



CITY CLERK'S OFFICE  
**Agenda** DATE 2/8/17 TIME 11:50  
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**HISTORIC DISTRICTS REVIEW BOARD FIELD TRIP**

**TUESDAY, February 14, 2017 at 12:00 NOON**

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

**HISTORIC DISTRICTS REVIEW BOARD HEARING**

**TUESDAY, February 14, 2017 at 5:30 P.M.**

**CITY COUNCIL CHAMBERS**

**\*\*\*AMENDED\*\*\***

- A. CALL TO ORDER
- B. ROLL CALL
- C. APPROVAL OF AGENDA
- D. APPROVAL OF MINUTES: January 24, 2017
- E. FINDINGS OF FACT & CONCLUSIONS OF LAW

Case #H-16-089. 562½ Garcia Street.  
Case #H-08-054. 530 Camino del Monte Sol.  
Case #H-16-107. 1119 East Buena Vista Street.  
Case #H-16-110. 486 Camino Don Miguel.

Case #H-17-001. 110 Delgado Street.  
Case #H-16-100B. 1039 Camino San Acacio.  
Case #H-16-104. 621 Halona Street.  
Case #H-16-108. 510 Halona Street.

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

1. Case #H-16-110. 486 Camino Don Miguel. Downtown & Eastside Historic District. Tom Easterson-Bond, agent for Suella Domres, owner, proposes to construct a Trombe wall on a contributing residential structure. (Nicole Ramirez Thomas)
2. Case #H-16-108. 510 Halona Street. Downtown & Eastside Historic District. The Right Plumber, agent for Jason Price, owner, proposes to construct a 2,875 sq. ft. residential structure to the height of 21'6" and a 522 sq. ft. casita to a height of 13'6" where the maximum allowable height is 16'1" on a vacant lot. An exception is requested to exceed the maximum allowable height (Section 14-5.2(D)(9)). (David Rasch)
3. Case #H-16-030. 911 Roybal Street. Westside-Guadalupe Historic District. Jay Jay Shapiro, agent for Claudia Quan, owner, proposes to construct a commercial/residential structure with a 1,661 sq. ft. footprint to a maximum height of 23'10" where the maximum allowable height is 14'1", a 4' high wrought iron fence, and 4' high and 6' high yardwalls on a vacant lot. An exception is requested to exceed the maximum allowable height (Section 14-5.2(D)(9)). (David Rasch)
4. Case #H-16-106A. 418 Apodaca Hill. Downtown & Eastside Historic District. Sandra Donner, agent for Patricia Kopren, owner, requests historic status review with designation of primary elevations, if applicable, of a contributing residential property. (David Rasch)
5. Case #H-17-003. 1405 Paseo de Peralta. Don Gaspar Area Historic District. Jennifer Schlesinger, agent for Brant Mackley, owner, proposes to remodel a two-story non-contributing nonresidential building by constructing screened mechanical equipment on the first floor roof, installing traditional design elements, painting a mural, removing a stair and other minor remodeling. (David Rasch)
6. Case #H-17-004. 625 Camino del Monte Sol. Downtown & Eastside Historic District. Tom Easterson Bond, agent for Sandy Brice, owner, proposes to construct a 32 sq. ft. addition, 540 sq. ft. portal, change openings, and replace windows and doors on a non-contributing residential structure. (Nicole Ramirez Thomas)

7. Case #H-17-005. 912 Canyon Road. Downtown & Eastside Historic District. Bruce Wollens, agent for Victoria Seale, owner, requests a designation of primary elevations of a contributing residential property. (Nicole Ramirez Thomas)
8. Case #H-17-006. 310 Irvine Street. Westside-Guadalupe Historic District. Nicholas and Debbie Aranda agents/owners, propose to remodel a residential contributing structure including constructing a 175 sq. ft. addition to a maximum height of 10', refurbish windows, and install a black wrought iron gate. (Nicole Ramirez Thomas)
9. Case #H-17-007A. 908 Old Santa Fe Trail. Downtown & Eastside Historic District. Lorn Tryk, agent for J.C. and Christy Butler, owners, requests historic status review with designation of primary elevations, if applicable, of a non-contributing main residence, and a non-statused guesthouse on a residential property. (David Rasch)
10. Case #H-17-007B. 908 Old Santa Fe Trail. Downtown & Eastside Historic District. Lorn Tryk, agent for J.C. and Christy Butler, owners, proposes to construct a freestanding 687 sq. ft. garage to a height of 12'8" where the maximum allowable height is 15'8", a 4' yardwall, and other minor remodeling. (David Rasch)
11. Case #H-17-008. 220 Otero Street. Downtown & Eastside Historic District. Architectural Alliance, agent for Reex Investments LLC, owner, requests a historic status review with designation of primary elevations, if applicable, of two non-contributing residential structures. (Nicole Ramirez Thomas)

**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.santafenm.gov/historic\\_districts\\_review\\_board\\_hearing\\_packets](http://www.santafenm.gov/historic_districts_review_board_hearing_packets) for more information regarding cases on this agenda.



# Agenda

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DATE 1/26/17 TIME 11:40

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**SUMMARY INDEX**  
**HISTORIC DISTRICTS REVIEW BOARD**  
February 14, 2017

<b>ITEM</b>	<b>ACTION TAKEN</b>	<b>PAGE(S)</b>
B. Roll Call	Quorum Present	1
C. Approval of Agenda	Approved as presented	1-2
D. Approval of Minutes January 24, 2017	Approved as amended	2-3
E. Findings of Fact & Conclusions of Law	Approved as presented	3
F. Business from the Floor	Comments made	3
G. Communications	Comments by Ms. Gheen	3
H. Action Items		
1. <b><u>Case #H-16-110.</u></b> 486 Camino Don Miguel	Approved as submitted	4-5
2. <b><u>Case #H-16-108.</u></b> 510 Halona Street	Postponed for redesign	6-13
3. <b><u>Case #H-16-030.</u></b> 911 Roybal Street	Approved with conditions	13-20
4. <b><u>Case #H-16-106A.</u></b> 418 Apodaca Hill	Remained as Contributing	21-23
5. <b><u>Case #H-17-003.</u></b> 1405 Paseo de Peralta	Approved with conditions	23-28
6. <b><u>Case #H-17-004.</u></b> 625 Camino del Monte Sol	Approved partially	28-31
7. <b><u>Case #H-17-005.</u></b> 912 Canyon Road	Retained as Contributing	31-33
8. <b><u>Case #H-17-006.</u></b> 310 Irvine Street	Approved with conditions	33-36
9. <b><u>Case #H-17-007A.</u></b> 908 Old Santa Fe Trail	Upgraded to Significant	36-37
10. <b><u>Case #H-17-007B.</u></b> 908 Old Santa Fe Trail	Approved with conditions	37-41
11. <b><u>Case #H-17-008.</u></b> 220 Otero Street	Designated Contributing	41-44
I. Matters from the Board	Discussion	45
J. Adjournment	Adjourned at 9:16 p.m.	45

**MINUTES OF THE**  
**CITY OF SANTA FE**  
**HISTORIC DISTRICTS REVIEW BOARD**

**February 14, 2017**

**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, 200 Lincoln Avenue, 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. Jennifer Biedscheid  
Ms. Meghan Bayer  
Mr. Edmund Boniface  
Mr. William Powell  
Mr. Buddy Roybal

**MEMBERS EXCUSED:**

**OTHERS PRESENT:**

Mr. David Rasch, Historic Planner Supervisor  
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 Roybal moved to approve the agenda as published. Member Boniface seconded the motion and it passed by unanimous voice vote.**

#### **D. APPROVAL OF MINUTES: January 24, 2017**

Member Bayer requested a change on page 32 where Member Bayer moved to have a status review. Of 76 East San Francisco Street, Member Katz seconded the motion and it passed by unanimous voice vote.

**Member Katz moved to approve the minutes as amended. Member Roybal seconded the motion and it passed by unanimous voice vote.**

Member Powell arrived at this time.

#### **E. FINDINGS OF FACT AND CONCLUSIONS OF LAW**

**Case #H-16-089. 562½ Garcia Street.**

**Case #H-17-001. 110 Delgado Street.**

**Case #H-08-054. 530 Camino del Monte Sol.**

**Case #H-16-100B. 1039 Camino San Acacio.**

**Case #H-16-107. 1119 East Buena Vista Street.**

**Case #H-16-104. 621 Halona Street.**

**Case #H-16-110. 486 Camino Don Miguel.**

**Case #H-16-108. 510 Halona Street.**

There were no changes requested.

**Member Katz 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.**

#### **F. BUSINESS FROM THE FLOOR**

Ms. Stefanie Beninato, P. O. Box 1601, Santa Fe, spoke to the historic structure at 616½ Galisteo Street. She said the neighbors call it the yellow house and several of them pointed out to her that it is melting. It had belonged to Pete Armijo who died a year ago in December and his sister still lives there and now is the owner. When their mother died twenty years ago there was no probate to declare that they were the owners. They did get a building permit in 2011 but nothing much has happened with it. Pete Armijo would put tarps on the roof but didn't have enough money to do the insulation. Mary, the sister, is a city employee union member with a husband who also works. Ms. Beninato suggested that Mary sell Pete's pickup to pay for the renovations. Mary had said they would try to do something by spring but they always said they had no money to do it. It is hard to believe they couldn't save \$4-5,000 to do that. She said she is a friend and neighbor. The permit has been out there five years and others see the house melting. It dates from the 1890s and is contributing.

There was no other business from the floor.

## **G. COMMUNICATIONS**

Ms. Gheen announced the appeal a month ago of the Guadalupe Shrine Rectory office space has officially been withdrawn.

For the appeal of Goldberg/Tapia from the Board's decision on the stained fence went to district court. Recently, we got the court's decision that affirmed the Board's decision.

In the appeal of the "green stucco" case, we received the court's decision that ruled in the City's favor.

She announced a new appeal from the Diaz, neighbor of 407 Hillside, Case #H-15-104, which hasn't yet been scheduled.

She reported that on January 26, the Council approved the FF/CL for the Board's decision on 201 Old Santa Fé Trail. In that decision, the Governing Body remanded the case to the HDRB. During the hearing, the applicant introduced a new design and the Council looked at it favorably but was not ready to approve it. So, the new design will come to the HDRB and will be looking at exception criteria responses for consideration.

Member Katz said they didn't have a design but they described the changes.

Ms. Gheen agreed. It was not a design submitted but told what they incorporated into the design and it was only verbal.

Member Katz had requested they come to the Board to talk about where they are going before going through the expense of a new design.

Mr. Rasch said he spoke to the owner's daughter and presented options, including a preliminary design. She liked that but said if she came for final approval, the Board could request postponement.

Member Katz thanked Mr. Rasch for doing that.

Chair Rios said the Board could have two meetings on it - one for height and the second for design.

Mr. Rasch said tomorrow, the City's legal staff is meeting with their legal counsel and will bring that point up.

Chair Rios said the Board deserves a pat on the back for two court affirmations of Board decisions.

## **H. ACTION ITEMS**



Chair Rios announced to the public that anyone who disagrees with a decision of this Board has up to 15 days after the approval of the Findings of Fact and Conclusions of Law to file an appeal with the Governing Body. She also limited public comments to a maximum of two minutes.

1. **Case #H-16-110. 486 Camino Don Miguel.** Downtown & Eastside Historic District. Tom Easterson-Bond, agent for Suella Domres, owner, proposes to construct a Trombe wall on a contributing residential structure. (Nicole Ramirez Thomas)

Member Biedscheid recused herself from consideration of this case and left the room.

Ms. Ramirez Thomas presented the Staff Report as follows:

### **BACKGROUND & SUMMARY:**

486 Camino Don Miguel is a Spanish-Pueblo Revival style single family home which is designated as contributing to the Downtown and Eastside Historic District. The estimated date of construction of the house is 1910 but the house is known to have been constructed by 1940 based on information from a city directory. A remodel of the home was completed in 1990 though no substantial change occurred to the footprint or overall character or massing of the home. At the January 10, 2017, HDRB hearing, the east and north elevations of the residence were designated as primary.

A decision regarding approval of the proposed Trombe wall was postponed for redesign. The applicant proposed a Trombe wall with no divided lites and asked for an exception to use glass panes greater than 30 inches on the diagonal. A redesign is proposed and no exception is required.

The applicant proposes to remodel the property with the following item.

- 1) Addition of Trombe wall panels with divided lites to the south elevation of the structure. The set of Trombe panels will measure 5'-0" x 6'-8" and are intended to match the style and lite pattern of existing doors on the south elevation. A schematic of the Trombe wall is provided in the packet. The panels will consist of two panes of glass in a wood frame and will sit over the existing stucco wall. Four 4" holes will be placed in the wall, two at the top and two at the bottom.

