



# Agenda

## HISTORIC DISTRICTS REVIEW BOARD FIELD TRIP

TUESDAY, March 10, 2020 at 12:00 NOON

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

## HISTORIC DISTRICTS REVIEW BOARD HEARING

TUESDAY, March 10, 2020 at 5:30 P.M.

CITY COUNCIL CHAMBERS

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

### CALL TO ORDER

- A. ROLL CALL
- B. APPROVAL OF AGENDA
- C. APPROVAL OF MINUTES: February 25, 2020
- D. FINDINGS OF FACT & CONCLUSIONS OF LAW

Case #2020-001601-HDRB, 100 East Water Street.

Case #2020-001695-HDRB, 828 Camino Atalaya.

Case #2020-001660-HDRB, 121 Lorenzo Road.

Case #2020-1662-HDRB, 829 El Caminito.

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

Case #2020-001544-HDRB, 828 Camino Atalaya.

Case #2020-1669-HDRB, 1204 Canyon Road.

Appeal #2020-001644-APPL, 509 Camino Lejo

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

1. Case #2020-001600-HDRB, 113 Washington Avenue. Downtown & Eastside Historic District. Martinez Architecture Studio, agent for Rosewood Inn of the Anasazi, owner, proposes to construct a 3,078 sq. ft. fourth floor addition to a height of 56'0" with a pool and dining area. An exception is requested to exceed the maximum allowable height of 20'1" (Section 14-5.2(D)(9)). (Lisa Roach, [lxroach@santafenm.gov](mailto:lxroach@santafenm.gov), 955-6657) (POSTPONED FROM 2/25/2020)
2. Case #2019-001553-HDRB, 1292 Lejano Lane. Downtown and Eastside Historic District. Thomas Hughes, agent for Linda Carey, owner, proposes to construct a new single-family residence on a vacant lot. (Daniel Schwab, [dnschwab@santafenm.gov](mailto:dnschwab@santafenm.gov), 955-6660) (POSTPONED FROM 1/28/2020)
3. Case #2020-001781-HDRB, 868 and 868 ½ East Alameda Street. Downtown and Eastside Historic District. Liaison Planning Services, agent for Christina Halaburka, owner, requests a status review for the street-facing yard wall at a contributing residential structure. (Daniel Schwab)
4. Case #2020-001732-HDRB, 868 and 868 ½ East Alameda Street. Downtown and Eastside Historic District. Liaison Planning Services, agent for Christina Halaburka, owner, requests to partially demolish a yard wall and to construct a 5 ft. high coyote yardwall and gate at a contributing residential structure. (Daniel Schwab)
5. Case #2020-001736-HDRB, 824 Canyon Road. Downtown and Eastside Historic District. Architectural Alliance Inc., agent for Igor Choromanski, owner, proposes to construct a new 6 ft high yard wall and a 204 sq. ft. new free-standing garage and pergola adjacent to a significant residential structure. (Daniel Schwab)
6. Case #2020-001737-HDRB, 325 Paseo de Peralta. Downtown and Eastside Historic District. Architectural Alliance Inc., agent for Montgomery Andrew Co., owner, proposes to install new doors and to repair stucco at a non-contributing residential structure. (Daniel Schwab)
7. Case #2020-001740-HDRB, 212 Barela Street. Downtown and Eastside Historic District. Joe Simmons and Wendy Waites, owners, propose to construct three new attached residential units. (Daniel Schwab)

8. Case #2020-001731-HDRB, 492, 494, and 496 West Water Street. Downtown and Eastside Historic District. Perez-Daple Architects, agent for The Orchard LLC, owner, proposes to construct a new multi-unit commercial structure on a vacant lot. Preliminary design review is requested, along with an exception to exceed the maximum allowable building height, per Section 14-5.2(D)(9)(C)(ii). (Lisa Roach)
9. Case #2020-001663-HDRB, 908 Old Santa Fe Trail. Downtown & Eastside Historic District. Woods Design Builders, Inc., agent for Christy and JC Butler, owners, requests an exception to exceed the maximum allowable wall / fence height, per Section 14-5.2(D)(9)(c)(ii). (Lisa Roach)
10. Case #2020-001734-HDRB, 200 Block of West San Francisco Street (next to 225). Downtown and Eastside Historic District. Sommer, Karnes & Associates, LLP, agent for G. E. Senlic, LLC, owner, requests to demolish a parking kiosk and stairwell and to construct a new four-story commercial hotel structure with two-level underground parking. Exceptions are requested to exceed the maximum allowable building height, per Section 14-5.2(D)(9)(c)(ii); to construct a pitched roof where fewer than 50% of the structures in the applicable streetscape have pitched roofs, per Section 14-5.2(D)(9)(d); and to deviate from the district design standards, per Section 14-5.2(E). (Lisa Roach)

H. MATTERS FROM THE BOARD

I. ADJOURNMENT

Cases on this agenda may be postponed to a later date by the Historic Districts Review Board at the noticed meeting. Please contact the Historic Preservation Division at 955-6605 or check [https://www.santafenm.gov/historic\\_districts\\_review\\_board](https://www.santafenm.gov/historic_districts_review_board) for more information regarding cases on this agenda. Persons with disabilities in need of accommodations, contact the Historic Preservation Division office at (505) 955-6605 five (5) working days prior to the meeting date.

RECEIVED AT THE CITY CLERK'S OFFICE

DATE: March 4, 2020

TIME: 11:30 AM



# Agenda

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TUESDAY, March 10, 2020 at 12:00 NOON

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CITY COUNCIL CHAMBERS

### CALL TO ORDER

- A. ROLL CALL
- B. APPROVAL OF AGENDA
- C. APPROVAL OF MINUTES: February 25, 2020
- D. FINDINGS OF FACT & CONCLUSIONS OF LAW

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

Case #2020-001544-HDRB, 828 Camino Atalaya.

Case #2020-1669-HDRB, 1204 Canyon Road.

Case #2020-1662-HDRB, 829 El Caminito.

Appeal #2020-001644-APPL, 509 Camino Lejo

Case #2020-001695-HDRB, 828 Camino Atalaya.

Case #2020-001660-HDRB, 121 Lorenzo Road.

Case #2020-1664-HDRB, 1204 Canyon Road.

Case #2020-1663-HDRB, 512 Agua Fria Street.

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

1. Case #2020-001600-HDRB, 113 Washington Avenue. Downtown & Eastside Historic District. Martinez Architecture Studio, agent for Rosewood Inn of the Anasazi, owner, proposes to construct a 3,078 sq. ft. fourth floor addition to a height of 56'0" with a pool and dining area. An exception is requested to exceed the maximum allowable height of 20'1" (Section 14-5.2(D)(9)). (Lisa Roach, [lxroach@santafenm.gov](mailto:lxroach@santafenm.gov), 955-6657) (POSTPONED FROM 2/25/2020)
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3. Case #2020-001664-HDRB, 1204 Canyon Road. Downtown and Eastside Historic District. Gerald Valdez, agent for Josie and Fred Lucero, owners, proposes to construct additions and to remodel a non-contributing residential structure. (Lisa Roach)
4. Case #2020-001781-HDRB, 868 and 868 ½ East Alameda Street. Downtown and Eastside Historic District. Liaison Planning Services, agent for Christina Halaburka, owner, requests a status review for the street-facing yard wall at a contributing residential structure. (Daniel Schwab)
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9. Case #2020-001731-HDRB. 492, 494, and 496 West Water Street. Downtown and Eastside Historic District. Perez-Daple Architects, agent for The Orchard LLC, owner, proposes to construct a new multi-unit commercial structure on a vacant lot. Preliminary design review is requested, along with an exception to exceed the maximum allowable building height, per Section 14-5.2(D)(9)(C)(ii). (Lisa Roach)
10. Case #2020-001663-HDRB. 908 Old Santa Fe Trail. Downtown & Eastside Historic District. Woods Design Builders, Inc., agent for Christy and JC Butler, owners, requests an exception to exceed the maximum allowable wall / fence height, per Section 14-5.2(D)(9)(c)(ii). (Lisa Roach)
11. Case #2020-001734-HDRB. 225 West San Francisco Street. Downtown and Eastside Historic District. Sommer, Karnes & Associates, LLP, agent for G. E. Senlic, LLC, owner, requests to demolish a parking kiosk and stairwell and to construct a new four-story commercial hotel structure with two-level underground parking. Exceptions are requested to exceed the maximum allowable building height, per Section 14-5.2(D)(9)(c)(ii); to construct a pitched roof where fewer than 50% of the structures in the applicable streetscape have pitched roofs, per Section 14-5.2(D)(9)(d); and to deviate from the district design standards, per Section 14-5.2(E). (Lisa Roach)

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RECEIVED AT THE CITY CLERK'S OFFICE

DATE: February 20, 2020

TIME: 12:00 PM

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

**Date:** 3/10/2020

**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:** 1:45pm

Approved by:

Cecelia Rios  
Board Chair or Designee

Submitted by:

Risa Roach  
Historic Preservation Division Staff

**SUMMARY INDEX**  
**HISTORIC DISTRICTS REVIEW BOARD**  
**March 10, 2020**

<b><u>ITEM</u></b>	<b><u>ACTION TAKEN</u></b>	<b><u>PAGE(S)</u></b>
Call to Order	5:30 pm	1
A. Roll Call	Quorum Present	1
B. Approval of Agenda	Approved as Amended	1
C. Approval of Minutes February 25, 2020 Hearing	Approved as Amended	2
D. Findings of Fact & Conclusions of Law	Approved	2
E. Business from the Floor	Comments	3
F. Communications	Comments	3
G. Action Items		
1. Case #2020-001600-HDRB 13 Washington Avenue	Approved with Conditions	3-14
2. Case #2019-001553-HDRB 1292 Lejano Lane.	Approved with Condition	14-23
3. Case #2020-001781-HDRB 868 and 868 ½ East Alameda Street	Designated as Contributing	23-25
4. Case #2020-001732-HDRB 868 and 868 ½ East Alameda Street	Postponed	25-26
5. Case #2020-001736-HDRB 824 Canyon Road. Downtown and Eastside Historic District	Approved with Conditions	26-30
6. Case #2020-001737-HDRB 325 Paseo de Peralta	Approved with Conditions	30-31
7. Case #2020-001740-HDRB 212 Barela Street	Postponed	31-40

8. Case #2020-001731-HDRB 492, 494, and 496 West Water Street.	Approved with Condition	40-43
9. Case #2020-001663-HDRB 908 Old Santa Fe Trail	Approved with Condition	43-47
10. Case #2020-001734-HDRB 200 Block of West San Francisco Street (next to 225)	Approved with Conditions	47-55
H. Matters from the Board	None	31
I. Adjournment	Adjourned at 11:25 p.m.	31

**MINUTES OF THE CITY OF SANTA FE  
HISTORIC DISTRICTS REVIEW BOARD  
March 10, 2020**

**CALL TO ORDER**

A regular meeting of the City of Santa Fe Historic Districts Review Board was called to order by Ceceilia 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:**

Ms. Lisa Roach, Planner Manager  
Mr. Daniel Schwab, Senior Planner  
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 Katz to approve the agenda.

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

**C. APPROVAL OF MINUTES: February 25, 2020 Minutes**

Ms. Roach stated that Daniel Schwab's title is "Senior planner."

Member Roybal requested that on page 53, the following paragraph be changed to read:

**Member Roybal:**

I'll go first. I would like to know what process was followed. And, I would like to ask the City Attorney if all the processes that were followed and if everything that was denied was in accordance with the Code.

Member Katz asked that the following changes be made:

- On page 22, the last line should read: "And move to the opening statement of the appellant."
- On page 46, within the comments of Jim Ferris, delete "brown and brown" and insert "brown and round" in lieu thereof.
- On page 46, within the comments of Jim Ferris, delete "ground people" and insert "brown people" in lieu thereof.

**MOTION:** Member Katz moved, seconded by Member Guida, to approve the Minutes of the February 25, 2020 meeting, as amended.

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

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

Case #2020-001601-HDRB. 100 East Water Street  
Case #2019-001514-HDRB. 127 East Santa Fe Avenue  
Case #2020-001695-HDRB. 828 Camino Atalaya  
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Case #2020-1669-HDRB. 1204 Canyon Road  
Case #2020-1662-HDRB. 829 El Caminito  
Appeal #2020-001644-APPL. 509 Camino Lejo

**MOTION:** Member Katz moved to approve the Findings of Fact and Conclusions of Law. Member Guida seconded the motion.

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

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

Stephanie Beninato pointed out some inconsistencies for IPRA's. She said that at 108/110 E. Santa Fe Avenue, walls were built without a permit, she was told it was covered under 607 Don Gaspar.

She said the application for 604 Galisteo Street was for an adobe brick wall to be replaced. Their insurance company paid entirely for this and Ms. Roach said it was fine to do the brick wall. Public records showed no request to change the project. Also, she wondered how two windows on the southside, and the door were not damaged by the impact and were also replaced under the idea of replacing in kind the west/east wall. She wonders what *replacing in kind* really means.

