



Agenda

HISTORIC DISTRICTS REVIEW BOARD FIELD TRIP

TUESDAY, January 28, 2020 at 12:00 NOON

HISTORIC PRESERVATION DIVISION, 1st FLOOR CITY HALL

HISTORIC DISTRICTS REVIEW BOARD HEARING

TUESDAY, January 28, 2020 at 5:30 P.M.

CITY COUNCIL CHAMBERS

SECOND AMENDED

CALL TO ORDER

- A. ROLL CALL
- B. APPROVAL OF AGENDA
- C. APPROVAL OF MINUTES: January 2, 2020 and January 14, 2020
- D. FINDINGS OF FACT & CONCLUSIONS OF LAW

Case #2019-000988-HDRB, 314 Garcia Street.

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

Case #2019-001516-HDRB, 330 Otero Street.

Case #2019-1515-HDRB, 540 Garcia Street.

Case #2019-001508-HDRB, 830 Acequia Madre.

Case #2019-001461-HDRB, 901 Galisteo Street.

Case #2019-001517-HDRB, 1303 Camino Corrales.

Case #2019-001296-HDRB, 407 Camino del Monte Sol & 902 Acequia Madre.

Case #2019-001302-HDRB, 523 East Alameda Street.

Case #2019-001519-HDRB, 1369 Cerro Gordo Road.

Case #2019-001332-HDRB, 540 Garcia Street.

Case #2019-001488-HDRB, 1404 Cerro Gordo Road Unit E.

Case #2019-001412-HDRB, 1678 Cerro Gordo Road.

Case #2019-001514-HDRB, 127 East Santa Fe Avenue.

E. BUSINESS FROM THE FLOOR

F. COMMUNICATIONS

G. ACTION ITEMS

1. Case #2019-001203-HDRB, 125 Romero Street. Westside-Guadalupe Historic District. Stephanie Beninato, agent for WM Lauren LLC, owner, proposes a 15 sq. ft. addition, two 22 sq. ft. door overhangs, to replace windows and doors, to enclose and create window and door openings, to replace a wood fence with a concrete wall and gates to a height of 57", to install mechanical equipment shielded by coyote fencing, a skylight, exterior lighting, and to restucco the existing building. An exception is requested to place an addition on a primary façade, per Section 14-5.2(D)(2)(c) (Carlos Gemora, cegemora@santafenm.gov, 955-6670)
2. Case #2019-001524-HDRB, 340 Delgado Street. Downtown and Eastside Historic District. McDowell Fine Homes, owner, proposes to amend a previous approval to remodel a contributing residence by retaining an original yardwall gate, moving an approved addition to the garage structure to the south, and constructing a new addition to the north side of the residence. An exception is requested to place an addition within 10 feet of a primary façade, per Section 14-5.2(D)(2)(d). (Lisa Roach, lroach@santafenm.gov, 955-6657)
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6. Case #2019-001406-HDRB, 1598 Cerro Gordo Road. Downtown and Eastside Historic District. Aaron R. Borrego, owner, proposes a 528 sq. ft. garage addition, re-stuccoing, window and door replacement, additional windows and new deck on a non-contributing residential Structure. (Daniel Schwab, dnswab@santafenm.gov, 955-6660)
7. Case #2019-001551-HDRB, 506 San Antonio Street. Downtown and Eastside Historic District. Christopher Purvis, agent for Donald L. Smith, owner, proposes a 2780 sq. ft. addition, a remodel, repainting of window and door trim, a security gate and re-stuccoing a non-contributing residential structure. (Daniel Schwab)
8. Case #2019-001553-HDRB, 1292 Lejano Lane. Downtown and Eastside Historic District. Thomas Hughes, agent for Linda Carey, owner, proposes 3,684 sq. ft. new single-family residence. (Daniel Schwab)

H. MATTERS FROM THE BOARD

I. ADJOURNMENT

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RECEIVED AT THE CITY CLERK'S OFFICE

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TIME: 11:12 AM



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

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9. Case #2019-001581-HDRB, 534 ½ Hillside Avenue. Downtown and Eastside Historic District. Michael Sandrin, owner, requests an historic status review of a non-contributing residential structure. (Daniel Schwab)
10. Case #2019-001552-HDRB, 534 ½ Hillside Avenue. Downtown and Eastside Historic District. Michael Sandrin, owner, proposes to remodel a non-contributing residential structure by replacing windows and doors, remodel portal, and repair roofing and stucco. (Daniel Schwab)

II. MATTERS FROM THE BOARD

I. ADJOURNMENT

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RECEIVED AT THE CITY CLERK'S OFFICE

DATE: January 14, 2020

TIME: 12:09 PM

SUMMARY INDEX
HISTORIC DISTRICTS REVIEW BOARD
JANUARY 28, 2020

<u>ITEM</u>	<u>ACTION TAKEN</u>	<u>PAGE(S)</u>
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A. Roll Call	Quorum Present	1
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C. Approval of Minutes		
January 2, 2020	Approved as Amended	2
January 14, 2020	Approved as Amended	2-3
D. Findings of Fact & Conclusions of Law	Approved, Except for Cases #s: 2019-001516;2019-001302; 2019-001332; 2019-001488	3-4
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F. Communications	None	
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1. Case #2019-001203-HDRB 125 Romero Street.	Approved with Conditions	5-11
2. Case #2019-001524-HDRB 340 Delgado Street	Approved with Conditions	11-18
3. Case #2019-001094-HDRB 110 South Armijo Lane	Remain Noncontributing	18-19
4. Case #2019-001091-HDRB 10 South Armijo Lane	Approved with Amendment	20-23
5. Case #2019-001214-HDRB 303J & 331A East Alameda	Approved with Condition	23-28
6. Case #2019-001406-HDRB 1598 Cerro Gordo Road	Approve	28-29

7.	Case #2019-001551-HDRB 506 San Antonio Street	Approved with Condition	29-32
8.	Case #2019-001553-HDRB 1292 Lejano Lane	Postponed	32-44
H.	Matters from the Board	Comments	44
I.	Adjournment	Adjourned at 8:45 p.m.	44

**MINUTES OF THE CITY OF SANTA FE
HISTORIC DISTRICTS REVIEW BOARD
JANUARY 28, 2020**

CALL TO ORDER

A regular meeting of the City of Santa Fe Historic Districts Review Board was called to order by Cecilia Rios, Chair, on the above date at approximately 5:30 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:

Ms. Cecilia Rios, Chairwoman
Mr. Frank Katz, Vice Chair
Ms. Jennifer Biedscheid
Mr. Anthony Guida
Ms. Flynn G. Larson
Mr. Buddy Roybal

MEMBERS EXCUSED:

One Vacancy

OTHERS PRESENT:

Mr. Carlos Gemora, Senior Planner
Ms. Lisa Roach, Planner Manager
Ms. Sally Paez, 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 Roybal moved, seconded by Member Guida, to approve the agenda.

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

C. APPROVAL OF MINUTES:

1) January 2, 2020

Member Biedscheid requested that the following amendments be made to the minutes:

- On page 3, end of 2nd paragraph the second to last sentence starts "Everything is color-coded". It should read "Nothing is color coated."
- On page 3, the middle of the third paragraph, amend the sentence that reads: "Also, of concern was the placement of the Vladem signage and that has been addressed." The sentence should read: "Also, of concern was the placement of the Vladem signage on the new portion of the building, and that has been addressed."
- On page 3, middle of the third paragraph, amend the sentence that reads: "Characteristics of the current building that were valued by the public included two carved signs from the State archives era that will be maintained inside the museum." The sentence should read: "Characteristics of the current building that were valued by the public included two carved signs from the State archives era that will be maintained inside the museum, according to the museum representative."

MOTION: Member Biedscheid moved, seconded by Member Larson to approve the Minutes of January 2, 2020, as amended.

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

2) January 14, 2020

Chair Rios requested that an amendment be made on page 9, under Questions for Staff, the third paragraph down, should read: "*Chair Rios asked to confirm this is a two-story home and the second story would not increase in height.*"

MOTION: Member Katz moved, seconded by Member Larson to approve the Minutes of January 14, 2020, as amended.

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

D. FINDINGS OF FACT AND CONCLUSIONS OF LAW

Case #2019-000988-HDRB. 314 Garcia Street.
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Case #2019-001508-HDRB. 830 Acequia Madre.
Case #2019-001412-HDRB. 1678 Cerro Gordo Road.
Case #2019-001461-HDRB. 901 Galisteo Street.
Case #2019-001514-HDRB. 127 East Santa Fe Avenue.
Case #2019-001517-HDRB. 1303 Camino Corrales.
Case #2019-001296-HDRB. 407 Camino del Monte Sol & 902 Acequia Madre.

Member Katz said Case #2019-001302-HDRB, 523 East Alameda Street, has no finding about the exception. The Board did not grant the exception for the carport to come out of the primary façade, they granted it within 10 feet of the primary façade as long as it was set back two feet.

He continued with Case #2019-001516-HDRB, 330 Otero Street, findings state the Board found the principal structure met the criteria for contributing based on the staff report. He was concerned because staff recommended against contributing and the Board might want findings that justify the contributing status.

Member Katz noted Case #2019-001332-HDRB, 540 Garcia Street the discussion of the background contained nothing about the client's request. He said it would help to include that at the beginning of the list, so the applicant's request is clear.

On Case #2019-001488-HDRB, 1404 Cerro Gordo Road Unit E., the Upaya Center, Finding 17 states *all applicable requirements for board approval for demolition is herein described and have been met.* There is nothing in the findings that confirms what the applicant wants to build is okay.

Ms. Paez explained she had not reviewed the drafts but will review them and revise. She explained that the volume of cases from the last hearing and the time

limitations may have precluded these from meeting the Board's standard. She will fix the four cases. She recommended the motion exclude them from the approved findings.

Ms. Roach clarified there are two findings for Garcia Street. Member Katz referenced Case #2019-001332-HDRB Garcia Street status review.

Mr. Gemora added also not included was Findings of Fact for #2019-001514, at 127 E. Santa Fe Avenue because the case had been postponed.

MOTION: Member Katz moved to approve the Findings and Conclusions of Law, with the exception of Case #2019-001516 HDRB, 330 Otero Street; Case #2019-001302-HDRB, 523 E. Alameda; Case #2019-001332-HDRB, 540 Garcia Street; Case #2019-001488-HDRB, 1404 Cerro Gordo Rd., Unit. E.; as well as Case #2019-00514-HDRB, 127 E. Santa Fe Ave., omitted because it was postponed. Member Larson seconded the motion.

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

E. BUSINESS FROM THE FLOOR

Stephanie Beninato said at the last meeting she spoke in support on the pergola request at 901 Galisteo. Her neighbor told her the pergola was very visible from the street and if she had known that at the time she would not have spoken in support. The view has the character of the street and the pergola is not traditional. It would be better behind the house.

Ms. Beninato also wanted the Board to be aware of the unequal enforcement in historic zones. A wall at 781 Don Cubero was red tagged but 616 ½ Galisteo was never red tagged despite reports that a portal was going up, then it was coming down, then was going back up. Months later the City is just negotiating with the owners. The house at 616 ½ Galisteo was a demolition by neglect and they had no plans, no permit, and no inspections. Mr. McDowell on Delgado, had to bring in plans, get approvals and inspections and bring everything up to code. She asked why there are two different approaches to demolition by neglect. She said she wasn't expecting a response but wanted to bring it to the Board's attention and the Board should discuss that with staff.

