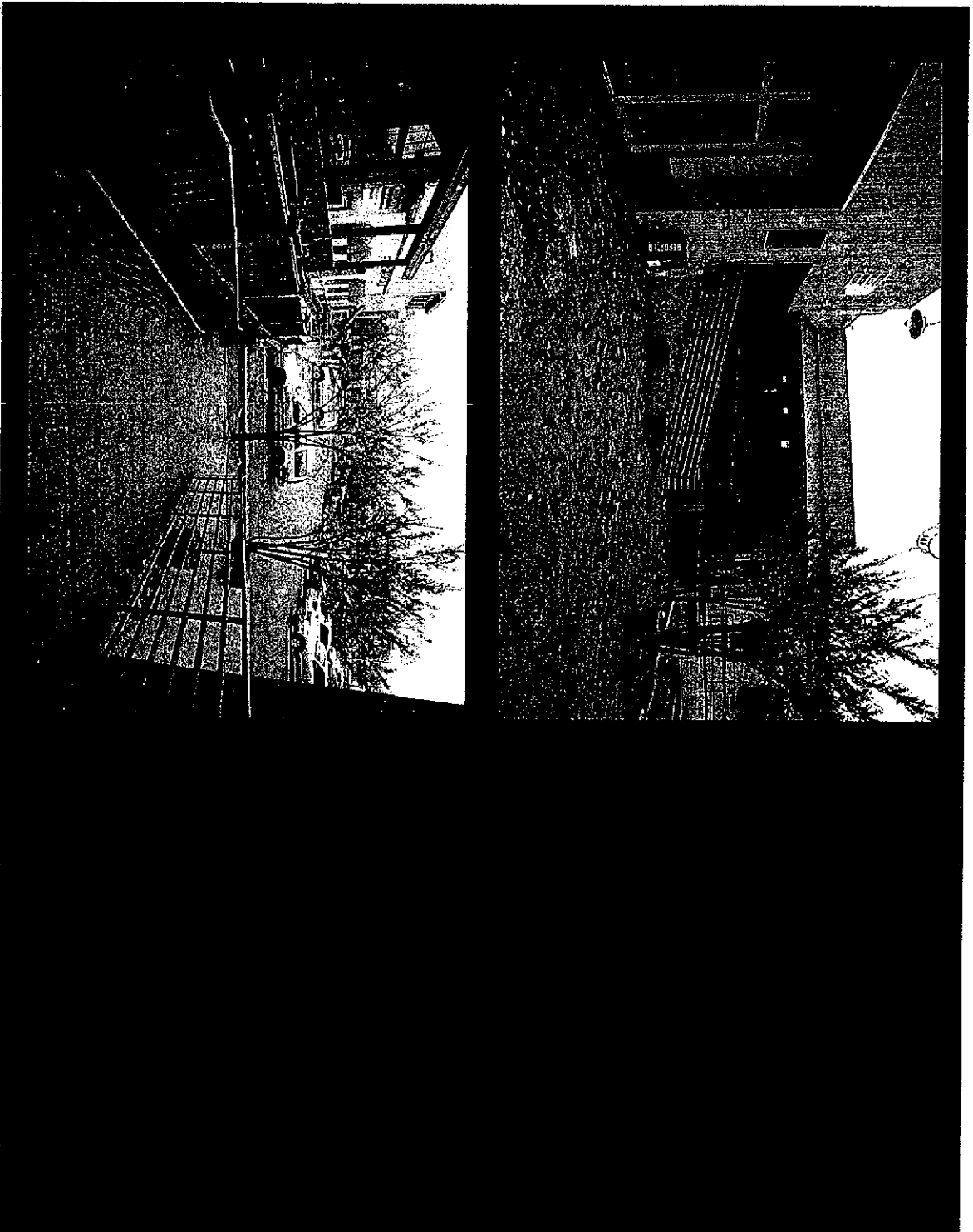
- ① REMOVE EXISTING MASONRY ON TOP TO EXPOSE ORIGINAL PARAPET LINE
- ② ESTABLISH NEW PARAPET LINE TO MATCH ORIGINAL - VERIFY DIMENSIONS WITH FRONT ENTRY ELEVATION.
- ③ CUT BACK ENDS OF TRUSS A MINIMUM OF 2" FROM FACE OF WALL AND PATCH IN ORIGINAL PATTERN WITH HIGH STRENGTH CONCRETE.
- ④ BRING BACK ORIGINAL RELIEF WORK WITH HIGH STRENGTH CONCRETE - TOOL ALL JOINTS AS REQUIRED
- ⑤ PLACE WIRE SCREEN
- ⑥ REMOVE REMAINING GROUT
- ⑦ EXISTING JOINTS REINFORCED
- ⑧ FILL WITH MORTAR AS REQ.

① PARTIAL EAST ELEVATION - EXISTING
NO SCALE



REVISION NOTES :

- ① ~~REVISION~~ VASQUEZ ON TOP TO EXPOSE ORIGINAL
- ② ~~REVISION~~ PARTIAL SOUTH ELEVATION - EXIST
- ③ ~~REVISION~~ CUT BACK ENDS OF TRUSS A MINIMUM OF 2" FROM FACE OF WALL AND PATCH IN ORIGINAL PATTERN WITH HIGH STRENGTH CONCRETE.
- ④ ~~REVISION~~ BRING BACK ORIGINAL RELIEF WORK WITH HIGH STRENGTH CONCRETE - TOOL ALL JOINTS AS REQUIRED
- ⑤ ~~REVISION~~ PLACE WIRE SCREEN
- ⑥ ~~REVISION~~ RESTORE FINISHLINE AS REQUIRED
- ⑦ ~~REVISION~~ REPAIRS AND PATCH AS REQUIRED
- ⑧ ~~REVISION~~ REPAIRS AND PATCH AS REQUIRED



NEW MEXICO SCHOOL FOR THE ARTS
JUNE 01, 2016

Sanbusco South Entry Renovation, 1999

LAKE FLATD SW

BORDERS ADDITION AT SANBUSCO, 1999

NEW MEXICO SCHOOL FOR THE ARTS
JUNE 01, 2016

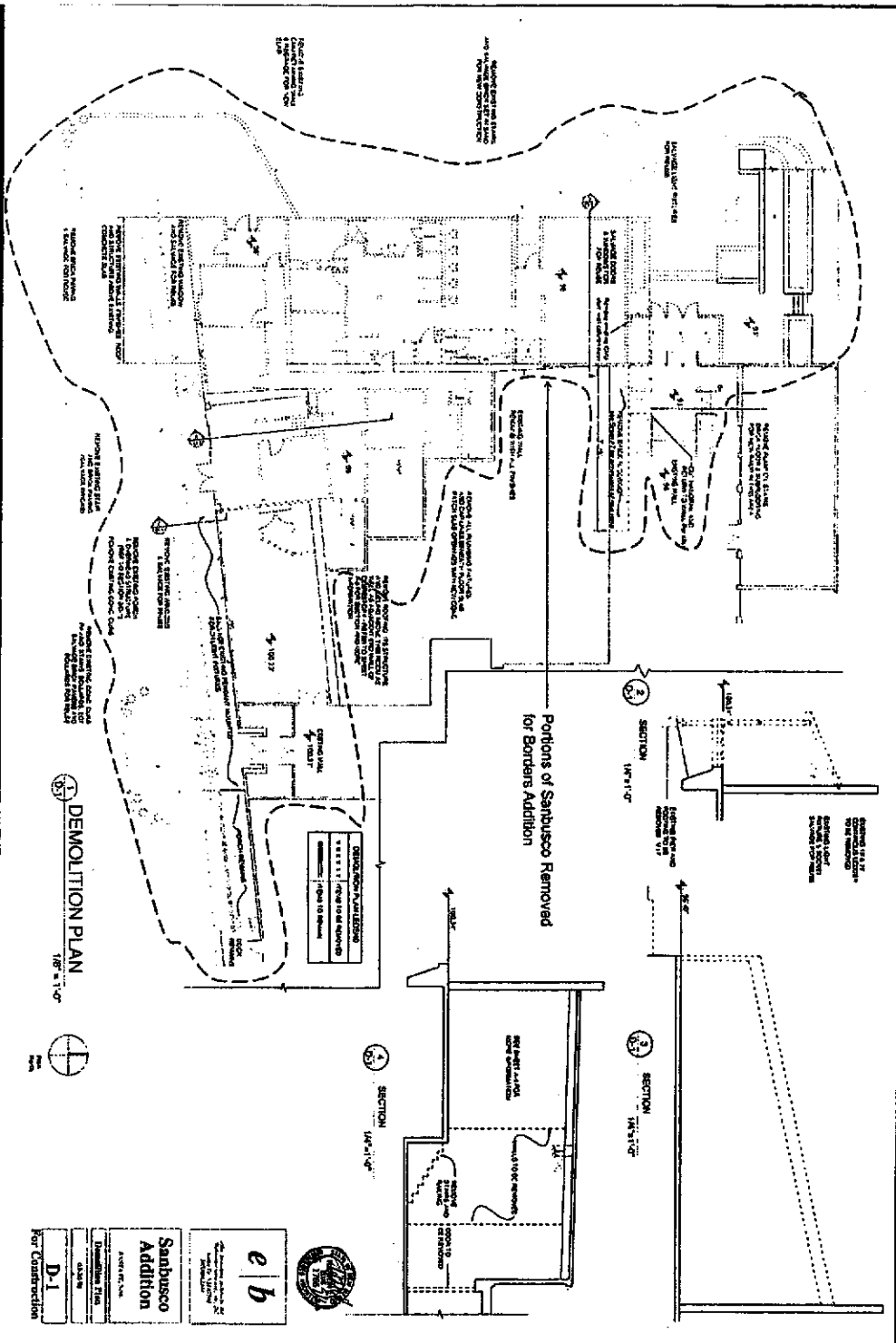
LAKE FLATD SW

104

500 Montezuma Avenue, Santa Fe, New Mexico



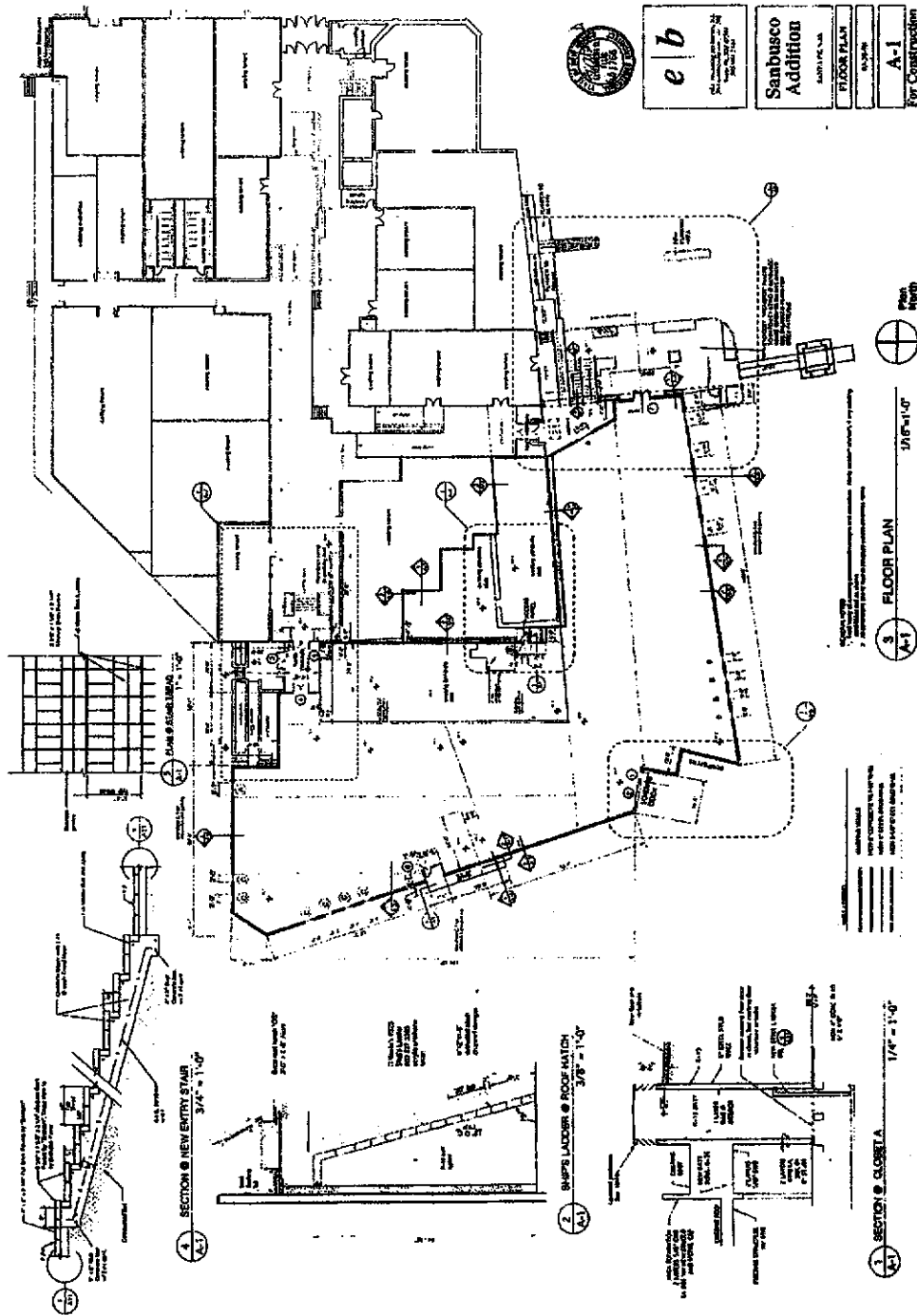
222



NEW MEXICO SCHOOL FOR THE ARTS

Borders Addition, 1999

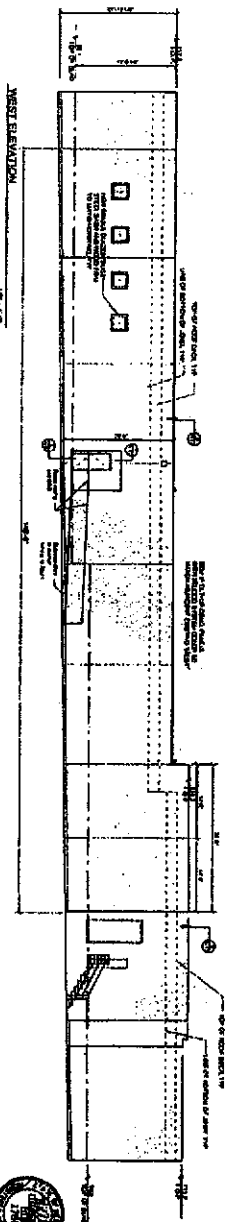
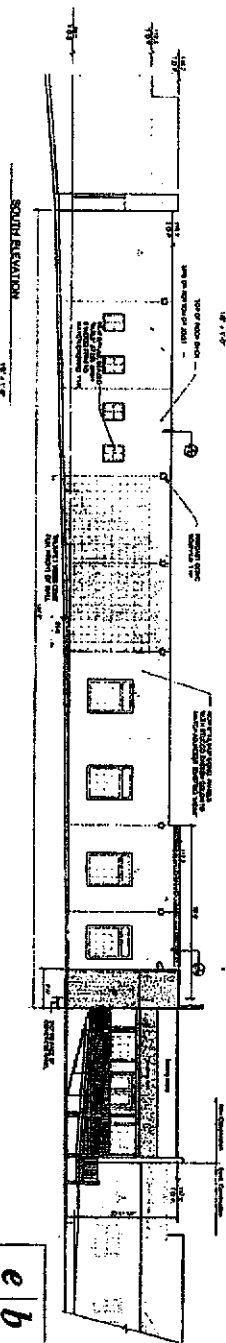
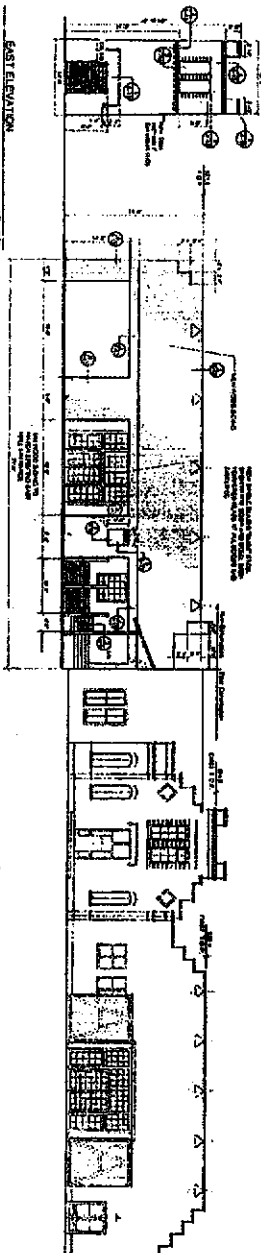
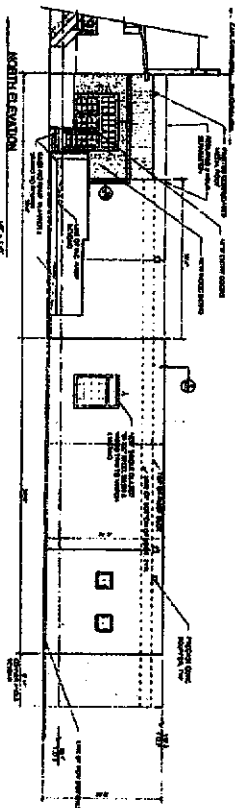
LAKE PLATO INC.



NEW MEXICO SCHOOL FOR THE ARTS
JUNE 01, 2016

Borders Addition, 1999

LAKE FLATO, NM



e/b

Sanhusco Addition
1939

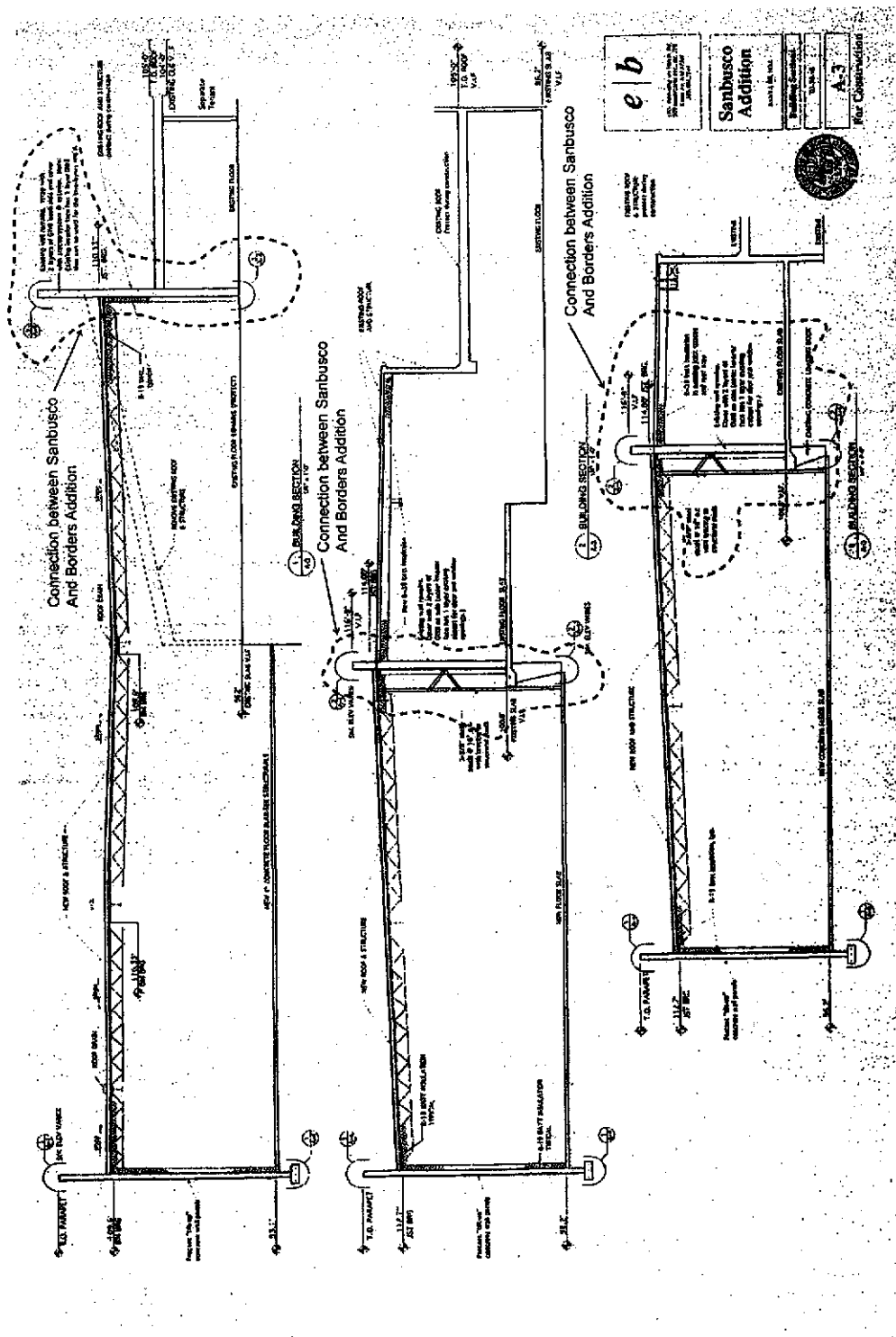
Architect
A-2

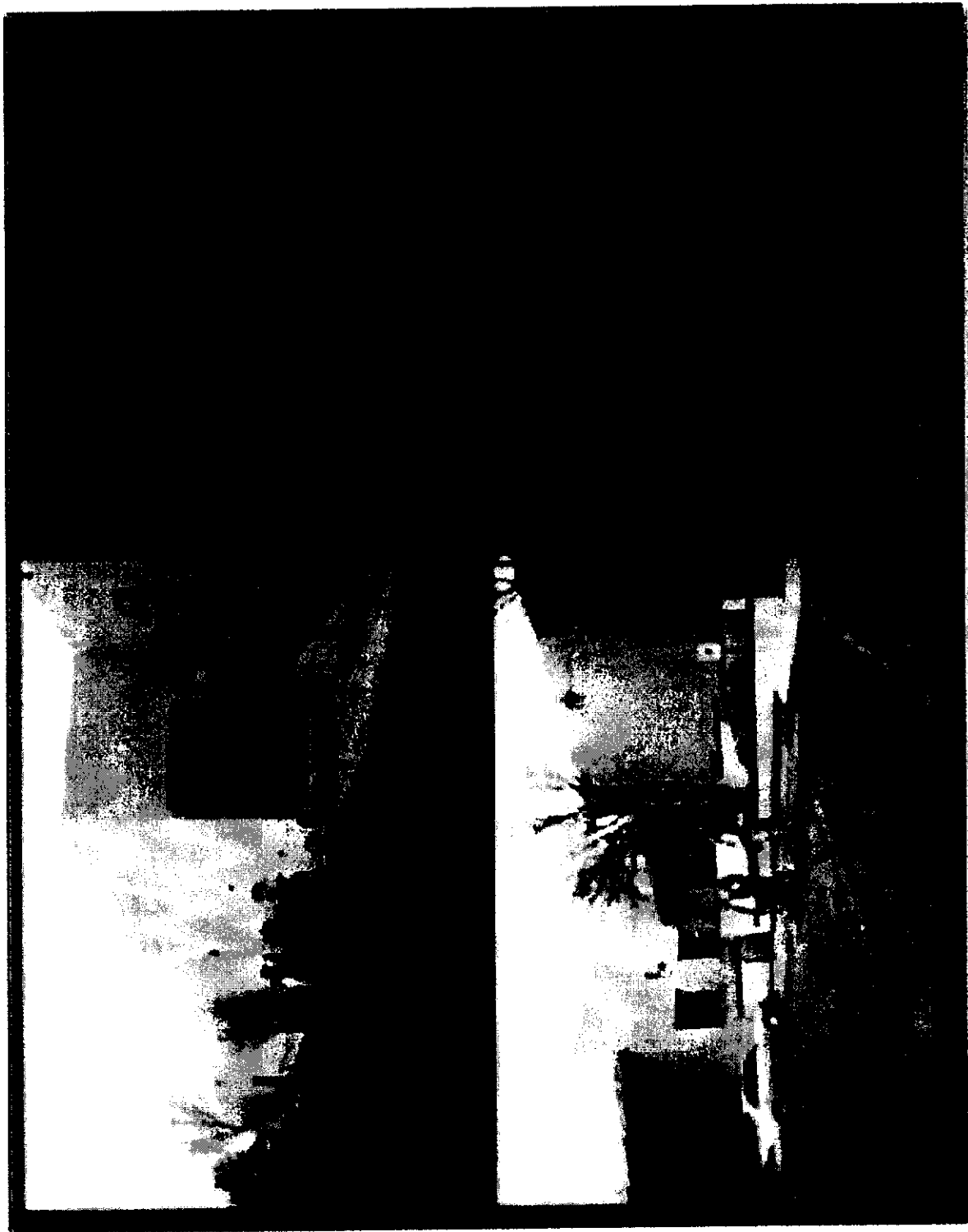
Per Construction

NEW MEXICO SCHOOL FOR THE ARTS
JUNE 01, 2016

Borders Addition, 1939

LAKE PLATO

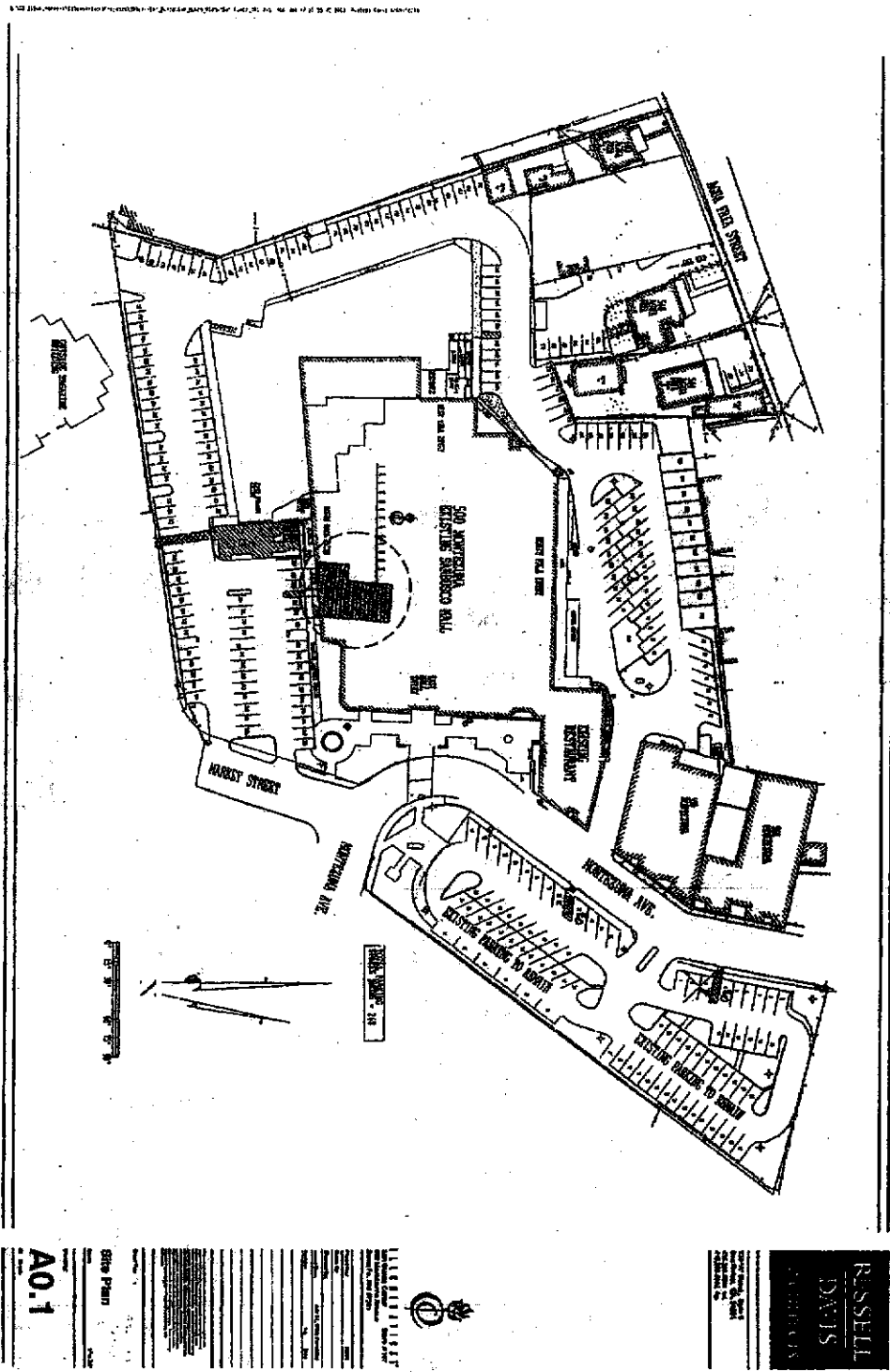




NEW MEXICO SCHOOL FOR THE ARTS
JUNE 1999

Borders Addition, 1999

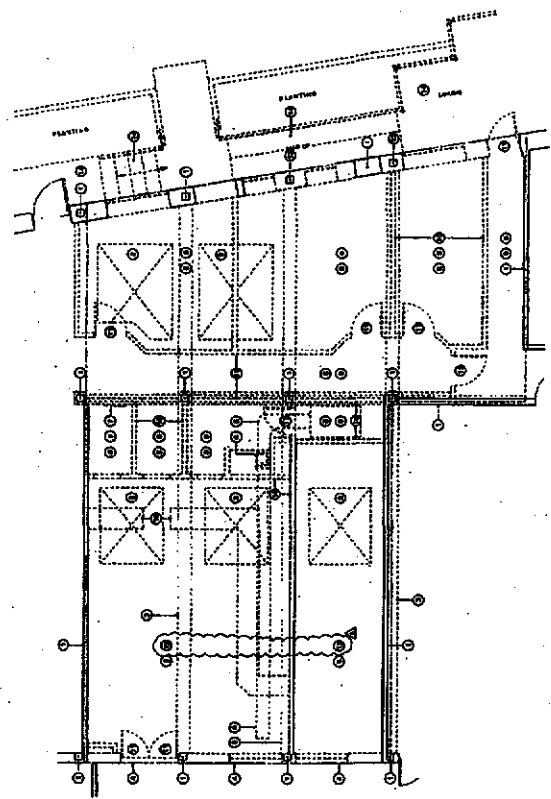
CLARK P. HARRIS



NEW MEXICO SCHOOL FOR THE ARTS
JUNE 01, 2016

Sanbusco Renovation at South Suite 102, 2000

LAKE FLATON



Demolition Plan

As Built General Notes

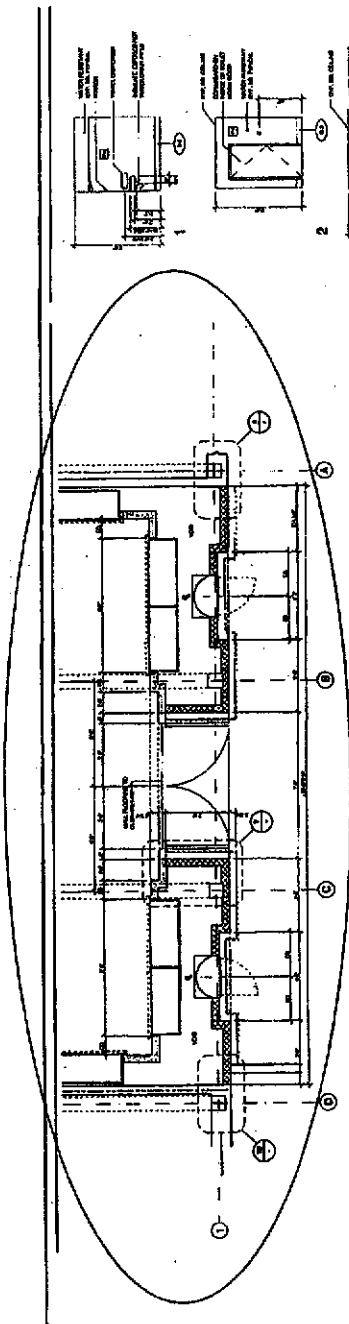
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2. ALL EXISTING STRUCTURES SHALL BE DEMOLISHED TO THE FINISH FLOOR OF THE ADJACENT BUILDING.
3. ALL EXISTING STRUCTURES SHALL BE DEMOLISHED TO THE FINISH FLOOR OF THE ADJACENT BUILDING.
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Demolition Key Notes