Ms. Roach commented she could justify any of the decisions she made in the Galisteo case. She is under the impression the walls for Santa Fe Ave. and Don Gaspar have a permit.

## **F. COMMUNICATIONS**

Ms. Roach said the date has been set for the Santa Fe Heritage Preservation Rewards on Thursday, May 14, 2020 at 5:30 PM at the San Miguel Chapel.

Ms. Paez noted that Gabe Smith, Assistant City Attorney, left the City and she will be the only one covering hearings. The City is in the process of hiring another Assistant City Attorney.

## **G. ACTION ITEMS**

Chair Rios said there are ten action items on the agenda. She reminded applicants if they disagree with the Board decision, they can appeal to City Council, within 15 days of when the Findings of Fact and Conclusions of Law are approved.

1. **Case #2020-001600-HDRB. 113 Washington Avenue.** Downtown & Eastside Historic District. Martinez Architecture Studio, agent for Rosewood Inn of the Anasazi, owner, proposes to construct a 3,078 sq. ft. fourth floor addition to a height of 56'0" with a pool and dining area. An exception is requested to exceed the maximum allowable height of 20'1" (Section 14-5.2(D)(9)). (Lisa Roach, lxroach@santafenm.gov, 955-6657) (POSTPONED FROM 2/25/2020)

Related to this case, two photographs were submitted and are attached as Exhibit "1" and Exhibit "2".

Ms. Roach presented the staff report as follows:

**STAFF REPORT:**

113 Washington Avenue is a commercial hotel structure that was constructed after 1945 in the Territorial Revival style, when it was known as the State Securities Building. The building was substantially remodeled in 1989 in the Spanish Pueblo Revival style and was adaptively reused as the Inn of the Anasazi. In 2014, the HDRB approved window replacement throughout the structure (Case H-14-025). The building is listed as non-contributing to the Downtown and Eastside.

At the February 11, 2020, hearing of the HDRB, the applicant proposed to construct an addition to the rooftop level of the building, and after discussing several design details, the Board postponed the case, requesting redesign with particular attention to the street-facing west elevation. The applicant submitted revised drawings, reflecting a few modifications to the design, as well as digital renderings which better capture the visual effects of the additions on the streetscape. The project is proposed as follows:

- 1) Construct an addition and improvements to the rooftop level of the hotel. An exception is requested to exceed the maximum allowable height of 20'1", and exception criteria and responses are provided in the packet. The applicant proposes to build to a height of 56' in the central portion of the existing roof level, and this massing will rise a maximum of 14' above the existing parapet and will be set back from the street-facing façade by more than 70'.
- 2) At the front (street-facing) third of the space will be an outdoor event space with tile decking, seating, an informal lobby area, elevator overrun, stairwell, and storage space. The seating area will be set back further from the front façade of the building than originally proposed. The applicant redesigned the chimney structures that are prominent on the proposed design, such that the central chimneys have been consolidated, made more massive, and set back further from the front façade, resulting in better integration of the chimneys into the architectural features of the existing building. The side chimneys have also been made more massive and sculptural so as to blend better with the existing hotel. The seating area will feature a 12'8" high tan canopy situated on dark bronze tracks on which the canopy can be extended or retracted depending on weather. The canopy tracks have been redesigned to be seated on top of the three chimney structures at the west end of the seating area, and the space will be framed by 5' high stuccoed walls.
- 3) The central third of the space will feature an enclosed lounge and bar with required back of the house spaces, including kitchen and restrooms. The stuccoed massing will match the Spanish-Pueblo Revival style of the hotel, and windows will match those that are featured elsewhere on the hotel. As stated above, the height of this massing will rise 14' above the existing parapet, resulting in a total height of 56'. Any rooftop appurtenances and skylights placed on the roof of this addition will not be publicly visible.
- 4) At the rear third of the space will be a rectangular pool and tile deck, set back approximately 4 feet from the edge of the building. The perimeter of the pool deck will be framed by 4' high stuccoed walls and a retractable tan canopy with dark bronze rails to a height of 12'8" above

the existing parapet. The previously presented wood framed cabana structures have been modified to free-standing fabric structures. In this area, the chimneys have also been moved closer together from the previous design and incorporated into fewer, larger masses rather than having multiple smaller chimneys. At the southeast corner of the pool deck, a stairwell, mechanical and storage spaces will be located, and the northwest corner of the pool deck will feature an outdoor fireplace and seating area.

### **STAFF RECOMMENDATION:**

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

### **QUESTIONS FOR STAFF**

Member Roybal asked, from the street view, would anyone notice the south, north or west chimneys. He looked at it from across the street and it is set back a lot on the west side.

Ms. Roach explained when standing right in front of the hotel you may not notice the additional massing and the west side is set back a lot. There are no dimensions on the drawings, and they are not a standard scale. They could ask the applicant how far back the two chimneys will be from the street façade.

Member Roybal asked how high La Fonda is in height. Ms. Roach did not know.

Chair Rios asked how many of the existing chimneys will be changed.

Ms. Roach said the reason for the chimney extensions is because of Building Code requirements. The chimneys already exist and have to be extended for the proper draft so people can occupy the space below. They have been consolidated in the new design and four chimneys are within the front event space on the west end of the rooftop level. The chimneys at the rear have been consolidated to three or four different chimneys. The applicant could be asked to provide more clarification.

Chair Rios asked if it is correct that the maximum allowable height is 20 feet, 1 inch.

Ms. Roach explained that is the calculation based on methodology in the Code. The downtown area calculations are tricky because the Code requires doing height calculations without considering noncontributing structures over 16 feet in height.

Chair Rios asked what else is excluded in the height calculation.

Ms. Roach offered to read the Code; noncontributing structures over 16 feet in height; institutional structures.

Ms. Roach said in 14-5.2(D)(9)(c)(ii)(A) it states: *"If a proposed building has a parapet, the façade shall not be in excess of two (2) feet of the average of the height of the façades in the streetscape."* They then have to go back to how streetscape is defined to determine which façades are included and applicable. Ms. Roach said she couldn't find the exact language in Code but for a long time the procedure was to look at the applicable streetscape, defined by Code, eliminate noncontributing buildings 16 feet or over and any institutional buildings, hotels.

Member Biedscheid noted the height section B and C prior to that on streetscape standards discusses the determination of streetscape and refers to height and structures that should be eliminated.

Chair Rios thought it was important to consider that the building is in harmony with the streetscape.

Ms. Roach said Member Biedscheid was correct. Under Streetscape Standards in 14-5.2(D)(9)(b)(ii): "When determining streetscape, the following structure types shall be excluded: institutional, buildings originally constructed to house a hotel, residential multiple unit, buildings with non-historic multiple stories, non-historic pitched roof, auxiliary outbuildings such as sheds, existing structures approved by way of variance or exception, and yardwalls or fences whose height is inconsistent with the predominant height of yardwalls and fences on an applicable streetscape."

Member Roybal asked when looking at the commercial if they should take into account the height existing in the surrounding structures like the La Fonda, the Cathedral in the calculation.

Ms. Roach thought the predominant height of buildings in the streetscape should be a consideration in the downtown area beyond the exclusions. It would be worth considering a different methodology for calculation for downtown at some point.

Member Roybal agreed.

Chair Rios noted the application was divided into three parts. She asked how far back the seating area and tables start after entering the building.

Ms. Roach did not know the exact distance from the front façade. She suggested they ask the applicant.

Chair Rios confirmed the massing with a bar and lounge, kitchen, and restrooms would be in the second space. She noted massing in that portion is about 70 feet back. She asked to confirm that the third portion would be the area for the swimming pool.

Ms. Roach agreed.

Member Katz said with regard to the height issue, there is confusion of what it is or should be but also a concern there is a height increase. He thought if the Board continued to allow

exceptions for height it would bleed from the downtown district. His concern is the hotel is on Washington Street. The buildings on the west side may not be considered in height calculation but are considerably taller than this. And on the east side they quickly move into the residential area. The east side moves into the residential area and this building on the east side is already the tallest building on that side and is asking for another story. He asked if that wouldn't trigger concern about leap frogging, making things taller and taller and a special concern about having height on the edge of town.

Ms. Roach thought the Board is able to discern when a height exception is appropriate when taking into account the rest of the streetscape around the building. She did not believe there is fear allowing another story to a building already nonconforming hotel structure similar in height to other hotels downtown, or that it would have an impact on the heights of residential properties adjacent or beyond the business district.

Member Katz asked Ms. Roach when she stated the Code requirement could not be too close to a low chimney, what is too close.

Ms. Roach thought the seating area has to be 10 feet from the chimney.

Member Biedscheid asked on staff interpretation of Code on the stucco massing in the center of the building they believed to be a significant step back. She asked how they looked at the chimneys, which are also stuccoed structures, that are not significantly stepped back.

Ms. Roach replied Code specifies that additional height in stories be stepped back to be made the same height. Throughout the design and space, the chimney structures have been consolidated and made more massive. At the west facing façade, the chimney structures are stepped back, but she didn't know the distance from the front. Code does not specify how deep a step back is required to be considered a step back. She thought the Board has to evaluate and that it is a matter of scale and visual impact.

Member Biedscheid asked how staff considered fabric is historic in terms of material such as the awnings proposed.

Ms. Roach noted fabric awnings are throughout the downtown area and generally are regulated in color palette and compatibility predominantly in the streetscape.

Member Biedscheid asked if the awnings are considered temporary structures.

Ms. Roach said the awnings can be extended or retracted as needed, and because the rails they are mounted on are permanent, she thought the canopies would also be considered permanent. Usually awnings over entrances are permitted as permanent structures, opposed to tenting or vestibules around seasonal openings.

## **APPLICANT'S PRESENTATION**

Lutz Arnhold, 2861 Cliff Palace, was sworn. He wanted to point out how important the project is for those in the hotel business and downtown area, and to him personally. He thanked the Board for their comments. He heard their comments and moved the chimney back 14 feet on the front street façade. Secondly, he wanted the renderings to show the Board how great the step back was of the front chimney façade. He not only took the Board's comments seriously and did what was asked but thanks them. He thought their comments had improved the project significantly.

Richard Martinez, 1524 Paseo de Peralta, was sworn.

Chair Rios thanked Mr. Martinez for the digital color visualization.

Mr. Martinez responded to questions. He said the La Fonda is 65 feet tall and the applicant is asking for 52 feet. There are 58 rooms, each with a fireplace and there is a fireplace in the lobby and bar. Chimneys are required to be 2 feet above anything within 10 feet and have been lowered as much as possible. He took advantage of the floor space, which is 6 feet above the existing roof deck. They angled the chimney 45 degrees and moved the chimney mass back. The front façade of the building has a steel structure with another steel structure every 16 feet. The beam across the front of the building holds up the awning and is back 16 feet. The chimneys going up from the hotel must be in front of that beam, so the front of the mass is 14 feet back from the front façade. The smaller wall surrounds the deck area and the area called the event space and is six feet back from the front façade. The chimneys and structures for the canopies are 14 feet back from the front façade. The chimneys were moved back to the deck area with a reconfiguration of the tables. The two end chimneys are moved back as far as possible and integrated and the hotel façade is buttressed. All the other chimneys were grouped together and moved back to be more integrated into the façade.

## **QUESTIONS FOR THE APPLICANT**

Member Katz asked Mr. Martinez to confirm that the chimneys in front on the west façade were moved back to the east and back from the façade.

Mr. Martinez explained they are now 14 feet back from the façade and directly behind the parapet. He confirmed there is a vertical space of the wall and then the chimney and the vertical space is the existing façade. He explained when he said 14 feet, he meant the front of the stucco from the façade, not the chimney itself.

Member Katz asked how far back from the front of the stucco the chimney is currently. He was told about 18 inches to a foot and half.

Member Katz said they did a great job on the redesign of the chimneys, but he was not happy that from Washington Street you could see the three stucco mass chimneys and the beam across. He did not think they needed tall chimneys in front if more than 10 feet from the outdoor space. He noted Mr. Martinez has mentioned it is 18 inches from the front of the façade and the chimneys are 14 feet back, and if the chimneys were left low up front as they are, it would allow the same space. Member Katz said but the three tall chimneys in the front would not be seen.

Mr. Martinez replied that was not true. He explained the wall at the edge of the roof deck above the parapet is within ten feet. He presented they would have to go above that parapet at the last meeting. The chimney currently sticks up above the existing parapet and would have to be 2 feet higher if positioned as Member Katz stated. It is only six feet back but is 14 feet back behind the wall.

Member Katz asked why the wall couldn't be where the chimney is now, with the low chimneys in front.

Chair Rios asked if that was possible.

Mr. Martinez said that was not what the Board asked for at the last meeting.

Member Katz said the Board was quite clear they did not want to see the chimney from Washington Street. It could be seen very clearly and is more massive.

Karl Sommer, PO Box 2476, was sworn. He thought there was confusion. He asked what the Code standard required for the height of the chimney.