### **STAFF RECOMMENDATION:**

Staff recommends approval of the application as it complies with 14-5.2(D) General Design Standards for all H Districts and 14-5.2(E) Downtown and Eastside.

She said Mr. Karl Sommer is the representative for the applicant.

### **Questions to Staff.**

There were no questions to Staff.

### Applicant's Presentation

Mr. Karl Sommer, PO Box 2476, Santa Fe, was sworn and had nothing to add to staff recommendations but would stand for questions. He said they followed the Board's direction from last time.

### Questions to the Applicant

Member Powell said the structure in front of the trombe wall won't be the set of doors but will mimic the size of the door. They are not operable and would not open.

Mr. Sommer agreed.

Member Powell asked if they wouldn't need to shade the trombe wall during the summer so the house wouldn't overheat.

Mr. Tom Easterson-Bond, 23 A Arroyo Griego, was sworn and said they are looking for additional solar gain and would have no shades. During the summer, the adjacent doors that open and close and in his experience, those holes will be closed during summer so the heat doesn't circulate through the house since the primary heating occurs with circulation of the air.

Member Powell asked about the mass.

Mr. Easterson-Bond said they needed no modifications to the existing wall.

### Public Comment

There were no speakers from the public regarding this case and the public hearing was closed.

### Action of the Board

**Member Katz moved in Case #H-16-110 at 486 Camino Don Miguel, to approve the application as submitted, accepting the recommendations of staff and thank the applicant for the changes. Member Boniface seconded the motion and it passed by unanimous voice vote.**

Member Biedscheid returned to the bench after the vote was taken.

2. **Case #H-16-108. 510 Halona Street.** Downtown & Eastside Historic District. The Right Plumber, agent for Jason Price, owner, proposes to construct a 2,875 sq. ft. residential structure to the height of 21'6" and a 522 sq. ft. casita to a height of 13'6" where the maximum allowable height is

16'1" on a vacant lot. An exception is requested to exceed the maximum allowable height (Section 14-5.2(D)(9)). (David Rasch)

Mr. Rasch presented the Staff Report as follows:

**BACKGROUND & SUMMARY:**

510 Halona Street is a 5,697 square foot vacant lot in the Downtown & Eastside Historic District.

The applicant proposes to remodel the property with the following three items:

1. A 2,875 square foot (1,804 sq. ft. footprint) two-story single-family residence with an attached two-car garage will be constructed in the Spanish-Pueblo Revival style to 21' 6" high where the maximum allowable height is 16' 1". An exception is requested to exceed the maximum allowable height and the required exception criteria responses are at the end of this report.

The building features wall-dominated room block massing with some step backs at the second story and with rounded corners. Finishes include aluminum-clad divided-lite windows and doors in "Red Brick" color, cementitious stucco in El Rey "Buckskin" color, and wooden elements, including the front entry door, will be stained a light brown color.

2. A 522 square foot guest house will be constructed in the Spanish-Pueblo Revival style to 13' 6" high where the maximum allowable height is 16' 1".

The building features wall-dominated room block massing with rounded corners. Finishes include aluminum-clad divided-lite windows and doors in "Red Brick" color, cementitious stucco in El Rey "Buckskin" color, and wooden elements, including the front entry door, will be stained a light brown color.

3. Stuccoed yard walls will be constructed along the east lotline between 3' high and the maximum allowable height of 5' 1" and along the north, west, and south lotlines to the maximum allowable height of 6'. Cementitious stucco will be El Rey "Buckskin" color. A wooden pedestrian gate will be installed under a stuccoed arch in the yardwall at 7' 6" high.

**EXCEPTION TO EXCEED MAXIMUM ALLOWABLE HEIGHT (14-5.2(D)(9))**

- (I) Do not damage the character of the streetscape

Response: the main residence is located next to multiple two story homes and there are other two story homes on the streetscape. We have step backs on the east and north elevations to create minimum impact. If anything, our structure would block the negative view of the Electrical Plant. In addition, I plant plenty of trees.

Staff response: Staff agrees with this statement.

- (ii) Prevent a hardship to the applicant or an injury to the public welfare

Response: the owner is an artist and has chosen to build their studio on the lot zoned appropriately for this purpose. With the artist's studio on the ground floor in the back of the property the owner's only option is to build additional living spaces on the second level.

Staff response: Staff agrees with this statement.

- (iii) Strengthen the unique heterogeneous character of the city by providing a full range of design options to ensure that residents can continue to reside within the historic districts.

Response: Halona Street is a short street with the power station on one end and several two-story single family and multi family structures. The proximity to the power house and a corner lot makes it a challenging site. We have looked at other design options to minimize the built structure on this corner lot, we are limited with setbacks and the location of existing house on the west of the property. Without building on second level the owner will not be able to have their artist's studio on site. Distractions from the Commercial unit directly across the street and distractions from the Electrical Unit. In addition, structure will control dust.

Staff response: Staff agrees with this statement. The applicant has considered HDRB input and now proposes the second design option for this property.

- (iv) Are due to special conditions and circumstances which are peculiar to the land or structure involved and which are not applicable to other lands or structures in the related streetscape

Response: The main residence is placed as far back in the rear corner as possible while meeting the rear setbacks. an option with a half basement was explored only to discover that having low windows required by code in a basement bedroom close to the ground does not provide a traditional look. Another design option was to place all the bedrooms on single level and that option did not allow to meet the required open space for this lot. While we explored the option to place the garage in the very back, it didn't allow for us to have enough footprint on the site since the lot is narrow in the back and wider in the front. Therefore, we have explored other design options and this design is the only option that places the reduced second story footprint at the rear of the lot and places a single-story casita at the street front thus creates the opportunity to maximize the zoning allowance and yet contribute to the heterogeneous character of the city. Anything less would appear out of place and distract the character of the neighbors.

Staff response: Staff finds that the criterion responses for (iii), (iv), and (v) may be interrelated and agrees with this statement.

- (v) Are due to special conditions and circumstances which are not a result of the actions of the applicant

Response: This corner lot has two street fronts and limits the build area. This lot is the only lot on the street that has a secondary street adjacent to it that only runs the length of this lot and dead ends at the end of this property. The existing two story structure to the south is a single-story residence that is around 22' high and the two-story property on the west is an apartment building that makes it challenging to build a house

that serves the owner's needs. After meeting the zoning setbacks, height step backs and placement of functional needs on a lot that is narrow at the rear and wider at the front we are able to build a very modest house with a studio to meet the owner's needs.

Staff response: Staff agrees with this statement.

(vi) Provide the least negative impact with respect to the purpose of this section as set forth in Subsection 14-5.2(A)(1)

Response: The residence is placed as far back from the street front as possible, the second level is only a portion of the first level and also has step backs from the first story façade. We are locating one story garage on north west corner we are also stepping back the second story along Halona and Winishe Way to minimize the height impact on the streetscape in this historic district. The proposed single story garage, single story casita on north west side and the break in yardwall at the casita driveway reduce the two-story height effect.

Staff response: Staff agrees with this statement.

#### **STAFF RECOMMENDATION:**

Staff finds that the exception has been met and staff recommends approval of this application which complies with 14-5.2(D)(9) General Design Standards, Height Pitch Scale and Massing and (E) Downtown and Eastside Historic District.

#### **Questions to Staff**

There were no questions to Staff.

#### **Applicant's Presentation**

Mr. Jaime Beltran, 9909 Denali NE, was sworn.

Chair Rios asked him to state the differences and indicate if its location had changed.

Mr. Beltran said it is very different now and they took the Board's comments into consideration by making it less garage-dominant, decreased the square footage and lowered it for required insulation. It sits on the back of the lot now. The property owners have to get into the lot first and then turn into the garage which now sits in the back. They reduced the height as much as possible but as a two-story, it still needs a height exception.

#### **Questions to Applicant**

Chair Rios asked how much the square footage was reduced.

Mr. Beltran said it was about 200 sq. ft.

Chair Rios asked how much the height was reduced.

Mr. Beltran said it was reduced four feet.

Chair Rios asked how close it was to the property line on the east side.

Mr. Beltran said it was 20' and now is 47' away from Halona. In order to keep the setbacks, they have 5' on the back of house and five feet toward the neighbors and that is allowed in the zoning as long as they build a fence wall around the house.

Chair Rios noted the architectural style also changed.

Mr. Beltran agreed. Without brick coping, the style is changed and he thought it is better. It goes with the neighborhood better and still has its own personality.

Chair Rios asked if the entrance is on Halona.

Mr. Beltran said it was not. They just have a pedestrian gate on the Halona side. A wooden gate, stained light brown, is in keeping with the style he saw around town. It won't have a gate for the main entrance but it is 47' back.

Member Katz thought he has done a great job in meeting most of the Board's concerns. The initial concern was not so much the height but that it was close up front. Now he saw a fairly abrupt two-story façade on Winishe Way. He asked for the northeast bedroom, why Mr. Beltran did not consider having it over the kitchen and living room and set it further back. That could be done for the other bedroom.

Mr. Beltran said the bedroom upstairs is set back about three feet from the edge of the first floor. And not on that side because of the stairs.

Member Katz suggested the stairs could go to the left above the living room.

Present and sworn was Ms. Norma Beltran, 9909 Denali Road NE, who said they did it this way because of the neighbors' concerns.

Member Roybal asked Staff what other two-story homes were in the area.

Mr. Rasch referred to page 7 where the Board could see the heights of applicable streetscape buildings. One was 28' high. There are a few two-story buildings there.

Member Roybal asked if most of them are at this height or taller.

Mr. Rasch agreed. The one to the south is 21' tall.

Ms. Beltran shared two pictures of them for the Board.

Member Boniface felt the location of the bedroom on the second floor made a lot of sense with many more setbacks and capturing the character of pueblo architecture which is stepped masses. He noted there are step backs, including a large one on Winishe Way. This new submittal is a nice change from last time and this is a good solution.

Mr. Beltran thanked the Board for their suggestions.

Member Biedscheid was a little concerned with the response to criterion #2 on preventing a hardship to the applicant or injury to the public welfare. They indicated the owner is an artist and needs a studio but she felt the lot was just not big enough for both structures. And she didn't see they considered options considered like a smaller house, a smaller garage, or connecting the studio to the house.

On #4, they considered a one-story but it couldn't meet the open space requirement. She didn't think not meeting zoning open space requirements was an appropriate reason that could be considered.

Mr. Beltran explained that with a one-story design, there could be no guest house and must be smaller to keep the 40% lot coverage required by zoning.

Member Powell wanted to hear from the neighbors first.

Chair Rios pointed out that Staff agreed with #2 even though Member Biedscheid did not.

Mr. Rasch agreed. It was because they require a studio and that is a hardship that they need that square footage and Member Biedscheid questioned that.

#### Public Comment

Mr. Jack Park, 520 Halona Street, was sworn. He said he lived next to this lot on the south and also had a 2-story house. If the Board allows a two-story, he would prefer it be on Winishe Way so he would not lose their sunshine. He would rather see a smaller house. Right next to that is the power plant and it would not destroy the view there. The owners worked with him to try to keep some view of the mountains and sunlight.

Ms. Stefanie Beninato, PO Box 1601, was sworn. She didn't think being an artist and needing a studio was a hardship. They could rent a space for a studio. This is a very grand house for such a small lot in a neighborhood where many are smaller. She knew a few were larger but most are small and one-story. It will block the power station in one direction and will be nice for others. Just because people want mansions is not an appropriate response. There are many alternatives to having a separate studio, including making it be a part of the house.

Mr. Fen Golanter, 232 Winishe Way, was sworn. He said he met with the Beltrans on Sunday. His concern was the parking situation and thought they addressed it fairly well. There should at least be a wall on Winishe Way. It might be that he should come back at another time to complain about the parking situation. It is horrendous there. There was a business there and parking was adequate for the spaces they had. But now, it is the Santa Fe Community Foundation and three or four times each week, they have cars parked all along the street all the way to his house. That is the problem. He didn't bring pictures but they line up from Halona and Winishe Way and he has no parking. He just wanted to make sure the wall is there.

Chair Rios explained that parking is not the jurisdiction of this board.

Mr. Rasch said two on-site parking spaces are required for all residences and one for the studio.

There were no other speakers from the public regarding this case and the public hearing was closed.

### Board Discussion

Member Bayer thought Member Biedscheid raised a good point on criterion #2. She said the applicant has done a good job in addressing those criteria She just didn't think they have met that criterion yet.

Ms. Beltran thanked the Board for their help. In this criterion, she noted the lot is very limited and they are required to have 40% open space. So, this is the best they could do to meet it. She had pictures of the power station and pointed out that it is pretty tall and this would be in harmony with those other two-story houses nearby.

