



# Agenda

## HISTORIC DISTRICTS REVIEW BOARD FIELD TRIP

TUESDAY, August 27, 2019 at 12:00 NOON

HISTORIC PRESERVATION DIVISION, 1<sup>st</sup> FLOOR CITY HALL

## HISTORIC DISTRICTS REVIEW BOARD HEARING

TUESDAY, August 27, 2019 at 5:30 P.M.

CITY COUNCIL CHAMBERS

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

### CALL TO ORDER

- A. ROLL CALL
- B. APPROVAL OF AGENDA
- C. APPROVAL OF MINUTES: August 13, 2019
- D. FINDINGS OF FACT & CONCLUSIONS OF LAW
- E. BUSINESS FROM THE FLOOR
- F. COMMUNICATIONS
- G. ACTION ITEMS

1. Case #2019-000648-HDRB. 1472 Canyon Road. Downtown & Eastside Historic District. Tierra Concepts, agent for Wolf Riehle, owner, proposes to amend a previous approval (H-18-021) by constructing a 67" high coyote fence and a 72" high vehicle gate on a non-contributing residential property. (Carlos Gemora, [cegemora@santafenm.gov](mailto:cegemora@santafenm.gov), 955-6670)
2. Case #2019-000673-HDRB. 112 Camino Escondido Unit 2. Downtown & Eastside Historic District. John Dick, agent/owner, proposes to construct 400 sq. ft. of additions to a height of 12'9", a 60" high yard wall, replace windows, and install skylights on a non-contributing residential structure. (Lisa Roach, [lxroach@santafenm.gov](mailto:lxroach@santafenm.gov), 955-6577)
3. Case #2019-000637-HDRB. 500 Montezuma Avenue. Westside-Guadalupe Historic District. Studio Southwest, agent for New Mexico School for the Arts, owner, proposes to demolish portions of a non-contributing non-residential structure and to construct a new exterior wall on the structure. An exception is requested to use materials for exterior walls that are not slump block, stucco, brick, or stone, per Section 14-5.2(1)(1)(a). (Lisa Roach)

### H. MATTERS FROM THE BOARD

### I. 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.santafenm.gov/historic\\_districts\\_review\\_board](https://www.santafenm.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.

RECEIVED AT THE CITY CLERK'S OFFICE

DATE: August 21, 2019

TIME: 8:44 AM



# Agenda

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TUESDAY, August 27, 2019 at 12:00 NOON

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## HISTORIC DISTRICTS REVIEW BOARD HEARING

TUESDAY, August 27, 2019 at 5:30 P.M.

CITY COUNCIL CHAMBERS

### CALL TO ORDER

- A. ROLL CALL
- B. APPROVAL OF AGENDA
- C. APPROVAL OF MINUTES: August 13, 2019
- D. FINDINGS OF FACT & CONCLUSIONS OF LAW

Case #H-19-055, 727 and 729 Canyon Road.

Case #H-19-054B, 540 Canyon Road.

Case #H-19-056A, 4 Montoya Circle.

Case #H-19-057, 3 Plaza Fatima.

Case #H-19-059, 1300 Canyon Road Unit J.

Case #H-19-053, 151 Gonzales Road Unit 22.

Case #H-19-045B, 917 Acequia Madre.

Case #H-19-061A, 215 Delgado Street.

Case #H-19-058, 500 Apodaca Hill.

Case #H-19-060, 1146 Canyon Road.

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

1. Case #2019-000648-HDRB, 1472 Canyon Road. Downtown & Eastside Historic District. Tierra Concepts, agent for Wolf Riehle, owner, proposes to amend a previous approval (H-18-021) by constructing a 67" high coyote fence and a 72" high vehicle gate on a non-contributing residential property. (Carlos Gemora, [cegemora@santafenm.gov](mailto:cegemora@santafenm.gov), 955-6670)
2. Case #2019-000637-HDRB, 500 Montezuma Avenue. Westside-Guadalupe Historic District. Studio Southwest, agent for New Mexico School for the Arts, owner, proposes to demolish portions of a non-contributing non-residential structure and to construct a new exterior wall on the structure. An exception is requested to use materials for exterior walls that are not slump block, stucco, brick, or stone, per Section 14-5.2(1)(1)(a). (Lisa Roach, [lxroach@santafenm.gov](mailto:lxroach@santafenm.gov), 955-6577)
3. Case #2019-000673-HDRB, 112 Camino Escondido Unit 2. Downtown & Eastside Historic District. John Dick, agent/owner, proposes to construct 400 sq. ft. of additions to a height of 12'9", and a 60" high yard wall, replace windows and skylights on a non-contributing residential structure. (Lisa Roach)

### H. MATTERS FROM THE BOARD

### I. ADJOURNMENT

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RECEIVED AT THE CITY CLERK'S OFFICE