Mr. Martinez replied Code is that the chimney has to be 2 feet higher than anything within 10 feet of it.

Mr. Sommer asked why is that the height for anything within 10 feet, design wise.

Mr. Martinez explained it is two feet higher than the beam.

Member Katz said looking at the photograph there is what looks like a parapet line of the current building. Several feet back from that is the wall of the decking upstairs. He thought the current chimney is behind the lower parapet - east to west.

Mr. Martinez explained the current chimney is directly behind the existing parapet.

Ms. Roach asked if it would be helpful to look at the existing roof plan.

Member Katz noted the plan shows that the chimney is directly behind the front parapet. If you drop down to the other one, it is moved 6, 8, 10 feet back.

Mr. Martinez replied it is fourteen feet back from the front parapet.

Member Katz thought the edge of the deck could be moved 10 feet back from the current location of the chimney and it would meet Code. Then the front chimneys would not have to be taller.

Mr. Martinez thought that would be unattractive to have a main chimney for the log fireplace that burns 300 days a year, spew smoke below.

Member Katz suggested on days they have a big event on the roof they could choose not to have a fire. The Board has to look at this for 365 days a year and there is no need to do what is proposed. There should be a compromise to preserve the view from Washington Street.

Member Roybal asked how many changes were made by the applicant to comply with the Board's requests. He noted Mr. Martinez redrew the plan trying to work around the requests previously made.

Mr. Martinez replied he had, and the chimneys were moved back 14 feet. He wanted to take advantage of the space to angle the chimneys back from the front façade. He also integrated the chimneys on the sides of the building, above the parapets. He used that angle to group the chimneys together instead of standing individually, to have fewer and be more mass. He also worked to integrate them with the structure that holds the awning, which is necessary. He used it to move the chimneys back and around the structure. He removed the roof of the cabanas that originally were in the back of his proposal because the owner said it wasn't necessary to have a solid roof.

Member Larson thanked Mr. Martinez for taking the Board's comments to heart. She thought the design creative and liked the integration of the structures and thought it would function nicely. She agreed with Member Katz that something could possibly be done with the chimneys, but it was not a huge visual issue to her.

Member Katz said looking at the roof plat, at the right end of the chimney on the bottom, he could see a vertical line that cuts the two left most tables in half. He guessed that was the edge of the canopy and the beam above it. That is more than 10 feet, it was 14 feet back from the chimney. The only thing he thought would be lost if the tall chimneys were not in front is a small piece of territory that includes half of two tables.

Mr. Martinez explained there are seated areas in front of that and a bar area and seating area with bar stools.

Member Katz said that could be moved back about 7 feet.

Chair Rios asked the height of the chimneys on the west façade.

Mr. Martinez said they are 56 feet, the same height as the building behind it.

Chair Rios asked if that was measured from where they start.

Mr. Martinez clarified it was from the floor to the top.

Ms. Roach said the proposed height would be 14 feet higher than the existing parapet.

Mr. Martinez said it is fourteen feet. He explained the parapet dips and is not all the same height, and 14 feet is the highest.

Chair Rios confirmed that the two beams were moved 14 feet from the existing parapet and 14 feet from that base.

Mr. Sommer asked to add he didn't want Member Katz to think they ignored his comment about keeping the chimney low, but at the last meeting they discussed how they could move it back. There were several comments about redesigning it and looking at it differently. The original design had a straight up, very tall singular element in the middle of the building.

The applicant has done his best from a structural and construction standpoint to take that back and integrate what was there to add more massing. They did not intentionally ignore. And if the Board's comment was to remove the chimney, the applicant misunderstood. The applicant tried to address what they thought the Board had suggested and is their thinking behind the design and the proposal.

Member Biedscheid said she was trying to understand why the chimneys are 14 feet above the deck. She asked if solely because of the canopy railing that is attached.

Mr. Martinez replied yes.

Member Biedscheid asked if he had considered the use of umbrellas or something that would allow a reduction of the chimney height.

Mr. Martinez explained the canopy is retractable and a more high-end, elegant solution. They don't want something unattractive. They wanted the entire addition on the roof to look like it is part of the hotel. He intends to face the beam at the front with wood, so it appears to be a wood beam. Also, the canopy has to go over certain elements like the egress stairs and elevators, etc. and determines the height of the canopy. The canopy is not free standing, it is attached to the solid building in the middle.

Member Biedscheid asked if rather than attaching the beam to the chimney it is attached to the end to reduce the chimney height. She asked if redesigned as freestanding, the chimney could be lower and 10 feet away.

Mr. Martinez said no, they are not 10 feet away and that is the problem. They would be as high as they are now but standing as free elements instead of integrated into the frame of the canopy. The façade has two big elements going to the top. He pointed on the drawing, to the chimneys in the structure for the canopy. Behind that is the elevator, egress stairs, etc. and they were sticking straight up, and he moved those together and used the angles to get the chimneys to that area.

Member Biedscheid asked if the front chimneys could be lower if the post was freestanding and attached to a chimney.

Mr. Martinez replied no. They would still be within 10 feet of the canopy structure or the elevator as he indicated on the plan.

Member Biedscheid asked the options to reduce the front chimneys.

Member Katz asked "what was wrong with Frank's options that would do exactly that?"

Mr. Martinez pointed to the drawing and the place they could stop the deck and reduce the middle chimney, but not the entrance. That is stepped back from the sides.

Member Guida asked if the two chimneys on the end were angled back 45 degrees as the one from the lobby.

Mr. Martinez stated they are angled back but are not exactly behind the front façade. He wasn't sure how far back they were, all of them were not shown.

Ms. Roach said there is only one in question - the front center chimney.

Member Katz said they don't show any on the plan but that does not mean they don't exist. They could angle west instead of east.

Member Guida pointed out they were discussing two schemes. The one presented by the applicant is an admirable design adjustment of what the Board reviewed last time. It is a clear incorporation of the Board's direction and comments. He recalled discussing the last time that the overall massing of the four-story proposal was fine and clear. Their reaction was to the Washington Avenue façade and the presence of the middle of that as a façade point. This design changes that and pushes the point back 14 feet and changes the massing of the chimneys.

Mr. Martinez added it also makes it wider so he can line up the chimneys.

Member Guida said for him that's a good reaction and it did not sacrifice a lot of real estate.

Mr. Martinez said they lost 75 square feet.

Member Guida thought it an elegant design solution. What the Board is discussing now is whether they want to see three chimneys from the street, or at all. They are set back from the façade and to him, looking at line of sight from Washington Avenue upward he would not see them at all. Only the view from across the street shows a glimpse of the chimneys. The renderings did a good job of showing the worst-case scenario - the view from across the street. This is the full exposure in both cases.

He thought the other scenario was to eliminate the three chimneys visually by keeping them above the existing roof and pulling them back about 10 feet or more from the façade. That would obviously cause a loss in square footage. And there is the question of what would support the canopy at that point, and if they should bring it back to the second row of chimneys, or to posts. He thought the second scheme more conservative, but personally agreed that a chimney that emits smoke in an occupied space is less than optimal, even when it meets the letter of Code. He thought the plan did not infringe much on the streetscape.

Chair Rios asked the width of the chimneys that faced Washington.

Mr. Martinez said he tapered the chimneys as they go up and at the least is 2 feet deep. They are as wide as needed to accommodate the chimney at about 8 to 10 feet wide.

### **PUBLIC HEARING.**

John Eddy 227 E. Palace, Suite D, was sworn. He said the spirit of advice given at the last meeting was very clear. The existing building on the west façade is at a height consistent with the surrounding buildings, despite that it is the tallest building. The applicant in trying to redesign, pushed the chimneys back. They tried to decrease the massing fronting on the west side but only to a certain degree. What they see is very visible massing that is disruptive to the streetscape. That is driven by the program the applicant wants on the rooftop to use as much of the area as possible. Looking at the building in thirds from east to west, the middle third is the major massing. Taking everything back at least 25% from the original façade and eliminating rooftop use would eliminate 80% of the visual obstruction on the streetscape.

Stephanie Beninato was sworn. She agreed with Mr. Eddy. She thought this has a huge impact on the streetscape, especially from the Plaza in the northeast corner. They should get rid of the wood burning fireplaces which adds to carbon foot printing. Possibly they could have a smaller opening with gas burning fireplaces. Also, there will be a very visible awning that will impact the streetscape and although allowed, it is a mistake and looks tacky. There is no hardship, it is about making money and using space. they should get rid of the first third and allow the back

third. Also, the applicant should reconsider the pool. She asked if another rooftop pool is needed when they are in a drought. They could advertise the hotel as sustainable, and the awning and pool area could possibly be seen from the streetscape. The scale should be done to standard scale and the drawing should have all of the details. The applicant should be made to make drawings to scale.

### **BOARD DISCUSSION**

Member Katz said he understood the comments from the public but was in no way trying to eliminate the outdoor event space on the roof. The applicant would possibly lose seven feet and two tables but could still have a bar looking west, and it would be nice if the awning did not come all the way across. They might want to discuss that because you could see the underside of the awning. It would be nice if that was not visible.

**MOTION:** In Case #2020-001600-HDRB, 113 Washington Avenue, Member Katz moved to approve the application as submitted with the condition that the three front chimney massing be eliminated, and the three chimney groupings be at the front of the façade at the current height, and that the rest of the back be the required 10-14 feet from the chimneys and be the front of the event area, and that the applicant submit drawings to show that. Member Biedscheid seconded the motion and added a friendly amendment that the conditions in the motion meet the exception criteria for criteria #5.

**VOTE:** The motion passed by majority (4-1) voice vote with Members Biedscheid, Guida, Katz and Larson voting in favor and Member Roybal voting against.

2. **Case #2019-001553-HDRB. 1292 Lejano Lane.** Downtown and Eastside Historic District. Thomas Hughes, agent for Linda Carey, owner, proposes to construct a new single-family residence on a vacant lot. (Daniel Schwab, dnschwab@santafenm.gov, 955-6660) (POSTPONED FROM 1/28/2020)

Related to this case, two photographs were submitted and are attached as Exhibit "3".

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 presented a proposal to the HDRB on January 28, 2020 which was postponed with the request that the applicant produce a more complete and convincing set of drawings and to address issues of design. Concerns were over the visibility in particular from the east, which sits much lower than the property in question.

The applicant proposes a 3551 sq. ft. new single-family residence, reduced from the originally proposed 3,700 sq. ft.

The maximum allowable height is 14 ft. 5 in. The height calculations exclude all non-contributing structures that are over 16ft in height. However, the pattern of the immediate streetscape is of higher buildings. The house to the west (1290 Lejano) has a maximum height of 22 ft. and the houses directly across the street, 1291 and 1293 Lejano are 16.5 ft and 21.1 ft. high respectively. Because the elevation change is over 2 ft., (it 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 to the top of the parapet from the lowest point of the existing grade on the east façade has been reduced from 17 ft. to 16 ft. 6 in. The height of the garage was reduced a total of 18 in. The board should make a determination about whether the applicant may exceed the maximum allowable height by 2 ft. 1 in. per 14-5.2(D)(9)(c)(ii)(F).

Several retaining walls have been eliminated.

The originally proposed publicly visible large windows on the east façade have been substantially reduced in size.

All exterior windows and doors will have a minimum of 3 in. stucco return from the finished wall plane.

All doors and windows, except the entry door will be black aluminum clad. The building will be finished with smooth stucco in La Habra Belle Glade color, which is a brownish earth tone. 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.

The siting of the original structure has been slightly rotated clockwise toward the hill and away from Lorenzo Road, reducing visibility from Lorenzo.

The applicant further proposes transplanting large pinon trees on the site or plant new ones to the east side of the house in order to screen visibility from Lorenzo Street.

### **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 said the application is on Lejano Lane, but she thought the greater impact was from Lorenzo Road. She asked Mr. Schwab to describe the public visibility from Lorenzo.

Mr. Schwab said the southeast corner of Lorenzo has some visibility of that corner of the structure, but most of the structure is hidden behind the trees.

Chair Rios confirmed that the applicant has reduced the height by six inches and the square footage by about 149 ft.<sup>2</sup> and the garage was reduced by 18 inches. She asked if Mr. Schwab thought the application is in harmony with the neighborhood.

Mr. Schwab replied it is and as he stated in the report, they have to consider that a number of buildings were constructed before changes to the Code and excludes the 16-foot noncontributing buildings. They are also dealing with one of the few unbuilt sites in that district. The proposal has done a great deal to try to minimize impact.

Chair Rios noted part of the building is burned.

Mr. Schwab said the building is significantly burned (about 9 feet of height). He showed slides with the degree of excavation and added here is also a lot of vegetation.