Member Powell commended the applicant for making the changes. He felt that folks know it isn't great but the Board has to consider what is there. It is not a suburban lot. It is downtown and it will be here for awhile. We now have virtually two households on a very small lot. They are asking for a height exception and it warrants one in some ways but the average is not very tall.

They answered about the setbacks of 5 feet and at the second floor, a two feet set back which is not very much. He had a concern with that spine being on the streetscape. He knew they are trying to meet their client's needs and it is a tough job.

Member Roybal asked if this house is not going to be seen much from Paseo de Peralta.

Mr. Rasch agreed - probably only as approaching from the Fenn Gallery but highly unlikely. It is driving on Halona where it would be seen.

Member Roybal pointed out that Halona is a dead end street as is Winishe Way. So much of the house is not visible. The applicant has bent over backward to meet the requirements.

Member Katz said, although the changes do solve the first exception, they don't for the second. It is just too big of a house. He just saw a lot there.



Member Roybal asked if it is a studio or a guest house.

Mr. Beltran said it is a studio but it has a kitchen so it could be used as a guest house.

Member Powell asked if it could be rented out, then.

Mr. Beltran agreed.

Member Boniface said Zoning does allow for this use. As far as it being a suburban lot he saw it as an urban lot and it is urban infill which is very appropriate. City planning is creating suburban sprawl but also recommending infill in urban areas. There are many other two-story houses. Mr. Park's residence has no setbacks and is handsome. To him, as an architect, the setbacks are like those for the Inn at Loretto but don't seem appropriate in this small scale. It is hidden behind this god-awful power station and on two dead-end streets.

Mr. Beltran said the reason the owner purchased it was for a residence and studio.

Member Roybal said it meets all zoning criteria and the Board's concern is more on design and this does meet design regulations.

Mr. Rasch agreed.

Chair Rios said the Board considers all responses to the height exception.

#### Action of the Board

Member Roybal moved in Case #H-16-108, at 510 Halona Street, to approve per staff recommendations and accept the exception criteria. Member Boniface seconded the motion which failed on a 3-4 voice vote.

Member Katz would move in Case #H-16-108 at 510 Halona Street, to deny the application because it doesn't meet the exceptions but would ask the applicant for possible postponement for redesign.

Ms. Beltran thought they could minimize a little more on the upstairs

Member Katz understood there are other two-stories but this is a corner lot.

Ms. Beltran said the power station is so tall and with a two-story next to it. Is why we wanted two-story.

Member Powell said if the Board grants an exception for height, some other consideration needs to be given with this design.

Member Katz said it is limited by zoning so a one-story would not work.

**Member Katz moved to postpone Case #H-16-108 at 510 Halona Street, Member Biedscheid seconded the motion and it passed by majority voice vote with Member Powell and Member Roybal dissenting.**

- 3. Case #H-16-030. 911 Roybal Street.** Westside-Guadalupe Historic District. Jay Jay Shapiro, agent for Claudia Quan, owner, proposes to construct a commercial/residential structure with a 1,661 sq. ft. footprint to a maximum height of 23'10" where the maximum allowable height is 14'1", a 4' high wrought iron fence, and 4' high and 6' high yardwalls on a vacant lot. An exception is requested to exceed the maximum allowable height (Section 14-5.2(D)(9)). (David Rasch)

Mr. Rasch presented the Staff Report as follows:

**BACKGROUND & SUMMARY:**

911 Roybal Street is a vacant lot in the Westside-Guadalupe Historic District.

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

1. A 1,661 square foot non-residential two-story structure will be constructed to a height of 23' 10" where the maximum allowable height is 14' 1". An exception is requested to exceed the maximum allowable height (14-5.2(D)(9)) and the required exception criteria responses are at the end of this report. The building is designed in a simplified or contemporary Santa Fe Style with little stepback for the second story. A concrete door surround, metal arbor, and the use of copper is unusual. Roof-mounted equipment will be screened from public view with parapets. Stucco will be El Rey "Sandalwood" color and trim color will be "Medium Bronze".
2. Stuccoed yardwalls at 4' high and 6' high will be constructed and a metal pedestrian gate will be installed in the taller wall.
3. A 4' high wrought iron fence with stuccoed pilasters will be constructed.

**EXCEPTION TO EXCEED MAXIMUM ALLOWABLE HEIGHT (14-5.2(D)(9))**

**(I) Do not damage the character of the streetscape**

**Response:** A second story on this structure would not damage the character of the streetscape, as there are at least three other buildings, either contiguous, or close, to this lot that are two story buildings. Standing on the lot and looking eastward, there are two residential structures that have two-story elements (see picture "A: Two-Story Buildings" in the supplemental attachment). The first two-story structure is located on the lot adjacent to 911 Roybal St., with the address of 901 Roybal St. (see picture "B: 901 Roybal St." in the supplemental attachment). The second two-story structure is a residence located at 208 Ambrosio St., and located off the northeast corner of the subject lot (see picture "C: 208 Ambrosio St." in

the supplemental attachment).

The third two-story structure is at 109 St. Francis Drive, two lots north of the subject property (see picture "D: 109 St. Francis Dr." in the supplemental attachment).

**Staff response:** Staff agrees with this statement.

**(ii) Prevent a hardship to the applicant or an injury to the public welfare**

**Response:** The necessity for a second floor storage and archival area is due to the need of the Owner to provide sufficient space for patients and employees, in order for the Owner to make a livable source of revenue, and be able to work out future growth goals. As it is, this structure will be an average size dental practice, with room for one dentist, a hygienist, and a hygienist assistant, along with a receptionist (see supplemental attachment titled, "1500 Is The Limit", reported by AFTCO, the oldest and largest dental practice transition consulting network in the United States).

**Staff response:** Staff does not agree with this statement; perhaps this lot is not big enough for the proposed use.

**(iii) Strengthen the unique heterogeneous character of the city by providing a full range of design options to ensure that residents can continue to reside within the historic districts**

**Response:** The architectural style of the neighborhood is indeed diverse, with several Santa Fe architectural styles adjacent, or in closest proximity to the subject property. Adjacent to the subject property, the residence at 901 Roybal is a northern NM style (see picture B: 901 Roybal Street); the residence directly across the street, at 910 Roybal St. (see picture E: 910 Roybal Street), with multiple buildings, is both northern NM and SW Pueblo style. The small commercial building, directly north, and adjacent to the subject property, is SW Pueblo style, as well as the large two-story commercial building north of it. Both are at the same address – 109 St. Francis Dr. (see picture "F: 109 St. Francis Drive 2"). The commercial complex at 228 St. Francis Drive, directly across St. Francis Drive from the subject property, is SW Pueblo style as well (see picture "G: 228 St. Francis Drive"). Finally, the two residential homes at 232-1/2

Ambrosia Street, across the street and just east of the subject property are both Territorial and SW Pueblo style, the pueblo style structure having definite contemporary flare (see picture "H: 232-1/2 Ambrosia St."). In lieu of these observations, we propose this building to be a contemporary SW pueblo style and believe that it will strengthen the character of this area of the city.

**Staff response:** The applicant did not address this criterion; design options were not presented.

**(iv) Are due to special conditions and circumstances which are peculiar to the land or structure involved and which are not applicable to other lands or structures in the related streetscape**

**Response:** The most difficult thing about this lot that compels us to provide a second story room is the required setbacks, and subsequent requirements for open space, parking, sidewalks, and buffers. With the required rooms necessary for this dental building, the buildable area has been maxed, and it is necessary

to provide the Owner with a storage and archival area.

**Staff response:** Staff does not agree with this statement. The zoning requirements are not a special condition for this lot. Staff is unsure if this use is peculiar within the streetscape.

**(v) Are due to special conditions and circumstances which are not a result of the actions of the applicant**

**Response:** The obligatory requirements for commercial lots and buildings in this area necessitate the design and building of a second floor, so we have provided a minimal area of the overall roof area for this need. The total ground floor area is 1661 square feet, and the second floor a fourth of the area, at 441 square feet.

**Staff response:** Staff agrees with this statement.

**(vi) Provide the least negative impact with respect to the purpose of this section as set forth in Subsection 14-5.2(A)(1)**

**Response:** Because the previous building on this lot was deemed non-contributing by the Historic Department, and subsequently approved to be demolished in its entirety, our desire in designing the new building is to provide historical character for the viewing of neighbors, patients, and visitors to our city. For this reason, we have provided the style, colors, window and door types, and textures that we believe would be appealing to viewers. Although not in the immediate vicinity, a noted building in a similar environment is the Ellsworth Gallery, at 213 E. Palace Avenue. This is a contemporary SW pueblo style building among traditional SW Pueblo style and Territorial style buildings (see picture "I: Ellsworth Gallery" in the supplemental attachment).

However, unlike the Ellsworth Gallery, we have designed masses with different parapet heights, and have provided for more traditional divided-lite windows and doors, with some stone veneer accents, in order to have a more Santa Fe style façade.

**Staff response:** Staff agrees with this statement.

Mr. Rasch said he mistakenly put the older responses in the packet but emailed earlier today and provided hard copies of the more recent criteria responses which were much better. He believed they met 1 and 6 but not 2, 3, 4, and 5.

### **STAFF RECOMMENDATION:**

Staff finds that the exception has not been met to exceed the maximum allowable height. Otherwise, this application complies with Section 14-5.2 (I) Westside-Guadalupe Historic District.

### **Questions to Staff**

Chair Rios asked Mr. Rasch if he believed they have met all six criteria.

Mr. Rasch said these responses are much more acceptable and would focus on criterion #2 - hardship to the applicant.

Chair Rios asked what the biggest impact is on the street.

Mr. Rasch said the required parking on Roybal Street sets it back further. The frontage on Roybal is mostly parking. From St. Francis, you don't get that feeling but at that corner, this is the only two-story structure being proposed. There are six lots that allow this commercial use.

Chair Rios asked him to describe the streetscape.

Mr. Rasch said it is on Roybal, St. Francis to the east is tiny little lots. It is a commercial corridor. It is transition and along St. Francis is commercial development but in back are residential homes and a few are two-story.

Chair Rios understood there is more one-story but there are 2-story structures.

Mr. Rasch agreed. They were probably done before the 1996 height ordinance was in place.

Member Katz said the two-story portion is right on St. Francis and it goes straight up and the other is set way back from St. Francis. Height is the issue, not commercial or residential zoning. This seems out of character. They will see it from St. Francis, but not from Roybal.

Member Boniface said, unlike the previous application which is set back on two dead-end streets, this is right on St. Francis and high visibility and there are no other two-story buildings up against the street so he was having a hard time with one. It might be a simple matter to simply do a mirror image of this floor plan where the two-story would go on the east side, away from St. Francis.

Chair Rios asked Staff to describe the grade.

Mr. Rasch said it is relatively flat. It might be slightly higher than St. Francis.

Member Biedscheid noted the response on #5 - special conditions, says there are other two-story structures.

Mr. Rasch agreed. Page 7 showed there are others. Right next door is a 20.2' noncontributing structure and up St. Francis is another 20.2' non-contributing building. We don't include any non-contributing buildings that are over 16' high in the calculation.

Member Biedscheid disagreed with the response in #5 because the rule could not be used evidence of a special condition.

Mr. Rasch said the remainder of the response is to make as little impact as possible by limiting the second floor to 25% of the ground floor area. It is pushed back but toward the west instead of the east.

Member Biedscheid said it doesn't show special circumstances.

Mr. Rasch said some responses are interchangeable.

Member Powell said on the field trip, the Board saw two 2-story buildings that would not meet code and those are often used as examples for what clients want to do.

Mr. Rasch agreed. They would be considered nonconforming today. The height ordinance was written in 1996 to maintain the low character in Santa Fe and it became difficult to get a height exception.

Member Powell asked if it was done for viewsheds of mountains and hillside.

Mr. Rasch agreed. The low character was vernacular.

#### Applicant's Presentation.

Mr. Jay Jay Shapiro, 90 Leaping Powder Road and Lucretia Quan, 655 West San Francisco Street, were sworn.

Mr. Shapiro thought Staff adequately covered their intention. It is a transitional area, just recently made commercial and at the west borderline of the historic district. Across the street could easily have a two-story. They have tried to keep the historic character. Ms. Quan's daughter just had a baby and wanted to do a live-work dental practice which is why the second story is only a small area for living. She is starting a family here and has brand new dental practice and wants to do it with least impact. They would be open to setting it back as was mentioned and to Mr. Katz, said the next building is a 2-story and right behind is 2 story. He hoped the Board could take that into consideration. He would answer any questions.

