



# Agenda

## HISTORIC DISTRICTS REVIEW BOARD FIELD TRIP

TUESDAY, November 26, 2019 at 12:00 NOON

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

## HISTORIC DISTRICTS REVIEW BOARD HEARING

TUESDAY, November 26, 2019 at 5:30 P.M.

CITY COUNCIL CHAMBERS

\*\*\*SECOND AMENDED\*\*\*

### CALL TO ORDER

- A. ROLL CALL
- B. APPROVAL OF AGENDA
- C. APPROVAL OF MINUTES: November 12, 2019
- D. FINDINGS OF FACT & CONCLUSIONS OF LAW

Case #2019-000637-HDRB, 500 Montezuma Avenue.

Case #2019-000887-HDRB, 727 Don Gaspar Avenue.

Case #2019-001101-HDRB, 908 and 908½ Galisteo Street.

Case #2019-001089-HDRB, 901 Galisteo Street.

Case #2019-001102-HDRB, 1148 Camino San Acacio.

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

1. Case #2019-000962-HDRB, 208 West Houghton Street. Don Gaspar Area Historic District. Sunpro Solar, agent for Deborah Bristow, owner, proposes to install publicly visible solar equipment in line with a pitched roof on a significant residential structure in the Don Gaspar Area Historic District. (Lisa Roach, [lroach@santafenm.com](mailto:lroach@santafenm.com), 955-6577)
2. Case #2019-001044-HDRB, 314, 314 ¼ and 314 ½ Garcia Street. Downtown & Eastside Historic District. Christopher Purvis, agent for Genardo Roybal, owner, presents additional information for historic status review and primary façade designation for contributing residential structures. (Lisa Roach)
3. Case #2019-000988-HDRB, 314 Garcia Street. Downtown & Eastside Historic District. Christopher Purvis, agent for Genardo Roybal, owner, proposes to construct a 360 sq. ft. addition and a 292 sq. ft. portal, replace nonhistoric windows and doors, and re-roof a contributing residential structure. (Lisa Roach)
4. Case #2019-001238-HDRB, 301 East Buena Vista Street and 647, 649, 651, 653 and 655 Webber Street. Don Gaspar Area Historic District. Christopher Purvis, agent for EMS LLC, owner, requests a historic status review and primary façade designation, if applicable, for three non-contributing residential structures. (Carlos Gemora, [cegemora@santafenm.gov](mailto:cegemora@santafenm.gov), 955-6670)
5. Case #2019-001211-HDRB, 1517 1/2 Canyon Road. Downtown & Eastside Historic District. Alan Watson, agent/owner, proposes construct a 250 sq. ft. portal and utility room and change windows on a non-contributing residential structure. (Lisa Roach)
6. Case #2019-000919-HDRB, 1149 Camino San Acacio. Downtown & Eastside Historic District. Will McDonald, agent for William and Michele Johnson, owners, proposes to demolish a portion of massing and construct a new exterior wall on a non-contributing residential structure. (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: November 20, 2019

TIME: 11:06 AM



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RECEIVED AT THE CITY CLERK'S OFFICE

DATE: November 7, 2019

TIME: 10:39 AM

**SUMMARY INDEX**  
**HISTORIC DISTRICTS REVIEW BOARD**  
**NOVEMBER 26, 2019**

<b>ITEM</b>	<b>ACTION TAKEN</b>	<b>PAGE(S)</b>
Call to Order	5:37 pm	1
A. Roll Call	Quorum Present	1
B. Approval of Agenda	Approved	2
C. Approval of Minutes November 12, 2019	Approved as Amended	2
D. Findings of Fact & Conclusions of Law	Approved	2-3
E. Business from the Floor	Comments	3
F. Communications	None	
G. Action Items		
1. Case #2019-000962-HDRB 208 West Houghton Case	Approved	3-7
2. Case #2019-001044-HDRB 314, 314¼ and 314½ Garcia St.	Compound Designated as Significant	7-13
3. Case #2019-000988-HDRB 314 Garcia Street	Postponed to December 10, 2019	13-15
4. Case #2019-001238-HDRB 301 East Buena Vista Street and 647, 649, 651, 653 and 655 Webber Street	Designated as Contributing	15-20
5. Case #2019-001211-HDRB. 1517 1/2 Canyon Road	Approved	20-23
6. Case #2019-000919-HDRB 1149 Camino San Acacio	Approved	23-26
H. Matters from the Board	None	26
I. Adjournment	Adjourned at 7:30 p.m.	26

**MINUTES OF THE CITY OF SANTA FE  
HISTORIC DISTRICTS REVIEW BOARD  
NOVEMBER 26, 2019**

**CALL TO ORDER**

A regular meeting of the City of Santa Fe Historic Districts Review Board was called to order by Frank Katz, Vice-Chair, on the above date at approximately 5:37 p.m. in the City Council Chambers, 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

**MEMBERS EXCUSED:**

Ms. Cecilia Rios, Chairwoman  
Mr. Buddy Roybal

**OTHERS PRESENT:**

Mr. Carlos Gemora, Senior Planner  
Ms. Lisa Roach, Planner Manager  
Ms. Mike Prinz, Assistant City Attorney  
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 Biedscheid moved, seconded by Member Guida, to approve the agenda.

**VOTE:** The motion passed by unanimous (4-0) voice vote with Members Biedscheid, Guida, Larson, and Lotz voting in favor and none voting against.

**C. APPROVAL OF MINUTES: November 12, 2019**

Member Guida requested the following amendments:

- Page 17, 3<sup>rd</sup> paragraph down: "although *minimal*" should be "although *minimalist*";
- page 24, last paragraph, "carbon *markets*" should be "carbon *targets*".

Member Biedscheid requested the following amendments:

- Page 16, 3<sup>rd</sup> paragraph, the two references to "*mapping*" should be "*massing*"
- Page 18, 1<sup>st</sup> paragraph, reference to "*enclosed* lentils"; should be "*exposed* lentils"
- Page 35, 5<sup>th</sup> paragraph: "*Member Biedscheid asked if the east façade was on the drawing*" should read: "Member Biedscheid asked if the east façade 'sconce' was on the drawing"

Member Larson requested on page 6, paragraph 7, 3<sup>rd</sup> line, "the project" be stated as "*similar projects*."

**MOTION:** Member Biedscheid moved, seconded by Member Guida to approve the Minutes of November 12, 2019, as amended.

**VOTE:** The motion passed by unanimous (4-0) voice vote with Members Biedscheid, Guida, Larson and Lotz voting in favor and none voting against.