### **APPLICANT'S PRESENTATION**

Thomas Hughes, 1409 Hickox, was sworn. He thought the greatest improvement was eliminating a lot of the entry drive retaining wall. The wall would have impacted Lorenzo Road. They maintained the pinon in front and a natural approach with the drive around that. That is the biggest improvement. He tried to soften the drive by removing the side light at the entry and adding a more traditional door. The garage door is broken up and rotated to help with the topography and to avoid full exposure to Lorenzo. He constructed a scale model showing how the structure sits on the lot and what he is up against. The hilltop is approximately six feet above the highest point of the building. Some trees on the footprint are six feet above the tallest portion of the house. It already has considerable screening and planting new trees will drastically change that affect. He has the model with him as well as a lot of information and an example of a project he implemented the same as this proposal. The southeast side of Lorenzo has a swath with no trees, and it is mostly exposed now and vegetation there will have an immediate impact. The project will essentially start with the removal of the pinons before they can do excavation and then they will do the drainage pond and pipes. The trees would then be transplanted so there will be

screening before the building is constructed. He said he did his best to listen to the Board and neighbors' concerns.

### **QUESTIONS FOR THE APPLICANT**

Chair Rios asked Mr. Hughes to bring the model forward.

Mr. Hughes presented the model and showed color samples to the Board. He described the structure layout on the model and noted his challenges with the lot.

Member Katz thanked Mr. Hughes. He said the model gives them a good idea of what the applicant is up against and what is being proposed. He confirmed Mr. Hughes put up story poles; two poles on the south side. He asked where they were located on the structure.

Mr. Hughes showed a map with an overlay of the original survey. The south façade had three poles. He marked the southeast corner of the portal of the master bedroom and the southeast corner of another bedroom. He offered to show on the model others that he marked.

Member Katz said that clarified it and the pole could have been too far back to see.

Mr. Hughes agreed. He said with the rotation of the house, they see less of the south façade than initially.

Member Guida thanked Mr. Hughes for a more complete presentation. The investigation of the topography produced a better design and possibly saved Mr. Hughes money.

Mr. Hughes agreed. He said just as important is that he wanted to articulate to the neighbors that he made a great effort and understands their resistance.

Member Guida confirmed the retaining wall along the driveway would be stone. He asked the proposal for the other retaining wall around the parking area.

Mr. Hughes replied he did not differentiate because the proposal for the rest of the house and retaining walls were cement and stucco.

Member Guida asked if the low walls in front of the house and walls of parking area were to be concrete.

Mr. Hughes replied they would be concrete with stucco to match the house.

Member Guida asked whether it was possible to eliminate the Coyote fencing to be more uniform.

Mr. Hughes said it would not be visible, but they could eliminate that.

Member Guida said it was curious that most of the windows are non-divided lite windows. He asked why they have one divided lite window in the bedroom.

Mr. Hughes explained it was the east elevation and has no portal and met the guidelines requiring it be divided. There are no other windows on the east elevation and the north elevation awning windows don't have divided lites. They are not seen from the streetscape, but it is a possibility if needed.

Member Guida found it a curious accommodation because of the argument that the house is very contemporary. He would argue for consistency and a similar consistent approach if the applicant is going to do divided lite windows.

Mr. Hughes said his preference is not having divided lite windows.

Member Guida agreed.

Member Larson said in the last discussion they talked about doing a contemporary take and that it is possible to be sensitive with the environment and surrounding neighborhood. She thought he had accomplished that. She thanked him for taking the Board's comments into consideration in the design.

Chair Rios asked if anything other than equipment was proposed on the roof. Mr. Hughes replied nothing, and the equipment will not be visible.

### **PUBLIC HEARING.**

Robert Lee, 160 ½ Lorenzo Road was sworn. He thanked the Board and staff for including Lorenzo Road concerns. His concern is the height and he is disappointed that the height was reduced only six inches in what appears to be an 11-foot ceiling in the great room. The applicant stated the trees will hide the structure, but he has pictures of the story poles above the older trees on the property. He appreciates that the applicant is transplanting pinon trees but there are no 16 ft. pinons on the property. Also, he didn't see anything about softened edges on the proposal. The house will be clearly visible and loom over the neighborhood and Lorenzo Road.

Ms. Beninato, previously sworn, thought the height could have been reduced more. She wished the garage wasn't right at the entry. She said on vegetation as screening, everyone knows walls, fences, and landscaping did not count to make a façade okay. She reminded them that trees do die, and pinon trees have died in the past.

Kay Marx, 1289 Lejano Lane, was sworn. Before she lived on Lejano Lane she lived on Lorenzo Road. Although it doesn't appear someone could see much of the house from Lejano, she is concerned. She wants to preserve traditional soft edge Santa Fe style on the street. To

interrupt that would be a sore thumb. More than that, having lived on Lorenzo Road, this structure will impede the pleasant nature of the neighbor's abode. She hopes they can retain the style and spirit of the neighborhood.

Rob Sissmen, 1309 Lejano Lane was sworn. He thought quite a few improvements had been done. He agreed they should retain Santa Fe style in the neighborhood and there is no reason to put a modern style in the middle of the neighborhood. It sets a dangerous precedent. As a former architect he thought the design, floor plan, and elevations could be easily made into a southwest style house. The plan of the house would not have to change. He objects to the modern style.

### **BOARD DISCUSSION**

Member Guida commented on the divided lite windows. He was troubled that the Code produces strange scenarios when following the letter of the law, i.e. on the east facing a divided lite is required that makes no sense with the design otherwise. It is possible that the Code is too narrow and assumes most architecture will either be part of a historic building or caricature of a historic building. A proposal such as this contemporary design, is still Santa Fe Style. It has the massing and materiality of the surrounding area, portals, and other elements. He would argue in favor of some authenticity that pursues integration with the local context without being cartoonish.

Chair Rios asked if he was indicating that some windows should be divided even if visible.

Member Guida said visible or not, for this design the Board should approve non-divided lite windows throughout.

Member Katz asked for guidance from staff on contemporary architecture. He thought that is not what Santa Fe style is; the fact that they have sharp corners, not rounded and windows that need be divided under the Code that are not divided. The suggestion is to eliminate the one that is divided because of Code. He asked what their rules are. He understands what Member Guida said about not being a cartoon. Possibly there should be a discussion on what Code requires and allows. He wanted staff's guidance on how flexible the Board could be.

Ms. Roach replied deviating from the rules of the design standards for the district, it clearly states a publicly visible window has to be divided if greater than 30 inches on the diagonal. If that was the Board's and the applicant's desire, the applicant should be required to request an exception in the interest of fairness and consistency in application of the Code.

Member Katz added that the windows on the southside in the bathroom is a problem, and the two narrow windows on the east side are not in compliance. He thought if the applicant wanted an exception that could be the way to deal with the issue.

Member Guida asked if the applicant would be required to reapply.

Ms. Roach said the case could be postponed to a date certain to allow the exception request to be heard at the next hearing. But if the Board wants to allow deviation from the rules, they are compelled to require an exception.

Chair Rios asked Mr. Hughes if he has discussed having divided lites to comply with the ordinance with his client. They may need to return if they want non-divided lite windows.

Mr. Hughes explained they are attempting to meet guidelines and why one divided lite window was installed. The south elevation is not going to be visible from the streetscape. He felt the window falls within the standards but agrees it is up to the Board. He has an example of a house in the area that has non-divided lites that are very visible, and it is hard when there is a gray area. He has tried to meet their guidelines even though the applicant strongly prefers not to have divided. Everyone has a personal style they like. He has redone several adobes but likes authenticity of where they are today, and the type of materials used. He preferred to ask for approval of the project as proposed.

Member Katz thought the southern windows are visible and the three other windows also have to be divided unless an exception is granted. That was possible if other members were willing to grant the exception.

Chair Rios said if the window is not visible, they could have non-divided lites. She asked which windows are not publicly visible.

Mr. Schwab replied the north and west side windows.

Member Guida encouraged the Board to consider more than just the policing of details. He understood Member Katz's point, but whether divided lites or not, the Board should look at the broader design of integrity and intent of the harmony they seek to create. He was troubled by the idea this could be approved tonight and the window was stuck in there because it meets the rules. He did not agree that because only three windows are publicly visible only those three should have divided. He thought if the Board firmly believed that publicly visible windows should have divided, they should have a cohesive approach to applying rules about the windows to contemporary design. He thought they could miss the forest for the trees on this issue.

Member Biedscheid said this is new construction and one divided lite would look funny. She agrees with staff if the Board allows undivided, the applicant should pursue an exception. She indicated some would support that. She also thought a window replacement exception was granted for a house that had undivided lites because it would remain in harmony. Divided lites could change the style of this house and for that to make sense more than just the windows would have to change.

Member Roybal said Mr. Hughes has done a lot of work to ensure the Board had the entire concept of the house and placement. He thought it would look better if all of the windows were not divided and one window with divided would not look good.

Member Larson said the emphasis should be this is new construction. It is in the Historic District, but as with any historic district in the country they continue to move forward with architectural styles. This case is a special situation where the house has been sensibly placed within the landscape. She thought it a holistic way that the walls are stepping into the topography and well-integrated in placement. She suggested they look at the larger context in the historic district and move into the next decade. They should look to further refine their style and code and how they could evolve and move from the adobe rounded corners when it is not the same material. She thought that is appropriate with this case.

Member Katz said he would like for Mr. Hughes to get what he wants, and that would necessitate another 2 weeks.

**MOTION:** In Case #2019-001553-HDRB, 1292 Lejano Lane, Member Katz moved to postpone until the next meeting to advertise the exception. Member Biedscheid seconded the motion.

Mr. Roybal asked clarification from staff if the Board could grant the exception on the window with divided.

Chair Rios noted that Mr. Hughes proposes non-divided lites and is willing to come back.

Mr. Roybal said he understood that is staff's recommendation. He asked why staff would recommend that and the Board not follow the recommendation.

Chair Rios noted that staff makes recommendations and many times the Board does not follow them. The Board does weigh staff recommendations but then discusses and makes their own decision.

Ms. Roach added her assessment was that staff recommendation was made based on an evaluation of public visibility of the window. That may not be accurate. The window that is publicly visible is showing as divided.

Mr. Schwab said it is difficult to tell whether the south facing windows will be visible, because it is extremely complicated terrain. He personally thought the bathroom window would not be visible.

Ms. Roach wanted to be clear the justification for postponing an exception. She noted the Board could also approve the design as submitted with the exception of

the window design and require that window lite pattern come back with an exception request that they desire no lites on publicly visible windows. She noted justification for that is the design standards 14-5.2, which makes a distinction between old Santa Fe style and recent Santa Fe Style. It states recent Santa Fe style is *"A development from an elaboration from old Santa Fe style with different materials and frequently different decorations."* The design standards enumerated under recent Santa Fe style, in section 2e, Code states that *"windows, doors, and portals on publicly visible portions of the building and walls shall be of one of the old Santa Fe styles except that the building of portals may have larger plate glass or areas for windows only. Referring back to the old Santa Fe style rules under 14-5.2(e)(b)1.c Code states that "single panes of glass larger than 30 inches in any one dimension is not permissible unless otherwise specified".*

Ms. Roach said in her evaluation any window determined to be publicly visible should have divided lites or be required to request an exception not to have them.

Member Katz continued with his motion and the request for the exception.

Ms. Roach confirmed two weeks from now would be appropriate.

Member Biedscheid clarified that the exception criteria should pertain to both windows.

Mr. Hughes thought in the past an exception required a hardship. He asked what his criteria would be.

Chair Rios said staff would guide him.

Mr. Hughes asked whether possible to get approval on the overall project aside from the divided lites. He wanted to be sure when he returns to the Board that he wouldn't have another issue.

Chair Rios said it was up to the maker of the motion.

#### **AMENDED**

**MOTION:** Member Katz amended the previous motion to postpone and stated his motion is to approve the application as submitted with the exception of the four publicly visible windows, in the bathroom, on the south side, on the front room on the south side, and the window that is already shown with divided lites, and that the windows be either divided lites or the applicant comes back with an exception request for those windows. Member Biedscheid seconded the amended motion.

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

Ms. Roach confirmed that the postponement was until March 24, 2020.

3. **Case #2020-001781-HDRB. 868 and 868 ½ East Alameda Street.** Downtown and Eastside Historic District. Liaison Planning Services, agent for Christina Halaburka, owner, requests a status review for the street-facing yard wall at a contributing residential structure. (Daniel Schwab)

Mr. Schwab presented the staff report as follows:

**STAFF REPORT:**

This case refers to a wall running parallel to the public right of way at 868 and 868 ½ East Alameda Street. The wall is constructed out of stone set in concrete mortar, adobe brick and stucco finish. It is approximately 62 in. in length, it parallels nearly the entire west elevation of the house and is on average 6 ft. high. It is terminated at the south by a gravel driveway leading to a one-bay garage. It is penetrated at three points - by two gate openings and one window.

An architectural survey concluded that a wall has been in place since 1958 and that it had openings where they are today since at least 1966 and into the 1970's, though it appears to have originally been lower in height than the current six foot high wall. The wall at its current height dates back at least to 1985, when it was photographed in a survey.

Recently a truck knocked over part of the wall.

