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HISTORIC DISTRICTS REVIEW BOARD FIELD TRIP

TUESDAY, May 22, 2018 at 12:00 NOON

HISTORIC PRESERVATION DIVISION, 1st FLOOR CITY HALL

HISTORIC DISTRICTS REVIEW BOARD HEARING

TUESDAY, May 22, 2018 at 5:30 P.M.

CITY COUNCIL CHAMBERS

*****AMENDED*****

- A. CALL TO ORDER
- B. ROLL CALL
- C. APPROVAL OF AGENDA
- D. APPROVAL OF MINUTES: May 8, 2018
- E. FINDINGS OF FACT & CONCLUSIONS OF LAW

Case #H-17-089, 1212 Canyon Rd.

Case #H-18-033, 106 North Guadalupe Street.

Case #H-18-045, 1379 Cerro Gordo Road.

Case #H-18-047, 740 Alto Street.

Case #H-048A, 227 Galisteo Street.

Case #H-17-102, 501, 503, 507 Webber Street.

Case #H-048B, 227 Galisteo Street.

Case #H-18-050, 117 Vigil Lane.

Case #H-18-049, 510 Galisteo Street.

Case #H-18-029B, 723, 725, 725.5 Canyon Road.

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

1. Case #H-18-012B, 1137 Camino Delora. Downtown and Eastside Historic District. David Proud, owner/agent, proposes to demolish a non-contributing residential structure. (David Rasch)
2. Case #H-17-057, 806 Don Gaspar Avenue. Don Gaspar Area Historic District. Palo Santo Designs, agent for Daniel and Halley Strongwater, owners, proposes to modify a previous approval by enclosing a proposed 50 sq. ft. portal and adding skylights on a contributing building. (Nicole Ramirez Thomas)
3. Case #H-17-092, 1661 Cerro Gordo Road. Downtown and Eastside Historic District. Gordon Lux, agent for Johnathan Duran and Danuta Alyassin, owners, proposes to demolish an existing 600 sq. ft. carport and reconstruct a 562 sq. ft. carport to a maximum height of 10'8" on a non-contributing residential property. (Nicole Ramirez Thomas)
4. Case #H-14-034, 507 and 511 Paseo de Peralta. Downtown and Eastside Historic District. Architectural Alliance, agent for 511 PDP, LLC, owner, proposes to construct two residential structures totaling 18,722 sq. ft. on two vacant lots to a height of 24'6" where the maximum allowable height is 25', and to a height of 27' where the maximum allowable height is 23' on a sloping site. (Carlos Gemora)
5. Case #H-18-044A, 408 Camino del Monte Sol. Downtown & Eastside Historic District. Tiho Dimitrov, agent for Tammy and Kent Switzer, owners, requests designation of primary elevations on a contributing, residential structure. (Nicole Ramirez Thomas)
6. Case #H-18-056A, 107 Jimenez Street. Westside-Guadalupe Historic District. Design Solutions, agent for Eric Sikes and Ann Pfauth, owners, request a historic status review and designation of primary elevations, if applicable, on a non-contributing, residential structure. (Nicole Ramirez Thomas)

8. Case #H-18-056B, 107 Jimenez Street. Westside-Guadalupe Historic District. Design Solutions, agent for Eric Sikes and Ann Pfauth, owners, proposes to replace doors and windows, add 30 square feet of portal space, add 42 square feet of heated space, and raise parapets to a height of 12'-4" where the maximum allowable height is 13'-4" on a non-contributing building. (Nicole Ramirez Thomas)
9. Case #H-18-057, 148 South Armijo Lane. Downtown and Eastside Historic District. Trey Jordan Architecture, agent for South Armijo, LLC, owner, proposes to construct a 4,295 sq. ft. residence on a vacant lot to a height of 14' where the maximum allowable height is 14'7". (Carlos Gemora)
10. Case #H-18-058, 257 Las Colinas Drive. Downtown and Eastside Historic District. John Padilla, agent for Piedra Partners, LLC, proposes to construct a 3,131 sq. ft. residence on a vacant lot to a height of 16'4" where the maximum allowable height is 16'4". (Carlos Gemora)
11. Case #H-18-052, 972 Old Santa Fe Trail. Historic Review Historic District. Jeff Davis, owner/agent, proposes to construct a roof deck on a non-statused residential structure to a height of 14' where the maximum allowable height is 14'6" with an exterior metal spiral stair access. (David Rasch)
12. Case #H-18-053A, 906 and 908 Canyon Road. Pompei's Home Building, agent for Dennis and Valerie Storz, owners, requests a historic status review for contributing, non-contributing, and non-statused residential structures, with primary elevation designations, if applicable. (David Rasch)
13. Case #H-18-054A, 210 Barela Street. Westside-Guadalupe Historic District. Christopher Purvis, agent for Michael Wood, owner, requests a historic status review with primary elevation designation, if applicable, on a contributing residential property. (David Rasch)
14. Case #H-14-098, 410 Camino Don Miguel. Downtown and Eastside Historic District. Bard Edrington, agent for Janet Creswell, owner, proposes to construct a 128 sq. ft. pergola to 9' high, 6' high coyote fencing, a 6' high stuccoed yardwall with pedestrian gates, and flagstone paths at a non-contributing residential property. (David Rasch)
15. Case #H-18-059, 127 Kearney Avenue. Downtown and Eastside Historic District. Bradley Wade, agent for Christopher Bennett, owner, proposes to remodel a contributing residential structure including replacement of non-historic material, installing windows, and other maintenance. (David Rasch)
16. Case #H-18-030, 401 Old Taos Highway. Downtown & Eastside Historic District. Jenkins Gavin, Inc., agent for Presbyterian Church Corp., requests a preliminary hearing for a 203,799 sq. ft. 3-story residential structure at 36' high, where the maximum allowable height is 23'10" on a sloping site. A height exception is requested (Section 14-5.2(D)(9)). (David Rasch)

17. MATTERS FROM THE BOARD

18. 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 for more information regarding cases on this agenda. Persons with disabilities in need of accommodations, contact the Historic Preservation Division office at (505) 955-6605 five (5) working days prior to the meeting date.



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Case #H-17-089. 1212 Canyon Rd.

Case #H-18-033. 106 North Guadalupe Street.

Case #H-18-044A. 408 Camino del Monte Sol.

Case #H-18-046. 1292 Lejano Lane.

Case #H-048A. 227 Galisteo Street.

Case #H-18-049. 510 Galisteo Street.

Case #H-17-102. 501, 503, 507 Webber Street.

Case #H-18-051. Santa Fe Plaza.

Case #H-18-045. 1379 Cerro Gordo Road.

Case #H-18-047. 740 Alto Street.

Case #H-048B. 227 Galisteo Street.

Case #H-18-050. 117 Vigil Lane.

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

1. Case #H-18-012B. 1137 Camino Delora. Downtown and Eastside Historic District. David Proud, owner/agent, proposes to demolish a non-contributing residential structure. (David Rasch)
2. Case #H-17-057. 806 Don Gaspar Avenue. Don Gaspar Area Historic District. Palo Santo Designs, agent for Daniel and Halley Strongwater, owners, proposes to modify a previous approval by enclosing a proposed 50 sq. ft. portal and adding skylights on a contributing building. (Nicole Ramirez Thomas)
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5. Case #H-18-029A. 725 ½ Canyon Road. Downtown and Eastside Historic District. Architectural Alliance, agent for Frank Sanchez, owner, requests a historic status review and designation of primary elevations, if applicable, on a non-contributing, residential structure. (David Rasch)
6. Case #H-18-029B. 725 ½ Canyon Road. Downtown and Eastside Historic District. Architectural Alliance, agent for Frank Sanchez, owner, proposes to construct a 650 sq. ft. 2-bay garage with storage to 13'8" high where the maximum allowable height is 17'8". (David Rasch)
7. Case #H-18-056A. 107 Jimenez Street. Westside-Guadalupe Historic District. Design Solutions, agent for Eric Sikes and Ann Pfauth, owners, request a historic status review and designation of primary elevations, if applicable, on a non-contributing, residential structure. (Nicole Ramirez Thomas)

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SUMMARY INDEX
HISTORIC DISTRICTS REVIEW BOARD

May 22, 2018

ITEM	ACTION TAKEN	PAGE(S)
B. Roll Call	Quorum Present	1
C. Approval of Agenda	Approved as presented	1-2
D. Approval of Minutes - May 8, 2018	Approved as amended	2
E. Findings of Fact & Conclusions of Law	Approved as presented	2
F. Business from the Floor	None	2
G. Communications	None	2-3
H. Action Items		
1. <u>Case #H-18-012B.</u> 1137 Camino Delora	Approved as recommended	3-4
2. <u>Case #H-17-057.</u> 806 Don Gaspar Avenue	Approved with conditions	4-10
3. <u>Case #H-17-092.</u> 1661 Cerro Gordo Road	Approved as recommended	11-12
4. <u>Case #H-14-034.</u> 507 and 511 Paseo de Peralta	Postponed with directions	12-19
5. <u>Case #H-18-044A.</u> 408 Camino del Monte Sol	Postponed	19
6. <u>Case #H-18-056A.</u> 107 Jimenez Street	Remained non-contributing	19-20
7. <u>Case #H-18-056B.</u> 107 Jimenez Street	Approved as recommended	20-21
8. <u>Case #H-18-057.</u> 148 South Armijo Lane	Approved as presented	22-24
9. <u>Case #H-18-052.</u> 972 Old Santa Fe Trail	Approved with conditions	24-26
10. <u>Case #H-18-054A.</u> 210 Barela Street	Status Determined	26-27
11. <u>Case #H-14-098.</u> 410 Camino Don Miguel	Approved with condition	27-29
12. <u>Case #H-18-059.</u> 127 Kearney Avenue	Approved with condition	30-31
13. <u>Case #H-18-030.</u> 401 Old Taos Highway	Postponed with directions	31-49
I. Matters from the Board	None.	49
J. Adjournment	Adjourned at 10:33 p.m.	49-50

MINUTES OF THE
CITY OF SANTA FE
HISTORIC DISTRICTS REVIEW BOARD

May 22, 2018

A. CALL TO ORDER

A regular meeting of the City of Santa Fé Historic Districts Review Board was called to order by Ms. Cecilia Rios, Chair, on the above date at approximately 5:30 p.m. in the City Council Chambers at City Hall, 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
Mr. Edmund Boniface
Mr. Buddy Roybal

MEMBERS EXCUSED:

Ms. Meghan Bayer
Mr. William Powell

OTHERS PRESENT:

Mr. David Rasch, Planner Supervisor
Ms. Nicole Ramirez Thomas, Senior Planner
Mr. Carlos Gemora, Senior Planner
Ms. Theresa Gheen, Assistant City Attorney
Mr. Carl Boaz, Stenographer

NOTE: All items in the Committee packet for all agenda items are incorporated herewith by reference. The original Committee packet is on file in the Historic Planning Department and available on the City of Santa Fe web site.

C. APPROVAL OF AGENDA

MOTION: Member Boniface moved, seconded by Member Katz, to approve the agenda as presented.

VOTE: The motion passed by unanimous voice vote with Members Biedscheid, Boniface, Katz, and Roybal voting in favor and none voting against.

D. APPROVAL OF MINUTES - May 8, 2018

Member Boniface requested the following change:

On page 27 the amendment, **Member Boniface asked to have clarified that the poles would be no higher than 8' from the ground.** (Not 9' from the ground.)

Chair Rios requested the following changes to the minutes:

On page 4, "as" should be "has."

On page 12, first sentence under Questions to Staff should say Chair Rios asked if (not "is").

On page 18 at the bottom, it should say "said" not "aid."

MOTION: Member Katz moved, seconded by Member Boniface, to approve the minutes of May 8, 2018 as amended.

VOTE: The motion passed by voice vote with Members Boniface, Katz, and Roybal voting in favor and none voting against. Member Biedscheid abstained.

E. FINDING OF FACT AND CONCLUSIONS OF LAW

Case #H-17-089. 1212 Canyon Rd.

Case #H-18-033. 106 N. Guadalupe Street.

Case #H-18-045. 1379 Cerro Gordo Road.

Case #H-18-047. 740 Alto Street.

Case #H-048A. 227 Galisteo Street.

Case #H-17-102. 501, 503, 507 Webber Street.

Case #H-048B. 227 Galisteo Street.

Case #H-18-050. 117 Vigil Lane.

Case #H-18-049. 510 Galisteo Street.

Case #H-18-029B. 723, 725, 725½ Canyon Road.

MOTION: Member Boniface moved, seconded by Member Katz, to approve the Findings of Fact and Conclusions of Law as presented.

VOTE: The motion passed by voice vote with Members Boniface, Katz, and Roybal voting in favor and none voting against. Member Biedscheid abstained.

