



Agenda

HISTORIC DISTRICTS REVIEW BOARD FIELD TRIP

TUESDAY, November 27, 2018 at 12:00 NOON

HISTORIC PRESERVATION DIVISION, 1st FLOOR CITY HALL

HISTORIC DISTRICTS REVIEW BOARD HEARING

TUESDAY, November 27, 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: November 13, 2018
- E. FINDINGS OF FACT & CONCLUSIONS OF LAW

Case #H-18-031, 644 Camino del Monte Sol.

Case #H-18-124A, 636 Garcia Street.

Case #H-18-130, 8 Camino Pequeno.

Case #H-18-123, 129 Duran Street.

Case #H-18-128, 121 Camino Escondido.

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

1. Case #H-18-124A, 636 Garcia Street. Downtown & Eastside Historic District. D. Maahs Construction, agent for David and Rebecca Glover, owners, requests a historic status review with designation of primary elevations, if applicable, for a non-statused accessory structure. (Carlos Gemora)
2. Case #H-18-116, 650 A Old Santa Fe Trail. Downtown & Eastside Historic District. Extraordinary Structures, agent for Karen Terras, owner, requests a historic status review with designation of primary elevations, if applicable, for a contributing residential structure. (Carlos Gemora)
3. Case #H-18-098, 1258 Canyon Road. Downtown & Eastside Historic District. Jan and Ka Yeung agents/owners, propose to construct 173 sq. ft. of portal area, replace windows and doors, cover vigas and lintels, enclose a mudroom, replace deck and guardrails, replace and repair a 72" high fence and gate, stucco, and re-roof on a non-contributing residential structure. (Carlos Gemora)
4. Case #H-18-132, 130 Lincoln Avenue. Downtown & Eastside Historic District. Architectural Alliance, agent for 130 Lincoln Avenue LLC, owners, proposes to add storefront windows, install trim, and stucco on a non-contributing non-residential structure. (Carlos Gemora)
5. Case #H-18-133, 531 Hillside Avenue. Downtown & Eastside Historic District. Design Solutions, agent for Ellen Burke, owners, proposes to construct 450 sq. ft. of additions to a height of 10'3" on a non-contributing residential structure. (Carlos Gemora)
6. Case #H-18-134, 628 1/2 Camino de la Luz. Downtown & Eastside Historic District. Christopher Purvis, agent for Amy Bobrick, owner, proposes to construct a 580 sq. ft. addition to a height of 13'6" on a non-contributing residential property. (Carlos Gemora)
7. Case #H-18-135A, 411 East Alameda Street. Downtown & Eastside Historic District. Design Solutions, agent for Parker White and Lindsey Robinson, owners, request a historic status review with designation of primary elevations, if applicable, for a contributing residential structure. (Carlos Gemora)
8. Case #H-18-136A, 525 Camino Cabra. Downtown & Eastside Historic District. Tom Lechner, agent for Rebecca Koskela, owners requests a historic status review with designation of primary elevations, if applicable, for a non-contributing residential structure. (Carlos Gemora)

RECEIVED AT THE CITY CLERK'S OFFICE

DATE: 11/20/2018

TIME: 9:25 AM

9. **Case #H-18-115**, 210 Don Gaspar Avenue. Downtown & Eastside Historic District. Martinez Architecture Studio PC, agent for Hotel St. Francis LLC, owner, proposes to construct a 16' high 132 sq. ft. addition, an 11' high 320 sq. ft. trellis, and a 72" high yardwall, install windows and doors, handrails and steps, and fireplace flues on a significant non-residential structure. Three exceptions are requested to exceed the maximum allowable yardwall height (Section 14-5.2(D)(9)), construct an addition on a primary elevation (Section 14-5.2(D)(2)(c)) and to remove historic material (Section 14-5.2(D)(5)(a)). (Carlos Gemora)
10. **Case #H-18-138**, 620 Camino del Monte Sol. Downtown & Eastside Historic District. Mark Hogan, agent for Gail Gilbert, owners, proposes to construct a 345 sq. ft. garage addition to a height of 11' where the maximum allowable height is 15'6" and a 48" high fence on a non-contributing residential property. (Carlos Gemora)

I. MATTERS FROM THE BOARD

J. ADJOURNMENT

Cases on this agenda may be postponed to a later date by the Historic Districts Review Board at the noticed meeting. Please contact the Historic Preservation Division at 955-6605 or check https://www.santafemn.gov/historic_districts_review_board 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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- A. CALL TO ORDER
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- D. APPROVAL OF MINUTES: November 13, 2018
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Case #H-18-031. 644 Camino del Monte Sol.

Case #H-18-124A. 636 Garcia Street.

Case #H-18-128. 121 Camino Escondido.

Case #H-18-123. 129 Duran Street.

Case #H-18-126A. 247 Rodriguez Street.

Case #H-18-130. 8 Camino Pequeno.

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

1. Case #H-18-116. 650 A Old Santa Fe Trail. Downtown & Eastside Historic District. Extraordinary Structures, agent for Karen Terras, owner, requests a historic status review with designation of primary elevations, if applicable, for a contributing residential structure. (Carlos Gemora)
2. Case #H-18-098. 1258 Canyon Road. Downtown & Eastside Historic District. Jan and Ka Yeung agents/owners, propose to construct 173 sq. ft. of portal area, replace windows and doors, cover vigas and lintels, enclose a mudroom, replace deck and guardrails, construct a 72" high fence and gate, stucco, and re-roof on a non-contributing residential structure. (Carlos Gemora)
3. Case #H-18-132. 130 Lincoln Avenue. Downtown & Eastside Historic District. Architectural Alliance, agent for 130 Lincoln Avenue LLC, owners, proposes to increase the storefront window, install trim, and stucco on a contributing non-residential structure. (Carlos Gemora)
4. Case #H-18-133. 531 Hillside Avenue. Downtown & Eastside Historic District. Design Solutions, agent for Ellen Burke, owners, proposes to construct a 450 sq. ft. of additions to a height of 10'3" where the maximum allowable height is 14'2" on a non-contributing residential structure. (Carlos Gemora)
5. Case #H-18-134. 628 ½ Camino de la Luz. Downtown & Eastside Historic District. Christopher Purvis, agent for Amy Bobrick, owner, proposes to construct a 550 sq. ft. addition to a height of 13'6" to a non-contributing residential property. (Carlos Gemora)
6. Case #H-18-135A. 411 East Alameda Street. Downtown & Eastside Historic District. Design Solutions, agent for Parker White and Lindsey Robinson, owners, requests a historic status review with designation of primary elevations, if applicable, for a contributing residential structure. (Carlos Gemora)
7. Case #H-18-136A. 525 Camino Cabra. Downtown & Eastside Historic District. Tom Lechner, agent for Rebecca Koskela, owners requests a historic status review with designation of primary elevations, if applicable, for a non-contributing residential structure. (Carlos Gemora)
8. Case #H-18-137. 100 East Water Street. Downtown & Eastside Historic District. Loyd and Associates Architects, agent for The City of Santa Fe, owner, proposes to demolish a non-contributing structure and construct a new 2,244 sq. ft. structure to a height of 14'10". (Carlos Gemora)

RECEIVED AT THE CITY CLERK'S OFFICE

DATE: 11/08/2018

TIME: 4:39 PM

9. **Case #H-18-115, 210 Don Gaspar Avenue. Downtown & Eastside Historic District.** Martinez Architecture Studio PC, agent for Hotel St. Francis LLC, owner, proposes to construct a 16' high 132 sq. ft. addition, an 11' high 320 sq. ft. trellis, and a 72" high yardwall, install windows and doors, handrails and steps, and fireplace flues on a significant non-residential structure. Three exceptions are requested to exceed the maximum allowable height (Section 14-5.2(D)(9)), construct an addition on a primary elevation (Section 14-5.2(D)(2)(c)) and to remove historic material (Section 14-5.2(D)(1)(a)). (Carlos Gemora)
10. **Case #H-18-138, 620 Camino del Monte Sol. Downtown & Eastside Historic District.** Mark Hogan, agent for Gail Gilbert, owners, proposes to construct a 345 sq. ft. garage addition to a height of 11' where the maximum allowable height is 15'6" and a 48" high fence on a non-contributing residential property. An exception is requested to not comply with Santa Fe style (Section 14-5.2(E)). (Carlos Gemora)

I. MATTERS FROM THE BOARD

J. ADJOURNMENT

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HISTORIC DISTRICTS REVIEW BOARD
November 27, 2018

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MINUTES OF THE
CITY OF SANTA FE
HISTORIC DISTRICTS REVIEW BOARD

November 27, 2018

A. CALL TO ORDER

A regular meeting of the City of Santa Fé Historic Districts Review Board was called to order by Mr. Frank Katz, Vice-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

MEMBERS EXCUSED:

Ms. Meghan Bayer
Mr. Buddy Roybal
[one vacancy]

OTHERS PRESENT:

Mr. Carlos Gemora, Senior Planner
Ms. Theresa Gheen, Assistant City Attorney
Ms. Carol Johnson, Land Use Department Director
Mr. Greg Chakarian, 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 Biedscheid, to approve the agenda as published.

VOTE: The motion passed by unanimous (3-0) voice vote with Members Biedscheid, Boniface, and Katz voting in favor and none voting against.

D. APPROVAL OF MINUTES: November 13, 2018

Member Biedscheid requested the following changes to these minutes:

On page 13, first paragraph, in the motion, it should say, "We have a very special condition and circumstance, especially with the family tragedy associated with the house."

On page 17 at the top, it should say "Member Biedscheid asked," rather than "said."

Ms. Gheen asked if the findings would be affected by her change.

Member Biedscheid indicated it wouldn't affect the Findings of Fact.

MOTION: Member Boniface moved, seconded by Member Biedscheid, to approve the minutes of November 13, 2018 as amended.

VOTE: The motion passed by unanimous (3-0) voice vote with Members Biedscheid, Boniface, and Katz voting in the affirmative and none voting against.

E. FINDINGS OF FACT & CONCLUSIONS OF LAW

Case #H-18-031. 644 Camino del Monte Sol.

Case #H-18-124A. 636 Garcia Street.

Case #H-18-130. 8 Camino Pequeño.

Case #H-18-123. 129 Duran Street.

Case #H-18-128. 121 Camino Escondido.

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

VOTE: The motion passed by unanimous (3-0) voice vote with Members Biedscheid, Boniface, and Katz voting in the affirmative and none voting against.

F. BUSINESS FROM THE FLOOR

There was no business from the floor.

G. COMMUNICATIONS

Chair Rios recognized two people who are leaving: Theresa Gheen, whose last day is January 9. She thanked Ms. Gheen for her service to the HDRB. It was very helpful.

She also announced that Member Edmund Boniface is leaving the Board and has been an excellent member. He has a lot of traveling plans.

H. ACTION ITEMS

Chair Rios announced to the public that anyone wishing to appeal a Board decision to the Governing Body has up to 15 days after the Findings and Conclusions are approved by the Board. She also reminded applicants to take down the large yellow signs after their cases have been acted on by the Board

1. **Case #H-18-124A. 636 Garcia Street.** Downtown & Eastside Historic District. D. Maahs Construction, agent for David and Rebecca Glover, owners, requests a historic status review with designation of primary elevations, if applicable, for a non-stated accessory structure. (Carlos Gemora)

Mr. Gemora presented the staff report as follows:

BACKGROUND & SUMMARY:

636 Garcia Street is a single-family Territorial style residential house (contributing) and Spanish-Pueblo style casita (non-stated) located in the Downtown and Eastside Historic District. The front portion of the main house was built pre-1912, some additions and the casita were built pre-1956, and extensive additions and remodeling were done in the mid-1990's. The rear casita is relatively well preserved and the northern façade (#5), including a historic window and sill and a small entry portal, is found to be the most significant façade by Staff.

At its November 13, 2018 meeting the Historic Districts Review Board recognized the historic features of the main residential house and the rear casita. The main residential house was maintained as contributing with the eastern, street facing façade (#1) and northern façade (#11) designated as primary. Although staff recommended designating the northern façade (#5) as primary for the casita, posting and notification issues prevented a board decision and the proposal was postponed.

STAFF RECOMMENDATION:

Finding that the rear accessory structure (casita) appears to be a relatively well-preserved example of historic, Spanish-Pueblo architecture, staff recommends designating the structure as contributing to the Downtown and Eastside Historic District with the northern façade (façade #5) as primary per 14-5.2(C) Designation of Significant and Contributing Structures.

Questions to Staff

Chair Rios asked if there were any emails or letters regarding this property sent to Staff. And if there were, she asked Mr. Gemora to summarize them.

Mr. Gemora said there was a letter from a neighbor who asked that the Board maintain contributing status for the home and the casita as their historic character is vital to the historic district and fell of the neighborhood.

Applicant's Presentation

Mr. Douglas Maahs, 2108 Calle Tecolote, was sworn. He explained that he was here primarily as a procedural issue. He had nothing to add and would stand for questions.

Questions to the Applicant

Chair Rios asked if he agreed with the staff recommendation to keep the casita as Contributing with the north façade as primary.

Mr. Maahs agreed.

Public Comment

Ms. Stefanie Beninato, P. O. Box 1601, was sworn. She said it would be helpful to see the project as it was being discussed. She didn't have anything to say about this one. She said she wasn't here last time when it was first presented.

Mr. Lisa Roach, 904 Delano Street, was sworn. She said she was engaged by neighbor living at 634 Garcia, #18. She requested that her letter be read aloud into the record. It is very brief. "I'm writing regarding the property at 636 Garcia, which will be reviewed at the next Board meeting. Lisa Roach will be representing me at the meeting and will read the letter aloud into the record at the time of the hearing. As a neighbor residing at 634 Garcia, #18, I hope that the Board will maintain Contributing status for the home and casita, as their character is vital to the historic district and to the feel of the neighborhood. Thank you for your time and consideration in preserving our wonderful city different." And it is signed, Kerby Kendrick. Thank you.

There were no other 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 Katz, in Case #H-18-124A at 636 Garcia Street to designate the casita as contributing to the Downtown and Eastside Historic District with the northern façade (façade #5) as primary.

VOTE: The motion passed by unanimous (3-0) voice vote with Members Biedscheid, Boniface, and Katz voting in the affirmative and none voting against.