The owner requests a status designation for the wall.

**STAFF RECOMMENDATION:**

Staff recommends the historic status of the structure be designated as contributing per 14-5.2(C) Designation of Significant and Contributing Structures.

**APPLICANT'S PRESENTATION**

Dolores Vigil, P.O. Box 1835, was sworn. She stated she that she represents the applicant on the project on behalf of Liaison Planning Services. She thought it was unclear why the wall should be re-stored to its historic integrity. The demolition is not minor and not the fault of the applicant. Approximately 25% of the wall was removed and should be considered a significant loss of integrity. She noted the architectural historian's assessment established that there was a wall present on aerials as early as 1958 and it did not establish historical significance. She said staff recommends contributing without providing justification and she wanted to know, for the

record, why contributing status is not justified. She also asked that the Board consider how this will affect the project on the next agenda item.

### **QUESTIONS FOR STAFF**

Chair Rios said Mr. Schwab was welcome to answer the question.

Mr. Schwab said he referred to the Code and said he wanted to look up the definition of contributing.

Ms. Roach suggested the wall is at least 50 years old and contributes to the character of the district and helps to establish the streetscape. It has had only minor alterations aside from the accident. The portion of the wall affected represents far less than 50% of the structure and could easily be reestablished.

Chair Rios clarified she thought Ms. Vigil's question was if the wall is reestablished because it was torn down, how staff indicates that the new section would still be historic or has to be rebuilt. Ms. Vigil agreed.

Ms. Roach said the wall would be required to be rebuilt in kind with the same stones that were in the wall and adobe on the other portion to be consistent with the rest of the historic structure. Code requires replacement in kind when there are integrity issues. She noted that the Board would likely require the same with a truck crashing into an historic building to be replaced in kind. She sees this as no different.

### **PUBLIC HEARING.**

John Eddy, previously sworn, heartily urged the Board to adopt staff's advice. The river stone walls are a strong element in the East Alameda Street area. The character of the street would be severely impacted if anything other than reconstruction in kind.

Stephanie Beninato, previously sworn, thought when a structure is damaged more than 50% it was no longer considered to have its historic integrity. Less destruction can be rebuilt in kind. She found it ironic that when a wall is hit and must be rebuilt in kind it has to come to the Board, but 604 Galisteo Street did not. She agreed with Mr. Eddy on the stone and rebuilding. The Board should find the wall contributing.

### **BOARD DISCUSSION**

Member Biedscheid said she wanted to justify the motion she would make. They thought the structure qualifies as historic and the lower portion of the wall was built in at least, 1958. The definition of contributing structure includes that it may have had minor alternations, but its

integrity remains. Even if the upper portion was added in the 1970s the integrity of the stone wall below is unchanged. The wall does a lot to establish the streetscape on this section of Alameda.

**MOTION:** In Case #2020-001781-HDRB, 868 and 868 ½ East Alameda Street, Member Biedscheid moved to designate the stone and adobe wall as contributing. 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.

Chair Rios asked how this would affect the next case.

Ms. Roach said the next case includes demolition for the wall. When a contributing structure and most of the area is knocked down an exception to demolish a portion of the structure is required because it may impact status.

Chair Rios said then we can go forward.

Ms. Roach said the Board must postpone because an exception was not included in this request. The Board could postpone to a date certain.

Member Katz asked what was fairer. He thought the Board would want to see the wall remain and an exception request would not be looked on favorably. But would it be unfair if the applicant was not allowed an opportunity to present that argument.

Ms. Roach asked on the same token if it was unfair to require others to request an exception they been denied and not ask this applicant to go through that process. This is in the interest of treating all applications equally.

Member Katz thought it should be up to the applicant if she wanted an extension to request an exception, or to recognize that without an exception this will not happen.

Ms. Vigil stated a reason the applicant has asked for demolition of this portion of the wall is they met with the traffic engineer. The engineer made it clear this wall is unsafe and made it difficult to see when entering or going out. He recommended revising the elevation. She thought that could be an exception, the wall does not meet the current Code for visibility. Also, the coyote fence above the rock wall, but that is not being eliminated. The coyote fence has to be 4 inches apart and they will request a small coyote fence on the interior as well as a gate.

So, it is more than just demolition of the wall. There are also other factors being asked for, such as on 868½ where a corner of the wall was taken off and was difficult to make the turn into the parking space. She said she would prefer to come back.

4. **Case #2020-001732-HDRB. 868 and 868 ½ East Alameda Street.** Downtown and Eastside Historic District. Liaison Planning Services, agent for Christina Halaburka, owner, requests to partially demolish a yard wall and to construct a 5 ft. high coyote yardwall and gate at a contributing residential structure. (Daniel Schwab)

**MOTION:** In Case #2020-001781-HDRB, 868 and 868½ East Alameda Street, Member Katz moved to postpone to the next meeting to allow time for the applicant to obtain an exception. 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.

5. **Case #2020-001736-HDRB. 824 Canyon Road. Downtown and Eastside Historic District.** Architectural Alliance Inc., agent for Igor Choromanski, owner, proposes to construct a new 6 ft high yard wall and a 204 sq. ft. new freestanding garage and pergola adjacent to a significant residential structure. (Daniel Schwab)

Mr. Schwab presented the staff report as follows:

**STAFF REPORT:**

824 ½ Canyon Road is a group of two residential structures in the Downtown and Eastside Historic District. Both are shed-roof buildings displaying the 19<sup>th</sup> century Spanish pattern of building with contiguous rooms forming a low building with multiple doors.

The site is open between the buildings with a yard wall along the west perimeter, forming a courtyard space. The structures are a rare example of Santa Fe building practices before the rise of the Revival Styles.

The south structure is listed as significant, while the north structure is listed as contributing. All facades are primary on the south building and the south elevation of the north building is primary.

The HCPI from 2010 states that there have been some changes to the doors and windows however, the HCPI notes that this is less important than “the rhythm created by the openings in these long facades. The historic site layout is more important than in many properties and has not been altered.”

In 2010, the HDRB approved an exception to construct an addition to the primary north-facing elevation of the south building, however this was never constructed. Another proposal to construct pergola roofs was proposed but likewise not realized.

The applicant now proposes the following changes:

1. Construct a new garage in the middle of the courtyard area. This would be a 12 ft. by 17 ft. structure with a garage door on the east side and double barn doors on the courtyard side.
2. Construct a new 6 ft. high yard wall and coyote fence to create a parking area with two wooden gates. This would separate the inner courtyard from the outer space and from public view.
3. Construct an unroofed pergola over one parking space, using square post, and bearing beams, round vigas and latillas.

The structures would not abut the adjacent structures. They would, however, change the heretofore unaltered courtyard layout. The historically open courtyard with its rhythmic openings would be built over and split into parts.

### **STAFF RECOMMENDATION:**

Staff defers to the board as to whether 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 if the proposals are on the same plane as the significant building and the contributing building.

Mr. Schwab replied the significant building is set back a little further and the contributing is essentially on the same plane.

Chair Rios asked if they are proposing it be on the street frontage.

Mr. Schwab explained the pergola is set back 7 feet and the posts of the pergola are seven feet. The end of the roof of the pergola structure is 5 feet from the property line. The garage and wall that are in a single line, are set back 20 feet from the property line.

Chair Rios confirmed that the six-foot wall was also 20 feet back.

### **APPLICANT'S PRESENTATION**

Eric Enfield, 612 Old Santa Fe Trail, was sworn. He clarified that the pergola is 7 feet off the property line and the garage is 20 feet, as required by Code. It is a private drive and the spaces in front are required by the City because there are three units there. He represents the owners whose previous trips to the Board received their approval to remodel two historic structures. He brought the additions approved in 2009 to show the Board. The remodel included a new studio addition on the contributing structure and multiple pergolas within the courtyard.

His clients have decided rather than adding a studio and multiple pergolas that they prefer a carport and small garage. The size of the auto court is about 2900 ft.<sup>2</sup> and the garage addition

would be 204 square feet. That would infringe about 9 1/2% on the courtyard and provide a shaded parking area under the carport and small garage. Other options looked at putting the garage at the rear, but the courtyard would have been filled with automobiles and motorcycles. Staff's report indicated this was never a historic courtyard. The yardwall informed the courtyard and was never extended and historically has been a parking lot. The new garage only infringes on the front third of the area. The most recent historic report makes no mention of an historic courtyard. It does say the new carport and garage do not intentionally touch the two historic structures and are designed so there is no question what is new and what is historic.

Small single car garages are prevalent in the neighborhood and the garage will strengthen the courtyard feel. None of this would be publicly visible and the additions are considered normal parts of any residential compound. A garage is considered an accessory structure and multiple parking spaces have been provided as Code requires. The new accessory structure will not impact the status of existing structures and they meet all historic building ordinances. He said his client wanted to speak as well and has some photographs.

Igor Carnaski, 824 Canyon Road, was sworn. Mr. Carnaski provided some background and what he intends to build. He owned the property for 10 years and it is a labor of love. There are three units and he lived in the last unit when he first moved into the house. He has taken a lot of time to consider what makes sense for this property. He explained his proposed plan and showed some photographs.

#### **QUESTIONS FOR THE APPLICANT**

Member Katz said the proposed east elevation garage doors are not very attractive, but the west elevation has lovely carriage doors. He asked whether it was possible to put carriage doors on both facades.

Mr. Enfield agreed he could do that on both sides.

#### **PUBLIC HEARING.**

Stephanie Beninato, previously sworn, said a ten-year-old drawing should not have any influence on the Board because this a new project. Her biggest concern is the pergola overwhelms the significant structure and that the Board will keep allowing pergolas, which are not traditional. They do not fit in with Santa Fe style.

Mr. Enfield responded saying that pergolas came from the pueblos and were used as drying racks. They are the same as ramadas.

## **BOARD DISCUSSION**

Member Biedscheid said they are dealing with significant and contributing buildings off Canyon Road and the status requires a more considerate discussion. She appreciated that the alteration doesn't touch existing buildings but thought the Code unclear. It is important to consider the physical relationship of the buildings, especially the courtyard, when considering the parking lot. Courtyards are disappearing in the City and the HCPI states *the historic layout is even more important than in many properties and has not been altered*. This is pre-1940 construction. She has a difficult time thinking about that being filled in with a garage, even an attractive one.

Member Guida stated he is troubled by the same set of issues and the area and relationship between the two buildings. He wondered the degree this proposal disrupts that and thought it ruined this kind of historic courtyard. To infill it with a garage doesn't seem the right response. He agrees the Board shouldn't consider what was approved 10 years ago and prefers what is presented today.

He said he is challenged with two things, the necessity of whether the pergola is needed. Secondly, he would like more differentiation between the adobes and historic property. As proposed, these are similar style and possibly the same colors. A slight separation of the stucco wall from the significant and the contributing buildings might differentiate itself more.

Mr. Enfield pointed out that the portion of the stucco wall was there before his client bought the property and the drawing doesn't continue the wall. He offered to make it a simpler flat roof structure and eliminate the parapets. That would lower the height to about 10 feet. He thought anything they put up will affect the "historical layout" of the two buildings. He asked if the Board was saying historically because two buildings were there, it should always have two buildings, or they are interfering with the space. He thought that was not fair to his client who is trying to do a small accessory structure of 200 ft.<sup>2</sup>. The pergola is just to have a shaded place, but they could lower the structure to impact its visibility. The existing structures are high and tower over the garage. The major characteristic on the two structures are three windows on the north façade of the contributing. There are more openings on the significant, but the garage was offset from those buildings.

Chair Rios noted the rooflines contribute to the buildings. She noted his reference of the pergola as a shaded structure, she thought decorative. It is open and would not provide shade for a car.

Mr. Enfield said it will provide some shade to the carport. It was built with crossbeams with latillas over those, as shown on sheet C2. But if the Board felt the garage too big, the simple solution is to reduce the height and do a low sloped flat roof and remove the parapets. Currently it is 11 feet above the ground, and it would probably bring it down to 9 1/2 feet.

Chair Rios asked if the walls would remain at six feet.

Mr. Enfield replied yes, that is the existing wall height.

Chair Rios asked for more information about the pedestrian gates.

Mr. Enfield said a photograph is on page 24 and it is kind of a mesquite door.

Member Guida asked the color of the stucco.

Mr. Enfield said he intends to match the two structures.

**MOTION:** In Case #2020-001736-HDRB, 824 Canyon Road, Member Katz moved to approve the application with the following conditions: 1) the garage roof be changed to a flat roof approximately 9 1/2 feet high; 2) That both garage doors be carriage doors; and 3) That the pergola be eliminated. Member Larson seconded the motion.

**VOTE:** The motion passed by majority (3-2) voice vote with Members Guida, Katz and Larson voting in favor and Members Roybal and Biedscheid voting against.