DATE: August 8, 2019

TIME: 8:23 AM

**SUMMARY INDEX**  
**HISTORIC DISTRICTS REVIEW BOARD**  
**AUGUST 27, 2019**

<b><u>ITEM</u></b>	<b><u>ACTION TAKEN</u></b>	<b><u>PAGE(S)</u></b>
A. Roll Call	Quorum Present	1
B. Approval of Agenda	Approved	1
C. Approval of Minutes - August 13, 2019	Approved as amended	2
D. Findings of Fact & Conclusions of Law	None	2
E. Business from the Floor	Comments	2
F. Communications	Comments	2-3
G. Action Items		
1. <u>Case #2019-000648 HDRB</u> 1472 Canyon Road	Approved	3-5
2. <u>Case #2019-000673-HDRB</u> 112 Camino Escondido Unit 2	Approved with Conditions	5-9
3. <u>Case #2019-000637-HDRB</u> 500 Montezuma Avenue	Denied	9-18
H. Matters from the Board	None	18
I. Adjournment	Adjourned at 6:43 p.m.	18

**MINUTES OF THE  
CITY OF SANTA FE HISTORIC DISTRICTS REVIEW BOARD  
AUGUST 27, 2019**

**CALL TO ORDER**

A regular meeting of the City of Santa Fe 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 Council Chambers at City Hall, 200 Lincoln Avenue, Santa Fe, New Mexico.

**A. ROLL CALL**

Roll Call indicated the presence of a quorum as follows:

**MEMBERS PRESENT:**

Mr. Frank Katz, Vice Chair  
Ms. Jennifer Biedscheid  
Mr. Anthony Guida  
Ms. Flynn G. Larson  
Mr. Herbert Lotz  
Mr. Buddy Roybal

**MEMBERS EXCUSED:**

Ms. Cecilia Rios, Chair

**OTHERS PRESENT:**

Mr. Carlos Gemora, Senior Planner  
Ms. Lisa Roach, Planner Manager  
Mr. Sally Paez, City Attorney's Office  
Ms. Melissa Byers, 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 Preservation Office and available on the City of Santa Fe Website.

**B. APPROVAL OF AGENDA**

**MOTION:** Member Roybal moved, seconded by Member Biedschied, to approve the agenda as presented.

**VOTE:** The motion passed by unanimous (5-0) voice vote with Members Biedscheid, Guida, Larson, Lotz and Roybal voting in favor and none voting against.

### **C. APPROVAL OF MINUTES: AUGUST 13, 2019**

Member Biedscheid recommended a revision on page 17, 5<sup>th</sup> paragraph, 4<sup>th</sup> sentence. She meant to say: "That the other part right next to it, is non-contributing and we really don't know the basis for the difference."

Member Biedscheid recommended a revision on page 39 under "Action of the Board." The third paragraph, first and second sentences should read: "Member Biedscheid said the HCPI from 1986 indicates that it is of interest for contributing status based on its marginal date at the time. That evaluation was performed in 86."

**MOTION:** Member Biedscheid moved, seconded by Member Larson, to approve the minutes of August 13, 2019 meeting, as amended.

**VOTE:** The motion passed by unanimous (5-0) voice vote with Members Biedscheid, Guida, Larson, Lotz and Roybal voting in favor and none voting against.

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

There were no Findings of Fact and Conclusions of Law to review.

### **E. BUSINESS FROM THE FLOOR**

Stephanie Beninato said she wanted to bring up two things that were discussed at the previous meeting. The first one is about aesthetic hardship. She said there is no such thing as aesthetic hardship, unless a person is in solitary confinement. That would be severe deprivation and that is how hardship is defined. So, when someone says it's a hardship because they want to put in a Lucian garden in the back of a structure or there absolutely must be an 1100 square foot addition for the extra bedroom; that's not a hardship. The other item she brought up was about signage and the placement of signs. She said she was told that the Board had nothing to do with that. She said the Board has talked about signs many times. For example, the Board talked about signs a lot where Descartes Labs was concerned; and the Board talks about colors on signs, etc. She said signage is a concern of the Board. She said that Ms. Roach had told the Board at the last meeting that the Catholic Church had been contacted and removed the signs. However, as far as she could tell from public records requests, there was no contact. The Catholic Church only removed the signs, according to Ms. Johnson, head of Land Use, after their fundraising events occurred.

### **F. COMMUNICATIONS**

Ms. Roach said regarding signage, the Board does review signage when an exception is needed to the sign ordinance.

Chair Katz said he got a very nice email from Deborah Potter who must be back in New York, she showed a very lovely building in New York that is a McDonald's restaurant. Very discreet, just the arch on a board. He said "it can be done."