F. COMMUNICATIONS

There were none.

G. ACTION ITEMS

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

1. **Case #2019-001203-HDRB. 125 Romero Street.** Westside-Guadalupe Historic District. Stephanie Beninato, agent for WM Lauren LLC, owner, proposes a 15 sq. ft. addition, two 22 sq. ft. door overhangs, to replace windows and doors, to enclose and create window and door openings, to replace a wood fence with a concrete wall and gates to a height of 57", to install mechanical equipment shielded by coyote fencing, a skylight, exterior lighting, and to restucco the existing building. An exception is requested to place an addition on a primary façade, per Section 14-5.2(D)(2)(c) (Carlos Gemora, cegemora@santafenm.gov, 955-6670)

Related to this case is a photograph of 131 Romero Street is attached as Exhibit "1"; and a photograph of 134 Romero Street is attached as Exhibit "2".

Mr. Gemora presented the staff report as follows:

STAFF REPORT:

125 Romero Street is a 635 sq. ft. residential building with simplified Spanish-Pueblo Revival and vernacular features originally built in the 1930's and with a footprint extant since 1951. In December of 2019 the Board designated the front, street-facing west façade and the side, south façade as primary (#1 & #8 on façade map)(Case 2019-1239). The board recognized the original, humble massing, the window and door openings, and the presence of concrete sills, but excluded the infilled window/door features and the existing stucco.

In December of 2019 the applicant also proposed changes including new windows, lintels, walls, gates, roof overhangs, and an addition. Due to the contributing status and primary façades, the requested changes were postponed with design suggestions given by the Board.

The applicant proposes the following changes:

1. Replace all windows with new, aluminum clad, divided-lite windows with similar rough opening sizes as original fenestrations. One window on the north elevation will be infilled. Windows will be colored "black sable" with matching trim. Windows will be recessed at least 1" from the stucco. Window changes on primary façades will not need an exception.

2. Repair concrete sills so that they will result in an approximate 2½" projection from the stucco, 3½" height, and approximately 6" wider than adjacent windows.
3. Replace doors with divided and non-divided-lite doors painted to match the "black sable" trim and windows. Install a new French door on the eastern (rear) elevation.
4. Install roof overhangs over the existing front and rear doorways. Overhangs will be approximately 7' wide and project from the façade 3'. The roof will have a Spanish "barrel" tile roof. Supports will be painted to match windows and trim.
 - a. The front, western doorway is a primary façade and an exception is required to allow an addition to a primary façade.
 - b. The rear, eastern doorway is not a primary façade and no exception is required.
5. Construct a 15 sq. ft. addition to infill the northeastern corner. Addition will match the height and stucco finish of the house.
6. At the front of the property against the street is a wire and wood-picket fence with wide spacing. The applicant proposes to replace the existing fence with a concrete wall built to a maximum height of 58" and 65" high pilasters. The applicant proposes to install two metal gates with an open grid pattern and rust finish.
7. Set back from the front, west façade, the applicant proposes mechanical equipment shielded by a 6' high coyote fence. The coyote fence would have vertical latillas of varying heights facing the street.
8. The historic addition has parapets on three sides to match the original massing and an overhanging roof to the rear. The applicant proposes to replace the roof overhang with a parapet walls to match the adjacent parapet heights (approximately 11'4" above finished grade).
9. Replace or install canales painted to match black window and trim color.
10. Restucco the building with El Rey acrylic/elastomeric "Moonstone" stucco (light earthtone color).
11. Replace the existing roof and install non-publicly-visible skylights shielded by parapets.
12. Install rectangular light fixtures with a rust finish.

STAFF RECOMMENDATION:

Staff defers a recommendation to the Board determining whether the exception criteria has been met to place an addition on a primary façade (Item 3a), specifically whether the addition would damage the character of the district. Otherwise, staff recommends approval of the proposed project and find that the application complies with Section 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(I) Westside-Guadalupe Historic District.

QUESTIONS FOR STAFF

Chair Rios asked Mr. Gemora if he thought the contributing status will remain with the proposed changes.

Mr. Gemora deferred the question to the Board, noting staff originally recommended noncontributing status. If the Board felt the simplistic massing of the house was characteristic and contributing should remain. He added the Board didn't want additions to a façade at times, because it could take away from the simplistic massing. Other times they have allowed conditions on the front. That is up to the Board to determine and is a case by case decision.

Chair Rios noted the house is presently yellow. She asked if anything was known about the history of the color on this particular house.

Mr. Gemora did not know but thought the applicant might. The applicant had some work done to determine what was behind the stucco and may remember if there had been other coats of color. Historically, this district was more pastel colors, but earth tone colors are allowed, and a lot of the district has morphed into earth tones.

Chair Rios asked the name of the light earth tone color proposed.

Mr. Gemora recalled only that the color swatch is light.

Member Katz vaguely recalled the eyebrows were unsupported because the portals were only limited to 30 inches. He asked to confirm if that was the rule.

Ms. Roach thought the rule applies in the Downtown Historic Standards but didn't here. She offered to verify that.

Member Biedscheid asked to confirm for the record that Item #1, the window changes on the primary façades do not need an exception, because they are not historic.

Mr. Gemora replied that is correct that changing out the windows would not require an exception. The windows existing on the west elevation are not original historic windows and are all excluded from the primary designation. The existing opening is partially infilled

by wood trim. The Board preserved original stucco opening sizes, but not the infilled wood or window materials.

APPLICANT'S PRESENTATION

Stephanie Beninato at PO Box 1601 Santa Fe was sworn. She stood for questions.

Chair Rios asked if Ms. Beninato had anything to add to staff's report.

Ms. Beninato said they were asked to see drawings of the current windows and openings and if there are exposed lintels. Historically, there are no exposed lintels - there is one that is 5" high on top and bottom which fills in a 58" high window. That makes it 48 inches, the same as on the side filled in. The owner plans to expand to the original opening of 58" high by 50½" - or the actual width. The north and west windows are the same size as on the 1930 part of the building. The south side has smaller windows filled in and made into sliders 24 x 24. Those will be made 28" high x 24", the original opening size. Openings of the other windows on the 1950s part of the house were not changed.

The owner had the drawings redone to reflect the Board's comments on the wall. There are only pilasters at the front gate, none on the corners or the gate coming from the parking area. The wall will not touch the primary façade and does not need an exception. The only exception requested by the owner is for the eyebrow overhang. The streetscape on Romero Street has more than one house with that type of overhang.

Ms. Beninato passed out photographs of houses on Romero Street. She said the owner didn't think the overhang would interfere with the streetscape and in fact, thought it would make it more harmonious. The owner is trying to address the hardship with the overhang. There will never be an attached garage, and people are exposed to the weather as well as rain or snow will come inside when the door is opened.

QUESTIONS FOR THE APPLICANT

Chair Rios asked the width and depth of the overhang.

Mr. Gemora said the proposed overhang is about 3 feet deep and 6'9" wide.

Ms. Beninato said she hasn't measured it and would accept Mr. Gemora's measurements. She thought it could be reduced slightly if necessary. The owner had tried to be compatible with the dimensions of the streetscape.

Ms. Beninato showed the proposed earth tone color for the stucco.

Chair Rios confirmed the light fixture shown was the one proposed.

Member Guida noted discrepancies for changes described in writing versus the drawings. Item #1 text states *replace all windows with new aluminum clad divided lite windows with similar rough opening sizes*. His concern was mostly the primaries on the west elevation and the south. The south shows divided lite, fixed glass windows on each side of the fireplace. The west elevation windows are twin, single hung - not divided lites.

Ms. Beninato stated they are non-divided-lites and are mold and look like a single unit and the owner thought it gives the impression of divided lites. Historically there is nothing that says there were divided lites and he didn't want them.

Member Guida agreed it looks better and wanted to clarify that for the motion. He noted the other small discrepancy on page 24 of the proposed window detail. Item #2 mentions the repair of concrete sills and the detail says *stuccoed concrete sill projects 2 1/2 inches*. He wanted to be clear they were not "stuccoing the sills".

Ms. Beninato confirmed it will be concrete and the only difference is they will be slightly wider than the Historic to help move water away from the window.

Member Guida noted the width of the eyebrows in the drawing did not appear to be more than 6 feet. He said he was struggling with the description of 7 feet.

Ms. Beninato said that is what the owner intends.

Member Guida appreciated that the wall had been simplified and Ms. Beninato had mentioned there are no pilasters at the corner. He asked to confirm they will not be raised. The drawing has a 1 foot 4-inch-wide pilaster at each end of the wall on the west elevation and the side elevation on the north. He asked to confirm that was proposed.

Ms. Beninato referred to the plans on page 6 noting there is not a pilaster on the northeast corner of the yardwall. She thought it was a reinforced corner, not a pilaster and there is no intention to have a pilaster there. The wall just gets thicker at the corners.

Mr. Gemora noted the front overhang measures 6'6"-6'7" but the site plan shows 6'9" and both drawings are in the 6'6"-6'9" width.

Member Roybal asked to clarify the color of the Spanish tile.

Ms. Beninato showed the color sample.

Mr. Gemora classified the color for the record as similar to red tile with a burnished antique element - not a bright red.

Chair Rios asked to confirm the height of the wall in front of the house was 4ft. 10 inches. Mr. Gemora clarified it was approximately 4'9".

Member Biedscheid noted that walls in the neighborhood in general are simple and low. She asked if removing some of the pilasters at the front gate and blending more into the wall was considered. She felt that would mimic the parapet treatment.

Ms. Beninato said the Board could make that motion, but the owner made the changes requested by the Board. The pilasters at the front entrance/gate are allowed. She wasn't sure how the owner would feel about removing them because the house already has so few details.

Member Biedscheid said she would let other Board members address that. She didn't see any ornate walls in the neighborhood.

Ms. Beninato referred to the wall of the house across the street. She said she loved the curved aspect and it doesn't have pilasters but is not a straight wall either.

Chair Rios thought Member Biedscheid made a good point. The houses on the west side are simple vernacular homes and most do not have walls. They have simple low fences and over the years there has been a lot of transformations. She thought people buying homes in that area want the flavor seen throughout Santa Fe and the Eastside.

Ms. Beninato posted a photo of a wall with some detail higher than the rest of the wall. She said the owner liked that detail and was willing to give in on two, but would want to keep the pilasters. She didn't think he would appeal if he couldn't keep them.

PUBLIC HEARING.

No one from the public addressed the Board.

BOARD DISCUSSION

MOTION: In Case #2019-001203-HDRB, 125 Romero Street, Member Guida moved to approve the project as submitted with the following conditions:

- Item #1, to note that both divided and non-divided lite windows are being done per the drawings;
- Item #2, sills would not be covered by stucco;
- Item #4, the dimension of the roof overhang is 6'6" wide to 7 feet and the exception criteria had been met on #4; and

- Item #6, clarify that there are not pilasters at the corner of the proposed yard wall; it will be reinforced or thickened, and the same detail would be applied at all the gates, and not be taller.

Otherwise all items and conditions #1-12 are approved per the staff recommendation.

Mr. Gemora asked for clarification. The staff report was not clear if the applicant had met the first criteria: *the proposal would not damage the character of the district*. He asked if the Board wanted to provide guidance for the Findings of Fact if they agreed with staff's determinations.

Member Guida said he agreed with the staff's response that it does not damage the character of the street.