F. BUSINESS FROM THE FLOOR

There was no business from the Floor.

G. COMMUNICATIONS

Chair Rios said the historic preservation awards went very well last week.

H. ACTION ITEMS

Chair Rios announced to the public that anyone wishing to appeal a decision of the Board to the Governing Body has up to 15 days after the Findings of Fact and Conclusions of Law have been approved.

1. **Case #H-18-012B, 1137 Camino Delora.** Downtown and Eastside Historic District. David Proud, owner/agent, proposes to demolish a non-contributing residential structure. (David Rasch)

Mr. Rasch presented the staff report as follows:

BACKGROUND & SUMMARY:

1137 Camino Delora is a 628 square foot single-family residence that was constructed with adobe in 1935 in a simplified Territorial Revival style. Brick (some CMU) coping and one window with wood surrounds represent the character of this rectangular-plan structure. Windows and doors were replaced in the 1980s with non-compliant or field-built units. In 1993, a fire damaged much of the structure. The building is listed as non-contributing to the Downtown & Eastside Historic District.

The applicant requests demolition of the deteriorated non-contributing structure which is not important to the streetscape. The building official finds that the structure is hazardous. The property is within the Suburban Archaeological Review District and the lot size does not meet the 10-acre threshold that would have required archaeological investigation and clearance.

RELEVANT CODE DEFINITIONS

14-3.14 DEMOLITION OF HISTORIC OR LANDMARK STRUCTURE

(G) Standards

(1) In determining whether a request for demolition in a historic district should be approved or denied, the HDRB shall consider the following:

- (a) Whether the structure is of historical importance;
- (b) Whether the structure for which demolition is requested is an essential part of a unique street section or block front and whether this street section or block front will be reestablished by a proposed structure; and
- (c) The state of repair and structural stability of the structure under consideration.

STAFF RECOMMENDATION:

Staff finds that the demolition standards have been met as complying with Section 14-3.14(G)(1) Demolition of Historic Structure Standards.

Questions to Staff

Chair Rios noted the memo from the Building Official is in the packet and says it is in danger of collapse.

Applicant's Presentation

Mr. David Proud, 6 Dovela Road, was sworn. He had nothing more to add and agreed with staff recommendations.

Questions to the Applicant

There were no questions to the Applicant.

Public Comment

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

Action of the Board

MOTION: Member Roybal moved, seconded by Member Boniface, in Case #H-18-012B, at 1137 Camino Delora, to approve the application as recommended by Staff.

VOTE: The motion passed by unanimous voice vote with Members Biedscheid, Boniface, Katz, and Roybal voting in favor and none voting against.

2. **Case #H-17-057, 806 Don Gaspar Avenue. Don Gaspar Area Historic District. Palo Santo Designs, agent for Daniel and Halley Strongwater, owners, proposes to modify a previous approval by enclosing a proposed 50 sq. ft. portal and adding skylights on a contributing building. (Nicole Ramirez Thomas)**

Ms. Ramirez Thomas presented the staff report as follows:

BACKGROUND & SUMMARY:

806 Don Gaspar Avenue is a Cottage style single family residence located within the Don Gaspar Area Historic District. The house was built by Charles Stanford and was completed by 1912. It is listed as contributing to the Don Gaspar Area Historic District. A detached garage is located at the southwest corner of the property. The building is built in a vernacular style and is known to have been part of the property by 1967 based on aerial photographs. The garage is also contributing to the district. The Board assigned the north, east, and south elevation with the original glass doors as primary elevations for the main house. The east elevation is primary on the garage.

The applicant is requesting modifications to the previous approval.

- 1) Enclose the portal proposed on the east elevation of the addition. The enclosure will increase the heated square footage by 50 square feet. The approved footprint of the house will not change.
- 2) Addition of solar panels and skylights to the approved addition. The Board approved an exception for the addition of publicly visible rooftop appurtenances in September of 2017. The visible rooftop appurtenances approved at that time were skylights on the north elevation roof. The applicant requests solar panels on the south facing roof of the addition and skylights on the north facing roof of the addition. An exception was not requested for the additional rooftop appurtenances because one has been previously approved, and this is considered a modification.
- 3) Changes to windows.
 - To the south elevation, the applicant proposes to change both windows to non-divided lite. The south elevation is part of the approved addition and is not primary. The window dimensions will change slightly.
 - To the east elevation, the applicant proposes to change the approved windows on the addition from divided lite windows to single lite windows and to increase the size of the windows. The request is for a non-primary façade but is adjacent to the primary elevation on the east of the house.
 - To the west elevation, the applicant proposes to change the approved windows on the approved addition from divided lite to non-divided lite and to change the dimensions. One transom window is proposed where two sliding windows were approved.
- 4) Addition of a skylight to the master bathroom. The skylight will not be publicly visible.

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(H) Don Gaspar Area Historic District.

Questions to Staff

Chair Rios understood this building was built in 1912, so it is 106 years old. Three primary elevations:

north, east, and south, were already approved.

Ms. Ramirez Thomas clarified that the north elevation was the prior approval. There is some public visibility on the east side.

Chair Rios also pointed out that the solar panels will be on the south elevation of the new addition.

Ms. Ramirez Thomas agreed. It will be a series of panels, but it would be good to clarify that with the applicant.

Member Boniface noticed the garage was listed as contributing with the east façade as primary. Yet, he recalled it was demolished.

Ms. Ramirez Thomas agreed. It was approved for demolition in 2017.

Member Roybal asked if going to undivided lites would meet the standard of the district.

Ms. Ramirez Thomas clarified that nothing prohibits undivided windows in this district. But it is the Board's discretion whether the window design is congruent with the standards for the district.

Member Biedscheid said the Board recently approved changes to the windows on the east elevation. The field report said the east is a non-primary façade, but it is adjacent to the primary façade. She asked if the primary elevation ended at the end of the original house and the Board excluded the part with windows.

Ms. Ramirez Thomas said the 1950's addition is no longer a primary elevation, but it is where they propose the changes.

Applicant's Presentation

Mr. Daniel Strongwater, 806 Don Gaspar, was sworn. He said they are excited to be moving back to Santa Fe. His wife and her parents grew up here. They now have an 8-month old daughter. The Don Gaspar house went up for sale with a contract but came back. So, they are glad to be there. The house was built one room at a time and not very functional, but he is happy to take it on. We have a design business to bring to Santa Fe.

He commented that the most recent revisions came from a long design process, working through what would make it livable for them and how it would contribute to the neighborhood. They hope to make a clear distinction between the very historic part and what is being built now. Most of the changes are for a studio and providing a more functional house and bringing in more light.

Questions to the Applicant

Chair Rios asked if he was proposing a standing seam roof.

Mr. Strongwater agreed.

Chair Rios was a little skeptical about that and what they propose on it.

Mr. Strongwater said one motivation was a neighbor who has a standing seam roof and it is very successful, so he wanted to duplicate that design.

Regarding the solar array, not only is it southern-facing but it is also very close to the neighbor's garage and hard to see from the street. There is only a very small view. They are also using extremely low-profile panels in a bank of unified panels placed together. He said they will take every opportunity to minimize a view from the street.

Chair Rios said, "East is street-facing and you propose windows without divided lites. Even though not required, would you entertain them?"

Mr. Strongwater said an undivided window is more energy efficient and he wanted materials for the best efficiency. He is planning to have a design studio there and wanted as much light possible. He pointed out that there are many others in the district with undivided lites. He also wanted a clear distinction from the historic part.

Chair Rios asked if he was planning to cut down more trees.

Mr. Strongwater said Elms are an invasive species and create havoc with a garden and will kill fruit trees. They wanted a large garden there and bring back to life the fruit trees that are there. So they wanted more native species and will plant many new trees that are native and more water efficient.

Member Katz asked if he had looked into solar panels that are integral to the roof. He was not sure of brand names.

Mr. Strongwater said he was willing to consider them. They have not gone through a selection process because they don't have solar in our budget during the initial construction.

Member Katz asked what part is over the studio.

Mr. Strongwater said the studio is that entire rectangle.

Member Boniface asked, in making the addition distinguishable from the existing, what the siding material would be.

Mr. Strongwater said it will be vertical lideboard siding.
Member Boniface asked if it is board and batten.

Mr. Strongwater said they would use real wood but haven't selected the species yet.

Member Boniface said that is good to distinguish it from the historic part.

The proposal will be changing the windows from what was previously approved. "You did a really good job in the prior approval for the distinction. But he had a hard time seeing the windows now proposed as harmonious with the district. It seems the distinction has gone too far, particularly the big plate glass window." He asked if the Applicant would be willing to reconsider that.

Mr. Strongwater said, "We hoped to have a window bench in that studio and view our front yard as a studio. We are open to your directions."

Ms. Ramirez Thomas clarified that Mr. Strongwater is saying the size is of paramount importance.

Member Boniface said it is misleading to say divided lite windows are less efficient.

Mr. Strongwater said their window representatives are saying that. "We were told non-true divided lites were not accepted in the historic district.

Member Boniface said Pella has one called architectural series. It has double panes of glass and muntins attached to interior and exterior and just as efficient as any other double pane glass.

Mr. Strongwater apologized that he may have been misled.

Public Comment

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

Action of the Board

Member Katz was also uncomfortable with the large panes of glass and was not in favor of that change. He was disturbed by the appurtenances on the studio. He understood wanting light in the studio and agreed to the skylight but was opposing the undivided window. He didn't quite understand sitting in front to see the front yard, but it could be done either way. He also applauded the use of solar collectors but would want them integral to the roof and not sitting on top of it.

MOTION: Member Katz moved, seconded by Member Boniface, in Case #H-17-057 at 806 Don Gaspar - to approve item #1 - enclose the portal; approve addition of solar panels and skylight on the roof of the studio on the condition the solar panels are an integral with the roof and not something that sits on top of it; allow the changes to windows on the west elevation but not on the east or south elevation i.e. approve the previously approved windows with the same dimension. Member Boniface asked for a condition that the siding is to be true board siding, either board and batten or full dimensional lumber and not some type of 4x8 sheet siding.

Member Katz accepted that. In looking at the top graphic, he added to allow the east facing windows to be at the same height as shown in the middle of the building. It would

give more light and room.

DISCUSSION ON THE MOTION:

Member Boniface clarified that the approved windows are on the south side of the east elevation. He asked for a condition that the applicant simply add one more lite below and to make them two lites wide and four lites high each but working off of this same approved drawing.

Member Katz pointed out that the windows in the middle are 2 lites wide and 3 lites tall but they are taller. He wondered if doing a different lite pattern on the other would look a little busy.

Member Boniface agreed they should just repeat the windows that are to the right. Member Katz agreed.

Mr. Rasch said that is known as a six-lite casement.

Member Biedscheid understand the west elevation is not publicly visible but she believed it is to the neighbors that back onto that house and just for the record, "I find those windows are not harmonious with the older portion of the building or anything else in the building - the transom and the other non-divided lite windows. So if I were to make the motion, I would have denied that, as well."

When asked if that was a proposed amendment, Member Biedscheid said, "I can propose that."

Member Katz accepted that as a friendly amendment. What concerned him was that the version that approval is being sought for tonight on the bottom of the graphic projected, shows an additional window there and I certainly would be in favor of allowing the Applicant to have that additional window if the Applicant wishes it. Member Biedscheid agreed.

Member Katz amended his motion to approve the additional window but to deny the single panes and deny the long horizontal window (at the bathroom that is also getting a skylight). Those windows should just stay the same.

Chair Rios was not sure the Board was clear on the window description.

Member Roybal made a friendly amendment that all of those changes on windows, solar and skylights come before Staff for review and approval.

Chair Rios asked Ms. Gheen if the motion was clear to her.

MOTION RESTATED: Member Katz restated his motion to approve the portal, #1, approve the skylight and solar panels on the roof of the studio, new portion, on the condition that the solar panels are an integral part of the roof, regarding the windows, the new windows on the east side in the center of the house are fine as approved in the former version and shall stay the same; and on the studio the windows shall be divided lites like the ones in the middle of the house and can be

taller; on the south side, they will remain as previously approved and on the west side, they shall remain as previously approved but with the additional window with locations as indicated on the application, but style shall be the style that was originally proposed; and revised drawings shall come back to staff and the master bath window is approved and the siding uses real wood.

VOTE: The motion passed by unanimous voice vote with Members Biedscheid, Boniface, Katz, and Roybal voting in favor and none voting against.

Mr. Strongwater stated after the vote in terms of building feasibility, all of the windows are updated marginally from the window companies and the long transom window is in master bedroom to place a bed under them for the transom window. Also regarding the solar panels, we are not aware of integral panels that can be retrofitted after initial construction.

Member Boniface was not familiar with a particular brand but had seen them that even curved to fit Spanish tile.