Ms. Quan said she was there yesterday at an open house next door which is almost exactly what they want to do with a spiral staircase to the second floor and it is about 400 sq. ft. They also thought of flipping the design so the second floor would be in the back, next to the other second floor building. The horrible house there was demolished and they would have a much more beautiful place. Ms. Quan's daughter has a dental practice in Mora and wants to come here. The little room on top is so she can nurse her baby. It will be very useful for her and it will be a special place.

#### Questions to Applicant

Member Katz said in the application letter on January 12, the second page described the second floor as a storage and archival area. Now the Board is hearing something different.

Ms. Quan explained they don't have the money now to finish that upstairs room but will.

Chair Rios asked Mr. Shapiro how far back it is set from St. Francis and Roybal.

Mr. Shapiro said it is 60' back from Roybal and 30-40' back from St. Francis but St. Francis has a 20' buffer right of way so it is more than 50' from the curb.

Ms. Quan said the house next door is bigger. Hers is only 1,600 and the upstairs is less than 400 sq. ft. We are providing for all the parking on-site and all the requirements in back for road and neighbors are within requirements.

#### Public Comment

Ms. Beninato (previously sworn) appreciated the members' concerns. It is pretty much a straight up two-story and the existing structure would not be allowed if built there today.

She agreed with Member Biedscheid's response for #5 that it is circular reasoning. The ordinance is arbitrary at times but non-contributing buildings are not counted to keep the average low.

She questioned the need for us of the whole 1,600 square feet for one dentist. Maybe they could use some of that for private space.

Ms. Loretta Olguin, was sworn and said she was here to support Claudia Quan. She had watched her grow up in Santa Fe and like many others, she had to leave the City. She commended her for coming back and wanting to do hand-in-hand being a mother and a dentist. She believed this building will be appealing to the neighborhood and appreciated the Board for allowing her to do that.

There were no other speakers from the public regarding this case and the public hearing was closed.

#### Board Discussion

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

Mr. Shapiro said no. The parapets would cover anything on the roof. Eventually she will put solar up that would not be visible but no mechanical equipment.

Member Biedscheid said in response to #3 the application indicated a basement would give added space. She asked if he could explain why they have no more space in light of the small lot coverage.

Mr. Shapiro said because it was recently changed to Commercial, the code requires a buffer and a six-foot wall and then setbacks that eats up the space with the code requirements. So, they have just enough space to satisfy the dental practice.

Member Boniface said regarding finishes that they want columns to be copper covered. He asked if that would be copper clad or painted.

Mr. Shapiro said he was trying to give a patina to it so the copper would have a greenish tinge to look aged.

Member Boniface noted it would also have metal, gates and fences and asked for the color.

Mr. Shapiro said they could put that patina on them too and on the light fixtures so they would be muted.

Member Boniface asked about any paint or stain colors.

Mr. Shapiro said they would be an earth tone and just in the entry portion with an earth tone darkened one increment.

Member Boniface asked Staff how copper color fits.

Mr. Rasch said the south and west are publicly visible. Code says those materials are allowed BS just prohibits unstuccoed concrete. He read the color requirements. The code doesn't get specific about copper patina color.

#### Action of the Board

**Member Roybal moved in Case #H-16-030 at 911 Roybal Street to approve as submitted, noting the exception criteria are met. Member Boniface seconded the motion for discussion.**

Member Boniface asked if the mover would you entertain an **amendment to actually flip the design.**

Member Roybal said he would but asked if that would meet setback requirements on Roybal Street.

Member Boniface thought it would, but maybe the Board should ask the applicant to redraw it and bring it back.

Member Katz agreed. He would want the same amendment but didn't hear that it would be a zoning issue so he didn't think it would need to be postponed.

**Member Boniface agreed. His second amendment would be that the copper color is arresting and would ask the applicant to consider the same bronze color as on the windows.**

**Member Roybal accepted that as friendly.**

Member Biedscheid had still haven't heard anything to support criterion #5 on the height calculation which was not per zoning requirements.

Member Bayer also found that hard to justify because it is a vacant lot.



Chair Rios said it was moved and seconded.

Ms. Gheen said it would be helpful to state what specifically justified the exception.

Mr. Rasch said he thought #5 was better than it was and that #2 needed more discussion.

Chair Rios asked what has been met with the new responses.

Mr. Rasch said criteria 2, 4, and 5 were not met.

Member Roybal felt their response to prevent a hardship was very good - to make a friendly space and also for applicant's ability to use it to care for her child. On #4, they are willing to flip it around to make it easier on St. Francis Drive -

For #5, the other two-story buildings were unfortunately not considered.

Member Boniface added that on #4, this is C-4 zoning so it is mixed use that does allow for commercial and live-work. That is peculiar to this piece of property and on #5, perhaps C-4 is applicable there too.

Member Katz said it is also because it is commercial that the extra setback is required.

Mr. Rasch agreed. It is either commercial or the highway corridor. On the other C-4 properties - there is not commercial and residential allowed on them and that is unique.

**Chair Rios said the condition is that new drawings would be submitted to Staff.**

**The motion passed by majority (4-3) vote to approve, with Member Bayer, Member Katz and Member Biedscheid dissenting. Chair Rios broke the tie by voting in favor.**

- 4. Case #H-16-106A. 418 Apodaca Hill.** Downtown & Eastside Historic District. Sandra Donner, agent for Patricia Kopren, owner, requests historic status review with designation of primary elevations, if applicable, of a contributing residential property. (David Rasch)

Mr. Rasch presented the Staff Report as follows:

**BACKGROUND & SUMMARY:**

418 Apodaca Hill is a single-family residential adobe structure that was constructed in a vernacular manner from approximately the late 1930s up to 1960. The structure's entire footprint is historic. In the 1980s, a bay window was installed on the east elevation. Windows and doors are non-historic and most are non-conforming to the 30-inch standard. While this is a good example of modest vernacular eastside architecture and representing how structures change over time, as needed, it does not have any Spanish-Pueblo or Territorial character that distinguishes this historic district. Indeed, the bay window is distracting

to construction with adobe. HPD staff finds no record of Historic Districts Review Board or administrative approvals for any of the changes. The structure is listed as contributing to the Downtown & Eastside Historic District.

### **STAFF RECOMMENDATION:**

Staff defers to the Board regarding the historic importance of this vernacular structure. If the Board retains the contributing historic status, then staff recommends elevations 2 and 3 out of 6 as primary elevations.

### **Questions to Staff**

Chair Rios noted that the architectural style was not Territorial or Pueblo and asked if Staff would agree that vernacular style is often not either of those styles.

Mr. Rasch agreed.

Chair Rios pointed out that the footprint of this building remains and from the 1930's.

Mr. Rasch said it was 1930's through 1960's, so it is a historic time period for the additions and the bay window is non-historic.

### **Applicant's Presentation.**

Ms. Sandra Donner, 1611 Paseo de Peralta, was sworn and said there is no recommendation. It is a vernacular structure and so many modifications made to it that the original character is no longer there.

### **Questions to Applicant**

Chair Rios asked in what ways do you think it has changed.

Ms. Donner said the bay window and the aluminum sliders are inconsistent with the original character around the house.

Member Biedscheid commented that Apodaca Hill is largely vernacular.

### **Public Comment**

There were no speakers from the public regarding this case and the public hearing was closed.

### Board Discussion

Member Boniface asked Mr. Rasch to show the original footprint of the building.

Mr. Rasch said the elevations 3 and 4, where the bay window is and where bedrooms are located, are newer at the northwest L-shaped corner.

Member Boniface said elevations 2 and 3 are not part of the original footprint.

Mr. Rasch agreed - as is the bay window room. There are no historic windows for the primary elevation.

Chair Rios asked about proof of non-historic elements.

Mr. Rasch said the aluminum sliders are not historic.

Member Boniface said they could be 50 years old.

Mr. Rasch agreed. The vinyl siding is possibly historic.

Member Boniface understood that if the Board should choose to make it contributing and made 2 and 3 primary, the applicant would have to come back for an exception to change the windows.

Mr. Rasch restated the implications if it was contributing to apply the preservation standards.

### Action of the Board

**Member Biedscheid moved in Case #H-16-106A at 418 Apodaca Hill, to continue contributing status based on the fact that although it has had minor alterations, its historic integrity remains and designating elevations 2 and 3 as primary, excluding nonhistoric materials. Member Boniface seconded with an amendment (page 7 shows the site plan) that primary designation would not include that section on elevation 3, the blank façade with a door not be included as primary.**

**Member Biedscheid accepted that as a friendly amendment and it passed by majority (5-1) voice vote with Member Roybal dissenting.**

- 5. Case #H-17-003. 1405 Paseo de Peralta.** Don Gaspar Area Historic District. Jennifer Schlesinger, agent for Brant Mackley, owner, proposes to remodel a two-story non-contributing nonresidential building by constructing screened mechanical equipment on the first-floor roof, installing traditional design elements, painting a mural, removing a stair and other minor remodeling. (David Rasch)

Mr. Rasch presented the Staff Report as follows:

## **BACKGROUND & SUMMARY:**

1405 Paseo de Peralta, formerly known as 600 Galisteo Street, is a commercial structure that was built as a grocery store in 1930 in a vernacular manner. Removal of original massing along with non-historic alterations, including a second story addition, has reduced the historic integrity of the structure and it is listed as non-contributing to the Don Gaspar Area Historic District.

The applicant proposes to remodel the building with the following 11 items.

1. The projecting viga tails on the east elevation will be removed.
2. The stairs and pedestrian door on the west elevation will be removed and infilled with wall.
3. Some windows will be removed and infilled with wall.
4. Mechanical equipment and skylights will be removed.
5. Doors and windows will be replaced with wooden units that will be stained a "dark brown" color with the trim painted a "cochineal red" color.
6. Wooden Peñasco-style grilles will be installed over some of the windows.
7. The metal railing on the north side of the front porch will be removed and replaced with a Peñasco-style wooden balustrade.
8. The primary entrance area will be redesigned with wooden panel inserts at the base of windows, fretwork will be applied to the header, and brick coping will be installed.
9. A mural depicting three Native American figures will be painted by Douglas Miles on the north elevation.
10. The roof with canals will be replaced and a mechanical screen will be installed to block visibility of equipment.
11. The building will be restuccoed with El Rey cementitious "Cottonwood". The HDRB has previously determined that this is not an earth-tone color. But, in the Don Gaspar Area, earth-toned stucco is not required.

## **STAFF RECOMMENDATION:**

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

### **Questions to Staff**

Chair Rios asked how the ordinance addresses murals.

Mr. Rasch said he called Debra Garcia for information on murals in the Don Gaspar area. In Section 14.5.2 H a, it is color and pattern. Murals are permitted and may be referred to the Arts Commission for their advisory recommendation. The Arts Commission has authority over public art and not publicly visible art on private property. The H board has heard a case like this before. He reminded the Board of their previous mural case that was denied.

Chair Rios said the El Charro mural went to the Arts Commission. A former board member claimed many times that this Board did not approve it.

Mr. Rasch agreed but the Arts Commission did approve it.

Member Katz said where it is going could not be more visible. He would want to refer it to the Arts Commission.

Mr. Rasch said this building is non-contributing. The second story is non-historic and they removed the original massing.

#### Applicant's Presentation.

Mr. Scott Hoeft, 109 St. Francis, was sworn and concurred with the Staff report and recommendations.

Mr. Hoeft read two letters into the record and submitted them for the record. A copy of these letters is attached to these minutes as Exhibit 1 and Exhibit 2.

#### Questions to Applicant

Member Bayer asked about color.

Mr. Hoeft asked the owner to respond.

Mr. Brant Mackley, 3 West Canal Street, Hershey Pennsylvania, was sworn and said the color is a light tan much like his jacket.

Member Powell commended him for taking on a building with lots of alterations on one of our busier streets. He drives by it every day. The storefront on the east side is prominent and looks like the owner is making nice revisions. He asked if he is replacing the entire storefront.

Mr. Mackley said no. They are leaving the existing storefront. The aluminum would be painted a dark brown. On the bottom side of the store windows wood panels would be installed of tongue and groove and molded with picture frame type molding. The top above the show room windows. he is proposing a birch

wooden barn sash applied over the aluminum. In the 19<sup>th</sup> century, a lot of storefronts were cast iron and he chose to keep the metal but mask the aluminum.

Member Powell asked if the bottom bulkheads would be wood panels.

Mr. Mackley agreed.

Member Powell understood it was a 1930's style grocery - more of a WPA era design. If he was now introducing a Victorian style to the front, on the one hand, would take this building from being in disarray and making improvements that are character-defining changes. But on the other than, going backwards in his opinion by taking the storefront to a Victorian style storefront with the fret work. It might be fussing over details but a viewer would say, "Wow. That is a great 1903 building." but it isn't. "You are starting to solidify a new history of the building that is falsification of it."