Member Biedscheid seconded the motion and added a friendly amendment to exception criteria #1; the determination was because that detail is seen on several houses on Romero Street and fits into the existing streetscape.

Member Guida accepted the amendment as friendly.

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

2. **Case #2019-001524-HDRB. 340 Delgado Street.** Downtown and Eastside Historic District. McDowell Fine Homes, owner, proposes to amend a previous approval to remodel a contributing residence by retaining an original yardwall gate, moving an approved addition to the garage structure to the south, and constructing a new addition to the north side of the residence. An exception is requested to place an addition within 10 feet of a primary façade, per Section 14-5.2(D)(2)(d). (Lisa Roach, lxroach@santafenm.gov, 955-6657)

Ms. Roach presented the Staff report as follows:

STAFF REPORT:

340 Delgado Street is an approximately 2,240 square foot Spanish Pueblo Revival style single family home located in the Downtown and Eastside Historic District. The home was constructed sometime between 1935 and 1945. The rear portal, at the west elevation, was enclosed at an unknown non-historic date, and adjacent to the enclosed portal on the west elevation is a non-historic greenhouse addition. A historic detached two-car

garage is located to the north of the house, and historic yard walls and gates line the perimeter of the property. According to the staff report from the 2017 historic status review of the property, defining characteristics of the home include the L-shaped front portal on the east elevation with its tapered log posts, key-notched beams, and decorative corbels. In addition, the footprint of the home is largely intact aside from the two non-historic additions on the rear/west elevation, and there have been few window and door changes. The garage structure appears to be original to the home and retains its original footprint as well. On March 28, 2017, the HDRB designated both structures contributing to the Downtown and Eastside Historic District. The façades that comprise the east and south elevations of the residence were designated as primary, and the east and south façades of the garage structure were also designated as primary. In addition, the HDRB designated the north and east segments of the yard wall as contributing structures.

In 2017, the former owner of the home received approval from the HDRB (Case H-17-027B) to remodel the home and garage. At some point during construction of this project, the previous owner and the contractor parted ways, and the project came to a halt, with the roof open to the elements, causing severe damage to the home. In September of 2019, a new owner purchased the property and received approval from the HDRB to repair the damage and to remodel the home, including window and door replacement, re-roofing, adding insulation and re-stuccoing, adding portals on the west elevation, adding chimneys, replacing exterior lighting and garage door, constructing a mudroom addition on the garage, and reconfiguring the front yard wall and gates. At this hearing, the board postponed action on a proposed addition to the east primary façade of the main residence, which would have connected the residence to the garage/mudroom addition.

Now, the applicant returns to the board to amend the previous approval with the following items:

1. Amend the size and placement of the previously approved mudroom addition to the garage, such that the revised mudroom will be smaller and feature a small portal off its west façade.
2. Retain and restore the existing yard wall, gate and arch between the residence and the garage. The board may wish to clarify whether the historic gate will be preserved or rebuilt in kind, as was previously approved for the other gates on the property.
3. Expand the residence by constructing an addition on the north façade, which will also result in the expansion of the east and west façades. The purpose of this addition is to improve access to the basement of the home from the kitchen, as well as increasing closet, bedroom and bathroom space on that side of the home. Because the proposed addition results in an alteration to the east (primary) façade of the home, an exception is requested, and exception criteria and responses are provided below.
4. Replace the arched opening and historic gate design from the approved parking area

as it was originally shown but in the new approved location for the yard wall. Further clarity is needed from the applicant on this item.

5. Delete a window from the south (primary) façade and change the location and opening dimensions of another window at the west end of this façade. An exception was previously requested and granted to reconfigure window openings on this portion of the south façade, and as a result, a new exception was not requested.
6. Add exterior insulation, and restucco using an elastomeric "Adobe" finish. The applicant has had difficulty with this portion of the previously approved scope of work due to the friable condition of the pentile walls and requests approval to utilize a system in which the existing stucco is removed, insulation applied, and an elastomeric stucco applied.

STAFF RECOMMENDATION:

Staff finds that the exception criteria have substantively been met and otherwise recommends approval of the application as it complies with 14-5.2(D) General Design Standards for all H Districts, and 14-5.2(E) Downtown and Eastside Historic District.

At this time it is more in keeping with the original window configuration of the south façade. Previously approved was three high windows along the west end of the south façade. This would eliminate the small window and moves and changes the dimensions of the window furthest west. She agreed if the difference had been replacing a door for a window, she would have required an exception.

APPLICANT'S PRESENTATION

Doug McDowell, 1317 B. Cerro Gordo Road, was sworn. He stated as he spent more time in the house, he has discovered things. That is why he has come back to the Board. He found old gates and photographs and has a better feel for what the house was, making him want to make the changes he is asking for tonight.

In the first hearing he asked for assistance with the stucco system regarding the construction of the house. The construction is pentile, a fired clay brick. The R value is 2.5 and to get insulation on the outside it needs to be affixed to the wall. On top of that they have to put wire mesh, and different applications for stucco over that. The cementitious stucco requires wire mesh, two coats of cement and a coat of stucco. It is a heavy system that requires strong structural engineering. He has an engineer working on it but so far it has not worked. The elastomeric system process is substantially lighter than a three-coat cementitious. Also, the house has a cementitious stucco applied on top of the painted cement stucco underneath. He proposes to do the system and match the existing color and although he prefers the cementitious, it might be a problem.

Another issue is the gates. There is an arched wall at the northeast corner. He found two gates in the garage and a photograph of an arched wall. He realized the importance of the gates on the southeast and northeast corners, at the parking area and the front at Delgado. The gates create a nice frame with the arched gates, but to put that back he would have to move the mudroom to the north. That makes better access. At the last meeting his application for a portal connected to the mudroom was denied. That started his thinking about a better way to get from the garage to the house on the north.

He didn't realize there is an entry from the outside to the basement and from the master bathroom into the basement, but no entry from the basement into the house. It started with extending 3 feet for an opening into the kitchen that allows a stairway into the basement. They also looked at extending the 3 feet extension along the south basement of the house. He thinks all of the exception criteria has been met. The improvements to put things back are not there any longer with a minor change of 3 feet of a solid wall the same height, texture and plane, would not affect the house negatively.

QUESTIONS FOR THE APPLICANT

Chair Rios asked about the color proposed on the stucco.

Mr. McDowell explained it would match the existing color.

Chair Rios asked what color would be under the portals.

Mr. McDowell said the portal slip-coat would be the same and the top would be Navajo white/cream, similar to what is there now.

Ms. Larson thanked the applicant for his thoughtful analysis and explanation of the difficulty at the beginning of the project. That shows the care put into the process and many of the improvements will be more true to the historic character of the home.

Member Guida asked for clarification on Item #2, *retain and restore the existing yardwall gate and arch between the residence and garage*. He asked what Mr. McDowell's intent is where the corner is moving over 3 feet to overlap with the garage.

Mr. McDowell replied it would stay where it is and will have to be rebuilt to some extent because they are degrading, like the arch on the front walls at Delgado.

Ms. Roach asked to clarify whether the historic gates would be restored and reused or be rebuilt.

Mr. McDowell replied they would be rebuilt in a similar fashion. The spindles on the top will have a piece of wood behind them so people could not look in through the gate.

Chair Rios clarified that included the one on the historic wall on the eastside.

Mr. McDowell said yes, they talked about that at the first meeting and is like the gate on the southeast corner. They have to be rebuilt because they are rotten.

Chair Rios asked why he would not want the gate on the east side to have some light coming in so you could see the house as you walk by.

Mr. McDowell replied he had no problem with that on the gates inside the wall where privacy is not an issue. But the property along Delgado, the wall has been approved at 4'8" and steps up at the arch and gate. It seemed reasonable to ask for privacy there. Spindles with solid background have been done many years on garage doors on many of the homes throughout the Pueblo Revival period. That is not unusual; he said it is subjective.

Member Katz confirmed the height of the wall at 4'8". He noted if he was walking by and could see the house and front yard, he could not see a privacy issue there.

Mr. McDowell noted that the Board proposed the height be 4'8" at the first meeting. His response is the opposite of Member Katz - what difference would it make if you cannot see into the property. He pointed out you cannot see 28 inches of property, but you can see 65 feet of the property.

Ms. Roach asked the applicant about the color the gates would be painted.

Mr. McDowell explained at the first meeting the color of gates and windows were left as to be discussed with staff. The windows and doors were not yellow, the screens were. The doors and windows have always been stained brown and have the original stain. The yellow parts are wood screens that were applied later, even on the French doors under the portal, and painted yellow. They discussed at the first meeting that he did not want to use yellow. The report states the Board would approve another color, but the color would need to be discussed with staff.

PUBLIC HEARING.

John Eddy, 227 Palace, was sworn. He commended the applicant for having the guts to take on the project and is grateful he is saving the house. On the elastomeric stucco, he found the applicant's argument is well founded from his own experience. Also, the house is so far from the street you usually would not be able to tell the difference. He

added that the wall on the east elevation on the street, should be treated with cementitious opposed to elastomeric.

Ms. Beninato, previously sworn, said she also appreciated Mr. McDowell undertaking the project. She recalled the south side is a primary façade and now there will be an addition to that for a basement access. She recalled the Board allowed changes to the windows on the southwest part of the façade, but the east part of the façade window was to be kept in place and at the same height. She wanted to be sure the conditions agreed to would be clear and would remain. She also said it appears the mudroom has come forward of the house and slightly overlaps the west primary façade. She questioned how that met the criteria and thought that should be discussed. The Board is supposed to show how the plans meet *each* criteria, not just that all criteria is met.

Ms. Roach clarified on a couple of comments made that were incorrect. She noted there is no addition proposed for the south façade. There will be additions proposed on the north façade, that is not primary. An exception is requested for the alteration that will result to the primary east façade as a result of the north addition. A previous exception was granted to change the western most windows on the south façade. That exception will remain. The window changes as altered in this proposal are less of a character change than previously approved. On the mudroom addition, it does not come proud of the east façade of the home. There is an expansion of the home to the north and the north edge now comes behind the garage. The garage is not being expanded and the mudroom addition actually is reduced.

Mr. McDowell asked to show the south elevation on screen with his request for windows as approved at the last meeting. The changes are to remove the three high windows and use the existing window but move it down.

Ms. Roach noted for the record that the applicant depicted on the screen what was previously approved for the south elevation.

Mr. McDowell said the changes are more in keeping with what the house had been.

Chair Rios asked to confirm that all the doors and windows would be stained brown and the gates would be blue.

Mr. McDowell said the answer is yes, but the other answer is that the minutes from the first meeting stated he was to present colors to staff for approval. A color was not mentioned.

Ms. Roach confirmed no colors had been specified in the current application. Mr. McDowell was correct in that they had discussed that some shade of blue would be approved. That has not happened yet. The gates are currently yellow.

Chair Rios asked if the wall on Delgado on the east façade would be stucco and if so, would it be cementitious.

Mr. McDowell confirmed that could be cementitious. They will also make the elastomeric as rough a sand finish as reasonable.

Member Guida asked if the construction of the house matches the garage and is also pentile.

Mr. McDowell said the garage is pentile but the addition would not be. The whole house and the garage inside is exposed pentile.