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

Case #2019-000637-HDRB. 500 Montezuma Avenue.

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Case #2019-001101-HDRB. 908 and 908½ Galisteo Street.

**MOTION:** Member Larson moved, seconded by Member Guida, to approve the Findings of Fact and Conclusions of Law, as presented.

**VOTE:** The motion passed by unanimous (4-0) voice vote with Members Biedscheid, Guida, Larson, and Lotz voting in favor and none voting against.

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

John Eddy said at the last meeting, regarding the application for solar rooftop, a question was raised regarding rectangular panels. A suggestion was that changing the panel configuration could help blend the solar application to a non-rectangular roof. The applicant was asked if there were alternatives to the rectangular panels and the applicant replied "no."

Mr. Eddy stated he is supportive of solar but thought there were questions that should have been asked. He would like the technology explored further since Santa Fe has a lot of pitched and irregular shaped roofs. There could be solar panels that allow more blending to irregular shapes.

Stephanie Beninato agreed with Mr. Eddy about the placement of solar and visibility, including for design that puts the panels on the ground. She thanked whoever the person is who had 616 Galisteo stuccoed, and added she hoped, reroofed. She noted there is a crack in a significant place and afraid the wall might still be moving.

Also, several low walls were put in at East Santa Fe Avenue and Don Gaspar she would assume were approved, but at least one of the structures does not have a permit. She wanted to know if that was approved or not, and she would like to have inspections conducted on the walls as well.

#### **F. COMMUNICATIONS**

There were none.

#### **G. ACTION ITEMS**

Chair Katz reminded applicants if they were dissatisfied with the Board decisions on the case, they have the opportunity to appeal to the City Council within 15 days of the approval of the Findings of Fact and Conclusions of Law.

1. **Case #2019-000962-HDRB. 208 West Houghton Street.** Don Gaspar Area Historic District. Sunpro Solar, agent for Deborah Bristow, owner, proposes to install publicly visible solar equipment in line with a pitched roof on a significant residential structure in the Don Gaspar Area Historic District. (Lisa Roach, lxroach@santafenm.com, 955-6577)



Ms. Roach presented the staff report as follows:

**STAFF REPORT:**

208 West Houghton Street is a single-family residence listed as significant to the Don Gaspar Area Historic District. The original, easternmost massing of the home was likely constructed prior to 1912 in a vernacular manner, and there have been a series of additions since 1948. The home has a low-pitched roof, the majority of which slopes to the south, away from and parallel to the curvilinear street frontage at West Houghton Street.

The applicant requests solar equipment integrated into the south-facing, westernmost pitched roof plane. The proposed ten solar panels will be flush mounted, attachments are not permanent, and no historic material will be removed. According to the applicant, there are no roof surfaces on which solar equipment can be mounted so as to not be publicly visible, but the proposed locations minimize this visual impact. As proposed, the solar panels would be visible in profile from West Houghton at the west elevation of the building, where the road curves to the south. However, public visibility of the panels is minimal, and the proposal complies with district-specific specifications for screening rooftop solar equipment (see below).

**SOLAR SCREENING GUIDANCE:**

The Governing Body's recent passage of various resolutions recognizes a climate emergency and urges public and private actors to take bold action to address climate change and sustainability (Resolutions 2014-85, 2015-30, 2019-47; Sustainable Santa Fe Plan 2018). Additionally, the New Mexico Solar Rights Act encourages and protects the right to use solar energy (NMSA 1978, §§ 47-3-1 to -12). Responding to the state and city-recognized climate crisis and the policy of encouraging the use of solar energy, and in an effort to be more consistent in administering the code, the Land Use Department seeks to adopt a written code interpretation in the near future regarding publicly visible solar in the historic districts.

In the Don Gaspar Area Historic District, publicly visible solar equipment is allowed, encouraged, and subject to administrative approval if it is "screened." The district-specific design standards for each of these districts specifies methods of screening, which include, "in the case of pitched roofs... integrating the collector into the pitch" (14-5.2(F)(2)(c); 14-5.2(G)(3)(a)(iv); 14-5.2(H)(1)(C); 14-5.2(I)(1)(d)). Because "screened" solar equipment is encouraged and administratively approvable in these historic districts, staff have determined that no exception is required for otherwise compliant projects.

Although the code allows administrative approval of screened solar projects in all historic districts except the Downtown and Eastside Historic District, staff may refer decisions on

contributing, significant, and landmark buildings to the Board. Though the *general* aspects of a screened solar project may comply with district standards, staff may ask the Board to review whether the *specific* aspects of the proposed project are consistent with streetscape harmony, particularly if the project could affect the significant structure's contribution to the historic character of the district.

**STAFF RECOMMENDATION:**

Staff finds the proposal to be compliant and encouraged by the Don Gaspar Area district standards (14-5.2(H)); however, a decision is deferred to the Board about whether the proposal may adversely impact the structure's significant status or detract from streetscape harmony. If the Board finds the proposal would not result in adverse impacts to the structure or the district, staff recommends approval of the project per 14-5.2(D) General Design Standards for All H Districts and 14-5.2(H) Don Gaspar Area Historic District.

**APPLICANT'S PRESENTATION**

Peter Sanchez, 6200 Montano Plaza, Albuquerque, was sworn. Mr. Sanchez said that everything in terms of information was stated by staff.

**QUESTIONS FOR THE APPLICANT**

Chair Katz asked if there are alternatives to a traditional solar panel, such as a solar tile.

Mr. Sanchez replied that the technology is out, however, is not available in this area. The demand for a solar tile by Tesla is backlogged several years, but there are alternative methods, but in terms of residential projects, the panels are what is available now.

**PUBLIC HEARING.**

Will McDonald, 488 Arroyo Tenorio, was sworn. He stated he led a group of 5<sup>th</sup> graders to speak to the Board about situations like this; how a historic board could approve historic projects that don't always follow all rules of invisibility. The panels in this project's location would be minimally visible. He thought the Board should approve them in the spirit of what City Council has pushed - to find ways to reduce carbon in the atmosphere. It contributes to the historic district and the evolution if done thoughtfully and the City needs to find a way to do things like this.