Mr. Mackley said originally, it was a storefront on Galisteo on the east side but it abutted the sidewalk. On page 17, Exhibit B shows the original storefront and how it abutted Galisteo and the sidewalk. He played with the idea of a 1960's storefront but that creates confusion and the current Pueblo Revival style is very confused. So he wanted some vernacular appointments. He respected what Member Powell was saying.

Member Powell looked for the exhibit that showed other storefronts. He found it on page 27. He said they are great designs and understood why someone would want to emulate them. He said the Victorian fretwork above that was busy fretwork. If this was a Victorian building it would be welcome addition. But this confuses styles and history.

Mr. Mackley said they took it from the old Martínez House that was built in 1862 in New Mexico. He showed that reference on the overhead projector.

Member Powell said he was taking it to what was from that period.

He noted that copper not protected turns green with a patina.

Mr. Mackley agreed. They intended to let it oxidize on its own.

Member Powell felt that helps.

Mr. Mackley said he owns a house here, as well, with aged copper. He would prefer a patina.

Member Roybal asked to see the mural colors. He liked the mural but it would be a distraction to motorists going by. If it could be less visible it would help.

Mr. Mackley said Douglas Miles is a Native American muralist and he would be open to color changes.

Member Roybal thought the colors on the computer are much brighter.

Chair Rios asked about the mural dimensions.

Mr. Mackley said it is 15' x 8'.

Member Powell said the mural is stark bright on that landscape and would be better if was larger - to fade out toward the sides

Member Boniface was thinking the same thing. It appears like a sticker on this building and could grow horizontally on that very long blank stucco wall. It has been an eyesore for a long time and it would seem out of context. Santa Fe has a great tradition of murals.

Mr. Mackley was open to that and would be for the artist. He said Douglas Miles has done entire buildings and large murals. When they discussed it, it was a consideration of what this Board and the Arts Commission would appreciate but he miscalculated.

Mr. Rasch said murals are more often rectilinear.

Member Boniface added that most do tend to fill up an entire wall. He gave several examples - almost like a canvas.

Member Powell agreed - and seen more than as an object.

Ms. Schlesinger was sworn and said she was in agreement with Member Powell and liked bringing light to that corner.

Member Katz also agreed with those comments.

Member Bayer did too.

Member Powell asked the Board about the fretwork.

Member Biedscheid and Member Katz felt that was incongruous.

Mr. Rasch read 6 1 a of the Code that prohibited changing the style of contributing structures but this section does not apply to non-contributing buildings.

Member Powell thought his intent was in the right place. Maybe he could look at some WPA buildings and go along with the lines of the building.

#### Public Comment

Ms. Beninato (previously sworn) said, speaking for herself and also as agent for Charles Angriman and Judy Diamond.

She met with Mr. Mackley and was pleased with his concern with neighbors. She was happy to hear he might help with the flooding problems in that area. She was a little disappointed that the Board was not doing a historic status review on this building. She believed it was built in 1930 for Frank Ortiz and that second story was built as a monument to him when he was Mayor and she was told that it was where he met with constituents.

She agreed with Member Powell that trying to change it into an 1890 building would not be appropriate but the metalwork could be used in a different form.

She was pleased with the gallery part of it. People do live on Paseo. The gallery is limited to 650 square feet so it has enough parking. She also talked about a sign on the post because she didn't want the parking area confused. Ms. Diamond and Mr. Angriman were concerned about the mechanicals and that more mechanical would be added. She understood that some of it would be taken away some screened so she was happy with his plans. She asked if any mechanical was to be added, that it be added to the north or west side so it would not be next to their home which is only six inches from their property.

There is a window on the south side of 600 Galisteo that is right next to bedrooms of 604. Although it looks like a window, it is covering a wall so that addresses their concerns. Mr. Mackley appears to want to be a good neighbor.

She thought the mural would be incredibly distracting and agreed it should be bigger, if allowed

There were no other speakers from the public regarding this case and the public hearing was closed.

Mr. Mackley said there is a significant reduction of mechanical. Currently, it has three swamp coolers and ductwork that will all go away and three vent stacks with large diffusers on top and all visible that will go away. There will be on north side two dicon heat pumps screened by a parapet screen wall. They are very quiet units.

#### Action of the Board

Member Powell asked if the Board could approve with a few items being resubmitted.

Mr. Rasch agreed.

**Member Powell moved in Case #H-17-003 at 1405 Paseo de Peralta to approve as submitted with two exceptions: that the mural be redesigned and submitted to the Board with feedback from the Arts Commission and secondly, to revise the drawing for the store front on the east elevation. Member Roybal seconded the motion and it passed by unanimous voice vote.**

- 6. Case #H-17-004. 625 Camino del Monte Sol. Downtown & Eastside Historic District. Tom Easterson Bond, agent for Sandy Brice, owner, proposes to construct a 32 sq. ft. addition, 540 sq. ft. portal, change openings, and replace windows and doors on a non-contributing residential**



structure. (Nicole Ramirez Thomas)

Ms. Ramirez Thomas presented the Staff Report as follows:

**BACKGROUND & SUMMARY:**

625 Camino del Monte Sol is a condominium located within Monte Sol Compound and is listed as noncontributing to the Downtown and East Side Historic District. The residence is constructed in the Spanish Pueblo Revival style. A residence was known to exist in this location by 1947 according to a city directory. The property has undergone significant changes over time. The 1983 Historic Building Inventory form notes the building as a triplex. The 1992 HCPI form notes that a moderate degree of remodeling has occurred to the property. Since 1992 the east elevation of the property has undergone substantial changes in that the majority of the back portal has been enclosed. Enclosure of the portal included a replacement of windows with single lite casement windows.

The applicant proposes to remodel the property with the following.

**East Elevation**

- 1) Enclosure of the remaining open portion of the portal.
- 2) Addition 540 square foot portal at the east elevation and the north elevation in the backyard of the residence. The addition will include wood posts and beams, stucco color to match the existing, and addition of white clad single lite window units. An exception was not requested because the windows will be located underneath a portal.

**North Elevation**

- 3) Addition of a 31.5 square foot mechanical room to the north elevation. The stucco will match the existing color and a double door will be placed at the addition and will be painted to match the stucco. A glass door will replace the existing wood door and two window units will be replaced with white clad non-divided lites. An exception is required to have non-divided lite windows in the Downtown and Eastside and one was not requested.

**West Elevation**

- 4) Replace windows with white clad non-divided lite windows. An exception is required to have non-divided lite windows and doors in the Downtown and Eastside and one was not requested.

**STAFF RECOMMENDATION:**

Staff recommends approval of the proposed remodel to the east elevation, which is the portal, the addition of the portal and the non-divided lite windows underneath the portal that they seek to replace. In addition, the Applicant noted the 31.5 square foot mechanical room to the north elevation does not violate any of the

Downtown and Eastside General Design Standards or for All H Districts, Height, Pitch, Scale, and Massing and 14-5.2(E) Downtown and Eastside. So, the mechanical room and the portal and the windows under the portal. Staff recommends the applicant return to the Board to ask for an exception to use non-divided lite windows per 14-5.2(E)(1)(c) Downtown and Eastside Old Santa Fe Style on a date certain of March 28, 2017.

### Questions to Staff

Chair Rios said this house has a lot of windows that do not meet the 30" rule as they do not have divided lites. She asked if the applicant was advised to submit the exception responses or why that was not done.

Ms. Ramirez Thomas said there was a discussion of submitting exception responses for non-divided lite windows. But then, with the addition of a portal, an exception is not required underneath and then there was no other discussion of other windows until the application was submitted. There was not a good understanding of how it was only under the portal that undivided lites would be accepted.

Chair Rios asked how many windows are affected that are not under a portal.

Ms. Ramirez Thomas said there are three windows on page 16 for the north elevation. For the west elevation, they proposed a door with undivided lites - so that would be one and another new window on the east for two on that elevation. On the west elevation, they are asking to replace one window. So, it would be a total of three: one door and two windows.

Member Roybal noted that the building is located on a cul de sac and not completely visible from Camino del Monte Sol.

Ms. Ramirez Thomas agreed.

Member Roybal reasoned that they are not publicly visible.

Ms. Ramirez Thomas said none of the proposed changes are visible from Camino del Monte Sol.

### Applicant's Presentation.

Mr. Bond (previously sworn) thanked the Staff for their time and patience. To clarify, they didn't want to cause an exception to delay the project. The Home Owners' Association has been very patient and this property is land-locked and not visible from the street. They wanted to rebuild the portal and the mechanical room. With the historic revisions, they felt the glass on the units would be in character with the building which has an eclectic mix of windows and to continue that. They didn't want that to obviate the portal and windows under the portal and he could bring the other window designs back, if needed for an exception.

### Questions to Applicant

There were no questions to the Applicant.

### Public Comment

There were no speakers from the public regarding this case and the public hearing was closed.

### Action of the Board

**Member Biedscheid moved in Case #H-17-004 at 625 Camino del Monte Sol, to approve items 1 and 2 in the application which comply with Code and ask that items 3 and 4, which require exception criteria responses, be brought back to the March 28 HDRB meeting. Member Katz seconded the motion.**

Member Bayer asked if the addition of the 31.5 square foot mechanical room on the north elevation could be approved.

Member Biedscheid said yes. She asked if the double doors had glass.

Mr. Bond said they are solid doors and fire rated, mostly likely painted steel.

Chair Rios asked she just wanted what didn't meet the 30" rule to come back to the Board

Member Biedscheid agreed.

Mr. Bond said on the north elevation is an existing wood door and they proposed replacing that with a glass doors and agreeing with the Board that the door would need an exception.

**Member Biedscheid amended her motion to added the portion of item 3 that applies to the mechanical room, including the door and stucco and excluding the glass door that requires an exception. The motion passed by unanimous voice vote.**

- 7. Case #H-17-005. 912 Canyon Road. Downtown & Eastside Historic District. Bruce Wollens, agent for Victoria Seale, owner, requests a designation of primary elevations of a contributing residential property. (Nicole Ramirez Thomas)**

Ms. Ramirez Thomas presented the Staff Report as follows:

### **BACKGROUND & SUMMARY:**

912 Canyon Road is a single story residential structure listed as contributing to the Downtown and Eastside Historic District. The house is built in the Spanish Pueblo Revival style and the Territorial Revival style and is constructed of adobe. The house was evaluated in 1984 and a new evaluation of the property was conducted in 2016. The house was built before 1931 with a possible date as early as 1913. The house appears to have been two different structures at one time which were connected by an addition sometime in the 1950s or 1960s. The western section appears to be the oldest area of the house which overtime was added to and connected to a free standing shed structure. The additions to the western portion of the home included a kitchen with exterior buttresses among other small rooms. The north and west elevations of the home had the windows redone in 2004. Metal sills, iron grates, and single pane glass were part of the window repair/changes. The massing appears to have remained the same. The yardwall may have been built before 1966, according to aerial photograph. The applicant requests a designation of primary elevations in advance of a remodel proposal.

#### **STAFF RECOMMENDATION:**

Staff recommends the historic status remain as contributing per 14-5.2(C) Regulation of Significant and Contributing Structures in the Historic Districts. Staff recommends the north (1), south (3), and east including the portal and fireplace (19) elevations of the western section of the home as primary.

#### **Questions to Staff**

There were no questions to Staff at the moment.

#### **Applicant's Presentation.**

Mr. Bruce Wollens, 50 Camino Nurosa, was sworn and agreed with the Staff recommendations.

#### **Questions to the Applicant**

There were no questions to the Applicant but the Board went back to Questions to Staff.

#### **Questions to Staff**

Member Biedscheid asked for the defining characteristics for the primary elevation recommendations.

Ms. Ramirez Thomas said the primary one was the thick adobe walls. At the windows, that is particularly visible. That was primary for elevations 1 and 3. He has done unique small historic windows that are not found anywhere else on the house. #19 has a portal and corner fireplace and that is also where the windows demonstrate the thick adobe mass. And it doesn't appear that window openings have changed. For that portion of the house, the construction seems much more intentional, whereas the rest seems to be vernacular additions, such as the south wall.

Member Biedscheid asked her to comment on the mass shown on page 21.

Ms. Ramirez Thomas said that was elevation 5 and those buttresses are on the south wall of the kitchen area that was added. So, elevations 1 and 3 were the first part of the house and the kitchen was part of the third addition and the small pantry to the west and another little room were added were the fourth additions. She thought the wall must have been slumping at some point so buttresses were added. She was not sure about the structure and integrity which was why that was not recommended as primary.

Member Boniface referred to page 20 in the lower photograph where the wall was set back with two small windows. That is #3 and above that, he asked if that was the small portal that had the fireplace to the right was elevation #19.

Ms. Ramirez Thomas agreed.

Member Boniface asked where elevation #1 was located.