6. **Case #2020-001737-HDRB. 325 Paseo de Peralta.** Downtown and Eastside Historic District. Architectural Alliance Inc., agent for Montgomery Andrew Co., owner, proposes to install new doors and to repair stucco at a noncontributing residential structure. (Daniel Schwab)

Mr. Schwab presented the staff report as follows:

**STAFF REPORT:**

325 Paseo de Peralta is a non-contributing commercial structure in the Downtown and Eastside Historic District in a Territorial Revival style. It is a rectangular two-story office building with a white wooden portals, white pedimented trim, and brick coping.

The applicant proposes the construction of two new adjacent doors with trim on the east façade to accommodate entrance to separate offices and stucco patching. The doors will be white painted wood with six true divided lites to match other doors on the building. The stucco will be cementitious stucco colored to match the building.

**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.

## **APPLICANT'S PRESENTATION**

Mr. Enfield, previously sworn, clarified there will be a 1 1/2-inch pipe rail and a setback far from the street. They moved the two steps back and taken back the concrete walk to provide at-grade ADA to multiple entrances.

## **QUESTIONS FOR THE APPLICANT**

Member Guida said the windows and doors on the first story are flat, not sloped. He suggested the doors match the flat element.

Mr. Enfield said he was happy to do that.

Member Guida asked if it is possible not to have stucco between the two doors.

Mr. Enfield agreed that could be wood trim.

Member Larson complimented them on a nice job.

## **PUBLIC HEARING.**

There were no public comments.

## **BOARD DISCUSSION**

**MOTION:** In Case #2020-001737-HDRB, 325 Paseo de Peralta, Member Guida moved to approve the application with the following conditions: that the pediment above the proposed doors be flat to match the adjacent door and window details; and in lieu of stucco between the two doors, it be trimmed out. Member Larson seconded the motion.

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

7. **Case #2020-001740-HDRB. 212 Barela Street.** Downtown and Eastside Historic District. Joe Simmons and Wendy Waites, owners, propose to construct three new attached residential units. (Daniel Schwab)

Mr. Schwab presented the staff report as follows:

### **STAFF REPORT:**

212 Barela is located in the Westside-Guadalupe Historic District. It was formerly the site of two residential structures built in a vernacular style. They had a contributing status but were found by a professional engineer in 2018 to be in very poor condition. On January 8th, 2019, the HDRB approved their demolition with the following conditions:

1. Subsequent construction shall replace the three south and east street-side facades in a similar L-shape, built within 1 ft. – 2 ft. of the current locations of the south and east facades; and
2. No vehicle entrances shall be built or established on the south or east facades.

These were filed and recorded as a Declaration of Covenants Running with the Land” with the Santa Fe County Clerk Geraldine Salazar on February 25<sup>th</sup>, 2019.

The existing structures have since been demolished.

The applicant proposes the construction of a new residential structure consisting of the maximum allowable 3 units with a total roofed area of approximately 3400 sq. ft. The proposed structure exceeds the maximum allowable height.

The proposed façade along the street frontage only partially conforms the requirements of the board set forth in the Condition of Approval from case H-19-001. The two walls closest to the street frontage are planned two feet in front of the original footprint. The east-facing façade set further back is set six feet in front from the original footprint to accommodate the front casita.

The applicant requests an exception to exceed the maximum allowable height of 14 ft. 4 in height by 4 ft. 4 in pursuant to Sections 14-5.2(C)(5)(a) and 14-5.2(D)(9)(c)(ii)(A) and 14-5.2(D)(9)(c)(ii)(F). The proposed structure is 18 ft. 8 in. high. The applicant argues that the extra height is needed to prevent flooding and that all higher portions of the structure are set more than 10 feet back from the property lines. Responses to the exception criteria are presented in the report.

### **STAFF RECOMMENDATION:**

Staff defers to the Board as to whether the proposed project complies with the requirements set forth in the Condition of Approval from case H-19-001 and whether the exception criteria have been met. Otherwise, staff recommends approval of the application as it complies with 14-5.2(D)(9) General Design Standards for all H Districts, Height, Pitch, Scale, and Massing, and 14-5.2(I) Westside-Guadalupe Historic District.

## **QUESTIONS FOR STAFF**

Chair Rios asked Mr. Schwab to describe the streetscape, particularly houses on the street and their size.

Mr. Schwab explained it is a very narrow, small street, only a couple of blocks long and the houses are very close to the street. There is a narrow small intimate feeling and the streetscape is characterized by a narrow, short range view within the space. The sizes of the buildings are also very uniform and low.

Member Guida asked for clarification on the exception.

Mr. Schwab explained the applicant would like to have height and that will require a height exception. The original structure was built at-grade and the door was at ground level and will be raised about a foot. That will prevent flooding among other considerations.

Member Biedscheid thought it important to review the history. She reminded them that the demolition was approved with the condition they could ensure the streetscape could be reestablished and was done by a different applicant. She read the staff report describing the streetscape *characterized by low compact structures relatively close to the narrow street*. The report said *212 Barela Street meets that description and is an essential part of a unique street section or block front, and 212 1/2 in the back is not an essential part*. The Board approval was with the condition that the front façade and streetscape was reestablished with any subsequent application. The conditions were that subsequent construction shall replace the three south and east street side facades in a similar L shape. She noted that is within 1-2 ft. of the current locations of the south and east façades and the application did not conform. She thought the condition very lenient; they were only concerned with the front for a particular reason. Otherwise the demolition could not have met all of the exception criteria.

Chair Rios asked Mr. Schwab how the present application deviates from the house that was demolished and the conditions.

Mr. Schwab referred to a drawing noting the redline of the original blueprint of the demolished structure. Both the furthest east façade and the south facing façade are about 2 feet closer to the street than the original. The southern, east facing façade is forward about 6 feet. It is still close to the street with the same basic shape, but the southern portion is considerably further away than originally stipulated.

## **APPLICANT'S PRESENTATION**

Joe Simmons, 99 South Logan Street in Denver, and his wife were sworn. He explained he is a native New Mexican and has an architectural degree from UNM. He moved to Denver and he and his wife have a deep love of the desert and southwestern culture. He found the property

about a year and a half ago. He has considerable experience designing in historic districts. He has dozens of projects in downtown Denver and is versed in the Secretary of Interior standards for rehabilitation renovation. He has designed many additions in historic districts. He and his wife felt this a great place to end their careers and come home to New Mexico and participate in the Santa Fe culture. The project is called "Villa Ultreia" that means to have the courage to go beyond.

They have three primary goals: 1) to connect the architecture, culture, and the heart of Santa Fe; 2) to add to the housing stock in Santa Fe and create an urban oasis; and 3) to achieve a net zero energy use.

The packet contains a page showing the structures on the other side of the street. He showed a photo of the front of his side of the street and how the scale of his proposal is in keeping with scale and flavor of the other structures. It is recorded in the document that new structures are to be within 2 feet. They are working hard to maintain the streetscape.

The proposal is modest. Zoning allows for three residential units and if they had 215 ft.<sup>2</sup> more the site area zoning would allow a fourth unit. They are interested in having a fourth unit and propose to build two casitas to rent. They are not interested in short term rentals. Their house is separated from the two casitas by a garage with an open great room, etc. parking requires five spaces and there is a very difficult access issue. Zoning requires a 10-foot-wide drive and each casita have 120 ft.<sup>2</sup> open space with a minimum dimension of 12 feet. They need to create the open space and still maintain their 10-foot driveway. That is the primary reason they are requesting the exception, to allow the structure to be pushed back.

Secondly, they barely meet the zoning criteria for the parking space. The garage is only 18 feet inside to inside. They are requesting from the Planning Commission to respect the historic set back of 3 feet. That would allow them to have a landscaped courtyard. The site is on a north/south access and gives beneficial solar access. In addition, they propose a trellis structure for shade and landscaping elements and patios with open beam that will have canvas awnings that can be removed seasonally. They plan to invest \$1.2 million into the neighborhood and have about \$750k for their construction budget.

They are seeking a height variance because they are placing the structure a foot above a plane elevation. They met with Planning staff in January 2019 and again in September to review the concepts. He explained his mother was a well-known artist in New Mexico with numerous awards. Several of her paintings still hang in the Capitol building and she was a well-known advocate for New Mexico artists. He and his siblings have many of her paintings some of which are in archives. They hope to accomplish a gallery type design to take her archived paintings out and display them. For those reasons they are asking for higher ceilings.

Mr. Simmons explained further that the height exceptions will allow sunlight in the winter light for the paintings and passive nighttime cooling. They have another similar section for the paintings that does not get direct sunlight. They would like slightly higher ceiling heights in the

lower areas -10-foot throughout, and the clerestory windowsill will be about 12 inches off the roof. The final part of the height would be raised parapets to conceal the solar panels.

He said his working knowledge of the analytics is not that strong, and he did not discuss the exception criteria and hardship with staff but will. He understands the maximum height allowed is 14'4" to 14'6". It was suggested he create a base plane elevation and establish that as the basis for measuring the wall heights. They have a 3-foot wall along the 150-foot property line on the north side and he is asking for 4 feet. Toward the front of the property he is requesting 10-11 inches.

He showed a diagram to conceal mechanics from public view. He described what he typically does in Denver. He said the height limitation was a surprise because they noticed many other structures that are not contributing that are two-story. The average height from Barela Street north is 12.29 feet and the maximum at 4'4". Included in the calculation is a non-habitable storage building.

Mr. Simmons showed the analytics. He said the guidelines have these as arbiters to encourage use of solar energy. They took that to mean the Board encourages the use of solar energy and reflection devices and Code allows them to grant exceptions to raise parapets. So, he is asking to do that.

#### **QUESTIONS FOR THE APPLICANT**

Chair Rios asked Mr. Schwab if he agreed with the statement Mr. Simmons made that there are a lot of two-story buildings on the street.

Mr. Schwab said he stated correctly, but it is on neighboring streets. Maynard Street has a structure 25 feet high and the corner of Maynard and Alto has a 21-foot and a 22-foot high structure.

Chair Rios asked if Mr. Schwab also agreed about the reference that the elevation change is about 3 feet.

Mr. Schwab said he has not measured it.

Chair Rios noted the Board could allow an additional four feet in height, but the elevation change should be checked.

Mr. Simmons indicated he included a survey with the application substantiating the 3 feet from the front corner to the back.

Ms. Roach asked if Mr. Simmons provided a topographic survey.

Mr. Simmons replied he thought he had but if not, he could.

Member Guida said the height of the corners are clearly called out, but not identified as existing grade.

Mr. Simmons said the elevations on the corners are existing grade.

Chair Rios said Mr. Simmons is proposing three buildings that connect with one another for a total of 3400 ft.<sup>2</sup>.

Mr. Simmons replied 3400 ft.<sup>2</sup> of roof area. He explained the calculations.

Member Guida confirmed the numbers are listed on sheet 22.

Chair Rios confirmed that the interior height went from 9 to 12 feet.

Member Guida said he appreciates what was submitted and the ambitions of the project and housing for the community and it is done in the right spirit. He wanted to discuss the height exception and have the Board consider whether the limitations on development have been adequately addressed. He could understand regarding the footprint, the adjustments proposed in both the practicality of the driveway and to get a good floor plan.

He supports the density of the project and thought it a reasonable accommodation. He was challenged by the overall massing of the proposal, particularly the front and the site overall. The front concerned him because of the difference of the structure and what was demolished. What is proposed has the same L shape footprint, but the clerestory volume that requires the exception is problematic. It reads as a two-story building. The upper windows suggest it is taller than it is. He is challenged by the actual height and the perceived height of that volume because it doesn't seem as necessary as the clerestory volume in the back. He thought the volumes with the casitas are lower or if they did not have clerestory windows would be more in keeping with the spirit of what the Board had proposed.

The second thing the Board looks at is the overview of the property. The appearance of continuous structure that wraps the property concerned him. The north elevation is exceptionally long. He wondered if there was a way to break up the massing more; make the garage a carport or differentiating through massing and material.

Member Larson could see what Mr. Simmons is trying to do when she looks at the original structure and what is proposed. She thought he could be more sensitive to the district without compromising his ambitious, thoughtful plans. She suggested getting a little closer to what the original structure was in massing and that comes to lowering the height. The overall feel the Board is looking at is the original structure and she thought there could be something closer to that. She

was not convinced they have to raise up one foot in grade. She was sure there are ways to get to a better compromise of the design.

Member Katz agreed with member Guida that the front buildings need to be lowered and be simpler, like others on the street. And the back could be more expansive.

Member Roybal appreciated the effort that went into the proposal and likes the design. He is not totally against the height but thought it could be a little lower. He had no problems with the rest of the design.

Member Biedscheid applauded the green goals that fit perfectly in this district. She is very concerned about the front façade and per the comments this is what the Board tried to prevent, that someone would build something not reflective of what was there and relayed to them by the Barela family. They thought it important to preserve the important namesake of the streetscape. She wanted consideration of the design that more closely reflects the covenants so clearly documented. It does say within 1 to 2 inches. She agreed with respect to the height, it impacts the façade, but could not see how he meets the exception criteria for the height on this property.