2. **Case #H-18-116. 650 A Old Santa Fe Trail.** Downtown & Eastside Historic District. Extraordinary Structures, agent for Karen Terras, owner, requests a historic status review with designation of primary elevations, if applicable, for a contributing residential structure. (Carlos Gemora)

Mr. Gemora presented the staff report as follows:

BACKGROUND & SUMMARY:

At the past case, the applicant requested some changes, but it was postponed so that a status review could be conducted.

650 A Old Santa Fe Trail is a contributing accessory structure located in the Don Gaspar Area Historic District. The original building is a simple box constructed of adobe and has a unique brick coping pattern at the parapet, giving it a Territorial Revival style. The original building has some projecting vigas, a rough stucco exterior, and was estimated to be constructed sometime before 1930. Surrounding the south and west

side of the building is a framed shed. The building is listed as contributing but primary façades have not been set.

At an October 2018 Historic Districts Review Board hearing the applicant proposed demolishing the whole building but, after discussion, conversation moved toward preservation of the east façade of the adobe portion of the structure. Three board members expressed interest in retaining the east façade of the contributing building and, potentially, designating that wall as a primary elevation. Staff agreed that the east side would probably be recommended as the primary façade if that matter were before the board but that the designation of primary façades had not been properly noticed and the case was postponed.

The applicant now comes to the board requesting the designation of a primary façade on a contributing accessory structure.

STAFF RECOMMENDATION:

Staff recommends the historic status of the structure be maintained as contributing per 14-5.2(C) Designation of Significant and Contributing Structures with the east façade of the adobe portion of the structure, especially noting the brick coping, be designated primary.

Questions to Staff

There were no questions to Staff.

Applicant's Presentation

Mr. Zane Fisher, 2879 All Trades Road, was sworn. He pointed out that this structure is not visible to Don Gaspar , of which it is part. The east façade is only visible from the Downtown and Eastside Historic District, but agreed it is most important façade and the owner wishes to keep it and restore the building. He asked if two façades were needed.

Chair Rios said two are not required and this hearing is only for historic status.

Questions to the Applicant

Chair Rios asked if he agreed with the recommendations of Staff.

Mr. Fisher said yes.

Public Comment

Ms. Beninato (previously sworn) said she was surprised that this was going to be torn down and happy it will be preserved with that elevation as primary and that the Board had a conversation back then and the applicant agreed.

There were no other 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-18-116 at 650 A Old Santa Fe Trail that the historic status of the structure be maintained as contributing per 14-5.2(C) with the east façade of the adobe portion of the structure, especially noting the brick coping, designated as primary.

VOTE: The motion passed by unanimous (3-0) voice vote with Members Biedscheid, Boniface, and Katz voting in the affirmative and none voting against.

3. **Case #H-18-098. 1258 Canyon Road.** Downtown & Eastside Historic District. Jan and Ka Yeung agents/owners, propose to construct 173 sq. ft. of portal area, replace windows and doors, cover vigas and lintels, enclose a mudroom, replace deck and guardrails, replace and repair a 72" high fence and gate, stucco, and re-roof on a non-contributing residential structure. (Carlos Gemora)

Mr. Gemora presented the staff report as follows:

BACKGROUND & SUMMARY:

1258 Canyon Road is a non-contributing, 3,700 sq. ft. residential structure located in the Downtown and Eastside Historic District. The original, two-room structure was probably built in the 1940's but overwhelming, non-historic additions have almost completely enclosed the historic footprint. While both the original structure and the non-historic additions were built in the Spanish-Pueblo Revival style, the non-historic additions use a variety of eclectic designs and building materials which are sometimes charming and sometimes clash (e.g. lintels made out of traditional exposed wood, scrap masonry counter-top material, and no lintels). The house appears to have been abandoned or neglected for a few years prior to being bought by the current owners.

The current proposal includes the following general materials, finishes, and features:

1. Remove and stucco over all protruding vigas and all exposed masonry or wood lintels and sills unless otherwise noted.
2. Replace all windows and doors with “bronze” colored wood/clad units unless otherwise noted. An original window in the enclosed mudroom/breezeway will remain and a new bathroom window in the guesthouse will be vinyl.
3. Replace and insulate the roof with a “brown” colored torch-down material.
4. Restucco the building and yardwalls with cementitious “Buckskin” colored stucco.
5. Replace the canales, flashing, and gutters as needed.

The current proposal also includes the following specific features:

1. Enclose mudroom/breezeway area between the guesthouse and the principal home. One side of the breezeway will have an 18”x48” window and stuccoed walls. The other side will have a multi-panel wood door.
2. On the guesthouse, replace the existing redwood decking and repair dry rot on the wooden railing. The wooden railing slats will be repaired or replaced in-kind though may be rebuilt to be to comply with current code requirements (closer configuration).
3. Replace existing decking material for the loft deck and add a small overhang to the existing vigas over the loft’s second-story exterior doorway.
4. Change, add, and remove various window and door openings on almost every elevation. Divided lites will be used when required.
5. Replace an 8’-0” wooden double gate on the front of the property with a 6’-0” uneven coyote gate to match the existing coyote fence, which will also be repaired. All latillas will have varying heights and will be re-used to the maximum extent possible.
6. Remove a decorative buttress located in the interior, eastern courtyard area.
7. Construct an 8’-0” by 12’-0” portal over the west-facing living room door with 6”x6” square wooden posts to match the existing eastern portal.
8. Construct a portal over the west-facing kitchen courtyard to match the proposed western portal. A publicly-visible metal exhaust flue will be installed and painted

to match the “buckskin” colored stucco color.

9. Construct an overhang over the west-facing pantry door with wooden braces to match proposed and existing portal features.

STAFF RECOMMENDATION:

Staff recommends approval of the proposed project and finds that the 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

Chair Rios noted the Staff Report said the applicant is willing to remove and cover protruding vigas but that is not actually accurate. Is that correct?

Mr. Gemora said the applicant is willing to do some but not all. There are a couple of instances where they are keeping those vigas and adding the overhang on them. An example is the second story on the east facade, where they are extending it over a window and door.

Chair Rios concluded the Board could remove that condition.

Mr. Gemora agreed.

Member Boniface said it was built around 1945, but since then, it has been almost entirely enveloped by later additions, including one in 2004. So that is the primary reason for it being non-contributing.

Mr. Gemora agreed. They take away all the integrity of the structure.

Chair Rios said it is not only not historic but has a conglomeration of different styles.

Mr. Gemora agreed. They also used a variety of lintels or non-lintels on the windows.

Chair Rios asked if the replacements are true-divided lites.

Mr. Gemora deferred to the applicant.

Applicant's Presentation

Ms. Jan Yeung, 1258 Canyon Road, was sworn. She said the windows being replaced would have true-divided lite windows. They are trying to simplify the building because there are so many things happening with it and the changes will blend back into the neighborhood. They are not trying to make an architectural statement.

Questions to the Applicant

Chair Rios asked if they would have anything on the roof that will be publicly visible.

Ms. Yeung said her architect was here and could address construction details.

Ms. Sobia Miller, 130 Candelario Street, was sworn and had nothing to add but was open to questions.

Public Comment

Ms. Joan Blythe, 1266 Canyon Road, was sworn and said she had a high recommendation for the project and praise the effort of the owners to preserve this structure. Many of these houses have a core of historic significance surrounded by topsy-like additions. Our neighborhood has become one of tear downs. These people are doing a noble thing by saving this house and preserving the neighborhood. There have been three tear-downs in immediate the neighborhood and these neighbors are doing a great thing - they are contributing to our neighborhood which three others did not do.

Ms. Beninato (previously sworn) said a conglomeration is vernacular but this should be supported by the Board. It is more compatible internally and, as the neighbor said, is worthy of preservation.

There were no other 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 Katz, in Case #H-18-098 at 1258 Canyon Road, to follow staff recommendations and approve the application as presented.

VOTE: The motion passed by unanimous (3-0) voice vote with Members Biedscheid, Boniface, and Katz voting in the affirmative and none voting against.

4. **Case #H-18-132. 130 Lincoln Avenue.** Downtown & Eastside Historic District. Architectural Alliance, agent for 130 Lincoln Avenue LLC, owners, proposes to add storefront windows, install trim, and stucco on a noncontributing non-residential structure. (Carlos Gemora)

Mr. Gemora presented the staff report as follows:

BACKGROUND & SUMMARY:

130 Lincoln Ave is a non-contributing commercial building located within the Downtown and Eastside Historic District. Also known as the Lincoln Plaza and the former location of the Sears department store, it was constructed in the mid-to-late twentieth century in the Territorial Revival style. Over the years, the building has undergone several remodels to accommodate tenant needs and in 2016 the Historic Districts Review Board approved a variety of window and door changes on the building's interior courtyard.

The applicant requests to change the eastern, Lincoln Avenue-facing elevation by enlarging an existing storefront window and add new trim to match the existing wood trim. Window dimensions and colors will approximately match existing windows on the façade. Stucco repair will use elastomeric paint to match existing elastomeric stucco.

RELEVANT CODE CITATIONS/WINDOW PANES >30”:

Although the proposed windows have single panes of glass on a publicly visible façade measuring larger than 30” horizontally, an exception has not been requested because the windows are under permanent awnings which staff interprets to be compliant with the requirements of the Downtown and Eastside Historic District. It should also be noted that the dimensions of the window panes will match those of the existing windows, also under permanent awnings.

14-5.2(E)(1) Old Santa Fe style, characterized by construction with adobe, is defined as including the so-called "pueblo" or "pueblo-Spanish" or "Spanish-Indian" and "territorial" styles and is more specifically described as follows:

- (c) Solid wall space is always greater in any façade than window and door space combined. Single panes of glass larger than thirty (30) inches in any dimension are not permissible except as otherwise provided in this section;

14-5.2(E)(2) Recent Santa Fe style intends to achieve harmony with historic buildings by retention of a similarity of materials, color, proportion, and general detail. The dominating effect is to be that of adobe construction, prescribed as follows:

- (e) The publicly visible façade of any building and of any adjoining walls shall, except as otherwise provided, be of one color, which color shall simulate a light earth or dark earth color, matte or dull finish and of relatively smooth texture.

Façade surfaces under portales may be of contrasting or complimentary colors. Windows, doors and portals on publicly visible portions of the building and walls shall be of one of the old Santa Fe styles; except that buildings with portals may have larger plate glass areas for windows under portals only. Deep window recesses are characteristic.

STAFF RECOMMENDATION:

Staff recommends approval of the proposed project and finds that the 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. Eric Enfield, 612 Old Santa Fe Trail, was sworn. He said they are trying to increase visibility of the retail space. Design Warehouse is ready to move in and want to increase their exposure. It will still meet the 40% rule. And the style matches all details of the dentil above.

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-18-132 at 130 Lincoln Avenue, to approve the application as submitted.

VOTE: The motion passed by unanimous (3-0) voice vote with Members Biedscheid, Boniface, and Katz voting in the affirmative and none voting

against.

- 5. Case #H-18-133. 531 Hillside Avenue.** Downtown & Eastside Historic District. Design Solutions, agent for Ellen Burke, owner, proposes to construct 450 sq. ft. of additions to a height of 10'3" on a non-contributing residential structure. (Carlos Gemora)

Mr. Gemora presented the staff report as follows:

BACKGROUND & SUMMARY:

531 Hillside is a 1900 sq. ft. residential home designated non-contributing and 430 sq. ft. studio without status in the Downtown and Eastside Historic District. The applicant proposes two additions to the residential structure, neither of which will be visible from the street, with the following design features:

1. A 320 sq. ft. carport addition on the north-west corner of the building to a maximum height of 10'-0" (lower than existing building height) with an "adobe" colored stuccoed parapet and exposed wood lintels and posts stained with linseed oil to match the existing structure.
2. An atrium addition which will enclose part of the existing portal and add 150 sq. ft. of roofed area. The atrium will be comprised of integrated divided-lite windows with "bronzed" or "black," anodized metal mullions.

RELEVANT CODE CITATIONS/WALL-WINDOW RATIO

Solid wall space exceeds that of window and door space as required by 14-5.2(E)(1)(c).

14-5.2(E)(1) Old Santa Fe style, characterized by construction with adobe, is defined as including the so-called "pueblo" or "pueblo-Spanish" or "Spanish-Indian" and "territorial" styles and is more specifically described as follows:

- (c) Solid wall space is always greater in any façade than window and door space combined. Single panes of glass larger than thirty (30) inches in any dimension are not permissible except as otherwise provided in this section;

STAFF RECOMMENDATION:

Staff recommends approval of the proposed project and finds that the 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. Tim Curry, 1315 W. Alameda, was sworn. He said, "I've been here 25 or 30 times before the Board and presented some great projects with wonderful clients. But this one is more important than any others. She is facing a medical challenge that will require us to get down 2.5 ft from the bedroom level down to the living areas. So on the east non-publicly visible façade he proposed an atrium to allow for her mobility to be able to stay in her home.

Questions to the Applicant

Chair Rios asked how tall the wall is that exists in front of the atrium.

Mr. Curry said it is five feet high.

Chair Rios asked him to describe the location and how high it is above the street.

Mr. Curry said it is more than 60 feet above Hillside Avenue. The bulk is not visible at all from Hillside Avenue and maybe a tiny portion of the south elevation is visible.

Chair Rios said it looked like a small bit of the atrium might be.

Mr. Curry agreed, but it is very minor.

Member Katz said the Board looked at it and that very minor visibility should work fine.

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-18-133 at 531 Hillside Avenue, to approve the application as presented.

VOTE: The motion passed by unanimous (3-0) voice vote with Members Biedscheid, Boniface, and Katz voting in the affirmative and none voting against.

6. **Case #H-18-134. 628½ Camino de la Luz.** Downtown & Eastside Historic District. Christopher Purvis, agent for Amy Bobrick, owner, proposes to construct a 580 sq. ft. addition to a height of 13'6" on a non-contributing residential property. (Carlos Gemora)

Mr. Gemora presented the staff report as follows:

BACKGROUND & SUMMARY:

628½ Camino de la Luz is a 2,200 sq. ft. residential home with hippy-vernacular elements and is designated non-contributing to the Downtown and Eastside Historic District. The existing building uses curvilinear walls, recessed, rounded and eclectic windows in some areas, and features a roof deck. The front portal was constructed in the late 1990's and the building does not appear to have visually-dominate historic features.