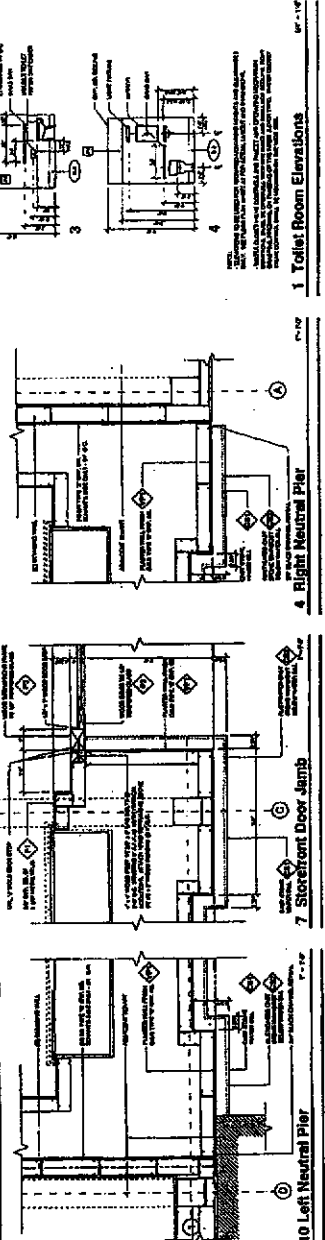
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Demolition Legend

- 1. DEMOLITION SHALL BE IN ACCORDANCE WITH THE FOLLOWING NOTES:
- 2. ALL EXISTING STRUCTURES SHALL BE DEMOLISHED TO THE FINISH FLOOR OF THE ADJACENT BUILDING.
- 3. ALL EXISTING STRUCTURES SHALL BE DEMOLISHED TO THE FINISH FLOOR OF THE ADJACENT BUILDING.
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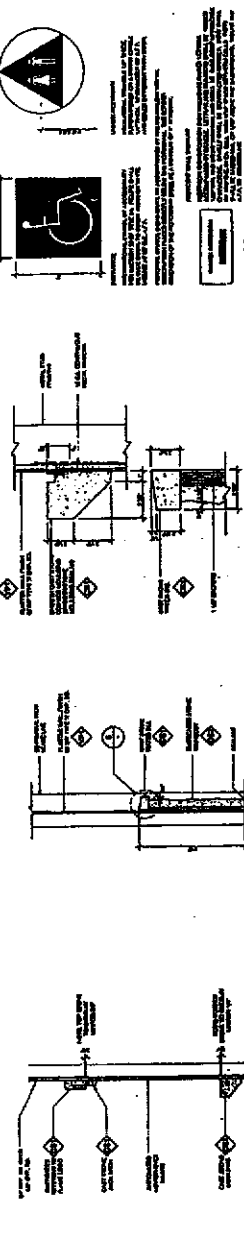
9 Storefront Plan



10 Left Neutral Pier

7 Storefront Door Jamb

4 Right Neutral Pier

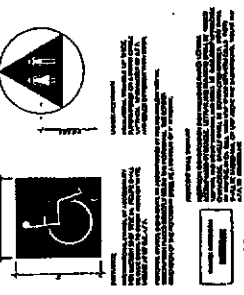


11 Antiqued Mirror Section

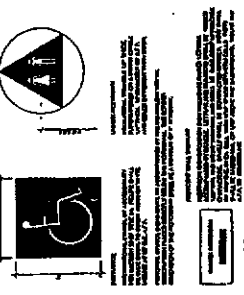
8 Storefront Wall Detail

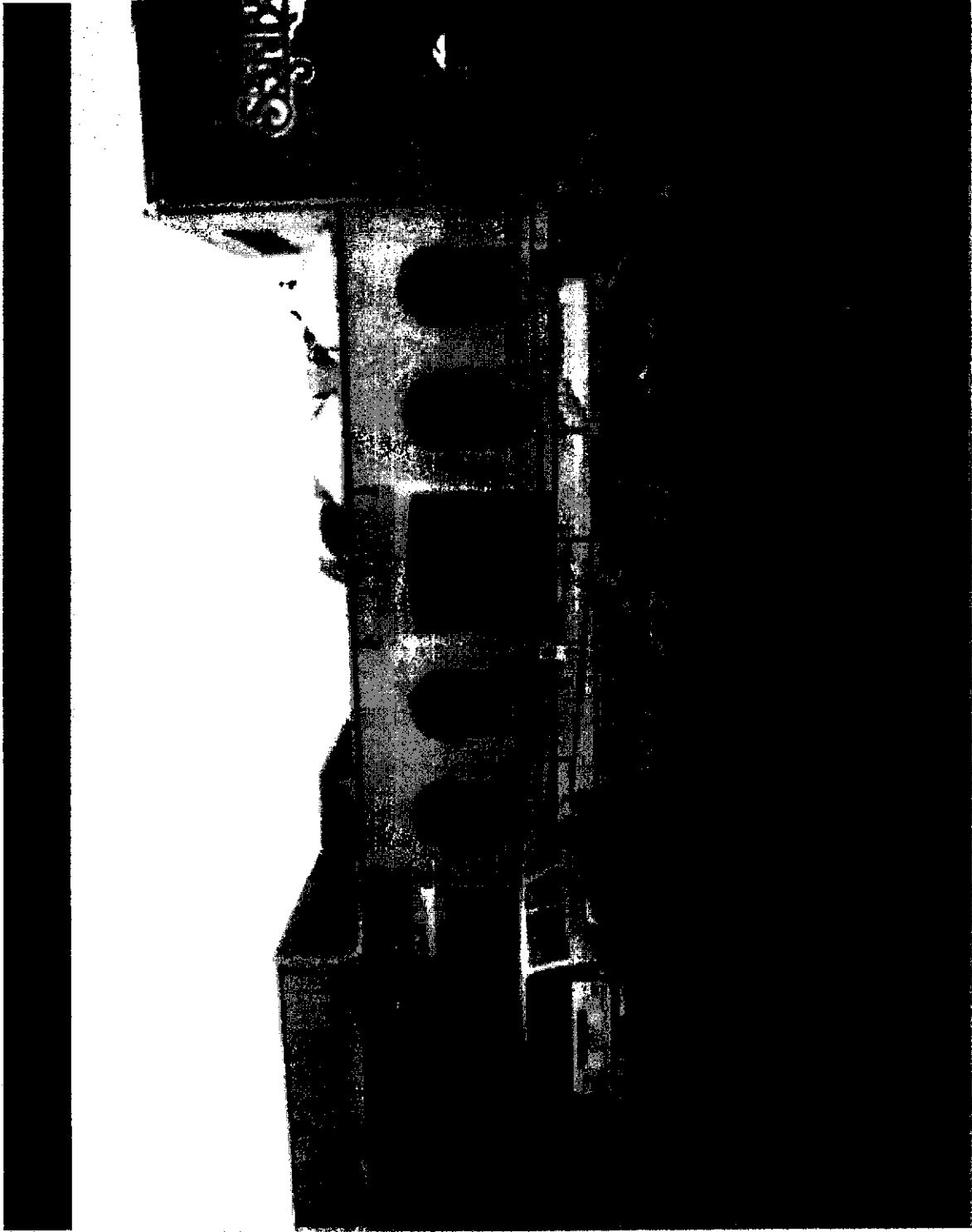
5 Stone Moulding Detail

2 ADA Compliant Symbols



1 Toilet Room Elevations

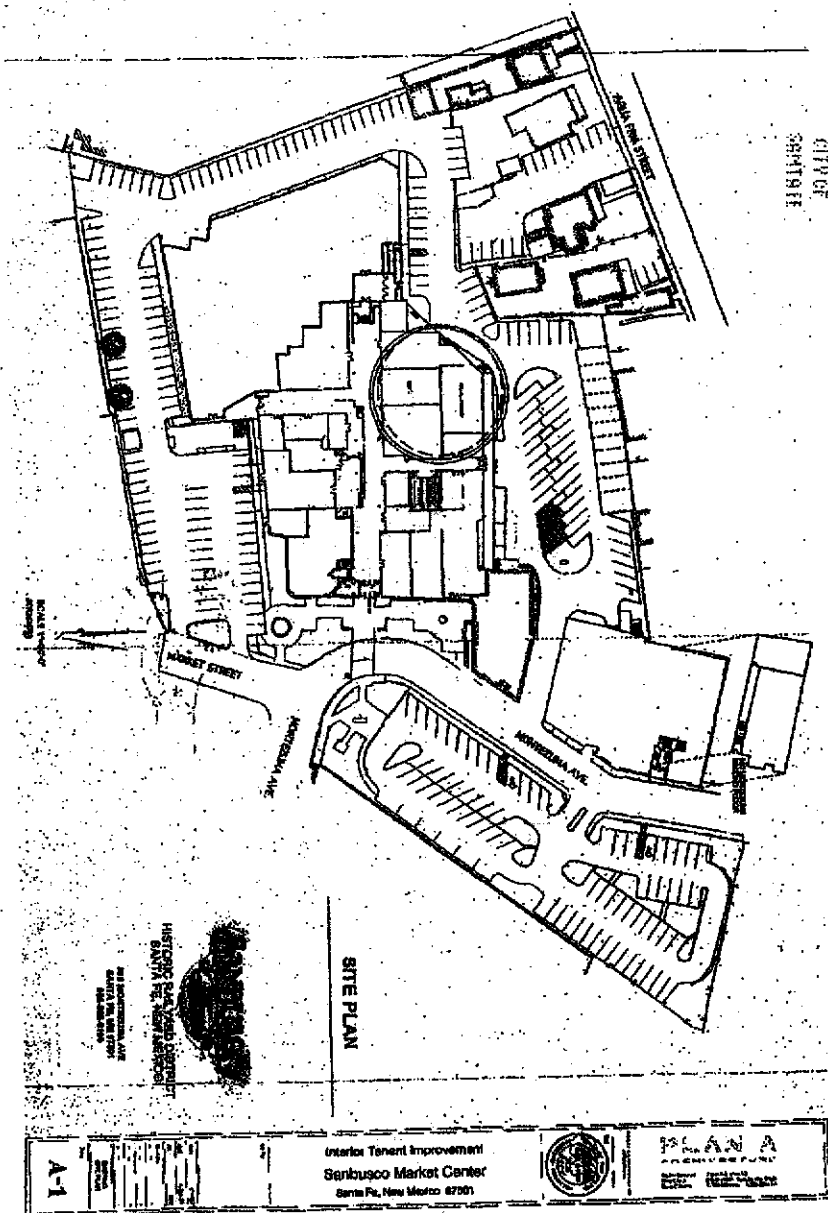




NEW MEXICO SCHOOL FOR THE ARTS
A NE OF NE

Sanbusco Renovation at South Suite 102, 2000

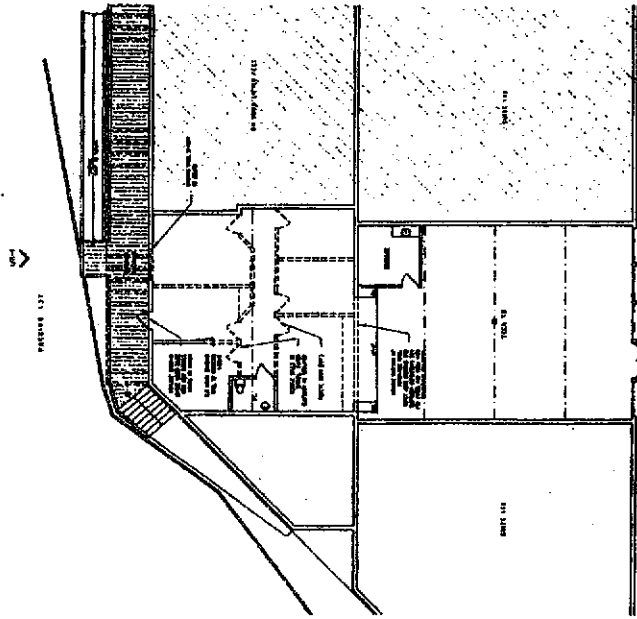
PLANNED • BUILT •



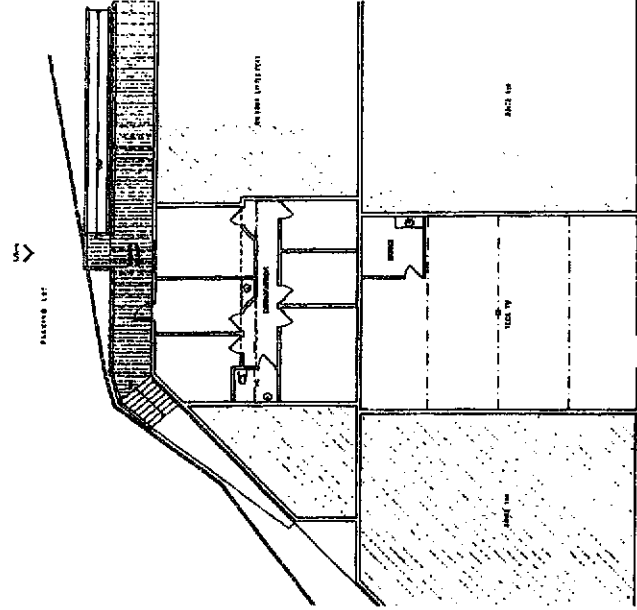
CITY OF
SANTAFE

LEGEND

- EXISTING WALL
- EXISTING DOOR
- EXISTING WINDOW
- NEW WALL
- NEW DOOR
- NEW WINDOW



EXISTING FLOOR PLAN
1/8" = 1'-0"



PROPOSED FLOOR PLAN
1/8" = 1'-0"

PLAN A

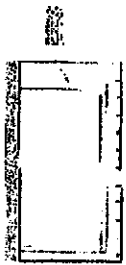
ARCHITECTURE

Interior Tenant Improvement
Sanbusco Market Center
Santa Fe, New Mexico 87501

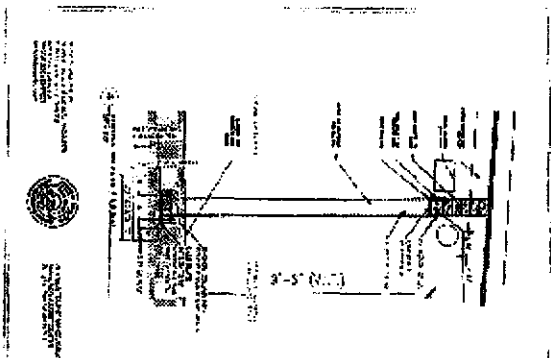
A-2

EXISTING PLAN
PROPOSED PLAN

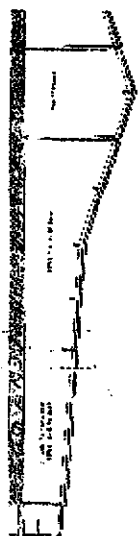
SECTION
11-11



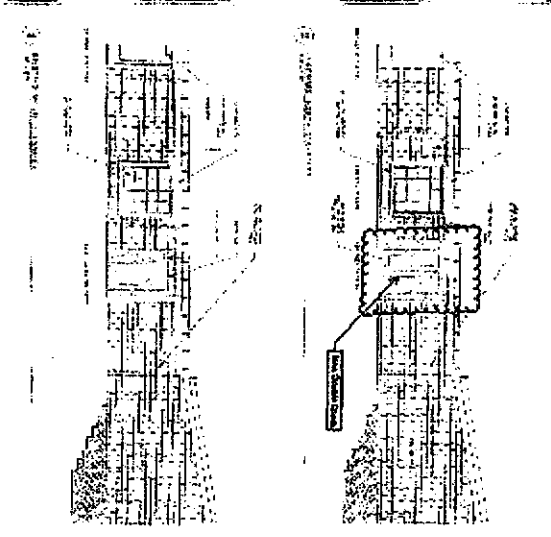
1/4" = 1'-0"



SECTION
11-12



1/4" = 1'-0"

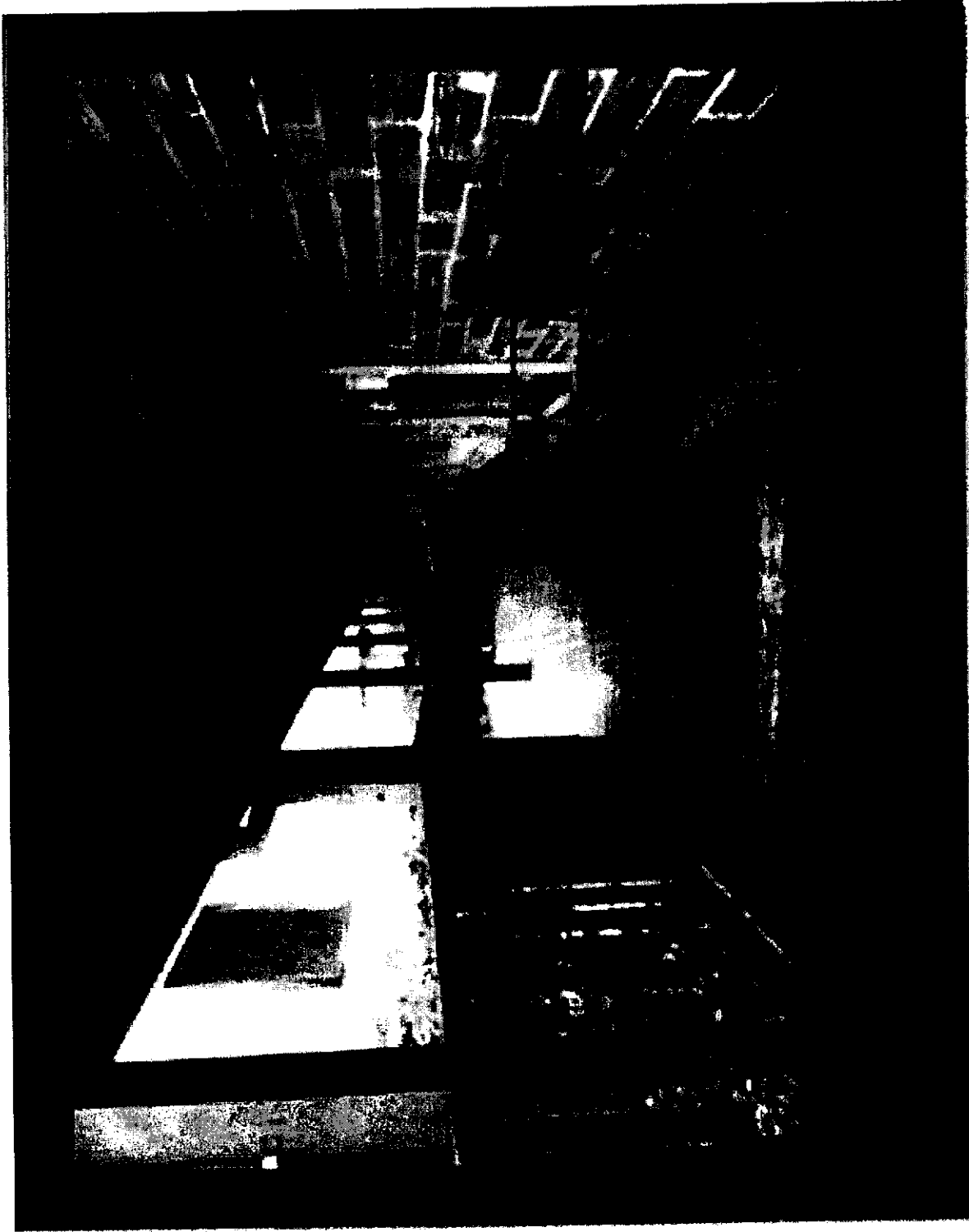


SECTION
11-13

PLAN A
SECTION A-A

Interior Tenant Improvement
Sanbusco Market Center
Shaded Area Shows Existing



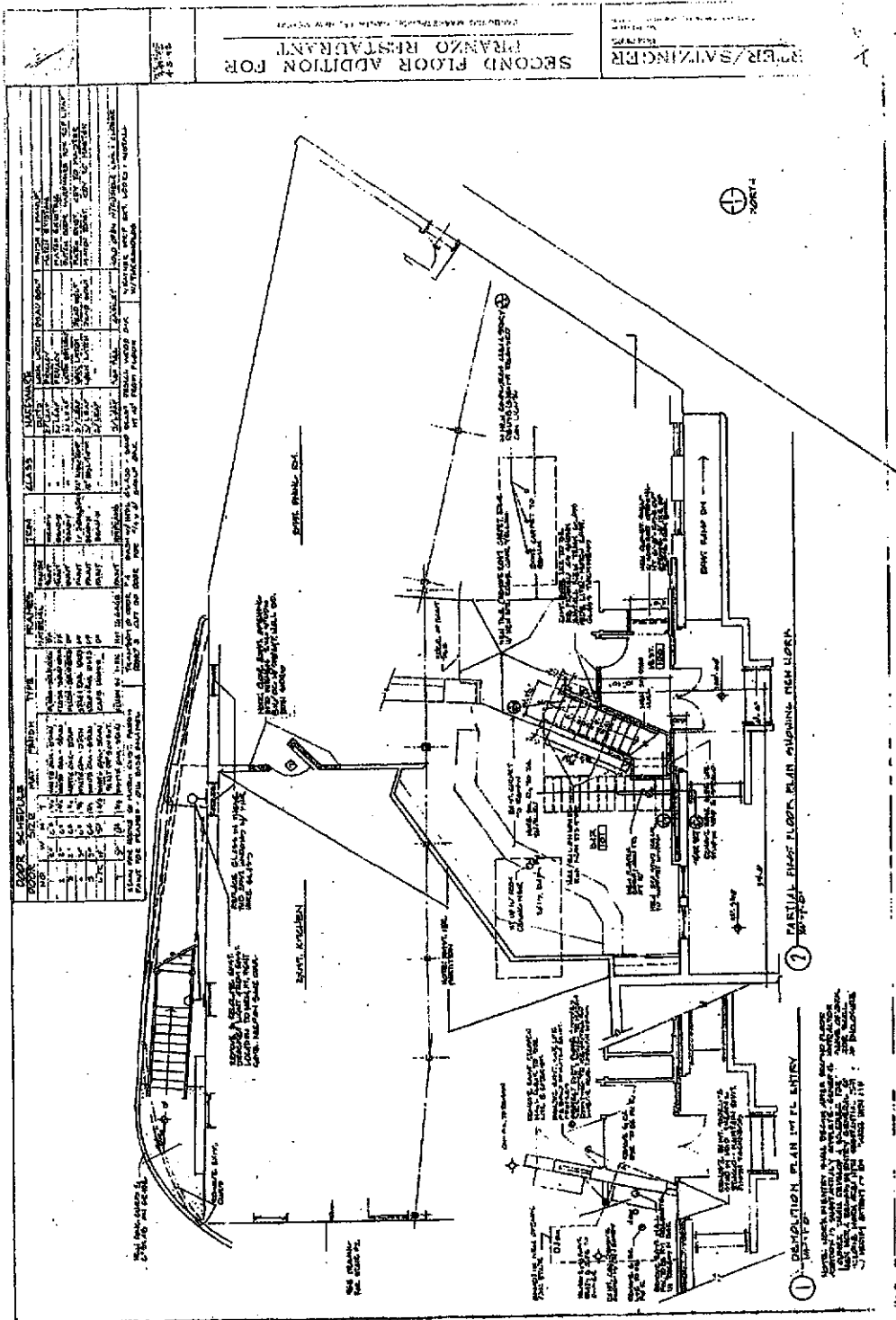


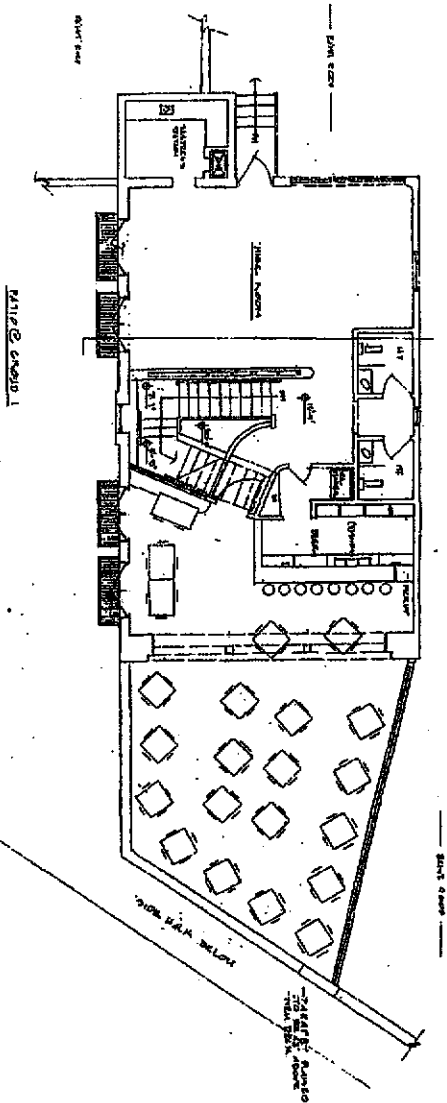
PRANZO RENOVATIONS

NEW MEXICO SCHOOL FOR THE ARTS
JUNE 01, 2016

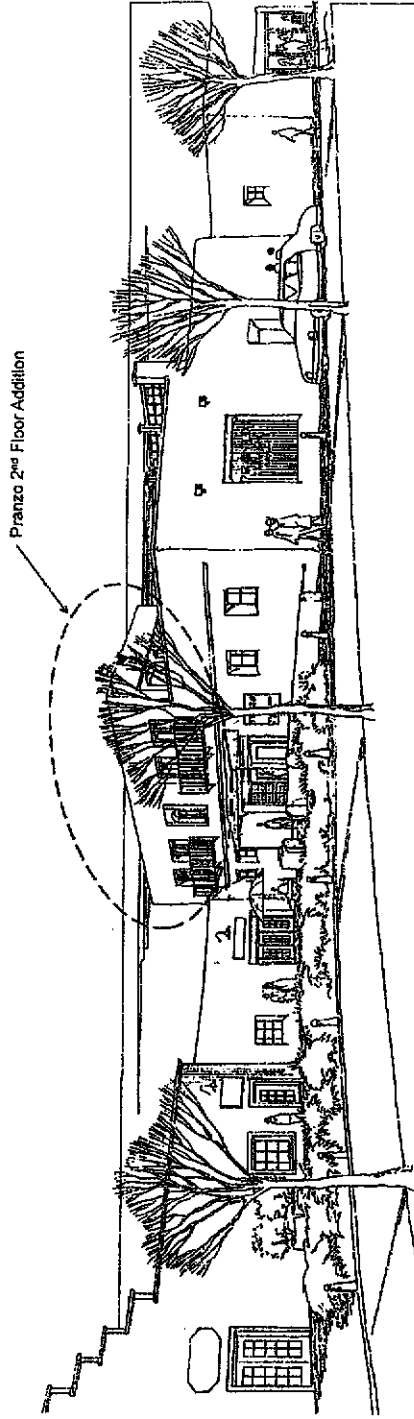
LAKE PLATO



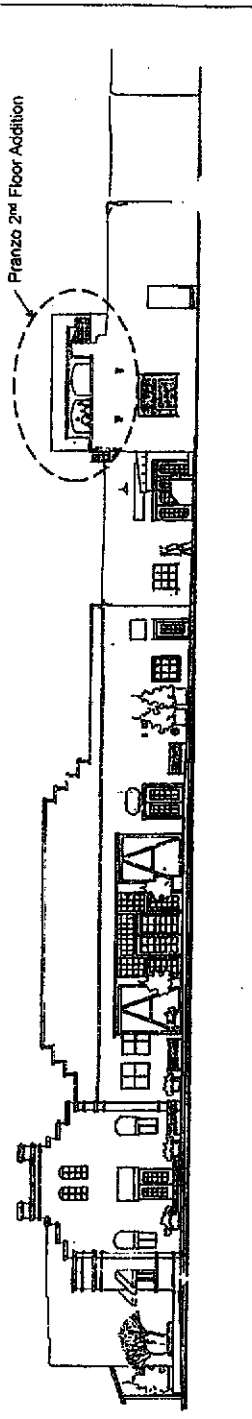


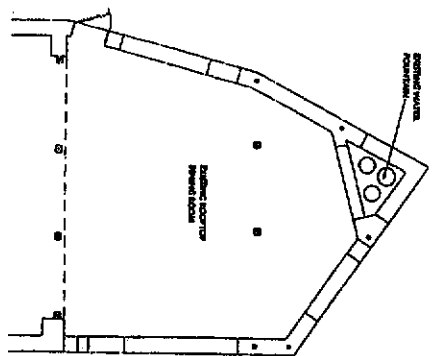


PROPOSED 2ND FLOOR ADDITION FOR PRANZO
DRAWN BY: J. L. BROWN, JR.
DATE: 11/11/92



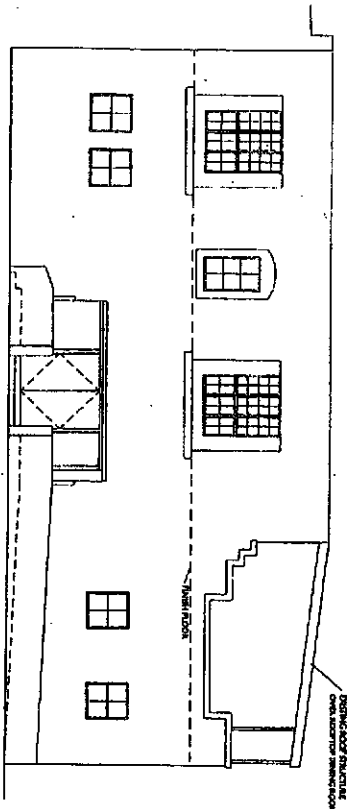
PRANZO SECOND FLOOR
 EXHIBIT - ARTS CENTER - PRANZO