## **G. ACTION ITEMS**

1. **Case #2019-000648-HDRB.** 1472 Canyon Road. Downtown & Eastside Historic District. Tierra Concepts, agent for Wolf Riehle, owner, proposes to amend a previous approval (H-18-021) by constructing a 67" high coyote fence and a 72" high vehicle gate on a non-contributing residential property. (Carlos Gemora, cegemora@santafenm.gov, 955-6670)

Mr. Gemora presented the Staff Report as follows:

### **BACKGROUND & SUMMARY:**

1472 Canyon Road consists of a 3,400 square foot home and detached two car garage still under construction in the Downtown and Eastside Historic District. The Historic Districts Review Board approved both buildings, along with 72" high vertical latilla fences, gates, and pilasters set back approximately 15' from the front property line (approximately 20' from the street) in February of 2018 (H-18-021). The applicant has since received administrative approval to instead build latilla fencing closer than originally approved (within 15' of the front property line) provided that the height is limited to 48".

The applicant requests Board approval for the following:

1. Raise the front section of fencing (within 15' of the property line) from a height of 48" to the maximum allowable height of 67" with pilasters measuring approximately 72" high.
2. Push the vehicular gate back approximately 4' farther from the street, constituting a set back of approximately 24'. The vehicular gate and fencing along the sides of the property are proposed to remain at the previously-approved height of 72".

All fencing would continue to have varying and irregular tops and an inward-facing horizontal structure.

### **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 Design Standards.

### **QUESTIONS TO STAFF**

Mr. Katz noticed the case# has three zeros in front of 648. He asked if that means there will be 10,000 cases.

Mr. Gemora said that the way the new system is working, is that all H-Board cases, all plans, all inquiries, current planning, and telecommunications, all of those plans, are going to be in one numbering system.

### **APPLICANT'S PRESENTATION**

Keith Gorges, 645 ½ E. Palace Avenue, was sworn. He commented that this request warrants special consideration from the standpoint that if "you drove by today which I think many of you probably did, you notice that the site slopes up." He said a 48-inch tall fence offers minimal to no sense of privacy on the property. Sixty-seven inches begins to get the property a little bit of privacy. He said what's important in this situation is that there is a trail that is adjacent to where the house is built; that should warrant a little bit more privacy from trail users. He showed a photograph of himself standing in front of the fence. The 67-inch proposed height today and his head is clearly above the coyote posts. He said you can still walk by and see the house and peek in.

### **QUESTIONS TO THE APPLICANT**

Mr. Katz said that he noticed that the fence gate will be a few inches taller. He said he thinks the applicant has an approval for that. He asked the applicant to consider the height of the gate. He thinks it would look better if the gate were 67 inches instead of 70 inches. He asked if the applicant would consider that.

Mr. Gorges said he would certainly will look at that, if the Board gives the approval for the 67 inches. It looks like there needs to be some sort of adjustment to make it look good. He said that would be a priority of their concern. However, the privacy of the owner and the owner's sense of privacy is also very important. So, they would weigh those two things together.

### **PUBLIC COMMENT**

Stephanie Beninato, P.O. Box 1601, was sworn. She said she was confused. He got administrative approval, now he's coming in to ask for a higher height. She said it sounds like it also has to do with setback. She said if that's not true, then her comments would be irrelevant. It seems to her that if you come in for administrative approval for a shorter fence, and then you come in and say you need a higher fence, but you're not going to move it back to the original position, it "sounds like you're taking advantage of the system." He got administrative approval and now he's coming in for an exception, since administrative approval has been granted. That's her generic concern.

Emily Waltz, 765 Aspen Compound, was sworn. She asked if the setback was towards the street or the house. She wanted to know if they are moving the fence.

Mr. Gemora said when the fence originally came to the Board, it was six feet high, 15 feet back from the property line and 20 feet back from the street. They have administrative approval to be able to go closer to the street at a height of 48 inches. They already got administrative approval to set that back five feet from the asphalt. Anything

higher than 48 inches, they have to ask for Board approval. They are asking for the Board to approve the fence to be a little bit higher.

Mr. Gorges added that there is a pre-existing fence on the property line, which is 48 inches and did receive staff approval, that fence was more of a stock fence that you could see through. He also said when they sought staff approval to have the coyote fence moved to the front of the property, there was not any intention that they would change it, it was just after seeing it go up in place, that they realized they made a mistake and it needed to be taller. He said what's out of character is a 48-inch coyote fence. There are coyote fences up and down Canyon Road that are six to eight feet tall, right on the property line. What they are requesting is very much in character with Canyon Road. He thinks that it's still low enough that it achieves the intent that you can still see a house and see something.

Chair Katz closed the public hearing.

### **BOARD DISCUSSION**

There was no further board discussion.

### **ACTION OF THE BOARD**

**MOTION:** Member Roybal moved, seconded by Member Guida, in **Case #2019-000648-HDRB**, 1472 Canyon Road, to approve the request pursuant to staff's recommendation.

**VOTE:** The motion passed by unanimous (5-0) voice vote with Members Biedscheid, Guida, Larson, Lotz and Roybal voting in favor and none voting against.