BOARD DISCUSSION

MOTION: In Case #2019-001524-HDRB, 340 Delgado Street, Member Biedscheid moved to approve the application with the following conditions:

- Item #2, the historic gate will be rebuilt not preserved because they are not able to be preserved;
- Item #3, the addition to the North façade, the exception criteria have been met because the addition is in plane and a 3 foot expansion of the eastern and western primary façades with minimal impact to the primary elevation;
- Item #4, *replace the arched opening and historic gate design from the approved parking area* as it was originally shown;
- Item # 5, the windows on the south primary façade are largely intact except for the western most window, and exception criteria previously met remains for the minimal change;
- Item #6, stucco, because of the hardship presented with the use of cementitious stucco- the use of elastomeric stucco is approved to be used on the house with the condition that walls along Delgado Street and other yardwalls be finished with cementitious stucco.

Member Guida seconded the motion and asked for a friendly amendment for Item #2: to clarify that for the rebuilt, in-kind historic gates, the applicant would preserve open spindles, not a closed panel.

Member Biedscheid accepted the friendly amendment on all open spindles.

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

Mr. McDowell clarified that would be *all* of the yardwalls; off the northside of the garage toward Delgado, the southside of the garage towards Delgado and the yardwall on Delgado going from that corner through the other corner.

3. **Case #2019-001094-HDRB. 110 South Armijo Lane.** Downtown and Eastside Historic District. Tami Acker, owner, requests an historic status review of a non-contributing residential structure. (Lisa Roach/Daniel Schwab)

Ms. Roach presented the staff report as follows:

STAFF REPORT

110 South Armijo Lane is a one-story-structure built in a simplified Spanish Pueblo Revival style and presently listed as non-contributing to the Downtown and Eastside Historic District. The earliest portion of the home (probably the kitchen) dates to 1907, according to the applicant. It is likely that the kitchen and bathroom at the west side of the home were added before the 1960s and that the front (east) rooms, portal, and garage were constructed in 1964. It is estimated that the garage was enclosed and converted into a casita in the 1980s, at which time most of the windows and doors on the home were also replaced and opening dimensions changed.

The residence features low, rounded, stuccoed massing, and an east portal at the front entry with corbels and round posts. Undivided windows under the portal with metal cladding under the portal date to the 1980s. The south side of the main house has two single light doors and one undivided non-historic single lite window. The west side of the main structure contains one of the two remaining historic windows. This is a paired 3 lite casement window with a wood frame. Another historic window of a different design and in poor condition is on the north side of the main structure. One side of this paired window is missing. Neither of the historic windows have public visibility, and both are in poor condition.

As stated above, the casita was most likely originally built as a garage in the 1960s and enclosed as a casita in the 1980s. On its north and south facades, it features protruding vigas with metal caps. The west side of the attached casita contains one non-historic single lite window. The north side has simple adobe massing and shows the protruding vigas with metal caps and glass block windows from the 1980s. The east side has a Ramada structure. The south side has one non-historic single-lite door and one single-lite non-historic window.

STAFF RECOMMENDATION

Due to substantial non-historic alterations, the structure's ability to convey historical significance is diminished. Staff therefore recommends the historic status of the structure be maintained as non-contributing per 14-5.2(C) Designation of Significant and Contributing Structures. However, should the Board assign the structure contributing status, staff recommends the east façade at the portal only be designated as the primary facade.

QUESTIONS FOR STAFF

There were none.

APPLICANT'S PRESENTATION

Tami Acker, PO Box 552, Tesuque, was sworn.

Chair Rios asked if the applicant agreed with staff's recommendation or wanted to add something.

Ms. Acker agreed with the recommendation to remain non-contributing. There have been a lot of renovations throughout the property mostly in the 80s. She has lived there the last few months and all of the single panel glass doors are in poor condition and seals are broken and there is water intrusion.

QUESTIONS FOR THE APPLICANT

There were none.

PUBLIC HEARING.

No one from the public addressed the Board.

BOARD DISCUSSION

MOTION: In Case #2019-001094-HDRB, 110 South Armijo Lane, Member Katz moved to accept staff's recommendation and continue the noncontributing status. Member Larson seconded the motion.

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

4. **Case #2019-001091-HDRB. 110 South Armijo Lane.** Downtown and Eastside Historic District. Tami Acker, owner, requests to replace windows and doors, increase parapet height, construct additions, repair roof, stucco, and fencing, and construct a deck at a non-contributing residence. (Lisa Roach/Daniel Schwab)

Ms. Roach presented the staff report as follows

STAFF REPORT

110 South Armijo Lane is a one-story-structure built in a simplified Spanish Pueblo Revival style and presently listed as non-contributing to the Downtown and Eastside Historic District. The earliest portion of the home (probably the kitchen) dates to 1907, according to the applicant. It is likely that the kitchen and bathroom on the west side of the home were added before the 1960s and that the front (east) rooms, portal, and garage were constructed in 1964. It is estimated that the garage was enclosed and converted into a casita in the 1980s, at which time most of the windows and doors on the home were also replaced and opening dimensions changed.

The owner requests to remodel the residence with the following:

1. Replace all existing windows with double insulated glass divided light windows:
 - a. Add window on south side of master bedroom;
 - b. Add an 8 ft long by 8 in high clerestory window over the kitchen door at the west elevation;
2. Replace doors:
 - a. Replace one door on the south elevation with a French door with a transom window;
 - b. Delete one door on the south elevation;
 - c. Replace kitchen door on west side;
3. Replace roof and canales;
4. Increase the height of the parapets in the south-east portion of the home to reinforce the structure and add vigas. The proposed height will be 12 ft. 6 in. on the east elevation and 14 ft on the south elevation, where the maximum allowable height is 14 ft 7 in;

5. Repair and rebuild the east portal in-kind, while raising the height of the portal by approximate 1 ft;
6. Construct a 45 sq. ft. addition on the north side of the casita to accommodate a bed;
7. Construct a 28 sq. ft. addition in the northwest corner to accommodate a mechanical closet;
8. Construct a 22 sq. ft. addition on the south side of the residence to accommodate a bathtub;
9. Replace the courtyard gate;
10. Replace and repair coyote fencing on East, South and West sides;
11. Build at 16 inch high stone masonry foundation for a "Trex" deck at the south elevation; and
12. Restucco the exterior in El Rey "Adobe".

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 Biedscheid said that the applicant's letter referenced a bay window on the south side bathroom.

Ms. Roach explained it was not technically a bay window, it is an alcove.

Member Larson said it was labeled that the windows being replaced are larger divided lite, metal clad, interior wood. She asked if that meant aluminum clad and if that should be specified in the motion.

Ms. Roach said it should be specified along with the color.

APPLICANT'S PRESENTATION

Ms. Acker, previously sworn, added that everything she proposed would add a lot of charm and character to the house.

QUESTIONS FOR THE APPLICANT

Member Larson asked the applicant to specify the color for the proposed windows and doors.

Ms. Acker said the color will be white and confirmed windows will be aluminum clad.

Chair Rios asked if anything was proposed on the roof such as skylights, that would protrude.

Ms. Acker said there are existing skylights that need to be replaced. The roof is in poor condition and the skylights have deteriorated beyond repair. All of the decking is rotted, and both will be replaced exactly as they exist now. Nothing will be publicly visible and some of the things currently visible, like satellite antennas will be removed.

PUBLIC HEARING.

Ms. Beninato, previously sworn, thought both additions proposed are modest and changes will be an improvement and appropriate to bring the house into the 21st-century.

Chair Rios pointed out the porch on the east façade is sagging. She was sure that would be corrected.

BOARD DISCUSSION

MOTION: In Case #2019-001091-HDRB, 110 South Armijo Lane, Member Roybal moved to approve per staff recommendations on Items #1-12 with clarification that the windows will be aluminum clad and white in color. Member Katz seconded the motion.

Chair Rios asked to confirm a clarification with the applicant that the fence will use the same latillas and will be repaired. The applicant confirmed that is the case.

Member Biedscheid asked about the fence; the footer shows the horizontal stringers are street facing. Typically, they are required to face the property. She referred to a photograph on page 15 and said she preferred to have them face in.

Member Biedscheid asked to add a friendly amendment that required the coyote fence on the east, south and west sides to include the horizontal stringers on the interior, facing the property.

Member Roybal accepted the friendly amendment.

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

5. **Case #2019-001214-HDRB. 303J & 331A East Alameda Street.** Downtown and Eastside Historic District. Wayne Lloyd, agent for Schepps New Mexico Development Corporation, owner, proposes a 65 sq. ft. portal, changes to interior walls, and installation of a wooden gate. (Carlos Gemora)

Mr. Gemora presented the staff report as follows:

STAFF REPORT:

303 & 331 East Alameda Street are two separate structures located in the Downtown and Eastside Historic District and part of an aggregation of buildings used by the Inn at the Alameda hotel complex.

331 East Alameda is attached to and associated with a contributing building (Principal building once addressed as 331, now addressed as 303 East Alameda Unit I). (Historic Report is in the packet). Staff assume that the contributing status of 331 East Alameda is based on its attachment to a contributing building which was added at a later date. At the south-facing area "A," the applicant proposes:

1. The construction of two wall sections to a height of 5'9" and stuccoed to match adjacent buildings; and
2. A stained, wooden entry gate.
3. No changes are proposed to either the principal or attached contributing structures in that area

303 East Alameda Unit J is a noncontributing building which was probably built between 1945 and 1971 (old address assumed to be 335 East Alameda). The noncontributing building appears to have non-historic features, thus no status has been requested. On the south, street-facing façade, area "B," the applicant proposes:

4. To construct a 65 sq. ft. shed-roof portal on the southern façade with metal, standing-seam roofing.

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.

Mr. Gemora said for the record there were complications with the drawings and the drawings in the packet are different than drawings reviewed by staff and what the applicant has proposed. He explained staff had asked for minor clarifications and the applicant accidentally submitted old drawings. He would try to walk the Board through the changes if the Board thought a conditional approval possible. Otherwise the Board should postpone the case. He said he would clarify the difference between the submitted drawings that staff reviewed, and the applicant is proposing, and those in the packet.

Mr. Gemora directed the Board to the east/west drawings on page 25, referring to work area C - which is actually work area B. The drawings for both the east and west shows a larger portal. In the submitted drawings, the portal is about 8'9" deep but the applicant actually proposed a 6 feet deep portal, and both are 12 feet wide.

The second change is on the same page showing a new east elevation with a higher wall. The existing height of the walls is 4'2" and no changes are being proposed any longer.

There is not a site plan for Area A in the drawings, showing where the wall and gate are going. Staff has the drawings available, but they are not in the packet.

QUESTIONS FOR STAFF

Member Roybal said he was clear that 331 E. Alameda is attached to a contributing building. He asked why that makes that also contributing when it was built after.

Mr. Gemora directed him to page 4 with the HCPI form showing the original historic structure with an L-shape on the side as the area proposed to change. Mr. Gemora wasn't sure why it became contributing, but the decision was that all would be contributing now. The proposal does not change that status and does not change anything on the contributing building.

Chair Rios asked why there was a discrepancy in the drawings.

Mr. Gemora explained staff asked for minor clarifications to the drawings proposed by the applicant. As he prepared the drawings for the packet the applicant gave him some of the drawings and he noticed the clarifications were added. The problem was the clarifications were added to old drawings not the drawings proposed and reviewed.

Member Roybal asked if there were copies of the new drawings.

Mr. Gemora replied staff has a copy of the new drawing and could display them. He clarified that what was submitted is the *official* submission and the Board must make changes from that. They have to feel comfortable with the conditions moving forward, and if they don't, the case would have to be postponed. He reiterated the two main conditions of discrepancy in the drawings: 1) the portal would be limited to 6 feet deep rather than 8'9"; and 2) the wall heights (4'2") would not be changed.