The applicant proposes to construct a 580 sq. ft. bedroom/studio addition to a height of 13'-6" where the maximum allowable height is 14'-4" and which will employ the following architectural elements:

1. Building walls will utilize curves, heavily-rounded corners, and El Rey "adobe" colored cementitious stucco to match existing architectural features.
2. Windows will be true-divided-lite clad white windows to match existing windows.
3. A 3'-0" to 4'-6" rock retaining wall will be constructed so that the addition can be recessed into the slope and still allows for a rear door.
4. A small viga projection will be constructed over the proposed door on the north-west façade of the addition.

STAFF RECOMMENDATION:

Staff recommends approval of the proposed project and finds that the 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

Chair Rios asked what “hippy vernacular” was.

Mr. Gemora said it was like 1960-1980s with curvilinear walls and has an organic evolution of additions on it.

Applicant's Presentation

Mr. Christopher Purvis, 200 West Marcy, was sworn. He said Mr. Gemora's description of its style is accurate. It looks like it was all hand-built. So, a wandering line is what he was proposing.

Questions to the Applicant

Member Katz asked if the addition would be at the same level as the master bedroom is now.

Mr. Purvis agreed. It will be dug into the slope and the back portion is only six feet high.

Chair Rios asked what the grade is there.

Mr. Purvis said it goes up to a 30% slope.

Public Comment

Ms. Beninato (previously sworn) said she really liked the house and its shape. She was happy that the owner and the architect are adding on in-kind to keep that flow going in the house.

There were no other 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-18-134. 628½ Camino de la Luz, to approve the application as submitted.

VOTE: The motion passed by unanimous (3-0) voice vote with Members Biedscheid, Boniface, and Katz voting in the affirmative and none voting against.

- 7. Case #H-18-135A. 411 East Alameda Street.** Downtown & Eastside Historic District. Design Solutions, agent for Parker White and Lindsey Robinson, owners, request a historic status review with designation of primary elevations, if applicable, for a contributing residential structure. (Carlos Gemora)

Mr. Gemora presented the staff report as follows:

BACKGROUND & SUMMARY:

411 East Alameda Street is a residential structure listed as contributing to the Downtown and Eastside Historic District. The structure was originally constructed as a single adobe room in the 1920's and, by the 1960's, had quadrupled in size to four-and-a-half rooms exhibiting a vernacular style of construction. A recent historic report documents that the foundation appears to be inadequate, especially in the northern, 1960's addition, and that the wooden windows and doors likely need to be replaced.

Lacking more detailed structural and architectural information, staff presumes that the east façade covering the first, southern two rooms (1920's-1940's) are the most structurally and architecturally significant portions of the building. While wall massing and window openings are historic, staff has difficulty finding particular features or finishes which contribute character to the district. Despite this lack of contributing features, staff finds that the east facing façade on the southern two rooms still retains historic integrity.

While the historic report and the applicant's letter include only the existing residential structure, staff recognize that the existing river rock yardwall appears to be historic, is present in a 1969 aerial photo (HCPI), and that parts of the stone retaining wall on the south side of the building are listed in a 2003 plat as being remnants of an old acequia.

STAFF RECOMMENDATION:

Finding that the eastern façade of the southern two rooms (#4) retains historic integrity but lacks distinctive architectural features, staff defers to the board whether the historic status be maintained as contributing or downgraded to non-contributing per 14-5.4(C) Designation of Significant and Contributing Structures.

Mr. Gemora added that he received a letter from the Applicant a couple of days ago with more of the structural instability for the 1960's section. He also received a

neighbor's letter on concerns of construction impacts on driveway access. He noted that such driveway access and construction impacts are not within the Board's purview and not within the existing status request.

A copy of the letter from Design Solutions dated November 22, 2018 is incorporated herewith to these minutes as Exhibit 1.

A copy of the letter (emailed) from Kathryn Jones is incorporated herewith to these minutes as Exhibit 2.

Questions to Staff

Chair Rios asked if Mr. Gemora knew if the footprint has changed other than in the 1960's addition.

Mr. Gemora said it doesn't appear so, since the 1960's.

Applicant's Presentation

Ms. Lisa Roach (previously sworn) said, "A couple of things about the building and contributing status in particular - as I understand Contributing status, nothing meets the three basic criteria in order to achieve Contributing status. The first, is age. The building clearly meets that test. The second is integrity, and we are not just talking about structural integrity, although this building does have substantial structural integrity issues. Integrity also includes the ability to convey character. And the third is character. Going back to the initial site visit we had with Staff, who was Nicole, at the time - she indicated that she would be recommending noncontributing status for this particular building. Because she recognized both the paucity of features that contribute to Santa Fe style of the district, and also the great extent of work needed to stabilize the building. And she felt that contributing status was an over encumbrance for the particular structure in questions. So, we proceeded on that basis. I know we are not supposed to be talking about what is happening next with the building but there is no intention to demolish this building. I just wanted to take that off of the table right there. The owners love this home and just want to upgrade it to make it more livable, because right now, it is not in a livable state. I know the intent of the code is to allow homeowners options in order to be able to continue to live in the district. With that said, I just ask that you take all of those code things into consideration when you make a decision this evening."

Questions to the Applicant

Chair Rios asked Mr. Gemora to read the definition of Contributing, which he did.

Chair Rios believed it should be kept Contributing. She saw it as a vernacular home. The window at the far right is deeply inset and this is a simple building which lots of vernacular buildings are. This was constructed in the 1920's and probably was built with the help of relatives and friends and no architect plan.

Member Boniface was on the fence. "When we saw it today, the far north window is really deeply recessed and has the character. But I'm not impressed with the rest of the façade that it would meet the definition of Contributing." He asked for the floor plan on page 5 to be shown and, with a laser pointer, to indicate when various parts were constructed. He believed Staff indicated there were three separate times when it was constructed.

Mr. Gemora said a laser pointer doesn't work on the monitors, so he described the rooms and their dates of construction. The Living Room and its façade #5 was estimated as constructed around the 1920's; the second room over - kitchen and dining room, was around the 1930's; the bedroom was constructed in the 1950's. At some point in time, the utility room and a farther room to the east were constructed in the 1960's. He added that there was more information found on page 9 in the HCPI Report.

Member Boniface asked about the HCPI date.

Ms. Roach said it was from 1994.

Member Boniface asked if it is possible to break up the façade for which parts are contributing and which parts are not.

Chair Rios said yes.

Ms. Roach said that was done when she was on Staff.

Member Boniface clarified that he knew the answer but just wanted it on the record. Possibly the bedroom part could be contributing but the living room has such a bad looking door and that sat in the rain for a while. The next part is the kitchen along the same lines. "I have a hard time and am on the fence with this one in making it primary."

Mr. Curry (previously sworn) said, "There are a couple of points that I wanted to raise. The window in the bedroom that is deeply recessed is a defining element of the structure. At the same time, the roof - we got up and inspected the roof - and it is in really poor shape and I don't feel it was necessarily a component of the home at original twenties. It appears to me that the roof is a metal roof on the structure with an overhang and I don't feel that is a defining element or a contributing element so that, to me, is part of that façade. The roof is a portion of the façade. But I don't think

it is of a historic nature and I don't think it is a defining element."

Member Katz asked if he thought the roof was more recent than the other parts.

Mr. Curry said, "Based on some of Lisa's work, we think the original structure that was built in the twenties, and based on the vigas that are inside, that the first two structures had a parapet and flat roofs. And then, at some point, and it will matter to determine when, possibly when the bedroom was added, but there was a decision made to put a very low sloped metal roof over the structure. "

Member Katz observed that would be a historic period but not original. There can be non-historic parts that would not be part of the primary designation. That kind of thing can be changed.

Mr. Curry said the owners love this house and it is beautiful old adobe. Some of the adobes were covered with dry wall and they have been exposed. So the inside is contributing.

Member Biedscheid felt this does evoke the character of the Eastside in the size and shape; the way the pattern of the additions over time and its L-shape. It is next to the old acequia and deliberately no fenestration is on that side. The east side should be considered contributing.

Ms. Roach said that in status reviews, when we read the code, the aim is to preserve old Santa Fe style and recent Santa Fe styles. This is vernacular and, according to code, not necessarily what we are to be doing. I see a mish-mash of features and no uniformity of character. If one recessed window makes it Contributing, that is a stretch for me.

Chair Rios said, "Not for me. It all falls within the 50-year guideline and vernacular buildings should be preserved, too. A lot of them are being demolished."

Ms. Roach agreed with that and restated that there is no intention to demolish this building.

Public Comment

Mr. Raymond Herrera, 379 Hillside, was sworn. He said this building is unique and he had admired it for years. It was part of a compound and incorporated other buildings on that street. There were common walls on that street and this might have had one. With the houses being remodeled on Delgado, probably in the 1920's or more and this one too. Whether additions or not, they were added by standards of the family living there and the original house, including the roof, make it unique. Other changes would be sad. It is the last remaining vernacular house on that street.

Looking back at the 1920's, this was part of that feature of that whole area. So he thought the whole structure should remain with historic status.

Ms. Beninato (previously sworn), asked the Board to maintain the Contributing status. She noted that the footprint is all historic, even the 1960's addition and part of the structural support work. The roof was put on in the historic period and whether the original flat roof or not, is historic. If we were not preserving vernacular, we would not have much left in Santa Fe. It is part of organic growth and compatible and harmonious with the neighborhood. I'm a little disappointed the acequia wall is not discussed for status review as well, and hope you designate a primary façade and features mentioned.

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

Chair Rios said Mr. Gemora did report the wall as historic.

Member Katz shared that feeling to have it remain Contributing. The oldest part has an ugly door and a blank wall but that was the style in those days with adobe walls.

Ms. Johnson reminded the Board that the caption did not have the wall identified for status and that would have to be advertised appropriately.

Action of the Board

MOTION: Member Katz moved, seconded by Member Biedscheid, in Case #H-18-135A at 411 East Alameda Street, to maintain the Contributing status and designate façade #4 as primary, excluding the nonhistoric portions of that façade and requesting that the status of the walls be noticed for future consideration.

Member Biedscheid state for the record that vernacular massing without fenestration was a character-defining feature of a facade.

Member Boniface asked what non-historic portions would be. He asked if that would be the roof, or just the door.

Member Katz said the door is evidenced as nonhistoric and if the roof is to be replaced, that would be part of that circumstance.

Chair Rios understood the motion was to just exclude the door. But there are actually two doors.

VOTE: The motion passed by unanimous (3-0) voice vote with Members Biedscheid, Boniface, and Katz voting in the affirmative and none voting against.

Ms. Roach asked if the walls would be postponed to a date certain.

Mr. Gemora said the closest would be January 8, 2019.

Mr. Curry asked if it could be heard with their plans.

Chair Rios agreed.

- 8. Case #H-18-136A. 525 Camino Cabra.** Downtown & Eastside Historic District. Tom Lechner, agent for Rebecca Koskela, owners requests a historic status review with designation of primary elevations, if applicable, for a noncontributing residential structure. (Carlos Gemora)

Mr. Gemora presented the staff report as follows:

BACKGROUND & SUMMARY:

525 Camino Cabra is a 1,600 sq. ft. Spanish-Pueblo Revival style residential home designated as non-contributing to the Downtown and Eastside Historic District. The house is believed to have been originally built with adobe in the late 1940's or early 1950's with a series of pre-1967 historic additions that established the current footprint. In the late 1980's, a large masonry wall was built which entirely obscures the house, except for the carport, from the street. The applicant now requests a historic status review with the designation of primary façades, if applicable.

A recent historic report posits that the area under front portal (West elevation) appears to be the most historically significant - and pleasant - part of the property but that the other elevations "reveal no particular design intention." Existing windows are almost entirely non-historic (1985) vinyl-clad and openings may have changed and/or been added when the windows were last replaced.

While the footprint and exterior walls are historic, staff do not find these features, in this particular instance, to contribute to the character of the district. This is further reinforced by the fact that windows, and potentially some of the existing openings, are non-historic and non-compliant with the district standards intended to establish district character. Staff recognize, however, that the one portion of the structure which is both historic and which has architectural character is the front, west-facing portal area. This area has a small nicho and likely an original door and portal structure.

STAFF RECOMMENDATION:

Despite difficulty determining whether the portal area is enough to elevate the status of the entire structure, staff ultimately recommend a status of contributing with the west and south-facing façades under and including the portal (#1 and 2) as primary per 14-5.2(C) Designation of Significant and Contributing Structures.

Questions to Staff

Chair Rios asked if a picture of the portal could be displayed.

Mr. Gemora said he had none on power point, but it was shown on page 28 in the packet as photo #4.

Chair Rios asked if he could reiterate what the portal offers.

Mr. Gemora said it has a nicho on façade #2, rounded corners, brickwork materials, small vigas, and the door has as unique wooden construction ,a bit narrower with a screen door, and the area is white, as opposed to the rest of the structure, which is earth tone.

He agreed with Chair Rios that the footprint is historic.

Applicant's Presentation

Mr. Thomas Lechner, 24 Vista de Luna, was sworn. He said the construction time period was between 1948 and 1951 with a series of additions. The lower bedroom was first a garage and then enclosed.

The portal has small 4" vigas. On the south, it was enlarged and does not have the original openings . The bedroom has large expansive windows and it is hard to tell what was in there before.

He said he is disagreeing with staff because of the modifications, although some were in a historic period. The windows were replaced in 1985.

Questions to the Applicant

There were no questions to the Applicant.

Public Comment

Ms. Beninato (previously sworn) hoped the Board would follow the Staff recommendation and make that one part contributing or keep it as contributing and that one small section as the primary elevation. It is important to preserve as much of these buildings as possible. What was described all took place within the historic period and done over time, which is very typical of how these structures grow.

There were no other 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 Katz, in Case #H-18-136A at 525 Camino Cabra, to adopt the Staff recommendation to status this house as Contributing and designating façades #1 and #2, including the portal, as primary, and to cite the historic portal features and historic footprint as reason enough to designate the entire property as Contributing.

Member Katz added that the Historic Surveyor also recommended Contributing status.

VOTE: The motion passed by unanimous (3-0) voice vote with Members Biedscheid, Boniface, and Katz voting in the affirmative and none voting against.