Ms. Ramirez Thomas said it was shown on page 17 and that is on the front.

Member Boniface asked if the primary part was the entire length of 1 to the portal at 19.

Ms. Ramirez Thomas agreed. She added that the yard wall is historic but she didn't call it out as a primary elevation. It is an addition to the plane of that house.

Member Boniface understood and it continues on as part of the house.

Ms. Ramirez Thomas agreed but didn't consider it as a set aside.

Member Bayer said on page 19, it looks like it was added after 1965 and not historic.

Ms. Ramirez Thomas said the aerial is hard to see it there. You can see that the wall was not added in the 1965 photo. It could have been done in 1967 or 1968. She didn't think it was built in the 90's.

#### Public Comment

There were no speakers from the public regarding this case and the public hearing was closed.

#### Action of the Board

**Member Boniface moved in Case #H-17-005 at 912 Canyon Road, to keep its status as contributing and assign elevations 1, 2, and 19, including fireplace and portal, as primary Member Bayer seconded the motion and it passed by unanimous voice vote.**

8. **Case #H-17-006. 310 Irvine Street.** Westside-Guadalupe Historic District. Nicholas and Debbie Aranda agents/owners, propose to remodel a residential contributing structure including constructing a 175-sq. ft. addition to a maximum height of 10', refurbish windows, and install a black wrought iron gate. (Nicole Ramirez Thomas)

Ms. Ramirez Thomas presented the Staff Report as follows:

**BACKGROUND & SUMMARY:**

310 Irvine Street is a southwest vernacular style residence with Mission Revival character at the portal. The house was built in the 1930s and is contributing to the Westside-Guadalupe Historic District. The Mission Revival character is noted at the front porch with the arches at the entrance and clay tiled roof. The rest of the house is vernacular in style and retains its original massing. The total square footage of the home is 1000 square feet. The only addition to the footprint of the house is a carport at the west elevation of the home which is roughly 175 square feet. In addition to the carport, picture windows located at the southeast corner of the home are noted as one of the modifications to the property on the 1985 Historic Building Inventory Form. Primary elevations have not been assigned to the home. The defining characteristics of the home include the portal at the east elevation and the overall massing and vernacular character can be noted on the south elevation.

The applicant proposes to remodel the property with the following 10 items.

- 1) Removal of the existing carport which will include removal of existing windows and portion of the wall at the west elevation.
- 2) Addition of 175 square foot bathroom to the west elevation of the home.
- 3) The existing windows will be refurbished and painted "Concord Buff" which is a dark brown color from Sherwin Williams.
- 4) Repair existing CMU wall, stucco wall, and replace existing chain link gate with a black wrought iron gate.
- 5) Re-roofing of the home with 6" insulation and BUR material.
- 6) Addition of a ground mounted heat pump for a mini-split system. The unit will be located at the north side of the property so that it is concealed from public view. The applicant will discuss the location of the line sets for the unit at the hearing.
- 7) Remove and replace existing walkways and replace with non-slip concrete.
- 8) Exterior lights to be placed at each door.
- 9) Restucco the home in cementitious stucco in the color "Tan." The applicant will identify the brand of stucco at the hearing.

10) No height or parapet change is proposed. No roof top appurtenances will be added.

**STAFF RECOMMENDATION:**

Staff recommends the east and the south as primary elevations. Staff recommends approval of the application as it complies with 14-5.2(D) General Design Standards for all H Districts and 14-5.2(I) Westside-Guadalupe Historic District.

**Questions to Staff**

There were no questions to Staff.

**Applicant's Presentation.**

Mr. Nicolas Aranda, 8 Camarada Road, was sworn and had nothing to add to the Staff Report.

**Questions to Applicant**

Chair Rios asked if this was a home that was in their family for a long time.

Mr. Aranda agreed. His wife's grandfather purchased it and her father lived in it with their family of 10.

Chair Rios pointed out that there are few times that long-time families remodel and want to live in them so she commended the Arandas that they wanted to refurbish the windows and not make huge changes - and the person who did the window analysis did a good job to recommend repair rather than new windows.

Mr. Aranda said Ms. Ramirez Thomas did a good job. It is not very much being done and their resident windows expert, Scott Ernst helped them a lot. He thought they have a good plan to restore it.

Chair Rios asked about exterior lighting.

Mr. Aranda said there were two lights. One is on the porch and is not visible from the street. It is a lantern type bronze fixture with a 60-watt bulb. The other is on the south end near the entrance door is provided in the packet.

Ms. Ramirez Thomas referred the Board to page 12 and 13 showing the lighting fixtures.

Mr. Aranda had nothing else to present.

Member Boniface asked him to describe the wrought iron gate.

Mr. Aranda said they haven't gotten that far to pick out one. It will be black in color or maybe bronze but had nothing specific.

Member Boniface went to the replacing of the sidewalk and asked what non-slip concrete is.

Mr. Aranda said it is more porous and granular. Most of it on the south is significantly damaged and this type of concrete will help.

Member Boniface asked if it is exposed aggregate.

Mr. Aranda said it is like a broom-rough surface.

Member Powell asked if the window sills are wood or concrete or covered with stucco.

Mr. Aranda said they are wood sills. 1, 2, and 3 are not historic and 4, 5 and 6 and all of them on the north are historic and also the one on the east.

The process is to take them out and refurbish them and then reinstall them. The 1, 2, 3 windows will be replicated in the historic style.

Member Powell asked if they would keep the exposed sill.

Mr. Aranda agreed.

Mr. Rasch said Mr. Ernst is our 3<sup>rd</sup> certified window analyst.

Chair Rios welcomed him and hoped he would "stick around."

#### Public Comment

There were no speakers from the public regarding this case and the public hearing was closed.

#### Action of the Board

**Member Powell moved to approve Case #H-17-006 at 310 Irvine Street as submitted with the gate submitted to staff for approval and designate the primary elevations as recommended. Member Boniface seconded the motion and it passed by unanimous voice vote.**

- 9. Case #H-17-007A. 908 Old Santa Fe Trail.** Downtown & Eastside Historic District. Lorn Tryk, agent for J.C. and Christy Butler, owners, requests historic status review with designation of primary elevations, if applicable, of a non-contributing main residence, and a non-statused guesthouse on a residential property. (David Rasch)



Mr. Rasch presented the Staff Report as follows:

**BACKGROUND & SUMMARY:**

908 Old Santa Fe Trail, known as the Bronson Cutting House, was designed by Thomas MacLaren for the senator in 1910 in the Spanish Colonial Revival style with classical baroque elements including curvilinear corniced parapets, wooden shell and glass lunettes, and applied pilasters. A free-standing garage was converted into an office in 1993. The residential structure is listed as non-contributing to the Downtown & Eastside Historic District. The free-standing office and yardwalls have no assigned historic status.

The 1993 Historic Cultural Property Inventory (HCPI) notes moderate remodeling, including an addition on the north corner, replaced windows and doors, and enclosed porches, but still recommending significant historic status for the property.

In December 2016, updated HCPI forms were completed. The north addition was designed by John Gaw Meem in 1931. Minor window alterations have not been dated or are after 1981. A stuccoed yardwall was constructed in the late 1980s to early 1990s. Due to the importance of the senator, the architect, the historic use of the property as a girls' orphanage and with high historic integrity, significant historic status is recommended.

The office appears in the Territorial Revival style, but evidence of the garage was removed with the 1993 remodel. The date of construction is not established as historic or non-historic, but it may be non-historic. Therefore, non-contributing historic status is recommended.

**STAFF RECOMMENDATION:**

Staff recommends upgrading the historic status of the residence from non-contributing to significant, due to the historic important individuals, use, and high integrity, and to designate the office and yardwalls as non-contributing due to non-historic date of construction or lack of historic integrity.

**Questions to Staff**

There were no speakers from the public regarding this case and the public hearing was closed.

**Applicant's Presentation.**

Mr. Lorn Tryk, 436 W San Francisco, was sworn and agreed with staff recommendations and had nothing to add to the Staff Report.

### Questions to Applicant

There were no questions to the Applicant.

### Public Comment

There were no speakers from the public regarding this case and the public hearing was closed.

### Action of the Board

**Member Katz moved in Case #H-17-007A at 908 Old Santa Fe Trail this case to accept staff recommendation to upgrade status to Significant, due to its historic important individuals as indicated and to designate the office and yard wall as non-historic. Member Biedscheid seconded the motion and it passed by unanimous voice vote.**

- 10. Case #H-17-007B. 908 Old Santa Fe Trail.** Downtown & Eastside Historic District. Lorn Tryk, agent for J.C. and Christy Butler, owners, proposes to construct a freestanding 687 sq. ft. garage to a height of 12'8" where the maximum allowable height is 15'8", a 4' yardwall, and other minor remodeling. (David Rasch)

Mr. Rasch presented the Staff Report as follows:

### **BACKGROUND & SUMMARY:**

The historic status of structures at 908 Old Santa Fe Trail, known as the Bronson Cutting House, in the Downtown & Eastside Historic District was determined in the previous hearing.

Now, the applicant proposes to remodel the property with the following four items.

1. A 687-square foot two-car garage will be constructed to a height of 12' 6" where the maximum allowable height is 15' 8" in a simplified Territorial Revival style that will harmonize with the residential structure. The garage will feature a stepped parapet with unidentified coping and wooden vehicle doors that will be painted in an unidentified color. A 10-lite pedestrian door and paired 6-lite casement windows on the southeast elevation will be metal clad in "white". The building will be stuccoed with El Rey cementitious stucco in "Palomino" color. A cantilevered 30" deep eyebrow is proposed over the pedestrian door, but an exception to Section 14-5.2(E)(2)(c) has not been requested.
2. A driveway will be reestablished on the south side of the property by cutting through the non-historic yardwall. Details of how the wall cut will be finished have not been provided.
3. A 4' high stuccoed yardwall will be constructed between the garage and the residence with

installation of two concrete sidewalks.

4. The residence will be painted to match El Rey cementitious "Palomino", but an exception to apply a non-traditional finish has not been requested. The historic status assessment cites that the building is presently stuccoed.

More discussion is needed on the finish.

#### **RELEVANT CODE CITATION**

##### **14-5.2(E) Downtown and Eastside Design Standards**

The governing body recognizes that a style of architecture has evolved within the city from the year 1600 to the present characterized by construction with adobe, hereafter called "old Santa Fe style", and that another style has evolved, hereafter called "recent Santa Fe style", which is a development from, and an elaboration of the old Santa Fe style, with different materials and frequently with added decorations.

##### **(2) Recent Santa Fe Style**

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

(c) No cantilevers shall be permitted except over projecting vigas, beams, or wood corbels, or as part of the roof treatment described below

(f) Flat roofs shall have not more than thirty (30) inches overhang.

#### **STAFF RECOMMENDATION:**

Staff recommends approval of this application which complies with Section 14-5.2(C) Regulation of Historic Structures, (D) General Design Standards, and (E) Downtown & Eastside Historic District with the conditions that the painting of a historic structure should be discussed and the proposed eyebrow shall not exceed 18" deep, a support be designed, or an exception be requested for the current design.

#### **Questions to Staff**

Member Roybal asked if the garage would interfere with the status of the house.

Mr. Rasch said no. He thought it will harmonize with the office which is also Territorial Revival style. Even the garage will harmonize with the Meem residence.

### Applicant's Presentation.

Mr. Tryk (previously sworn) said, based on the Staff Report, that the garage doors are proposed to be white. They agree with Staff in a reduction of the eyebrow to 18" depth. The coping is detailed on A-8 and also will be white.

Mr. Rasch said that was on page 68. Sheet A -10.

Mr. Tryk said they would stucco the wall cut to match the existing wall.

The main house is painted and they are proposing to repaint it. In their opinion, the presently painted stucco should be repainted or it will cause significant destruction of the stucco. He referred to the preservation brief DOI/NPS publication 22 on how to preserve painted stucco. Originally, the stucco was not painted but colored with organic pigments or brick dust so they were very muted. The first colors were added with painting using a lime wash and is still practiced in Mexico. So, preservation 22 is what they will follow.

He didn't know if it was painted in 1910 or if it was bare stucco then but with a building that has been painted, new stucco won't adhere and rewiring would cause damage to the original stucco. Since they don't want to damage the building, if repainting was not allowed, they would withdraw.

They would still like to paint the trim because some of it is deteriorating and needs protection.

### Questions to Applicant

Chair Rios asked if there are two entrances to the property.

Mr. Tryk agreed. The traditional entrance was from south side and they still have a driveway off Old Santa Fé Trail.

Chair Rios asked if the garage was on the south.

Mr. Tryk agreed.

Chair Rios said having the entrance on the south exposes the beautiful front south side. It is a beautiful home.

Mr. Tryk agreed.