John Eddy, 227 E. Palace, was sworn. He said he appreciated the previous speakers' last two sentences. Solar panels are an honest part of our landscape now. He is supportive, but he would like to get down to the aesthetics of solar. This project's

panels are not a problem and it is good that the panels can be mounted directly on the roof and not at an angle. But he asked that the Board consider the color of the metal wrapping on panels, similar to consideration of the color of stucco or paint. Most panels are a hand rubbed bronze that really stand out on a light roof. He wondered if they could ask applicants to conform the color of the panel to a color on the house.

Stephanie Beninato, PO Box 1601 was sworn. She indicated there could be a contradiction within the guidelines that states, "*will be publicly visible but will be screened.*" She thought flashing should mimic the color of the roof or fascia. There was also another portion of the roof to the west that could be an alternative and is further from the street. She asked if the panel is supposed to be screened, how would that be done because this is a significant building. She thought it important to look at the design and if there are more efficient alternatives with less impact to the street.

### **BOARD DISCUSSION**

Chair Katz asked the applicant if there was a way to make the frame of solar collectors match the color of the fascia or something else.

Mr. Sanchez explained the panel comes in a base color, but they could possibly spray paint the flashing to match the roof surface better.

Member Larson said this is a good example of how solar can be integrated into the roof line where public visibility is minimal.

Member Guida agreed. He suggested mitigation was a better word for what they are trying to do than screening. The project follows two of the many methods; setting the panels back from the roof edge and matching the slope. The mitigation measures also suggest framing the collectors with wood, but he thought those were ridiculous. They have discussed that more visual evidence of artifacts of fossil fuel culture is in the vehicles, streets, street signs and utility hookups and is much more distracting than the PV panels.

He agreed that this is an honest application of a temporary technology. There is a climate emergency, and this is important and not at odds with the work of the Board.

Member Larson agreed everyone has noticed that the satellites and antennas stand out more than a panel and for that reason, this is easier to move forward with.

**MOTION:** In Case #2019-000962-HDRB, 208 West Houghton Street, Member Guida moved to approve the application per staff recommendation with no change to the appearance of the panels. Member Larson seconded the motion.

**VOTE:** The motion passed by unanimous (4-0) voice vote with Members Biedscheid, Guida, Larson, and Lotz voting in favor and none voting against.

2. **Case #2019-001044-HDRB.** 314, 314¼ and 314½ Garcia Street. Downtown & Eastside Historic District. Christopher Purvis, agent for Genardo Roybal, owner, presents additional information for historic status review and primary façade designation for contributing residential structures. (Lisa Roach)

Ms. Roach presented the Staff report as follows:

**STAFF REPORT:**

314 Garcia Street includes six structures (two residences, two studios, a garage, and a former garage), all listed as Contributing to the Downtown and Eastside Historic District. The property was surveyed in 2004 by Catherine Colby and evaluated as a historic compound at that time, although the City's register of historic compounds has not yet been created. Additional information on the property has been gathered and presented by John Murphy on behalf of the property owner, at the request of the Board.

The applicant has requested designation of primary façade(s) for the main residence in particular, and for other structures on the property, as the Board desires. Each structure's history and defining features are summarized below, organized following John Murphey's update to Catherine Colby's 2004 historic compound survey.

**Building 1: John Sloan Summer Studio / Chuzo Tamotzu Studio (314¼ Garcia Street)**

Located at the extreme southwest corner of the property, building 1 is a small Spanish-Pueblo Revival structure with a portal on the north façade. The date of construction for the studio is unclear, but it was likely built in the 1920s and was certainly present on the property by the 1940s. According to the documentation provided, the structure was used as a summer studio for New York artist John Sloan. By the late 1950s, the structure was used by Japanese artist Chuzo Tamotzu as a studio and in the mid-1970s as a commercial gallery. The structure is characterized by battered adobe walls, small windows on the east and south façades, modestly buttressed south corners, and north portal offset by white stucco, painted wooden members, and exposed vigas.

**Building 2: John Sloan Summer Home / Chuzo Tamotzu House (314½ Garcia Street)**

Located in the northwest corner of the property, building 2 is an L-shaped adobe oriented to the southeast and featuring a shed-roofed portal at the south and east façades offset with white stucco. The adobe residence was likely constructed in the 1920s as the summer home of artist John Sloan, and later became the residence of Japanese artist

Chuzo Tamotzu. Characteristic features of the home include adobe massing with curvilinear parapets that rise at the corners, a mixture of windows including 4/4 double hung and 6-lite casement units, and the southeast portal located in the crook of the L-shaped footprint.

**Building 3: Virginia Martin Residence (Main Residence at 314 Garcia Street)**

Building 3 was likely originally constructed as the residence of Virginia Martin, a French immigrant who resided on the property from the 1890s until it was sold to John Sloan in 1919. When Sloan purchased the property, it contained a historic house at the Garcia Street frontage and an orchard at the rear (west) end of the property. According to the historic compound survey, historic photographs of the home show a long, rectangular adobe house with brick coping, a shed-roofed portal at the front, and a picket fence. Historic maps indicate at construction date in the early 1900s, followed by a series of additions (all prior to 1958) that have resulted in its current footprint.

Architectural characteristics that define the residence include rounded stuccoed massing, curvilinear parapets that rise at the corners of the roomblocks, and white painted Territorial Revival style pedimented window trim. The majority of the windows in the residence were replaced in the late 1970s or 1980s, and an approximately 4-ft-high yard wall with high vehicular entry archway and gate and pedestrian entryway that connects with a portal on the front (east) elevation were constructed at an unknown date after 1952.

Because the east (façade #1), street-facing façade is most prominent and near the street and because this façade captures all of the character-defining features of the residence, staff recommends that this façade be designated as primary. In addition, the Board may find that the south (façade #2) façade captures a characteristic step in the parapet in addition to two small buttresses that are unique to the home and may consider this façade to be primary.

**Building 4: Garage**

Building 4 was constructed by the 1940s as a garage oriented towards Garcia Street and likely associated with the main residence at 314 Garcia Street. It retains its original bifold white painted wooden garage doors and unique exposed wooden header. The south façade is integrated into the southern yard wall for the property, and there is a storage space at the west end of the structure featuring a pedestrian door on the north façade and 8-lite awning window on the west façade. The garage exhibits characteristic curvilinear parapets that rise at the corners, which are common to other structures in the compound.

**Building 5: Former Garage**

Building 5 is referred to as a “former garage” as it appears that it was originally constructed as a garage by the 1940s and converted into a residential structure at an unknown date. The original garage entrance was located on the west façade (now filled in but header still visible). There are non-historic windows on all façades and a non-historic entry door at the south façade. The parapets of this structure mimic the curvilinear parapets of the other structures on the property but exhibit an angular quality that distinguishes them and may indicate a later addition, possibly when the garage was converted.