Chair Rios said she felt the changes were minor changes.

Member Roybal agreed and was okay with the minor changes.

Mr. Gemora displayed the drawings proposed by the applicant for the Board.

APPLICANT'S PRESENTATION

Wayne Lloyd, 321 W. San Francisco St. Suite A, was sworn. He apologized for the confusion. When he initially turned in the drawings, he was advised of some things that could not be changed and he did that drawing. Then there were further requests and he turned in the wrong drawing. He is not adding anything, he is keeping the existing wall.

Chair Rios asked to confirm that he was proposing a standing seam roof.

Mr. Lloyd agreed and said that exists in other places on the site.

Chair Rios asked to compare the two buildings.

Mr. Gemora referred to photographs on pages 10 and 20; page 10 the interior to the lot and on the left side a standing seam, old historic seam metal roof. The structure where the portal would be added is in a different location of the property along East Alameda.

Member Roybal asked if this would be keeping with the theme of the rest of the buildings there.

Mr. Gemora replied it would match an interior building but not necessarily the surrounding street side buildings. It is up to the Board to determine whether more important for the applicant to match a nearby contributing building, try to match the existing building or match buildings directly surrounding it.

QUESTIONS FOR THE APPLICANT

Member Guida thanked the applicant for the clarification of the depth of the proposed portal. He was also happy to see the alignment of the lintel with the one next door. He said his concern is what appears to be a big disconnect between the recessed existing portal and this different expression. He thought considering the streetscape it seemed an odd way to do the portal.

Mr. Lloyd said he compares it similar to the way John Gaw Meem would combine many territorial items within Pueblo architectures. There is a deliberate attempt to give diversity opposed to making everything look the same. He said it is a personal preference on his part.

Chair Rios asked if Member Guida was objecting to the standing seam roof.

Member Guida said he objected to the two very different expressions directly next to each other. The history of the building is clear the room had a window instead of a door and this seems an odd accommodation. But it is not a contributing building.

Member Katz shared Member Guida's view. He said initially he thought it glaring, but it is far away. The rest of the house is done more in a parapet version of the portal that he thought would probably look better.

Mr. Lloyd said he would argue in either case that the new portal is an addition to the front of the building, where the older portal is filling in an L shape. Even if the portal is parapeted, it is still something sticking out from the building. He thought it a personal preference.

Member Katz replied perhaps it would be a little less jarring though because it would look more like the rest of the house.

Chair Rios thought it was a good idea to put a portal for protection and for tenants to be able to sit outside but she agreed with her colleagues. She noted standing seam roofs can sometimes be glaring if the seams stand up.

Mr. Lloyd I described that the seam would match the existing at the back of the parking and is hardly noticeable at 1/2-3/4 of an inch.

Mr. Gemora clarified that was 1/2-3/4 of an inch high of the standing seam. He asked to also clarify the finish or color.

Mr. Lloyd replied it would match what is currently there and is not shiny.

Member Biedscheid agreed with Board members. She added this is a very prominent portion of the property and almost on the sidewalk.

Member Guida said he understood what the drivers are, to provide an outdoor space for guests in the same manner as the rest of the inn. He said even at 6 feet deep, it overwhelms the building and proposes an addition that is incongruent with the existing façade.

Member Guida asked if it would be possible to do a smaller covering of the door-like a small eyebrow, etc. that would be less overwhelming.

Mr. Lloyd said he preferred a parapeted portal. They cannot put a table under a stoop front door. He preferred switching to a Pueblo Style portal rather than cut it back. They were trying to give the courtyards some privacy, but the walls cannot be raised without a variance. The courtyards are really used, and these two courtyards are handicapped in that they are basically on the street. They were also trying to give a sheltered outdoor space that has shade, and this was the only improvement they could do. The unit right beside it is a shaded covered area.

Chair Rios agreed with Mr. Lloyd that a portal would look nice.

Mr. Lloyd said he preferred to switch it to Pueblo. He requested, given the number of Pueblo buildings he has done, the Board let him do that without coming back again.

PUBLIC HEARING.

Herbert Lotz, 353 E. Alameda, was sworn. He said Mr. Schepps has done an extraordinary job in putting together the complex. His concern is they do not use a surface to match the Old Wheeler Ranch House and use a different color. It would be very different and would stand out as a new part of those buildings. He would also love the roof not to be duplicated.

Ms. Beninato agreed with Board members on the incongruous nature of the seamed roof portal. Since it is on the street, the bigger consideration should be harmony with the streetscape. She thought a Spanish Colonial style portal would fit better and the architect should return with drawings. The drawings should at least be reviewed by staff and any inconsistency should come back to the Board.

BOARD DISCUSSION

MOTION: In Case #2019-001214-HDRB, 303J & 331A East Alameda Street, Member Katz moved to follow recommendation of staff and approve the application as submitted with the condition that 303, Unit J portal be in the Pueblo style

not the shed roof style and that the applicant submit the revised plans to staff for approval of the revised design. Member Roybal seconded the motion.

Member Katz added that the portal should be six feet with no change in wall height.

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

6. **Case #2019-001406-HDRB. 1598 Cerro Gordo Road.** Downtown and Eastside Historic District. Aaron R. Borrego, owner, proposes a 528 sq. ft. garage addition, re-stuccoing, window and door replacement, additional windows and new deck on a non-contributing residential Structure. (Daniel Schwab, dnschwab@santafenm.gov, 955-6660)

Mr. Schwab presented the staff report as follows:

STAFF REPORT:

1598 Cerro Gordo Road is 1900 sq. ft. non-contributing residential structure in the Downtown and Eastside Historic District built in 1986.

The structure is not visible from the public right-of-way and is constructed in a simplified pueblo revival style.

The owner proposes a 530 sq. ft. garage addition, re-stuccoing, window and door replacement, additional windows, and new deck to a height of 12 ft. 9 in. The maximum allowable height is 14 ft. 0 in.

Windows on the south side will be replaced with a casement egress window and sliding glass doors.

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 FOR STAFF

Chair Rios asked for a description of the public visibility of the project.

Mr. Schwab said from Cerro Gordo, none and he was not aware of any visibility from other streets.

APPLICANT'S PRESENTATION

Aaron Borrego, 1598 Cerro Gordo, was sworn. He said the project was basically covered in the report. The house is old and dilapidated. There is a good solid 150 feet from Cerro Gordo on the north and then drops down. He didn't think anyone on Cerro Gordo could even see the roof. The lot at the end drops another 30-40 feet and the house below could not see this house either. He thought the additions were in line with the existing structure and style and would like Board approval.

QUESTIONS FOR THE APPLICANT

Chair Rios asked if Mr. Borrego would be living in the house.

Mr. Borrego said he would, he had purchased the house last year.

PUBLIC HEARING.

No one from the public addressed the Board.

BOARD DISCUSSION

MOTION: In Case #2019-001406-HDRB, 1598 Cerro Gordo Road, Member Roybal moved to approve per staff recommendations. Member Guida seconded the motion.

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

7. **Case #2019-001551-HDRB. 506 San Antonio Street.** Downtown and Eastside Historic District. Christopher Purvis, agent for Donald L. Smith, owner, proposes a 2780 sq. ft. addition, a remodel, repainting of window and door trim, a security gate and re-stuccoing a non-contributing residential structure. (Daniel Schwab)

Mr. Schwab presented the staff report as follows:

STAFF REPORT

506 San Antonio Street is a non-contributing 2010 sq. ft. residential structure in the Downtown and Eastside Historic District.

The home exhibits a two-story rectangular massing in a modern territorial revival style, with brick coping, a portal and upper level deck on the west elevation, a flat roof and one-over-one double hung divided lite windows with pediments.

The owner proposes:

1. A 2780 sq. ft. addition of a living room on the south side and a master suite on the west side;
2. a remodel of the west-facing portal and addition of a portal on the west side of the south-facing addition. Portals will be painted white;
3. repainting existing window and door trim;
4. changing various existing windows and doors. The general pattern of divided lite windows with pediments and white trim will be retained throughout;
5. a wrought iron security gate;
6. to restucco the structure in a cementitious El Rey "Buckskin".

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 FOR STAFF

Chair Rios confirmed the addition would be a one-story. She asked what could be seen of that from San Antonio.

Mr. Schwab explained the house could be seen and has space on both sides. The south side - the left side behind the garage and closest to the street, will have an addition that will be visible from the street. On the right or north side, it is less visible. The addition will be somewhat visible from the north side but will extend quite far back from the street behind the house and is mostly not visible. But the main mass is behind that and not visible.

Chair Rios noted the deep front yard and asked how far back the existing house started.

Mr. Schwab was not sure how many feet. He said it goes twice as far back and the addition would extend another depth of the current house.

Ms. Roach confirmed the house is at the end of San Antonio and most on the street are one story and face close to the street. This house sits further back from the street.

Member Guida asked to clarify that the packet did not contain a site plan and was missing elevations - the east and west.

Chair Rios asked if those had been submitted by the applicant.

Mr. Schwab apologized and said that was a copying error.

Ms. Roach showed the requested drawings to the Board.

APPLICANT'S PRESENTATION

Christopher Purvis, 222 E. Marcy, was sworn. He clarified that the original house was set back 70 feet from San Antonio. There were three lots and all of the lots are being consolidated for the project. The closest the addition would be to the street is 90 feet on the south side and both additions would be set back 10 feet from the neighbor's property line. Toward the back the northwest corner, the floor is 3 feet above finished grade because the lot falls away.

Chair Rios asked if there would be open space behind the proposed addition.

Mr. Purvis replied yes, on the northwest side it is 10 feet off the side property line and 15 feet off the property line in the back. The south west side is about 40-50 feet from the back of the living room to the back property line.

QUESTIONS FOR THE APPLICANT

Member Larson commented on how nice the proposed changes are and thought the house would be more attractive by breaking up the massing. She asked the color that would be on the windows.

Mr. Purvis said they would be white, and those currently green will also be painted white.

Member Guida asked if the proposed wrought iron gate is a vehicle gate and at street.

Mr. Purvis said it is a vehicle gate but set back about 15 feet from the current fence line.

Member Guida asked the color the wrought iron gate would be painted.

Mr. Purvis replied it would be left natural.

PUBLIC HEARING.

No one from the public addressed the Board.

BOARD DISCUSSION

MOTION: In Case #2019-001551-HDRB, 506 San Antonio Street, Member Larson moved to approve the proposal per staff's recommendation with the following condition on Item #3: the color of windows and door trim would be white. Member Roybal seconded the motion.

Member Guida asked to add a friendly amendment to add a condition on #5 that the wrought iron security gate remain natural steel, as proposed.

Member Larson accepted the friendly amendment.

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

8. **Case #2019-001553-HDRB. 1292 Lejano Lane.** Downtown and Eastside Historic District. Thomas Hughes, agent for Linda Carey, owner, proposes 3,684 sq. ft. new single-family residence. (Daniel Schwab)

Related to this case is a letter and photographs from Robert Lee, attached as Exhibit "3"; a photograph of 1292 Lejano Lane, attached as Exhibit "4"; a photograph of 1292 Lejano Lane, attached as Exhibit "5"; a photograph of 1008 San Acacio, attached as Exhibit "6"; a photograph of 1291 Armijo Street, attached as Exhibit "7"; a photograph of 152B Armijo Lane, attached as Exhibit "8"; a photograph of 161 Camino Cruz Blanca, attached as Exhibit "9"; a photograph of East Alameda between Palace and Gonzales, attached as Exhibit "10"; a photograph of 715 Camino Cabra, attached as Exhibit "11"; and a photograph of Armijo Lane, attached as Exhibit "12".