2. **Case #2019-000673-HDRB**. 112 Camino Escondido Unit 2. Downtown & Eastside Historic District. John Dick, agent/owner, proposes to construct 400 sq. ft. of additions to a height of 12'9", a 60" high yard wall, replace windows, and install skylights on a non-contributing residential structure. (Lisa Roach, lxroach@santafenm.gov, 955-6577)

Ms. Roach said the reduced size drawings in the packet are not very legible. The ones being projected are not much better. She will make the full-scale drawings available if more detail is needed.

Ms. Roach presented the Staff Report as follows:

### **BACKGROUND & SUMMARY:**

112 Camino Escondido Unit 2 is a 1,154 square foot condominium with 128 square foot portal located in the Downtown and Eastside Historic District and listed as non-



contributing due to extensive non-historic alterations throughout the multi-family compound, which was constructed in the 1970s in the Spanish Pueblo Revival style.

The applicant proposes the following exterior alterations:

- 1) Construct a 358 square foot addition with 43 square foot portal, to be located between the south elevation of the existing condo unit and the storage structure. The addition will feature rounded stuccoed massing (El Rey "Kokanee") to a height of 12'-9", one foot higher than the adjacent massing. The proposed portal will have stained wooden posts, beams and corbels to match those of the existing structure.
- 2) Replace several non-historic, undivided lite windows on the existing structure with white aluminum clad windows. Windows on the east elevation of the proposed addition and replacement windows on the east elevation of the existing structure are proposed to have an arched element.
- 3) Replace skylights on the existing structure and add a skylight on the proposed addition. None will be publicly visible.
- 4) Demolish an angled portion of the existing 7' high, stuccoed CMU yard wall, leaving the 7'7" high portion of the wall that parallels Camino Escondido, and construct a new extension of this wall, stepping down to 5' in height and featuring two new wooden pedestrian gates and stone masonry courses at the lower 15".

#### **STAFF RECOMMENDATION:**

Staff recommends approval of the proposed project and finds that the application complies with Section 14-5.2(D) General Design Standards for all Historic, and 14-5.2(E) Downtown and Eastside Design Standards.

#### **QUESTIONS TO STAFF**

Member Biedscheid asked for clarification regarding the property's historic status. She said the description of the property is a little confusing.

Ms. Roach said that what she could gather from the previous case records is that the compound was constructed in the 1970's. The year is not clear, but the previous cases indicated that non-historic alterations rendered the property non-contributing.

Member Biedscheid asked if there is a stone footer at the existing wall.

Ms. Roach said that at the existing wall she does not believe there is a stone base course. But the applicant can be asked to clarify that.

#### **APPLICANT'S PRESENTATION**

John Dick, 112 Camino Escondido, Unit 2, was sworn. He said he is an architect and he prepared the drawings. He addressed the previous concerns regarding the

existing seven-foot wall. He said that wall does not have a stone footing. He is proposing to add some stone footings to add some character to it, just on the new portion of the wall. He said It would be a good idea to extend the stone footing across the whole wall. That wall continues to the next condominium unit so it would have to stop at some point. He said his research has found that the project was built in 1978.

### **QUESTIONS TO THE APPLICANT**

Chair Katz said that he didn't notice any other windows in the condominium that were arched. He said he was having a little trouble with that and asked Mr. Dick to address.

Mr. Dick said there are no other arched windows. He said he made it a point on the west elevation that faces into the internal compound, the vehicular auto court that those would work in concert with the rest of the compound. The arched window that he was proposing on the east side, he just limited it to that side because given the nature of the yard wall, the likelihood of seeing that is remote. He said he would admit that someone could walk across the street and see through and underneath the portal and at the dining room, that window was being proposed to be arched as well. He said he thought the public could see the arched window.

Chair Katz asked where the portal was going.

Mr. Dick said the new portal is on the east side of the addition. He said it's really just to provide some protection as one exits from the kitchen area out into the patio area. He said there's another existing portal that's not being modified to any degree, that too is on the east side. He said there are no portals on the west side.

Member Larson asked why he chose an arched window, she said to her that reflects a different style.

Mr. Dick said he and his wife like arched windows. When he proposed it, he really didn't think of the historical character of the core district that's there. He said he was the architect for the Plaza Galleria and it has arches. He said he ran into that issue some years ago on that. He took the time to take a walk down Water Street and photograph all the arches and got 20-25 different images. He said there are arched windows in the core historic district and downtown, they're just not that common.

Member Guida asked about the changes to carport elevation that faces the street. He wanted to know if those are part of this application.

Mr. Dick said "yes," the only real modification would be that there's an existing window they're proposing to convert to a gate, because that will be the one and only access to what is going to be a new defined area for the refuse and recycle.

Member Guida asked if there is a second window.

Mr. Dick said "yes," but that is not his property.

### **PUBLIC COMMENT**

Stephanie Beninato, previously sworn, said she likes that the wall is getting stepped down as opposed to being the same height or trying to get to be higher. She said she has a little concern about arched windows because even though there may be a lot of arched windows in the downtown, she doesn't really think there's a lot of arched windows on Camino Escondido and that area of the east side. She said it doesn't matter how high the wall is made, unless the wall is seven feet high, the arch will be seen when you walk by. She said the Board must decide how visible that is because it's an aesthetic decision.