Member Biedscheid asked regarding item 3 in the Staff Report if that connects to the residence.

Mr. Tryk said it would. They wanted to form a courtyard and, if necessary, could pull the yard wall back from the house.

Member Biedscheid believed with significant status, the yard wall must stop short of connecting according to the code.

Mr. Rasch said that was a good point. When he first started, whenever we had a wall coming to a primary wall, we stepped it back a few inches. So, that can be seen around town.

But when he carefully reviewed the code, he realized a yard wall is not considered an addition so recently, we no longer require that separation. We have done that now without exception.

Member Powell understood in other places, it is not required.

Member Powell commented that in this case, it should be repainted because a lot of elements would be lost and it has already been painted. He has worked on a lot of them and the correlation between paint and lime wash with pigments, is that the lime wash is permeable and the paint is not. That is one reason why the Board, in other cases, might disallow it. He agreed with Mr. Tryk that in this case, it would harm the house.

#### Public Comment

Present and sworn was Mr. Eric Enfield, 612 Old Santa Fé Trail, who stated that the Board had allowed him to paint to maintain the same texture.

Mr. Rasch agreed but added that the Board granted an exception in that case.

Ms. Susan Bernstein, 908 Old Santa Fé Trail was sworn. She said they sold this house to the new owners and are happy with their plan and for restoring the original driveway. She corrected the Staff Report that it was remodeled in 1992 when that garage became an office, not in 1993.

There were no other speakers from the public regarding this case and the public hearing was closed.

#### Action of the Board

**Member Powell moved in Case #H-17-007B at 908 Old Santa Fe Trail, to approve the application as submitted with not connecting the yard wall if the Applicant was okay with that, that the Board determined it is okay to repaint the structure, that the eyebrow is reduced to 18", that the garage doors will be painted white and that the coping is wood painted white with metal caps.**

**Member Biedscheid seconded the motion and it passed by unanimous voice vote.**

11. **Case #H-17-008. 220 Otero Street.** Downtown & Eastside Historic District. Architectural Alliance, agent for Reex Investments LLC, owner, requests a historic status review with designation of primary elevations, if applicable, of two non-contributing residential structures. (Nicole Ramirez Thomas)

Ms. Ramirez Thomas presented the Staff Report as follows:

**BACKGROUND & SUMMARY:**

220 Otero Street is a property with two Territorial Revival style buildings currently listed as noncontributing to the Downtown and Eastside Historic District. One building on the property is the McKee Office Building, also known as the McKee Building, and was built in 1953 by Robert McKee's construction company. The other building on the property is the caretaker's residence and garage annex which was also built in 1953 but has been significantly modified since that time.

McKee General Contractors, Inc. constructed the Manhattan Project buildings as well as other World War II era and post-war private and governmental development in New Mexico, Arizona, Colorado, Utah, California, and Hawaii. McKee construction projects of note in Santa Fe include the construction of the St. Vincent's Hospital which is now the Drury Plaza Hotel. The property was originally the location of Levi A. Hughes who was the former vice president of First National Bank. The Hughes estate was demolished in 1952 to make way for the McKee Office Building and caretaker's residence. The McKee Office Building was designed by W.C. Kruger and built by McKee.

The applicant is requesting a status evaluation and assignment of primary elevations if applicable.

**McKee Office Building**

The McKee Office Building is an L-shaped building with approximately 8,589 square feet with 5,705 square feet composing the ground floor and 2,545 square feet composing the finished basement. From Washington Avenue, there is a long concrete walkway to the west entry of the building. Flagstone steps and iron railing lead to a wood portal which was built in the 1990s. The west entry has double doors with side lites and the doors are not historic.

The east entry from Otero Streets enters from an open courtyard and a small Territorial style portal covers the entry. The glass entry door with top transoms is non-historic. A 150-square foot addition to the east elevation at the south of the courtyard was added in the 1990s.

Mr. Murphy describes the style of the building as a "modernistic interpretation of the Territorial Revival style." The exterior materials of the building are painted brick, unpainted brick, and split-face sandstone. The building foundation is concrete and the windows are double hung, multi-lite wood windows. The current trim is blue. One bay window exists at the southeast corner and is original to the building.

Known changes that occurred to the building are from 1993 and 1996 and include replacement of windows and doors, addition to the south elevation at the courtyard, new entry at the courtyard, and addition of a portal and porch to the west elevation at the entry.

The character defining features of the building are the brick coping and simple portal at the east entry which is modern in design and harkens to the Territorial Revival style. In addition, the design and shape of the building was intended to reflect mid-century modern ideals of efficiency with its cross-axial layout. The west entry, while its character has changed due to an addition of a portal, retains the steps and stoop. The entrance is also important to the character of the property as it is the entrance visible from the long path leading to the building from Washington Avenue and the general balance of design can be gleaned from this elevation. A historic retaining wall lines the south perimeter of the property along the walkway as well. The walkway to the west entrance is not of historic material but is a defining character of the property and is inherent to the design of the building. The window and door replacement in the 1990s does not seem to have affected the massing of the building at the east and west elevations as the symmetry of windows and doors appears to remain.

### **McKee Caretaker's Residence and Garage Annex**

The caretaker's residence and garage are located to the northeast of the office building. The building is approximately 3,054 square feet and is built in the Territorial Revival style. Additions to the building have Territorial Revival details. The residence and the garage were once separate buildings. They may have been joined together in the 1980s. The second story addition was also added in the 1980s and the doors and windows were replaced at that time as well. This building, formerly two buildings, has undergone a great degree of change over the course of its history though an attempt has been made to create continuity between it and the office building through the Territorial Revival character noted on the building.

### **STAFF RECOMMENDATION:**

Staff recommends the McKee Office Building as contributing to the Downtown and Eastside per 14-5.2(C) Regulation of Contributing and Significant Structures in the Historic Districts. The east elevation along the courtyard area (1), the west elevation (4), and the south elevation (5) are recommended as primary, and the retaining wall and walkway are also worthy of preservation. The caretaker's residence and garage annex are recommended as noncontributing to the Downtown and Eastside per 14-5.3(C) Regulation of Contributing and Significant Structures in the Historic Districts.

### **Questions to Staff**

There were no questions to Staff.

### **Applicant's Presentation.**

Mr. Enfield (previously sworn) agreed with most of the Staff recommendations except the south façade is not publicly visible. He shared some photos of that façade. A copy is attached to these minutes as Exhibit 4. One was taken from Washington Avenue (bottom picture), and between the Marcy Street Building looking north through the gap where something could be seen but not any features of the building. He didn't know if primary façades had to be visible or not.

The one major character feature is the bay window and it has no visibility from any public point.

He agreed the walkway and retaining wall are historic and should be retained but not the south façade. It has been altered over the years. He made a graphic of those changes and asked the board if they are considered minor or major. A copy of the graphic is attached to these minutes as Exhibit 5.

Mr. Rasch said primary designation doesn't include public visibility requirements.

Mr. Enfield said if these are major changes, he thought it should be non-contributing. Today, if he came, asking to replace all doors and windows and add a portal on west and enclose a portion of the east-facing portal, that it would be considered a major alteration. The Board approved the changes in 1993 and he wondered at the time why the status wasn't reviewed but realized it was not 50 years old at that time.

The window replacement is important because it was not like the original windows at all which had transoms above them. So, he thought all the changes did impact it.

He clarified a statement on page 30 that states the building is both contributing and noncontributing. Actually, the annex is noncontributing because of the alterations.

Mr. Enfield worked with Susan and Steve McKee. When the elder Mr. McKee died in 1964, he was the sixth largest contractor in the U.S. and these were his offices. He asked the Board to consider those changes made previously to this building.

Ms. Ramirez Thomas said there is little indication that the windows changed the massing or symmetry of the building. And, while they replaced the windows, it was not historic material when they were changed and there were no changes to the character or massing. The only thing significant would be the addition to the interior courtyard on the south part of courtyard where the stairwell was closed in.

For the portal on the west, it is easily removed. And visibility is not the concern - it is about character and the entire building does have character. The intention of the architecture is definitely intact and the defining feature on the south elevation is the bay window.

#### Questions to the Applicant

Member Powell noted the north is covered by ivy and asked if it is primary.

Ms. Ramirez Thomas agreed. Each elevation is unique and a lot of it is retained. That is true of the north elevation. She explained that Staff try not to assign primary repeatedly when the same character is expressed on other parts of the building.

Member Powell understood.

Mr. Enfield said she is correct that all window openings are original and the basement's original windows are still there.



Member Biedscheid noted on the annex building and asked if the west façade shows the original character of the building.

Ms. Ramirez Thomas said yes and asked the Board to compare that with page 35.

Member Biedscheid said page 39 showed what she was talking about.

Ms. Ramirez Thomas agreed that the corner is relatively intact except it was hard to make those windows congruent with the design. She thought that addition to the second story was overwhelming.

Member Boniface said the annex building southwest corner, as shown on page 39, the second story looks like it fits in. But page 38 shows how it overwhelms. The tall metal casement to the right of the portal really evidences that it should be non-contributing.

The history on this building and the people associated with it make this an incredible building. If it was in better shape, he would have pushed for significant status. But with all windows removed and now deteriorating, it pushes it to contributing rather than significant.

Mr. Enfield agreed. He enjoyed reading the history and worked for the McKee family. Also, he went to school with Kruger's daughter. He once tried for an office in the Kruger building. Trey Jordan has it now.

Chair Rios said her dad worked with McKee.

#### Public Comment

There were no speakers from the public regarding this case and the public hearing was closed.

#### Action of the Board

**Member Boniface moved in Case #H-17-008 at 220 Otero Street, to follow staff recommendations to make the McKee Office Building Contributing, recognizing that all window openings should remain but windows could be replaced in the future and that the east elevation (#1), west elevation (#4) and #5 are primary and that the retaining wall and walkway are worthy of preservation but the caretaker's residence and the annex are noncontributing. Member Katz seconded the motion.**

**Member Powell asked for an amendment to make the south and north elevations primary. Member Boniface accepted the amendment as friendly, meaning elevations 1, 2, 3, 4, and 5 are primary. The motion as amended passed by unanimous voice vote.**

## I. MATTERS FROM THE BOARD

Member Katz asked about the new County Administration Building whether they are planning to come to the Board. He was a little concerned about when that would happen and at what stage they are now.

Mr. Rasch commented that the Land Use Director is trying to get a statement from Legal about the process to be followed. He believed the applicant wants to come to the Board for advice; not for jurisdictional approval of their design and perhaps several meetings with the Board for advice.

Member Katz asked why the County would not come to the City to find out what the design criteria are. There is an ordinance enacted and he asked if we are not following that.

Mr. Rasch said the ordinance does give the Board legal jurisdiction over the county projects in the historic districts if they are using capital outlay funds. He contacted the County to say he was the contact person for this project but the County did not appreciate that. He was hearing from the County Attorney that they were not subject to the state law.

Member Powell made a comment that was not audible.

Ms. Gheen said the City Attorney's office is still working through that process and disagrees with the Mr. Rasch's interpretation.

Chair Rios commented that the house on Acequia Madre that Mr. Tryk did was really garage dominated. She complimented all people on the Board for being individual thinkers. This is a good Board and she was proud of all the members.

## J. ADJOURNMENT

The meeting was adjourned at approximately 9:16 p.m.

Approved by:

  
Cecilia Rios, Chair

Submitted by:

  
Carl Boaz for Carl G. Boaz, Inc.

Historic Districts Review Board  
February 14, 2017

**EXHIBIT 1**

604 Galisteo

From: Judi Diamond <judidiamond@icloud.com>  
Subject: your new home  
Date: February 11, 2017 10:32:30 AM MST  
To: Brant Mackley <brant@bmgart.com>

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Hi Brent & Jennifer,

Just saw your plans for the former 600 Galisteo and wanted to offer my approval. I love it! If there's anything I can do to facilitate approval, please let me know.

Charlie and I will try to be in Santa Fe the week of March 12-18, weather permitting. I'll give you a call once we get settled.

Judi

Historic Districts Review Board  
February 14, 2017

**EXHIBIT 2**

From: sumus@comcast.net  
Subject: Phone number - Jerry Wise 604 1/2 Galisteo  
Date: February 13, 2017 8:44:51 PM MST  
To: brant@bmgart.com

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604 1/2

Brant,

I just saw the plans for your gallery remodel, Santa Fe is still a small town. It looks good to me. I'm looking forward to seeing the mural by Douglas Miles. Just by happenstance we bought a small drawing by Douglas a few years ago and like his work. At any rate I forgot to pass my phone number to you when I sent my email to you. It is 505-660-9503.