Mr. Schwab presented the staff report as follows:

STAFF REPORT

1292 Lejano Lane is currently an unbuilt residential site in the Downtown and Eastside Historic District. The site has a steep grade and sits at the corner of Lejano Lane and Lorenzo Road. It has public visibility from both roads.

The applicant proposes 3,700 sq. ft. new single-family residence. The maximum allowable height is 14 ft. 5 in. but because the elevation change is over 2 ft., (has a 13 ft. elevation change over the footprint of the building) the board may grant an additional 4 ft. of height. The maximum proposed height is 17 ft. to the top of the parapet from the lowest point of the existing grade on the east façade, which faces Lorenzo Rd and will be bermed into the hillside to minimize visual impact. The Board should make a determination about whether the applicant may exceed the maximum allowable height by 2 ft. 7 in. per 14-5.2(D)(9)(c)(ii)(F).

The windows on the east façade are large and undivided and publicly visible, however, they are set back under portals. The fenestration on this façade does not exceed the maximum of 40% of the total area for a publicly visible façade.

Selected windows on the north and south facades exceed the 30 in. size limit but should not be publicly visible. Should further survey show that they are publicly visible, then the architect agrees to substitute divided lite windows in those locations.

All doors and windows, except the entry door will be black aluminum clad. The building will be finished with smooth stucco in Belle Glade color. The interior of the covered portals will be white. The entry door and transom will be painted Benjamin Moor White Dove. The garage doors will be clad with cedar stained to match the stucco color.

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 FOR STAFF

Member Roybal asked to see the Belle Glade color of stucco and Ms. Roach showed the Board the color.

Chair Rios asked if the color proposed was an approved color.

Ms. Roach said the Board approved Belle Glade in a recent case at 314 North Guadalupe.

Chair Rios asked the proposed location of the house in terms of grade and if the grade would be disturbed.

Mr. Schwab said the macro level is a steep hill going up from Lorenzo Road parallel to Lejano Lane and down to an arroyo at the bottom. The site goes up to the top of a hill and within that at the microlevel, there are a lot of bumps and uneven terrain. Those will be smoothed out and bermed at the back end of the house into the hillside, so there will be some movement of earth.

Chair Rios asked for a description of the architectural style proposed.

Mr. Schwab explained it is a contemporary interpretation of Santa Fe style; low massive building and wall dominated. He noted there was discussion that the lines of the corners the applicant intends is somewhat sharper than the classical rounded corners. He deferred to the applicant on that.

Member Guida asked if the Board was looking at a height exception.

Mr. Schwab replied it would be a height allowance.

Member Guida asked what part of the building that would affect.

Ms. Roach noted it was shown on page 11 as the south elevation where the building is 17 feet at the southeast corner.

Member Biedscheid said she recalled the Guadalupe approval proposed three colors and they discussed staying away from the green/gray. She asked if staff could check that because she thought they excluded Belle Glade.

Ms. Roach offered to check but noted the district was different. The colors proposed in that case were more saturated than generally seen on the Downtown and Eastside. A greater variety of colors are generally allowed on the Westside Guadalupe District, but it is at the Board's discretion.

Member Katz asked if the windows on the south side are all divided lites.

Mr. Schwab understood it would depend on whether they were publicly visible.

Member Katz confirmed he had seen the windows earlier and they are publicly visible.

Ms. Roach confirmed the case of 314 Guadalupe had two colors approved: Belle Glade and Suffolk.

APPLICANT'S PRESENTATION

Thomas Hughes, 1409 Hickox, was sworn. He noted this is a tough site and the height exception is necessary because of the different grades. It is approximately a 10'6" difference and is difficult to get the design on the lot. On the northwest corner they are bermed in. The southeast corner floor elevation is about 2 feet above grade and the existing southwest corner almost right at grade. He thought it appropriate to grant the height because the request was only for 2 feet 7 inches. He said he learned in pre-design discussion with the Historic Department that Lejano north and east elevations are primary. It is the reason there are no divided lites to the south, but it is not a problem if they are necessary. They thought they complied.

QUESTIONS FOR THE APPLICANT

Chair Rios asked staff if the proposal is in harmony with the surrounding homes regarding style and height.

Mr. Schwab explained because the building sits high up it appears it would be prominent, but the actual building is not high. The building design is in harmony in terms of general proportions; most of the homes are distant.

Ms. Roach added that the homes on Lejano off of Gonzales are on bigger lots. This home site is well back from Lejano and far up the slope from Lorenzo. There are homes in the immediate neighborhood with a similar contemporary expression of Santa Fe style.

Mr. Hughes offered pictures of similar homes on Armijo, San Acacio, Rio Grande School, etc. as examples of more contemporary than this.

Member Katz asked to confirm the portal on the east side was at the same height as the living room. He was told it is. He thought it did not need to be that high and makes it loom higher from Lorenzo as you look up the hill. He asked if that could be lowered to look more stepped up the hill.

Mr. Hughes replied any design can be changed but the design as proposed meets the design standards.

Member Katz responded it did not, actually. The design standards are rounded corners among many other things. He said Mr. Hughes was actually asking the Board not to follow the design standards.

Mr. Hughes noted the portal on the bedroom is only four feet deep and will attract more attention if the front parapet was lowered. He thought it would be a less attractive elevation and wouldn't have any effect on Lorenzo to bring that down a couple of feet.

Member Guida said he was challenged on the project. He fully supported the general scheme on the site; the layout of the building, the approach to berming it into the hillside. He is supportive of the contemporary building without divided lite windows, if proposed. He said he couldn't determine if this is a clean, minimalist contemporary building or just an underrepresented set of drawings. The drawings do not have much detail.

Mr. Hughes replied that is the idea; it is clean and there is not a lot of detail. It is essentially volumes and windows.

Member Guida said he understood the general approach. The problem is this is a footprint drawn on top of the existing contours.

Mr. Hughes explained the surveyor had marked all the points and mentioned he was impressed they were within 6 inches of the contours. He said the surveyor commented he could not have done a more accurate survey.

Member Guida indicated he was worried about the coordination. The Board had reviewed a case where a building had to be raised about 4 feet higher because of discrepancy with topography.

Mr. Hughes replied that all of the heights had been verified.

Member Guida pointed out he couldn't see where the contours are being modified for the site plan and that is a challenge. This is a multimillion-dollar home and given the difficulty of the site, he thought a more complete set of drawings would be in order. He was worried if the Board signs off on elevations that were not fully coordinated, without at least a design-level site grading plan, that could result in the southeast corner being more than 17 feet in height or could require a retaining wall on the east side of the driveway. He said what would convince him that would be less likely would be to coordinate the contours and site grading in the design drawings.

Mr. Hughes said he understood. He could only say they have verified that it works as drawn in the field on the land and he thought, better than a civil engineer drawing. He said Mr. Armijo took elevations at all those points and a map corresponds to this.

Member Guida understood that the topography map is correct. He said the site grading plan is something he would have to do anyway.

Mr. Hughes replied the H-Board is not the venue for that.

Member Guida said his interest is not as a technical drawing, but because they are looking at visibility from public right of ways. Those two concerns align with the site grading. It is not enough for him to sign off on a footprint drawn over a topo and trust the tracing of the grade line against the building. He thought it would be of benefit to the project and the Board to see an alignment with the site grading.

Mr. Hughes said he understood that the Board decides if the design is in accordance; if it works/or doesn't. He could understand they were asking for more information, but that will be provided when the plan is turned in for construction.

Member Guida explained this is not a construction concern. He is looking for an alignment with the design and the proposed site grading. Also, because only the house is drawn, the Board could not see the configuration of the retaining wall, which will also be a visible element.

Mr. Hughes noted the retaining wall could be seen on the site plan.

Member Guida replied as a footprint, but not in elevation.

Mr. Hughes noted an elevation from Lejano does show it to some extent.

Member Katz shared Member Guida's feelings. He said the drawings are not adequate to make a decision. He proposed the Board postpone.

Mr. Hughes thought that unfair. He could not see why the Board couldn't just put conditions.

Member Katz explained the Board needs to see and be satisfied that they understand what this would look like. The drawings do not communicate that.

Mr. Hughes asked how the elevations fail to represent what it would look like.

Member Katz explained the drawings do not satisfy him that he has a sense of what the house would look like. He said he would defer to Mr. Guida, an expert in this area who understands better what is required.

Member Guida explained this is a steep hillside site. He does not see the proposed topography coordinated with the building in a way that is believable.

Mr. Hughes said he could develop it more, but it has been thought out and it does work. The drive, the entry is on a contour line at 7212 and the parking takes that contour and they follow that contour line more or less.

Member Katz asked if the parking is shown.

Mr. Hughes noted parking is shown adjacent to the garage.

Member Katz asked to confirm that nothing was drawn in on the site plan that shows the location of the driveway. He told Mr. Hughes he could do better.

Mr. Hughes said that's easy enough, he heard the Board that they would like a more complete site plan.

Member Katz added a more complete site plan and better elevations that show all the walls.

Mr. Hughes stated the elevations did show all of the walls. He said he could show the retaining wall if he puts them on a separate sheet of paper. He asked that the Board specify exactly what they were looking for and what was not clear on the house elevations.

Member Guida said even if they were not looking at divided lite windows, they should be seeing the proposed operation of the windows. He added it wasn't clear what the square is shown on the north elevation.

Mr. Hughes explained that is an opening in the portal.

Member Guida said the drawings are ambiguous as to whether that is an opening, or a fountain. The drawings are not descriptive.

Chair Rios asked Mr. Hughes what the interior ceiling heights were.

Mr. Hughes said they vary from 9'6" in a most of the house, but the great room has 11-foot ceilings.

Member Katz pointed out that type of information on the drawings helps.

Mr. Hughes said he understood interiors are not something the Board considered. He thought their concern is massing and exterior elevations and how the project is sited. He had supplied enough information for that.

Member Katz confirmed that Mr. Hughes wanted the Board to do the additional height allowance. He explained the Board is informed by the information on the rooms;

whether it is a particularly tall room and if it really needs a height allowance, or not. He said 9'6" doesn't sound bad but the information really helps the Board.

Chair Rios said the Board is trying to get there and tries to work with all of the applicants. And Board members have the right to ask questions that convince them the project is complete and would be appropriate.

Mr. Hughes said of course, but it would also make him feel better if he received concrete feedback; that overall the way it is sited and the elevations, would be approved, or not. Before he gets civil engineering or returns and sent back to the drawing board.

Member Guida clarified the Board was not asking for civil engineering on the project, but just want a more complete site plan.

Mr. Hughes said that would be no problem.

Member Katz added and better drawings that give a better feel for the house more than squares. The Board needs drawings that give a sense of what the house would look like.

Member Biedscheid noted that in a simple house such as this, the colors become important. She understood there are two portals on the east elevation that will be painted white on the interior and have large panes of glass underneath. She said all of that is allowed by code. But that has the effect of making the walls look more like windows and minimizes the characteristic of domination required. Also, the garage appears quite tall and she didn't know why the parapet was that tall. She thought clarification on the interior heights might help there as well.

PUBLIC HEARING.