**Building 6: Studio**

Likely constructed by the 1940s, building 6 is referred to in the documentation provided as the “studio” but not much else is known about the use or history of this structure except that it was built and in use during the time when artist John Sloan owned and developed the compound. Its massive adobe walls and buttressed corners are characteristic, as well as the unique wooden lintels above the windows and entry door on the east façade. The south façade is integrated into the southern yard wall and exhibits a small bumped-out low, buttressed massing. The structure does not exhibit the curvilinear parapets that are characteristic of other structures in the compound.

Ms. Roach said she believed more discussion with the applicant was needed for her to clarify the difference between Building 1 and Building 6. She was concerned there was confusion on which of those became a commercial studio space for John Sloan and Chuzo Tamotzu.

**STAFF RECOMMENDATION:**

Staff recommends designating the following façades as primary, per 14-5.2(C) Designation of Significant and Contributing Structures and 14-12 Definitions:

- Building 1: north
- Building 2: south and east
- Building 3: east (#1) and possibly south (#2)
- Building 4: east
- Building 5: recommend non-contributing status due to substantial alteration
- Building 6: east

**QUESTIONS FOR STAFF**

Chair Katz confirmed with Ms. Roach that there was sufficient notice to allow changing the status.

Member Biedscheid asked to confirm that any non-historic changes were limited to the replacement of doors and windows.

Ms. Roach replied that appeared to be correct, at least for the main residence. The only non-historic alteration she was aware of apart from the window and door changes, was the enclosure of the garage, Building #5 that is potentially non-historic. They do not know the date that was enclosed and converted into a casita.

Member Biedscheid confirmed that was also true for the walls on the east facade. She asked about the wall along the south façade.

Ms. Roach had no information on that.

### **APPLICANT'S PRESENTATION**

Christopher Purvis, 222 E. Marcy, was sworn. He understood that Building 6 became a commercial gallery, and the confusion was because both have been called studios at some point. Regarding the yard wall on the south elevation, it is integrated into both of those buildings and he believed it was part of the garage building. A survey showed that building and studio 6 attached to that wall. There were no footprint changes less than 50 years old, but the garage conversion does not fit.

### **QUESTIONS FOR THE APPLICANT**

Member Guida asked for clarification of North on the plan. He was told North is to the right.

Mr. Purvis explained page 48 showed North as up but it was incorrect.

### **PUBLIC HEARING.**

Mr. Eddy, previously sworn, said he spoke on this application the first time it came up. This compound is very important because of its association with John Sloan, a well-known Santa Fe artist and its additional association with Chuzo Tamotzu. He urged the Board to status the entire compound as significant with the exception of Building #5, which has been altered. He previously pointed out that this is the last ungentrified compound on the east side of Santa Fe and as such, should be handled with care. He added he appreciated the additional information.

Ms. Beninato agreed with Mr. Eddy about the importance of the compound and its authenticity to Santa Fe history. She urged the Board to designate at least two of the façades - the south and east - not just one, on Building #3 and even for Building #4. There seemed to be contributing or significant features on at least three of the façades. She also thought it important to preserve the folding doors on the main entry into the garage.

## **BOARD DISCUSSION**

Chair Katz noted the Compound law was not yet in effect and the compound could not be given that protection. The individual structures within the compound are subject to being statused and referenced to the particular building.

He said he was confused about which houses the artists lived in.

Ms. Roach explained it was the two western most structures, potentially, Building #6 studio became a commercial space.

Member Guida remarked that the Board was in an uncomfortable position because they did not yet have the historic compound ruling. He was struggling because of the discussion last time and the comments of how "of the piece" this property is; the association with important artists; and as one of the last intact historical compounds. It also represents a moment in time in the early 20<sup>th</sup> Century Santa Fe when artists were able to live in properties like this. That added a lifestyle and cultural dimension to the property.

He said he found it hard to break the compound into individual buildings and individual facades. Some buildings are remarkable in their historical importance in their entirety. To him, the entire property holds that value. Breaking the compound into details that are important or not important, gets away from the Board's mission and preservation of significant material. That argument also extends to Building #5 and the alterations. It is very apparent the building had been converted in terms of use, but obvious what was there originally. He thought it was also remarkably intact.

Member Larson said a general guideline she uses, when she looks at the structures, in terms of preservation particularly with #5, was to think about whether the original owner would recognize the building today. She thought the answer would be yes, from the information the Board was given.

Mr. Purvis indicated the compound looks the same because the same person owned it for the last 50 years and the compound will be passed on to his family. The owner was not proposing changes to the other buildings.

Member Biedscheid inquired about a plaque on Studio 6 but Mr. Purvis had no information about it.

Member Biedscheid said she wanted to do anything possible to ensure the property eventually is designated as a historic compound. Although it was not an option at this time, she thought this a special opportunity to consider the property under a single owner.



**MOTION:** In Case #2019-001044-HDRB, 314, 314¼ and 314½ Garcia Street (Building #1), Member Biedscheid moved to designate Building #1 (John Sloan Summer Studio #1) as significant because it was occupied by nationally recognized artists John Sloan and Chuzu Tamotzu, and that the southwest corner of the property defines one of the boundaries of the compound and includes small windows, battered adobe walls, buttresses and a small portal. Member Lotz seconded the motion.

**VOTE:** The motion passed by unanimous (4-0) voice vote with Members Biedscheid, Guida, Larson, and Lotz voting in favor and none voting against.

**MOTION:** In Case #2019-001044-HDRB, 314, 314¼ and 314½ Garcia Street (Building #2), Member Guida moved to designate Building #2 as significant because of the association with internationally known artists, and that all of its façades be identified as primary. Member Larson seconded the motion.

**VOTE:** The motion passed by unanimous (4-0) voice vote with Members Biedscheid, Larson, Lotz, and Guida voting in favor and none against.

**MOTION:** In Case #2019-001044-HDRB, 314, 314¼ and 314½ Garcia Street (Building #3), Member Larson moved to designate Building #3 as significant because of its association with John Sloan and nationally significant artists, including all historic features. Member Biedscheid seconded with a friendly amendment to include the 1912 wall on the east façade, including the car arch entrance. Member Larson accepted the family amendment.

**Discussion:**

Chair Katz questioned whether the front building had the same association with the artist. His impression was the artists lived in the back building. Ms. Roach clarified it was up to the Board on how strong the association warranted significant status.