Member Katz explained that the panels themselves form the roof. He should bring it to staff.

Chair Rios agreed and for the dimensions he could just work with staff.

Mr. Strongwater said there is quite a lot of vegetation along the driveway - so the studio is not visible from the driveway and we intend to have more vegetation, so they are obscured from public view.

3. **Case #H-17-092. 1661 Cerro Gordo Road. Downtown and Eastside Historic District. Gordon Lux, agent for Johnathan Duran and Danuta Alyassin, owners, proposes to demolish an existing 600 sq. ft. carport and reconstruct a 562 sq. ft. carport to a maximum height of 10'8" on a non-contributing residential property. (Nicole Ramirez Thomas)**

Ms. Ramirez Thomas presented the staff report as follows:

BACKGROUND & SUMMARY:

1661 Cerro Gordo is a non-contributing 4,557 square foot single family residence located in the Downtown and Eastside Historic District. The house was built after 1945 in the vernacular style and has undergone significant additions and changes over time. As indicated on the New Mexico Historic Building Inventory form from 1983, the house was once a simple box. Today the home has a sunroom addition, four bedrooms, and a large portal area in the back yard. The Board approved a remodel of the home in November of 2017. The applicant is now proposing to construct a car port. The applicant proposes to remodel the property with the following.

- 1) Demolish and existing non-historic car port.
- 2) Construct a car port in the location of the existing carport. It will be 562 square feet and will be 10'-8" at its highest point. The carport will be built in the Spanish-Pueblo Revival style with a parapet, lumber frame,

and a stucco finish.

3) The stucco will be cementitious El Rey "Sand."

STAFF RECOMMENDATION:

Staff recommends approval of the application as it complies with 14-5.2(D)(9) General Design Standards for All H District and 14-5.2(E) Downtown and Eastside.

Questions to Staff

Chair Rios observed that the proposed carport is much better design and smaller.

Ms. Ramirez Thomas agreed.

Applicant's Presentation

Mr. Johnathan Duran, 1661 Cerro Gordo Road, was sworn. He had nothing to add to the staff report.

Questions to the Applicant

There were no questions to the Applicant.

Public Comment

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

Action of the Board

MOTION: Member Katz moved, seconded by Member Biedscheid, in Case #H-17-092 at 1661 Cerro Gordo Road, to approve the application as recommended.

VOTE: The motion passed by unanimous voice vote with Members Biedscheid, Boniface, Katz, and Roybal voting in favor and none voting against.

4. **Case #H-14-034, 507 and 511 Paseo de Peralta, Downtown and Eastside Historic District.** Architectural Alliance, agent for 511 PDP, LLC, owner, proposes to construct two residential structures totaling 18,722 sq. ft. on two vacant lots to a height of 24'6" where the maximum allowable height is 25', and to a height of 27' where the maximum allowable height is 23' on a sloping site. (Carlos Gemora)

Mr. Gemora presented the staff report as follows:

BACKGROUND & SUMMARY:

This case involves 507 and 511 Paseo de Peralta, two separate vacant lots owned and developed in conjunction with each other. The Historic District Review Board, and subsequently the Planning Commission, previously approved a proposal on 511 Paseo de Peralta for four dwelling units encompassing approximately 11,475 square feet and an additional 4,340 square feet of underground parking space.

The owner has recently acquired 507 Paseo de Peralta and proposes to develop both sites together with similar design features. The joint proposal comprises a total of 18,722 square feet in two, detached residential buildings with a total of nine dwelling units.

- 1) 511 Paseo de Peralta:
 - a. The applicant proposes to construct a 11,203 square foot residential building containing five dwelling units to a height of 27' where the maximum allowable height is 23' but, due to naturally sloping terrain (4'), the board may allow an additional 4' of height. The applicant has mitigated this request by stepping the building up with the slope of the lot, and by minimizing its height above the existing northern retaining wall.
 - b. Compared to the previously approved project, this proposal trades underground parking for an additional unit and additional height.
 - c. The historic rock wall on Paseo de Peralta and the non-historic retaining walls will remain.
 - d. Parking access will be shared with 507 Paseo de Peralta.
- 2) 507 Paseo de Peralta:
 - a. The applicant proposes to construct a 7,519 square foot residential building containing four dwelling units to a height of 24'6" where the maximum allowable height is 25'.
 - b. Parking provided on this site will be shared with 511 Paseo de Peralta.
- 3) The applicant proposes the following design features:
 - a. Recent Santa Fe Style (public façades <40% windows and doors, >80% walls are uniform earthen colored stucco surface, corbel-supported cantilevers, true divided lite windows and doors).
 - b. Central, shared courtyards for each of the buildings along with private portals and decks.
 - c. El Rey "Sahara" stucco.
 - d. Metal, "dark bronze" colored portal roofs supported with "crossroads" semi-transparent stain and "gold limestone" stonework.
 - e. Windows and doors with metal exterior finish painted Kolbe "Green Tea."
 - f. Exterior copper sconce lights.

STAFF RECOMMENDATION:

Staff recommends approval of the proposed project and a 4' height increase due to the natural slope of the existing site. Staff has determined that this application complies with Section 14-5.2(D)9 General Design Standards for all Historic Districts, Height, Pitch, Scale, and Massing, and 14-5.2(E) Downtown and Eastside Historic District.

The Board can make two different motions.

Questions to Staff

Chair Rios observed that the Applicant is proposing 5 units at 511 and 4 units at 507.

Mr. Gemora agreed.

Chair Rios asked if the units are attached to each other.

Mr. Gemora said that is correct.

Chair Rios asked about the percentage of open space.

Mr. Gemora didn't have the percentage of open space but said the amount at 511 is 3,776 square feet and 966 square feet of open space on 507 and both are above the minimum open space required.

Chair Rios asked if the proposal is requesting anything over two stories.

Mr. Gemora first agreed and then apologized and said no request was for over two stories.

Chair Rios asked him to compare the proposed heights with nearby heights.

She noted there is a historic one-story house to the right and behind it are other condos and homes. How do they relate?

Mr. Gemora said a characteristic on the property is the existence of tall retaining walls and very little extends beyond that. So, in his opinion, it doesn't appear there is any visible to the north.

Member Katz thought the building in the back look like they could be 3-story or higher. Mr. Gemora agreed.

Member Biedscheid asked if the underground parking created the need for additional height. The square footage of the new proposal is less than that. She asked what the trading was about.

Mr. Gemora explained that the previous case allowed four dwelling units with considerable underground parking space. This proposal has 5 units without underground parking. Instead, it has two garages plus two carports with two vehicles each.

Chair Rios asked him to describe visibility from street.

Mr. Gemora didn't believe it is as visible from the street.

Member Katz said there is no elevation that shows both of them together and has a driveway.

Mr. Gemora agreed.

Member Katz asked how many total parking spaces are required.

Mr. Gemora said it is 14.

Member Katz asked why 10 spaces were needed for 511 and only four needed at 507.

Mr. Gemora explained that 511 is in an R District that requires 2 parking spaces per unit. 507 is in the BCD which tries to reduce parking to increase land efficiency.

Applicant's Presentation

Mr. Eric Enfield, 612 Old Santa Fe Trail was sworn. He explained the reason both are not shown together because we were told they were considered as two separate proposals because they are two separate properties, but later did put them together, so we did not do a composite of both.

Mr. Gemora agreed with that. He thought it better to combine them.

Mr. Enfield explained that the square footage at 511 has gone down. The unit count went up, but it is R-21. The units got smaller and backed away from the retaining wall. The previous application had underground parking up against the retaining walls but now they have light and glazing away from the wall and terraced in back to soften the retaining wall.

This is the third meeting on this project. The Board approved it, tabled it, denied me. But I thank you for the award on Manderfield the other night. "I'll never forget that night when Ed gave me that award."

Mr. Enfield thanked the Board for allowing him to present. The underground parking was not financially feasible, and the Wells Fargo bank said they would not release the other property for parking but later, decided to sell it. At the same time, we have a much better project. The revised designs incorporate all the previous changes that the Board requested in the last submittal on July 22, 2014.

The previously approved application for 511 included structures totaling 15,816 ft.². The structures, by Citi Card, included parking structure. The square footage of the heated units totaled 11,476. Right now, on the same site he proposed square footage of 11,203 square feet.

The unit sizes were decreased and eliminated parking structure. We do have zero lot agreement with the adjacent neighbor. Lot coverage is 46% and allowable is 55%. We deleted all the elevator shafts. We

shielded parking from the street. We have added courtyards portals and decks on the south elevation with people outside on the streets and more rounded setbacks. So this project is more to human scale. Probably about 4-5 more feet to get parking under it.

The 507 site is zoned BCD and has no limit on lot coverage. Required open space is met. They are using the same colors and design elements as were approved by the Board before on 511. This proposal is compatible and meets all the requirements of the historic district.

Mr. Enfield thanked Mr. Gemora for his help.

Questions to the Applicant

Chair Rios asked to have the definition of recent Santa Fe style read.

Mr. Rasch said there is no definition for recent Santa Fe style. There are just three basic standards like the 3-foot corner rule.

Mr. Gemora said he put in his letter how they met the requirements for recent Santa Fe style.

Mr. Enfield added that the Board has already approved the design elements and colors being proposed for this project. There were things the Board asked to be changed and he offered to go through those. "I was trying to go with all metal beams and posts and you asked me to back off from that and use somewhat elements into the portals. We went to flat, parapetted roofs to provide a visual break. We offset second floors, so the windows look like they could be French doors. The windows have more horizontal muntins. They are clad metal. We wanted metal fascia, but you asked me to use wood for fascia." "I had proposed stone columns and you asked me to limit the stone to just columns and not use a fake veneer but actual stone veneer. Metal caps on the parapets were deleted. So we tried to make it a more contemporary Pueblo structure and pull out some of the metal detail that we did and introduce more on the railings in the decks."

Mr. Gemora apologized that he didn't include the previous approval.

Member Katz found the stone work on the façade at 507 on the south and east not fitting in well. Why couldn't they be wood posts - much more Santa Fe style rather than the Phoenix style on both 507 and 511

Mr. Enfield said they are not that visible but offered to do stucco instead.

Member Katz said stucco would be much better.

Mr. Enfield agreed to use stucco.

Chair Rios asked if he would use cementitious stucco.

Mr. Enfield said yes.

Chair Rios asked about the window inset.

Mr. Enfield thought it was 3".

Chair Rios asked if he would have anything on the roof.

Mr. Enfield so the only skylights that are shielded by parapets. On 511, we added massing on the street to give space around the building. Sheet C-2 is site plan with both buildings.

Member Katz said it was shown on page 21.

Mr. Enfield said there are outdoor decks and courtyards. All of it was shown on the south elevation in order to break down that façade along the street. It will increase residential density downtown and be more affordable than the previous ones proposed. Instead of 2100 square feet, it is 1300 and 1400.

Chair Rios asked if the historic wall is not part of the proposal.

Mr. Enfield reminded the Board of the condition from last time that the applicant shall reduce the tapering along Paseo and all tapering be done by hand.

Mr. Rasch thought the condition said he should apply a cap, so they are not flat cut.

Member Katz remembered what Mr. Enfield said.

Mr. Enfield checked with Cody North on it.

Chair Rios asked how much space there was from the rock wall to the units.

Mr. Enfield said it was varied from 10' to 6' along there. At the garage, it might be 14' and the other room there is 12' and then a roof deck on Sheet C-2 has a 7' setback. Some buildings below are shown dotted. The garage is the light shade.

Member Katz commented that he had a problem with how close both structures are to the road. He did a fine job in the design – it goes in and out a few feet, but it will still read as a structure right on the street and that bothered him. It makes it look more dense than what fits with neighborhood.

Mr. Enfield said 511 meets all setback requirements. 507 requires no setback requirements. "As a person trying to develop this property and to make it economically feasible, the idea was to look at 511 in aggregate form and that 507 reads as a sister development. One hundred feet away is the Scottish Rite Temple that has three-story façades coming from the sidewalk up. Wells Fargo is built right on the street. To reduce the impact, we stepped it back and have decks and patios. Mine is more like the Catron development and not what is proposed by El Castillo. There are examples of them all over downtown. And the BCD encourages denser structures."

Member Biedscheid asked if the west elevation is in the packet.

Mr. Gemora thought not.

Mr. Enfield handed copies out. But none what is provided for Staff or the stenographer.

Member Biedscheid asked about the space for the driveway and both buildings on Paseo de Peralta to the carports and garage. She Mr. Enfield would consider making the carport toward the street and keep garages in back to provide little bit more open space on the street.

Mr. Enfield said he put them there to support the units. The two units at 511 are probably the premium units. The other units on the other side are much smaller. He thought putting them much closer to the street level would be appreciated by the Board.