9. **Case #H-18-115, 210 Don Gaspar Avenue.** Downtown & Eastside Historic District. Martínez Architecture Studio PC, agent for Hotel St. Francis LLC, owner, proposes to construct a 16' high 132 sq. ft. addition, an 11' high 320 sq. ft. trellis, and a 72" high yardwall, install windows and doors, handrails and steps, and fireplace flues on a significant non-residential structure. Three exceptions are requested to exceed the maximum allowable yardwall height (Section 14-5.2(D)(9)), construct an addition on a primary elevation (Section 14-5.2(D)(2)(c)) and to remove historic material (Section 14-5.2(D)(5)(a)). (Carlos Gemora)

Mr. Gemora presented the staff report as follows:

BACKGROUND & SUMMARY:

210 Don Gaspar Avenue is a commercial structure which is listed as significant to the Downtown and Eastside Historic District and is built in the Mission Revival Style. The property was formerly the DeVargas Hotel and is currently the Hotel Saint Francis. The DeVargas Hotel was constructed in 1924 but buildings were known to

have existed in the location as early as 1890. In addition to hotels, previous businesses on the property have included a mortuary and a sanitarium.

The building is characterized by Mission style elements such as arches at patio and terrace entrances, wrought iron elements, and clay tile details. At the entrance is a portico and seating area, on the northwest is an enclosed dining courtyard, and on Ortiz Street are two lightwell/courtyard areas used as loading, service, and storage areas.

In the mid-1980's approximately \$6 million in renovations occurred to the interior and exterior of the building which included enlarging some window and door openings, replacing some doors, and changing the storefront on the north side of the building. In 2008 the HDRB approved a proposal which included changing some window openings in the northwest courtyard and changing gate designs on Ortiz Street. A proposal to replace a second-story window with an arch and to relocate a set of French doors was denied by the HDRB in 2017.

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

1. A one-story addition to the southern courtyard area including:
 - a. Raising the height of an existing retaining/garden wall to create an approximately 100 square foot enclosed hallway.
 - b. Constructing an approximately 115 square foot "Relax Room" to a height of 16'-0" from the courtyard floor and 10'-0" from finished floor.
 - c. Relocating a stairway.

The addition would use cementitious stucco to match the existing structure and would relocate two historic windows and a door. The stairway would have wooden steps with a black metal handrail. An exception is requested to allow an addition to a primary façade since all façades are considered primary.

2. The window between the current gym and the courtyard, assumed to be historic, will be replaced with a door of the same height and width. An exception is requested to remove historic material and not replace it in kind.
3. Replace a 72" wooden fence which separates the southern courtyard from Ortiz Street with a 72" high masonry wall topped with tile. The proposed wall would match other courtyard walls on the property's Ortiz-facing streetscape. An exception is requested for exceeding the maximum allowable wall height of 65". A variance would also be required to the underlying zoning which allows a maximum wall height of 36".

4. A 247 square foot freestanding trellis/ pergola placed in the southern courtyard to a height of 11'-0" where the maximum allowable height is 44'-0". The trellis will be constructed of metal and will have a "rust" painted finish.
5. Wood decking over the existing concrete basement roof creating an activity/relaxation area.

The applicant requests three exceptions: an addition to a primary façade, removing historic material and not replacing it in kind, and exceeding the maximum allowable wall height. In responding to the exception responses and crafting a recommendation for the addition to a primary façade, staff made a general assumption about hardship and critically examined how the case fits in with the general purpose of the historic districts, both of which were crucial in coming to a positive recommendation.

The assumption is that the owner should be able to transition existing, underutilized space and construct additional square footage in order to create a spa. The owner has asserted that hotels are changing and that having a spa is important to the continuing legacy and business of Hotel St. Francis. The proposed addition is needed, the applicant argues, because four rooms and a relaxation room are the smallest that would be viable or advantageous for the operation. Though staff is inclined to agree, the applicant should provide additional testimony which reinforces this assertion.

Recognizing the principles of land use economics, staff acknowledge that added amenities, including spas, both directly and indirectly increase the accessibility and draw of the historic districts for tourists and residents alike. It is the purpose of the historic districts to balance economic and cultural opportunities for growth with the historic qualities and harmonious outward appearance of the districts (14-5.2(A)(1) General Purpose). Determining that this proposal both provides opportunities for economic and cultural growth and works to cherish the historic qualities and harmonious outward appearance of this significant building, staff felt comfortable making a positive recommendation.

RELEVANT CODE CITATIONS:

14-5.2 Historic Districts

(A)(1) General Purpose

In order to promote the economic, cultural, and general welfare of the people of the city and to ensure the harmonious, orderly and efficient growth and development of the city, it is deemed essential by the governing body that the qualities relating to the history of Santa Fe, and a harmonious outward appearance, which preserve

property values and attract tourists and residents alike, be preserved, some of these qualities being:

- (a) The continued existence and preservation of historical areas and buildings;
- (b) The continued construction of buildings in the historic styles; and
- (c) A general harmony as to style, form, color, height, proportion, texture and material between buildings of historic design and those of more modern design.

14-12 Definitions

SIGNIFICANT STRUCTURE:

A structure located in a historic district that is approximately fifty years old or older, and that embodies distinctive characteristics of a type, period, or method of construction. For a structure to be designated as significant it must retain a high level of historic integrity.

14-5.2(D)(2) Additions

- (c) Additions are not permitted to primary façades.

14-5.2(D)(5)(a) For all façades of significant and landmark structures and for the primary façades of contributing structures:

- (i) Historic windows shall be repaired or restored wherever possible. Historic windows that cannot be repaired or restored shall be duplicated in the size, style, and material of the original. Thermal double pane glass may be used. No opening shall be widened or narrowed.

14-5.2(D)(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)(ii)(C) Yardwalls and fences shall be limited to a height that does not exceed the average height of other yard walls and fences in the streetscape.

EXCEPTION CRITERIA: ADDITION TO PRIMARY FAÇADES:

Applicant: Heritage's application requests approval for an addition in the rear courtyard (in significant buildings all facades are primary). The addition allows the existing courtyard to be used as part of a new spa and yoga gym. Heritage plans to

implement this spa as part of an effort to update this historic building to meet today's expectations and to draw more people into the hotel.

Heritage hereby submits the following information in support of the granting of the exception and in response to the exception criteria:

(i) Does not damage the character of the street scape

Response: The character of the streetscape will not be altered or damaged. Only the courtyard wall will be visible from the street. The addition is in the back of the hotel within a courtyard. There is already an addition to this area and this new room and hallway will enlarge that addition. This addition will be one story tall (see drawings) whereas the hotel in this area is three stories tall.

Staff Response: Staff agrees with this statement in that the addition will not affect the way the building contributes to the streetscape.

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

Response: Heritage purchased the Hotel St. Francis for the purpose of enhancing and updating the hotel. Enhancing and updating the hotel is essential to maintain this historic structure as a viable hotel: we must attract patrons to this location with its limited parking and limited open space. The spa and gym with their courtyard are crucial open space amenities to attract guests. This proposed addition on the western façade of the courtyard will allow for the creation of the connection from the new spa to the courtyard. The new hallway will allow the conversion of an existing accounting office to be used as the new reception room for the spa. The Relax Room, which is to be used by patrons after their spa experience, will look out and lead to the improved, beautified courtyard. This will also allow guests in spa rooms which do not look out to this courtyard to use it. The addition will mask the basement stairs and make the currently unattractive courtyard function as usable outdoor space. We considered one of the spa rooms as the Relax Room, but to make this spa addition financially viable to the hotel, four spa rooms are needed to compete within the current market and to provide enough booking options for the guests.

Staff Response: Staff agrees that the exterior courtyard needs to change in order to make it accessible and that maintaining an awkward, inaccessible courtyard constitutes a direct hardship for the applicant and an indirect injury to the public welfare. Although the applicant has not provided undeniable proof that the spa is a crucial amenity to the hotel, staff does find that amenities which promote the economic, cultural, and general welfare are crucial to the accessibility of the

downtown area by residents and tourists alike.

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

Response: This criterion seems to have no application to a commercial property, as a hotel does not provide opportunities for people to reside in the Historic District. That said, we explored many options: a hallway addition is necessary to connect the converted accounting room to the converted meeting room. The Relax Room is essential to the spa. We considered not having a relax room, but there is a need for a space where guests can wait for their rooms after they have undressed and are in their robes. We considered turning one of the Spa Rooms into the Relax Room, but there are only four Spa Rooms, we cannot reduce them to three and still make this a viable spa. The addition of the Relax Room is of minimal height to accommodate the relocated door and sidelights and has a parapet only high enough to hide the necessary rooftop equipment.

Staff Response: Staff agrees that the hotel is incapable of providing opportunities for people to reside in the Historic Districts but recognizes that more amenities which also allow the enjoyment of the historic courtyard indeed strengthens the heterogeneous character of the city. Staff additionally recognizes that the efficient use of land indirectly increases the accessibility of the historic districts for residential purposes (based on the economic concepts of land use).

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

Response: The condition and configuration of the building and its additions are not the doing of Heritage. There are no other courtyards in this particular streetscape, and it is a unique condition of this property in this streetscape. As such, the courtyard condition and the addition are particular to this property. We will make this existing courtyard attractive and accessible. The Relax Room will allow all the spa guests to see this attractive courtyard and to occupy it.

Staff Response: Staff agrees that this particular courtyard suffers in its current configuration and that the addition will expand the use and accessibility of the feature. Staff also recognize that this type of courtyard is also particular because the addition can occur with little-to-no impact on either the outward appearance or the enjoyment of the courtyard.

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

Response: Heritage has done nothing to the property that created the conditions which Heritage now seeks to change. We will make this existing courtyard attractive and accessible. The Relax Room will allow all the spa guests to see this attractive courtyard and to occupy it.

Staff Response: Staff agrees with this response in that the existing difficulty to use the courtyard is not the result of the actions of the applicant. Staff additionally agree that general hotel demands change over time but is not certain to what degree the proposed spa is due to external pressures which are required to maintain hotel viability.

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

Response: The exterior addition which is the subject of this request is minimal and provides very little impact, and the impact provided is positive in nature. The addition will contain the same details as existing walls on the property. The Relax Room is only 10' tall, with some existing mechanical equipment on the roof behind parapets. The room is only as tall as necessary to accommodate the relocated historic glass door. The policy of the Historic Ordinance is set forth in Subsection 14-5.2(A)(1) as follows:

In order to promote the economic, cultural, and general welfare of the people of the city and to ensure the harmonious, orderly and efficient growth and development of the city, it is deemed essential by the governing body that the qualities relating to the history of Santa Fe, and a harmonious outward appearance, which preserve property values and attract tourists and residents alike, be preserved, some of these qualities being:

- a. The continued existence and preservation of historical areas and buildings;
- b. The continued construction of buildings in the historic styles; and
- c. A general harmony as to style, form, color, height, proportion, texture and material between buildings of historic design and those of more modern design.

Staff Response: Assuming that the spa is necessary based on earlier responses and that the Relax Room is necessary to make the spa viable, staff agrees that this would present the least negative impact. Staff also notes that the applicant voluntarily postponed their case to meet with staff and reduce the impact of the

proposal.

EXCEPTION CRITERIA: REMOVE HISTORIC MATERIAL AND NOT REPLACE IN-KIND

Applicant: Heritage's application requests approval for the creation of an opening where it does not presently exist: (1) Converting one window to a door. (2) Closing three windows in the courtyard (Two windows will be relocated)

Heritage hereby submits the following information in support of the granting of the exception and in response to the exception criteria:

- (i) Do not damage the character of the district;

Response: The character of the streetscape in each instance will not be altered or damaged. Only the courtyard wall will be visible from the street. The new door and the addition will provide access to the courtyard.

Staff Response: Staff agrees with this response in that the proposed changes will not negatively detract from the way the building contributes to the streetscape and further recognize that making the courtyard a usable area can improve the streetscape.

- (ii) Are required to prevent a hardship to the applicant or an injury to the public welfare;

Response: Heritage purchased the St. Francis Hotel for the purpose of enhancing and updating the hotel. The proposed door on the northern façade and the Relax Room will allow for the creation of a connection from the new spa to the courtyard. Outdoor improvements are necessary to make the outdoor area accessible and usable. We will make this existing courtyard part of the spa and the gym. The Relax Room will allow all the spa guests to see this attractive courtyard and to occupy it. The Relax Room will also integrate the relocated door and sidelights and the largest of the historic windows. Overall, the minor exterior modifications will allow the hotel to be updated and enhanced.

Staff Response: Staff agrees that the exterior courtyard needs to change in order to make it accessible and that maintaining an awkward, inaccessible courtyard constitutes a direct hardship for the applicant and an indirect injury to the public welfare.

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

the historic districts;

Response: This criterion seems to have no application to a commercial property, as a hotel does not provide opportunities for people to reside in the Historic District. That said, we did explore many design options. We decided to reuse the largest historic window because it is the most beautiful and to reuse the door and sidelights because it is unique to this hotel. One of the small windows will be removed and replaced by a door so that the hotel guests have access to this courtyard through the gym.

Staff Response: Staff agrees with this response in that the hotel is incapable of providing opportunities for people to reside in the Historic Districts and further recognize that increasing the uses provided in the space strengthen heterogeneous character of the city.

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

Response: There are no other buildings with courtyards in this particular streetscape, and it is a unique condition of this property in this streetscape. As such, the courtyard condition is peculiar to this property. The courtyard is now inaccessible to the guests of the hotel. Any space is very valuable downtown and this courtyard should be accessible to all the guests. This update of the hotel will make this valuable space part of the hotel experience. The courtyard will be available both to spa guests and to hotel guests through the gym.

Staff Response: Staff agrees that the courtyard is relatively unique and has features which make it relatively difficult to use as is. Staff agrees that the high garden/retaining wall area which would be incorporated into the addition is also a uniquely awkward feature which can be improved.

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

Response: We will make this existing courtyard attractive and accessible. The Relax Room will allow all the spa guests to see this courtyard and to occupy it. Only some of the spa rooms look out to this courtyard.

Staff Response: Replacing a window with a door to improve access respond to accessibility issues not the result of the applicant's actions.

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

Response: The exterior addition which is the subject of this request is minimal and provides very little impact, and the impact provided is positive in nature. The policy of the Historic Ordinance is set forth in Subsection 14-5.2(A)(1) as follows:

In order to promote the economic, cultural, and general welfare of the people of the city and to ensure the harmonious, orderly and efficient growth and development of the city, it is deemed essential by the governing body that the qualities relating to the history of Santa Fe, and a harmonious outward appearance, which preserve property values and attract tourists and residents alike, be preserved, some of these qualities being:

- a. The continued existence and preservation of historical areas and buildings;
- b. The continued construction of buildings in the historic styles; and
- c. A general harmony as to style, form, color, height, proportion, texture and material between buildings of historic design and those of more modern design.