#### **PUBLIC HEARING.**

Gary Richardson 703 Don Felix Street, was sworn. He lives two doors south of the property and is president of the Guadalupe Historic Neighborhood Association. He did not have a problem with the footprint variation, but his concern is the height. These are very small original hand-built houses and none taller than 12 feet, most are shorter, and the scale is very small. He is concerned, as the Board is, that this is out of scale for what is on the streetscape. He was not sorry to see the original buildings go but would like something nice, this is out of scale. Regarding the reason for the variance and the issue of flooding, the lot does slope. There is a grade change from Barela Street to the back end of the property. But he also knows physically lower than Barela Street. When the structures were torn down the lot was graded lower than it had been. He thought some of that might be made up by bringing in fill to its former level. He was not sure on the lighting for the art, that was a strong justification. He said his real objection is that this is out of scale with the neighboring structures.

Richard Christan who lives on the corner of Maynard and Alto was sworn. He expressed concern about the mass effect with regard to how small the houses are on Barela. He preferred not to see more massive houses like they built in the neighborhood in the 80s. His house was built in the 1930s and the entrance is at ground level. He has a wall around his front yard that would hold in water, but he has never considered the possibility of flooding. He thought they need to consider the drainage problem but a foot high was too much.

Barbara Webber Yoffee, 209 Polanco Street, was sworn. She was before the Board 12 years ago on a similar project she planned. She has three structures also with different heights. The first thing they did was consult with staff and then an architect and she went door to door to every

neighbor impacted. One structure she has is a library for her husband that is attached to a wall. At that time a tower was to be built to hold the books that was 13 feet high. They made a point of not putting windows that would look down on other people's property. She has rare books and art and has found skylights are a better way to protect them regarding the light. This could happen and scale is monumental, and the height restrictions are correct. The two-story houses in the neighborhood were there before it was considered historic and probably before the height restrictions. She stressed this is a tiny house neighborhood with an amazing feel. Some of the structures are from the 1700-1800s and it is important to keep that and still modernize.

Stephanie Beninato, previously sworn, found it unfortunate that an architect who is working in historic preservation says they didn't know about the height restrictions. The lot is severely sloped, and the development options are limited, and she would never have asked to get height exceptions for 4 extra feet. There is too much massing and even though you can build three units, maybe they don't need to, or one should be a little smaller. The massing needs to be broken up and this property has more covenants than usual. She agreed this is low, small simple housing. She urged the Board to require that the actual conditions be met. This absolutely has to be lower, and at 14 feet the applicant should be able to get everything needed. When the applicant bought the property, they knew it is historic and had limitations and should honor that.

John Eddy, previously sworn, said this was the first case he agreed with just about everything previously said. He appreciated the ambition but thought the project out of character for the neighborhood. This is a vernacular neighborhood and the project does not fit. A couple of things really bothered him, specifically the desire for height and the very high 12-14-foot ceilings. Most of the houses in this neighborhood don't have ceilings that high and in and of itself that makes it inappropriate. He also saw places where the windows were on the corners and not set back and that is distressing. He thought none of the exceptions were met and the Board should send this back or postpone for redesign.

Chair Rios informed Mr. Simmons that he could speak but she wanted to tell him that the community is active in Santa Fe. The neighbors attend all the time to voice their opinions.

Mr. Simmons said as an architect he is famous for "it takes a lot of people to build a building. It is not just the architect's vision or contractor's." He appreciated the neighborhood input. He operated at a disadvantage of being six hours away and the added disadvantage with staff. He requested he be able to come back and look at some of the height issues and work with staff. He noted that the parapet was removed. The wall height proposed is 12'8" and actually lower. His request for the height exception is to shield solar collectors from street views and without that it would be difficult. He has talked with his engineers and contractors to raise the finished floor and can look at lowering the height. He noted on the prohibited parapet height, that the property next door to the north, has several different wall heights. He thought creating variation in building height helps reduce the scale and he agreed this is a long building. He asked for consideration in parapet height where he is trying to reestablish the street front.

Ms. Roach clarified that height regulations don't require the building be one height and step massing is always encouraged. At issue here is whether 4'4" additional height is needed to screen active solar on the roof. The Board has to decide whether the additional height proposed to accommodate the windows is in fact not the actual height for the solar reflectors and is a necessary component that would contribute to scale and massing and is compatible with the streetscape.

## **BOARD DISCUSSION**

Chair Rios asked the maker of the motion give the applicant specific direction on height, massing, etc. to provide a clear picture of what he needs to do.

Member Roybal said he appreciated all the effort and work on the presentation and anything that could be done to lower the height would be good.

Member Larson said houses in Santa Fe have been built at ground level for hundreds of years. She encouraged him to review requirements for grade. She did not have an issue with screening solar panels but did with the additional clerestory requested. She thought that if eliminated, the design goals could still be accomplished. She agreed, with Member Guida that breaking up the massing with alternative, maybe a latilla carport, would be a nice alternative to a garage. She noted the climate is nice here and doesn't necessarily require a controlled environment for cars.

Chair Rios asked if Member Larson meant by "break up the massing" that the building should be separated.

Member Larson clarified using a carport instead of a garage.

Member Katz said the house is an interesting design, but not in the right place and is inconsistent with the neighborhood; too big, too fancy, too high. At the minimum the front casitas need to be low. He recommends the same height with none taller than the other. The variation in height makes it look fancier than what it needs to be. It should replicate what the streetscape was with the old buildings. The Board had clearly stated their intent was to replace what was allowed to be destroyed and replicate the old buildings.

Chair Rios asked whether he said the conditions given by the Board at the demolition stage should be followed.

Member Katz said there can be a slight difference. He is not so concerned about the exact placement of the walls but the north/south with the east façade, was bigger and more substantial. What existed was a simple house and that should be replicated more than having exact placement.

Member Guida said there's not an issue with the density of use and the three units are fine. Comments of the Board have been directed at scale and massing of the architectural expression.

They are seeking scale and massing compatible with the streetscape. That means reducing height of the ceiling volumes that are allowable for the area and indicates getting rid of clerestories. The variation of parapet height is fine. He suggested addressing the separation between the rear unit and the front two units by open space and different shade materials.

Member Biedscheid said her primary interest is reestablishing the streetscape that was there and one of the best ways is looking at the neighbor's houses. The harmony is what is regarded by Historic Code and the front unit shouldn't be taller than the neighbor's houses. With respect to the height exception, the criteria should be responsive. She thought the slope of the land a compelling reason for the Board to grant additional height. She also did not believe the canvas awnings reflect a sense of history in this neighborhood. The diameter could be larger on the posts on the portals because they are thin. Finally, she thought the neighbors considerate and thoughtful and encouraged him to talk with them about the changes he considers.

Mr. Schwab said two things occurred to him. One is possibly an interpretive reconstruction - in a sense reconstructing the front building with changes that are truer to what was there before. Also, to address the comments to reduce the clerestory; there are square clerestory windows that could be made flatter and still have the same function.

Chair Rios said Mr. Simmons has heard the many concerns of the Board and the neighbors. He is reasonable and informed and will have an opportunity to go back to the drawing board and come back to the Board. She noted that the Board, which is voluntary, takes their jobs seriously and evaluates everything as much as possible. They do their best for the neighborhood and Santa Fe under the guidance of the Ordinance. She asked the maker of the motion to be specific in their suggestions.

**MOTION:** In Case #2020-001740-HDRB, 212 Barela Street, Member Guida moved to postpone the case because the exception criteria had not been met and asked the applicant to return with a redesign with scale and massing more compatible with the streetscape and addressing the points the Board made which includes: reducing the height of the casita volumes, elimination of the clerestory windows, addressing massing to be more closely in line with historic structure and the previous direction of the Board, and separate the massing between the building in the rear and the front two buildings. Member Katz 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.

8. **Case #2020-001731-HDRB. 492, 494, and 496 West Water Street.** Downtown and Eastside Historic District. PerezDaple Architects, agent for The Orchard LLC, owner, proposes to construct a new multi-unit commercial structure on a vacant lot.

Preliminary design review is requested, along with an exception to exceed the maximum allowable building height, per Section 14-5.2(D)(9)(C)(ii). (Lisa Roach)

Ms. Roach presented the staff report as follows:

**STAFF REPORT:**

492, 494 and 496 West Water Street is presently a 22,012 square foot vacant parcel, which was previously the location of the Carpenters and Joiners Union Local No. 1353 Hall (Carpenters Hall) and associated garages. In 2014, the HDRB designated noncontributing status to these structures and approved their demolition (Case H-14-084).

Now, the applicant requests an exception to exceed the maximum allowable height, in advance of a full application for new construction of non-residential structures comprising 15 guest units to be associated with the Las Palomas lodging properties, including Las Palomas at 111/119 Park Avenue, La Tienda at Las Palomas and Duran House at Las Palomas on West San Francisco Street, and the Territorial at Las Palomas at 450 West San Francisco Street. The design of the four proposed structures will be reviewed at a later date and is intended to compliment the character of these and other surrounding structures. The purpose of this application is to have the Board review the height exception request and provide initial feedback on the design. Exception criteria and responses are provided below.

The proposed height of the new structures is 24-ft 6-in above finished grade at the highest massing, where the allowable height has been calculated at 14-ft 3-in, per Section 1405.2(D)(9)(c). The allowable height in the underlying BCD-Alameda Subdistrict is 56-ft. The structures are designed in clustered massing, the height of which is mitigated by balconies and slightly stepped massing and connected by open decks elevated above the parking area and driveway to provide outdoor gathering and lounge spaces for guests. Conceptual design of the proposed structures is included in the packet for review and feedback to inform finalization of the design.

**STAFF RECOMMENDATION:**

Staff finds that the exception criteria have substantively been met and recommends approval of the exception request, with the condition that the design of the proposed structure shall return to the HDRB at a later date for review of compliance with 14-5.2(D) General Design Standards for all H Districts, and 14-5.2(I) Westside-Guadalupe Historic District.

**QUESTIONS FOR STAFF**

Chair Rios confirmed this case simply addresses the height exception.

Ms. Roach said correct and is the only action tonight, but the proposed conceptual design is presented for feedback and probable revision before presentation of the final design for review and approval at a later time.

Chair Rios asked the location of the project in reference to the street.

Ms. Roach indicated the lot is interior with minimal street frontage on West Water and minimal public visibility. Two story-structures are to the southwest and north and scale will be compatible with those. She emphasized that the underlying BCD Alameda Subdistrict has a maximum allowable height of 56 feet. The BCD Subdistricts were created with the express intent to encourage certain types of development in certain areas of downtown. Although the Board is not bound, their jurisdiction is over the height regulations in the Historic Districts Ordinance. The Board should take this into consideration as a development that is encouraged by the City's policy and Code.

Member Roybal asked for clarification on the restriction of 56 feet and the 14'3" restriction.

Ms. Roach explained the Subdistrict is the underlying zoning and dictates the building envelope, heights, setbacks, etc. often called zoning issues. The Historic District Ordinance is an overlay to that zoning. Often overlay zoning requirements are more restrictive than the underlying zoning and there is always some negotiation between the values of the historic district versus the values of this type of underlying development. In this case, the BCD Subdistrict is trying to encourage. The applicant's request is 24'6" and what is allowable is 56 feet by underlying zoning.

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

Harry Perez-daple, 134 Alamo Dr., was sworn. He brought a colored rendering to help the Board visualize what they have with the site to the proposed elevation. They wanted to come to the HDRB for the height exception before getting into the minutia of the actual design. This is intended to be a Pueblo Style structure, two-stories with 15 guest suites, the minimum the owner feels, based on the value of the property. This is part of the family of Las Palomas properties fronting W. San Francisco St. and across W. San Francisco St. The design is based on clusters, called A, B, C and D to separate massing, and allow light. The ground floor is essentially the same as the second floor. The Board was shown a quick print of the ground floor with the south elevation. The development will have balconies with wrought iron, Pueblo style rounded corners, and a connecting deck on the second level. The applicant wants to the deck design to be steel structure. Essentially, they are seeking a height exception.

#### **QUESTIONS FOR THE APPLICANT**

Chair Rios asked if the 15 suites proposed are at the same height as the buildings currently there.

Mr. Perez-daple replied the buildings to the north are about 22 feet high. He noted the packet contains a sheet with heights of some of the surrounding structures.

Chair Rios asked if there are existing buildings and this is in addition to those.

Mr. Perez-daple said this is an empty lot and surrounded by two-story structures, but the project has nothing to do with the existing structures.

Member Roybal referred to page 59 and asked to confirm the reference to 103 Camino del Campo is an existing building. The project would be behind the Alpine Builders.

Mr. Perez-daple confirmed that was correct. There is no streetscape and the poles are not visible, so the streetscape from Alameda is not affected.

### **PUBLIC HEARING.**

Ella Frank, who lives on Park Avenue. was sworn. She said she couldn't overemphasize what great neighbors these people have been. She has lived there over 30 years and they definitely have been the best and have improved the properties around them. They are much safer and more attractive now. They are welcoming and supportive of the community and she came to give them her support.