Member Biedscheid asked for wall height at 507 on the west elevation.

Mr. Enfield said he didn't put a height on the wall that he believed that in the BCD, 8' is allowed. That wall is no higher than six feet. It is really low. Probably landscaping will help obscure it.

Member Biedscheid asked for the distance at the west elevation at 507 between the wall and the building.

Mr. Enfield said, "It is 5-6 feet of width and varies because the wall goes in there. In the lower right-hand corner of 507 is a huge landscaped area in front of the garage. The units have strange shapes, but they are there. We also tried to keep ceilings down with 9' on the first four, 8' 6" on the second floor. Thanks for granting the extra four feet because of slope. It doesn't even break the horizon there. Sheet A-5 shows the retaining wall at the back is higher than the building."

Member Boniface asked if Staff has a photograph on sidewall width at 507.

Mr. Rasch showed a photo.

Public Comment

Mr. John Eddy, 227 E. Palace was sworn and congratulated Mr. Enfield for the Manderfield award. He said, "When I look at the project, there are two courtyards that count as open space. But regarding mental and visual open space, this is enclosed open space - not like the Federal Building. The public derives no psychological benefit of open space when it is in a courtyard. Is this nitpicking for the importance for the design? I don't like the idea of horse-trading open space when it is not accessible to public."

Mr. Rasch read the definition.

Chair Rios said the community's visual is what Mr. Eddy is pointing out.

Mr. Eddy agreed. He said, "I appreciate the movement made by the architect, but it is worse for me because there are projects coming down the pike where this is an issue. I wanted to point out that we moved the entry over and might not need the taper. The visibility is not impaired. And we will build back what was removed. This is not a school or a public facility. It is a parking lot. The code also differentiates public and private open space. I only need to provide private open space. The code probably doesn't explain private open space. That is my take on open space. I agree when looking at a public building. In this case, it is public that provides light and space to the residence.

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

Mr. Rasch read the definition.

Mr. Gemora said the open space is for residents and provides for a certain sense of privacy. So the community is of the residents living there. The minimum dimension is 12'.

Mr. Enfield said portals are also allowed to be treated as open space so there are some areas of open space along the facades of 507 and 511 under the definition in City Code.

Ms. Gheen explained part of regulation is under Section 14-7 as well as 5.2. Open space is outside of the jurisdiction of the Board but can be considered under harmony and setback.

Member Boniface thanked Ms. Gheen for that. But regardless of which section of the Code, in his mind, it was not about the open space but that these buildings are right on the sidewalk. The site plan on page 46 shows them touching the yard wall at the sidewalk. That is the floor plan for 507. The double line is the existing wall and to him, is the disharmonious part.

Mr. Enfield asked if that is along Paseo there. The Board has not mentioned Magdalena.

Chair Rios agreed it is along Paseo de Peralta and this proposal is on Paseo de Peralta.

Member Boniface said at 511, there are setbacks and that is more harmonious with the district. Perhaps Mr. Enfield could mimic that at 507. He did a very good design on the parking lot with 64 feet, which is ideal for the driving area and 20' deep spaces and a 24' passing for two cars in the middle. He asked if Mr. Enfield could consider sliding 507 to the east 4-5 feet.

Mr. Enfield said he could move that structure forward a little. He pointed out that it is not like you have two stories along the wall. There are five corners there along that wall. So it is not two-story along the whole way - five corners are close to the wall. It won't look like it was built along the wall. "The Board gave me direction on the 507 setback. I'd like more space to be there, but it is difficult with the economics of the program. I hope it would not tower over everything. We do try to minimize the effect and make it harmonious with the rest. I could cut off those corners to make it set back more.

Member Katz said he had the same thought that member Boniface had. There are two bedrooms downstairs in office/den that could be a bedroom. "My sense is that because this is such a confined and

crowded lot, he would propose on the two apartments that face Paseo, get rid of one bedroom upstairs so that where that bedroom is located is not a solid vertical wall."

Mr. Enfield understood he was saying to provide a one-story façade at the corner. I could step it back. So if I could get 5 to 7 feet back on the second floor from that wall, that would be the setback you would be more comfortable with. I would be willing to do that.

Chair Rios thanked Mr. Enfield for his cooperative spirit. She commented that often with big projects like these, we have to go to the drawing board more than once.

Mr. Enfield said he understood.

Member Katz asked if it would make sense to postpone the 507 part or both to have a better version along Paseo.

Member Roybal favored approving 511 now.

Action of the Board

MOTION: Member Katz moved, seconded by Member Biedscheid to postpone both to a date certain of June 12 to revise the south portion of 507.

Mr. Enfield said he would like to get 511 approved for the design and is essentially the same building the Board previously approved.

Member Katz said 511 is closer to the street too.

VOTE: The motion and it passed by majority voice vote with Members Biedscheid, Boniface, and Katz voting in favor, and Member Roybal voting against.

5. **Case #H-18-044A. 408 Camino del Monte Sol. Downtown & Eastside Historic District. Tiho Dimitrov, agent for Tammy and Kent Switzer, owners, requests designation of primary elevations on a contributing, residential structure. (Nicole Ramirez Thomas)**

The Applicant was not present.

MOTION: Member Boniface moved, seconded by Member Katz, to postpone Case #H-18-044A.

VOTE: The motion passed by unanimous voice vote with Members Biedscheid, Boniface, Katz, and Roybal voting in favor and none voting against.

6. **Case #H-18-056A. 107 Jimenez Street. Westside-Guadalupe Historic District. Design Solutions, agent for Eric Sikes and Ann Pfauth, owners, request a historic status review and designation of primary elevations, if applicable, on a non-contributing, residential structure. (Nicole Ramirez Thomas)**

Mr. Ramirez Thomas presented the staff report as follows:

BACKGROUND & SUMMARY:

107 Jimenez Street is a non-contributing vernacular style single family residence located in the Westside-Guadalupe Historic District. The home is 966 square feet and is characterized by a low flat roof, mismatched aluminum sliding windows, and a small front yard area near the street frontage with parking on the back. A low chain-link fence lines the street front. Staff requested a status review to affirm the non-contributing status of the structure.

STAFF RECOMMENDATION:

Staff recommends the historic status of the property remain non-contributing as the structure does not offer historic materials or styles that contribute to the district.

Questions to Staff

Chair Rios understood this house has no characteristics to make it contributing.

Ms. Ramirez Thomas agreed. It is a very humble home.

Applicant's Presentation

Mr. Tim Curry was sworn and agreed with staff recommendations. It just requires a little updating.

Questions to the Applicant

There were no questions to the Applicant.

Public Comment

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

Action of the Board

MOTION: Member Roybal moved, seconded by Member Boniface, in Case #H-18-056A at 107 Jimenez Street to maintain the non-contributing status.

VOTE: The motion passed by unanimous voice vote with Members Biedscheid, Boniface, Katz, and Roybal voting in favor and none voting against.

7. **Case #H-18-056B.** 107 Jimenez Street. Westside-Guadalupe Historic District. Design Solutions, agent for Eric Sikes and Ann Pfauth, owners, proposes to replace doors and windows, add 30 square feet of portal space, add 42 square feet of heated space, and raise parapets to a height of 12'-4" where the maximum allowable height is 13'-4" on a non-contributing building. (Nicole Ramirez Thomas)

Ms. Ramirez Thomas presented the staff report as follows:

BACKGROUND & SUMMARY:

107 Jimenez Street is a non-contributing vernacular style single family residence located in the Westside-Guadalupe Historic District. The home is 966 square feet and is characterized by a low flat roof, mismatched aluminum sliding windows, and a small front yard area near the street frontage with parking on the back.

The applicant proposes the following for remodel.

- 1) Enclose the portal located at the southeast corner of the house. The addition will be 42 square feet and will not exceed the height of 12'-4".
- 2) Addition of 68 square feet of portal space to the east and west elevations.
- 3) Increase the parapet height from the existing 9'-7" in height to 12'-4" where the maximum allowable height is 13'-4". Brick coping is proposed at the top of parapets.
- 4) Windows and doors will be replaced, and pediments will be placed around them.
- 5) Re-stucco in El Rey cementitious "Torreon."
- 6) Windows will be simulated divided lite in "White."
- 7) Wood stain will be an opaque stain in "Dove White."

STAFF RECOMMENDATION:

Staff recommends approval of the application as it complies with 14-5.2(D)(9) General Design Standards for All H Districts and 14-5.2(I) Westside-Guadalupe.

Questions to Staff

There were no questions to Staff.

Applicant's Presentation

Mr. Tim Curry (previously sworn) said there is not too much to say. This is just a nice updating and completely in style with the neighborhood.

Chair Rios agreed. It is a simple project and it looks good.

Questions to the Applicant

Member Boniface asked if the windows will be metal clad divided lites.

Mr. Curry agreed.

Member Boniface asked if they would use an opaque stain around the windows.

Mr. Curry agreed.

Member Boniface asked how many courses of coping there will be.

Mr. Curry said it will have two courses of Kendicott brick.

Member Boniface said it is a nice change to this building.

Member Katz agreed. It looks nice.

Public Comment

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

Action of the Board

MOTION: Member Katz moved, seconded by Member Boniface, in Case #H-18-056B at 107 Jimenez Street to follow the recommendation of staff and approve the application.

VOTE: The motion passed by unanimous voice vote with Members Biedscheid, Boniface, Katz, and Roybal voting in favor and none voting against.

8. **Case #H-18-057. 148 South Armijo Lane. Downtown and Eastside Historic District.** Trey Jordan Architecture, agent for South Armijo, LLC, owner, proposes to construct a 4,295 sq. ft. residence on a vacant lot to a height of 14' where the maximum allowable height is 14'7". (Carlos Gemora)

BACKGROUND & SUMMARY:

148 South Armijo Lane is a vacant, corner lot in the Downtown and Eastside Historic District. Maximum allowable building height is 14'7" with a proposed building height of 14' and proposed wall/fence heights not to exceed the 56" maximum allowable height.

The applicant proposes to construct a 4,295 square foot single family residence and casita with the following design features:

- El Rey "Sahara" cementitious stucco with a "Colonial White" accent stucco used around the front door alcove.
- Living/dining room parapets with a "Classic Oak" flagstone coping.
- Aluminum-clad "Brilliant White" colored doors and windows.
- Trim color to match "Brilliant White" aluminum cladding.
- Portals with standing-seam metal roofs colored "Charcoal."
- Wooden gates, doors, garage door, and canales stained "Diamond Vogel Dark Gray."
- Yard walls matching the "Sahara" stucco of the residence.
- Split rail fencing.
- "Iron" Pendant Sconces.
- Rooftop appurtenances hidden behind parapets.

STAFF RECOMMENDATION:

Staff recommends approval of the proposed project and has determined that this application complies with Section 14-5.2(D)9 General Design Standards for all Historic Districts, Height, Pitch, Scale, and Massing, and 14-5.2(E) Downtown and Eastside Historic District.

Questions to Staff

There were no questions to Staff.

Applicant's Presentation

Mr. Trey Jordan, 227 E. Palace, Suite W, was sworn. He did not have much to say about the project. Looking at the east side, this is an R-5 district. It is not on a mountain side. These are not objects in the landscape; these are not in a fabric. This lot does not need what we did next door. It needed the richness of the fabric that is there now. He added, "I had a blast channeling my inner Santa Fe Style."

Chair Rios commented that Mr. Jordan sometimes pushes the envelope but maybe this is the new Trey Jordan.

Questions to the Applicant

There were no questions to the Applicant.

Public Comment

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

Action of the Board

MOTION: Member Boniface moved, seconded by Member Biedscheid, in Case #H-18-057 at 148 South Armijo Lane, to approve the application as presented.

VOTE: The motion passed by unanimous voice vote with Members Biedscheid, Boniface, Katz, and Roybal voting in favor and none voting against.

- 9. Case #H-18-052. 972 Old Santa Fe Trail. Historic Review Historic District. Jeff Davis, owner/agent, proposes to construct a roof deck on a non-statused residential structure to a height of 14' where the maximum allowable height is 14'6" with an exterior metal spiral stair access. (David Rasch)**

BACKGROUND & SUMMARY:

972 Old Santa Fe Trail is a single-family residence that was constructed in the 1940s by Betty Stewart in the Territorial Revival style. At an unknown date, the garage was added on the northwest corner next to the carport. The building has no historic status in the Historic Review Historic District.

Mr. Rasch pointed out that the summer house was by Betty Stewart, but he didn't know if the main house was also.

The applicant proposes to remodel the building by constructing a roof deck on top of the garage. The garage height with the white-painted metal railing will be 14' high where the maximum allowable height is 14' 6". A metal spiral exterior staircase will be constructed on the rear, south elevation.

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 (G) Historic Review Historic District.