The requested modification to the exterior structure will allow for and enhance the existence and preservation of this historic structure by improving its visibility to the public and accessibility by its patrons.

Heritage, for these reasons, respectfully requests that the Board recommend approval of the exception requested above.

Staff Response: Provided that the HDRB approves the additions and determines that additional access to the courtyard is valid, staff finds that this proposal minimizes the negative impact to the significant structure by removing a minimal amount of historic material and using existing opening widths and heights.

EXCEPTION CRITERIA: EXCEED MAXIMUM ALLOWABLE WALL HEIGHT

Applicant: Heritage's application requests approval for a 6'-0" stucco wall topped by tile (to match the other courtyard walls) to replace the existing 6'-0" fence.

Heritage hereby submits the following information in support of the granting of the exception and in response to the exception criteria:

- (i) Do not damage the character of the district;

Response: The character of the streetscape in this instance will not be damaged. The courtyard wall which will be visible from the street will match, exactly, the other existing courtyard walls. The wall and the gate will be set back slightly from the three-story hotel wings on either side. The wall will enhance the streetscape, rather than detract from it.

Staff Response: Staff agrees with this response. A 72" wall which matches the other walls on the property's streetscape is likely to enhance the existing streetscape compared to the existing, utilitarian 72" wooden fence.

- (ii) Are required to prevent a hardship to the applicant or an injury to the public welfare;

Response: Heritage's purchased the St. Francis Hotel for the purpose of enhancing and updating the hotel. The proposed wall is a more beautiful solution for a required exit. Overall, the minor exterior modifications will allow the hotel to be updated and enhanced, which in turn will increase the hotel's financial viability. The courtyard is now closed on its fourth side by a fence; we propose a stucco wall of the same height. A stucco wall that is 6' tall will provide the privacy, security and tranquility that is not possible with a 3' wall. The HDRB previously approved a 6' wall to enclose the restaurant courtyard, we are asking to match those details for our new courtyard wall.

Staff Response: Staff agree that the proposal will allow the applicant to match other HDRB-approved walls on the streetscape and that a 6'-0" wall is important for a commercial property seeking an outdoor yoga/relaxation space that is also on a streetscape mainly devoid of pedestrian attractions.

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

Response: This criterion seems to have no application to a commercial property, as a hotel does not provide opportunities for people to reside in the Historic District. We considered leaving the fence as it is, but there are other stucco walls on this streetscape.

Staff Response: Staff agrees with this response in that the hotel is incapable of directly providing opportunities for people to reside in the Historic Districts and further recognize that increasing the uses provided in the space strengthens the heterogeneous character of the city.

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

structures in related streetscape.

Response: The condition and configuration of the building is not the doing of Heritage. There are no other courtyards in this particular streetscape, and it is a unique condition of this property in this streetscape. As such, the courtyard condition is peculiar to this property. We propose to simply replace the existing fence with a stucco wall at the same height. The other courtyard has the exact same stucco wall.

Staff Response: Staff agrees that trying to match the height of the existing fence in this place and the height of the existing courtyard wall on the property's streetscape is peculiar to the land and structures involved.

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

Response: Heritage has done nothing to the property that created the conditions which Heritage now seeks to change. We propose to simply replace the existing fence with a stucco wall at the same height. The other courtyard has the exact same stucco wall, we think the rhythm of stucco walls and building masses make a more beautiful streetscape.

Staff Response: Staff agrees that trying to match the height of other courtyard walls on the property's streetscape constitutes a special condition or circumstance.

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

Response: The exterior changes which are the subject of this request are minimal and provide very little impact, and the impact provided is positive in nature. The existing fence is already at our proposed height. This height is necessary to provide security for the sleeping rooms in this courtyard and privacy for the spa. The policy of the Historic Ordinance is set forth in Subsection 14-5.2(A) (1) as follows:

In order to promote the economic, cultural, and general welfare of the people of the city and to ensure the harmonious, orderly and efficient growth and development of the city, it is deemed essential by the governing body that the qualities relating to the history of Santa Fe, and a harmonious outward appearance, which preserve property values and attract tourists and residents alike, be preserved, some of these qualities being:

- a. The continued existence and preservation of historical areas and buildings;

- b. The continued construction of buildings in the historic styles; and
- c. A general harmony as to style, form, color, height, proportion, texture and material between buildings of historic design and those of more modern design.

The requested modifications to the exterior structure will allow for and enhance the existence and preservation of this historic structure by improving its visibility to the public and accessibility by its patrons.

Staff Response: Staff agrees that the proposal has the least negative impact which still matches the existing courtyard walls on the streetscape and which also provides privacy, security, and tranquility for a commercial property on a (primarily) loading and parking road.

STAFF RECOMMENDATION:

If the Historic Districts Review Board finds that the inability to add to the building creates a hardship, staff finds that all exception criteria have been satisfied and recommends approval of the proposal which otherwise complies with Section 14-5.2(A)(1) General Purpose, 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

Chair Rios asked if Staff agreed with all responses in all three exception requests.

Mr. Gemora said he did, even with the hardship. If the Board does not assume that hardship acceptable, then, no.

Chair Rios asked for the total square footage.

Mr. Gemora said it is 215 square feet.

Chair Rios asked if approved, that the historic status would remain.

Mr. Gemora did believe it would. It positively impacts those staying at the hotel in accessing the courtyard.

Chair Rios asked about the Ortiz streetscape description.

Mr. Gemora said it was basically walls and parking meters.

Applicant's Presentation

Mr. Karl Sommer, P.O. Box 2476, was sworn. He told the Board that his client was Mr. Jim Long, proprietor and founder of Heritage Hotels, and Richard Martínez who was design architectural consultant. He said that Mr. Long will address some of the matters Mr. Gemora mentioned so that the Board would understand the intention and driving force behind this project. This building has been cared for many years and Mr. Long's stewardship continues that care and maintaining its unique character in the downtown area of Santa Fe.

He thought Mr. Gemora spoke clearly about the need to maintain a balance for people to use their property in a way that does not do violence to the character of the Downtown Historic District yet maintains its vitality for economic purposes. Mr. Gemora has been extremely helpful to address the issues he thought were important to the Board. They revised and made many other changes to make compliance with the ordinance paramount and with a proposal supportable under the ordinance.

Mr. Jim Long, 6681 Los Ranchos, New Mexico, was sworn. He said, "Thanks for opportunity to be here and speak to Hotel St. Francis project and to Staff for help and support. I am the owner and I built this company in New Mexico that employs 2500 people and we own five hotels in Santa Fe. I'm grateful for your past support. We recognize importance of Santa Fe to people and we are committed to continue the cultural efforts throughout New Mexico. Hotel St. Francis is nearing its 100th birthday and was previously Hotel DeVargas. In 1996, the hotel was acquired by the Goodman Taylor family and modernized. Up until that time, hotel rooms had no private bathrooms. That modernization really helped keep it. We acquired it in 2008 and made efforts to continue that modernization. The traveling public seeks new things in their travels and we have to be responsive to it. The HDRB accommodated some of those in 2008. The dining area is a great element and we added tiles to walls around the patio and iron grills and set the tone for those efforts. We added elevators then to allow Staff to not have to carry things from the basement up to the rooms.

"Today, the travel public looks for unique experiences and what we face in Santa Fe is a unique challenge and, in many others, - that is the age demographic. It is almost 60 years of age and increasing in recent years. So we have to reach a younger demographic - to reach it and be able to provide the amenities. People don't come to collect art now but to experience the ambiance of Santa Fe. So the spa is really a soaking room experience for locals as well as hotel guests to enjoy. It is a beautiful design by Richard Martínez with vaulted ceilings, etc. Relaxation is part of people's experience - to relax and then continue their journey. So it provides the social media opportunity for them to describe their experience with the world as they travel and coming to Santa Fe is an important part of that. We think it will be a great

venue for locals and guests. We will provide some spa services. We have spa at Eldorado and Loretto. This is not quite the same. It will generate additional jobs and contributions to cultural heritage.

At the root of our company is supporting the cultural efforts. Part of our revenue goes to Lensic, the Santa Fe Opera, Spanish Colonial Arts, Cornerstones, etc. We were involved in the restoration of the bell tower at San Miguel Chapel. We are now working with Cornerstones with a matching grant for restoration of the Plaza at Chimayó. I request your full support for this project. It has minimal impact on historic elements and can bring more business to our community. Thanks to the HDRB and Staff for their help and recommendations.

Chair Rios thanked him for that review of history in the renovation and for his involvement in the community.

Mr. Richard Martínez, PO Box 925, was sworn and provided a handout with pictures. The handout showed the windows that will be affected by this addition. He said, "We are going to reuse the door in the first photo and window in the third photo which is a room window that will be removed from its location now. There is also a smaller window to be reused which is tucked into the corner and will be used in the hallway connecting to the lobby and hallway that connects to the various soaking rooms. The relax room is intended to be the connection between soaking rooms and the courtyard, where you can rest and look out to the courtyard and access it in a private, safe area that is not on the street. The relax room is the minimum height I could make it with reusing the door. The relaxing room is at the door and the ceiling is at the top of that door. So it is no taller than existing spaces in the hotel and is actually 2½ feet off the courtyard floor. The ten feet of the additions of the structure for roof and ceiling and 2½ feet of parapet to hide equipment to be moved off the courtyard floor and seen in the second photo. On the left side, peeking over the wall, since the addition goes right there, is the A/C condenser. So the total height is 16' using the historic windows and doors.

"I also have included photos that are looking out to Ortiz Street. You can see the fence we propose to replace with a stuccoed wall at the same height to maintain privacy and security and tranquility.

Also, you can see one of the windows on the left-hand side where the window will become a door at the same dimension."

A copy of the handout showing five photographs of Hotel St. Francis is incorporated herewith to these minutes as Exhibit 3.

Questions to the Applicant

Member Katz was puzzled as to the courtyard elevation on page 47 or sheet A-3.0. He asked what portion of that is the relax room.

Mr. Martínez said it was the portion showing the new window directly behind the stairway down to the basement.

Member Katz asked if the area in back of that has a lower ceiling.

Mr. Martínez agreed. It is an accounting room now and will become a reception room for the spa and be connected into the lobby of the hotel.

Member Katz asked why the condenser couldn't go back there, further out of the way and not have to have the parapet so tall.

Mr. Martínez said the equipment will be where the accounting room is, and the applicant just made the parapet just as high as the equipment. It would not go in front.

Member Katz thought the parapet could be lower because of the view angle from the floor and still not be visible.

Mr. Martínez agreed he could probably lower it by a foot.

Member Katz was puzzled on page 48 by the front of the roofline overall on the east elevation.

Mr. Martínez said the roofline would have tile just like the wall. That is included in the height of that parapet wall.

Member Katz said that harkens to the wall all the way to the left around the courtyard.

Mr. Martínez agreed. The existing addition has an overhang that is utilitarian and not beautiful, so he was trying to make it more beautiful with tile on top.

Member Katz thought the shade structure or pergola might not be necessary for lack of sun there.

Mr. Martínez said that is to provide a one-story feel, even though completely open with no roof. It is like a trellis to give some scale to the courtyard.

Member Katz thanked him.

Member Biedscheid said she struggles with changes to a significant building but acknowledged his effort to minimize those and not change things too much . On A-

3.1, this façade shows a deliberate pattern of windows and doors and the offsetting of the door on the addition upsets that pattern. She asked if it could be centered.

Mr. Martínez said it was a good question. There is a fireplace in the corner of that room, so he wanted to move it closer to the corner. Even though the drawing shows it at same level of Ortiz Street, it really isn't and is hard to see from Ortiz Street.

Member Biedscheid said she found the trellis off putting.

Mr. Martínez added that the windows from one side of the courtyard to the other don't line up. This design is scaled to the opening into the gym.

Member Biedscheid asked if he could achieve that feel with vegetation or vines not as permanent as a white metal trellis.

Mr. Martínez clarified that it would not be white. It will be rust colored and is intended to support plantings on it as a restful, relaxation structure for yoga outside or however it will be used in that outdoor space.

Member Biedscheid thanked him for the correction.

Public Comment

Ms. Beninato (previously sworn) asked the Board to reject this project. She didn't believe it meets the criteria for exceptions. The ordinance is about residence. It is certainly not part of a hardship as a hotel company. It will become a spa like any other spa. She also didn't hear any attempt to maintain the footprint and the hardship for a younger demographic. It will really look like an alley way to smash activity into a very small space.

She thought all the comments were irrelevant on design and status of this building. "I would like to say, if you do allow it, I wonder what Mr. Gemora's expertise on economics is and he is supposed to do technical review but his support of it goes well beyond and gives his imprimatur before it gets to the Board. But if you allow it, I hope you would get rid of the pergola and center the door in the addition."

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

Chair Rios asked about putting the soaking room in the hotel.

Mr. Martínez said one of the issues was that two of them don't open into the courtyard and they wanted to make sure all of the soaks had access to the courtyard

and this design allows for all of them to access the courtyard. And there are only four to begin with and taking some away would make it hard to work for the clients. So it is a place to access and view the courtyard.

Chair Rios noted that Ortíz is a kind of industrial street.

Mr. Martínez agreed. There is only one shop there.

Chair Rios recalled that Water Street was also industrial in the old days. They even had a bus station there. "I agree you are trying to accommodate the public and only through this small space."

Mr. Martínez said it is also an unused space in the plaza area, so they should not throw away that space but use it and make it beautiful.

Chair Rios asked if he had prepared the history statement.

Mr. Martínez said he took it from several sources. This hotel was very important politically because the capitol was close to it at one time.

Chair Rios thought a member of the Vigil family had lived there.

Mr. Martínez said they did at the time of application.

Member Katz thanked Mr. Gemora for giving his view of what the applicant is trying to do. There is a balance between economics and importance to historic status. We found it was not a hardship in replacing that window. The play of things could be profitable but obscures what was right on the plaza. This is a minor change and way in the back which is visible but very not prominent and also this is a hotel already. This needs to have the facilities that hotels have so it is appropriate in that way and I hope we could lower the parapet, so it is not prominent. I also don't favor the pergola - It is an air well you have in the cities. I hope we would not approve the trellis.

Chair Rios reminded the Board that under general purpose of the ordinance it does indicate economics as something you look at. We want to have a balance and that is what Mr. Gemora indicated.