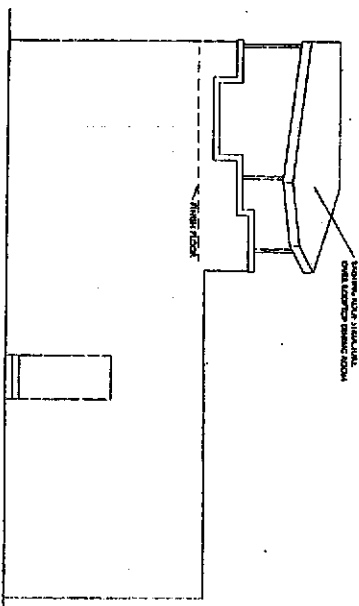


Existing Floor Plan
Scale: 1/8" = 1'-0"

Proposed Windows Enclosure for Pranzo Patisserie Café 340 Montecarmel Avenue - San Jose Market Center San Jose, New Mexico 87501	Other: Campbell 344 Camino San Antonio San Jose, New Mexico 87505 505-431-7299	Sheet No. - December 22, 2002 A1
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Existing South Elevation
Scale: 1/8" = 1'-0"



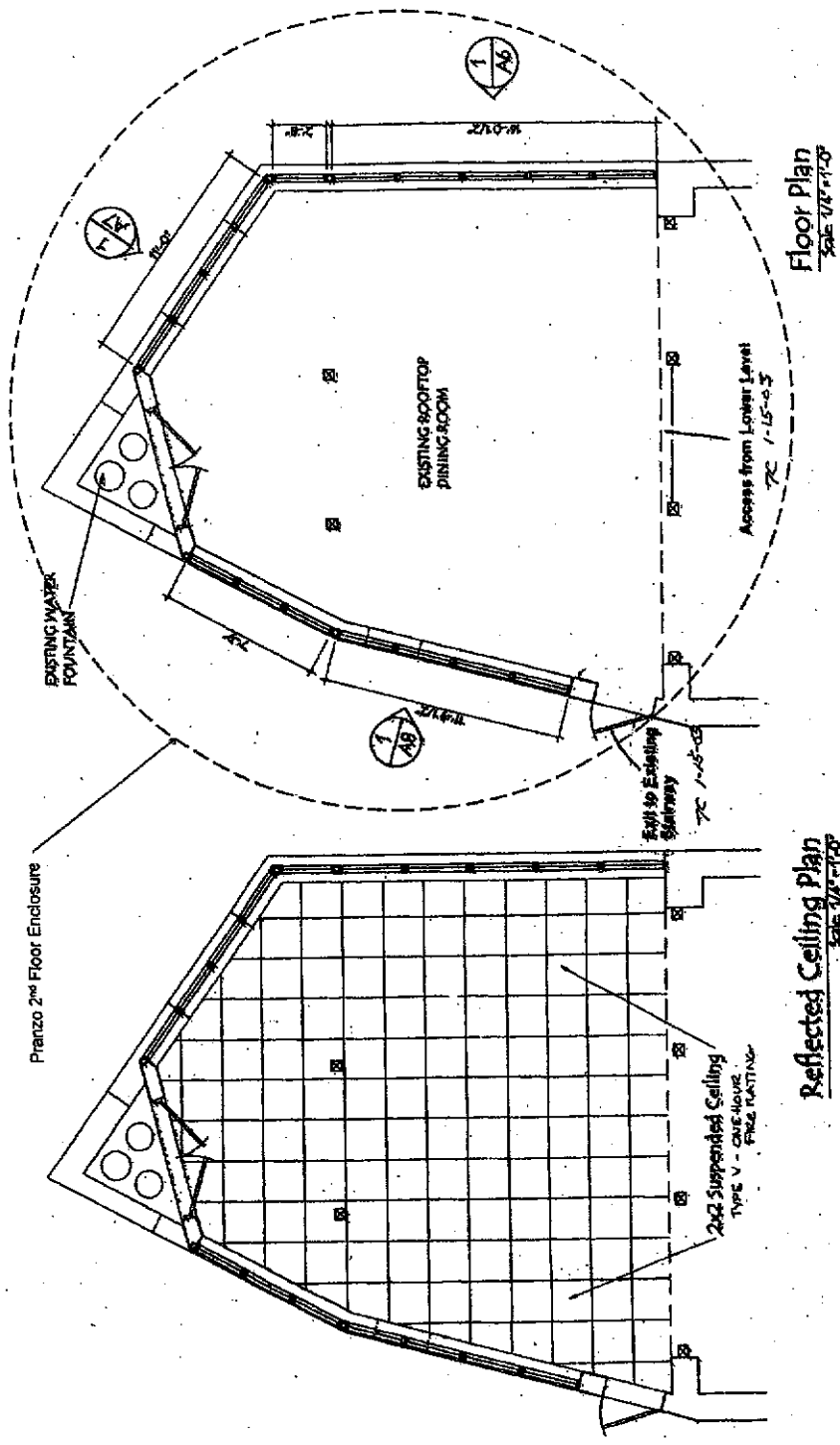
Existing East Elevation
Scale: 1/8" = 1'-0"

Proposed Windows Enclosure for Pranzo Patisserie Café 340 Montecarmel Avenue - San Jose Market Center San Jose, New Mexico 87501	Other: Campbell 344 Camino San Antonio San Jose, New Mexico 87505 505-431-7299	Sheet No. - December 22, 2002 A2
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NEW MEXICO SCHOOL FOR THE ARTS
JUNE 01, 2019

Pranzo Patisserie Enclosure, 2002

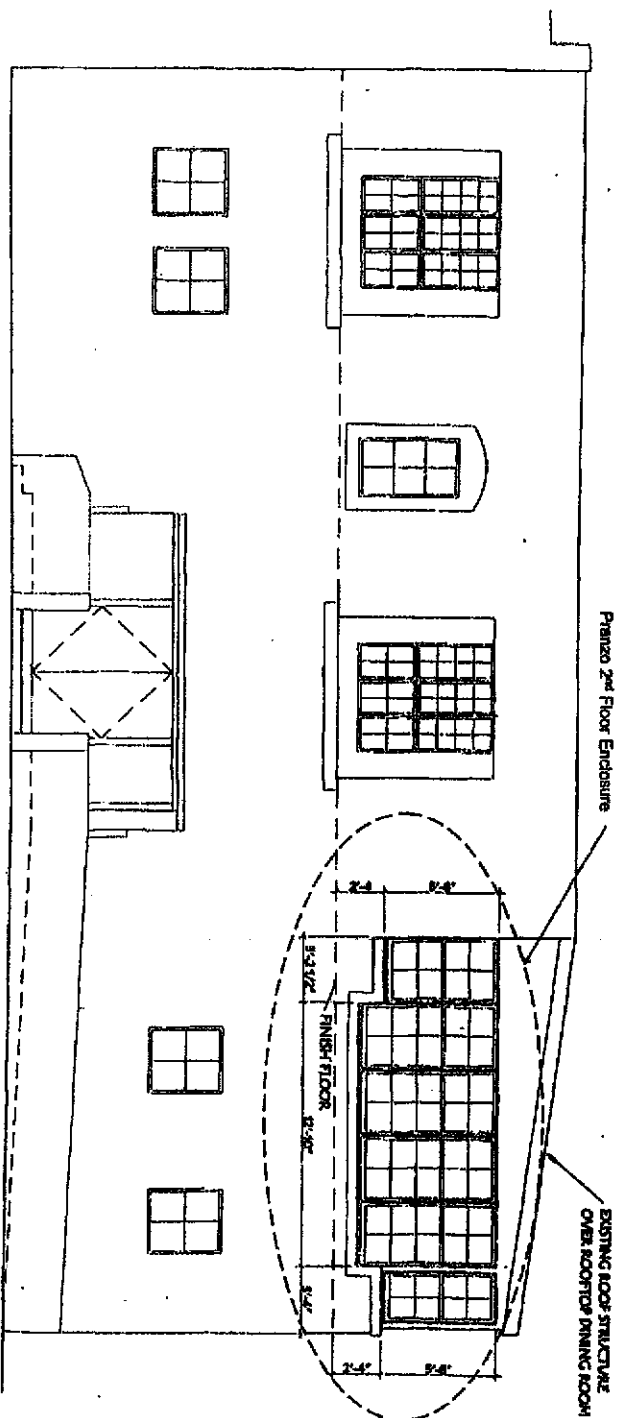
LAKE FLATO



Floor Plan
Scale 1/8" = 1'-0"

Reflected Ceiling Plan
Scale 1/8" = 1'-0"

Proposed Window Enclosure for Pranzo Italian Grill 5640 Montezuma Avenue - Sanbusco Market Center Santa Fe, New Mexico 87501	O'Mara-Campbell 2544 Camino San Patricio Santa Fe, New Mexico 87505 505-424-7299	Permit Set - December 27, 2002 <div style="border: 1px solid black; padding: 5px; display: inline-block;">A5</div>
---	---	---



1 Proposed South Elevation
Scale 1/4" = 1'-0"

Proposed Window Enclosure for: Pranzo Italian Grill 540 Montezuma Avenue - Sanbusco Market Center Santa Fe, New Mexico 87501	O'Mara-Campbell 2544 Camino San Patricio Santa Fe, New Mexico 87305 505-424-7259	Permit Set - December 27, 2002 Sheet A6
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Pranzo East Elevation, Circa 1985

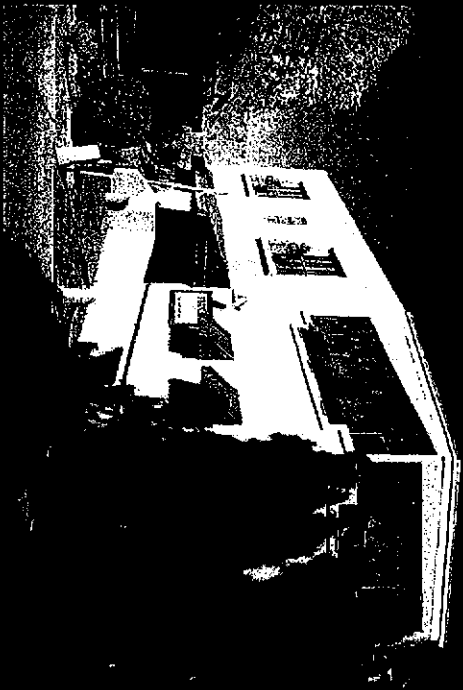


Pranzo North Elevation with 2nd Level addition, 2016

NEW MEXICO SCHOOL FOR THE ARTS
JUNE 01, 2016

Pranzo Renovation, 1992

LAKE FLATO, NV



Pranzo Southeast Elevation with 2nd Level addition and Enclosure, 2016

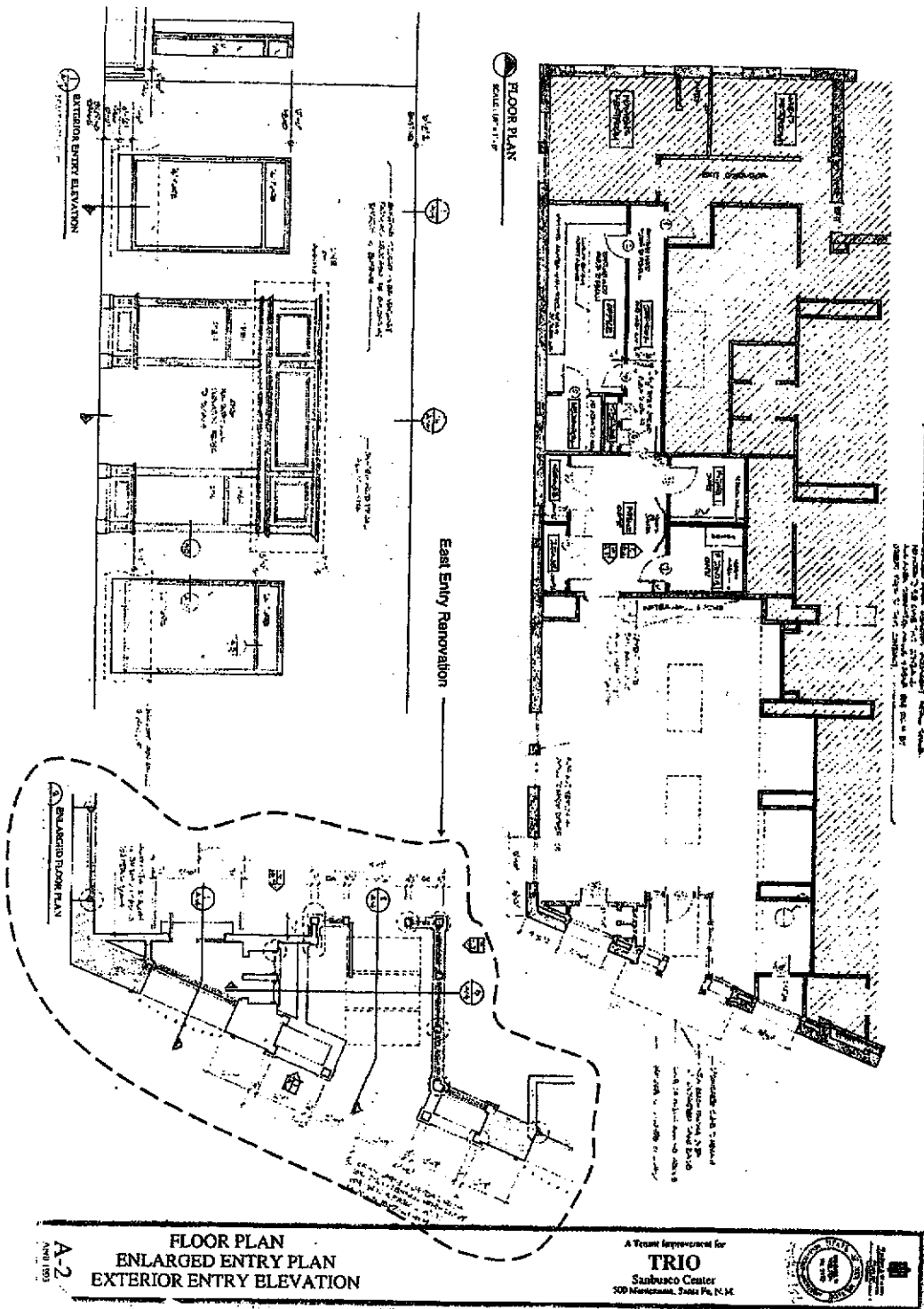


Pranzo South Elevation, Circa 1980, Prior to 2nd Floor Addition

WORD MARKET RENOVATIONS

NEW MEXICO SCHOOL FOR THE ARTS
JUNE 01, 2016

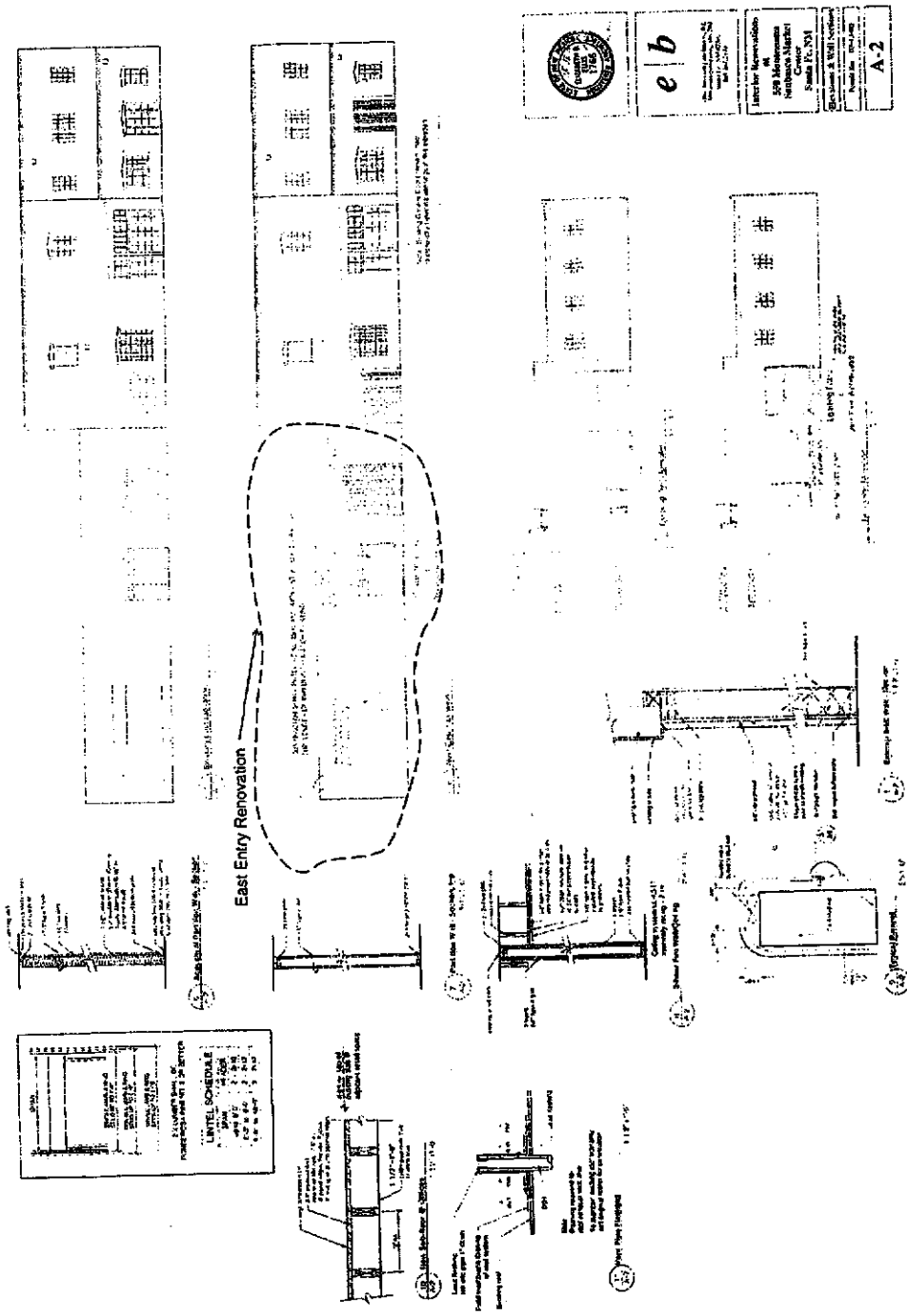
LAKE FLATD SW




NEW MEXICO SCHOOL FOR THE ARTS
JUNE 01, 2016

World Market Renovation, 1993

LAKE FLAT





e b

Architect

2000 Market Street

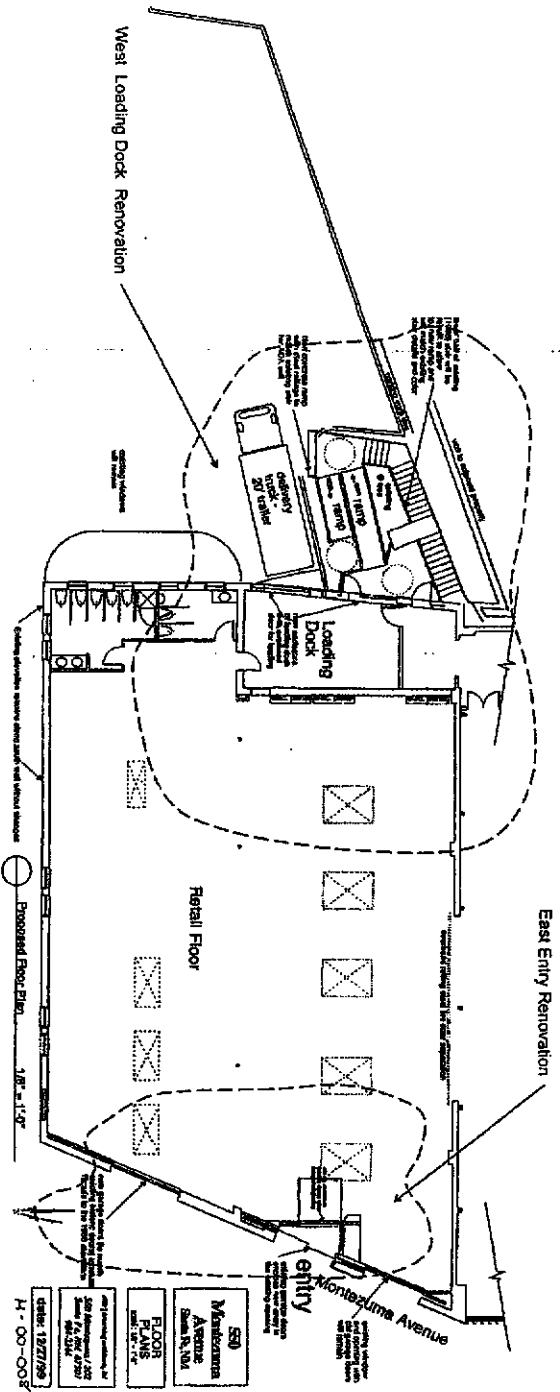
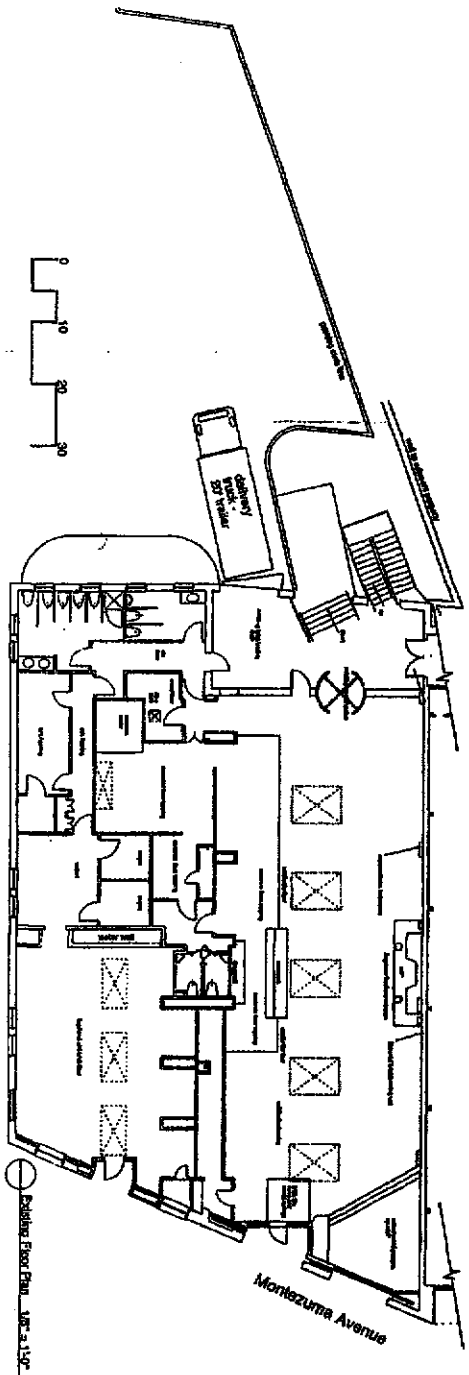
Santa Fe, NM

Architect

2000 Market Street

Santa Fe, NM

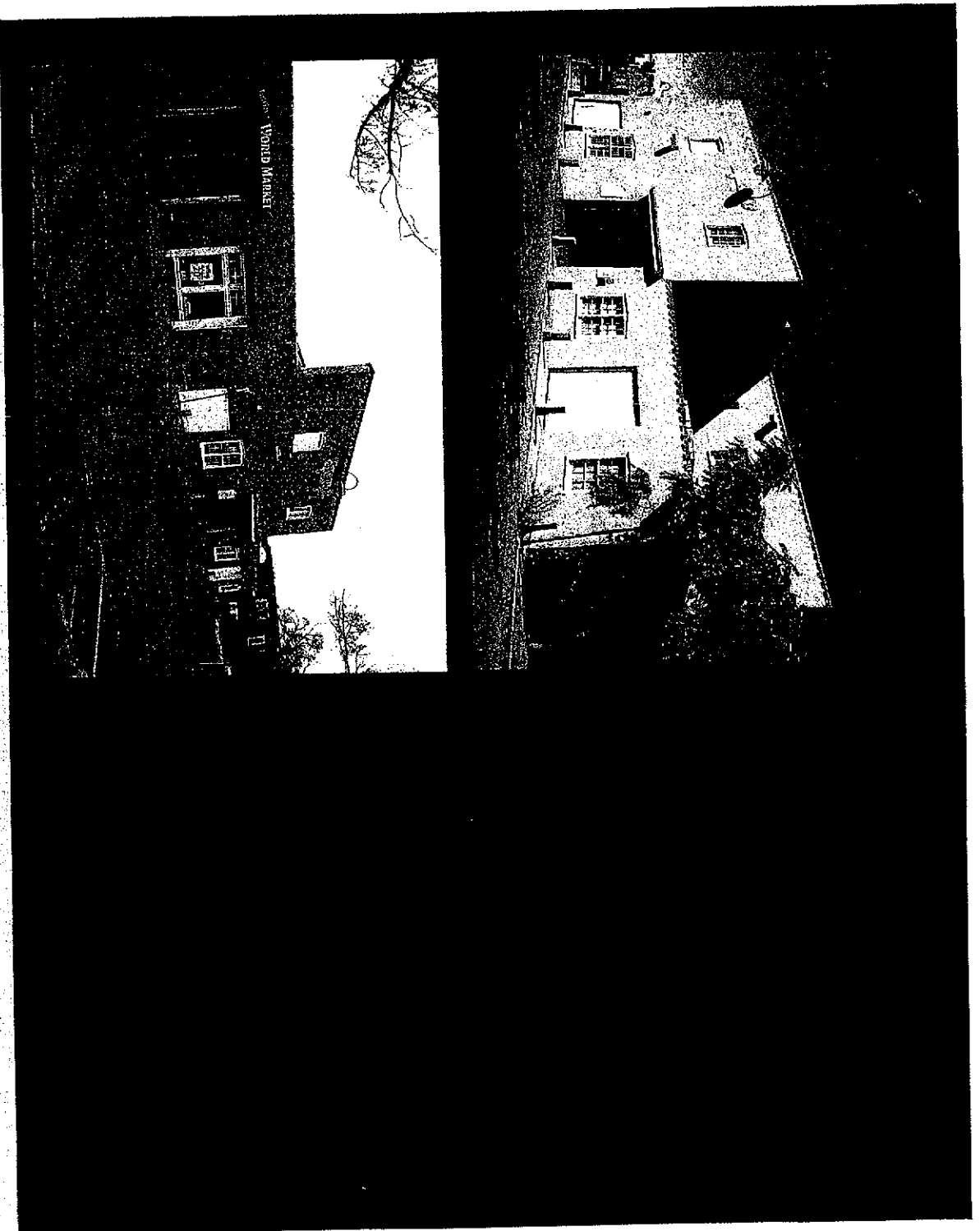
A-2



NEW MEXICO SCHOOL FOR THE ARTS
JUNE 01, 2016

World Market Renovation, 2000

LAKE PLATO 3/1



NEW MEXICO SCHOOL FOR THE ARTS
JUNE 01, 2016

World Market Renovation, 1993

LAKE FLATO SW

NORTH PARKING STRUCTURE

NEW MEXICO SCHOOL FOR THE ARTS
JUNE 01, 2018

LAKE FLATO SW



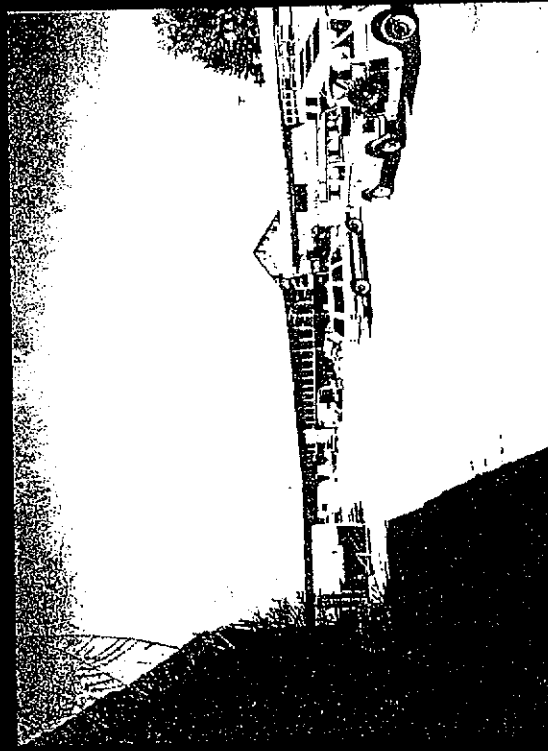
NEW MEXICO SCHOOL FOR THE ARTS



NEW MEXICO SCHOOL FOR THE ARTS
JUNE 01, 2016

North Parking Structure, Current

LAKE FLATO SW



NEW MEXICO SCHOOL FOR THE ARTS
JUNE 01, 2016

North Parking Structure, Current & Early 1980's

LAKE FLATO NW



CITY CLERK'S OFFICE
Agenda DATE 6/22/16 TIME 10:05
SERVED BY [Signature]
RECEIVED BY [Signature]

HISTORIC DISTRICTS REVIEW BOARD FIELD TRIP

TUESDAY, June 28, 2016 at 12:00 NOON

HISTORIC PRESERVATION DIVISION, 2nd FLOOR CITY HALL

HISTORIC DISTRICTS REVIEW BOARD HEARING

TUESDAY, June 28, 2016 at 5:30 P.M.