Questions to Staff

Chair Rios asked about the public visibility.

Mr. Rasch said the garage is visible on the street directly from the driveway. Probably the staircase is not but the railings on the roof deck will be visible.

Member Biedscheid asked if the spiral staircase is Santa Fe style.

Mr. Rasch said it is not typical but not publicly visible.

Applicant's Presentation

Mr. Jeff Davis, 972 Old Santa Fe Trail, was sworn. He said with the roof deck, they will have a lovely view and thought it will blend in nicely. They have white trim and the railing will fit with the trim.

Questions to the Applicant

Member Boniface noted that he put a white pole up as the story pole.

Mr. Davis agreed.

Member Boniface said it looked like he is raising the deck a foot and asked why he could not keep it low. The story pole looked like it was more than 4' above the parapet.

Mr. Davis said it was about 5 inches shorter than 4'.

Member Boniface asked where the roof is from the parapet.

Mr. Davis said it is one course lower.

Member Boniface understood it is just a few inches lower.

Mr. Davis agreed.

Public Comment

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

Action of the Board

Member Katz noted it is at the back of the garage so not as visible as it appears in the drawing. He asked if a dark color would stand out less than white. It is now a lovely house, but this looks like it would appear to be a roof deck slapped on.

Mr. Davis said he was playing off the white trim.

Member Boniface agreed. He thought it would stand out less with a darker color.

Mr. Davis offered to make it brown instead of white.

Member Boniface added that it would be in shadows most of the time.

Member Biedscheid suggested that a cable railing would make it not as visible.

Mr. Davis rejected that. "I'm married and have to live in the real world."

Chair Rios said she was not averse to white.

Member Katz asked if it is metal.

MOTION: Member Katz moved, seconded by Member Boniface, in Case #H-18-052 at 972 Old Santa Fe Trail, to approve the application as recommended by Staff, with the condition color be dark or black.

VOTE: The motion passed by unanimous voice vote with Members Biedscheid, Boniface, Katz, and Roybal voting in favor and none voting against.

- 10. Case #H-18-054A. 210 Barela Street. Westside-Guadalupe Historic District. Christopher Purvis, agent for Michael Wood, owner, requests a historic status review with primary elevation designation, if applicable, on a contributing residential property. (David Rasch)**

BACKGROUND & SUMMARY:

210 Barela Street is a single-family residence that was constructed in a vernacular manner by 1932. Multiple additions were completed by 1967 and a small area of the structure was given a metal roof. Then, in non-historic times, a low-pitched asphalt roof was installed over the remainder of the building. Most of the historic windows and doors have been replaced.

A free-standing garage was constructed in the rear yard by 1967. It is unclear if the existing garage is the same structure as shown on the aerial photograph. Both structures are listed as contributing to the Westside-Guadalupe Historic District.

Staff requests a historic status review of both structures with designation of primary elevations, if applicable.

STAFF RECOMMENDATION:

Staff recommends maintaining the contributing historic status of the principal residence with the east and north façades designated as primary, because it appears to be a good example of vernacular architecture that changes with a family's needs. In addition, staff recommends downgrading the historic status of the garage which does not contribute to the historic district.

Questions to Staff

There were no questions to Staff.

Applicant's Presentation

Mr. Christopher Purvis, 200 West Marcy. was sworn. He agreed with the Staff recommendation.

Questions to the Applicant

There were no questions to the Applicant.

Public Comment

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

Action of the Board

MOTION: Member Biedscheid moved, seconded by Member Roybal, in Case #H-18-054A at 210 Barela Street, to adopt the Staff recommendation and maintain the contributing status of this residence with east and west façades as primary and downgrade historic status of the garage to non-contributing.

VOTE: The motion passed by unanimous voice vote with Members Biedscheid, Boniface, Katz, and Roybal voting in favor and none voting against.

- 11. Case #H-14-098. 410 Camino Don Miguel. Downtown and Eastside Historic District. Bard Edrington, agent for Janet Creswell, owner, proposes to construct a 128 sq. ft. pergola to 9' high, 6' high coyote fencing, a 6' high stuccoed yardwall with pedestrian gates, and**

flagstone paths at a non-contributing residential property. (David Rasch)

Mr. Rasch presented the staff report as follows:

BACKGROUND & SUMMARY:

410 Camino Don Miguel consists of four residential structures that were constructed in the late 1960s and early 1970s in the Spanish-Pueblo Revival style. The structures have been established as non-contributing to the Downtown & Eastside Historic District.

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

1. A 128 square foot pergola will be constructed on the rear west side of the main structure to a height of 9', where the adjacent parapet height is 10'. The wooden pergola is designed in the Spanish-Pueblo Revival style and it will be sealed with linseed oil. The structure will be constructed on a 308 square foot brick patio.
2. An adobe yard wall that separates the parking area from yard area will be constructed to 6' high with variations in height. Two wooden pedestrian gates will be installed with stuccoed arches to 7' high. A wooden window grille be installed between the gates. The stucco will be El Rey cementitious "Adobe".
3. Coyote fencing with irregular tops will be constructed to the maximum allowable height of 6' on the north, west, and south sides.
4. Paths will be surfaced with flagstone.

STAFF RECOMMENDATION:

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

Questions to Staff

There were no questions to Staff.

Applicant's Presentation

Mr. Bard Edrington, 106 Del Rio Drive, was sworn. He said this is just a landscaping improvement. It is a nice setting with the four homes but hodge podge of old landscaping elements and the back porch is rotten and about to fall down.

Questions to the Applicant

Chair Rios asked if he was going to install a pergola.

Mr. Edrington agreed.

Member Biedscheid asked if the metal pipe (fence infrastructure) will be to the interior of the property or on the street front.

Mr. Edrington said it will be on the street side. There are two different sections. The sections in the back will have the metal pipe on the outside and a section along the driveway where the metal pipe will be on the driveway side.

Member Biedscheid said that is opposite of what the Board typically prefers to see.

Mr. Edrington said the section on the backyard abuts a neighbor's fence to the metal piping won't be seen but for the rest he could put the piping on the inside.

Member Biedscheid said we really prefer that it be on the inside.

Member Biedscheid asked if the porch is attached to the house or free-standing.

Mr. Edrington said it is free-standing.

Chair Rios commented that sometimes, when applicants feel the infrastructure is too unsightly, they hid it with latillas.

Public Comment

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

Action of the Board

MOTION: Member Boniface moved, seconded by Member Biedscheid, in Case #H-14-098 at 410 Camino Don Miguel, to approve as recommended by staff with the condition that the horizontal structural members supporting the coyote fence be on the interior side of the lot.

VOTE: The motion passed by unanimous voice vote with Members Biedscheid, Boniface, Katz, and Roybal voting in favor and none voting against. Member Roybal was out of the room for the vote.

12. Case #H-18-059. 127 Kearney Avenue. Downtown and Eastside Historic District. Bradley Wade, agent for Christopher Bennett, owner, proposes to remodel a contributing residential structure including replacement of non-historic material, installing windows, and other maintenance. (David Rasch)

Mr. Rasch presented the staff report as follows:

BACKGROUND & SUMMARY:

127 Kearney Avenue is a single-family residential structure that was constructed in the Northern New Mexico vernacular in the 1930s. The north elevation porch was enclosed in 1959. The south elevation window is non-historic, but the opening was not altered. The building features a pitched roof with wooden decorative eave details, historic windows, and wooden surrounds. The front rock wall was rebuilt in 1993. The building is listed as contributing to the Downtown & Eastside Historic District and the south and west façades are designated primary.

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

1. Non-historic windows will be replaced with code-compliant units with lite patterns that harmonize with historic windows. Primary elevation historic windows will be preserved.
2. The principal entry door will be reused on the north elevation mechanical room and the replacement door will be solid wood. The elevation drawings may be incorrect.
3. A bracket-supported awing will be installed over the entry door.
4. A paired fireplace will be constructed with two metal flues penetrating the roof. Other necessary rooftop vents will be moved to the rear mechanical room.
5. The building finishes will have El Rey cementitious "Suede" stucco, "Four Winds" (white) painted window and door trim, and "Cordovan Brown" dark stain on woodwork.
6. The historic roofing finish will be preserved and retained.
7. Exterior lights will be a sconce at the entry door, but design and material details were not submitted. Also, path lights are proposed.
8. The wooden pedestrian gate will be replaced in the same dimension and materials.
9. The courtyard on the west side of the residence will be paved with brick.

STAFF RECOMMENDATION:

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

Questions to Staff

There were no questions to Staff.

Applicant's Presentation

Mr. Bradley Wade was sworn and had nothing to add.

Questions to the Applicant

Chair Rios asked about the lights.

Mr. Wade said they will be a sheltered sconce.

Chair Rios thought it is an improvement.

Public Comment

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

Action of the Board

MOTION: Member Boniface moved, seconded by Member Biedscheid, in Case #H-18-059 at 127 Kearney Avenue, to follow staff recommendation and approve the application with the condition that light fixtures be brought to staff for verification and approval.

VOTE: The motion passed by unanimous voice vote with Members Biedscheid, Boniface, Katz, and Roybal voting in favor and none voting against.

- 13. Case #H-18-030. 401 Old Taos Highway. Downtown & Eastside Historic District. Jenkins Gavin, Inc., agent for Presbyterian Church Corp. proposes to construct 204,257 sq. ft. 3-story residential structure at 36' high, where the maximum allowable height is 23'10" on a sloping site. A height exception is requested (Section 14-5.2(D)(9)).**

Mr. Rasch presented the staff report as follows:

BACKGROUND & SUMMARY:

401 Old Taos Highway is a vacant lot in the Downtown & Eastside Historic District. Most of the lot was graded after a previous structure was demolished.

The HDRB postponed action on April 10, 2018 for redesign of the taller massing. Now, the applicant is requesting to construct an approximately 204,257 square foot three-story structure to a height of 36' where the maximum allowable height is 23' 10". The building is designed in the Spanish-Pueblo Revival style. The applicant has redesigned the project and described details of architectural character, but finish details were not submitted. A height exception is requested, and the following exception criteria responses are provided.

RELEVANT CODE CITATION

14-5.2(D) General Design Standards for All H Districts

(9) Height, Pitch, Scale, Massing and Floor Stepbacks

The height, pitch, scale, and massing of any structure in an historic district, as defined in this section, shall be limited as provided for in this section, unless further restricted within this chapter.

(c) Height

(ii) In exercising its authority under this section, the board shall limit the height of structures as set forth in this section. Heights of existing structures shall be as set forth on the official map of building heights in the historic districts.

A. If a proposed building has a parapet, the façade shall not be in excess of two (2) feet of the average of the height of the façades in the streetscape.

F. The board may increase the allowable height for proposed buildings and additions located on a sloping site where the difference in the natural grade along the structure's foundation exceeds two (2) feet. In no case shall the height of a façade exceed four (4) feet above the allowable height of the applicable streetscape measured from natural or finished grade, whichever is more restrictive. This increase in height shall be constructed only in the form of building stepbacks from the street.

(iii) In historic districts, height shall be the vertical distance measured between the highest part of a structure and the existing grade or finished grade, whichever is more restrictive, at the midpoint of the street facing façade, excluding rooftop appurtenances, the increased height of walls or fences over pedestrian and vehicular openings, and gates (either in opened or closed position). For structures which do not have street frontage, height shall be determined by the façade which contains the tallest vertical distance measured between the highest part of a structure and the existing grade or finished grade, whichever is more restrictive. The height of walls and fences is measured from the street-facing side of the wall or fence.

(e) Scale

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

(f) Massing and Floor Stepbacks

The Board may require that upper floor levels be stepped back, to carry out the intent of this section; provided that the board in making such determinations shall take into account whether the height of the proposed building, yard wall, fence, or proposed stepback of upper floor levels is in harmony with the massing of the applicable streetscape and preservation of the historic and characteristic visual qualities of the streetscape. The Board shall also require that the publicly visible façades of the structure be in conformance with Subsections 14-5.2(E) through (H), and in meeting those requirements, may require that different floor levels be stepped back.

EXCEPTION TO EXCEED MAXIMUM ALLOWABLE HEIGHT

1. Does not damage the character of the district;

The requested height exception will be consistent with the character of the district as the surrounding streetscape contains several structures that are consistent or exceed the requested 36'-0" height of the proposed project. Our *applicable streetscape* is dominated by significant multi-story structures that include the Scottish Rite Temple at 40'-4", the Federal Building (Post Office) at 35'-8" and the Federal Courthouse at 57'-0". The *applicable streetscape* is not representative of the actual streetscape. The proposed three-story building harmonizes with the actual streetscape.