Chair Katz closed the public hearing.

### **BOARD DISCUSSION**

Member Biedscheid said that design standards say that arches are hardly ever used, except for non-functional arches, often over gateways and freestanding walls. The Board's direction from the Code is to avoid arches in historic districts. She added that this sort of condo is consistent and cohesive. All the windows match and all the carports are designed the same. She asked the applicant if he would consider the condition that he would be required to use squared off windows instead. She said she heard him say that he had a concern with the view. In her opinion a larger window would be preferable to the arch.

Mr. Dick said he wouldn't necessarily have a larger window. He said his concern with the view was the view from the outside to in. He said if the arched window is a real barrier to the Board's approval he would go to the flat window.

### **ACTION OF THE BOARD**

**MOTION:** Member Biedscheid moved, seconded by Member Larson, in **Case #2019-000673-HDRB**, 112 Camino Escondido, Unit 2, to approve the application as submitted with the condition that the windows on the east elevation of the proposed addition and the replacement windows on the east elevation of the existing structure do not have an arched element and the design drawings be revised and submitted to staff for approval prior to seeking a permit.

**VOTE:** The motion passed by unanimous (5-0) voice vote with Members Biedscheid, Guida, Larson, Lotz and Roybal voting in favor and none voting against.

Ms. Roach asked for clarification because she was under the impression that there were arched windows proposed on both the east and west elevations.

Mr. Guida said the proposed west elevation shows square topped windows.

Ms. Roach thanked the Board for the clarification.

3. **Case #2019-000637-HDRB, 500 Montezuma Avenue, Westside-Guadalupe Historic District.** Studio Southwest, agent for New Mexico School for the Arts, owner, proposes to demolish portions of a non-contributing nonresidential structure and to construct a new exterior wall on the structure. An exception is requested to use materials for exterior walls that are not slump block, stucco, brick, or stone, per Section 14-5.2(I)(1)(a). (Lisa Roach)

Ms. Roach presented the Staff Report as follows.

### **BACKGROUND & SUMMARY:**

500 Montezuma Avenue is the former Sanbusco Market Center, located in the Westside Guadalupe Historic District. The Sanbusco Market Center building and the parking sheds on the north side of the building are listed as non-contributing, and the Butler & Foley Building at 550 Montezuma Avenue is listed as contributing to the district.

The Sanbusco Market Center served as a boutique mall for nearly 30 years. Prior to the establishment of the mall, the buildings on the property comprised two building supply companies – the Dudrow Coal and Lumber Yard, established in the 1880s, and the Santa Fe Building Supply Co., established in the 1920s and operated through the 1970s. The building styles of the supply company buildings varied over time and include the Italianate brick building at the southeast corner of the building, vernacular style sheds, and Spanish Pueblo Revival elements. The Butler & Foley Building, constructed in the Territorial Revival style, was constructed in approximately 1930, and the south second story elevation with its clerestory windows and the east elevation along Montezuma Avenue are designated as primary.

In 2016, the applicant received approval from the HDRB to conduct an extensive remodel of the buildings for the purpose of adaptive re-use as the New Mexico School for the Arts. Now, the applicant proposes the following alterations to 500 Montezuma Avenue (former Sanbusco Market Center building):

- 1) Demolish the former Pranzo restaurant in its entirety. Located at the northeast corner of the former Sanbusco Market Center, the portion of the structure that formerly housed Pranzo restaurant has been examined by a reputable structural engineer and found to have numerous structural deficiencies (see attached report). The applicant plans to submit a proposal for a replacement structure at a later date but feels it necessary to demolish the structure at this time.

- 2) Demolish a portion of the former Sanbusco Market Center at the south elevation between the west end of the distinctive brick building and the east end of the former Borders bookstore and north to the Paseo (internal to the building). The applicant has also provided a structural engineer's report documenting substantial structural concerns encountered in this portion of the building and feels it necessary to remove this portion of the building at this time.
- 3) Construct a new exterior wall at the south face of the Paseo, featuring a large expanse of glazing and metal panel siding in a light gray color with 3-inch grooves installed vertically, to match what was already approved for the building. Existing stucco wall surfaces will be repaired/re-stuccoed to match as needed. New stucco will be elastomeric, color based on Sherwin-Williams "Greige SW 6073." As in the previous proposal (Case H-16-051B) an exception has been requested to use materials on exterior walls that are not slump block, stucco, brick, or stone, per Section 14-5.2(I)(1)(b).

**STAFF RECOMMENDATION:**

Staff finds that the exception criteria have been met and recommends approval of the proposed project and finds that the application complies with Section 14-5.2(D) General Design Standards for all Historic, 14-5.2(I) Westside Guadalupe Historic District Standards, and 14-3.14 Demolition of Historic or Landmark Structure.