CITY COUNCIL CHAMBERS

*****AMENDED*****

- A. **CALL TO ORDER**
- B. **ROLL CALL**
- C. **APPROVAL OF AGENDA**
- D. **APPROVAL OF MINUTES: June 14, 2016**
- E. **FINDINGS OF FACT & CONCLUSIONS OF LAW**

Case #H-16-007, 216 Old Santa Fe Trail.
Case #H-16-039B, 1005 East Alameda Street.
Case #H-16-046A, 1208 1/2 Canyon Road.
Case #H-16-047A, 143 Lincoln Avenue.
Case #H-12-039, 1144 Canyon Road Unit D.
Case #H-15-104, 547 Hillside Avenue.
Case #H-04-076, 201 Old Santa Fe Trail.
Case #H-16-035A, 526 and 526 1/2 Douglas Street.
Case #H-16-037, 408 Galisteo Street.

Case #H-15-039A, 1005 East Alameda Street.
Case #H-16-041, 475 Arroyo Tenorio.
Case #H-16-045, 901 Roybal Street.
Case #H-16-047B, 143 Lincoln Avenue.
Case #H-16-048, 605 Alto Street.
Case #H-15-073, 800 Gladdersleeve Street.
Case #H-14-003, 356 Hillside Avenue.
Case #H-14-095, 1330B Cerro Gordo Road.

- F. **BUSINESS FROM THE FLOOR**
- G. **COMMUNICATIONS**
- H. **ACTION ITEMS**

1. Case #H-16-038, 1369 Cerro Gordo Road. Downtown & Eastside Historic District. J Midyette, agent/owner, proposes to construct a 1,760 sq. ft. addition to a height of 15' and raise the driveway entry yardwall to the maximum allowable height of 6' on a non-contributing residential property. (Sobia Sayeda)
2. Case #H-16-048, 702 Don Felix Street. Westside-Guadalupe Historic District. Arthur Firstenberg appeals the decision of Staff for the painting an existing fence. (Sobia Sayeda)
3. Case #H-16-050A, 524 Alto Street. Westside-Guadalupe Historic District. Historic Districts Review Board requests a historic status review of a contributing residential structure. (David Rasch)
4. Case #H-16-040A, 1433 Paseo de Peralta. Don Gaspar Area Historic District. Rudy Rodriguez, agent/owner, requests historic status reviews with primary elevation designations, if applicable, for two non-contributing residential structures. (Nicole Ramirez Thomas)
5. Case #H-16-051A, 500-550 Montezuma Avenue. Westside-Guadalupe Historic District. Studio Southwest Architects, agent for New Mexico School for the Arts, owner, requests historic status review and primary elevation designations, if applicable, for one contributing and two non-statused non-residential structures. (Nicole Ramirez Thomas)
6. Case #H-16-053A, 400 Canyon Road. Downtown & Eastside Historic District. Andrew Lyons, agent for Merry Schroeder, owner requests a historic status review for a retaining wall at a significant non-residential property. (Sobia Sayeda)

EXHIBIT

C

7. Case #H-16-053B. 400 Canyon Road. Downtown & Eastside Historic District. Andrew Lyons, agent for Merry Schroeder, owner proposes to reconstruct a retaining wall at a significant non-residential property. An exception is requested to remove historic materials (Section 14-5.2(D)(5)(a)(i)). (Sobia Sayeda)
8. Case #H-05-007. 815 East Alameda Street. Downtown & Eastside Historic District. Lisa Roach, agent for Abruzzo Development LLC, owner proposes to construct a 380 sq. ft. addition, two portals at 325 sq. ft. and 55 sq. ft., and a 6' high yard wall, replace windows and doors, stucco, repair and replace brick coping. Exceptions are requested for placing an addition on a primary elevation and to change historic materials and openings on a primary elevation (Section 14-5.2(D)(2)(c) and Section 14-5.2(D)(5)(a)). (David Rasch)
9. Case #H-06-116. 435 South Guadalupe Street. Historic Transition Historic District. Zulu Properties, agent/owner, proposes to paint a mural on a contributing non-residential structure. An exception is requested to paint with bold repetitive patterns or using a building as a sign (Section 14-5.2(G)(3)(a)(ii)). (David Rasch)

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 or check <http://www.santafecolorado.gov/historic-districts-review-board/hearing-packets> for more information regarding cases on this agenda.



Agenda

CITY CLERK'S OFFICE

DATE 6-9-16 TIME 11:00 AM

SERVED BY M. Cullary

RECEIVED BY Nelson Ryan

HISTORIC DISTRICTS REVIEW BOARD FIELD TRIP

TUESDAY, June 28, 2016 at 12:00 NOON

HISTORIC PRESERVATION DIVISION, 2nd FLOOR CITY HALL

HISTORIC DISTRICTS REVIEW BOARD HEARING

TUESDAY, June 28, 2016 at 5:30 P.M.

CITY COUNCIL CHAMBERS

- A. CALL TO ORDER
- B. ROLL CALL
- C. APPROVAL OF AGENDA
- D. APPROVAL OF MINUTES: June 14, 2016
- E. FINDINGS OF FACT & CONCLUSIONS OF LAW

Case #H-16-007. 216 Old Santa Fe Trail.
Case #H-16-039B. 1005 East Alameda Street.
Case #H-16-046A. 1208 1/2 Canyon Road.
Case #H-16-047A. 143 Lincoln Avenue.
Case #H-12-039. 1144 Canyon Road Unit D.

Case #H-16-039A. 1005 East Alameda Street.
Case #H-16-041. 475 Arroyo Tenorio.
Case #H-16-045. 901 Raybal Street.
Case #H-16-047B. 143 Lincoln Avenue.
Case #H-16-043. 605 Alto Street.

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

1. Case #H-16-038. 1369 Cerro Gordo Road. Downtown & Eastside Historic District. J Midyette, agent/owner, proposes to construct a 1,760 sq. ft. addition to a height of 15' and raise the driveway entry yardwall to the maximum allowable height of 6' on a non-contributing residential property. (Sobia Sayeda)
2. Case #H-16-040A. 1433 Paseo de Peralta. Don Gaspar Area Historic District. Rudy Rodriguez, agent/owner, requests historic status reviews with primary elevation designations, if applicable, for two non-contributing residential structures. (Nicole Ramirez Thomas)
3. Case #H-16-042A. 580 Camino del Monte Sol. Downtown & Eastside Historic District. Joshua Wilson, agent/owner, requests a historic status review with primary elevation designations, if applicable, for a significant residential structure. (Nicole Ramirez Thomas)
4. Case #H-16-048. 702 Don Felix Street. Westside-Guadalupe Historic District. Arthur Firtenberg appeals the decision of Staff for the painting an existing fence. (Sobia Sayeda)
5. Case #H-16-050A. 524 Alto Street. Westside-Guadalupe Historic District. Historic Districts Review Board requests a historic status review of a contributing residential structure. (David Rasch)
6. Case #H-16-051A. 500-550 Montezuma Avenue. Westside-Guadalupe Historic District. Studio Southwest Architects, agent for New Mexico School for the Arts, owner, requests historic status reviews for one contributing and two non-statused non-residential structures. (Nicole Ramirez Thomas)
7. Case #H-16-052. 1047 Camino San Acacio Unit A. Downtown & Eastside Historic District. Richard Martinez, agent for Christopher Boehm, PhD, owner, proposes to construct a 7,833 sq. ft. addition to a height of 15', replace windows and doors, and stucco on a non-contributing residential structure. (Nicole Ramirez Thomas)
8. Case #H-16-036A. 841 West Manhattan Avenue. Westside-Guadalupe Historic District. Germain Chavez, agent for Westminster Presbyterian Church, owner, requests a historic status review and with primary elevation designations, if applicable, for a non-contributing non-residential property. (Nicole Ramirez Thomas)

9. Case #H-16-036B. 841 West Manhattan Avenue. Westside-Guadalupe Historic District Gerzain Chavez, agent for Westminster Presbyterian Church, owner, proposes to replace windows on a contributing non-residential structure. An exception is requested to remove historic materials and not replace them in-kind (Section 14-5.2(D)(5)(a)(i)). (Nicole Ramirez Thomas)
10. Case #H-16-053A. 400 Canyon Road. Downtown & Eastside Historic District. Andrew Lyons, agent for Merry Schroeder, owner requests a historic status review for a retaining wall at a significant non-residential property. (Sobia Sayeda)
11. Case #H-16-053B. 400 Canyon Road. Downtown & Eastside Historic District. Andrew Lyons, agent for Merry Schroeder, owner proposes to reconstruct a retaining wall at a significant non-residential property. An exception is requested to remove historic materials (Section 14-5.2(D)(5)(a)(i)). (Sobia Sayeda)
12. Case #H-05-007. 815 East Alameda Street. Downtown & Eastside Historic District. Lisa Roach, agent for Abruzzo Development LLC, owner proposes to construct a 380 sq. ft. addition, two portals at 325 sq. ft. and 55 sq. ft., and a 6' high yard wall, replace windows and doors, stucco, repair and replace brick coping. Exceptions are requested for placing an addition on a primary elevation and to change historic materials and openings on a primary elevation (Section 14-5.2(D)(2)(c) and Section 14-5.2(D)(5)(a)). (David Rasch)
13. Case #H-16-054. 435 South Guadalupe Street. Historic Transition Historic District. Zulu Properties, agent/owner, proposes to paint a mural on a contributing non-residential structure. An exception is requested to paint with bold repetitive patterns or using a building as a sign (Section 14-5.2(G)(3)(a)(ii)). (David Rasch)
14. Case #H-04-106. 104 Faithway Street. Downtown & Eastside Historic District. Thomas Cohen, agent for Montoya Properties Ltd., owner, proposes to change windows on a contributing residential structure. Exceptions are requested to remove historic materials and not replace them in-kind (Section 14-5.2(D)(5)(a)(i)). (David Rasch)

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 955-6685 or check http://www.sanrafael.gov/historic_districts_review_board_hearing_packets for more information regarding cases on this agenda.

SUMMARY INDEX
HISTORIC DISTRICTS REVIEW BOARD

June 28, 2016

ITEM	ACTION TAKEN	PAGE(S)
B. Roll Call	Quorum Present	1
C. Approval of Agenda	Approved as amended	1-2
D. Approval of Minutes June 14, 2016	Approved as amended	2
E. Findings of Fact & Conclusions of Law	Approved	2
F. Business from the Floor	None	3
G. Communications	Comments	3
H. Action Items		
1. <u>Case #H-16-038</u> 1369 Cerro Gordo Road	Approved with conditions	3-6
2. <u>Case #H-16-048</u> 702 Don Felix Street	Postponed to next meeting	6
3. <u>Case #H-16-050A</u> 524 Alto Street	Upgraded to Significant	6-10
4. <u>Case #H-16-040A</u> 1433 Paseo de Peralta	Designated both as Contributing	6-12
5. <u>Case #H-16-051A</u> 500-550 Montezuma Avenue	Designated all as Contributing	36-44
6. <u>Case #H-16-053A</u> 400 Canyon Road	Designated Contributing	12-14
7. <u>Case #H-16-053B</u> 400 Canyon Road	Approved as recommended	14-19
8. <u>Case #H-05-007</u> 815 East Alameda Street	Approved with conditions	19-29
9. <u>Case #H-06-116</u> 435 South Guadalupe Street	Denied	29-36
I. Matters from the Board	Comments	45
J. Adjournment	Adjourned at 9:00 p.m.	45

MINUTES OF THE
CITY OF SANTA FÉ
HISTORIC DISTRICTS REVIEW BOARD

June 28, 2016

A. CALL TO ORDER

A regular meeting of the City of Santa Fé Historic Districts Review Board was called to order by Ms. Cecilia Rios, Chair, on the above date at approximately 5:30 p.m. in the City Council Chambers at City Hall, Santa Fé, New Mexico.

B. ROLL CALL

Roll Call indicated the presence of a quorum as follows:

MEMBERS PRESENT:

Ms. Cecilia Rios, Chair
Mr. Frank Katz, Vice Chair
Ms. Meghan Bayer
Mr. William Powell
Mr. Buddy Roybal

MEMBERS EXCUSED:

Ms. Jennifer Biedscheid
Mr. Edmund Boniface

OTHERS PRESENT:

Mr. David Rasch, Historic Planner Supervisor
Ms. Sóbila Sayeda, Planner Technician Senior
Ms. Theresa Gheen, Assistant City Attorney
Ms. Nicole Ramirez Thomas, Senior Planner
Mr. Carl Boaz, Stenographer

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

C. APPROVAL OF AGENDA

Mr. Rasch requested changes to the agenda. Under Findings of Fact and Conclusions of Law, two cases are to be removed: Case #H-15-104 at 547 Hillside Avenue and Case #H-16-043 at 605 Alto Street since the Board did not take final action. He also recommended moving case #5 to the end of the agenda since it might take longer and the others could be taken care of sooner.

Member Roybal moved to approve the agenda as amended. Member Katz seconded the motion and it passed by unanimous voice vote.

D. APPROVAL OF MINUTES: June 14, 2016

Chair Rios requested a change on page 32, 12th paragraph, which should read, "Chair Rios said she didn't have a problem with this application. A door replaced the window and iron fencing it being used which is common in this district."

Member Roybal moved to approve the minutes of June 14, 2016 as amended. Member Katz seconded the motion and it passed by unanimous voice vote.

E. FINDINGS OF FACT & CONCLUSIONS OF LAW

Case #H-16-007. 216 Old Santa Fe Trail.

Case #H-16-039A. 1005 East Alameda Street.

Case #H-16-039B. 1005 East Alameda Street.

Case #H-16-041. 475 Arroyo Tenorio.

Case #H-16-046A. 1208½ Canyon Road.

Case #H-16-045. 901 Roybal Street.

Case #H-16-047A. 143 Lincoln Avenue.

Case #H-16-047B. 143 Lincoln Avenue.

Case #H-12-039. 1144 Canyon Road Unit D.

Case #H-16-043. 605 Alto Street.

Case #H-15-104. 547 Hillside Avenue.

Case #H-15-073. 800 Gildersleeve Street.

Case #H-04-076. 201 Old Santa Fe Trail.

Case #H-14-003. 356 Hillside Avenue.

Case #H-16-035A. 526 and 526½ Douglas Street.

Case #H-14-095. 1330B Cerro Gordo Road.

Case #H-16-037. 408 Galisteo Street.

Member Katz moved to approve the Findings of Fact and Conclusions of Law as amended, deleting Case #H-15-104 and Case #H-16-043. Member Powell seconded the motion and it passed by unanimous voice vote except for Member Bayer who abstained.

F. BUSINESS FROM THE FLOOR

There was no business from the floor.

G. COMMUNICATIONS

There were no communications.

H. ACTION ITEMS

Chair Rios announced that public commented was limited to two minutes each. Appeal can be made to the Governing Body and staff can guide you in that process.

1. **Case #H-16-038. 1369 Cerro Gordo Road.** Downtown & Eastside Historic District. Jay Midyette, agent/owner, proposes to construct a 1,760 sq. ft. addition to a height of 15' and raise the driveway entry yardwall to the maximum allowable height of 6' on a non-contributing residential property. (Sobia Sayeda)

Ms. Sayeda gave the staff report as follows:

BACKGROUND & SUMMARY:

1369 Cerro Gordo is a 3,453 Sq. Ft. single family residence. The building is listed as non-contributing to the Downtown and Eastside Historic District.

The applicant proposes to remodel the property with the following items:

1. A 1,760 Sq. Ft. 15' high addition is proposed along the south-west corner of existing structure, where the maximum allowable height is 19'. Wood windows are divided lite. Wood doors, windows, exposed vigas and other wooden elements are proposed to be in natural wood finish. The stucco is El-Rey "Adobe" color. Railing at French doors on West elevation is proposed in the elevation drawings, no material and finishes are proposed.
2. Existing stuccoed yard wall along west side of the driveway is proposed to be raised to 6' height.
3. Stuccoed yard wall along east side of the driveway is proposed to be 6' high with 4' retaining, not to exceed 10' total height.
4. A pilaster at 6'-8" height on the east and a pilaster at 6'-6" height with 1' retaining on the west of the driveway are proposed. Naturally rusted metal gates at the height of 7'-6" are proposed. No exception for the gate was requested.

5. **Case #H-16-051A. 500-550 Montezuma Avenue.** Westside-Guadalupe Historic District. Studio Southwest Architects, agent for New Mexico School for the Arts, owner, requests historic status reviews and primary elevation designations, if applicable, for one contributing and two non-stated non-residential structures. (Nicole Ramirez Thomas)

Ms. Thomas gave the staff report as follows:

BACKGROUND & SUMMARY:

Studio Southwest Architects requests an historic status review of three buildings that are part of the Sanbusco Market Center and requests the designation of primary elevations for the properties where applicable.

Sanbusco Market Center

Sanbusco has served the Railyard District as a boutique mall for approximately 30 years. The applicant has provided a detailed history of Sanbusco which covers almost 140 years of development within the Railyard District. The Sanbusco building itself has changed significantly from the original Italianate style building which housed the offices of the Charles C. Dudrow Coal and Lumber Yard. Substantial changes to the mass and architectural features of the building occurred in the 1920s when a western style wood façade was placed on the front of the building, adjacent to the original office constructed by Dudrow. Another substantial change occurred later in the decade when the entire building was stuccoed to reflect the Spanish-Revival architectural movement in Santa Fe.

The most substantial changes occurred with the purchase of Sanbusco by Joe Schepp's in 1984. Changes to massing, removal of almost all historic material, and changes in openings were part of the extensive renovations that occurred when Sanbusco Market Place was being constructed. The large addition to the southwest corner of the building which housed Borders Books also substantially changed Sanbusco by increasing the footprint and by its sheer mass which dominated the existing building. Between 1986 and the present, the exterior of the building has undergone regular renovation to accommodate retail spaces. The only historic materials remaining on the building are historic brick found on the southeast corner of the south elevation and pen tile found on the north elevation of the building.

While the history of Sanbusco is valuable in regard to the development of the Railyard District, little of the original historic material and character of the building remain. The current status of the building is contributing to the Westside-Guadalupe Historic District and the applicant is asking that the building be downgraded to non-contributing.

Butler and Foley Building

The Butler and Foley Building is the former location of World Market at the Sanbusco Market Center. The estimated date of construction of the building is 1930 and is constructed in the Territorial style. Little in the way of massing changes and opening changes have occurred to the building over time. One of the most defining aspects of the building is the second floor, north elevation clerestory which defines the arrhythmic window and door pattern used to define the architectural style of the Railyard District in the 2002 Railyard District Master Plan. Other notable characteristics of the building can be seen in the massing and openings of the south and east elevations of the building.

The historic character of the building has been maintained over time and few historic materials have been removed that impact the exterior of the building. Currently, the building has no status and the applicant is asking that the building be upgraded to contributing to the Westside-Guadalupe Historic District.

Parking Shed

The parking shed found in the north parking lot of the property mimics the design and overall construction material that would have characterized the parking (lumber) shed in former years. However, the recent historic architectural survey estimates that 75-80% of the material for the parking sheds is modern. The applicant is asking that the parking sheds, which currently have no status within the district, be designated non-contributing to the Westside-Guadalupe Historic District.

STAFF RECOMMENDATION:

Ms. Thomas read the definitions for non-contributing status, contributing status, and significant status and then read aloud the purpose and intent of the code -14-5.2 (C). [A copy of what she read is attached to these minutes as Exhibit 5.]

Staff recommends that the Sanbusco Market Center and parking shed be designated non-contributing to the Westside-Guadalupe Historic District, and that the Butler and Foley Building be considered contributing per 14-5.2 (C) Regulation of Significant and Contributing Structures in the Historic Districts. For the Butler and Foley Building, staff recommends the north elevation of the second floor composed of the clerestory window wall and the east and south elevations as primary.

Questions to Staff

Chair Rios reasoned that there are three structures and asked what the Staff recommended regarding the lumber shed.

Ms. Thomas said she recommended non-contributing.

Chair Rios suggested discussing each one on its own merits but making one motion.

Member Katz understood that right now, the Market Center is Contributing and the other two are non-Contributing.

Ms. Thomas said currently the World Market building and the Parking Shed are non-statused and Sanbusco Center is Contributing

Member Katz asked when the Sanbusco became Contributing and on what basis that was decided. He asked if the Board has that information.

Ms. Thomas said she did not know when Sanbusco became Contributing. She was not familiar with the history of when it was Contributing or Non-Contributing in the ordinance.

Mr. Rasch thought that building was made Contributing before the Borders addition but a previous Board accepted the Border's addition on a Contributing historic building.

Ms. Thomas said that would make it in the mid-1990s to late 1990's.

Member Katz reasoned that it was designated Contributing after Joe Schepps did his modifications but before Borders was added.

Mr. Rasch believed so.

Member Katz said he is very frustrated that the Board doesn't have the needed information for the basis on which it was made Contributing. The Borders addition cannot be part of any historic designation because it is very new. But what was the basis for their making it Contributing?

Ms. Thomas said, "Well, something to consider now, and I believe there have been different approaches for this - how you consider a structure Contributing. So, by virtue of the sheer mass, based on how we would designate buildings now, based on the large footprint that is attached to the Sanbusco Mall that used to be Borders Books, that alone, detracts from the contributing status of the property."

Member Katz asked, "Why does it detract? If you are coming down Montezuma Street, you don't even see the Border's part. It's the front part that you see. He was not sure why she would suggest that the back part would detract.

Ms. Thomas said that in addition to the increase in the footprint, which substantially changes the building in its essence and its size, there is also a front façade reconstruction.

Member Katz agreed but that was what was made Contributing. The Board is not allowed to approve an addition if it jeopardizes its status. And back with the Border's addition was approved, the very approval said it did not jeopardize the Contributing status.

Mr. Rasch agreed that probably was the conclusion at that hearing. They probably thought that this addition, which is also taller, did not detract from the historic structure. That is what he assumed. It is towards the back and looks to be less than 50% of the footprint.

Member Katz said Staff is recommending the north second-floor façade of the building be primary. He asked if we have a photo of that. He couldn't see it when they were driving by.

Ms. Thomas said there is maybe one in the applicant's packet. However, there was no updates to the HCPI form.

Member Katz thought maybe the applicant could help them.

Member Roybal said he had basically the same question - how is it contributing with all the changes in 1984? How come it did not lose that Contributing status with so many remodelings? It is confusing.

Mr. Rasch said last week was his 13th anniversary working for the Historic Preservation Division. He said, "We have acted to alter historic buildings and not downgraded them. It has happened and is not uncommon. The Board really does what is logical, maybe not what is meeting every item of the Code. And also, I think we are bringing this status review forward again because it is a different Board. Even I have different opinions now. And I do feel that the Border's addition and the fact that the front façade is not historic but is a reconstruction of the historic façade, that it does merit a Non-Contributing status. But that is just my opinion."

Member Roybal asked how the 50-year rule fits in.

Mr. Rasch said that reconstruction and the Border's addition is not 50 years old yet. He thought when it does become 50 years old, it should be reevaluated again.

Member Roybal asked if we have pictures of what the front looked like from years ago.

Ms. Thomas agreed and they are in the packet. It has changed through time. On page 83 is one and the Board has a colored picture.

Member Katz said what we see there is the original and then what it looks like it was in the 1950's.

Ms. Thomas said the left side is the original structure. When Mr. Dudrow passed away, the Lumber yard continued. Mr. Schepps created the current façade in 1984.

Member Katz said it was brick, not stucco and when he peeled off the stucco, the brick was still there.

Ms. Thomas understood that the southeast corner is a complete reconstruction.

Applicant's Presentation

Present and sworn was Mr. Jeff Seres, P. O. Box 9308, as agent for the New Mexico School for the Arts, which is a public charter high school to provide education in visual, performance and literary arts to students throughout New Mexico. They will be moving into two of these buildings. They agree with staff recommendations on status for the two non-surveyed buildings and the change in status for the Sanbusco Mall building and would stand for questions.

Questions to the Applicant

Member Katz was looking at the unnumbered page. It looks like what was there when Joe Schepps took it over and the stucco was peeled off of the southeast corner with that top cut off. The original work was still there.

Mr. Rasch said that is on page 100 in the Board packet.

Member Katz said the Board packet has no numbers on the pages. Chair Rios agreed.

Mr. Seres said that was drawn by the architect that Joe Schepps hired. It was a drawing to provide specific instructions to the contractor on how to build what we see today. He agreed that it is a partial reconstruction of the southeast corner. The two towers were taken down and other coping and sills were removed to put on the stucco and then it was partially reconstructed. On the south side there are windows that there.that were cut in. He asked if the Board has the presentation that was downloaded.

Mr. Rasch agreed. He said that page that was just pointed out is on page 98 in the Board's packet.

Member Katz asked if those windows were not there before.

Mr. Seres agreed. The five taller double-hung windows were added. They are Marvin Windows and the drawing calls out the new windows on that side.

Ms. Thomas said in the packet provided by the applicant you can see the windows are quite different.

Mr. Seres said the only original one left is the one with the eyebrow on the right. The clerestory windows in the attic were added also. The chimneys were also removed from the roofline there.

Member Roybal reasoned that the changes are significant.

Mr. Seres agreed. That is also their opinion.

Ms. Thomas did not see anything in the file for why it became Contributing.

Member Katz said to Mr. Rasch that there was obviously a hearing and motion and minutes of it. He asked if the minutes are available.

Mr. Rasch said he could probably find it in the microfilm.

Member Katz understood the Board has the authority to say they were wrong but he didn't want to say that without reading the basis for their decision. The east elevation so defines the history of that area. Yes, it is partial reconstruction but a lot of it is still there. He was loathe to lose that.