Although the Federal Building and the Federal Courthouse are excluded from the maximum height calculation, the two buildings are part of the reality of the subject property's streetscape and should be considered in the height exception evaluation. If these buildings were included in the average height calculation, it would result in an average height of 28'-5", with a maximum height of 30'-5" plus the additional 4 feet for the grade change on the site, for a total allowable height of 34'-5". This would result in an exception request of an additional 1'-7" if the federal structures were included.

Please note that the highest point of the Scottish Rite Temple is the tower measuring at 67'-4". Per the above comparisons, the proposed building height will not damage, and actually harmonizes quite well with, the character of the district.

Staff response: Staff finds that this criterion has been met because there are three tall buildings in the streetscape that exceed the maximum allowable height, but only one of them is included in the height calculation.

2. Prevents a hardship to the applicant or an injury to the public welfare;

In order to develop a senior housing project on a downtown site that will accommodate the overwhelming demand for senior residences and the requisite parking (160 spaces), the program mandates that the parking be placed underground. This significant investment in underground parking then

necessitates an associated increase in floor area of the building in order to compensate for that subterranean improvement. If surface parking was provided, the proposed project would be reduced in overall size and scale, and therefore could not serve the senior housing need, would not address the City's desire for downtown housing, and would not be a viable development.

Staff response: Staff finds that this criterion has been met because the *pro forma* for such a large development has a significant impact on the project.

3. *Strengthens 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.*

In order to provide a residential senior housing community downtown at this particular site, the third floor is essential for the required living unit count to serve the demand for downtown housing and to enhance the unique heterogeneous character of the historic districts. If this project on this particular site is limited to a two-story structure, the proposed development would not be economically viable, and the project would not move forward. Residing in the downtown is a balance between fulfilling housing needs within the limitations of smaller parcels, while accommodating the required parking.

By providing housing opportunities downtown, this project, which is contingent on the requested height exception, will support diverse and heterogeneous living options within the historic districts. The character of the historic districts is not limited to buildings; it is about people and people living downtown. The vibrancy and economic vitality of the downtown is greatly enhanced through the creation of new housing opportunities. This project is a significant step forward in ensuring that residents can continue to reside in the historic districts through the various stages of their lives.

Staff response: Staff finds that this criterion has been met because the applicant has considered options for this project.

3. *Is 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;*

The special circumstance peculiar to the proposed structure is the unique nature of senior housing in contrast to the other buildings in the streetscape. Multi-unit senior housing developments have a specific set of programmatic requirements that are not shared by the neighboring uses or buildings. Furthermore, this is the only residential project in the streetscape, which has unique design, development and financial constraints.

Staff response: Staff finds that this criterion has been met because the applicant has described the unique character of this project.

· *Is due to special conditions and circumstances which are not a result of the actions of the applicant;*

The special circumstances and conditions of this project that are not a result of the actions of the applicant are that a senior housing community inherently requires proximity of parking facilities and associated

access to their residents due to limited mobility. The underground parking allows residents to easily access their respective living units from the garage via elevators. The vertical connection of services and communal and private living spaces accommodates the required senior housing program. As described above, the significant cost of underground parking must be offset by the provision of additional housing units in order to ensure that the project is feasible.

Staff response: Staff finds that this criterion has been met because the applicant has described the unique requirements of this type of project.

Provides the least negative impact with respect to the purpose of this section as set forth in Subsection 14-5.2(A)(1). As opposed to negatively impacting the stated purpose of this section, this proposal upholds the intention of §14-5.2(A)(1) through the harmonious design of the proposed building in relation to its surroundings with respect to height, proportion, and massing. In addition, the building shall be constructed in the Recent Santa Fe style serving to preserve the historic character of the neighborhood. Furthermore, the increase in the availability of downtown housing in and of itself promotes the economic, cultural and general welfare of the City.

Staff response: Staff finds that this criterion has been met because the design provides relief to the height with portals, insets, and stepbacks.

STAFF RECOMMENDATION:

Staff finds that the height exception has been met and recommends approval of the design which otherwise complies with Section 14-5.2(E) Downtown & Eastside Historic District. Special zoning review will follow this application.

Questions to Staff

Chair Rios said with respect to the height exception that six criteria must be met. She apologized and said there were three criteria to meet. On criterion #3, she asked what options were considered.

Mr. Rasch read the criterion and the applicant's response which included a statement that being limited to a two-story structure would mean the project is not economically viable and the project would not move forward. He said the Board might want the applicant to describe those options further.

Member Roybal asked if he said all criteria were met and recommended approval.

Mr. Rasch agreed.

Chair Rios observed in the height exception that they want to go twelve feet, three inches over the allowable 23' height.

Mr. Rasch agreed. The maximum is approximately the height of a two-story building and they want to

go to a third story.

Member Roybal asked Mr. Rasch to say, with surrounding buildings, why the exception is met.

Mr. Rasch listed the heights of major and the smaller structures on Old Taos Highway. The Scottish Rite Temple at 74' in the building between the Temple and this site is 31 feet high. The building on the corner of Grant and Paseo is 23 feet high. On the corner of old Taos Highway and Paseo are smaller buildings. The Federal Building is 36' high and the Post Office is 28' and the Wells Fargo Bank is 28 feet high. None of those three are figured into the average.

Member Boniface asked Mr. Rasch if he agreed with the applicant response to #3 that providing design options will strengthen the unique heterogeneous character of the City. The Applicant continued, "with a design to serve the demand for downtown housing." It doesn't seem to address the issue. That response addresses living units and not the height.

Mr. Rasch said they talked with in about others.

Applicant's Presentation

Ms. Colleen Gavin and Ms. Jennifer Jenkins at 130 Grant Avenue were sworn.

Ms. Gavin said from the April 10 meeting, they went back to their client and identified the trees we are keeping. She showed the first-floor plan which did not change except on the east elevation, which was pulled back from the property line for more access and for emergency vehicles to get in.

Ms. Gavin pointed out the high buildings adjacent to the property. "We are asking for a height exception not only because of the project but because of the streetscape. It is surrounded by massive buildings, so we feel it is appropriate to put this building here. We break it down on all four elevations, particularly it is 17' along the west elevation because of one-story buildings and the Northeast corner on the third floor was removed and pushed back for more variation vertically.

"In the previous hearing, we had bird's eye views. This is like three buildings, all connected with interior courtyards and the smaller one to the north. She explained that the computerized drawing has hard lines. She also described what the interior spaces are intended to be. She showed the view from the southwest corner and the perspective from the southwest corner. We took time to consider how the perimeter walls would be treated. So we designed the 3' wall on the west with setbacks and pilasters along the sidewalk.

She showed a bird's eye view from the Northwest, showing Old Taos Highway. "You can see the articulation of the wall there along Old Taos Highway and the entry into the garage below and the existing easement on the west. The perspective from the Northwest showed the access into the garage below and vertical detail from the previous building that was there and Plaza Resolana.

The northeast shows the most significant change with the top unit removed. All of them were pushed back 3' to accommodate additional setback. The perspective from the northeast corner showed how it

would be perceived from adjacent property.

The next picture is birds eye from the Southeast corner at Paseo with an emergency access lane on the property line coming off Paseo at grade. Another change was not only the setback but providing outdoor space on the eastern elevation. We have 3 two-story elements to take into account of the concerns about a more varied design.

She showed the perspective from the same viewpoint along Paseo. The wall is broken up by 15-16' pilasters and the same metal fencing, finished in bronze. People can see into the landscaped areas and the 15-16-foot openings there. The grading study was shown on how they laid it out, using existing grades.

She said the color palette included Buckskin for stucco, Walnut for the wood elements and bronze for window and door cladding in the project.

Last time, the public said it is not Santa Fe enough. We presented a simplistic corbel and we changed that to a more traditional design. They are setting the windows and doors back with a 3-4" inset on all of them.

Next, she showed a detail for the south-facing façade providing for a pilaster and metal detail for fenestration openings in the wall.

All public spaces are on the west side. In the covered corridor, all units have windows and doors facing the courtyard. The first floor has 29 living units, the third floor has 20. Northern stair was incorporated in the envelope.

The outdoor area has a covered portal. She also showed the garage and roof details.

Ms. Gavin explained that a lot of design elements were not finalized in the April 10 presentation.

The portal extends over the sidewalk for covered access into the building with corbel, post, and viga.

The Board wanted more fenestration, so they utilized that design also for the health area with a larger opening.

The North elevation was shown; then the east elevation, and then the south elevation as predictable elevations. She then showed a photo of the surrounding buildings and superimposed the proposed structure to compare the heights of them.

Ms. Jenkins spoke to the E-3 criterion. She said, "We really listened in April and have worked on nothing else since that time and felt the building got better. It is a collaborative process this Board is known for and we are honored to be part of it and felt we achieved something that addresses the concerns and feedback from the last meeting. Criterion #3 is the crux of why we are here. We talked about design options. There is more than one way to design this building. What has driven it is the significant investment in underground parking. Surface parking lots do not preserve the historic character of downtown. This is an opportunity to do something better downtown. So we decided to put the underground parking and that has

significant financial implications. In order to pay for that investment, additional height was required to make it work. It is balanced by the third story units. We have reduced it as much as we reasonably can and that has a very positive impact on how this building will be perceived.

This is a residential project. These are homes for seniors. The vast majority of El Castillo residents are local people. There are also unique requirements separate from other buildings. Much of it needs to be on one level for residents.

Ms. Jenkins noted that we talk a lot about preserving our historic character and it is a worthy effort and critically important. But character is not just about buildings - it is about people with all kinds of activities. Downtown Santa Fe used to be a place where people lived, and this is an opportunity to move the needle a different way. These are all for residents and being a part of the downtown vitality. Our local residents deserve the opportunity to participate in our downtown community.

This is not another hotel or gallery, but homes - housing for local seniors. That is the basis for which we think we have satisfied #3. We believe we made it better.

Ms. Jenkins said they are happy to stand for questions.

Questions to the Applicant

Chair Rios said this is 73 units. She asked how high the stories are.

Ms. Gavin said the first two levels (south elevation) is 27' to the top of the second story parapet from finished grade. To the east elevation it varies from 35.2' to 35.8'. In the two-story element in the northwest corner, it is 26.5'. On the north elevation, that is 35.5' in height and the finished grade is 3-6' lower than the adjacent property. The west elevation ranges from 32.5' - the entrance to the parking garage is 11.8'. The multipurpose room is 18.2' in front of the 32.5'.

The Porte cochère is 17.3' and the communal area is 23.8' with elevator heights. The Wellness Center is 13.8'.

Chair Rios asked what the interior ceiling heights are.

Ms. Gavin said the ceiling is 10 feet on the first floor and 8' 11" on the second and third floors.

Chair Rios asked about the elevators.

Ms. Gavin said there would be two of them. One goes from the garage area to the 3rd floor and another serving the other side.

Chair Rios asked about open space.

Ms. Gavin said there is private open space for each unit and common open space within the walled

area to east and south is all common and also the three courtyards and also a section of the northeast area. There are also private open spaces either as a patio or balcony toward the courtyards.

Chair Rios asked for the distance from the perimeter walls to the buildings.

Ms. Gavin said it is 20-24' on the west elevation and set back a bit from the property line. To the south, it is 10-12' and to the east, it is 18' on the east side and on the north, it is 16' and the distance to the plaza is 76'.

Member Boniface asked if we could go forward one image for the building heights You described all the building heights, but he didn't understand 13' 8" on the southwest corner. He asked if that is two-story.

Ms. Gavin pointed out the area at 13' 8" which was not a residential unit.

Member Boniface said elevator overruns are often high.

Ms. Gavin said what she quoted was for the top of residential.

Member Roybal said they have done an amazing job on the landscaping. He liked the open areas to Old Taos Highway and the little courtyards and attention to detail for the corners.

Member Katz recalled Ms. Gavin spoke of the northeast corner and removing the corner unit. But he thought it wasn't removed but just moved back.

Ms. Gavin agreed. That unit was moved to the interior of the building.

Member Katz said he didn't understand why that cost the developer \$2 million since it is about the same size. That was the information in the newspaper today by Mr. Jahner.

Ms. Gavin said that is in our working charette. That movement required additional structural support and implications that increased the cost.

Public Comment

Chair Rios asked speakers to be succinct in comments and gave two minutes per person.

The public comment period began at 8:46.

Mr. Steve Farber, 323 Scott Street, was sworn and thanked the Board members for their service on this Board. It isn't easy, and it is technical and requires lots of thought. He said he was here because of his association with the Historic Design Ordinance. He was on the Council in 1992 and authored the original height ordinance in 1995 to give this body discretion to set heights in the city's historic districts.

It was challenged by Mr. Mandell because he was building a three-story structure on Manhattan and

felt it was inappropriate for where he was building. The Board challenged him, and it went to the Court of Appeals and in 1995, the court upheld the height ordinance. This is important background information. I have seen over the years - building creep and attempts to chip away or do away with the height ordinance. In the 1995 court opinion, architects and developers criticized the ability of the Board to decide.