Member Biedscheid stated the HCPI referred to it being constructed as providing a sense of privacy to the compound because it was along the east facade. She thought that important for a summer retreat.

**VOTE:** The motion passed by unanimous (4-0) voice vote with Members Biedscheid, Larson, Lotz, and Guida voting in favor and none against.

**MOTION:** In Case #2019-001044-HDRB, 314, 314¼ and 314½ Garcia Street (Building #4), Member Biedscheid moved to designate Building #4, the

garage, as significant, including the southern wall that is part of the building and attached and that the building appears to be unchanged, including with respect to the retention of the original bi-fold white painted wooden doors and exposed wooden header and the south façade integration into the southern walls. Member Guida seconded the motion.

**VOTE:** The motion passed by unanimous (4-0) voice vote with Members Biedscheid, Larson, Lotz and Guida voting in favor and none against.

**MOTION:** In Case #2019-001044-HDRB, 314, 314¼ and 314½ Garcia Street (Building #5), Member Guida moved to designate Building #5 as significant because of its construction as part of the compound by the 1940s; and the intact qualities, historic details and its association with the compound and association with the two nationally recognized artists. Member Biedscheid seconded the motion adding a friendly amendment for the record: The HCPI acknowledges although the construction date may be unclear, a basis for historic was, *"based on the materials and fenestration, the buildings were most likely erected before the 1940s"*. Member Guida accepted the friendly amendment.

**VOTE:** The motion passed by unanimous (4-0) voice vote with Members Biedscheid, Larson, Lotz and Guida voting in favor and none against.

**MOTION:** In Case #2019-001044-HDRB, 314, 314¼ and 314½ Garcia Street (Building #6), Member Guida moved to designate Building #6 as significant, inclusive of the yard wall along the south property edge because of its association with the artists, architectural quality, and construction by the 1940s. Member Biedscheid seconded the motion.

**VOTE:** The motion passed by unanimous (4-0) voice vote with Members Biedscheid, Larson, Lotz and Guida voting in favor and none against.

3. **Case #2019-000988-HDRB. 314 Garcia Street.** Downtown & Eastside Historic District. Christopher Purvis, agent for Genardo Roybal, owner, proposes to construct a 360 sq. ft. addition and a 292 sq. ft. portal, replace nonhistoric windows and doors, and re-roof a contributing residential structure. (Lisa Roach)

Chair Katz asked if the applicant, due to the previous motions, would like to postpone the case.

Mr. Purvis agreed he would need to postpone but asked for discussion on the additions so he could return with exceptions that meet the Board's criteria. The proposal

included filling in the courtyard, and adding a small portal and a pear tree, and changing the windows because they are damaged.

Chair Katz said an informal discussion instead of a staff report would be fine.

Mr. Purvis explained the damaged windows would be easy to write an exception for and the kitchen was added later and does not function as a kitchen. He tried to put it in the least publicly visible location with the least possible impact on the compound. He asked for the Board's feedback.

Chair Katz said the courtyard, which is a little lower than the house, is charming, but he wondered if the kitchen could be lower. He agreed it was the least impact and not apparent as a courtyard for those driving by. He suggested the portal be as minimal as possible.

Member Guida agreed in terms of exception criteria for the windows on the back, that this proposal was minimal in terms of disturbance. He said other sensitive additions or modifications to the property were not off the table. He agreed the courtyard seemed to be a special feature and would be a shame to lose. But he would prefer, if there was another way, one more respectful of the original structure.

Member Biedscheid asked if possible, to use a portion of the courtyard to expand the kitchen and retain a portion like the external wall.

Mr. Purvis replied that would not be easy. The courtyard wall could be moved out to preserve the courtyard idea, but he wasn't sure how.

Chair Katz confirmed the proposal was to do the addition within the courtyard. He preferred that.

Ms. Roach asked the Board's thoughts on the proposed portal.

Member Biedscheid responded that seemed to be the most minimal of changes. She asked if there was evidence there was a portal there before.

Mr. Purvis indicated the building was a rectangle in 1912 that has clearly been added on, to creating the variegated pattern. He was trying mostly to continue that pattern. A building on the room, a laundry room on the southwest corner, looks like it was built and then closed in.

Ms. Roach agreed that the laundry room had been at one time, a portal.

Mr. Gemora commented that historically the home appeared to have a close connection with the trees and courtyard, or compound. The portal, although not historic, could be a reference back to a historic association with the compound and the outdoor living area.

Filling in the courtyard would be replacing the living space with a rear portal living space looking onto the same trees.

Mr. Biedscheid thought the HCPI had referred to the compound as not a traditional placita type because the front house faces the street instead of the interior of the compound. She said possibly there was no connection of the main house with the orchard and that could be something to consider.

Mr. Purvis said he knew that the applicant wanted this to connect.

Chair Katz asked if it would be wise to postpone the case until January.

Ms. Roach noted there are 12 cases on the December 10<sup>th</sup> agenda and Mr. Purvis would need a new submittal quickly to be on that.

Mr. Purvis said that was doable.

**MOTION:** In Case #2019-000988-HDRB. 314 Garcia Street, Member Guida moved to postpone until December 10, 2019. Member Biedscheid seconded the motion.

**VOTE:** The motion passed by unanimous (4-0) voice vote with Members Biedscheid, Larson, Lotz and Guida voting in favor and none voting against.

4. **Case #2019-001238-HDRB. 301 East Buena Vista Street and 647, 649, 651, 653 and 655 Webber Street.** Don Gaspar Area Historic District. Christopher Purvis, agent for EMS LLC, owner, requests a historic status review and primary façade designation, if applicable, for three non-contributing residential structures. (Carlos Gemora, cegemora@santafenm.gov, 955-6670)

Mr. Gemora presented the staff report as follows:

#### **STAFF REPORT**

The status review is requested for three detached residential buildings located on the northeast corner of East Buena Vista and Webber Street and designated noncontributing to the Don Gaspar Area historic district. Each of the buildings were built in different styles between 1912 and 1951 and are proposed to be evaluated separately. In early 2019, administrative approvals were granted for maintenance and repair including the installation of non-publicly visible HVAC units and the replacement of non-historic doors.