Mr. Seres asked if that building could be considered separate from the additions to the Mall building.

Member Katz said if the east elevation is the primary façade of the Contributing building, it doesn't limit what the applicant could do to the whole rest of the building. They could do a lot of what they want to do.

Mr. Seres said it is clear from the Sanborn maps that the building stood alone and is still there; just added onto within the last 116 years.

Member Katz agreed.

Mr. Seres said it is confusing how so many changes could have occurred there - like the second story over Pranzos. It had an open terrace and then that was enclosed recently. Without any good records we could find and looking for the cases, we found nothing that discussed it as a Contributing building. It was just allowed to happen over the last 30 years that changed it from a wholesale building supply to shops and now as a school. That is where he didn't know when it was put on the official map as a Contributing building.

Member Katz said it is the legal assumption that previous Boards followed the rules. Maybe they didn't. But the presumption is that it did not adversely impact the Contributing status. So he was reluctant to change it. There is a great value in the status for preserving the east façade of that and the façade of the Western Warehouse - the wholesale lumber building.

Member Powell added that just because it is Contributing doesn't mean they can't do a lot to the building. He didn't think there is much to worry about with the new design.

Mr. Seres said it does affect what can be brought to the Board for changing it to a school. They are here tonight and need this information in order to move forward. He asked how the Board would determine it is Contributing.

Mr. Rasch said first, it has to be 50 years old. It has to meet that test.

Member Powell agreed. The building has been altered but that doesn't automatically make the entire building not contributing.

Mr. Seres asked how the Board would define that as being contributing to the district.

Mr. Rasch said we do apply historic status to the entire footprint. It is either a non-contributing structure or a Contributing structure. If it is a Contributing building, non-contributing portions can be identified. But as a non-Contributing building it only has design standards. An applicant could apply even for a demolition without an exception. Once it is made Contributing, it has to have a primary elevation(s). Other architectural features on non-primary façades must also be preserved. So there are a lot more exceptions when altering a Contributing structure.

Member Powell thought if the Board was going to discuss the merits of keeping it Contributing the Board needs to see the basis for it being designated Contributing. If not, he thought the Board should uphold the Contributing status because it would allow the protections to stay in place. There would still be a lot of flexibility and this school will be a great addition to our community.

Chair Rios said in reference to the Market Center, that if the Board wants to see why it is Contributing, Staff can get those minutes and this portion of the motion can be put on hold.

Ms. Shannon Papen (previously sworn) began to speak.

Ms. Gheen interrupted to state that it is very possible for the Board at two different times to come up with two different conclusions.

Ms. Papen believed the structure was given Contributing status was in 1980 and that Joe Schepps began and the national nomination was done. She asked when the Guadalupe West Side District was created.

Mr. Rasch said it was around that time.

Ms. Papen said the restoration work done then. There was a survey done in the 1990's that basically split the building and they kept the southeast portion Contributing and designated the rest of the building as non-contributing. There are parts that are significant but the majority is modern material. The whole is more than the sum of its parts. Some of the additions were appropriate and some that were not. There have been too many changes in it - about 11 renovations in the last 20 years.

Ms. Thomas clarified that 1981 was when the designation of Significant was done through the State, not the City.

There were no speakers from the public regarding the Market Center portion of this case.

Chair Rios went next to the Butler-Foley Building.

Member Katz asked if Staff have a picture of the north façade of that building.

Mr. Rasch showed the second story of Pranzos.

Ms. Thomas said it on page 55 of the packet and gives a piece of it.

Mr. Seres said it is highly fenestrated on the north second story.

Ms. Thomas apologized - it was her mistake and she meant the south elevation.

Ms. Thomas said this building has no status.

Member Powell asked why Staff is recommended contributing.

Ms. Thomas said it is the clerestory (south) façade that is character defining. It is unique and also the fact that it was used as an example of asymmetrical style to be used as a standard for the Rallyard.

Mr. Seres said this is good example of a style that has remained intact. There are no wholesale or redefining changes as occurred on the Market building on the Borders side. That addition was done in 1999. This is a good example of a contrast and does have contributing integrity. It is different from the main mail building.

Member Powell asked if they agree with staff recommendations.

Mr. Seres said they agree with all of the staff recommendations.

There were no speakers from the public regarding the Butler Foley Building.

Chair Rios went next to the Lumber shed or Parking shed.

Member Powell commented that these materials have been replaced.

Ms. Thomas agreed.

Member Powell estimated it was about 20% - 80 %.

Ms. Papen said yes. It was determined through interviews and inspection of the structure. It is modern materials; not from 1930. It is safe to assume most has been replaced in the last 30 years.

Mr. Seres said certainly the south facing corrugated roof is. As lumber sheds there were ladders or stairs to catwalk and all that planking has been removed and other repairs made to shore it up. The planking was removed and then shoring up at the base with new cono-tubes and replacing of posts.

Member Powell said the configuration remains the same.

Ms. Papen said you can see some changes regarding parking by making the slats wider. Probably large number of ladders and stairs that were taken out in the 1980s.

Member Powell said he saw it many years ago and found that interesting and found the history of it from that experience. This is something important to the Railyard. Staff thinks it non-contributing but he thought it should be contributing. There are lots of things that can still be done there.

Ms. Thomas said the focus of Staff here is whether it is 50 years old.

Mr. Rasch said if it is not 50 years old, it is not Contributing.

Member Katz asked why this isn't maintenance and repair.

Mr. Rasch said this is the structure that is being replaced.

Chair Rios said it was not statused.

Ms. Papen agreed. It was not even mentioned in previous inventories.

Chair Rios pointed out that this was a very industrial area. She and Member Roybal remember this part of town. Her brothers worked over here.

Mr. Rasch said it is a reproduction.

Member Roybal didn't think this is a true reproduction. Much is original. He asked why they would reproduce it.

There were no speakers from the public regarding the Lumber Shed.

Ms. Thomas found a picture of the clerestory on page 56.

Member Katz pointed out that it is totally invisible unless you get on the roof.

Action of the Board

Member Katz moved in Case #H-16-051A at 500-550 Montezuma Avenue, that the Sanbusco Market Center retain its Contributing status and that the east façade be primary; that the Parking Shed be designated as Contributing with the south elevation as primary; and that the Butler-Foley Building be designated Contributing with the invisible clerestory window wall on south and east be primary as recommended by Staff. Member Powell seconded the motion and it passed by unanimous voice vote.



Agenda

CITY CLERK'S OFFICE

DATE 7-6-16 TIME 9:37

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HISTORIC DISTRICTS REVIEW BOARD FIELD TRIP

THURSDAY, July 14, 2016 at 12:00 NOON

HISTORIC PRESERVATION DIVISION, 2nd FLOOR CITY HALL

HISTORIC DISTRICTS REVIEW BOARD HEARING

THURSDAY, July 14, 2016 at 5:30 P.M.

CITY COUNCIL CHAMBERS

AMENDED

- A. CALL TO ORDER
- B. ROLL CALL
- C. APPROVAL OF AGENDA
- D. APPROVAL OF MINUTES: June 28, 2016
- E. FINDINGS OF FACT & CONCLUSIONS OF LAW

Case #H-16-038. 1369 Cerro Gordo Road.
Case #H-16-050A. 524 Alto Street.
Case #H-16-053A. 400 Canyon Road.
Case #H-05-007. 815 East Alameda Street.

Case #H-16-040. 1433 Paseo de Peralta.
Case #H-16-051A. 500-550 Montezuma Avenue.
Case #H-16-053B. 400 Canyon Road.
Case #H-16-054. 435 South Guadalupe Street.

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

1. Case #H-16-035B. 526 and 526½ Douglas Street. Downtown & Eastside Historic District. Karen Thomas Gibbs and Ralph Gibbs, agents/owners, propose to construct a 2,979 sq. ft. of additions and 6' high yardwalls and gate where the maximum allowable height is 55'. Exceptions are requested to exceed the 50% footprint standard (Section 14-5.2(D)(2)(d)), and to exceed the maximum allowable height (Section 14-5.2(D)(9)). (David Rasch)
2. Case #H-16-054A. 834 Allendale Avenue. Don Gaspar Area Historic District. Sabine Andraid, agent for Roberta Symington, owner, requests a historic status review and with primary elevation designations, if applicable, for a non-contributing garage. (Sobia Sayeda)
3. Case #H-16-054B. 834 Allendale Avenue. Don Gaspar Area Historic District. Sabine Andraid, agent for Roberta Symington, owner, requests to demolish a non-contributing garage. (Sobia Sayeda)
4. Case #H-16-055. 1564 Cerro Gordo Road. Downtown & Eastside Historic District. Robert Siqueniro, agent for Ajna Seret, owner, proposes to construct a yardwall and a latilla fence to the maximum allowable height of 5' on a non-statused residential property. (Sobia Sayeda)
5. Case #H-16-056. 1109 East Alameda Avenue. Downtown & Eastside Historic District. Mark Little, agent/owner, proposes to construct a latilla fence to the maximum allowable height of 6' on a non-contributing residential property. (Sobia Sayeda)
6. Case #H-16-042A. 580 Camino del Monte Sol. Downtown & Eastside Historic District. Joshua Wilson, agent/owner, requests a historic status review with primary elevation designations, if applicable, for a significant residential structure. (Nicole Ramirez Thomas)
7. Case #H-16-052. 1047 Camino San Acacio Unit A. Downtown & Eastside Historic District. Richard Martinez, agent for Christopher Boehm, PhD, owner, proposes to construct a 7,833 sq. ft. addition to a height of 15', replace windows and doors, and stucco on a non-contributing residential structure. (Nicole Ramirez Thomas)

EXHIBIT

D

SS002.PM6 - 11/05

8. Case #H-16-036A. 841 West Manhattan Avenue. Westside-Guadalupe Historic District. City of Santa Fe Historic Preservation Division Staff requests a historic status review with primary elevation designations, if applicable, for a non-contributing non-residential property. (Nicole Ramirez Thomas)
9. Case #H-16-036B. 841 West Manhattan Avenue. Westside-Guadalupe Historic District Gerzain Chavez, agent for Westminster Presbyterian Church, owner, proposes to replace windows on a contributing non-residential structure. Exceptions are requested to remove historic materials and not replace them in-kind (Section 14-5.2(D)(5)(a)(i)). (Nicole Ramirez Thomas)
10. Case #H-04-106. 104 Faithway Street. Downtown & Eastside Historic District. Thomas Cohen, agent for Montoya Properties Ltd., owner, proposes to change windows on a contributing residential structure. Exceptions are requested to remove historic materials and not replace them in-kind (Section 14-5.2(D)(5)(a)(i)). (David Rasch)

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 or check http://www.santafeem.gov/historic_districts_review_board/hearing_packets for more information regarding cases on this agenda.



Agenda

CITY CLERK'S OFFICE

DATE 6/27/16

TIME 2:45

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HISTORIC DISTRICTS REVIEW BOARD FIELD TRIP

THURSDAY, July 14, 2016 at 12:00 NOON

HISTORIC PRESERVATION DIVISION, 2nd FLOOR CITY HALL

HISTORIC DISTRICTS REVIEW BOARD HEARING

THURSDAY, July 14, 2016 at 5:30 P.M.

CITY COUNCIL CHAMBERS

AMENDED

- A. CALL TO ORDER
- B. ROLL CALL
- C. APPROVAL OF AGENDA
- D. APPROVAL OF MINUTES: June 28, 2016
- E. FINDINGS OF FACT & CONCLUSIONS OF LAW

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Case #H-16-048. 702 Don Felix Street.
Case #H-16-051A. 500-550 Montezuma Avenue.
Case #H-16-053B. 400 Canyon Road.
Case #H-16-054. 435 South Guadalupe Street.

Case #H-16-040. 1433 Paseo de Peralta.
Case #H-16-050A. 524 Alto Street.
Case #H-16-053A. 400 Canyon Road.
Case #H-05-007. 815 East Alameda Street.

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

1. Case #H-16-040B. 1433 Paseo de Peralta. Don Gaspar Area Historic District. Rudy Rodriguez, agent/owner, proposes to remodel two contributing residential structures by replacing windows, changing opening dimensions, removing a chimney, creating a 40 sq. ft. portal, re-roofing, and constructing 6' high fences. Exceptions are requested to remove historic materials, change opening dimensions, and replace a roof not in-kind (Section 14-5.2(D)(5)(a)(i)). (Nicole Ramirez Thomas)
2. Case #H-16-035B. 526 and 526 1/2 Douglas Street. Downtown & Eastside Historic District. Karen Thomas Gillis and Ralph Gillis, agents/owners, propose to construct a 2,949 sq. ft. addition and 6' high yardwalls and gate where the maximum allowable height is 55". Exceptions are requested to exceed the 50% footprint standard (Section 14-5.2(D)(2)(d)), and to exceed the maximum allowable height (Section 14-5.2(D)(9)). (David Rasch)
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I. MATTERS FROM THE BOARD

J. ADJOURNMENT

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CITY CLERK'S OFFICE
Agenda DATE 6/23/16 TIME 3:05
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HISTORIC DISTRICTS REVIEW BOARD FIELD TRIP

TUESDAY, July 12, 2016 at 12:00 NOON

HISTORIC PRESERVATION DIVISION, 2nd FLOOR CITY HALL

HISTORIC DISTRICTS REVIEW BOARD HEARING

TUESDAY, July 12, 2016 at 5:30 P.M.

CITY COUNCIL CHAMBERS

- A. **CALL TO ORDER**
- B. **ROLL CALL**
- C. **APPROVAL OF AGENDA**
- D. **APPROVAL OF MINUTES: June 28, 2016**
- E. **FINDINGS OF FACT & CONCLUSIONS OF LAW**

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Case #H-16-050A. 524 Alto Street.

Case #H-16-053A. 400 Canyon Road.

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- F. **BUSINESS FROM THE FLOOR**
- G. **COMMUNICATIONS**
- H. **ACTION ITEMS**

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L. MATTERS FROM THE BOARD

J. ADJOURNMENT

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HISTORIC DISTRICTS REVIEW BOARD
July 14, 2016

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MINUTES OF THE
CITY OF SANTA FÉ
HISTORIC DISTRICTS REVIEW BOARD

July 14, 2016

A. CALL TO ORDER

A regular meeting of the City of Santa Fé Historic Districts Review Board was called to order by Ms. Cecilia Rios, Chair, on the above date at approximately 5:30 p.m. in the City Council Chambers at City Hall, Santa Fé, New Mexico.

B. ROLL CALL

Roll Call indicated the presence of a quorum as follows:

MEMBERS PRESENT:

Ms. Cecilia Rios, Chair
Mr. Frank Katz, Vice Chair
Ms. Meghan Bayer
Mr. Edmund Boniface

MEMBERS EXCUSED:

Ms. Jennifer Bledscheid
Mr. William Powell
Mr. Buddy Roybal

OTHERS PRESENT:

Mr. David Rasch, Historic Planner Supervisor
Ms. Sobia Sayeda, Planner Technician Senior
Ms. Theresa Gheen, Assistant City Attorney
Ms. Nicole Ramirez Thomas, Senior Planner
Mr. Carl Boaz, Stenographer

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

C. APPROVAL OF AGENDA

Member Katz said the Board may want to continue one finding.

Member Boniface moved to approve the agenda as published. Member Bayer seconded the motion and it passed by unanimous voice vote.

D. APPROVAL OF MINUTES: June 28, 2016

Member Bayer requested a change on page 2 for the motion on approval of minutes, she had abstained.

Member Katz requested the following changes to the minutes:

On page 9, second to last paragraph, where it should say he "was privileged to see how badly damaged the adobe was."

On page 10, in the motion, his reference was to the Vigil House, not the Garcia House.

On page 28 at the bottom, it should say in the motion "that the Staff lacked sufficient proof that to make the west is a primary elevation, so the exception to ~~make an addition less than ten feet from a primary façade~~ remove historic materials is not needed."

On page 39, second paragraph, should read, "Member Katz said Staff is recommending the north second-floor façade of the Butler-Foley building should be primary."

On page 40, 6th paragraph from the bottom should say "the five taller windows on the south elevation were added."

On page 43, 4th paragraph from the bottom, should say "Member Powell estimated ~~it~~ the proportion of new to old materials."

On page 44, 3rd line from the bottom, in the motion, should read, "and that the Butler-Foley Building be designated contributing with the ~~invisible~~ clerestory window wall on the south façade and the east and south façades be primary as recommended by Staff."

Chair Rios requested the following changes to the minutes:

On page 8, 6th paragraph should say, "Chair Rios asked Mr. Rasch to read the definitions of contributing and significant and Mr. Rasch did."

On page 35, 8th paragraph should say, "Chair Rios voted yes for denial to break this tie and the motion to deny passed."

The 9th paragraph should read, "Chair Rios thought the applicants could come back with another option. She said the reason she hesitated is that the image is interesting but was not convinced this was the appropriate solution."

On page 44, 9th paragraph, it should read "Chair Rios pointed out that this was an industrial area. Her brothers worked there loading materials from the train cars. It is important to retain the parking sheds because they represent an important and specific time period."

Mr. Board requested a change on page 37, 3rd paragraph, where it should say "70-80% is not historic."

Mr. Rasch requested a change on page 29 in the Background and Summary part of the Staff Report where it should say, "The building is listed as contributing to the Historic Transition District."

And on 42 - 3rd paragraph, 2nd line, it should say, "If it is a Contributing building, non-historic portions can be identified."

Ms. Gheen requested a change on page 42, 7th paragraph, where it should say at the end of the sentence, "and still act within their discretion."

Member Boniface moved to approve the minutes of June 28, 2016 as amended. Member Katz seconded the motion and it passed by unanimous voice vote.

E. FINDINGS OF FACT & CONCLUSIONS OF LAW

Case #H-16-038. 1389 Cerro Gordo Road.

A copy of the Findings of Fact and Conclusions of Law for Case #H-15-038 are attached to these minutes as Exhibit 1.]

Case #H-16-040. 1433 Paseo de Peralta.

A copy of the Findings of Fact and Conclusions of Law for Case #H-16-040 are attached to these minutes as Exhibit 2.]

Case #H-16-050A. 524 Alto Street.

A copy of the Findings of Fact and Conclusions of Law for Case #H-16-050A are attached to these minutes as Exhibit 3.]

Case #H-16-053A. 400 Canyon Road.

A copy of the Findings of Fact and Conclusions of Law for Case #H-16-053A are attached to these

MINUTES OF THE
CITY OF SANTA FÉ
HISTORIC DISTRICTS REVIEW BOARD

July 26, 2016

A. CALL TO ORDER

A regular meeting of the City of Santa Fé Historic Districts Review Board was called to order by Ms. Cecilia Rios, Chair, on the above date at approximately 5:30 p.m. in the City Council Chambers at City Hall, Santa Fé, New Mexico.

B. ROLL CALL

Roll Call indicated the presence of a quorum as follows:

MEMBERS PRESENT:

Ms. Cecilia Rios, Chair
Mr. Frank Katz, Vice Chair
Ms. Meghan Bayer
Ms. Jennifer Biedscheid
Mr. Edmund Boniface
Mr. William Powell
Mr. Buddy Roybal

MEMBERS EXCUSED:

OTHERS PRESENT:

Mr. David Rasch, Historic Planner Supervisor
Ms. Sobia Sayeda, Planner Technician Senior
Ms. Theresa Gheen, Assistant City Attorney
Ms. Nicole Ramirez Thomas, Senior Planner
Mr. Carl Boaz, Stenographer

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



C. APPROVAL OF AGENDA

Member Katz reminded the Board that they put one finding on the agenda from the last meeting for approval. It was Case #H-16-051A, 500-550 Montezuma Avenue. He requested the agenda be amended to include that.

Member Roybal moved to approve the agenda as amended. Member Katz seconded the motion and it passed by unanimous voice vote.

D. APPROVAL OF MINUTES: June 28, 2016

Member Boniface requested the following changes to the minutes:

On page 27, asked that the pronoun for Mr. Boniface be "he" not "she."

On page 31 under Action of the Board, where everything is okay until the last semicolon where it should say, "the pilasters be the same type as used by the coyote fence and that the applicant bring to Staff for review and approval the design and color for the ten-foot wide gate and stucco, and that the drawing of the ten-foot access gate and the small utility gate be approved by Staff before applicant submits for a building permit."

Member Katz requested the following changes to the minutes:

On page 13, top line after "although" strike the rest of the sentence and insert, "replacing windows on a non-primary façade is allowed. The removal of often less important materials was more restrictive."

On page 16, in middle of the page, the second to last sentence should read "But I think that would be stupid. I'm inclined to agree that the exception could be granted. No exception would be necessary with the on-foot move south, clearly shows ..."

Mr. Rasch requested a change in the case on Allendale where Mona Kay testified, not Mona Cherry, at 832 Allendale. It appears on page 21 and page 28.

Chair Rios requested the following changes to the minutes:

On page 12 9th paragraph, under Questions to Staff, should read after the first sentence, "She noted Staff's report indicated no designs were present for exterior lighting and the extra courtyard gate design. Those items need to be addressed in the motion."

On page 14, 10th paragraph, should read, "Chair Rios asked him to first address the 50% expansion because Staff and the Board considered this application as one structure since the two buildings are connected."

On page 30, under Questions to the Applicant, to add the word "asked."

On page 35, last paragraph, after "determined" add "to have historic status."

On page 38, 9th paragraph should read, "Chair Rios summarized that there are certain criteria in determining significant status and association of people in the community is one of them."

On page 41, last paragraph should read, "Chair Rios said she agreed with the motion to keep the building significant. Should the applicant desire to make changes, exceptions will have to be submitted."

On page 53, 10th paragraph, after "visibility" add "and that is something that needs to be discussed at length."

Member Katz moved to approve the minutes as amended. Member Boniface seconded the motion and it passed by unanimous voice vote except for Member Bledscheid who abstained.

E. FINDINGS OF FACT & CONCLUSIONS OF LAW

There were eleven, including the Montezuma case. No changes were requested.

<u>Case #H-16-035B.</u> 526 and 526½ Douglas Street.	<u>Case #H-04-106.</u> 104 Faithway Street.
<u>Case #H-16-054A.</u> 834 Allendale Avenue.	<u>Case #H-16-054B.</u> 834 Allendale Avenue.
<u>Case #H-16-055.</u> 1564 Cerro Gordo Road.	<u>Case #H-16-056.</u> 1109 East Alameda Avenue.
<u>Case #H-16-042A.</u> 580 Camino del Monte Sol.	<u>Case #H-16-052.</u> 1047 Camino San Acacio Unit A.
<u>Case #H-16-036B.</u> 841 West Manhattan Avenue.	<u>Case #H-16-036A.</u> 841 West Manhattan Avenue.
<u>Case #H-16-051A.</u> 500-550 Montezuma Avenue	

[A copy of the Findings of Fact and Conclusions of Law are attached to these minutes as Exhibits 1-11.]

Member Roybal moved to approve the findings of Fact and Conclusions of Law as presented. Member Boniface seconded the motion and it passed by unanimous voice vote except Member Bledscheid, who abstained.

F. BUSINESS FROM THE FLOOR

There was no business from the floor.

G. COMMUNICATIONS

ITEM # 16-0686

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

Case #H-16-051A

Address – 500-550 Montezuma Avenue

Agent's Name – Studio Southwest Architects

Owner/Applicant's Name – New Mexico School for the Arts

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on June 28, 2016.

Studio Southwest Architects requests an historic status review of three buildings that are part of the Sanbusco Market Center and requests the designation of primary elevations for the properties where applicable.

Sanbusco Market Center

Sanbusco has served the Railyard District as a boutique mall for approximately 30 years. The Applicant has provided a detailed history of Sanbusco which covers almost 140 years of development within the Railyard District. The Sanbusco building itself was changed significantly from the original Italianate style building which housed the offices of the Charles C. Dudrow Coal and Lumber Yard. Substantial changes to the mass and architectural features of the building occurred in the 1920s when an addition with western style wood façade was constructed by Dudrow adjacent to the original Italianate office. Another substantial change occurred later in the decade when the entire building was stuccoed to reflect the Spanish-Revival architectural movement in Santa Fe.

Other substantial changes occurred with the purchase of Sanbusco by Joe Schepp's in 1984 during which the east façade was made to look like its 1925 appearance. Changes to massing, removal of historic material, and changes in openings were part of the extensive renovations that occurred when Sanbusco Market Place was being constructed. A subsequent large addition to the southwest corner of the building which housed Borders Books increased the footprint and the sheer mass of the existing building. Between 1986 and the present, the exterior of the building has undergone regular renovation to accommodate retail spaces.

The current status of the building is contributing to the Westside-Guadalupe Historic District and the Applicant requests the building be downgraded to non-contributing.

Butler & Foley Building

The Butler & Foley Building is the former location of World Market at the Sanbusco Market Center. The estimated date of construction of the building is 1930 and is constructed in the Territorial style. Little in the way of massing changes and opening changes have occurred to the building over time. One of the most defining aspects of the building is the historic second floor, south elevation clerestory with its arrhythmic window and door pattern subsequently used to define the architectural style of the Railyard District in the 2002 Railyard District Master Plan.



Other notable characteristics of the building can be seen in the massing and openings of the south and east elevations of the building.

The historic character of the building has been maintained over time and few historic materials have been removed that impact the exterior of the building. Currently, the building has no status. The Applicant requested the building be designated as contributing to the Westside-Guadalupe Historic District.

Parking Shed

The parking shed found in the north parking lot of the property maintains the design and overall construction material that characterized what was the former lumber shed. The recent historic architectural survey estimates that 75-80% of the lumber for the parking sheds are structural repairs replacing earlier wooden members. The Applicant requested that the parking sheds, currently without status, be designated non-contributing to the Westside-Guadalupe Historic District.

FINDINGS OF FACT

1. After conducting public hearings and having heard from the Applicant and all interested persons, the Board hereby FINDS, as follows:
2. Staff Recommendation: Staff recommended the Sanbusco Market Center be downgraded to non-contributing and parking shed be designated non-contributing to the Westside-Guadalupe Historic District, and that the Butler and Foley Building be considered contributing per 14-5.2 (C) Regulation of Significant and Contributing Structures in the Historic Districts. For the Butler and Foley Building, staff recommended as primary the south elevation of the second floor composed of the clerestory window wall and the east and south elevations.
3. The project is, without limitation, subject to requirements of the following sections of the Santa Fe Land Development Code:
 - X Section 14-5.2(D)(9) General Design Standards, Height Pitch Scale and Massing (of any structure).
 - X Section 14-5.2(D) General Design Standards
 - X Section 14-5.2(C), Regulation of Significant and Contributing Structures in the Historic Districts
4. The property is located in the following district and subject to the related sections of the Santa Fe Land Development Code:
 - X Westside-Guadalupe Historic District (Section 14-5.2(I))
5. The owner's agent testified that they agree with all of the staff recommendations.
6. The Market Center was designated as contributing by the Board sometime in the 1990s, after the 1986 Schepps remodel and prior the addition of Borders Books to the Market Center in 1999.
7. The minutes of that Board meeting were not presented during this hearing, so this Board does not know the basis for prior designation of the Market Center as contributing.
8. The Board presumes that the prior designation as contributing was valid.
9. The owner's agent stated that maintaining the contributing status of the Market Center will affect what designs may be brought before the Board in the plans to change the structure into a school.

10. Most of the east façade of the original Italianate building is constituted of the original brick material revealed by the removal of the stucco which was added in the late 1920's.
11. Portions of that east façade that had been removed when the structure was stuccoed, particularly the two chimney shapes, were reconstructed with matching materials.
12. The original relief work on that east façade was replicated with high strength concrete.
13. The opening dimensions on the east façade remain as they were in 1925; the two large windows on either side of the door on the east façade are historic.
14. The easternmost window on the south façade appears to be historic.
15. The large wooden façade over the main entrance to the mall replicates the wooden façade of the original 1925 structure.
16. The historic character of the Butler & Foley Building has been maintained over time and few historic materials have been removed that impact the exterior of the building.
17. Approximately 75-80% of the wooden posts and beams of the parking shed have been replaced during structural repairs within the past 30 years.
18. The location and character of the parking shed has remained stable since 1902.
19. The parking shed is not a reproduction but rather maintenance of the structure, because the original design and character has been retained.
20. Maintenance and repair of a historical structure by replacing materials are necessary and common requirements for preservation.
21. Under Section 14-12.1, the definition of a "contributing structure" is "a structure, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains."
22. For a structure to be contributing, it must be at least 50 years old.
23. Historic status is applied to the entire building, not to a particular part of a structure.
24. Staff stated under Historic Preservation Division's administrative gloss, once a structure is designated as contributing, non-historic features can be identified.
25. Code 14-5.2(C)(2)(a-c) gives the Board authority to review and approve "significant," "contributing," or "noncontributing" status designations.
26. In the 1990s, the Board had designated the Sanbusco Market Center to be contributing.
27. The large addition in the rear of the building for Borders in 1999 was approved under the rules that would not have permitted approval if the addition could impair the contributing status.
28. No evidence was presented at the hearing to challenge the validity or cogency of either of those prior Board findings.
29. The Board, in response to the Application, finds that all three structures (the Sanbusco Market Center, the Butler & Foley Building, and the parking sheds) meet the Section 14-12.1 criterion for "contributing" as provided in the presentation and Staff Report.
30. The information contained in the Application, and provided in testimony and evidence establishes that all applicable requirements for Board review 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 granted the Applicant's request to review historic status and voted to:
 - X Retain the existing status of the Sanbusco Market Center, and to designate its east façade as primary; and
 - X Designate the Butler & Foley Building as contributing status, with its clerestory window wall on second floor south façade, and the south and east elevations on the first floor be primary as recommended by Staff; and
 - X Designate the parking shed as contributing status, with its south elevation as primary.