**QUESTIONS TO STAFF**

Member Biedscheid asked how staff would characterize the north wall. She asked if that is vernacular. She asked what importance the use of pantile has in terms of Santa Fe architecture.

Ms. Roach said, the use of pantile was common in the early part of the 20th century in Santa Fe architecture. In terms of how it relates to any particular style, it was used in a variety of different styles. She said the style there, she's not sure how to characterize it. The resulting style after decades of modification is sort of Spanish Pueblo Revival style. She said she wasn't really sure that there's a particular style that can be assigned to that wall.

Member Biedscheid said it sort of has a vernacular quality in terms of it was an available material that was readily used in many styles in Santa Fe. She knows of stuccoed buildings that were made of pantile.

Ms. Roach said there are examples of exposed pantile around, but probably not in a large face of a building. More often stuccoed pantile is seen in yard walls and things like that. She said it is a rather unique and sort of charming wall and some unique features to it that she would characterize as vernacular expression, stylistically with that material that was rather common.

Chair Katz said he's confused about what is being demolished and what is being built. He gathered from what was handed out, that a whole area is being demolished. He wasn't clear and asked if that is being reconstructed now or is just a façade being built on the south side of it.

Ms. Roach said her understanding is that the entire northeast corner where the former Pranzo Restaurant was housed will be demolished and, in its place, where it connects to the building, but she wasn't sure. She said perhaps the applicant can clarify.

Chair Katz said it was the other portion he was concerned about.

Ms. Roach said the other portion, the large portion of the market center on the south side, between the brick building on the southeast corner and all the way back, she believes that there's existing wood siding on the building. She said back, internal to the building, the demolition will extend back to just beyond the northern extent of that corner brick building. A large portion of that will be removed, she believes the applicant is referring to that as the paseo which is sort of an internal corridor to the remodeled building. She said the applicant will need to clarify where the new south wall is exactly going. The drawings are a little confusing with all the numbered lines.

#### **APPLICANT'S PRESENTATION**

Steven Osborn, 1721 Ridgecrest Drive SE, Albuquerque, NM 87108. He's with Studio Southwest and the project manager for this case. He distributed a handout that is attached hereto as Exhibit "1". Mr. Osborn said what is confusing is that a lot of the new elevation is tucked behind Borders. It can't be seen from the south elevation.

#### **QUESTIONS TO THE APPLICANT**

Chair Katz said he can see from the overall floor plan demolition that a great deal of the demolition is internal. He said the Board doesn't really care about that, the Board cares about what is publicly visible. He asked what is happening in that area.

Mr. Osborn said it is structurally unsafe. Right now, there's nothing proposed to be built there, other than rebuilding the south of the Paseo which is the old shopping mall that has been renovated. It's just putting up a new wall on that portion and anything south of it, taking it out.

Chair Katz asked Mr. Osborn to point out where the wall is going.

Mr. Osborn pointed to the floor plan and said a lot of it's covered behind Borders.

Member Guida asked about the east elevation, that would be facing what he would imagine, a courtyard.

Mr. Osborn said the old brick gallery building stays. He pointed to where a two-story structure is.

Member Guida asked about the end wall of the courtyard.

Mr. Osborn said that would be an exterior wall, it will be stuccoed.

Member Guida asked if we will be able to see into that courtyard.

Mr. Osborn said, "not really, it's quite private." He said maybe now on Market Street, you may be able to catch a part of it. For the most part it's screened off by Borders.

Member Guida asked how many square feet are being demolished.

Mr. Osborn said approximately about 8,000.

Member Guida asked if this demolition was part of the original plan.

Mr. Osborn said it was part of the original master plan, it wasn't part of the phase one plan.

Chair Katz asked if the two-story structure is going.

Mr. Osborn pointed to where the two-story structure is, which is the old stairway up to the attic which is coming off. The attic is not usable as a second story. That is planned to come off.

Mr. Gemora said, "for the record, he's pointing at a second story behind the brick gallery building which is on the southeast corner."

Chair Katz asked what will be revealed of the old building when all the other stuff is gone.

Mr. Osborn said the old brick will be seen.

Chair Katz asked if the plan is to build something in that area.

Mr. Osborn said, "yes," in Phase Two that will be a dormitory and a cafeteria.

Chair Katz asked what the plans are for the Pranzo building.

Mr. Osborn said the plan is to replace with a two-story structure that will house the media arts.

Mr. Osborn referred to the north wall, the issue is to rework and reuse the clay tile, it is brittle and once it's touched, it crumbles.

Chair Katz asked to what extent it could be saved.

Mr. Osborn said it could be salvaged at some expense. He said if one of the conditions of the Board is to keep the wall, it may stand there for a while. The applicant likes the wall, it's a practical thing.

Member Larson asked about the decision to get rid of the wall. She wanted to know if it was because of the expense.

Mr. Osborn said it's not because of the expense it's about stabilizing it and keeping it in place.

Member Guida asked for a summary of what the structural issues are for the 8,000 square feet that are being demolished.