**Structure "A" at 301 East Buena Vista & 655 Webber Street**

The building at 301 East Buena Vista and 655 Webber Street is a two-story duplex built by 1951 out of concrete block. The building has a flat roof with a small overhang and exposed rafters. Recessed steel casement windows of various sizes and light patterns and projecting concrete sills are replicated around all four sides of the square building. At the southern front entrance facing East Buena Vista is an inset portal with metal "pipe" posts and wood corbels. To the east is a small wood porch with metal posts over a doorway. To the north are two entries into the downstairs apartment with a wood portal and metal posts. After 1982, an attached carport with pipe columns was built to the north between building 301/655 and building 653/651. The carport is in poor repair and has been partially removed.

Staff recommends upgrading the 301/655 building to a contributing status and designating the south façade as primary due to its prominence on the street and contributing features including an inset portal, inset windows, concrete sills, and a roof overhang. Staff additionally recommends the west façade which is both prominent and which conveys the two-story massing and large steel window.

Mr. Gemora asked if the Board preferred to discuss and vote independently on each, or he could read all three and discuss at the end.

Chair Katz suggested doing each building individually.

Mr. Gemora said on Structure A, staff recommends upgrading the status to contributing per 14-5.2 C and 14-12 and on that structure, the designation of the south and west façades as primary per the details of the staff report.

There were no questions for Mr. Gemora.

Mr. Purvis indicated the buildings were before the Board because they have been abandoned for a few years. The applicant needed the status to know what he can and cannot do.

**PUBLIC HEARING**

Stephanie Beninato commented on the discussion of the proposals on the previous compound. She said there should have been a public hearing component to that. Today is the 15<sup>th</sup> day from the next meeting and she thought it would have to be postponed until January. There was no way the case could be posted and noticed adequately for the December 10<sup>th</sup> meeting.

Regarding this building, she agreed with the staff report. She did not believe the compound has been under single ownership and it would not qualify for a historic compound, but it is an interesting compound.

## **BOARD DISCUSSION**

**MOTION:** In Case #2019-001238-HDRB, Structure "A" at 301 East Buena Vista & 655 Webber Street, Member Biedscheid moved to adopt staff's recommendation to designate the structure as contributing with the south and west façades as primary. Member Larson seconded the motion.

**VOTE:** The motion passed by unanimous (4-0) voice vote with Members Biedscheid, Larson, Lotz, and Guida voting in favor and none against.

### **Staff Report:**

#### **Structure "B" at 651 & 653 Webber Street**

The building at 651 & 653 Webber Street is a two-story duplex likely constructed by the 1940's out of concrete block with simplified Pueblo-Revival features. Unlike 301/655, the building has parapets and wood window trim approximately flush with exterior building walls. Second story windows appear to mostly be 8-lite wood casement windows. Some of the first story windows are wood, but the western, Webber-facing front has a metal casement window and a large picture window. On the prominent, west facing façade is a plywood portal and to the south is a wooden stairway leading up to a stucco and wood post portal over the second story entrance. Staff recommends upgrading the 651/655 building to a contributing status; recognizing a characteristic, pre-WWII simplified massing.

The western façade facing Webber Street is the building's prominent façade and is recommended to be designated primary but staff recommends excluding the disparate window styles and excluding the specific portal materials which are made out of failing plywood material and which do not convey or maintain historic integrity.

Staff recommends to upgrade Building B to contributing and designate the west façade as primary, excluding the window styles and excluding the portal materials per the staff report.

There were no questions for staff.

Mr. Purvis agreed with Mr. Gemora.

Chair Katz asked Mr. Purvis if he had a sense of whether the building had ever been commercial.

Mr. Purvis thought the plate-glass windows downstairs was similar to a grocery store window.

## **PUBLIC COMMENT**

Ms. Beninato, previously sworn, stated she agreed with the staff recommendation.

## **BOARD DISCUSSION**

Member Larson asked the Board's thoughts on the windows; to her they gave an insight into the building's history. She was not sure if the upstairs windows were recycled but thought the picture window and the front door were the same era.

Member Guida thought the wood windows upstairs in Building B are fairly original and part of the building, and if there was modification to make the lower story into a shop, that would be where that came from. The metal window on the west façade may be from the previous building because it matched a window from that structure.

Member Biedscheid thought it important to keep the detail of the plate-glass windows that tell a story of a candy shop that might have been there.

Mr. Purvis believed the door to be non-historic but agreed about the plate-glass window.

**MOTION:** In Case #2019-001238-HDRB, Structure B at 651/653 Webber Street, Member Larson moved to accept staff's recommendation designating the west façade as primary and to include the plate-glass window, exclude the other windows, the door, and portal materials. Member Lotz seconded the motion.

### **Discussion**

Mr. Gemora clarified whether all the windows styles were excluded, except for the plate-glass window, or if it included all of the windows including the plate-glass window.

Member Larson noted her intent was to include the plate-glass windows and exclude the other windows. She was open to suggestions.

Mr. Gemora asked to confirm that Member Larson's proposal was per staff's recommendation with a modification to include the plate-glass window, exclude the other windows and to exclude the door and portal materials.

Member Larson said that was correct.

Member Biedscheid asked why, if they thought the windows on the top story are original, they would exclude them. She preferred not to include

the windows on the top story and just designate the west façade as primary and exclude the portal materials and the door that were non historic.

Member Larson accepted that as a friendly amendment.

**VOTE:** The motion passed by unanimous (4-0) voice vote with Members Biedscheid, Larson, Lotz and Guida voting in favor and none against.

**Staff Report:**

**Structure "C" at 647 & 649 Webber Street**

The building at 647 & 649 Webber Street is a single-story adobe probably constructed between 1912 and 1928. Staff have limited historic information and a 1982 historic inventory provides only general contextual details. The building has character-defining undulating parapets. On the western elevation facing Webber Street is a front portal with masonry walls and columns, wood corbels, and dimensional vigas. Most window openings have projecting concrete sills and there are several 5-over-1 double hung wooden windows. 8-lite wooden casement windows also exist in some places. Staff have no documentation regarding cultural or architectural history, but it appears that changes have occurred over time. Staff especially note the framed "laundry" addition on the south elevation and the "office" room that appears to have different parapets, lower heights, and uncharacteristically extends beyond the building's frontal, western plane.

The western-most façade facing Webber Street is the building's prominent façade and includes the character-defining historic features of the building. Though the Board may ask for additional information or a Historic Cultural Properties Inventory (HCPI) if needed to make a decision, staff recommends designating the western-most façade as primary for its prominent massing, portal, and characteristic features. Staff additionally recommends designating the second western façade and connecting northern façade as primary façades because they generally convey a prominent principal and stepped-back/lower auxiliary massing characteristic of the early architectural style. Staff recommend excluding the southwest massing (laundry and office rooms) which detract from the historic frontal massing and are incompatible with original parapet undulations.