IT IS SO ORDERED ON THIS 26th DAY OF JULY 2016, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Cecilia Ras
Chairperson

26 July 2016
Date:

FILED:

Yolanda Y. Vigil
Yolanda Y. Vigil
City Clerk

7-27-16
Date:

APPROVED AS TO FORM

[Signature]
Assistant City Attorney

7-26-2016
Date:

CITY OF SANTA FE, NEW MEXICO

ORDINANCE NO. 1999-29

AN ORDINANCE

AMENDING THE BOUNDARIES FOR THE WESTSIDE-GUADALUPE HISTORIC DISTRICT.

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF SANTA FE:

Section 1. Boundaries for the Westside Guadalupe Historic District: The boundaries for the Westside-Guadalupe Historic District are shown on the map adopted in Ordinance No. 1983-9 more particularly described as follows:

A. Beginning at the intersection of De Fouri Street and Agua Fria Street north along the eastern side of De Fouri Street to its northwestern corner; thence east along the northern side of De Fouri Street to the southwestern corner of Lot 1, Block 49; thence north along the western boundary of Lot 1, Block 49 to the northwestern corner at San Francisco Street; thence west along the southern side of San Francisco Street and across San Francisco Street to the southwestern corner of Lot 1, Block 37; thence north along the western boundary of Lot 1, Block 37, to the northwestern corner; thence north along the western boundaries of Lots 30 and 27, Block 37 to the northwestern corner of Lot 27, Block 37; thence across the alley and west along the southern boundary of Lot 25, Block 37 to the southwestern corner; thence north along the western boundary of Lot 25, Block 37 to the northwestern corner; thence west along the southern boundary of Lot 21, Block 37 to the southwestern boundary; thence north along the western boundary of Lot 21, Block 37 to the northwestern corner; thence west along the southern boundary of Lot 20, Block 37 to the southwestern boundary; thence northeast along the northwestern boundary of Lot 20, Block 37, to the northern corner of Guadalupe Street; thence

EXHIBIT

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1 northwest along the southwestern side of Guadalupe to the intersection of Guadalupe and Paseo de
2 Peralta.

3 B. West along the southern boundary of Paseo de Peralta to the intersection of St. Francis
4 Drive and Paseo de Peralta; thence south along a line one hundred fifty feet west of the centerline of St.
5 Francis Drive south to Manhattan Avenue; thence east along the northern side of Manhattan Avenue
6 past Juanita, Amada, and Romero Streets to the southeastern corner of Lot 9, Block 77.

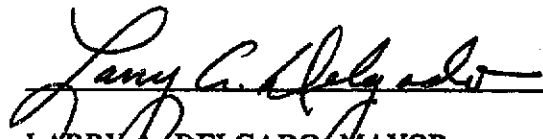
7 C. Northeast along the southeastern boundaries of Lots 9 through 6, Block 77 to the
8 northeastern corner of Lot 6, Block 77, thence northwest along the northeastern boundaries of Lots 5
9 and 1, Block 77 to the northern corner of Lot 1, Block 77; thence north along the eastern boundary of
10 Romero Street to the southwestern corner of Lot 13, Block 78; thence southeast along the southwestern
11 boundaries of Lots 13, 12 and 11 of Block 78 to the southeastern corner of Lot 11, Block 78; thence
12 southwest along the outside curve of the railroad wye to a point just west (10 feet) of a trapazoidal-
13 shaped unnumbered lot situated near Block 79A; thence north to a point where it intersects with
14 Montezuma Avenue, thence east 10 feet to the northwest corner of the trapazoidal-shaped unnumbered
15 lot, thence south along the west side of said lot to the southwest corner of said lot; thence east along the
16 south side of said lot to the southeast corner of said lot, thence north along the east side of said lot to
17 the northeast corner of said lot; thence east along the south side of Montezuma Avenue to a point where
18 it joins the Historic Transition District at the northeast corner of Block 79A. This encompasses Block
19 78, Lot 15, Block 79 and portions of the Santa Fe R.R. Co. property as shown on Exhibit 1.

20 D. Notwithstanding the current configuration of any lots, boundaries, or blocks, all lot
21 and block numbers are shown on the map of the City of Santa Fe as compiled by T.E. Scanlon and
22 Associates, March 1957, and attached hereto as Exhibit 1. For demonstrative purposes only, Exhibit 2
23 is provided.

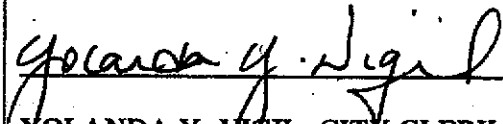
24 E. Lots lying partially within the boundaries of the Westside-Guadalupe Historic District
25 shall be considered to be completely within the jurisdiction of the Westside-Guadalupe Historic District

1 Ordinance.

2 PASSED, APPROVED, AND ADOPTED this 9th day of June, 1999.

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5 
6 LARRY A. DELGADO, MAYOR
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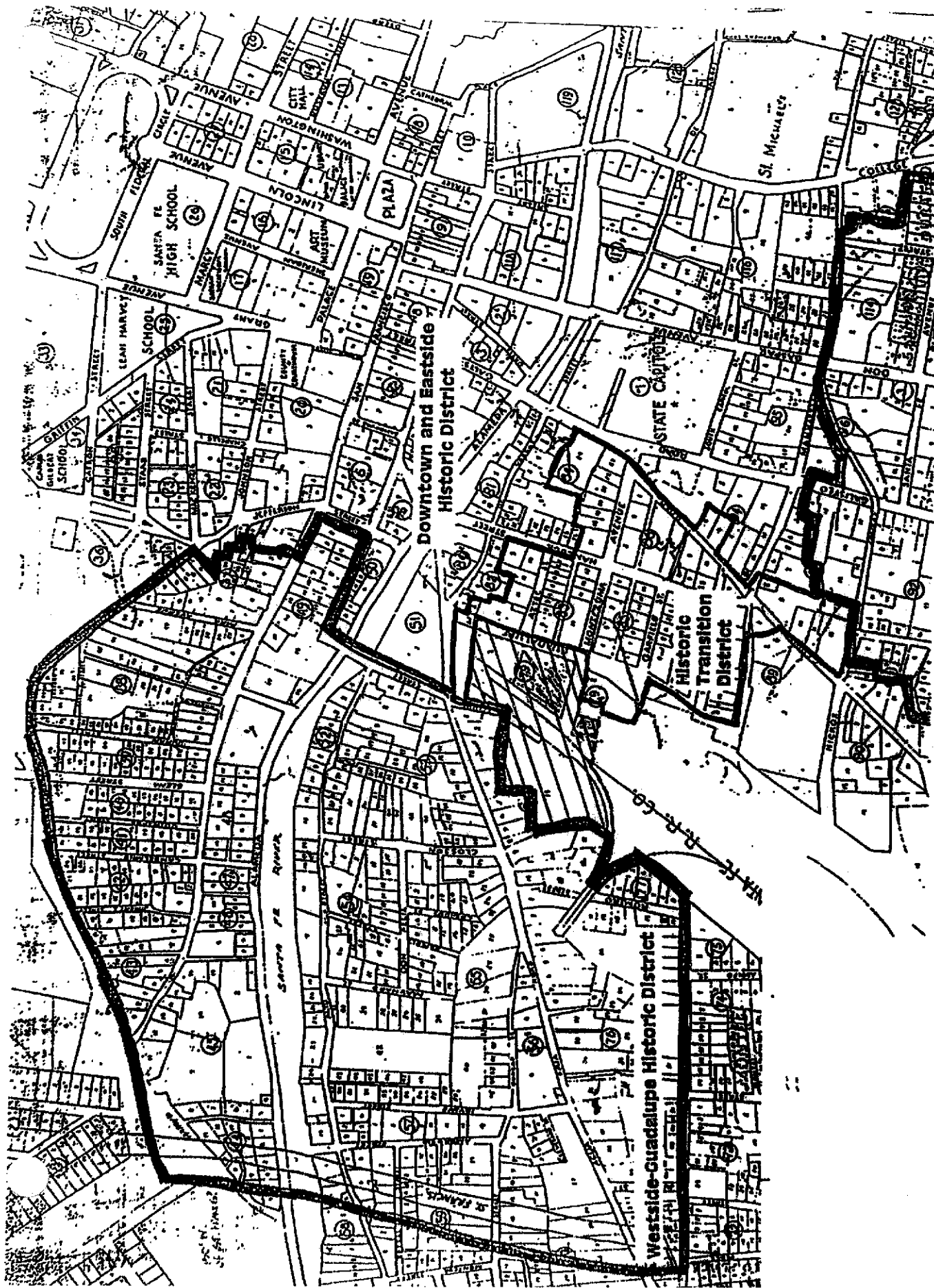
8 ATTEST:

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11 YOLANDA Y. VIGIL, CITY CLERK
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13 APPROVED AS TO FORM:

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16 MARK A. BASHAM, CITY ATTORNEY
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19 Mv/westside-guadalupe hd
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Area of Proposed Extension of
Westside-Guadalupe Historic District

SOURCE: T.E Scanlon and Associates, March 1957

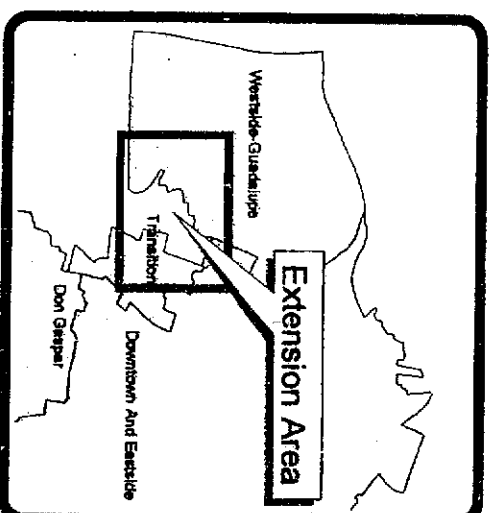
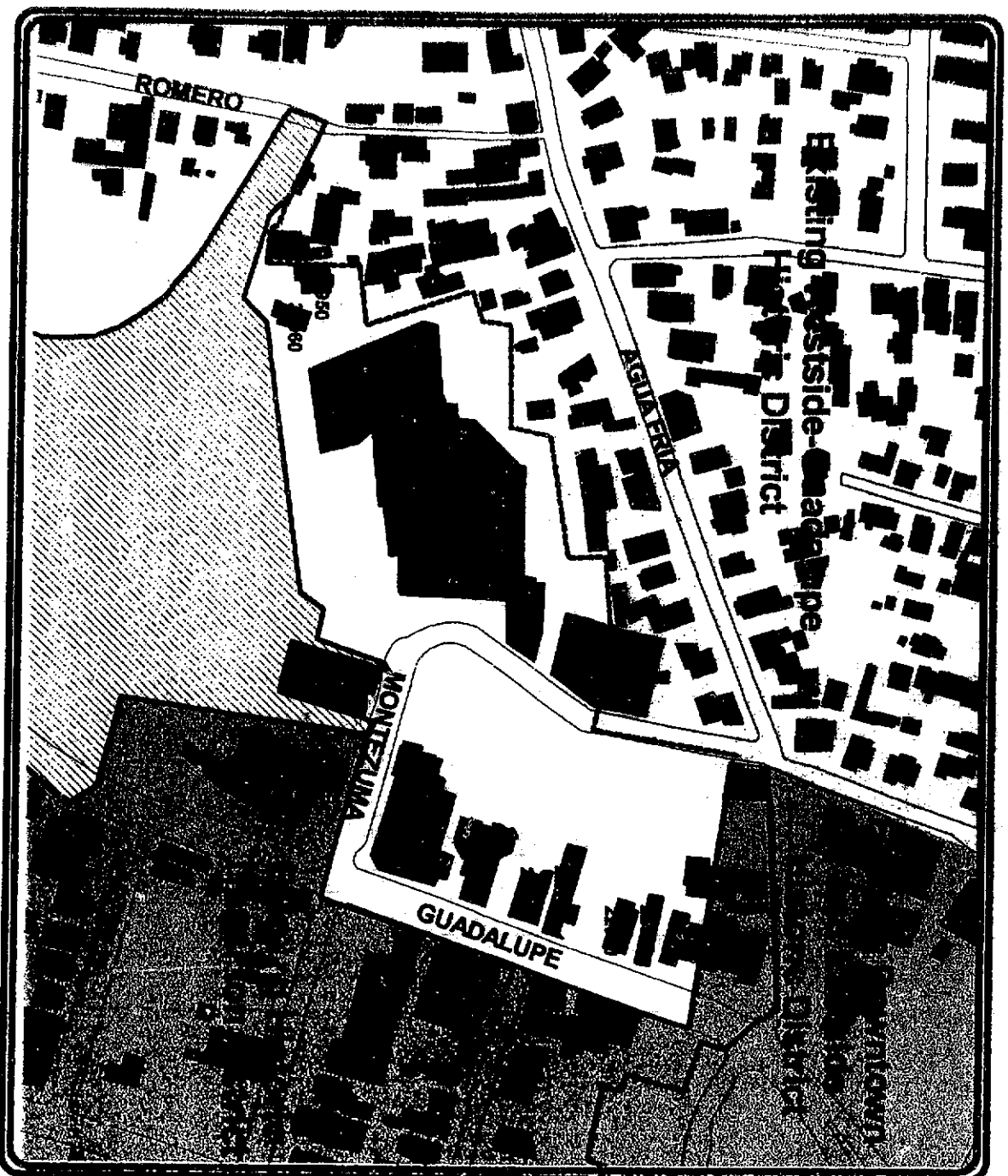
Proposed Extension Westside-Guadalupe Historic District



Illustrating Building Survey ID Numbers

-  Roads
-  Existing Boundary (To Be Removed)
-  Outside Historic District
-  Buildings
-  Existing Westside-Guadalupe Historic District
-  Existing Districts

Prepared By: Historic Preservation Planning Section
Planning Division
April 1999



CITY OF SANTA FE, NEW MEXICO

ORDINANCE NO. 1999-30

AN ORDINANCE

AMENDING THE OFFICIAL HISTORIC STATUS MAP OF THE CITY OF SANTA FE AS SET FORTH IN ORDINANCE NO. 1996-1 TO INCLUDE REVISED BOUNDARIES FOR THE WESTSIDE-GUADALUPE HISTORIC DISTRICT AND TO INCLUDE AN AMENDMENT OF LANDMARK, SIGNIFICANT, AND CONTRIBUTING STRUCTURES, AND TO PROVIDE AN EFFECTIVE DATE.

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF SANTA FE:

Section 1. The Official Historic Status map of the City of Santa Fe amended by Ordinance 1996-1 adopted January 10, 1996 is further amended, as shown on the Official Historic Status Map and structure status data filed in the Planning Division of the Planning and Land Use Department. This official map and historic structure status data is hereby adopted as reflected in Exhibit 1.

Section 2. The Official Historic Status Map of the City of Santa Fe is amended by Bill No. 1999-23, "An Ordinance Amending the Boundaries for the Westside-Guadalupe Historic District."

Section 3. The following structures are recommended for designation as follows (C = Contributing; N = Non-contributing):

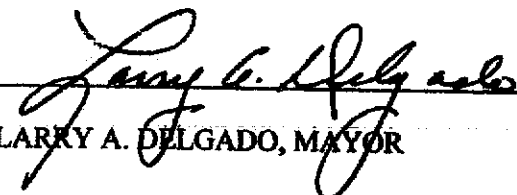
<u>Address</u>	<u>Building ID No.</u>	<u>Recommended Status</u>
316 S. Guadalupe Street	22940	C
318 S. Guadalupe Street	22960	C
320 S. Guadalupe Street	22980	N
322 S. Guadalupe Street	22990	N
326 S. Guadalupe Street	23000	C

1	328 S. Guadalupe Street	41580	N
2	418 Montezuma	27160	C
3	500-540 Montezuma	27200	C
4	500 Montezuma, Suite 108	27203	N
5	550 Montezuma	27201	C
6	315 Romero St. #6	31950	N
7	315 Romero St. #7	31960	N

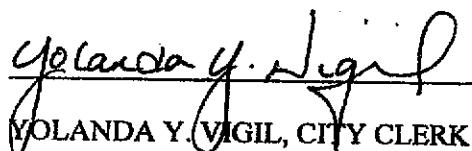
8 Section 4. The Official Historic Status Map of the City of Santa Fe amended by Ordinance No.
9 1996-1 is further amended to conform to the classifications set out in Section 3 of this ordinance.

10 Section 5. This ordinance shall be published one time by title and general summary and become
11 effective five days after publication.

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13 PASSED, APPROVED AND ADOPTED this 9th day of June, 1999.

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16 LARRY A. DELGADO, MAYOR

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18 ATTEST:

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21 YOLANDA Y. VIGIL, CITY CLERK

1 APPROVED AS TO FORM:

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3 MAA RL

4 MARK A. BASHAM, CITY ATTORNEY

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6 Mv99WGEXTMAPAMEND
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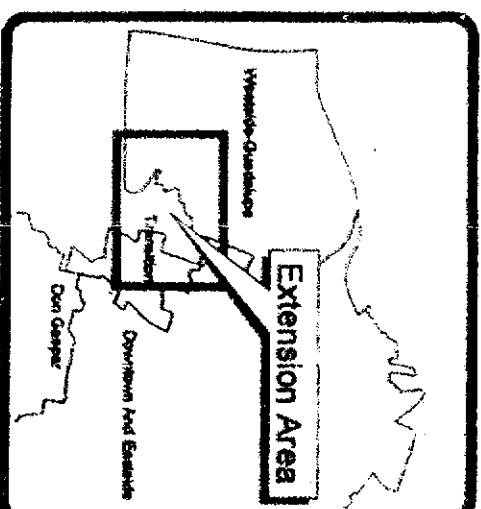
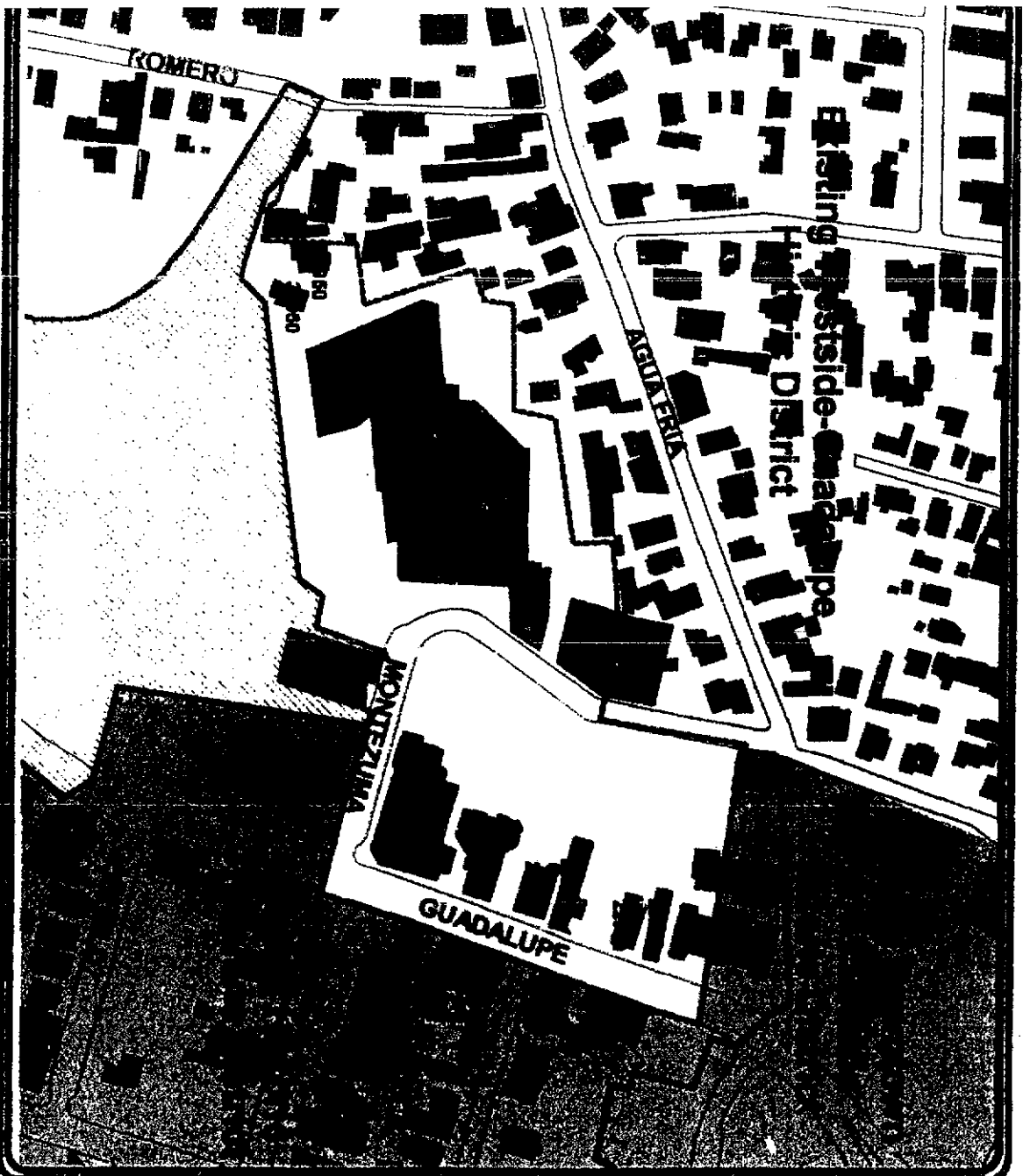
Proposed Extension Westside-Guadalupe Historic District



Illustrating Building Survey ID Numbers

- Roads
- Existing Boundary (To Be Removed)
- Outside Historic District
- Buildings
- Existing Westside-Guadalupe Historic District
- Existing Districts

Prepared By: Historic Preservation Planning Section
Planning Division
April 1998





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

Councilors:

Signe I. Lindell, Mayor Pro Tem, Dist. 1
Renee Villarreal, Dist. 1
Peter N. Ives, Dist. 2
Joseph M. Maestas, Dist. 2
Carmichael A. Dominguez, Dist. 3
Chris Rivera, Dist. 3
Ronald S. Trujillo, Dist. 4
Mike Harris, Dist. 4

Project description: Studio Southwest Architects, agent for New Mexico School for the Arts, owner, requests historic status reviews and primary elevation designations, if applicable, for one contributing and two non-statused non-residential structures.

Case number: H-16-051A
Project Type: HDRB

PROJECT LOCATION (S): 500-550 Montezuma Avenue

PROJECT NAMES:

OW – New Mexico School for the Arts-Art Institute Santa Fe, NM 87501	202 East Marcy Street 505-310-4194
AP – Studio SW Architects Santa Fe, NM 87504	P.O. Box 9308 505-982-7191

BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on June 28, 2016. The decision of the Board was to designate Sanbusco Market Place, the Butler and Foley Building, and the parking shed in the north parking lot of Sanbusco as contributing to the Westside-Guadalupe Historic District. The following primary elevations were designated: the east elevation of Sanbusco Market Place; the east elevation, the south elevation with the clerestory on the second floor, and the south elevation of the Butler and Foley Building; and the south elevation of the parking shed. For further information please call 955-6605.

Sincerely,

Nicole Ramirez Thomas
Planner Senior, Historic Preservation Division

NOTE: Applicant can use this action letter to apply for construction permit, but the permit shall not be released until the end of the appeal period which starts on the date of filing of the Findings and Conclusions in the City Clerk's office (SFCC 14-3.17(D)). Your permit will be denied if any changes on plans that were not approved by the HDRB or if conditions of approval are not met. Please attach copies of this letter to all sets when submitting for construction permits.

EXHIBIT

H 301



HISTORIC DISTRICTS REVIEW BOARD APPLICATION

PROJECT LOCATION: 500-550 Montezuma Avenue

HISTORIC DISTRICT: Downtown & Eastside ☐ Don Gaspar Area ☐ Westside-Guadalupe ☒
(from attached map) Historic Transition ☐ Historic Review ☐ Landmark (outside of historic districts) ☐

PROJECT PROPOSAL: STATUS REVIEW 500-550 MONTEZUMA AVE - (3 STRUCTURES)

CONSTRUCTION COST: \$ N/A

BASE FEE: \$ 0 + EXCEPTION: \$ 0 + POSTER: \$ 75.00 (3) = TOTAL: \$ 75.00

(base fee = 1/2 of 1% of construction cost, not to exceed \$2,000 and not less than \$250)

(each exception has an additional fee of \$350) (\$25 per poster with one (1) poster per street frontage)

OWNER: NEW MEXICO SCHOOL for the Arts - ARTS PHONE #: 505-310-4194

OWNER MAILING ADDRESS: 202 E. MARCY ST INSTITUTE 505-202-4070 (m)

CITY, STATE, ZIP CODE: SANTA FE, NM 87501

EMAIL: rgonzales@nm-school-for-the-arts.org

APPLICANT: STUDIO S.W. architects PHONE #: 505-982-7191

MAILING ADDRESS: P.O. BOX 9308

CITY, STATE, ZIP CODE: SANTA FE, NM. 87504

EMAIL: jseres@studio-swarch.com

PREAPPLICATION MEETING: Date: 5.23.16 Case Planner: David Resch

PRELIMINARY ZONING REVIEW: Date: N/A Planner: N/A

(You must schedule a meeting with a zoning planner prior to the HDRB submittal deadline date: Worksheet will not be reviewed on the HDRB submittal deadline day/Preliminary Zoning Review Form must be submitted with proposal)

AFFIDAVIT TO AUTHORIZE AGENT (IF APPLICABLE)

I am/We are the owner(s) and record title holder(s) of the property located at: 500-550 MONTEZUMA AVE

I/We authorize STUDIO SW architects to act as my/our agent to execute this application.

Signed: NM SA-A1 Date: _____

Signed: By: David A. Ater, Director Date: May 31, 2016
DAVID A. ATER

****ALL signatures on this page must be original signatures (no copies, no digital signatures)**



HISTORIC DISTRICTS REVIEW BOARD APPLICATION

PROJECT LOCATION: 500-550 Montezuma Avenue

HISTORIC DISTRICT: Downtown & Eastside [] Don Gaspar Area [] Westside-Guadalupe [X]
(from attached map) Historic Transition [] Historic Review [] Landmark (outside of historic districts) []

PROJECT PROPOSAL: STATUS REVIEW 500-550 MONTEZUMA AVE - (3 STRUCTURES)

CONSTRUCTION COST: \$ N/A
BASE FEE: \$ 0 + EXCEPTION: \$ 0 + POSTER: \$ 75.00 (3) = TOTAL: \$ 75.00

(base fee = 1/2 of 1% of construction cost, not to exceed \$2,000 and not less than \$250)

(each exception has an additional fee of \$350) (\$25 per poster with one (1) poster per street frontage)

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OWNER MAILING ADDRESS: 202 E. MARQUETTE INSTITUTE 505-202-4070 (m)

CITY, STATE, ZIP CODE: SANTA FE, NM 87501

EMAIL: rgonzales@nmschoolforthearts.org

APPLICANT: STUDIO S.W. architects PHONE #: 505-982-7191

MAILING ADDRESS: P.O. BOX 9308

CITY, STATE, ZIP CODE: SANTA FE, NM. 87504

EMAIL: jseres@studioswarch.com

PREAPPLICATION MEETING: Date: 5.23.16 Case Planner: David Rusch

PRELIMINARY ZONING REVIEW: Date: N/A Planner: N/A

(You must schedule a meeting with a zoning planner prior to the HDRB submittal deadline date: Worksheet will not be reviewed on the HDRB submittal deadline day/Preliminary Zoning Review Form must be submitted with

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

Notification Poster 11001.431475
1x 75.00 75.00

Preparer Name: JEFF STUDIO SWAREHI

Total: 75.00
Total: 75.00
Check: 75.00
Number: 55896

01/2016 08:19 LorraïneL
5/3/16
K: **** DUPLICATE #001 ****

01/2016 08:20 LorraïneL
Thank You -

(IF APPLICABLE)
Holder(s) of the property located at: 500-550 MONTEZUMA AVE
architects to act as my/our agent to execute this application.
Date: _____
Director Date: May 31, 2016
ER

Must be original signatures (no copies, no digital signatures)

HDRB Submittal Checklist

Property address: 500-550 MONTEZUMA AVE

NB ☒ OB ☐

HDRB Case #: _____

Exceptions _____

- ☒ Historic Districts Review Board Application Form (Original Signatures no copies)
- ☐ Inquiry Form
- ☒ HCPI/HBI Form
- ☐ Preliminary Zoning Review Worksheet
- ☒ Proposal Letter
- ☐ Photographs of Property and Area(s) of proposed work (mounted on 8 1/2 x 11 paper must be 5x7 or 8x10 photos) in HCPI

N/A ☐ Site Plan ☐ Existing ☐ Proposed

N/A ☐ Floor Plan (Full Scale and one 11 x 17 reduction)

☐ Existing ☐ Previously Approved ☐ Proposed

N/A ☐ Elevations (original and reduced)

☐ Existing ☐ Previously Approved ☐ Proposed

☐ N ☐ S ☐ E ☐ W

N/A ☐ Paint/Stain Swatches (stating name of color to be used)

N/A ☐ Zero Lot Line Affidavit (if required)

N/A ☐ Exception criteria responses (if required) (Word Document emailed to darasch@santafenm.gov or naramirezthomas@santafenm.gov)

☒ Other Supporting Documents History of the site.