Robert Lee, 106½ Lorenzo, was sworn. He came before the Board on May 8, 2018 to address the property. Also, the notice for the proposal was never posted on Lorenzo Road and his neighbors from Lejano told him about this meeting. The proposed building location is not very visible from Lejano Lane, but the primary visual impact will be homes on Lorenzo Road. He has an issue with the height and as designed this will have an enormously negative impact on his home and those nearby. If the height variance is allowed it would cause the home to loom above those on Lorenzo Road and break the skyline view. It was stated that the lot slopes, but the documents don't note the hilltop or crest above Lorenzo Road. The road is a deep cut arroyo and the homes in the neighborhood are set 10-15 feet above the road surface. Staff's recommendation is that the building height be allowed, but respectfully, staff has not given consideration to the impact on homes nearby on Lorenzo. He understands the difficulty to build a large home on that lot, but the negative impact should dictate a different approach.

He added there is history to conform to the height allowance. A home at 168 Lorenzo Rd. within view of the proposed project was not allowed a height allowance for a 250 ft.² addition. He brought photographs of the lot showing the height of the story poles and the pictures taken through his bedroom, dining room, and living room. The photos show the proposed home would dominate the skyline view, and views of the other homes on Lorenzo. The building will irrevocably alter the peaceful, serene, and secluded nature of the neighborhood. He was glad to see the concerns of the Board regarding the contemporary hard-edged design. Homes on Lorenzo are not hard-edged contemporary but are more traditionally styled. He asked staff to examine the impact of the project on the neighborhood and invited the Board and staff to visit his home to gauge the impact. He displayed the photographs for the Board and described the views from his home.

Rob Sissman, 1309 Lejano Lane, was sworn. He drives by the lot when entering his home and has walked the site. He knew why the applicant wanted the house on that site was probably to take advantage of views toward town. The height, if a proper architectural style for the area, would not be as offensive. His big objection is the hard-edged highly modern architectural style that has nothing to do with the historic district in that area. One house is of that style on Cerro Gordo, but he could not recall any others in the neighborhood. The style is not appropriate and not harmonious to the land or the neighborhood. There could be a better design.

Mr. Sissman also had issues with the presentation of the site plan. The driveway wasn't indicated or location of the garage, which he assumed would be off of Lorenzo. He said an odd wall wanders toward Lejano and if the driveway comes through there, it will be challenging. He objected completely to the design.

Matthew Miranda, 1309 Lejano Lane, was sworn. He concurred that the hard-edge style is not harmonious with the rest of the neighborhood. Part of the beauty is to see the hillside dotted with the beautiful homes and this house will look very out of place.

Mr. Sissman added that he had forgotten to say he understood there were going to be big windows facing east. In the wintertime the sun will bounce off of those windows and reflect back on houses on Lorenzo and those at the higher elevation. It would be a big white unpleasant thing in their field of view.

BOARD DISCUSSION

Member Katz said he was dissatisfied with the drawings and also with the design. It is not harmonious with the streetscape, the area or Santa Fe style. He added he was reluctant to postpone for the applicant to return with better drawings if he returned with the same style house.

Chair Rios said she would poll the Board. She suggested the maker of the motion be very specific in the architectural style and submissions the Board would need for clarification. She polled the Board members starting with Mr. Roybal.

Member Roybal suggested postponing to give the applicant the opportunity to return with proper drawings. He added he also didn't like the hard lines. The applicant heard the comments from the neighbors and Board, and this is an opportunity to make changes and get the project approved.

Member Larson said the drawings don't give her a complete picture of the effort to integrate with the site and she wanted more development in the elevations. They can still have Santa Fe style on the east side, and this is an opportunity to soften the style with the colors and the corners and colors within the portals. Possibly even inset windows to add more depth.

Member Roybal added that he is also not happy with the color Belle Glade and suggested changing the color of the stucco to help soften the house.

Member Larson said she has seen Belle Glade used once or twice in the area and each time it stands out as cold. The stucco should be a softer, more earthen tone, to harmonize with the district.

Member Guida wholeheartedly agreed with Member Larson. The general design approach is solid and one of the better massings and floorplans seen by the Board tonight. He agreed there is a place for contemporary expression in this part of town. All of that comes back to how the project is presented and the documentation. He noted that he has done and is a fan of contemporary architecture and knows it is not easy to do something that looks simple. It depends heavily on the color choices and material and small details such as the corners of the building and the insets, etc. Those things can differentiate this as a successful contemporary design. What the Board is after is to make that determination on behalf of the public and the right drawings and information is crucial. He added he noticed during the discussion, this isn't even a site survey, but a map from the County. The quality and fidelity of information presented has to be higher.

Member Biedscheid said from what was presented she wasn't clear why the height allowance is needed. While a contemporary design may have a place in the district it still has to fit within the streetscape and be harmonious with the rest of the historic site. Consideration should be given on how this relates to the neighboring properties in terms of height and scale, especially Lorenzo Lane. Also, the color scheme appears to be designed to stand out. The applicant might reconsider a color scheme more in keeping with the neighborhood

Mr. Hughes said he appreciated the feedback. He noted that Belle Glade is an earth tone and did not think it out of line. He has pictures that show other projects that are contemporary in the area recently built that relate to what they are trying to achieve.

Chair Rios asked if the photographs were within the vicinity.

Mr. Hughes explained they are on Armijo Lane which comes into Lejano. There is not a lot of new construction, but contemporary projects are throughout the area. He showed photos within 3 blocks within the district and a house on Armijo and San Acacio of simple contemporary design. He said he couldn't see why those were permissible and there was strong opposition to the style of his house. He understood Member Guida's feedback and that he wanted more information in how the details would come together. As a builder it is more difficult to bring simple to fruition properly, but he intends to do this properly and has done that in the past.

Mr. Hughes said on the height exception, he didn't want to build an earth ship on the lot and without the exception could not get fenestration or light. He showed a photo taken at the highest part of the roof showing four corners taller than the exterior. The proposed roof plane has trees above the tree line and doesn't exceed the roof plane.

Mr. Hughes said it was a good job of siting and massing. He will work to provide more information. He asked for feedback if the house is sited reasonably and the Board's thought on height. This project has over 10 feet of difference and he has asked for 21/2 feet, so he cannot understand the neighbor's feelings. Change doesn't happen a lot on the eastside, but he has tried not to affect the neighbors negatively.

Mr. Miranda, previously sworn, said this is so important because not just neighbors on Lejano or Lorenzo, but those on Gonzales going into Las Barancas can see the entire basin looking toward the mountains. The house, as a sharp-edged contemporary building is going to be so different than everything else. Not just in the immediate area, all of this will be very visible from every point.

Member Katz said a consideration and something Code asks be considered is the streetscape. There may be more contemporary, hard-edged houses in other parts of the district. An important consideration for the Board is to focus on the street where the project is going and how that harmonizes with the other buildings.

Chair Rios said comments she heard indicated that all of the Board Members were not in agreement. She heard *soften the edges, the windows, etc. are fine*, some like the place the project sits. The applicant has heard the comments and that the Board members are not in agreement. The Board could suggest the applicant look at the neighborhood and after hearing their comments, ensure his home is in harmony.

She asked for a motion. She requested the maker be clear on what the applicant should submit in terms of the site plan and clarify what things would help the Board make the proper decision in working with the applicant.

Mr. Hughes said he appreciated that. This is difficult for him because he referenced projects that to him, were much the same. He thought this house is harmonious with the neighborhood and with the historical vernacular architecture in the area.

Chair Rios noted he has the option to return and submit what he and his client work on and the Board can make a decision.

MOTION: In Case #2019-001553-HDRB, 1292 Lejano Lane, Member Katz moved to postpone.

Member Katz commented the site of the building is probably right for the lot; but clearly there needs to be substantially better drawings that provide more information and give a better feeling for the house. In his opinion the design is not harmonious with the neighborhood and does not meet standards for Santa Fe style. He thought there would be disagreements on the Board, so they couldn't tell him exactly what will and will not be approved. The applicant has heard the comments and the Board has tried to help as much as possible with their feedback.

Member Biedscheid seconded the motion to postpone.

Member Guida added the Board needs to see a more complete and "convincing" set of design drawings for the project. That includes a site plan drawn on top of a topographical survey for the site that shows design topography for the proposal. In addition, there should be a more complete and convincing set of elevations that correspond with that. The Board has seen more convincing drawings, whether 3D renderings or higher quality drawings that do a better job of convincing them of the project. He encouraged the applicant to be as convincing and seductive as possible in the design and why he thinks it works with the neighborhood. It is not enough to say there are some others in the neighborhood. There could be a more informed and convincing argument.

Member Katz added he thought the house could be lower and bermed in more and the only windows affected would be the garage. He could lower it some, particularly because the entry is from the lower part.

Chair Rios noted that she would only vote in the case of a tie. She said she has lived in Santa Fe all of her life and hearing the comments of the neighbors and Board members, she would advise that the applicant not go with contemporary style. However, it is the applicant's prerogative to return with what they feel is appropriate for them. The Board will take action on that.

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

H. MATTERS FROM THE BOARD

Member Larson mentioned a New York Times Op Ed on the subject that historic preservation hurts communities. She thought it problematic to have an uninformed analysis of historic preservation on the fact that one person was denied the ability to put solar panels on his house in the historic district. She noted as they have discussed, Santa Fe is working toward addressing the climate crisis. She suggested they may need to do more publications of why preservation helps climate change, and what communities are doing around the country, specifically in the Southwest, to integrate solar energy into historic fabric.

Ms. Roach asked Member Larson if she had seen the response to the Op Ed that was in the Washington Post. She offered to send it to her. She said she did an interview in Hypo Allergic about the Board's approach on applying solar panels in historic districts. The conversation was positive, and she hoped that the article will be as well.

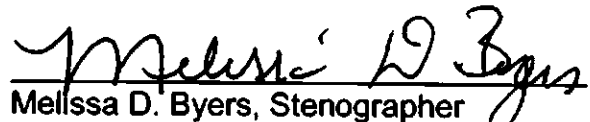
Mr. Gemora added for the record that Santa Fe is applying to become a LEED Certified City. They are trying to determine how to quantify a metric to measure how historic preservation leads to a more sustainable city. He is open to suggestions.

Member Larson noted that LEED is a for profit certification that is not always in favor of preserving, restoring, and rehabilitating historic fabric. They favor replacing historic windows, doors, and structural elements with new materials, which puts more material into landfills. She thought LEED should be taken with a grain of salt.

I. ADJOURNMENT

Chair Rios adjourned the meeting at 8:45 p.m.

Submitted by:


Melissa D. Byers, Stenographer
For Byers Organizational Support Services

Approved by:


Cecilia Rios, Chair

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

Date: 1/28/2020

Time: Approximately 12:00 noon

Place: Historic Districts within the City of Santa Fe

Members Present:

	Present	Absent
Cecelia Rios, Chair	✓	
Frank Katz, Vice Chair	✓	
Jennifer Biedscheid	✓	
Anthony Guida	✓	
Flynn G. Larson	✓	
Buddy Roybal	✓	
(Vacant)	—	—

Business Conducted:

The Board conducted site visits for the property addresses listed on the agenda for this evening's public hearing, scheduled to begin at 5:30 p.m. The Board conducted the site visits for the sole purpose of making factual observations. The Board did not take any action or make any decisions, and no votes were taken.