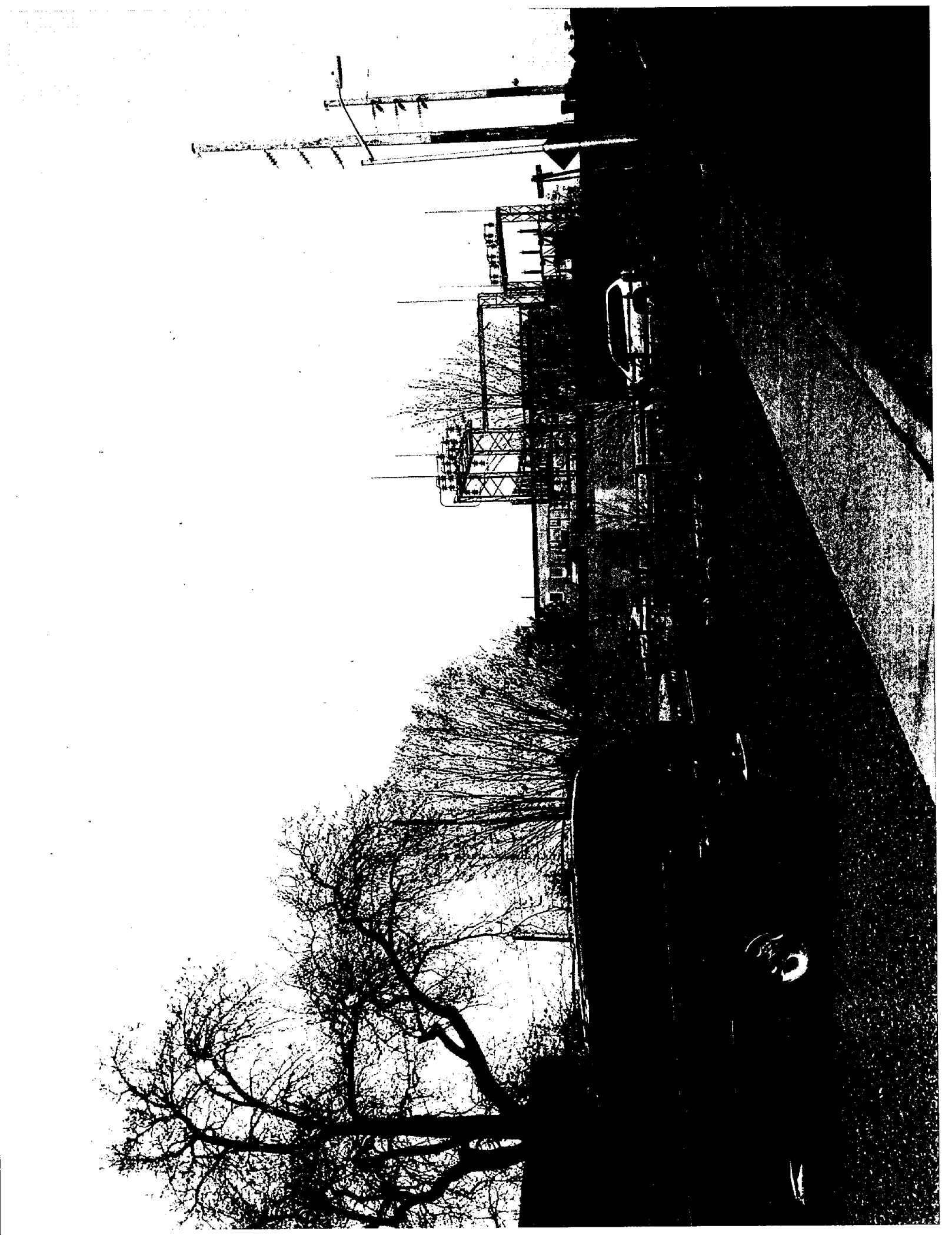
Good luck on the work and let me know if you need anything.

Thanks,

Jerry Wise

Historic Districts Review Board  
February 14, 2017

## **EXHIBIT 3**









**Notes**

© Latitude Geographics Group Ltd.

752.3 0 376.17 752.3 Feet

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

**THIS MAP IS NOT TO BE USED FOR NAVIGATION**

## 220 Otero



South Façade looking from the South



South Façade looking from the West

Historic Districts Review Board  
February 14, 2017

**EXHIBIT 4**

**Historic Districts and Historic Landmarks**

**Height, Pitch, Scale, Massing, and Floor Stepbacks Exception Criteria**

The Owner, Claudia Quan, is requesting an approval for a height exception, to include a second floor storage and archival area, with the height not to exceed 24' from the adjacent finished grade.

The following are the 6 criteria, with responses:

**(i) Do not damage the character of the streetscape**

**Response:** A second story on this structure would not damage the character of the streetscape, as there are at least three other buildings, either contiguous, or close, to this lot that are two story buildings. Standing on the lot and looking eastward, there are two residential structures that have two-story elements (see picture "A: Two-Story Buildings" in the supplemental attachment).

The first two-story structure is located on the lot adjacent to 911 Roybal St., with the address of 901 Roybal St. (see picture "B: 901 Roybal St." in the supplemental attachment).

The second two-story structure is a residence located at 208 Ambrosio St., and located off the northeast corner of the subject lot (see picture "C: 208 Ambrosio St." in the supplemental attachment).

The third two-story structure is at 109 St. Francis Drive, two lots north of the subject property (see picture "D: 109 St. Francis Dr." in the supplemental attachment).

**(ii) Prevent a hardship to the applicant or an injury to the public welfare**

**Response:** The Owner would like to utilize the second floor as a living area to provide care for her newborn baby, which needs to be fed on a consistent basis. The second floor is less than 25 percent of the building and has a minimum impact, and is consistent with three other 2 story building in the immediate area, that are considered non-contributing to the height. Further, the size of the building in relation to the lot necessitates that this space be above. As it is, this structure will be an average size dental practice, with room for one dentist, a hygienist, and a hygienist assistant, along with a receptionist (see supplemental attachment titled, "1500 Is The Limit", reported by AFTCO, the oldest and largest dental practice transition consulting network in the United States).

**(iii) Strengthen the unique heterogeneous character of the city by providing a full range of design options to ensure that residents can continue to reside within the historic districts**

**Response:** We have investigated many design options, one of which was enlarging the first floor, which was not feasible, because there is no more buildable area for a minimal living space.

We also investigated adding a basement for this use, but with the required egress, light and ventilation requirements, the windows and doors would be at ground level, not conducive to a SW Pueblo design.

As there is little room to adequately design this dental office, the living space would need to be on a second floor level. The architectural style of the neighborhood is indeed diverse, with several Santa Fe architectural styles adjacent, or in closest proximity to the subject property. Adjacent to the subject property, the residence at 901 Roybal is a northern NM style (see picture B: 901 Roybal Street); the residence directly across the street, at 910 Roybal St. (see picture E: 910 Roybal Street), with multiple buildings, is both northern NM and SW Pueblo style. The small commercial building, directly north, and adjacent to the subject property, is SW Pueblo style, as well as the large two-story commercial building north of it. Both are at the same address - 109 St. Francis Dr. (see picture "F: 109 St. Francis Drive 2"). The commercial complex at 228 St. Francis Drive, directly across St. Francis Drive from the subject property, is SW Pueblo style as well (see picture "G: 228 St. Francis Drive"). Finally, the two residential homes at 232-1/2 Ambrosio Street, across the street and just east of the subject property are both Territorial and SW Pueblo style, the pueblo style structure having definite contemporary flare (see picture "H: 232-1/2 Ambrosio St.").

In lieu of these observations, we propose this building to be a contemporary SW pueblo style and believe that it will strengthen the character of this area of the city.

**(iv) Are due to special conditions and circumstances which are peculiar to the land or structure involved and which are not applicable to other lands or structures in the related streetscape**

**Response:** This is a corner lot with two street exposures (St. Francis Dr. and Roybal Street), as well as being a commercial lot bordering residential lots. It will be unique as a mixed use, which is allowable in a C4 zoning, which is unique to the area.

**(v) Are due to special conditions and circumstances which are not a result of the actions of the applicant**

**Response:** There are other two-story buildings that were not considered relevant to the height calculation. In an attempt to make as little impact as possible, we have limited the second floor area to approximately twenty-five percent (25%) of the ground floor area.

**(vi) Provide the least negative impact with respect to the purpose of this section as set forth in Subsection 14-5.2(A)(1)**

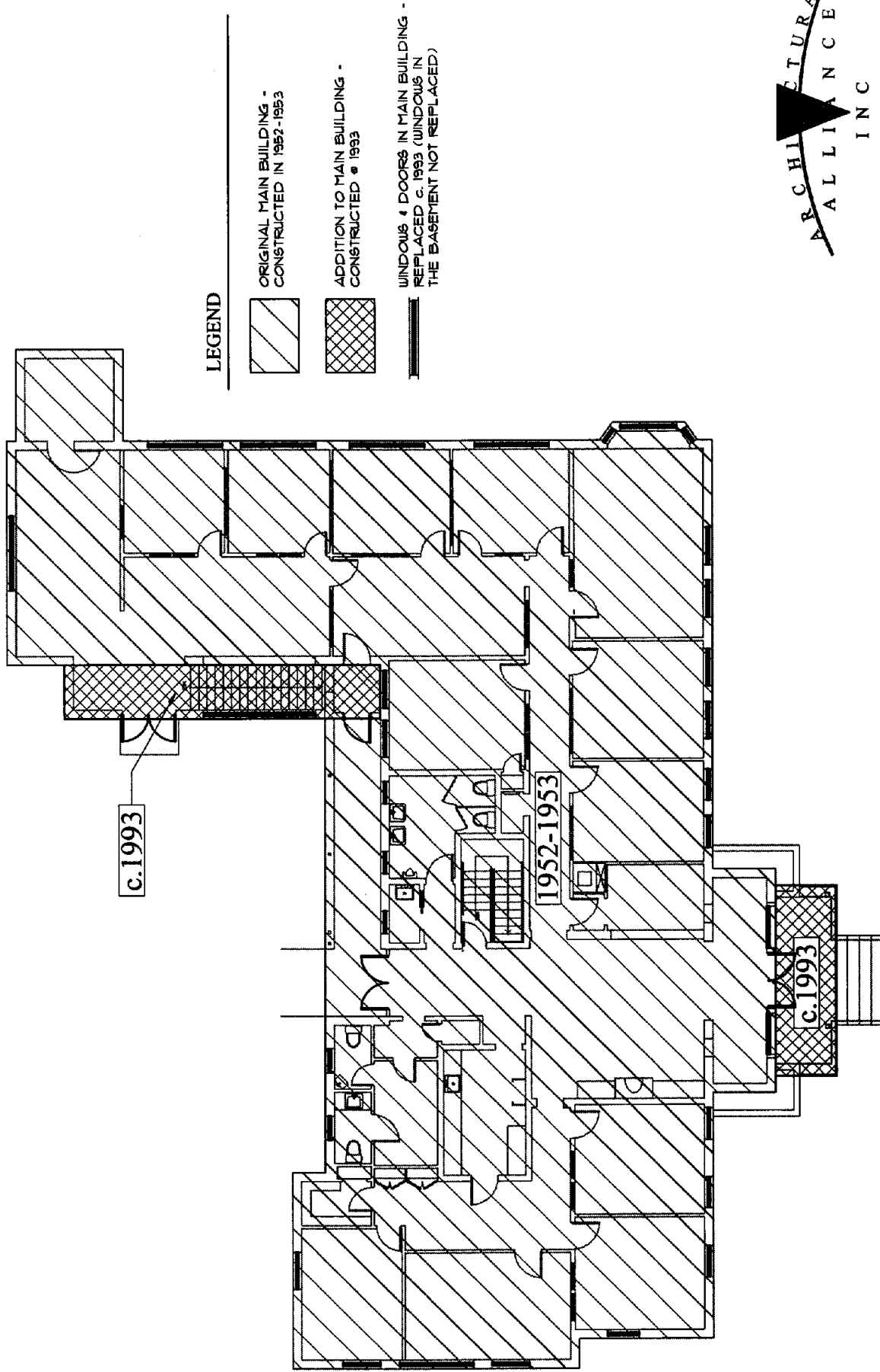
**Response:** Because the previous building on this lot was deemed non-contributing by the Historic Board, and subsequently approved to be demolished in its entirety, our desire in designing the new building is to provide historical character for the viewing of neighbors, patients, and visitors to our city. The second floor is positioned in the back corner to reduce impact on the structure.



Historic Districts Review Board  
February 14, 2017

## **EXHIBIT 5**

# 220 OTERO - MAIN BUILDING - PHASES OF CONSTRUCTION



ARCHITECTURAL  
ALLIANCE  
INC

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SANTA FE NEW MEXICO 87505  
Telephone 505-988-5269  
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