Review Packet is complete:


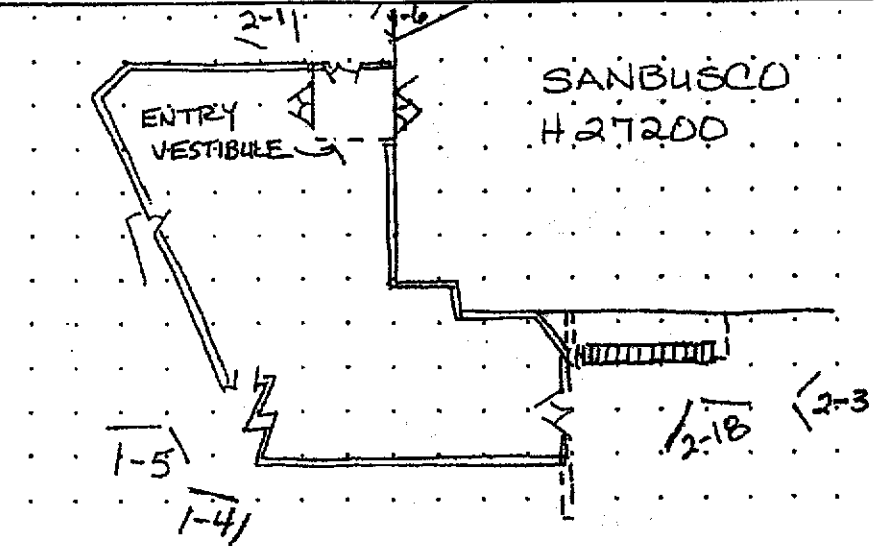
Yes

No

Staff: SOBNA Date: _____

Comments: _____

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY

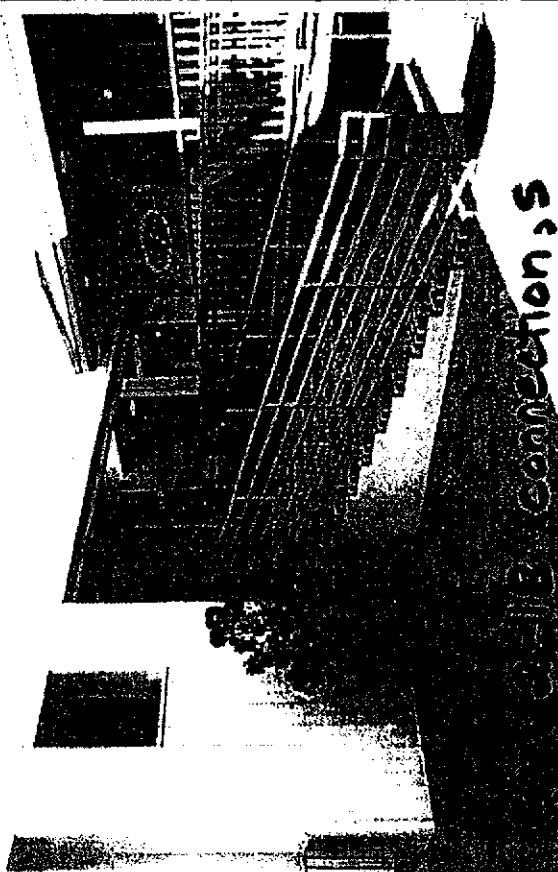
IDENTIFICATION	ADDRESS: <u>500 Montezuma Suite 108</u>		OLD ID NUMBER: 0516
			SANTA FE ID NUMBER: <u>H27203</u>
	UTM REFERENCE EASTING NORTHING	LEGAL DESCRIPTION:	BUILDING NAME: <u>Borders Book Store</u>
	ZONE <u>12 13</u>	TNSP <u>17</u> (N) S RANGE <u>9</u> (E) W SEC <u>23</u> SE 1/4 SE 1/4	
BUILDING DATA	FIELD MAP <u>Santa Fe Historic Status Map 1996</u>	PHOTO	
	DATE OF CONSTRUCTION: SOURCE(S) ____ ESTIMATE <u>1998</u> ACTUAL		
	ARCHITECTURAL STYLE: <u>Postmodern</u>		
	USE: HISTORIC: residential OTHER <u>N/A</u> PRESENT: residential OTHER <u>commercial</u>		
	SURROUNDINGS: <u>Commercial</u>	SITE PLAN	
	RELATIONSHIP TO HISTORIC SURROUNDINGS: <u>X</u> SIMILAR ____ NOT SIMILAR		
	ASSOCIATED BUILDINGS ON SITE: <u>X</u> YES ____ NO WHAT TYPE? <u>Commercial building</u>		
	IF INVENTORIED, LIST ID NUMBER(S) <u>H 27200</u>		
	DEGREE OF REMODELING: ____ MINOR ____ MODERATE ____ MAJOR		
	EXPLAIN: <u>New construction</u>	SIGNIFICANCE	LISTED ON NATIONAL REGISTER OF HISTORIC PLACES? <u>X</u> YES ____ NO ____ ELIGIBLE ____ CONTRIBUTING <u>X</u> NON-CONTRIBUTING
OVERALL CONDITION: <u>X</u> EXCELLENT ____ GOOD ____ FAIR ____ DETERIORATED	LISTED ON STATE REGISTER OF CULTURAL PROPERTIES? <u>X</u> YES ____ NO ____ ELIGIBLE		
BUILDING THREATENED? ____ YES <u>X</u> NO	LOCAL DESIGNATION: <u>Westside-Guadalupe</u> HISTORIC DISTRICT <u>6/9/99</u> ____ SIGNIFICANT ____ CONTRIBUTING <u>X</u> NON-CONTRIBUTING LOCAL LANDMARK ____ YES <u>X</u> NO		

SURVEYED 3/99 BY DB

NEGATIVES WITH NMHPD ROLL # 2 NEG # 1 3 # 18

ARCHITECTURAL FEATURES: STYLE, MATERIALS, AND CONDITION	ROOFS & DRAINS	flat w/ plain parapet, stepped down to west, concrete canals, small bit of brick coping behind false front
	BUILDING WALLS	E - false front, wd plank w/ stepped parapet, large square openings; rest of building light beige stucco
	FOUNDATIONS	concrete
	DOORS	multiple light french pairs, painted, w/ clerestory
	WINDOWS	square 4 light fixed, recessed w/ concrete sills; tall, narrow 8 light fixed below clerestory, concrete sills; 16 light fixed under 4 light clerestory, concrete sill
	PORCHES OR PORTALES	NE - entry vestibule w/ shed metal roof, stucco wall, centered doors; E center: false front leads to recessed alcove w/ similar opening on opposite end framing sidewalk
	ARCHITECTURAL DETAILS	Large wood "billboard" front is copy of the front of the adjoining Sanbusco Market. Otherwise this is a stucco box.
	FENCES/WALLS	W: brick wall at W end of parking area
OTHER/ COMMENTS	SITE FEATURES	Shares entry vestibule w/ Sanbusco but there are no openings to connect the two buildings.
	OTHER/ COMMENTS	This is clearly a separate building from the rest of the Sanbusco complex, although it is physically attached.

ADDITIONAL PHOTOGRAPHS





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

Councilors:

Signe I. Lindell, Mayor Pro Tem, Dist. 1
Renee Villarreal, Dist. 1
Peter N. Ives, Dist. 2
Joseph M. Maestas, Dist. 2
Carmichael A. Dominguez, Dist. 3
Chris Rivera, Dist. 3
Ronald S. Trujillo, Dist. 4
Mike Harris, Dist. 4

June 3, 2016

Re: Review of Historic Status Designation

Dear Property Owner / Resident,

This letter is written notice that the City of Santa Fe Historic Districts Review Board will be reviewing the historic status designation of a historic districts property for a potential change in designation from contributing to non-contributing status.

The designation of a historic status category, including "significant" "contributing" and "non-contributing" is the most important determining factor in how properties within the City of Santa Fe's historic districts may be physically altered.

The Official Historic Status Map for all structures that are located within in the City of Santa Fe's historic districts may be found in the Historic Preservation Division on the second floor of City Hall at 200 Lincoln Avenue.

Please be advised that the commercial buildings located at 500-550 Montezuma Avenue will be reviewed by the Historic Districts Review Board at a public hearing on June 28, 2016 starting at 5:30pm in the City Council Chambers at City Hall.

If you have concerns about the historic status of this property, please attend the hearing. Decisions made by the Historic Districts Review Board regarding a change in historic status designation may be appealed to Governing Body.

Any questions regarding this issue should be directed to Lani McCulley at (505) 955-6605 between 8:00am and noon or between 1:00pm and 5:00pm, Monday through Friday.

Sincerely,

David Rasch
Historic Preservation Division

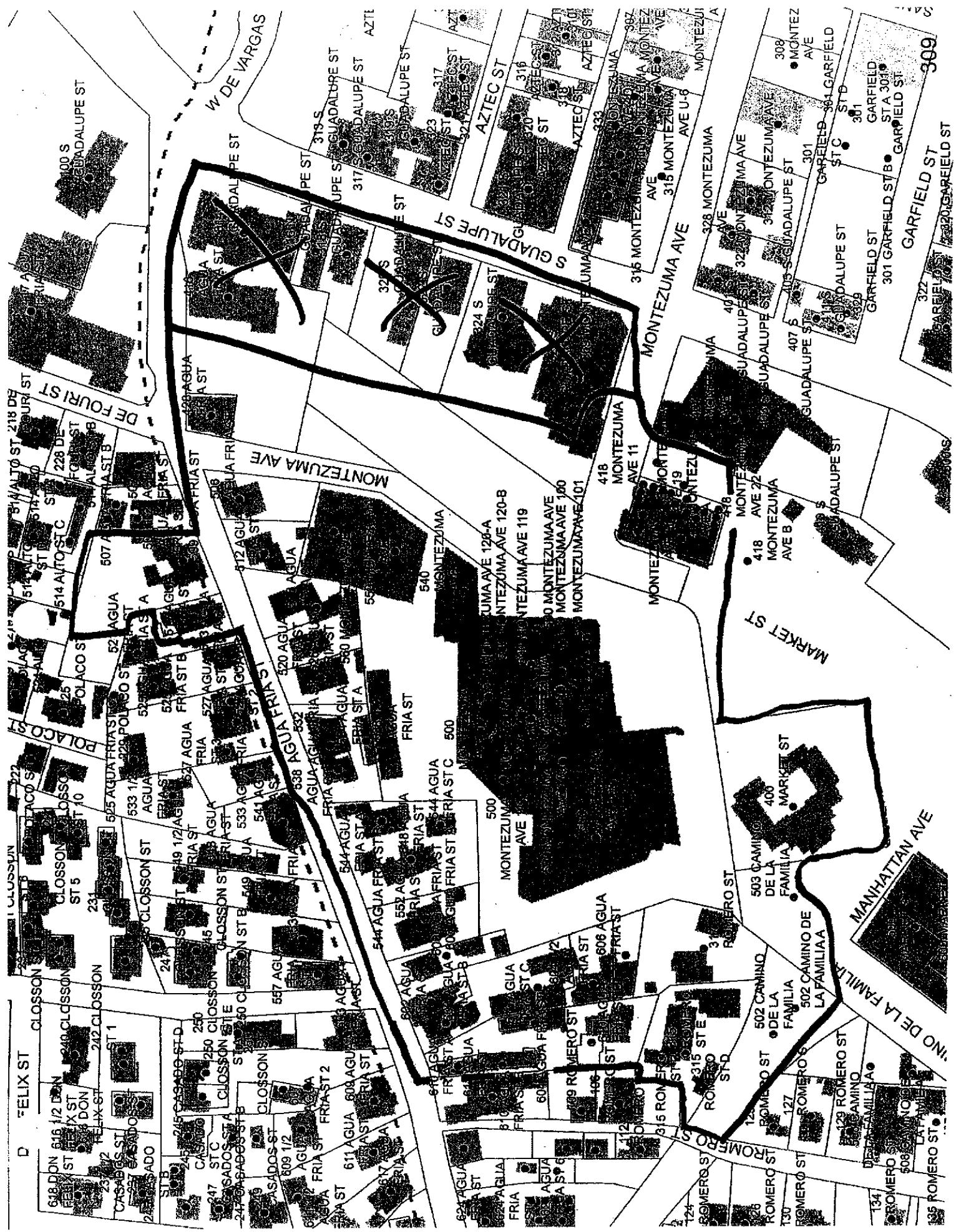
Procedure for Historic Status Mailings

Using the map provided by HPD staff for all properties within 100 feet irrespective of roads compile the legal address of the property owners from the County tax assessors office.

For legal owners who are not listed at the local street address near your property in question send the letter by certified receipt returned mail with my name and address as the return receipt and send the letter by regular mail to "resident" at the local address.

For legal owners who are listed at the local street address near your property in question send certified mail with my name and address as the return receipt.

David Rasch
Historic Preservation Division
Land Use Department
City of Santa Fe
PO Box 909
Santa Fe, NM 87504-0909





SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Natalie Bokum
1159 Camino San Acacio
Santa Fe NM 87505

2. Article Number

(Transfer from service label)

7014 1820 0002 2014 0413

PS Form 3811, July 2013

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes

If YES, enter delivery address below: ☐ No



3. Service Type

☐ Certified Mail®

☐ Priority Mail Express™

☐ Registered

☐ Return Receipt for Merchandise

☐ Insured Mail

☐ Collect on Delivery

4. Restricted Delivery? (Extra Fee)

☐ Yes

ALBUQUERQUE

MAY 27

PM 2



1000



87505

U.S. POSTAGE
PAID
SANTA FE, NM
87501
MAY 27 16
AMOUNT

\$6.47

R2303\$100855-11

Natalie Bokum
1159 Camino San Acacio
Santa Fe, NM 87505

NIXIE

871 4E 1

2207/16/16

RETURN TO SENDER

VACANT

UNABLE TO FORWARD

*0568-08716-27-37

582

87505-595659

Studio Southwest Architects Inc.
2101 Mountain Road NW • Albuquerque, NM 87104

STUDIO
SW
ARCHITECTS

CERTIFIED MAIL

ALBUQUERQUE



7016 0340 0000 2134 6182



UNITED STATES POSTAGE
\$
02 1P
0001865343
MAILED FROM ZI

BOYD, RODGER J & ANNA MARIE
ARGILAGOS
610 AGUA FRIA ST UNIT C
SANTA FE NM 87501

NSW

NIXIE 871 SE 1 0006

RETURN TO SENDER
NO SUCH NUMBER
UNABLE TO FORWARD

BC: 87104143599 *0768-0229

875811041435



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

BOYD, RODGER J & ANNA MARIE
ARGILAGOS
610 AGUA FRIA ST UNIT C
SANTA FE NM 87501



9590 9402 1680 6053 8274 77

2. Article Number (Transfer from service label)

7016 0340 0000 2134 6182

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- ☐ Agent
- ☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

- D. Is delivery address different from item 1?** ☐ Yes
- If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over \$500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☒ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9063

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

KMS LMT LIABILITY CO
610 AGUA FRIA ST
SANTA FE NM 87501



9590 9402 1680 6053 8272 62

2. Article Number (Transfer from service label)

7016 0340 0000 2134 6106

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- ☐ Agent
- ☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

- D. Is delivery address different from item 1? ☐ Yes
- If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over \$500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☒ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811 July 2015 PSN 7530-02-000-9053

Domestic Return Receipt

Architects Inc.
• Albuquerque, NM 87104

CERTIFIED MAIL



7016 0340 0000 2134 6106

7016 0340 0000 2134 6106
JUN '16



UNITED STATES POSTAGE
Eagle logo
PITNEY BOWES
02 1P
\$ 006.465
0001865343 JUN 09 2016
MAILED FROM ZIP CODE 87104

KMS LMT LIABILITY CO
610 AGUA FRIA ST
SANTA FE NM 87501

NIXIE 871 5E 1 0006/14/16

RETURN TO SENDER
NO SUCH NUMBER
UNABLE TO FORWARD

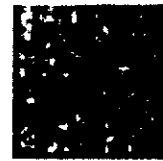
BC: 87104143599 *0668-04773-09-36

87104@1435
87501-251099

Studio Southwest Architects Inc.
2101 Mountain Road NW • Albuquerque, NM 87104



ALBUQUERQUE
NM 870
09 JUN '16
PM 4 L



02 1P
0001865343
MAILED FROM

Current Resident or Owner
502 CAMINO DE LA FAMILIA
SANTA FE NM 87501

NIXIE 871 5E 1 000

RETURN TO SENDER
NO SUCH NUMBER
UNABLE TO FORWARD

SC: 87104143599 *0768-033

871041435
87501-119702

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

CREA ANGELA & SHYAMAA
C/O ANGELA CREA
1609 BATH ST
SANTA BARBARA CA 93101



9590 9402 1680 6053 8274 46

2. Article Number (Transfer from service label)

7016 0340 0000 2134 6151

PS Form 3811, July 2015 PSN 7530-02-000-9033

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

☐ Adult Signature ☐ Priority Mail Express®

☐ Adult Signature Restricted Delivery ☐ Registered Mail™

☐ Certified Mail® ☐ Registered Mail Restricted Delivery

☐ Certified Mail Restricted Delivery ☒ Return Receipt for Merchandise

☐ Collect on Delivery ☐ Signature Confirmation™

☐ Insured Mail ☐ Signature Confirmation Restricted Delivery

☐ Insured Mail Restricted Delivery (over \$500)

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

MCCLENDON REAL ESTATE
INVESTMENTS LLC
PO BOX 65207
LUBBOCK TX 79464



9590 9402 1680 6053 8272 79

2. Article Number (Transfer from service label)

7016 0340 0000 2134 6090

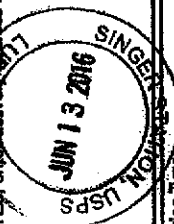
PS Form 3811, July 2015 PSN 7530-02-000-9033

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No



3. Service Type

☐ Adult Signature ☐ Priority Mail Express®

☐ Adult Signature Restricted Delivery ☐ Registered Mail™

☐ Certified Mail® ☐ Registered Mail Restricted Delivery

☐ Certified Mail Restricted Delivery ☒ Return Receipt for Merchandise

☐ Collect on Delivery ☐ Signature Confirmation™

☐ Insured Mail ☐ Signature Confirmation Restricted Delivery

☐ Insured Mail Restricted Delivery (over \$500)

Domestic Return Receipt

Complete Items 1, 2, and 3.
Print your name and address on the reverse so that we can return the card to you.
■ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

SANBUSCO 2015 LLC
311 MONTEZUMA AVE
SANTA FE NM 87501

2. Article Number (Transfer from service label)

7016 0340 0000 2134 6045

9590 9402 1880 6053 8273 47

3. Service Type

☐ Adult Signature
☒ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over \$500)

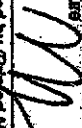
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☒ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

D. Is delivery address different from Item 1? ☐ Yes ☐ No
If YES, enter delivery address below:

B. Received by (Printed Name) *Clifford M. ...*

C. Date of Delivery *6/13/16*

Domestic Return Receipt

<p>1. Article Addressed to:</p> <p style="text-align: center;">SANTA FE RAILYARD COMMUNITY CO</p> <p style="text-align: center;">332 READ ST</p> <p style="text-align: center;">SANTA FE NM 87501</p>	<p>2. Article Number (Transfer from service label)</p> <p style="text-align: center;">7016 0340 0000 2134 6036</p>	<p>3. Service Type</p> <p><input type="checkbox"/> Adult Signature</p> <p><input type="checkbox"/> Adult Signature Restricted Delivery</p> <p><input checked="" type="checkbox"/> Certified Mail®</p> <p><input type="checkbox"/> Certified Mail Restricted Delivery</p> <p><input type="checkbox"/> Collect on Delivery</p> <p><input type="checkbox"/> Collect on Delivery Restricted Delivery</p> <p><input type="checkbox"/> Insured Mail</p> <p><input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)</p>
<p>COMPLETE THIS SECTION ON DELIVERY</p>		
<p>A. Signature</p> <p>X</p> 	<p>B. Received by (Printed Name)</p>	<p>C. Date of Delivery</p>
<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If YES, enter delivery address below:</p>		
<p>E. Agent <input type="checkbox"/></p> <p>F. Addressee <input type="checkbox"/></p>		
<p>G. Priority Mail Express® <input type="checkbox"/></p> <p>H. Registered Mail™ <input type="checkbox"/></p> <p>I. Registered Mail Restricted Delivery <input type="checkbox"/></p> <p>J. Return Receipt for Merchandise <input checked="" type="checkbox"/></p> <p>K. Signature Confirmation <input type="checkbox"/></p> <p>L. Signature Confirmation Restricted Delivery <input type="checkbox"/></p>		

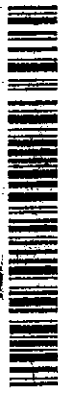
Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:

RAYLARD APARTMENTS LLC
16800 WESTGROVE DR STE 100
ADDISON TX 75001-5189



9590 9402 1680 6053 8272 93

Article Number (Transfer from service label)

7016 0340 0000 2134 6076

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

- A. Signature ☒ Agent ☐ Addressee
- B. Received by (Printed Name) Debra L. Garcia
- C. Date of Delivery 6/17/16
- D. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:

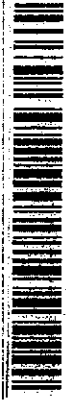
- 3. Service Type
 - ☐ Priority Mail Express®
 - ☐ Adult Signature
 - ☐ Registered Mail™
 - ☐ Registered Mail Restricted Delivery
 - ☒ Certified Mail®
 - ☒ Return Receipt for Merchandise
 - ☐ Collect on Delivery
 - ☐ Collect on Delivery Restricted Delivery
 - ☐ Signature Confirmation™
 - ☐ Signature Confirmation Restricted Delivery
 - ☐ Insured Mail (over \$500)

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

WISNER, CATHERINE L
6800 LAVEROCK CT
BETHESDA MD 20817-4912



9590 9402 1680 6053 8273 92

Article Number (Transfer from service label)

7016 0340 0000 2134 6526

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:

RELLANCE DYEING & FINISHING
166 CALLE VENTOSO W
SANTA FE NM 87506-7731



9590 9402 1680 6053 8273 23

Article Number (Transfer from service label)

6909 4E72 0000 04ED 9702

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

- A. Signature ☒ Agent ☐ Addressee
- B. Received by (Printed Name) _____
- C. Date of Delivery _____
- D. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:

- 3. Service Type
 - ☐ Priority Mail Express®
 - ☐ Adult Signature
 - ☐ Registered Mail™
 - ☐ Registered Mail Restricted Delivery
 - ☒ Certified Mail®
 - ☒ Return Receipt for Merchandise
 - ☐ Collect on Delivery
 - ☐ Collect on Delivery Restricted Delivery
 - ☐ Signature Confirmation™
 - ☐ Signature Confirmation Restricted Delivery
 - ☐ Insured Mail (over \$500)

COMPLETE THIS SECTION ON DELIVERY

- A. Signature ☒ Agent ☐ Addressee
- B. Received by (Printed Name) _____
- C. Date of Delivery _____
- D. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:

- 3. Service Type
 - ☐ Priority Mail Express®
 - ☐ Adult Signature
 - ☐ Registered Mail™
 - ☐ Registered Mail Restricted Delivery
 - ☒ Certified Mail®
 - ☒ Return Receipt for Merchandise
 - ☐ Collect on Delivery
 - ☐ Collect on Delivery Restricted Delivery
 - ☐ Signature Confirmation™
 - ☐ Signature Confirmation Restricted Delivery
 - ☐ Insured Mail (over \$500)

Article Number (Transfer from service label)

7016 0340 0000 2134 6007

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:

CONCEPCION S QUINTANA
REVOCABLE TRUST
604 AGUA FRIA ST
SANTA FE NM 87501

9590 9402 1680 6053 8274 53

Article Number (Transfer from service label)

016 0340 0000 2134 6166

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

- Signature of Agent ☒ Agent ☐ Addressee
- Received by (Printed Name) ☐ Date of Delivery

- Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:

- Service Type
 - ☐ Adult Signature
 - ☐ Adult Signature Restricted Delivery
 - ☐ Certified Mail
 - ☐ Certified Mail Restricted Delivery
 - ☐ Collect on Delivery
 - ☐ Collect on Delivery Restricted Delivery
 - ☐ Insured Mail
 - ☐ Insured Mail Restricted Delivery (over \$500)

- Priority Mail Express ☐
- Registered Mail ☐
- Registered Mail Restricted Delivery ☐
- Return Receipt for Merchandise ☒
- Signature Confirmation ☐
- Signature Confirmation Restricted Delivery ☐

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:

Current Resident or Owner
606 AGUA FRIA ST
SANTA FE NM 87501

9590 9402 1680 6053 8274 22

Article Number (Transfer from service label)

016 0340 0000 2134 6144

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

- Signature ☐ Agent ☒ Addressee
- Received by (Printed Name) ☐ Date of Delivery

- Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:

- Service Type
 - ☐ Adult Signature
 - ☐ Adult Signature Restricted Delivery
 - ☐ Certified Mail
 - ☐ Certified Mail Restricted Delivery
 - ☐ Collect on Delivery
 - ☐ Collect on Delivery Restricted Delivery
 - ☐ Insured Mail
 - ☐ Insured Mail Restricted Delivery (over \$500)

- Priority Mail Express ☐
- Registered Mail ☐
- Registered Mail Restricted Delivery ☐
- Return Receipt for Merchandise ☒
- Signature Confirmation ☐
- Signature Confirmation Restricted Delivery ☐

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:

DIAMOND, MITCHELL & ANNE
381 MISSOURI ST
SAN FRANCISCO CA 94107

9590 9402 1680 6053 8272 55

Article Number (Transfer from service label)

016 0340 0000 2134 6137

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

- Signature of Agent ☒ Agent ☐ Addressee
- Received by (Printed Name) ☐ Date of Delivery

- Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:

- Service Type
 - ☐ Adult Signature
 - ☐ Adult Signature Restricted Delivery
 - ☐ Certified Mail
 - ☐ Certified Mail Restricted Delivery
 - ☐ Collect on Delivery
 - ☐ Collect on Delivery Restricted Delivery
 - ☐ Insured Mail
 - ☐ Insured Mail Restricted Delivery (over \$500)

- Priority Mail Express ☐
- Registered Mail ☐
- Registered Mail Restricted Delivery ☐
- Return Receipt for Merchandise ☒
- Signature Confirmation ☐
- Signature Confirmation Restricted Delivery ☐

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:

SANTA FE RAPTOR LLC
1810 CALLE DE SEBASTIAN STE D-3
SANTA FE NM 87505

9590 9402 1680 6053 8273 54

Article Number (Transfer from service label)

016 0340 0000 2134 6021

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

- Signature ☒ Agent ☐ Addressee
- Received by (Printed Name) ☐ Date of Delivery

- Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:

- Service Type
 - ☐ Adult Signature
 - ☐ Adult Signature Restricted Delivery
 - ☐ Certified Mail
 - ☐ Certified Mail Restricted Delivery
 - ☐ Collect on Delivery
 - ☐ Collect on Delivery Restricted Delivery
 - ☐ Insured Mail
 - ☐ Insured Mail Restricted Delivery (over \$500)

- Priority Mail Express ☐
- Registered Mail ☐
- Registered Mail Restricted Delivery ☐
- Return Receipt for Merchandise ☒
- Signature Confirmation ☐
- Signature Confirmation Restricted Delivery ☐