An architecture committee with me, Larry Delgado, Suby Bowden, and Sharon Wood brought the ordinance to Council in February 1996. That was one of the most important things the City needed and approved the revised ordinance. This is not about just one building though this building could be Eldorado Hotel of 2018. It is so massive.

From the New Mexico Supreme Court, paragraph 46 – in the Mandell case, this is what gave you the authority to limit height and to permit the historic design to limit height. He read from it and said that is the context and forms the backbone of what you are doing. That ordinance has never been challenged in 22 years that this ordinance has preserved and protected the heights in the City. It would not be appropriate for the heights to be unrestricted. The Board shall limit the heights as shown on page 3 of your packet regarding height, pitch, scale. Subsection 2 under 9 was read. The Board shall limit the height of structures as set forth in the official height map. The word "shall" is mandatory. It is not may - it is shall and shall should dictate whatever you do and in particular in this project. We don't meet the limit but want an exception. And because of that, six criteria were put in for an exception to try and preserve and protect the beauty and integrity of the city. The city would not have won the award from the National Geographic if the height keeps going up. Mayor Delgado joined in with me and it is the law of the City.

Regarding this project, it should be denied. A beautiful building in the wrong place can be an eyesore. The Eldorado is and people who have lived here since 1980 know what I'm talking about.

These independent living places are not cheap. Thousands of dollars per month. So it is a very expensive apartment building or condos.

People can choose to eat in a dining room or in their own apartment. There is no diversity - it is for the very wealthy- So it is not going to be diverse - maybe second homes for a lot of retirees. Not many people in Santa Fe could live in this project.

Also it is massive. I know the area well. My first office was right across the street from it. This building has the potential of taking the entire streetscape of Paseo and Old Taos Highway. The Board needs to take into consideration the view of the people who live adjacent to this property.

Economic factors were not to be considered in isolation for a height exception. This was to preserve the character of Santa Fe. Just stand at the corner there and envision how it will change. There were one-story structures there before. It is avoidable, and the Board has the ability to deny this poorly thought out plan.

Ms. Perryman, 101 Camino Mattias, was sworn and said he is a next-door neighbor. He said, "I want to speak to the criteria for an exception. The first is possible damage to the character of the district. There are three tall buildings nearby and none of them is a residential structure and I don't see what they have in common with this 3-story residential structure. Indeed, the people living to the north and west are in one-

story buildings. Allowing that exception opens the door for multiple 3-story buildings which are not characteristic of the historic district.

For the second criterion, they said there is an overwhelming demand for senior residences. But there is no documentation in their application to support that statement. And it says the city desires downtown housing but no documentation to support that either. This is certainly on Affordable Housing.

The third is that residents can continue to live in the area. There is no lack of housing for the wealthy. If the third floor is really needed, let the third story be subterranean.

The fourth is about circumstances. 401 Old Taos Highway is immediately adjacent to one-story senior housing since 1960 so it is not the only residential housing in the neighborhood. For the past 3 weeks there has been an old vehicle and an airstream trailer parked on the property. There are no trailer hookups there, so you can imagine the situation. I'd like to know what land use is permitted on this lot and who is enforcing that today. Thank you.

Mr. Justin Greene, 611 Campana Place, about 5 blocks away, was sworn. He said, "I just finished serving on the Planning Commission a few months ago. And you are standing up for our interests. Thank you. It is a nice thing that they redesigned the project, but he still didn't quite get it. Trees would help to reduce the massing and setting them back more from the street and have landscaping. The proposed wall along Paseo will be a target for graffiti. They should probably have more planters and landscaping along that wall.

On the northwest corner there is limited landscaping and a lot of pavement. Street trees and buffers would help a great deal.

If this is a variance, he would appreciate a sidewalk to Fort Marcy. Having an allowance for that would help to get to the fitness center and others living there. Thank you."

Ms. Dee Boyer, 5976 Rojas, was sworn. She said, "I'm a local senior. I moved here 35 years ago and want to spend the rest of my days here. My husband passed away and I want El Castillo to be my home someday. I know a lot of residents at El Castillo and they are local people and I know many people on the waiting list. I hope you approve it, so we can be part of downtown.

Ms. Nancy Armbruster, 111 Camino Santiago, was sworn. She said, "A month ago I reminded you that these two parcels of land are still holy. Plaza del Monte is to the north and part of Plaza Resolana. These were owned by the Presbyterian Church and occupied by people traveling all over the world. We are gathered here today to determine if El Castillo can continue the holy land's successful history. Questions. 73 seniors are supposed to live here - what a crowd. Would that be too many? Number two, do the anticipated group of wealthy seniors come here from all over the country, including California, be happy? Is the anticipated space in each home sufficient and is the food good? Number three, what about 3 floors being too many. Is it illegal? If they are allowed, who else would want to? Is that fair? Is this building too big as it hangs over the edges? Is the building with the land or not? Number five: Is it legitimate to put out Plaza del Monte us Santa Fe seniors, so that other seniors can be brought in from all over the country be here?

This land will remain sacred and when the wind blows through the trees, I can hear all of them. Let's make a good decision on what comes next.

Ms. Ellen Armbruster, 1 Ladera Place, was sworn. She said, "I grew up here and attended EJ Martínez, Harrington Junior High right next door and Santa Fe High School. I completed two master's degrees in counseling and Spanish and a doctorate in education at UNM. I've worked here in Santa Fe as a classroom teacher and have been a school counselor and a counselor at the Santa Fe Rape Crisis Center. I'm now an associate at Central Michigan University, but despite spending nine months elsewhere, Santa Fe is still my home and I maintain my home here and will retire here one day.

I experienced culture shock in Michigan. Santa Fe is a small enough town to have an intimate feel. We are known as a city different and I realize how true that is. It is worth preservation. We need to value the historic value of our city and beauty of winding streets and low building heights and maintain that vision as we go forward. Not to do so downgrades the connection between the original people and those who had the good fortune to come later.

The big 3-story building they say is not viable without the third story and I ask that this Board ask for data about it. Each parking space would cost \$65,000 and it would cost \$250,000 to move the Sequoia tree. Maybe it should be designed around it in its present location.

The developer wants to impose upon the sacred ground of the Ghost Ranch retreat and put a structure that they say will serve Santa Fe seniors. I suggest you ask for documentation on what percent of locals live in El Castillo. Do they consider people locals after they live here for one year or three years or a lifetime? Who is served at El Castillo? Who exactly will be able to live there? It is for independent living only? Where will El Castillo advertise this place? Will it be to the people who lived in northern New Mexico or others who can afford it?

This building doesn't meet the spirit nor the historic requirements of Santa Fe. How could any property in downtown Santa Fe be considered non-contributing? I'd like a park preserving the trees but if that is not possible, please don't allow this developer to ruin our streetscape - keep it at 2-story. If you change the historic status designation or lower the height limit, it will be easier for the developer at Plaza del Monte cause the evacuation of the residents, older adults who live there and set a precedent.

Mr. Rich Wiseman was sworn and said, "My wife and I are 30-year residents of Santa Fe. I was taking notes as Jennifer Jenkins spoke. I liked, in particular, this comment: Character is not just about buildings. It's about the people who inhabit those buildings. Jenny and I are on the waiting list of El Castillo. And what sealed the deal for us was a simple two-page document, a brochure that El Castillo put out a couple of years ago. They also took out an ad in the New Mexican with the same information. The residents support the Santa Fe community. And it is a simple listing of resident donations, volunteer hours, and in-kind gifts.

He read 12 of the organizations they support and noted 140 such organizations and churches from the 150 current residents. My wife and I want to be part of that positive force in the community. Here's the rub. 280 of us are on the list. Without this structure, there will be no room for any of us. A lot of us have done our research and the life-care option and El Castillo is the answer. If we can't stay here maybe we will have

to go to Albuquerque or Rio Rancho but maybe have to move out of state. In my career, I've been an agent for Fine Arts and early on learned about win-wins and maybe that is possible here."

Ms. Madeline Pryor, 3362 La Avenida de San Marcos, was sworn. She said, "I'm in full support of the people who say follow the two-story regulation for historic districts. When I look at this illustration, it doesn't look residential but institutional, like a hospital.

Another point is the Sequoia and other large trees. I asked my local arborist. Mr. Rasch said one was moved in Oregon. But the Arborist said this is not Oregon. I just question if that tree will survive.

Linda Dillman, and a resident of El Castillo, was sworn. She said, "I've never spoken before a group like this, but I lived in a historic district before. I do think you have misinformation. El Castillo is a Life Plan community and the only one in northern New Mexico. People from diverse backgrounds want to live in a life plan community to have various levels of care like this one. People would come to the current campus for assisted living or the memory unit. That is covered. You hear people say wealthy, wealthy. I was looking in the Chicago area and prices are much higher there. The residents at El Castillo are not all wealthy. There are many of us who have lived here quite a while. If I know this new facility would be here, I would have waited for it.

It offers levels of care and is all about its location. They offer independent living and assisted living but not the full package. El Castillo is all of it. The Presbyterian Church offered it for sale. The sale went through, and this is going to be a lovely facility

Mr. Jeffrey Lew, 411 Paseo de Peralta, was sworn. He said, "I own the property directly across to the west. I've lived across Old Taos Highway for 25 years and in New Mexico for 50 years. If you look across Old Taos Highway, there is the State Insurance building and the rest are all one-story homes. If this is built at 3 stories, we won't see the sun until about 10:30 or 11:00 and will lower our property values. Those three existing buildings are anomalies to the average heights. They are landmarks and we've accepted them. We are not thinking about how dangerous that corner is. I cross Paseo to the Post Office. No one stops through that intersection. The post office employees comment that crossing that street is taking their life in their hands. 73 more residents will increase the traffic there. The drivers go insanely fast. I think not seeing the sun until 10:00 isn't fair. There is an ordinance in place and I see no reason why it should not stand. The economic feasibility is not our concern. The shade this building will cast along Old Taos Highway means an ice issue and snow issue all winter.

Mr. Melvin Goering, 250 East Alameda, was sworn. He said, "I am the President of El Castillo Association. El Castillo is not just a set of condominiums for wealthy people. It is a great facility. The residents are involved in Santa Fe activities and continue to bring residents to the center of the city and it is hard to imagine any better place to bring seniors together. It would be a shame to keep it unused while the neighborhood has even taller buildings. The Staff say they meet the criteria for an exception. Without the variance, it means missing a golden opportunity, to say nothing of the economic growth of the city. For these reasons and for the benefit of future seniors and growth of the economy downtown, I encourage you to approve it."

Mr. Kurt Hill, 610 Paseo Cortel, was sworn. He said, "I live about 650 feet from this site and been there

16 years. I walk Old Taos Highway and go back and forth on this corridor several times a day. I raised my kids in the neighborhood. I've always been disappointed by its lack of sidewalks. It is quite scary there with the dangerous corner already referenced. It has Russian Sage that has grown extremely high.

I visualized this project. I'm the son of an architect. I have a good vision for massing. I envisioned this project many times. I envisioned it with the previous massing. I like the current massing. It does warrant a variance. It is set back and is a vast improvement over anything that previously was there. I'm a member of the Presbyterian Church and highly disappointed that our church lost its funding to keep that property viable. Many of the people at Plaza del Monte are my friends. I've been a deacon at the church and visited many retirement homes in this town. El Castillo has housed countless lovely people. I used to visit Marvin, who lived there until he was 103. There are good people living there. This site is a vast improvement and I was so glad to see that old building torn down. I think this is worthy of an exception. I valued Steve Farber's work over the years, but I think this is worth an exception.

Mr. Doug Strausser, 37 Primrose Circle, was sworn. He said, "I know it is a cliché to say change is inevitable, it is a matter of balance. You can't stop change. We are all getting older. Demands for places like El Castillo are increasing. You can help make it a win-win. I want to stay here. I am reaching a point in my age that since I have no other family, I need to put myself in a position where I can get taken care of if I need it. I don't want to move elsewhere but if there is no compromise here without looking at the big picture, I don't know what I will do. The folks at El Castillo are fine people and I think they are trying to do what is right architecturally and you should give them your support.

Mr. Randall Bell, 214 Garcia Street, was sworn. He said, "I'm here speaking for myself but also OSFA of which I am Vice President and once sat on the HDRB. Thank you for your service.

I would like to say that former Councilor Farber's statement was incredibly strong and correct. The reference to recent designation of Santa Fe as the top world city of arts and culture is, in large part, because of historic preservation ordinance that includes the hard-fought height ordinance. That ordinance should not be thrown out. There seems to be an idea that variances should be granted because it sounds okay. That is not what the law is about.

El Castillo is a lovely place and lovely people live there who do support the community but that doesn't mean this site is appropriate for this proposal.