Member Boniface said he tended to agree with what Member Katz just said. The streetscape has always been a back alley. The fact that this is a very small intrusion into the back of the building, sandwiched between two wings and set back from the street. He agreed with Staff that this is not going to ruin the status of this building whatsoever. It is sensitively placed and one thing he took issue with was the height of the parapet. He also disagreed with removal of the trellis. But he would like to see it at 9 or 10 feet. And speaking of the experience under the trellis, that might make it

feel a little more protected.

Mr. Sommer said there are windows that look down to this space and the experience is enhanced but without the trellis, people are a bit exposed and that was part of this thinking.

Member Boniface agreed. That was what he was going to expand into. If there was not trellis, it would not be a place he would want to go into, regardless of whether people were looking down. So having a trellis there would get people out to use it. That is more architect psychology than what the Board usually approves here. "That is the way I think as an architect."

Mr. Martínez clarified that the 11' is to the top of the beam so it is not that high.

Member Boniface understood but suggested if it was dropped a foot or two, that a 9' ceiling would be nice. Those were his feelings about it and he was leaning toward approval with that condition.

Member Biedscheid didn't agree entirely with the first two exception responses. She said she might accept the wall height, but the other two rely on economic validity of the hotel - criterion on #3 on design options - for the least negative impact. She would like to hear more about accommodating the amenities into the existing footprint. Hotel St. Francis has an extremely large lobby and the Applicant proposed soaking rooms in the garden. She asked if there is something existing there.

Mr. Long said they did an extensively study, trying to locate some of them inside the hotel. But it would result in taking up about one-third of the lobby which right now has a beautiful symmetry and that would disturb it from the DeVargas style. "We did study it extensively and I think the solution by the architect is the correct one."

Member Biedscheid also wondered about the door to the gym. The window seems sufficient and she was just trying to minimize exterior changes.

Mr. Martínez explained that the room is currently a gym and they wanted to make it available to hotel guests without going through the soaking rooms. So it would be a connection for other guests for stretching or yoga or things like that. "Because we are making the new addition at a minimal wall thickness, it is not masonry but frame construction, so the recesses of windows are not the same. The existing walls are a foot thick.

Member Biedscheid asked if that would be recessed.

Mr. Martínez agreed.

Action of the Board

MOTION: Member Boniface moved, seconded by Member Katz, in Case #H-18-115 at 210 Don Gaspar Avenue, to approve the application with two conditions 1 - that the proposed parapet be lowered by one foot and 2 - that the trellis be lowered by one foot. The exceptions have been answered to his satisfaction.

VOTE: The motion passed by majority (2-1) voice vote with Members Boniface, and Katz voting in the affirmative and Member Biedscheid voting against. Chair Rios voted in favor, making the vote 3-1.

10. **Case #H-18-138. 620 Camino del Monte Sol.** Downtown & Eastside Historic District. Mark Hogan, agent for Gail Gilbert, owners, proposes to construct a 345 sq. ft. garage addition to a height of 11' where the maximum allowable height is 15'6" and a 48" high fence on a non-contributing residential property. (Mr. Gemora Gemora)

Mr. Gemora presented the staff report as follows:

BACKGROUND & SUMMARY:

620 Camino del Monte Sol is a non-contributing residential home located in the Downtown and Eastside Historic District. The house was originally constructed in the late 1960's or early 1970's and was designed by architect Bill Lumpkins with Territorial Revival and "Ranch" style design features. A 1983 historic inventory shows a wood-picket fence with spaced pickets allowing a high degree of visibility. By 1992, a large addition had been added to the southwest of the structure, a detached carport was visible, and in 1998 an addition was added to the street-facing elevation which made the building appear more symmetrical. Minutes from the 1998 Historic Districts Review Board hearing show that the maximum allowable height on Camino del Monte Sol was 4'-9," that the applicant would probably keep an existing coyote fence (presumably because it was higher). A board member from 1998 commented that the area was becoming a "canyon of walls."

The current proposal requests retroactive approval for the following two items:

1. A 345 sq. ft. single-car attached garage prominent to the northeast, street-facing façade. The garage matches the features, finishes, height, and trim of the existing building and removed three window openings present in 1992 and a carport. The applicant believes a garage was present prior to the detached carport but staff has found no evidence this far.
2. The replacement of a 6'-0" high coyote fence with a 4'-0" high open-design

white steel fence. Though the applicant describes the fence as being of Territorial style, staff do not find immediate evidence that supports this assertion. Not finding the fence style to be one compliant with the code, an exception was requested but the applicant seeks to argue that one is not needed. Staff defers to the board to define the style of the fence and determine whether or not the fence is harmonious with the streetscape.

Regarding visibility and height, staff recognizes the importance of lower fences, fenestration, and the visibility of architectural elements which this open design provides. Though perhaps not historic or beneficial, staff also recognize a long trend towards tall, masonry and coyote walls and fences which obscure visibility but which make up a significant portion of the streetscape.

STAFF RECOMMENDATION:

Staff recommends retroactive approval for the garage (action #1) and finds that the request 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. Staff does not find that the fence (action #2) complies with district requirements in 14-5.2(E) Downtown and Eastside Historic District but the board may find that it does upon further testimony.

He noted a letter received but not in packet and one that did get in packet and they were about the style of the fence. Both of them urged the Board to retroactively not approve the fence, which had already been built.

Questions to Staff

Chair Rios asked if the work was done without approval.

Mr. Gemora agreed.

Applicant's Presentation

Mr. Mark Hogan, 994 Old Pecos Trail, was sworn. He thanked the Board for the work they do and their dedication for historic preservation. He also thanked Member Boniface thanks for his years of service and wished him happy birthday.

Mr. Hogan indicated that Staff have been very supportive and had to deal with contentious behavior. The streetscape here is important and the fence detailing is the most controversial. He provided a handout on why he didn't believe it needed an exception. Plant material will grow in and around the fence and mute some of the detailing.

A copy of Mr. Hogan's handout showing examples of fences for comparison is attached to these minutes as Exhibit 4.

He said the streetscape is a critical issue here. Twenty years ago you would have seen a very different Camino de Monte Sol- when the streetscape was not wall dominated and provided visibility to the houses. This Bill Lumpkins house remains as one of the very few that still displays the house. In the handout, there is not a typical example of territorial fencing - because there are no standards for that. And you can see different applications. He apologized that the picture on Grant was a little pixelated. This shows several styles on display. With him was Gail Gilbert, who could also answer questions of the Board.

The second page had two in different contexts. The following page showed one taken from Delgado Street where the open railing showed Territorial influence. The typical detailing is not out of style with strong posts, having capitals on the posts which this one has, and a strong top and bottom rail and they can have either vertical or diagonal pickets. The goal is to provide visibility of the house and he asked for approval.

Questions to the Applicant

Chair Rios asked Mr. Gemora to describe the streetscape, noting this is a linear streetscape that goes 600' each way on both sides of the street.

Mr. Gemora said on this streetscape, he could not think of a single fence that is not conforming. There are coyote fences with wood and some are railing fences. There are also tall (5' to 6') walls with masonry. Colors are definitely earth tones, stuccoed and rough wood. There was a split rail fence in the 1980's and see those historic features in other areas. The current streetscape does not have much finished wood but natural wood and masonry materials.

Chair Rios asked if he would consider this true Territorial style home or one that leans toward Territorial style.

Mr. Gemora said it at least leans toward Territorial features. It has a one-car garage and on a massive garage. It has little wood lintel decorations and a flat roof with a little overhang. It has a symmetrical feel so it at leans toward Territorial.

Chair Rios noted it has no brick coping.

Mr. Gemora agreed.

Chair Rios asked if the fence is in harmony or not with the present streetscape.

Mr. Gemora said he would leave that to the Board. The materials are not the same as exists on the streetscape - the materials and the color.

Member Boniface saw that at the 1998 hearing, it showed a maximum height at 4' 9". He asked if there is a current maximum height calculation.

Mr. Gemora explained that, with four-foot-high or less, those walls and fences are administratively approved and not subject to the height calculation. So he did not make a height calculation for this project.

Member Katz pointed out that in the photos submitted, virtually all are railings around a portal and not a fence in the front yard and none are as complex as this one and the only one that is not a railing is on the second to last page which he saw as no design. The others could be considered Territorial, so he didn't see where this fence could be considered a Territorial design. They are all between posts.

Mr. Gemora agreed with them being railings. The picture on the second to last page could be a commercial building and is more commercial in style. You could have Spanish Pueblo Revival which could be compliant but be disharmonious with the streetscape. Most of them in the pictures look made of historic materials or could be made of historic materials. And this fence is not.

Member Biedscheid pointed out on pages 20 and 21 in the packet, that this house has a railing. "But I agree it is more of a fence than a railing. The objection I have is that is modern metal-looking, sharp-edged design."

Member Boniface, following Member Katz's photograph observations - they are all railings. That was what struck him. But the other thing was that on the cover photo, there is actually a white picket fence in front of it.

Mr. Gemora agreed.

Member Boniface felt that would be more in tune with a Territorial structure and not so much these railings under the portals. Also, a picket fence was typically made of wood and painted white. "So I am having a little difficulty with this fence, especially when looking as closely as we did today on the field trip. They look like prefabricated sections just put together instead of something more organic that fits more with the building. It just reminds me of the kits you buy from Home Depot. So I have a hard time with it. It doesn't fit with the streetscape. The only thing that fits in my mind is the white color."

Chair Rios disagreed with the color and material and said the design is not in harmony. This is in opposition of what exists on Camino del Monte Sol. The only positive thing is that it is low, and we can see a beautiful home.

Chair Rios asked that anyone wishing to make public comment should line up to be sworn at one time together.

Mr. Hogan asked the owner to speak.

Ms. Gail "Peaches" Gilbert, 620 Camino del Monte Sol, was sworn.

Ms. Gilbert said, "I need to make sure that we are clear on what transpired here. As Ms. Rios knows, we are neighbors and we've lived a block away from each other for 35 years. I'm passionate about preserving historical architecture in Santa Fe, as I have been doing on all my properties over the 35 to 40 years that I've lived here - from Canyon Road to Garfield Street; from Camino del Monte Sol to Delgado Street, etc.

"I bought 620 Camino del Monte Sol back in the spring, intending that my sister would live there and, upon purchasing the property, found out that there was all kinds of stuff going on, like the roof caving in, etc. So I began working on the property. The place was in very bad disrepair. It had a falling down coyote fence in front and the building, itself, was in trouble. The bubble skylights were cracked, and the roof leaking. And we had permission from the City to replace the roof. We began working on the property, with the approval, of course, of the *Historic Preservation*. And during which time, the monsoons came, and the roof caved in while we were working on it and destroyed much of the interior, which we had to restore all the wooden floors. During the storm also, the carport, which was quite a shabby affair, fell down. We proceeded to move forward, having emergency help from the City to continue expeditiously with the roof. And at that time, I enclosed what was the carport and made it a garage. I then also, because of the fact that the roof was covered with many skylights, which I found extremely offensive from the street. I thought they were very bad and not in any way harmonious with the historic intent of the architect. I went to the City and I spoke with Mr. Rasch in Historic. And he assured me that I could have skylights, but they would need to be flat instead of dreadful bubbles. So while redoing the roof, I also changed all the skylights to flat skylights. I then asked him what type of a fence would be permissible - what would be the correct type of fence. I expressed to him that I thought the home was a very important home, after living for so many decades in Santa Fe and knowing what Camino del Monte Sol actually looked like before everybody built big walls and threw up coyote fences in front of their homes to hide, the street was open. I wanted to show Mr. Lumpkins' house. I felt it was a very important home for the Camino. I know how many homes have been sort of made faux pueblo in the near surround and the houses that have had screen fences and the walls put up around them. And I know what is behind those fences, and I know those are Bill Lumpkin's homes - that those are Territorial. They are not the original - I forgot how you call them - but I believe they are called *later Territorial*. That's not the right word but anyway, there is a term and I'm sure enough architects are here that can identify that for us. The

home is a classic Bill Lumpkins home, I felt it was worthwhile showing.

"When I went to the City and met with David Rasch, I brought my drawings and my only question to David was, 'Should this fence - is this fence agreeable? Would you consider this a territorial fence?' He said he said he absolutely would. He said that Territorial fences did not have any standards in regard to how many horizontals or verticals, or what not. He told me that the height I was considering was spot on. He suggested that the gate should have a couple of rosettes for a charming Camino del Monte Sol kind of feel to this Territorial. I called up a man that I've worked with for years, who is an iron smith here in Santa Fe and asked him to make this fence for me - which he did by hand. There is certainly nothing mass produced about the front. It was placed on the hill because we thought it would look foolish if it was just heading up the hill on a slant.

At any rate, my big question to David Rasch was, 'Should I make it out of wood or steel. To me, I felt the steel would be, first of all, painted white, so it would not look like one of those modern steel field fences that people who come to Santa Fe put up in front of their houses with a rusted kind of modern design or something. But I wanted it to look Territorial. He said absolutely steel is 100% permissible. So I moved forward. I really... my only concern at this point is hoping that - first of all, I would like to throw in that I do have a plethora of photographs of fences, not railings, in front of homes on Delgado Street, on San Antonio, on Grant Street. These are all fences that are white Territorial fences, not picket fences, they are white Territorial fences that are surrounding yards. They are not railings. And I have seen so many. I did not include any picket fences. I only drove around town and made sure that there were plenty of examples of what I was going to do before I hired the iron smith to make the fences and before I went to Mr. Rasch.

"So, with that, I would just like to say that I had his approval, his blessings, and his encouragement. I think that when something is not just the same as everything else, I don't see how that is a negative thing. I don't see why every single house on Camino del Monte Sol should have a tall terracotta fence or plaster wall or a coyote fence that nobody can see through. I don't understand why it is so frightening for people to show their homes. I think it is a very beautiful house. I think it is a very historic house. I think Bill Lumpkins would approve."

Member Boniface asked if she said she got approval from David Rasch.

Ms. Gilbert said she did have David's approval and David Rasch left within days - unfortunately retired and left the City. And, in cleaning up his desk, obviously did not file that before he left. He told me he was giving me administrative approval. That's all I can say.

Member Boniface asked Mr. Gemora if he received any evidence of administrative approval.

Mr. Gemora said he had one note that David visited the property in March 2018 but no administrative approvals in writing for the garage or the fence.