Staff recommends on the 647/649 structure be upgraded to contributing with the two western façades and the connecting northern façade designated as primary; recommends excluding the south/west massing per the details of the staff report.

Member Biedscheid asked on the façade recommendation, if the referral to the two western facades is the one that includes the portal; and if that extended to the window outside the portal and excludes the mass beyond that.



Mr. Gemora clarified that the western façade includes the southwest addition with the lower parapets and the window next to the front portal and includes everything underneath the front portal. Staff, in this situation, recommends excluding the southwest addition from that western façade.

Mr. Purvis agreed with Mr. Gemora.

**MOTION:** In Case #2019-001238-HDRB, Building C, 647/649 Webber Street, Member Guida moved to accept staff's recommendation to designate the building as contributing and designate primary façades as follows: designate the principle western façade as primary, as well as what staff is calling the connecting northern façade; and per staff recommendation to exclude the southwest massing and the northeast addition, contrary to staff's recommendation. Member Larson seconded.

**Discussion:**

Member Biedscheid asked about the exclusion of the other western façade.

Member Guida explained, similar to the southwest massing it is not as integral to the building itself. The windows and doors do not match, it is an obvious addition but does not have the qualities of the principal contributing building.

Member Biedscheid requested a friendly amendment to document for the record that the portal has unique corbels, that seem special enough to deliberately preserve.

Member Larson requested a friendly amendment to specify the vigas as also very distinctive and characteristic.

Member Guida accepted both friendly amendments.

**VOTE:** The motion passed by unanimous (4-0) voice vote with Members Biedscheid, Larson, Lotz and Guida voting in favor and none against.

5. **Case #2019-001211-HDRB. 1517 1/2 Canyon Road.** Downtown & Eastside Historic District. Alan Watson, agent/owner, proposes construct a 250 sq. ft. portal and utility room and change windows on a non-contributing residential structure. (Lisa Roach)

Ms. Roach presented the staff report as follows:

**STAFF REPORT:**

1517 ½ Canyon Road is an approximately 1200 square foot free standing guesthouse located to the north (rear) of the main residence at 1517 Canyon Road. Both structures are listed as noncontributing to the Downtown and Eastside Historic District. According to city records, a portion of the main residence dates to 1890-1910, with additions in 1936, 1945-50, 1979-80, and an extensive remodel in 1993. The guesthouse was constructed in the 1930s, extensively enlarged in 1977, and a breezeway added in 2015 to connect with the main residence.

Now the applicant proposes the following exterior alterations to the guesthouse:

- 1) Remove windows on the south façade, which includes six 48"x 76" window units. Frame, insulate, sheath, and stucco the wall in El Rey "Adobe", and install two new double-hung 48" x 60" windows. New windows will be Pella "Watson Blue" aluminum clad 6/6 simulated divided lite units.
- 2) Construct a 208 square foot wooden deck on the north façade. Maximum height above grade will be 2'6" at the north façade of the guesthouse. Wooden decking will be finished with a clear UV blocking oil.
- 3) Install a new exterior door at the north façade to provide access to the proposed deck. The new door will be painted Pella "Watson Blue" and will have 4-lite fenestration over two raised panels.
- 4) Install two 14" tubular skylights, which will not be publicly visible.
- 5) Install an exterior sconce at the north façade near the new exterior door.

**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 Districts, and 14-5.2(E) Downtown and Eastside Design Standards.

**QUESTIONS FOR STAFF**

Member Guida asked when the guesthouse and the greenhouse portion was built.

Ms. Roach explained it was built in the 1930s but was extensively enlarged in 1977 and a breezeway was added to connect the main residence in 2015. She thought it logical the greenhouse portion would have been built in the 1970s.

## **APPLICANT'S PRESENTATION**

Allen Watson, 1517 Canyon Road, was sworn. He explained he had a paint formula from that time and was able to reproduce the color accurately. The case was simple; to convert a greenhouse that did not function and did not work as a heating device, into a closet for an existing bedroom and a small study. A new door out of the north side of the building would allow access to a wooden deck on the north side.

## **QUESTIONS FOR THE APPLICANT**

Member Guida confirmed that the greenhouse did not work as a solar space because the front house blocked the light.

## **PUBLIC HEARING.**

There were no comments from the public, therefore, Chair Katz closed the public hearing.

## **BOARD DISCUSSION**

Member Guida acknowledged this was outside of 50 years and that the southern elevation concept of a solar/greenhouse was not working. He said the idea of incorporating passive solar design strategies into existing properties would soon get to the point where the look is historic. That will go away as a consequence of the requested change. He wanted to acknowledge that this is an important part of the community's history.

Member Lotz commented that he thought Mr. Watson was making a good choice.

Chair Katz appreciated the explanation of what obviously is a negative factor now.

Mr. Watson replied they had installed solar panels on the main house which were a success. He has not paid for electricity since they were installed 8 years ago and receives a check 4 times a year from PNM. The system will be paid for within 3 years, due to tax credits. He explored installing solar panels for the guesthouse but could not find a place for the panels that was not publicly visible.

**MOTION:** In Case #2019-001211 at 1517 1/2 Half Canyon Rd., Member Biedscheid moved to approve the project as proposed. Member Larson seconded the motion.

**VOTE:** The motion passed by unanimous (4-0) voice vote with Members Biedscheid, Larson, Lotz, and Guida voting in favor and none against.

Mr. Watson said he has appeared before the Board since 1977 and impressed with their thoughtfulness and care in which they deal with cases. He thanked them for their service.

6. **Case #2019-000919-HDRB. 1149 Camino San Acacio.** Downtown & Eastside Historic District. Will McDonald, agent for William and Michele Johnson, owners, proposes to demolish a portion of massing and construct a new exterior wall on a non-contributing residential structure. (Lisa Roach)

Ms. Roach presented the staff report as follows:

**STAFF REPORT:**

1149 Camino San Acacio is a property with multiple structures located in the Downtown and Eastside Historic District. The property includes a main residence, an attached wing comprised of multiple shed structures, two free-standing accessory dwellings, and a small storage shed. The 0.33-acre lot was purchased by Pablo Tafoya in the 1950s, and the buildings were constructed in a vernacular manner. This application concerns only the non-contributing wing of multiple shed structures, referred to here as Building C.