Mr. Osborn said the north half of this was built from the paseo out. There are 50-foot spans with five nails holding it up; floors that are failing; and a roof structure that is failing. This is a school; it needs to be stabilized.

Member Guida asked if the walls have integrity in that space.

Mr. Osborn said some do and some don't. They haven't gutted the whole thing so he can't say for sure if every wall is failing.

Member Biedscheid asked if there a reason the demolition is being proposed separate from the replacement structure.

Mr. Osborn said because of safety for the students.

Member Biedscheid asked if there a design for that replacement building.

Mr. Osborn said there is not a design for that yet.

Member Biedscheid asked if they know if it will be of the same mass.

Mr. Osborn said there are height restrictions. They will have to work within those restrictions. They will probably come back and propose a two-story building, but its massing would be that of what Pranzo's was.

Member Biedscheid asked about taking it down now was for safety reasons.

Mr. Osborn said it's for safety.



Member Lotz said he doesn't understand why the School for the Arts would propose to buy that property and do all this reconstruction instead of starting from scratch in a new space.

Mr. Osborn said he can't say for certain why, he wasn't in early enough when they were doing site criteria. He said they really like that location. They are bringing students in from Albuquerque. The Rail Runner stopping right there was one of the reasons.

### **PUBLIC COMMENT**

Stephanie Beninato, previously sworn, said Mr. Lotz's question was a very good question because virtually they're destroying almost all the structures on the property and these are historic buildings. She urged the Board that the school needs to consider keeping the double pantile wall because that is part of the historic character of the building. Pantile began in the 1880s and was used quite frequently until the 1950s. Her concern has to do with the huge amount of demolition. She said she keeps hearing about the structure wall that's going to be metal. She doesn't see that as characteristic for this area. The building is brick and pantile. She said this area is not part of the railyard district, it was kept separate from the railyard district. If we had looked at the railyard district and what was historic in the railyard district, we would have seen quonset huts, old adobes and mission style. We would not see four story metal sided buildings just because it looks industrial.

### **BOARD DISCUSSION**

Member Larson said pantile is an important material. It was made at the New Mexico State Penitentiary. It's a prominent material in Santa Fe and worth preserving. She said it's also important to address the use of metal sidings and the large commercial style windows.

Ms. Roach said the Board previously approved identical siding and windows on the front façade of the building and on the north façade, the back.

Member Biedscheid asked if the doors are on the paseo, way back at the edge of the courtyard.

Mr. Gemora said that's the middle of the demolition area, on the north side of the demolition area, which is also where the metal wall would be extending from the northwest corner of the demolition area.

Member Biedscheid said she was concerned about approving demolition without a replacement structure. She's not concerned that it won't be an acceptable replacement, it's just in past experience, demolitions have been approved then people forget what was there in the first place and the new building goes up and it's not reminiscent of what was there despite the Board placing conditions on the replacement structure. She does understand the safety concerns.

Mr. Osborn asked that the Board keep in mind that it is a noncontributing building.

Member Biedscheid said she would like the Board to consider the pantile wall and asked what the options are for keeping that wall.

Chair Katz said the standards talk about whether any portion of the building is an essential part of the streetscape. He does think the north wall of the Pranzo building is that. He does not think the south wall is. He would encourage the Board to make the condition that the pantile and brick be kept.

Mr. Osborn said he thinks that's a good idea because they're all fond of that wall.

Member Biedscheid said in terms of the streetscape, if that general massing is replaced with something smaller it would change the feel of that sort of alleyway that goes behind the school.

Mr. Osborn said he can't say what's going in there but whatever it is will share a massing that is the same.

Ms. Roach suggested that the Board could condition any motion to allow the demolition with the condition that the massing of what exists now be reestablished with the proposed design. There are drawings and extensive records of what exists now.

Ms. Larson said at the National Park Service they have done a lot of work recently with pantile block. They went through the University of Pennsylvania and they have experience with that kind of material. If that's valuable to the applicant, it may help to contact them.

Member Guida said he appreciates the explanation of the masterplan and where this fits in to the phasing of the project. He understands that this project was approved as a phase project. He also understands that the school is concerned with the issue of safety. He was also wondering about the relationship between the proposal to demolish and being able to see the future clearly with a promise of what will go in and take its place. He's coming around to see why those things are decoupled. Even if there are extensive drawings, things could change. Any approval that the Board does on this demolition, even if conditions are placed, those may never happen. He said what he is most concerned about, in terms of the courtyard, and again this whole part of the building is going to be gone and we'll be looking into the courtyard space. The metal wall design is consistent with rest of project. He said it would have been better to have other elevations available for review.

Chair Katz noted that the Board did make this building contributing and that was appealed. The Council overturned the Board's decision and made the building non-contributing.