Chair Rios said the H Board runs into problems when an applicant doesn't come before the Board for proper approval and I'm afraid that is where we are now. I don't feel that David's approval was proper for the garage either.

Public Comment

Mr. Raymond Herrera (previously sworn) said, "The first time I saw this a few weeks ago, I thought, *How in the hell did the H Board approve this thing?* I've always admired this house - the location of it and everything. This fence doesn't have anything to do with Santa Fe. The thing that struck me was the stark white of the fence. If it was antiqued or bronze, it might have made a difference. Also, having been built without permit is something that should not be allowed for anyone.

Mr. Burl Breckner, 664 Camino del Monte Sol, was sworn and said, "I will speak for my wife as well, who could not be here. When we first saw it first, about three weeks ago, I took pictures of it on my cell phone, because it was glaring and out of place. I live about four houses south of this location, and I had the same question - about how it got approved and now it appears it didn't get approved or at least there is no record of approval. It is totally out of context; not in keeping with the neighborhood. Camino del Monte Sol is 3/4 of a mile long and I don't think there is any steel fencing on that street at all. Whether it was built without approval out of ignorance or disrespect, it should not be approved. No matter what work has been done, I hope you will respect the neighborhood and not approve it. It needs to be in keeping with the street.

Ms. Sandra Brice, 625 Camino del Monte Sol, was sworn and said, "Thanks for hearing neighborhood comments. I empathize with Ms. Gilbert. I remodeled a house across the street. I'm in a compound of four units behind a wall. The individuals who viewed my place, cannot see the house and we had several visits from Staff and spent extra money coming before this Board and made changes the Board felt were necessary. I'm very happy with my home and what the motivation is for us to go through all that effort if not everyone does. I had permits posted for every stage; not just roofing which was posted for this remodel. We worked on our house only Monday through Friday but not on weekends.

Chair Rios interrupted and asked her to talk about the case and not just on her own home.

Ms. Brice explained she was talking about following the rules. The metal material and the garish appearance and that it is all visible to all walking or driving by. And

not going through the approval process is disturbing to me.

A copy of Ms. Brice's email to Nicole Ramirez Thomas is incorporated herewith to these minutes as Exhibit 5.

Ms. Patty Stivers, 623 Camino del Monte Sol was sworn. She said she lives across the street and on many occasions, she tried to call the permitting office and put on hold and got no call back. As a neighbor, this was seven days a week from 7 am to 7 pm and large equipment was there the last few weeks. On a Sunday morning as she got to her car, it looked like a prefab fence that was put up in sections. She said she went to ask if Ms. Gilbert got approval. And she said yes. "I was appalled. It looked like plastic to me and not in keeping with the neighborhood. I appreciate your listening to me and ask you to not approve it.

Ms. Barbara Anderson, 542 Camino del Monte Sol, an art historian, was sworn. She said this fence has nothing to do with Santa Fe or anything southwest. There are reasons for conformity to what gets constructed. Not only stylistically is it out of place but if this can be approved and can be constructed without a permit or proper channels, why would anybody bring anything before this Board again. It would be better to ask forgiveness later than to ask permission in advanced and be refused.

Ms. Anna Jane Hays, 629 Camino del Monte Sol was sworn. She said "Our Camino flows aesthetically from Canyon Road down to Old Santa Fe Trail and I saw it on a Monday morning after it went up on the weekend. I have lived here my whole life and for years it had a coyote fence in front. Maybe there was a white one before but not in my lifetime. The textures, colors and organic nature of walls and fences are stone, adobe, stucco and natural wood. I feel this is just a dramatic interruption of the flow on Camino. I didn't really consider the relationship to the house but to our neighborhood. Many eastside neighbors have asked me how the H Board approved this. I'm speaking just for myself.

Mr. David Rasch, 750 Camino Lejo, was sworn. He said it is true that I would have approved this fence. There are no wall and fence guidelines for the Downtown District. In the late 1990's the Board gave Staff the authority to approve four feet or less. This is an important Territorial Ranch design and others are similar on that street. The tapestry of the street is what is important and when I saw the design, I thought, great, we are going to add some heterogenous design. The house is from 1971 and it should be a contributing building and the fence does harmonize with Territorial Ranch style. I have been on a high horse for the 21st Century where you don't have to use wood anymore and the green community wants us to be sustainable and have seen the H Board approve metal fences. I did approve the fence and the roof but not the garage. I did not see a problem with it. It is different but thought it harmonized with the house. I don't think any exception can be supported by the ordinance. It is really about harmony. To show off the Lumpkins' house which has not been altered. The harmonizing with everything brown is not

something to require.

Chair Rios agreed that in the Downtown District, the ordinance does not say what materials you could use but I would hang my hat on harmony. I agree with the statements these people have made. It is not in harmony with the streetscape. As far as the brown color, we are earth tone colors and that is just a fact. In my opinion the fence is very much out of character.

Member Boniface asked Mr. Rasch if he did give approval of the fence.

Mr. Rasch said he gave no approval of any alterations on the house except the roof and told her that he was intending to give approval for the garage.

Member Boniface thanked him for his testimony.

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

Mr. Hogan said he didn't think Ms. Gilbert intended to offend neighbors but with the best of intentions to expose the Lumpkins home. We are open to suggestions on softening it. It is her intention to soften it with plantings and vegetation and looking for a way to resolve the impasse and be a good neighbor. He was looking for suggestions on how to improve it.

Member Katz said there are no explicit wall and fence standards that apply here. So it needs to comply with the general standards for Territorial style. I don't think it is a Territorial style fence, but I rest my objection on how objectionable it is to the street and how offensive it is and don't see how plantings will help.

Member Biedscheid appreciated that we can see the house and is a very nice aspect about the fence but think it could be accomplished with another design or wall at that height. This is an interruption. It just does not harmonize with the street.

Member Boniface liked the fact that the fence is open and trying to make the Lumpkins house visible, especially since before, there was a six-foot high coyote fence there, so it is going in the right direction. The white color is objected to by Chair Rios. He thought it was appropriate because it matches the trim on windows and doors. So it doesn't bother me. But what bothered him was that the design is not harmonious with the streetscape. The metal material is not a problem for him. But he objected to the way it was fabricated with very hard edges. Those were his observations.

The garage, we haven't talked about yet. I think the design of the garage and garage door works and ties in with the rest of the structure, so I have no exception for that. But it annoys me that people don't get building permits - it must be gotten for

any change to the outside of the house. People come in after the fact.

Action of the Board

Member Katz was as distressed as anyone else, but the Board's job now is to decide from here if we would approve this design; not punish anyone.

MOTION: Member Katz moved, seconded by Member Biedscheid, in Case #H-18-138 at 620 Camino del Monte Sol, to grant retroactive approval for the garage, finding that it complies with district standards; and to deny approval of the fence, based on the fact that it doesn't match the streetscape.

VOTE: The motion passed by unanimous (3-0) voice vote with Members Biedscheid, Boniface, and Katz voting in the affirmative and none voting against.

Chair Rios said the Applicant is welcome to come back with a new design.

I. MATTERS FROM THE BOARD

Member Boniface said the next meeting will be his last meeting. "I've served for six years and it is time for traveling to begin."

Chair Rios said, "We will definitely miss you and really need an architect on this Board. I saw the Mayor at a fundraiser and he needs to appoint a new architect to the Board."

J. ADJOURNMENT

The meeting was adjourned at 9:50 p.m.

Approved by:

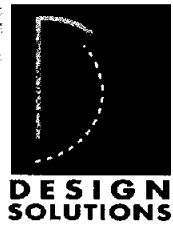


Cecilia Rios, Chair

Submitted by:



Carl Boaz for Carl G. Boaz Inc.



22 November, 2018

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

Re: Structural Integrity of 411 East Alameda

Dear Madams/Sirs:

This letter is written to provide information regarding the structural integrity of the residence located at 411 East Alameda. The existing portion of the structure located on the North East side of the building was constructed of adobe and concrete masonry units. This addition was built on inadequate footings, with out a bond beam, and has numerous structural cracks and settling due to poor construction. This portion of the building was an addition to the original structure and will need be demolished in order to provide a safe, structurally sound structure.

In addition, the existing windows of the building have been inspected and have deteriorated to the point where they will need to be replaced.

Further, the existing roof is constructed from inadequate framing members and the spans do not meet current building codes, so the framing will need to be replaced with structurally sound building materials.

Many thanks for your consideration of these facts.

Sincerely,

Tim Curry
ph. 505.660.7116

MCCULLEY, LANI J.

From: Kathryn Jones <kmessecjones@gmail.com>
Sent: Monday, November 26, 2018 7:52 AM
To: MCCULLEY, LANI J.
Cc: david.jones@akerman.com; David V Jones
Subject: HDRB Case No. H-18-135A, 411 East Alameda Street

Ms. McCulley, we talked to you Wednesday about the property at 411 E. Alameda Street. We own the property at 409 E. Alameda. We primarily live in San Antonio, Texas but plan to live at our 409 E. Alameda property at least six months of the year in the next couple of years. We visit Santa Fe frequently, and our daughter currently lives in the casita at the property (the smaller building on the right, as you face our property's front door). Our property is NOT a condominium, as stated in the packet for case number H-18-135A, nor has it ever been, to our knowledge. We have owned the property since 2012.

We have had concerns about the neglect of 411 E. Alameda, and we are happy the owners are planning to rehabilitate it. The old acequia walls are partly on our property (in fact, attached to our to the north wall of our casita at one point) and partly on the property of 411 E. Alameda. As you noted, the acequia walls are on the south side of their property, as well as the east side. There is an opening between the two portions of the wall which have probably been broken down over the years by vehicles parking in the yard of 411 E. Alameda. The large tree which sits on the property of 411 E. Alameda is also breaking down the wall, due to roots and offshoots which grow between the two walls of the acequia (in the ditch).

Our understanding is that we own the driveway which serves 409, 411 and 415 E. Alameda, and the owners of 411 and 415 E. Alameda have an easement to use the driveway as well as the two northernmost parking spaces (which you will note are marked with their addresses). We have two concerns about any proposed plans for renovation or demolition of 411 E. Alameda.

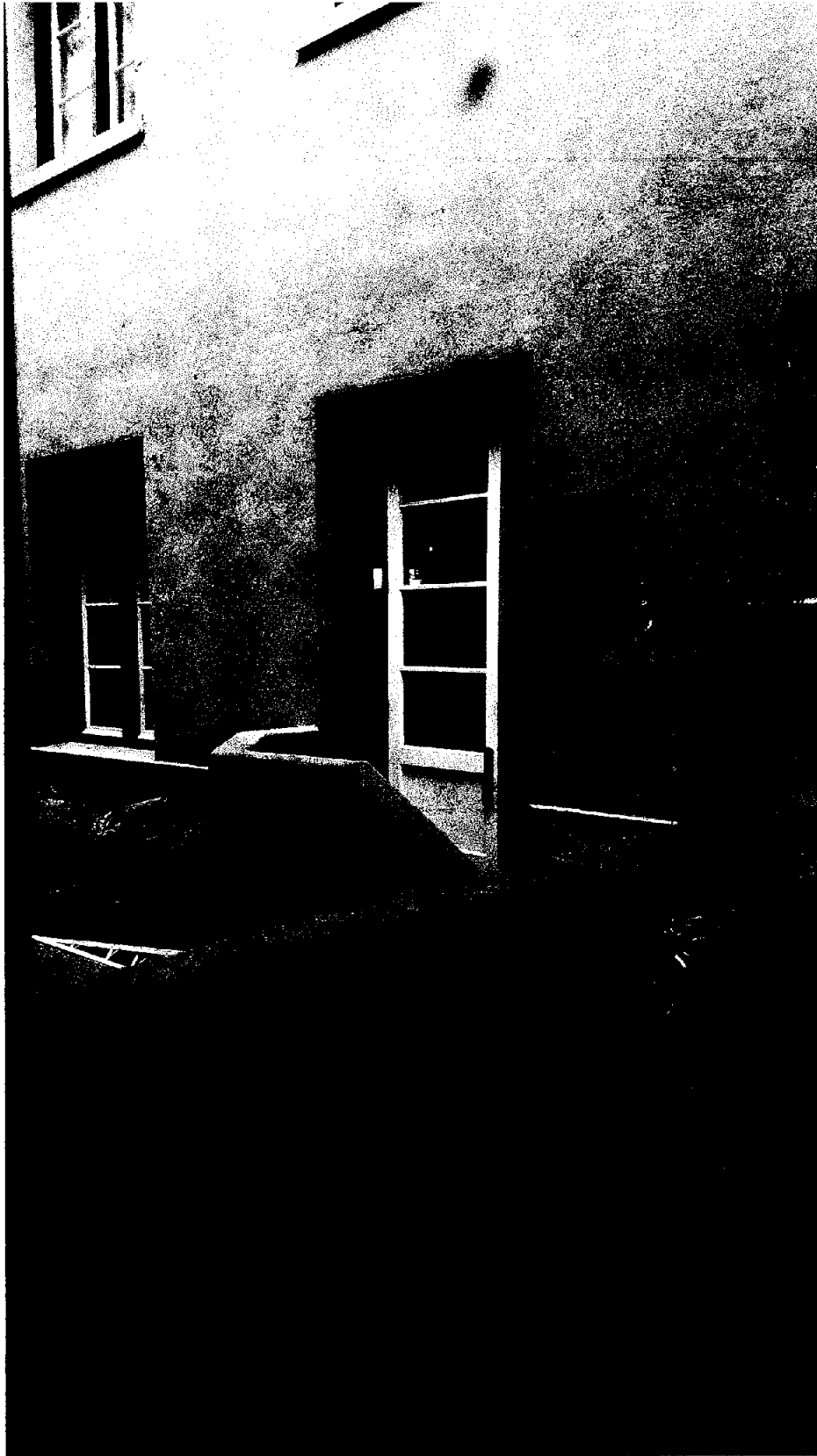
Our first concern is that the construction crews will monopolize the driveway and parking spots, as well as cause damage to both. We repaved most of the driveway a year or two ago with no assistance from our neighbors, and we do not want to have to do it again so soon solely at our cost. We would like to be indemnified as additional insureds under an appropriate liability policy for any damage caused to the driveway or to our residence. We also would want the contractors, where possible, to park only in the spot reserved for 411 E. Alameda, or otherwise to park in the street.