A couple of representations given I wonder if they are accurate. The zoning worksheet and a document submitted that this is all independent living, which suggests to me that it is apartments. Several stated it is staged living over time. Chapter 14 has a specific designated code regarding extended care. There was also a representation that it is a nonprofit organization. I accept that is what is being proposed to this body but that might be clarified. Is this in the BCD?"

Member Katz said it is not.

Mr. Bell said, "OSFA is concerned mainly with density and height. In looking at the exceptions, as a matter of law, that the criteria can be met. The representation in many of the criteria goes to financial concerns which this body cannot consider. The default is that the significant investment for underground

parking means, therefore we must have this massive building. We don't have the financial information, but it is the primary rationale in here.

Criterion #4 - special circumstances, is the nature of senior housing. We don't know what financial constraints are and you can't consider those. There are allegations without documentation as a fact. We don't know what the demand is. And you cannot base the exception on the acceptance of them.

Under #6, the least negative impact would be lower with a less dense project.

The references throughout are proffered at what the real streetscape is. They cherry picked the streetscape despite the fact that the large institutional buildings cannot be counted.

As many people already said, the real streetscape down to Paseo are one-story residential buildings. Despite the fact that the proposal is pleasant, it is just too massive. The density issue is primarily a zoning issue. A zoning worksheet should show what the design is. 40% lot coverage is what should be the limit, and this is 55% lot coverage.

They use so-called private open space which are balconies and patios but that is not in the application. Perhaps a very elaborate calculation could be undertaken to verify the private open space for this excessive lot coverage. They should be limited to 40% lot coverage.

So I concur with Mr. Farber that there is no possible way this Board can make a positive finding on each of the criteria and allow it to go forward. I urge you to deny it.

Mr. John Eddy, 227 East Palace, was sworn. He said, "I really value the articulation of the thoughts, ideas and emotions. I know you are tasked solely with the legality in these exceptions. I have a real problem with height and density creep. This property is in a transition from residential one-story buildings. Plaza del Monte is one-story as it is across Old Taos Highway. Paseo is the DMZ and crossing the street there at my age is sketchy.

I think these are land use issues you are forced into inappropriately. What I see here is a development that is overly dense and too high, simply put.

I understand there are two elevators and one is largely dedicated for staff and infrastructure. That makes the other on the other side for residents and if a fire happened, trying to get those residents down and out of the building could be difficult. This invites these problems - increased traffic, safety issues. I would urge you to hold to the code and keep the height what it is. Thank you.

Mr. Al Jahner, CEO of El Castillo, 250 E. Alameda, was sworn. He said, "I'm not going to bore you. There are a lot of misconceptions about El Castillo. We are a life-plan and non-profit organization. We have independent, assisted, memory and full nursing services. This project is an extension of El Castillo. We have three stories on Alameda. This is a way to hold down costs and those residents have access to our facilities there. We didn't kick anyone out. We had no idea what was going on there. We have a purchase agreement. We have 280 people on our waiting list, many since 2011.

About 180 of them expressed interest in this location. We are 100% occupied currently. Regarding the trees, the gentleman I talked to from Houston was here a month ago. And he said he could move it with 98% survival. We did talk with a local tree mover and they knew nothing about moving a tree of that size. Over 80% of our residents moved in from northern New Mexico zip codes. We have served this community by their volunteering. I respectfully ask for the exception."

Ms. Jenkins said there was a lot of talk about the height ordinance. The committee formed in 1995 after Mandell case for measuring height, I sat on it. I was young and green. I learned a lot. I didn't have a strong voice but remember it well. I came away from that committee a little confused. due to my inexperience. The discussion about streetscape and average height seems very logical. We went through defining the streetscape. And when winding down, we talked about we can't count hotels and churches nor any government building. I can appreciate that because they don't follow the same rules. And now we are where we are, and the ordinance is the ordinance. But it is not about preserving the streetscape. It is about keeping buildings low. The ordinance is for a reason, and it allows for exceptions. I've been before you for many and exceptions are never granted lightly.

We have met the criteria, even without any financial element. We still meet the criteria when we look at how this building relates with the others around it.

For those along Old Taos Highway and Paseo, the third story is not even very visible from the street.

One thing that Mr. Bell said that she agreed with wholeheartedly was about the well-being of Santa Fe people. We rarely have an opportunity to talk about downtown and what we can preserve affects those in support of people. This is 100% in compliance with the standards for the downtown district. It is just about the third floor being visible from the street. This is a unique property and a unique project - a unique opportunity for service to downtown Santa Fe.

Mr. Mark Nickerson, PO Box 32772, was sworn. He said, "I was here for the April meeting and said they are not asking first for a height exception. They are first asking for a final design approval and in the April, meeting was a controversy whether you have the authority or if the Planning Commission had the authority. So I defer to your judgment and experience as to whether that is a fact or not.

The second issue was that they spent a lot of time updating the proposal but said you didn't spend enough time with the community. He thought there should be more outreach to the residents of the surrounding area. Thank you.

Chair Rios thanked Ms. Jenkins and Ms. Gavin for their presentation and for everyone who spoke to the Board this evening.

She said when a project this big comes before the Board, with no buildings to start with, the project is going to make an impact, and even with one-story buildings, it would fill up that lot.

There were many things not under our jurisdiction. Finances are not our purview. Neither is the view shed. Many of you spoke with emotion. We are charged to uphold the ordinance. And the question is whether they met the ordinance. Is it in harmony with the streetscape? Does it fit? Is it too large? Is it

proper? We have to look at the design. Is it in harmony?

I'm going to ask other board members to give their comments and then ask for a motion.

I tend to be an optimistic person and that there are always solutions to problems. It is a balance. I've been on his Board for a number of years. Oftentimes we have to work a lot harder than on one-story homes.

Member Biedscheid said thanks to all of you for coming tonight. Many of you were very well prepared.

I have some comments on design but should stay with the criteria. And we must remove the financial aspects. As much as I am persuaded by personal stories, we are not to consider that. I think the criteria can be met. # 4 and #5 are important and there are special considerations with life care.

On #2, the need for parking and the hardship it creates that offset that cost. Heterogenous - the third story is essential, and I don't believe a tall building provides that diversity.

For #1, does not damage the character of the district - the statement was made by the Applicant that the ordinance does not protect the streetscape but merely limits the height. And I don't see a difference in those two statements. The height of the proposed building in the ordinance, the height, scale and its roof form and pitch shall be in proportion to the height and roof form and the buildings in the applicable streetscape. We are bound by the streetscape that is in the 300' radius in all directions. Considering that where the radius is, the majority of the buildings are significantly smaller. I exclude the Scottish Rite Temple, the Post Office and the Federal Building because their massing is much different. The Masonic Temple is a landmark and it not just a block of other apartment buildings.

I'm also concerned with the Allison James Building which is very close to this building and that has had very little discussion tonight. That building is very unique and an important consideration. I don't think that building has even been taken into account. Most of the height is at the northeast corner next to it.

The last criterion, #6 - on the least impact, obviously is like a member of the public stated that least means less dense and less tall. And I don't think that was considered.

Member Boniface said this is an emotional issue for a lot of people on both sides of the issue. Obviously, you take it to heart and I appreciate that.

There is really only one decision tonight – to determine whether the height exception criteria have been met. Finances and who the residents are not the purview of this board – whether they are rich or poor; whether from out of town or locals. Neither is the use of the building – whether for assisted living simple apartments, or even a hotel. Those are not the purview of this Board. You've said those issues are very important but there is nothing we can do about those issues.

There is underground parking and an effort to lower the height of the building. There is a sidewalk for connections. The ones that concern me are height creep and that most of the criteria have not been met. I don't think all of them have been met. Member Biedscheid stated those clearly.

On the positive side, I feel that the location of two-story structures is positive. They have even been set back from the road and will be hard to see. The two streetscapes are two-story in nature. If we had a two-story structure on either of them they would fit in.

The setbacks are positive, and the applicants have tried to work on setting them back laterally and to keep the buildings down by keeping them to two stories.

But prior to all of that, I still don't feel all of the height exception criteria have been met.

Member Katz said, "I am realizing in the last fifteen minutes, that we are all talking about the height exception. But that is not the only issue. There is also approving the design. My problem with the building is the design aspect and how to fit it into the streetscape. Nothing else is like the Scottish Rite Temple. The graphic shown of the Scottish Rite Building, the Title Company and this one, if you just look at the Scottish Rite Building, it is so different. Across the street at the Federal Building, and it is tall but has all of this open space. You don't feel that the mass is on top of you. That is likewise true for the post office and certainly true for the Allison James which is way back.

The problem I have with this building is that that Paseo gets far more traffic than Old Taos Highway and this is a massive frontage of two stories the whole way. That is the problem.

We had the experience recently on 201 Old Santa Fe Trail between the Loretto Chapel and La Fonda. And they ultimately got a height exception but there was a whole bunch of discussion of just how closely it could intrude on Old Santa Fe Trail and block and intrude on the space of the Chapel. The way they dealt with it was to move it back considerably. I'm really disappointed that many of my comments now, I made in April. The changes are infinitesimal - very small changes. They moved one room on the third floor from the back corner to the middle of the east side. Essentially, it moved things back a tiny bit on the north and east sides. But that is not where most people would see it. At this point, I would vote not to approve the design because I don't think it fits in with the streetscape. I would need more space before getting to the structure. Where they put the third story is toward the back and it keeps it off the streetscape. But they are trying to jam too much into that land. It was the same problem with the Eldorado Hotel. People need a space to live. I cannot speak more highly of El Castillo. It is wonderful the way El Castillo works. His mother was taken care of there very well.

In the discussion of criteria, having people live down town is good but doesn't justify a tall story building. If it was 5 stories high, all 280 could live there. But it messes up downtown. El Castillo is downtown. At the beginning, the applicant felt they were bringing elderly housing. And that is what it was before. There was space between the street and where it was here for Presbyterian ministers and doctors and such. It didn't have to be this huge massive thing and it fit in.

Member Katz said at the appropriate time he would move to postpone for redesign.

Member Roybal thanked everyone here. I think the design team did an amazing job with what we asked them to do. This could really work there. The three story doesn't bother me because it is set back. Our responsibility is to follow the ordinance. If it had been there earlier those other tall buildings would not

have been there. Some of the nicest landmarks are above the height ordinance. I feel they have done everything possible to meet the ordinance. We have to rely on our staff for interpreting the ordinance. I'm a little disturbed since the staff said they met all criteria. We can determine whether it is right or wrong. I think they did meet all the criteria.

Action of the Board

MOTION: Member Roybal moved to approve Case #H-18-040 at 401 Old Taos Highway with staff recommendations that the height exceptions have been met.

There was no second and the motion died.

MOTION: Member Katz moved, seconded by Member Biedscheid, in Case #H-18-040, to postpone for redesign to make it less massive on the streetscape and to more appropriately match all the buildings in the streetscape which are setback considerably more than this building.

DISCUSSION ON THE MOTION:

Member Katz commented that the redesign probably would be a sacrifice of 8-10 units on the Paseo de Peralta side. The courtyards might shrink and making the second story.

Member Biedscheid said in asking for a redesign, we need to be giving more direction. My opinion is that the walls at the street should be further fenestrated or removed at the street. I think they should consider the rooftop space to be outdoor spaces sufficient to provide setbacks and some should be at the ground level.

Member Boniface said, "I'm probably the only one to find the building on the streetscape not offensive. I like the fenestration and the rhythm on the ramadas. Perhaps the western and southern sides at the corner are pretty blank but those are only ones. It is a handsome building. We just approved Eric Enfield's project that is right on the street. He can't move it back 20' but regardless, comparing these two is like night and day. I think the applicants are on the right track.

VOTE: The motion passed by majority (3-1) voice vote with Members Biedscheid, Boniface, and Katz voting in favor and Member Roybal voting against.

Chair Rios commented the postponement was not to a date certain but whenever the Applicant is ready.

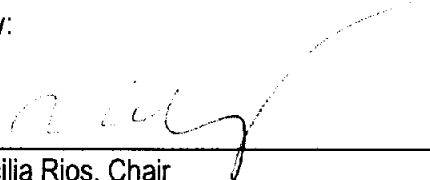
I. MATTERS FROM THE BOARD

There were no matters from the Board.

J. ADJOURNMENT

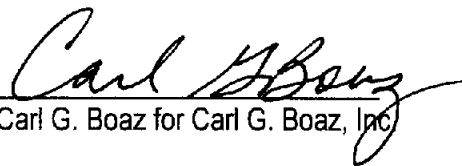
The meeting was adjourned at 10:33 p.m.

Approved by:



Cecilia Rios, Chair

Submitted by:



Carl G. Boaz for Carl G. Boaz, Inc.