Time Adjourned: 1:32pm

Approved by:

Cecelia Rios
Board Chair or Designee

Submitted by:

Risa Rios
Historic Preservation Division Staff

Case 2019-1203 125 Romero

131 Romero St

EXHIBIT

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129 Rom

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SUBMITTED FOR RECORD 1/28 Case # 2019-1203 125 Romero

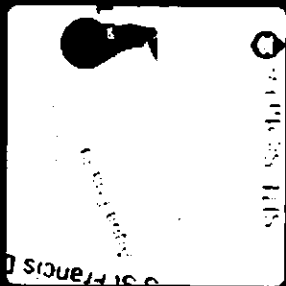
134 Romero St

EXHIBIT

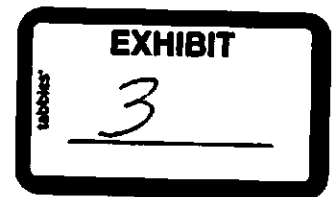
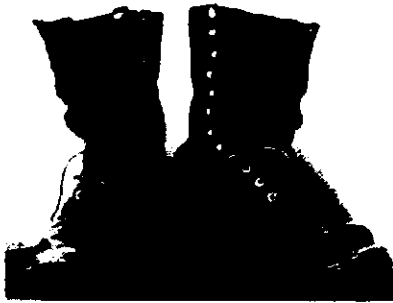
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End Call



Google



Robert Lee
160 ½ Lorenzo Road
Santa Fe, NM 87501
505.820.2745
rlee@swen.com

To the Santa Fe Historic District Review Board:

I'd like to begin by noting that I came before the Board before, on May 8, 2018, addressing nearly the exact same circumstances for the property on 1292 Lejano Lane. Also, notice for this proposal was never posted on Lorenzo Road though the property's longest side is on that road. The proposed building location will be barely visible from Lejano Lane, but the primary visual impact will be on the homes on Lorenzo Road.

I have lived at 160 ½ Lorenzo Road since March, 1999. The proposed home at 1292 Lejano Lane, as designed, will have an enormously negative impact on my home and all the ones nearby. Allowing the proposed 3 foot height variance will cause the home to loom above the homes on Lorenzo Road, and break the skyline view. As stated in the project review documents, the lot is sloping, but the documents do not note that it is also a hill top or crest above and along Lorenzo Road.

I have seen the staff recommendation that the building height be allowed, but, with due respect, I don't believe the staff gave adequate consideration to the impact on the homes nearby on Lorenzo Road. I understand the nature of the difficulties of building a large home on that lot, but the distinctly negative impacts on the longstanding neighborhood homes of Lorenzo road should dictate a different approach from the one proposed. It should be noted that another home at 168 Lorenzo Road, within view of the proposed project, was not given a height allowance for a 250 square foot addition.

I have brought pictures of the lot with the posts showing the height of the building. The pictures were taken through the windows to my main bedroom, the dining room, and the living room, showing how the proposed home would dominate the skyline view from those rooms, as well as irrevocably alter the peaceful, serene, and secluded nature of the neighborhood on Lorenzo Road.

I ask that due examination be given to the impacts of this project on the Lorenzo neighborhood. I invite the Board staff to visit my home to look across the street and gauge the impacts.

Thank you for your time and consideration,
Robert Lee



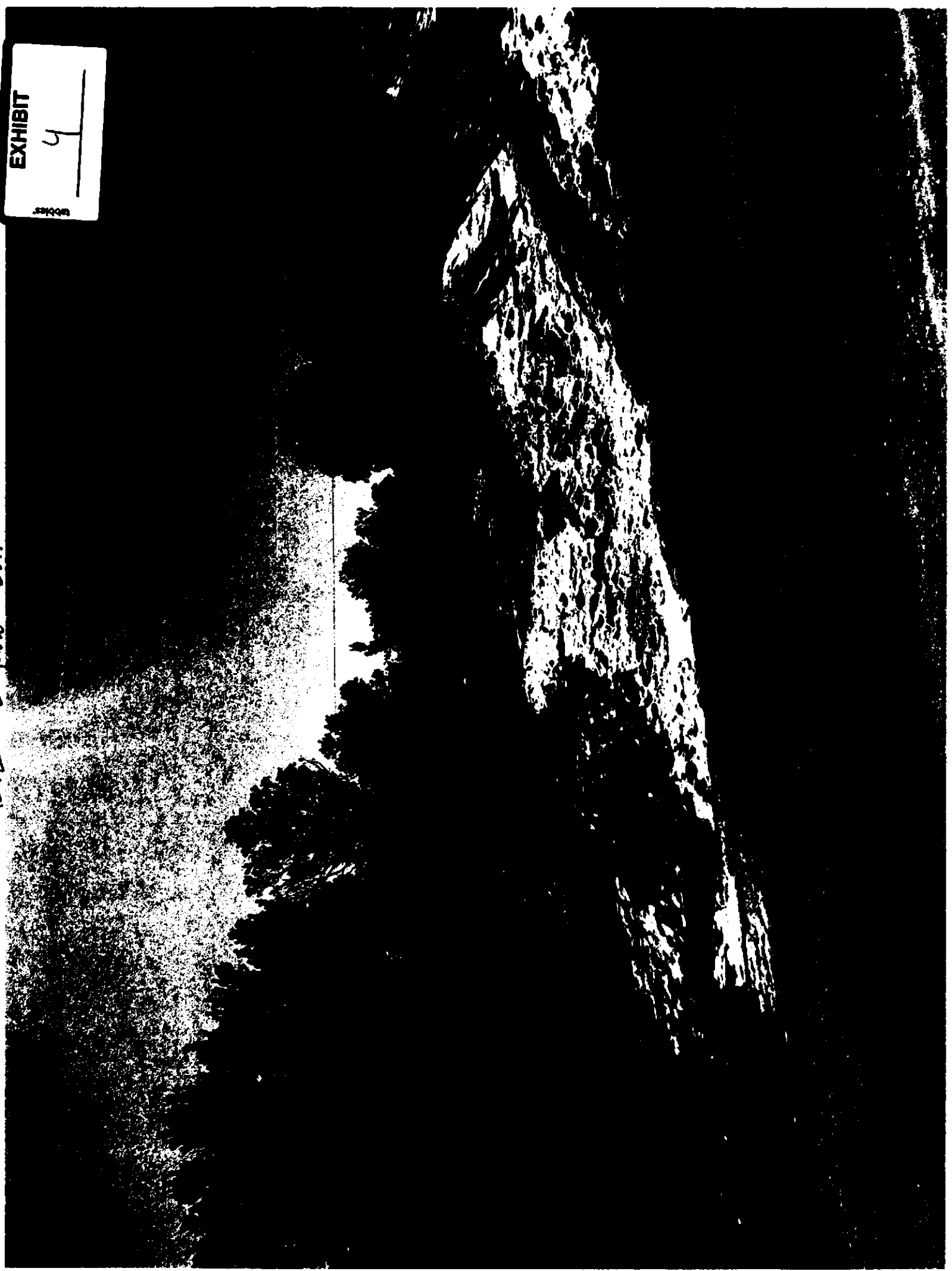


1292 Lejano Ln.

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BOOKLET



1292 Lejano Ln.

EXHIBIT

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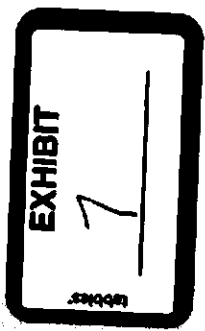
1069 San Agustin

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Lab 1069

1291 Armiijo St.



192 B Armijo Ln

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EXHIBIT

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161 Camino Cruz Blanca



East Alameda between Palace & Gonzales



EXHIBIT

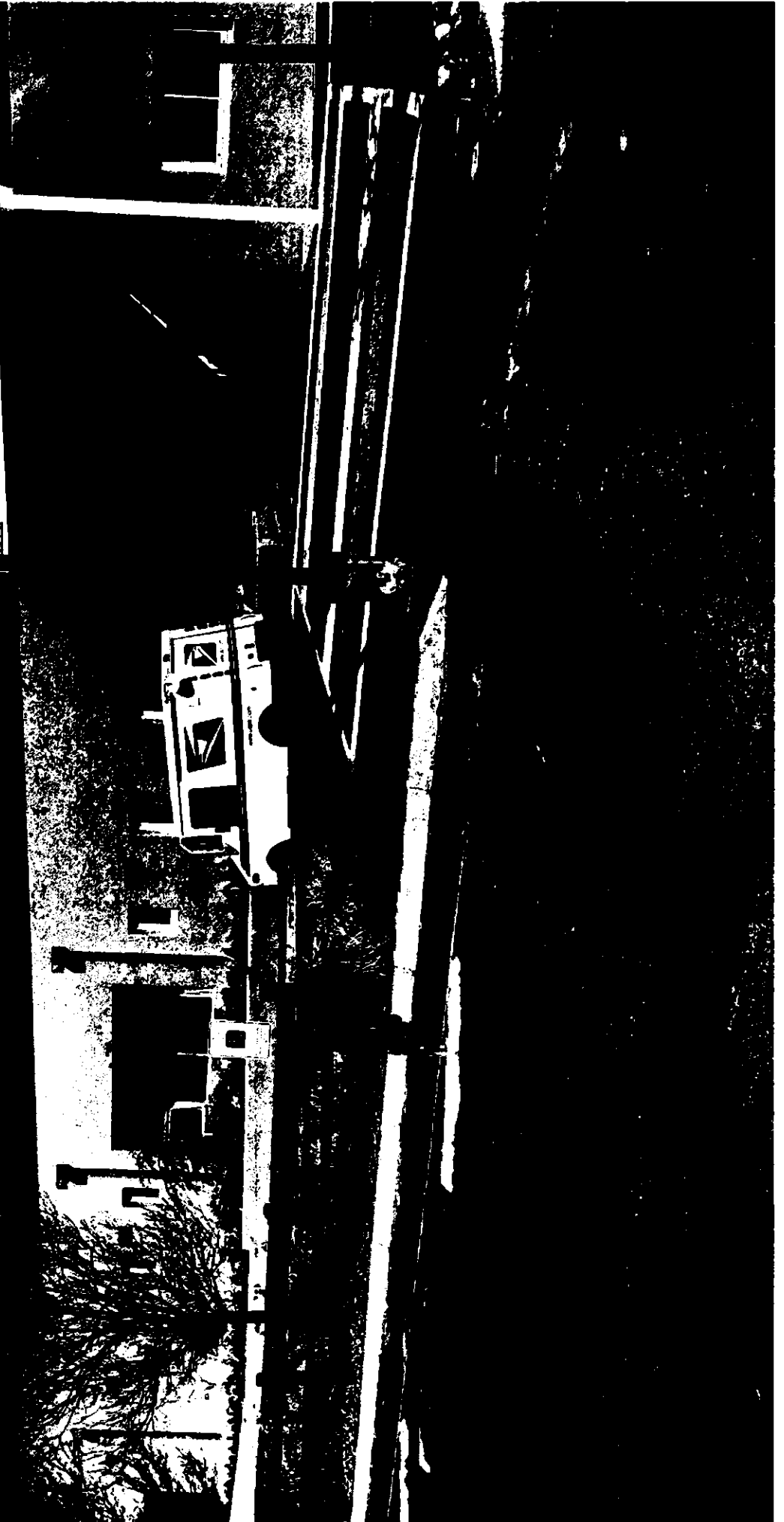
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715 Camino Cabra

EXHIBIT

11

RIO GRANDE SCHOOL



Amigo LN

EXHIBIT

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