Our second concern is that we have heard a rumor that if the HDRB changes the status of 411 E. Alameda to non-contributing, they plan to sell it to the neighbors behind them on Delgado Street. Those neighbors own two properties, at least one of which they rent out. The rumor we heard is that these neighbors plan to tear down or remodel 411 E. Alameda and convert it to a garage for their tenants. This would mean a great increase in the traffic in our driveway. We do not believe the easement granted to 411 E. Alameda extends to people living on Delgado Street; it applies only to residents of 411 and 415 E. Alameda. I also cannot imagine how they could convert the residence to garages without tearing down or paving over the old acequia walls.

Perhaps this is just a rumor, but if those are the plans, we are opposed to them. We are in favor of the owners of 411 E. Alameda rehabilitating/remodeling their property, and we will work with them to the best of our ability on those plans.

If you have any questions, please call David Jones, at 210/385-0459 or at his office, 210/582-0220. Thank you for your consideration of our concerns.

Kathryn M. Jones
David V. Jones, NM Bar No. 149821

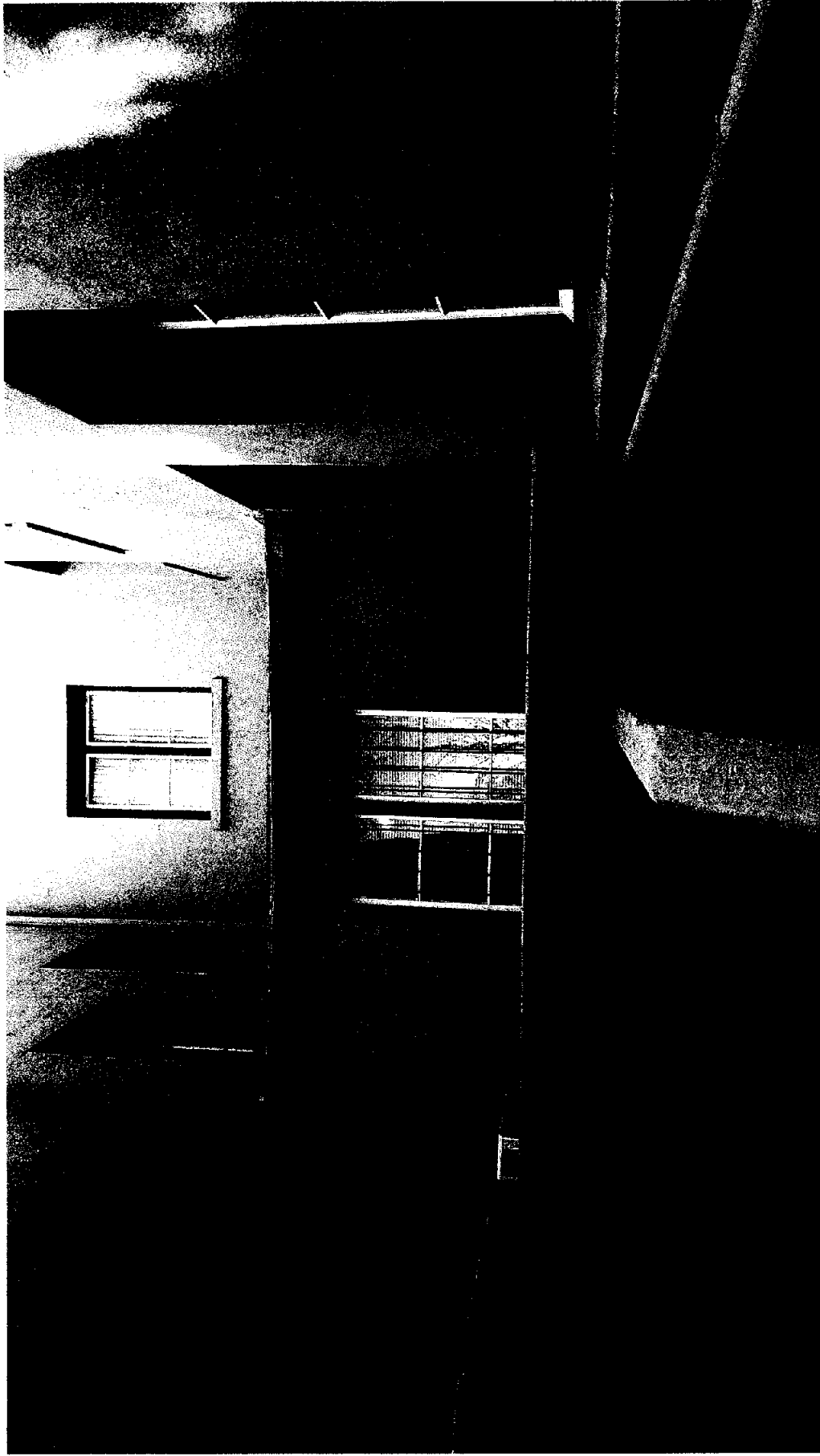


MARTINEZ
ARCHITECTURE
STUDIO PC

1524 PASEO DE PERALTA SANTA FE
505-989-4958 studio@martinezarch.com

HOTEL ST. FRANCIS SPA
210 DON GASPAR
SANTA FE, NM

COURTYARD PHOTO
NOVEMBER 26, 2018



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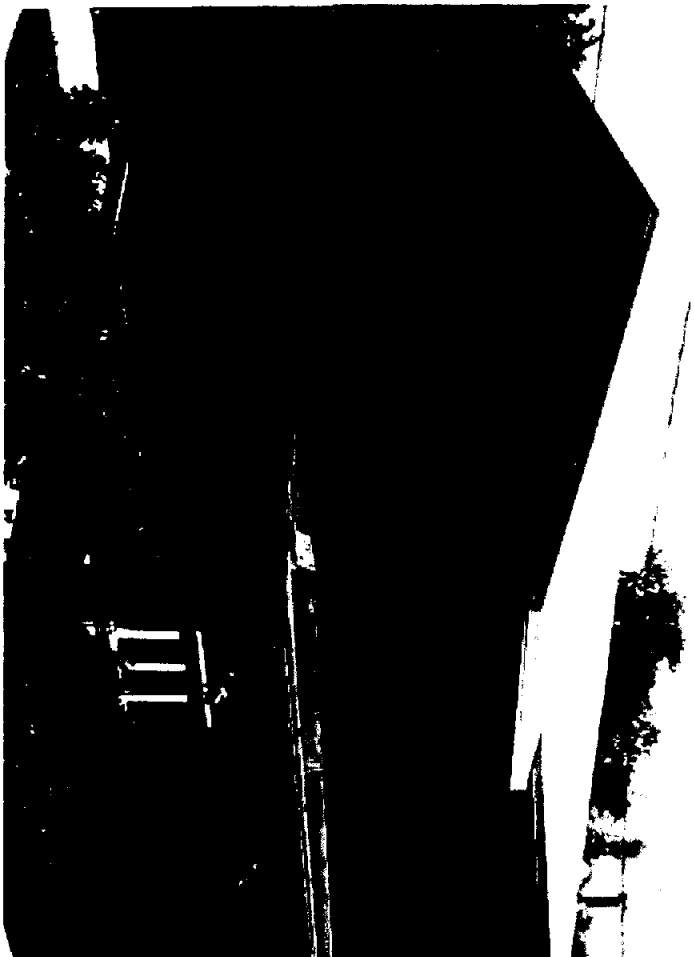
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SANTA FE, NM

COURTYARD PHOTO
NOVEMBER 26, 2018

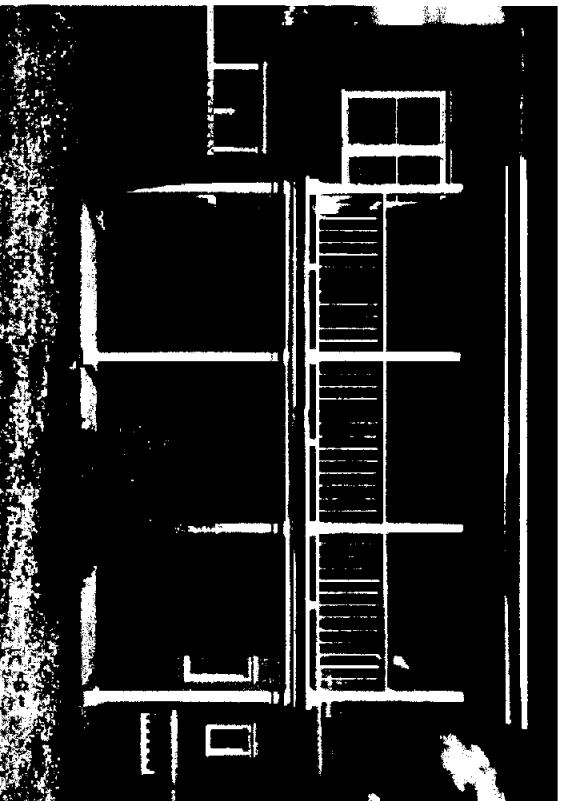
There is no strict formula for Territorial Fences and Railings



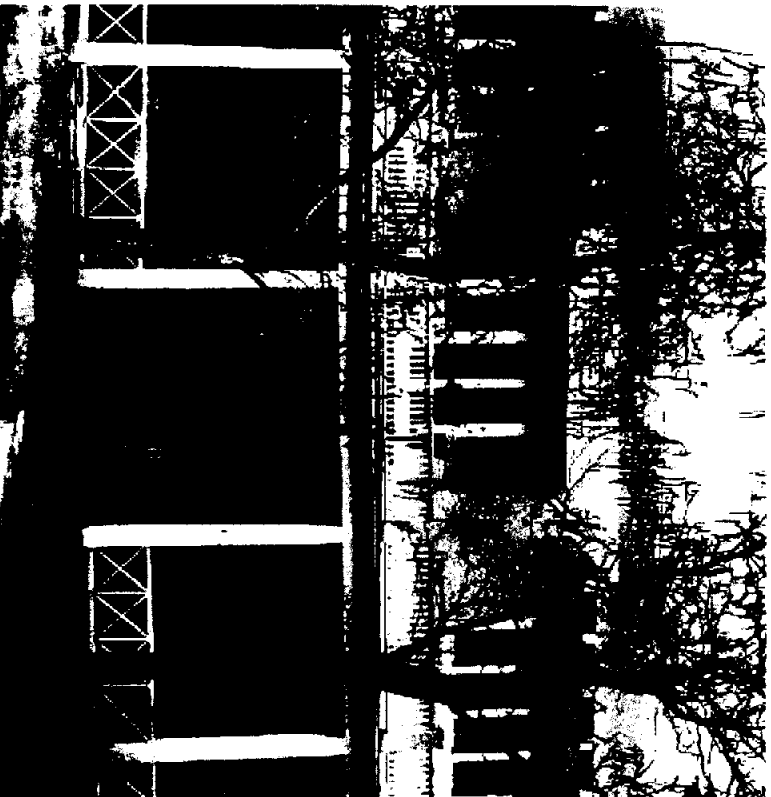
Variety in open railing design appears in historical context



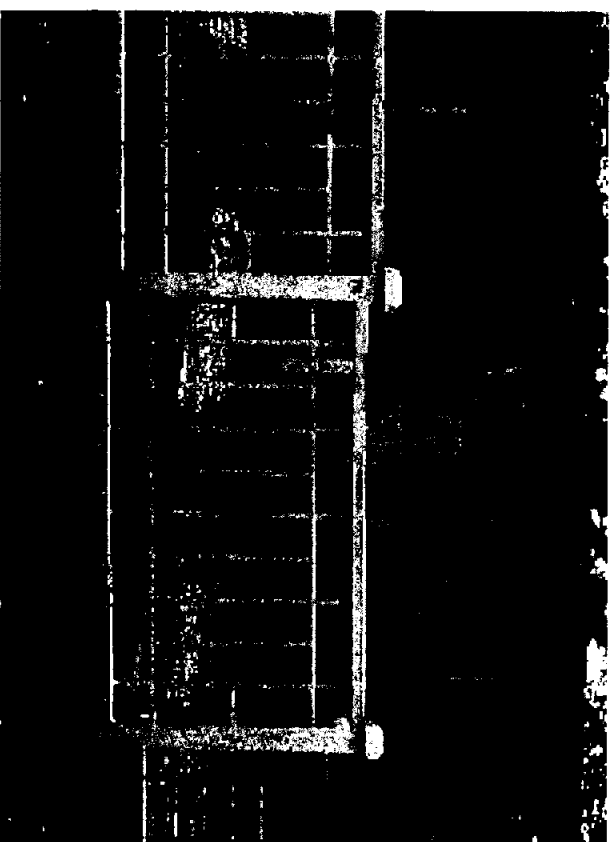
Open railings are also adapted in new construction with Territorial influence



Typical details include a dominant vertical posts, often with a capital on top similar to Territorial columns, strong top and bottom support rails and lighter infill screens in either vertical or diagonal patterns



THE A. M. BERGERE HOUSE
135 Grant Avenue



From: Sandy Brice <ssbrice@gmail.com>
Sent: Wednesday, October 03, 2018 1:01 PM
To: RAMIREZ-THOMAS, NICOLE A. <naramirez-thomas@ci.santa-fe.nm.us>
Cc: PATTI STIVERS <pkstivers@yahoo.com>; AJ HAYS <ajhays@cybermesa.com>
Subject: Question re: 620 Camino del Monte Sol

Nicole - I left you a voicemail yesterday, but know you're very busy since David Rasch's retirement and maybe email is quicker. My architect Tom Easterson-Bond and I worked with you last year on the portal addition & doors and windows for my remodel of 625 Camino del Monte Sol. We worked closely with you and ended up with a great result that worked for me, the homeowner, and the H-Board, even though virtually none of my property is visible from the street and I did compromise on some of my initial preferences.

Based on my own experience with your department, I'm surprised that the ostentatious new white metal fence just installed on Sunday, September 30 across the street at 620 Camino del Monte Sol would have been approved by the H-Board. Several of my neighbors are dismayed by how out of character it is with the entirety of Camino del Monte Sol - not just our immediate block. I copy here two of my compound neighbors who are in agreement - Patti Stivers (623 C. de Monte Sol & Anna Jane Hays (629 C. de Monte Sol). Our other compound neighbor lives out of the country most of the year, but will be here mid-October and can voice his opinion then.

Can you copy us on the H-Board approval of this fence?

Thank you,

Sandra Brice

625 Camino del Monte Sol

Santa Fe, NM 87501