Ms. Roach asked for discussion about some practical concerns she has about enforcing a motion of the Board that would require preservation of a single façade which has been problematic in other instances, very recently. When extensive demolition takes place but then a façade is required to be preserved, then nothing is constructed for some time, and there are very practical concerns about the preservation of that remaining façade, if it's going to be shored up for a lengthy period. There are implications for City enforcement for cost to the applicant. She's not advocating that the Board not require the preservation of that wall. She's suggesting maybe a consideration of timing of the demolition so that façade is not floating in space for a lengthy period of time.

Chair Katz said best efforts need to be made to save the facade. There will be room and perhaps a temporary wall a few feet to the south of that facade could be constructed to shore it up.

Ms. Roach asked that the Board stipulate that the applicant work with staff to determine and approve the best method or consult with an outside party who has the expertise in preserving such things. She doesn't know what the timing of the demolition of that Pranzo building is in relation to the construction of a new building. There is no proposal for a new building yet, so the assumption is the demolition will happen sometime soon and later a building will be constructed.

Mr. Gemora said he wanted to make a suggestion about demolition replacement. He said if there is a condition to replace similar or almost exact that there is a little more direction on whether that is similar height for the massing, or whether that's going to be two story massing, whether the massing is including the setback from the street, whether it's exclusive of that, whether it's kind of a similar size. Specifying a little bit more about what the massing or texture materials are that the Board might want to see in future construction or figuring out essential parts of the streetscape that the Board would want to replace at some point in time. He said another thing to consider if there are conditions, is to be specific or flexible as the Board sees fit.

Member Guida said along those lines, he would caution against half measures. In full appreciation of the pantile brick wall, he asked "what is it we're after here? Are we interested in preserving details, which I find to be challenging? Are we interested in preserving historic massing? That may be a way to recouple this idea of the proposed demolition now and a preferred design outcome." He said he's not in love with the idea of the buttressed wall that's a construction site forever and then maybe there's some other structural problem down the line and disappears. He said it may be worth discussing whether that portion of the proposed demolition just does not happen now, until a time that we see a design for a replacement that incorporates those features. That would be not just to stabilize the wall but to stabilize what's there right now, which looks pretty stable and is not occupied and decommission it until such a time that a new building is proposed.

Member Biedscheid said "we're just trying to be accommodating. I think some of us feel that the Pranzo building is an essential part of the streetscape, especially the brick

wall and the pantile wall and the massing is important. Part of the criteria for demolition is that if we've determined it to be an essential part of the streetscape, we need to know that it will be reestablished. I don't think we know the answer to that. I would be in favor of postponing that portion of the demolition until we know what will go there. But I also don't want the Board to be in a position where we're making a decision that causes the school to be unsafe. I don't know if that would cause a problem in that regard."

Mr. Osborn said he believes there would be some hardship but he's following the Board's logic too.

Mr. Roybal asked Mr. Osborn if there's a way for the applicant to "come up with another proposal knowing the wishes of the Board in reference to the Pranzo wall. If it gets postponed that you can redirect some issues when you can go back and explain what's happening and do a little more research. It might be easier for you than getting a half approval."

Mr. Osborn said his preference would be to get the inner part which is adjacent, it's literally a part of the school approved, if the Board wants to do it in two approvals. He said that's one approach and then come back with Pranzo as a stand-alone.

### **ACTION OF THE BOARD**

**MOTION:** Member Guida made a motion in Case #2019-000637-HDRB. 500 Montezuma Avenue, to not approve the demolition of the former Pranzo restaurant at this time and instead require the applicant to come back with this proposal in a separate application that couples the demolition with the proposed replacement that incorporates the historic details, particularly the north facing pantile wall that the Board finds significant; and that the applicant is required to return for the remaining demolition and proposal of new facades with better documentation which would be all four elevations of the courtyard walls.

Member Biedscheid seconded the motion and asked for a friendly amendment to the motion regarding the denial of the demolition for the Pranzo element to indicate that the Pranzo building is an essential part of streetscape and does not meet the standards for demolition without a proposal to reconstruct that contribution to the streetscape.

Member Guida accepted the friendly amendment.

Ms. Roach asked, for clarification, if the second part of the motion is to postpone action on the demolition of the portions of the San Busco Market Center.

Member Guida indicated yes and that the applicant come back with documentation that has all four elevations of the courtyard.

**VOTE:** The motion passed by unanimous (5-0) voice vote with Members Biedscheid, Guida, Larson, Lotz and Roybal voting in favor and none voting against.

#### **H. MATTERS FROM THE BOARD**

There were no matters from the Board.

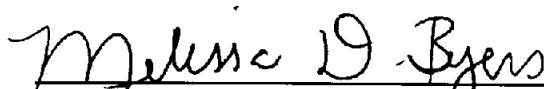
#### **I. ADJOURNMENT**

Having completed the agenda and with no further business to come before the Board, the meeting was adjourned at 6:43 p.m.

Approved by:

  
Frank Katz, Vice-Chair

Submitted by:

  
Melissa D. Byers, Stenographer  
For Byers Organizational Support Services