**Building C (Composite Wing):** Building C is attached to Building A and is comprised of two formerly free-standing adobe rooms, at the north and south ends, and connected by CMU masonry infill constructed by Pablo Tafoya in the 1960s-1970s. The composite structure was used at various times to house dwelling rooms, a workshop, and animal pens. A breezeway between Building A and Building C was infilled in the 1960s-70s, creating a sunroom. The structure is listed as noncontributing; however, the HDRB designated the south façade as primary in Case H-17-075. Staff recommends that the HDRB may need to reconsider this decision at some point, as it is inconsistent with Section 14-5.2, in that only contributing and significant structures have primary façades. *For the record for the record the Board does not need to address that this evening.*

The applicants purchased the property recently and met with staff in February of this year to discuss possible modifications to the structures in order to make them habitable and to bring them into compliance with the minimum maintenance requirements of the Historic Districts ordinance. In April of this year, staff issued an administrative approval to re-roof Building B (Adelita's House), to replace the west portal of Building A (Tafoya House) exactly in-kind due to structural instability and safety concerns, to replace five non-historic metal windows on Building A with new aluminum-clad simulated divided lite windows in a custom blue to match the historic windows of the home and with opening dimensions that

match historic opening dimensions, and to repair and repaint historic windows and doors on Building A.

In October of this year, the applicants received HDRB approval to construct an addition at Building B (Adelita's House), with the condition that the applicants come forward with an application for retroactive approval of unpermitted demolition of a portion of Building C and construction of a new exterior wall at that structure. Now the applicants present this application, to include the following items:

- 1) Demolish the northernmost workshop/storage room and portal, a portion of the middle workshop, and a corridor that ran along the east side of building C, totaling approximately 465 square feet.
- 2) Construct a new exterior wall along the east façade of the former middle workshop. The new exterior wall is of frame construction and includes a new pair of 18-lite sliding doors and a 4-lite salvaged casement window.
- 3) Stucco the new exterior wall in cementitious El Rey "Buckskin."

**STAFF RECOMMENDATION:**

Although the applicant proceeded with the proposed project without a permit and therefore was unable to provide documentation of structural stability, the structure clearly does not have historic or architectural significance. Staff recommends approval of the proposed project and finds that the application complies with Section 14-3.14 Demolition of Historic or Landmark Structure, Section 14-5.2(D) Design Standards for all Historic Districts, and 14-5.2(E) Downtown and Eastside Design Standards.

**QUESTIONS FOR STAFF**

There were none.

**APPLICANT'S PRESENTATION**

Mr. McDonald, previously sworn, acknowledged that demolition was done without permission. He talked with Ms. Roach who told him the Board would need to approve the project, even though non-contributing, because of the effect on massing.

**QUESTIONS FOR THE APPLICANT**

Chair Katz noted that the demolition would have a positive effect on the massing.

## **PUBLIC HEARING.**

Ms. Beninato said she was astonished because the project architect knew the demolition was not supposed to occur and that happened anyway. She felt that people should take responsibility for what they do, and this seemed to disregard the process.

Mr. McDonald responded as the architect. He had informed his clients they were required to go to the Board, but they instructed the builder to take the building down.

## **BOARD DISCUSSION**

Member Guida said there are many players and the architect does not control everything that happens on the job site. He suggested it wise for owners, architects, and builders alike to follow the rules. He wasn't sure the massing was better, but thought the demolition was prompted by the view from the kitchen window.

Mr. McDonald agreed it did have to do with the views.

Member Guida noted the east elevation had a sliding door and window installed that was vinyl or painted white metal. He asked if that was proposed for the final.

Mr. McDonald explained the owner got the old doors and window just to serve for the moment but would eventually renovate. The owner wants to renovate the main house first and then Building D, but they are open to the Board's requests.

Member Guida asked Ms. Roach about rules for windows and doors.

Ms. Roach explained the rules are very minimal. The window and door are not publicly visible, so they do not require divided lites, etc. And, because this is noncontributing there is no requirement to retain historic materials.

Member Biedscheid asked if the south façade of Building C, designated as primary, was still there.

Ms. Roach replied it is and a portion could be seen at the bottom right of the drawing and in the photographs.

Member Biedscheid asked if the wall was the same as referenced in the HCPI report that suggested the south end of Building C be attached to Building A and treated as contributing.

Mr. McDonald replied it was the same.

Ms. Roach added it is difficult to regulate if one wall of an attached structure is designated as part of one structure but not the other; it is confusing. Part of the trouble is looking at two attached structures as two separate structures rather than one large structure. The rules are written to view them as one.

Member Biedscheid thought there was some logic behind the earlier decision, but agreed it was confusing. She voiced concern that the demolition happened without a permit. The use of any available doors and windows as a temporary solution indicated a lack of appreciation for the property. She thought the owners were reckless in their care and treatment of the property and buildings it deserved. She said she hoped they would more deliberately manage that in the future.

Mr. McDonald understood her concern. He noted that the west portal of the main house had been administratively approved. They replaced some columns and a couple of vigas, but specific corbels were maintained that he thought indicate the owner's sincerity for caring for the historic building.

Member Biedscheid agreed she had seen the portal and it was nicely done.

**MOTION:** In Case #2019-000919-HDRB, 1149 Camino San Acacio, Member Biedscheid moved to approve retroactively the demolition of parts of Building C as recommended by staff, including the replacement of the north end of the east wall and stuccoing, and the door and window. Member Larson seconded the motion.

Mr. Gemora asked for clarification that the motion included the demolition, the new wall, and the door and window and stuccoing. Member Biedscheid said yes.

**VOTE:** The motion passed by majority (4-0) voice vote with Members Biedscheid, Larson, Lotz, and Chair Katz voting in favor and Member Guida abstaining from the vote.

Ms. Roach reminded the applicant he would need to obtain a retroactive demolition permit as well.

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

There were none.

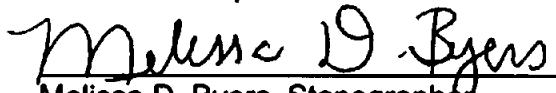
#### **I. ADJOURNMENT**

Chair Katz adjourned the meeting at approximately 7:30 p.m.

Approved by:

  
\_\_\_\_\_  
Frank Katz, Vice-Chair

Submitted by:

  
\_\_\_\_\_  
Melissa D. Byers, Stenographer  
For Byers Organizational Support Services