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY	COMPLETE THIS SECTION ON DELIVERY
<p>■ Complete items 1, 2, and 3.</p> <p>■ Print your name and address on the reverse so that we can return the card to you.</p> <p>■ Attach this card to the back of the mailpiece, or on the front if space permits.</p> <p>1. Article Addressed to:</p> <p style="text-align: center; font-weight: bold;">CHAPMAN, ELIZABETH P 1323 ALTHEA DR HOUSTON TX 77018</p>	<p>A. Signature <input type="checkbox"/> Agent</p> <p>X</p> <p>B. Received by (Printed Name) <input type="checkbox"/> Addressee</p> <p>C. Date of Delivery</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>	<p>3. Service Type</p> <p><input type="checkbox"/> Priority Mail Express®</p> <p><input type="checkbox"/> Adult Signature</p> <p><input type="checkbox"/> Adult Signature Restricted Delivery</p> <p><input checked="" type="checkbox"/> Certified Mail®</p> <p><input type="checkbox"/> Certified Mail Restricted Delivery</p> <p><input type="checkbox"/> Collect on Delivery</p> <p><input type="checkbox"/> Collect on Delivery Restricted Delivery</p> <p><input type="checkbox"/> Signature Confirmation™</p> <p><input type="checkbox"/> Signature Confirmation Restricted Delivery</p> <p><input type="checkbox"/> Insured Mail (over \$500)</p>
<p>■ Complete items 1, 2, and 3.</p> <p>■ Print your name and address on the reverse so that we can return the card to you.</p> <p>■ Attach this card to the back of the mailpiece, or on the front if space permits.</p> <p>1. Article Addressed to:</p> <p style="text-align: center; font-weight: bold;">SOBACH HOLDINGS LLC 552 AGUA FRIA ST SANTA FE NM 87501</p>	<p>A. Signature <input type="checkbox"/> Agent</p> <p>X</p> <p>B. Received by (Printed Name) <input type="checkbox"/> Addressee</p> <p>C. Date of Delivery</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>	<p>3. Service Type</p> <p><input type="checkbox"/> Priority Mail Express®</p> <p><input type="checkbox"/> Adult Signature</p> <p><input type="checkbox"/> Adult Signature Restricted Delivery</p> <p><input checked="" type="checkbox"/> Certified Mail®</p> <p><input type="checkbox"/> Certified Mail Restricted Delivery</p> <p><input type="checkbox"/> Collect on Delivery</p> <p><input type="checkbox"/> Collect on Delivery Restricted Delivery</p> <p><input type="checkbox"/> Signature Confirmation™</p> <p><input type="checkbox"/> Signature Confirmation Restricted Delivery</p> <p><input type="checkbox"/> Insured Mail (over \$500)</p>
<p>■ Complete items 1, 2, and 3.</p> <p>■ Print your name and address on the reverse so that we can return the card to you.</p> <p>■ Attach this card to the back of the mailpiece, or on the front if space permits.</p> <p>1. Article Addressed to:</p> <p style="text-align: center; font-weight: bold;">SOBACH HOLDINGS LLC 552 AGUA FRIA ST SANTA FE NM 87501</p>	<p>A. Signature <input type="checkbox"/> Agent</p> <p>X</p> <p>B. Received by (Printed Name) <input type="checkbox"/> Addressee</p> <p>C. Date of Delivery</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>	<p>3. Service Type</p> <p><input type="checkbox"/> Priority Mail Express®</p> <p><input type="checkbox"/> Adult Signature</p> <p><input type="checkbox"/> Adult Signature Restricted Delivery</p> <p><input checked="" type="checkbox"/> Certified Mail®</p> <p><input type="checkbox"/> Certified Mail Restricted Delivery</p> <p><input type="checkbox"/> Collect on Delivery</p> <p><input type="checkbox"/> Collect on Delivery Restricted Delivery</p> <p><input type="checkbox"/> Signature Confirmation™</p> <p><input type="checkbox"/> Signature Confirmation Restricted Delivery</p> <p><input type="checkbox"/> Insured Mail (over \$500)</p>

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<p>1. Article Addressed to:</p> <p>YATES, MARY BETH (TRUSTEE) 532 AGUA FRIA ST SANTA FE NM 87501</p>	<p>3. Service Type</p> <p><input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Adult Signature <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Certified Mail® <input checked="" type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Insured Mail <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)</p>
<p>2. Article Number (Transfer from service label)</p> <p>7016 0340 0000 2134 6514</p>	<p>4. Signature</p> <p><input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>5. Date of Delivery</p> <p>JUN 14 2013</p>
<p>6. Complete items 1, 2, and 3.</p> <p>7. Print your name and address on the reverse so that we can return the card to you.</p> <p>8. Attach this card to the back of the mailpiece, or on the front if space permits.</p>	<p>9. Is delivery address different from item 1? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>10. If YES, enter delivery address below:</p>
<p>11. Article Addressed to:</p> <p>QUINTANA, HENRIETTA & PETE & DOLORES, Q MYERS 604 AGUA FRIA ST SANTA FE NM 87501</p>	<p>12. Service Type</p> <p><input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Adult Signature <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Certified Mail® <input checked="" type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Insured Mail <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)</p>
<p>13. Article Number (Transfer from service label)</p> <p>7016 0340 0000 2134 6083</p>	<p>14. Signature</p> <p><input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>15. Date of Delivery</p> <p>JUN 14 2013</p>
<p>16. Complete items 1, 2, and 3.</p> <p>17. Print your name and address on the reverse so that we can return the card to you.</p> <p>18. Attach this card to the back of the mailpiece, or on the front if space permits.</p>	<p>19. Is delivery address different from item 1? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>20. If YES, enter delivery address below:</p>

SENDER: COMPLETE THIS SECTION

- 1. Complete items 1, 2, and 3.
- 2. Print your name and address on the reverse so that we can return the card to you.
- 3. Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:

FACELESS MAN LLC
102 SALVADOR LN
SANTA FE, NM 87501

9590 9402 1680 6053 8274 39



Article Number (Transfer from service label)

7016 0340 0000 2134 6120

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

- A. Signature ☒ Agent
- B. Received by (Printed Name) ☒ Addressee
- C. Date of Delivery ☒
- D. Is delivery address different from item 1? ☐ Yes
 If YES, enter delivery address below: ☐ No

- 3. Service Type
 - ☐ Adult Signature
 - ☐ Adult Signature Restricted Delivery
 - ☐ Certified Mail
 - ☐ Certified Mail Restricted Delivery
 - ☐ Collect on Delivery
 - ☐ Collect on Delivery Restricted Delivery
 - ☐ Insured Mail
 - ☐ Insured Mail Restricted Delivery (over \$500)
 - ☐ Priority Mail Express®
 - ☐ Registered Mail™
 - ☐ Registered Mail Restricted Delivery
 - ☐ Return Receipt for Merchandise
 - ☐ Signature Confirmation™
 - ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- 1. Complete items 1, 2, and 3.
- 2. Print your name and address on the reverse so that we can return the card to you.
- 3. Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:

URIOSTE, MANUEL & ETAL
315 ROMERO ST
SANTA FE, NM 87501

9590 9402 1680 6053 8273 85



Article Number (Transfer from service label)

7016 0340 0000 2134 6540

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

- A. Signature ☒ Agent
- B. Received by (Printed Name) ☒ Addressee
- C. Date of Delivery ☒
- D. Is delivery address different from item 1? ☐ Yes
 If YES, enter delivery address below: ☐ No

- 3. Service Type
 - ☐ Adult Signature
 - ☐ Adult Signature Restricted Delivery
 - ☐ Certified Mail
 - ☐ Certified Mail Restricted Delivery
 - ☐ Collect on Delivery
 - ☐ Collect on Delivery Restricted Delivery
 - ☐ Insured Mail
 - ☐ Insured Mail Restricted Delivery (over \$500)
 - ☐ Priority Mail Express®
 - ☐ Registered Mail™
 - ☐ Registered Mail Restricted Delivery
 - ☐ Return Receipt for Merchandise
 - ☐ Signature Confirmation™
 - ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

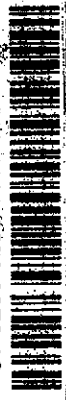
SENDER: COMPLETE THIS SECTION

- 1. Complete items 1, 2, and 3.
- 2. Print your name and address on the reverse so that we can return the card to you.
- 3. Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:

SAZ, VALLIE
317 ROMERO ST
SANTA FE, NM 87501

9590 9402 1680 6053 8273 16



Article Number (Transfer from service label)

7016 0340 0000 2134 6052

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

- A. Signature ☒ Agent
- B. Received by (Printed Name) ☒ Addressee
- C. Date of Delivery ☒
- D. Is delivery address different from item 1? ☐ Yes
 If YES, enter delivery address below: ☐ No

- 3. Service Type
 - ☐ Adult Signature
 - ☐ Adult Signature Restricted Delivery
 - ☐ Certified Mail
 - ☐ Certified Mail Restricted Delivery
 - ☐ Collect on Delivery
 - ☐ Collect on Delivery Restricted Delivery
 - ☐ Insured Mail
 - ☐ Insured Mail Restricted Delivery (over \$500)
 - ☐ Priority Mail Express®
 - ☐ Registered Mail™
 - ☐ Registered Mail Restricted Delivery
 - ☐ Return Receipt for Merchandise
 - ☐ Signature Confirmation™
 - ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- 1. Complete items 1, 2, and 3.
- 2. Print your name and address on the reverse so that we can return the card to you.
- 3. Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:

VIEIRA, FRANCES Q TRUSTEE OF
THE FRANCIS Q LIVING TRUST
4644 ROYAL RIDGE LN
LAS VEGAS, NV 89103

9590 9402 1680 6053 8274 08



Article Number (Transfer from service label)

7016 0340 0000 2134 6533

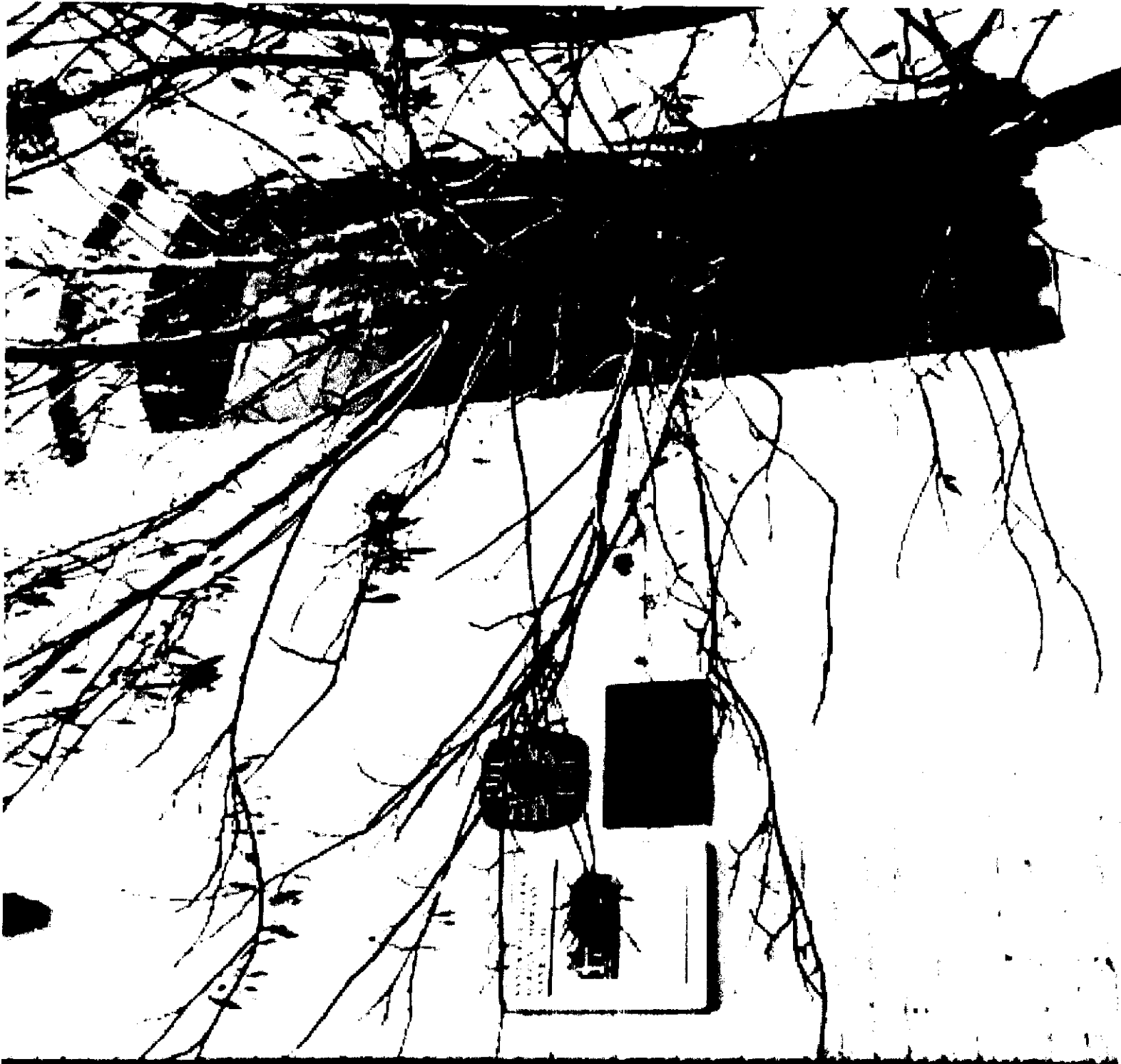
PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

- A. Signature ☒ Agent
- B. Received by (Printed Name) ☒ Addressee
- C. Date of Delivery ☒
- D. Is delivery address different from item 1? ☐ Yes
 If YES, enter delivery address below: ☐ No

- 3. Service Type
 - ☐ Adult Signature
 - ☐ Adult Signature Restricted Delivery
 - ☐ Certified Mail
 - ☐ Certified Mail Restricted Delivery
 - ☐ Collect on Delivery
 - ☐ Collect on Delivery Restricted Delivery
 - ☐ Insured Mail
 - ☐ Insured Mail Restricted Delivery (over \$500)
 - ☐ Priority Mail Express®
 - ☐ Registered Mail™
 - ☐ Registered Mail Restricted Delivery
 - ☐ Return Receipt for Merchandise
 - ☐ Signature Confirmation™
 - ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt



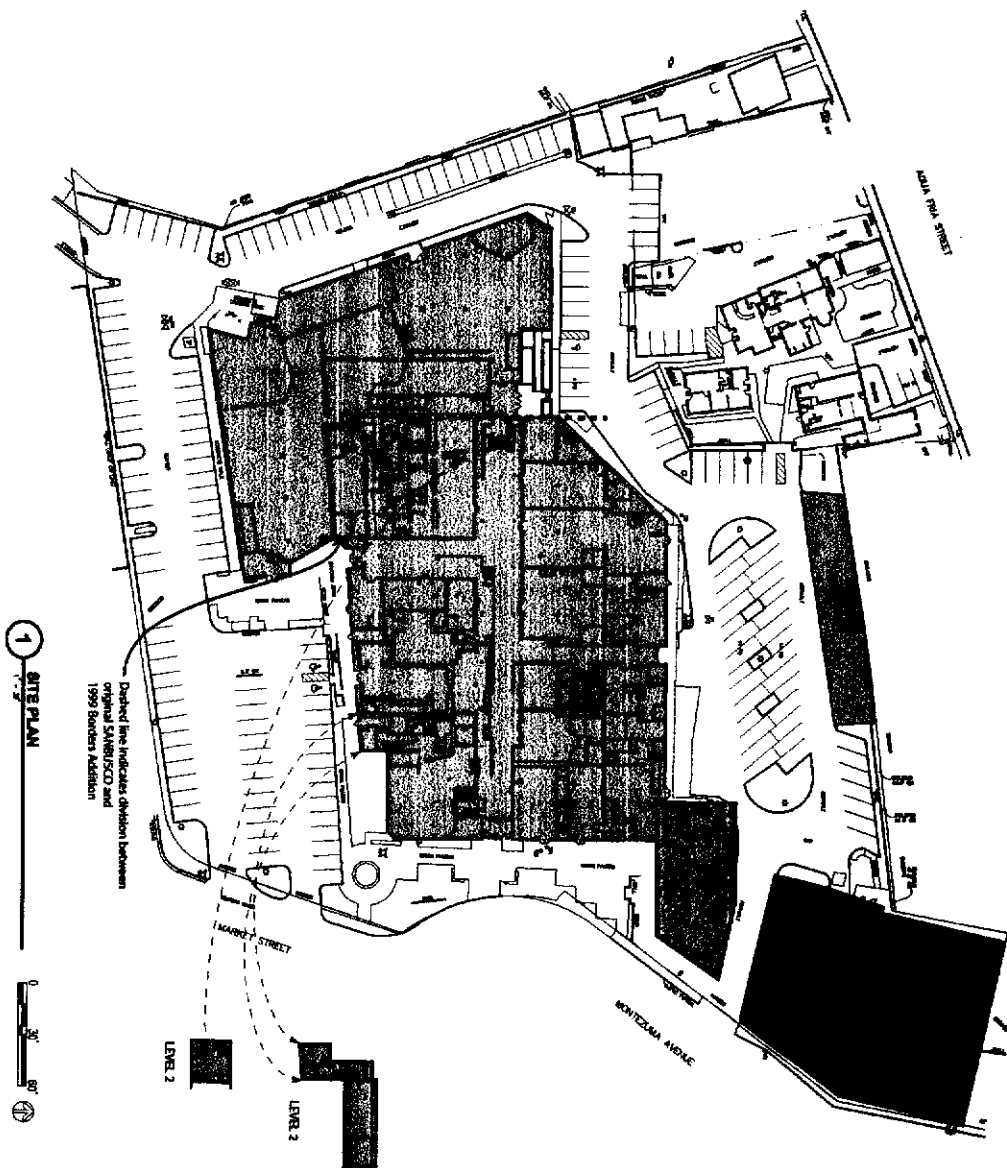
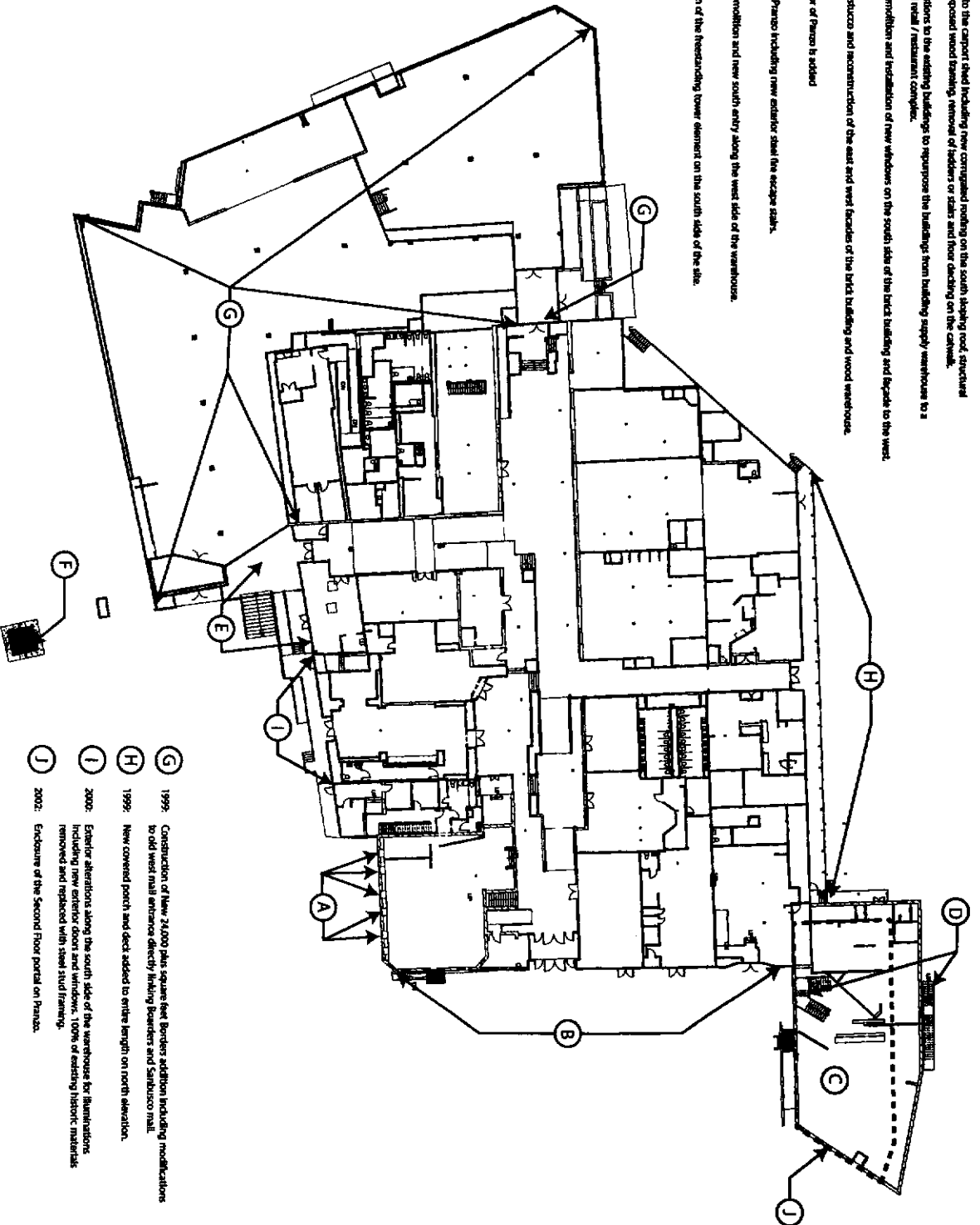


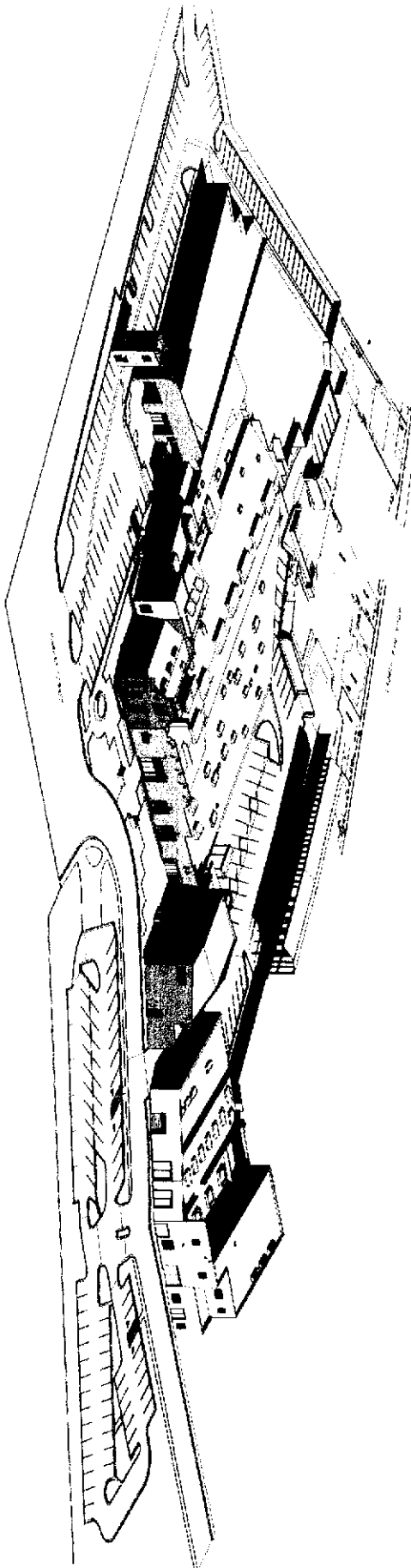
Exhibit "6"

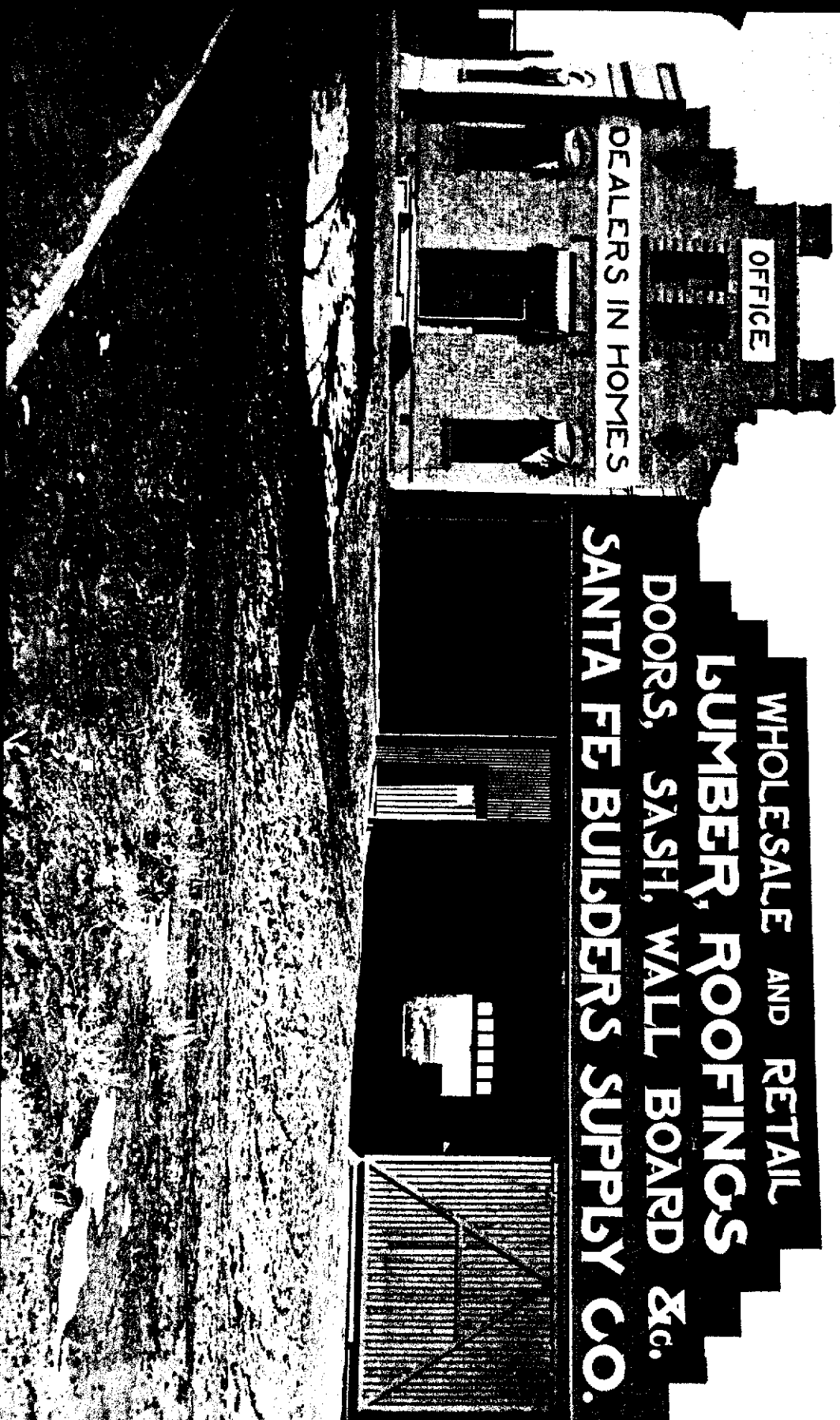
- 1984: Alterations to the airport shed including new corrugated roofing on the south hipped roof, structural repairs to exposed wood framing, removal of bidders or stairs and floor decking on the catwalk.
- 1984: Major alterations to the existing buildings to reorganize the buildings from building supply warehouse to a commercial retail / restaurant complex.
- (A) 1984: Selective demolition and installation of new windows on the south side of the brick building and facade to the west.
- (B) 1984: Removal of stucco and reconstruction of the east and west facades of the brick building and wood warehouse.
- (C) 1990: Second floor of Pinaro is added.
- (D) 1992: Addition to Pinaro including new exterior steel fire escape stairs.
- (E) 1999: Selective demolition and new south entry along the west side of the warehouse.
- (F) 1999: Construction of the freestanding tower element on the south side of the site.



1 FLOOR PLAN - SANBUSCO EXISTING CONDITIONS

- (G) 1999: Construction of New 24,000 plus square feet. Borders addition including modifications to old west main entrance directly linking Borders and Sanbusco mall.
- (H) 1999: New covered porch and deck added to entire length on north elevation.
- (I) 2000: Exterior alterations along the south side of the warehouse for illuminations including new exterior doors and windows, 100% of existing historic materials removed and replaced with steel stud framing.
- (J) 2002: Enclosure of the Second Floor portal on Pinaro.





WHOLESALE AND RETAIL
LUMBER, ROOFINGS
DOORS, SASH, WALL BOARD &c.
SANTA FE BUILDERS SUPPLY CO.



September 14, 2016

Santa Fe City Council, 7 P.M.
Public Hearing, on the Appeal of the Status of the Sanbusco Center
Case # 2016- 91

TESTIMONY: from Nicoletta Munroe, 701 Dunlap St.

Council, Mayor, City Attorney,

The Sanbusco Center, built in 1881, is an historic site that is listed on the National Register of Historic Places. It is a landmark. It is also an antiquity.

PHOTO

Please verify the photo
to National Register of Hist. Places
Plaque

*I recommend that City Council affirm the June 28, 2016 decision of the Historic Districts Review Board, Case # H-16-051A, vote for Option 3, that the Market Center and the Shed are both Contributing. On p 7

The Sanbusco Center is protected by ^{the Federal} The Antiquities Act of 1906, The New Mexico State Cultural Properties Act, The National Historic Preservation Act, and City of Santa Fe Codes in Chapter 14.

and
the State
plaque

The New Mexico Cultural Properties Act 18-6-2, Purpose: states:

"The Legislature hereby declares that the historic and cultural heritage of the state is one of the state's most valued and important assets; that the public has an interest in the preservation of all antiquities, historic and prehistoric ruins, sites, structures, objects and similar places and things for their scientific and historical information and value; that the neglect, desecration and destruction of historical and cultural sites, structures, places and objects results in an irreplaceable loss to the public; and that therefore it is the purpose of the Cultural Properties Act to provide for the preservation, protection and enhancement of structures, sites and objects of historical significance within the state, in a manner conforming with, yet not limited by, the provisions of the National Historic Preservation Act (P.L. 89-665)."

The National Register of Historic Places is the federal list of the nation's historic places worthy of preservation. Authorized by the National Historic Preservation Act of 1966, held within the Department of the Interior, the National Register is a federal department, designated to identify, protect, and conserve America's historic and archeological resources.

In New Mexico, places on the National Register, with the Sanbusco Center are the historic Santa Fe Plaza, San Miguel Church, the New Mexico Supreme Court building, The Palace of the Governors, the Taos Pueblo, the Santa Fe Historic District, and Bandelier National Monument.

Exhibit "7"