### **BOARD DISCUSSION**

**MOTION:** In Case #2020-001731-HDRB, 492, 494, and 496 West Water Street, Member Roybal moved to approve per staff recommendations and that all height exceptions have been met. Member Biedscheid seconded the motion with the amendment that approval of the height exception is conditioned on the preliminary design of four clusters remaining in scale and massing as shown.

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.

Ms. Roach confirmed the condition of approval of the height exception preliminary design is linked to the proposal and would come back to the Board.

9. **Case #2020-001663-HDRB. 908 Old Santa Fe Trail.** Downtown & Eastside Historic District. Woods Design Builders, Inc., agent for Christy and JC Butler, owners, requests an exception to exceed the maximum allowable wall / fence height, per Section 14-5.2(D)(9)(c)(ii). (Lisa Roach)

Ms. Roach presented the staff report as follows:

### **STAFF REPORT:**

908 Old Santa Fe Trail, known as the Bronson Cutting House, was constructed in 1910 and designed in the Spanish Colonial Revival Style by Thomas MacLaren for Bronson M. Cutting, a US Senator representing New Mexico from 1927 to 1935. The home features classical baroque elements including curvilinear corniced parapets, wooden shell and glass lunettes, and applied pilasters. The historic status of the home was designated as significant, and the free-standing office and yardwalls were designated as non-contributing by the HDRB in 2017 (Case H-17-007A). Also, in 2017, the HDRB approved the construction of a new free-standing garage, establishment of a new driveway on the south side of the property, new yardwalls, and repainting of the main residence.

In 2018, staff approved the addition of non-publicly visible HVAC and reorientation of the garage structure. In January 2020, staff approved the gate design, having been under the assumption that the location of the gate and the front fence were included in the original approval, which is unclear from case records. The applicant subsequently requested retroactive approval to construct the front fence to a height of 6-ft where the maximum allowable fence height is 59 in. Now, the applicant requests an exception from the Board to exceed the maximum allowable wall and fence height, per Section 14-5.2(D)(9)(c). Exception criteria and responses are provided below.

### **STAFF RECOMMENDATION:**

Staff does not find that all the exception criteria have fully been met, but the Board may find that they have upon further testimony. Otherwise, staff recommends approval of the application as it complies with 14-5.2(D) General Design Standards for all H Districts, and 14-5.2(E) Downtown and Eastside Historic District.

Ms. Roach said she looked further into the administrative approvals for the case granted by HDRB in 2017. The Board approved the remodel of the home and establishment of new entry to the property and construction of the garage on the south side. That application did not include a fence and gate along Old Santa Fe Trail and later in 2017 the applicant received a permit in November. In September 2018 they requested several changes and staff approved, but she is unclear because the changes approved reference the driveway entry off of Old Santa Fe Trail, moving a driveway entrance to the East, and relocating the pilasters and gate to a new driveway entry. The drawings also do not reflect the change of the driveway submitted at that time. She is confused what was approved in September 2018, and when her staff approved the gate design in January. She was operating on the assumption based on the 2018 administrative approval that pilasters, gate, and fence had been part of that approval. She has looked also at the drawings submitted for permit for the project and they do not include a fence and gate. The fence and gate were constructed without a permit and has been recognized by the HDRB inspector during a final inspection. He requested they come in to get a permit. Staff is confused by what was originally approved as well as there has been an issue with staff turnover. The applicant may be able to provide clarity.

## **QUESTIONS FOR STAFF**

Chair Rios confirmed that Ms. Roach stated the “fence and gate construction” was done without a permit.

Ms. Roach said that is correct. She understands the gate and pilasters are not included in the permit; it expired.

Chair Rios asked for a description of the streetscape in terms of wall and fence height.

Ms. Roach explained the wall and fence heights are variable along Old Santa Fe Trail and page 27 shows the degree of variation. Both properties have a wall or a fence consistent with the construction here. The heights vary from 35 inches to 68 inches high. Code determines maximum allowable height by taking the average wall and fence heights along the street. The total average allowable heights, shown on page 27, is 59 inches. They go 600 feet along the wall/fence in either direction to get the average.

Member Roybal asked if the wall being discussed is the one on page 33, the stucco wall.

Ms. Roach said no, the stucco wall was to be constructed between the garage and the residence on the south side of the property. She pointed out a low yard wall is proposed to create a courtyard between the garage and the main house. There is also a stuccoed yard wall at the perimeter of the entrance on the south side. She said the site plan is difficult to read.

Chair Rios asked what was there before the coyote fence.

Ms. Roach replied Google Maps images shows a previous coyote fence on the property that appears to range in height from 41 to 64 inches. She thought there was a gate the same height as the fence, but it not depicted on the site plan which just says, “wire fence”.

Member Roybal referred to page 57 and asked if across the street was another coyote fence.

Ms. Roach said she couldn't verify that property.

## **APPLICANT'S PRESENTATION**

Paul Cochran, 1278 Vallecitos Dr., was sworn. He thanked the staff for their patience. The gate had been located on the right side of the property and the pilasters were originally brick. He brought the administrative approval given last year. He explained he came on as a supervisor and finished the project. He is trying to piece together what was happening. The intention of the Butlers was to maintain the continuity of their house and keep it as original as possible. The house is like a period piece and everything done was aesthetic, and the owners are dedicated.

When he took over there was a fence that staff told him the height requirement is five feet and he is asking for an exception. The reason is, if five feet, the fence would be out of proportion. He respected the Board's efforts to maintain historic continuity. The owners want this in proportion, but they failed to follow procedure. They are just requesting consideration of the aesthetic if the fence is 5 feet it would be out of balance.

### **QUESTIONS FOR THE APPLICANT**

Chair Rios asked Ms. Roach asked what could be seen from the street.

Ms. Roach said the fence provides transparency and the home could be seen through the gate. But over the fence you could possibly see the top parapets from the street. She asked for clarification that the gate exists on the property.

Mr. Cochran said it is the original gate. The pilasters are the same height, but if they take this to five feet it would not make a difference in seeing the house. There is a 3-4-foot drop in street slope from the gate. Relocating the gate to the middle would give more balance overall and the whole house could be seen through the gate.

Member Roybal thought the coyote fence made sense as is.

Member Biedscheid asked where the gate was located originally.

Mr. Cochran explained the right pilaster on the gate sat about 2 feet from the property line on Old Santa Fe Trail. The driveway went up the right side of the property and the two brick pilasters were the same height. They duplicated the width and height and the coyote fence ran along the property line.

Member Biedscheid confirmed the coyote fence matched the description from Google Earth.

Member Katz asked if the coyote fence was about 2 1/2 to 3 feet high.

Mr. Cochran replied it varied but at the lowest was 2-3 feet.

Member Guida struggled with the project being done out of compliance. Whether the gate exists or not, the Board would need to approve before a construction permit is given. The gate and pilasters are an issue.

Mr. Cochran said that wasn't correct, he received administrative approval for that.

Ms. Roach said she did not understand that the gate was pre-existing or there were pilasters. It is not on a site plan submitted for review. It makes more sense now knowing that administrative

approval was given in September 2018. It was to shift the location of the gate and pilasters to a location along Old Santa Fe Trail, presumably where it is now. But even though administrative approval was issued, it was not included on a plan set and permitted so it was constructed without a permit regardless of approval.

Member Guida said there is a separate issue of the fence. The Board would want to review for height and tonality, streetscape, and the project itself. The gate, the grand entry wasn't there before. They might not be discussing a coyote fence with this property if done correctly and looking at the drawings first.

Mr. Cochran indicated the gate was the original gate on the property. Lauren Tryk was the architect and his wife passed during that time and he wasn't at his best. A lot of people made mistakes, but none of them were trying to gain the system.

Member Guida said no one is assigning malice. The Board is representing the public.

### **PUBLIC HEARING.**

There were no public comments.

### **BOARD DISCUSSION**

**MOTION:** In Case #2020-001663-HDRB, 908 Old Santa Fe Trail, Member Katz moved to approve the gate and pilasters and require the coyote fence be lowered to the maximum allowable height, with the exception of the portion that curves and the gate is set further back from Old Santa Fe Trail and can be up to the pilasters, up to 4 feet 11 inches.

Ms. Roach clarified the suggestion is that the fence could taper from the pilasters down to the maximum allowable height at the streetscape.

Member Roybal seconded the motion.

**VOTE:** The motion passed by majority (4-1) voice vote with Members Biedscheid, Katz, Roybal, and Larson voting in favor and Member Guida voting against.

11. **Case #2020-001734-HDRB. 200 Block of West San Francisco Street (next to 225).** Downtown and Eastside Historic District. Sommer, Karnes & Associates, LLP, agent for G. E. Senlic, LLC, owner, requests to demolish a parking kiosk and stairwell and to construct a new four-story commercial hotel structure with two-level underground parking. Exceptions are requested to exceed the maximum allowable building height, per Section 14-5.2(D)(9)(c)(ii); to construct a pitched

roof where fewer than 50% of the structures in the applicable streetscape have pitched roofs, per Section 14-5.2(D)(9)(d); and to deviate from the district design standards, per Section 14-5.2(E). (Lisa Roach)

Related to this case, a letter from Stephen Fox was submitted and is attached as Exhibit “4”; and a packet of letters from Joseph de Bella, Joseph Garcia, Stephen Fox and Joel Aalberts is attached as Exhibit “5”.

Ms. Roach presented the staff report as follows:

**STAFF REPORT:**

225 West San Francisco Street (also referred to as the 200 Block Hotel and 211 West San Francisco Street) comprises the parcel that is currently in use as a parking lot at the corner of West San Francisco and Sandoval Streets. A two-story commercial building previously existed on the site until the 1970s, when it was demolished during the expansion of Sandoval Street.

Adjacent to the parcel to the east are two significant structures. 211 West San Francisco Street, known as the Lensic Performing Arts Center, was constructed in 1930 in the Moorish Revival style. Infill on the west side and a rear addition constructed to 65-ft high have been determined to have not impacted the significant status of the structure. 219-223 West San Francisco Street, originally known as the Santa Fe Vogue College and known today as the Lensic Commercial Building, was constructed in the Spanish Baroque Revival style, also in 1930. Minor non-historic alterations have taken place at this structure but have also not affected the structure’s significant status.

The applicant requests approval to construct a four-story, 70-room hotel structure with two underground levels of parking. A previous iteration of the project with a similar footprint, style, and height, was brought before the Historic Districts Review Board in May and June of 2008 and was approved with conditions, having found that the proposal met the criteria for all three exceptions needed. The development plan for the current proposal was reviewed by the Planning Commission on February 20, 2020, and was recommended for approval to the Governing Body, who will review the project on March 26, 2020.

The four-story hotel building is proposed at a height of 49-ft with intermediate step-backs of 36.5-ft at the third story and 26.5-ft at the second story, providing balcony space and plantings to mitigate the height at the streetscape and create a two-story visual effect that is compatible with the adjacent streetscape on the block. An exception to exceed the maximum allowable height of 26-ft 2-in has been requested, per Section 14-5.2(D)(9)(c), in addition to an exception to utilized a pitched roof design in a streetscape in which fewer than 50% of the surrounding structures have a pitch roof, per Section 14-5.2(D)(9)(d), and exception criteria and responses have been provided below. Rooftop appurtenances, including a chiller, a stairwell for rooftop access, and an elevator

overrun exceed the requested height by 8 feet and are excluded from the measured height, per Section 14-5.2(D)(9)(c)(iii) and 14-7.1(C)(2).

The proposed building has been designed in Spanish Baroque Revival style, and arched elements at the first level reflect similar detailing on the adjacent Lensic Commercial Building. Although Spanish Baroque Revival style is allowable by the design standards in the underlying Business Capitol District – Lensic Block Subdistrict, the architectural design standards of the Downtown and Eastside Historic District do not specifically allow this style. A third exception is therefore also requested to deviate from the Downtown and Eastside Historic District Design Standards, Section 14-5.2(E).

Existing structures on the site include an elevator formerly serving the adjacent commercial building, an exterior stair well, an ATM building, a guard shack for the parking lot, and a stuccoed concrete block wall around the perimeter. Demolition of these structures will be required by the proposed project. However, these non-historic structures do not have historic significance, and staff feels that they do not constitute essential components of a unique street section or block front.

#### **STAFF RECOMMENDATION:**

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

#### **QUESTIONS FOR STAFF**

Chair Rios asked for more information on the pitched roof.

Ms. Roach said the pitched roof runs predominantly along the fourth story and is stepped back from the street façade.

Chair Rios confirmed that the applicant is requesting the same Spanish Baroque architectural style as the Lensic. She added there are three exceptions requested: to exceed allowable height, address roof pitch and deviate from the design style required by the Ordinance.

Ms. Roach agreed. She clarified that the deviation from style is from what is required from the Downtown Historic District standards. Whereas the BCD Subdistrict standards allows and encourages the Spanish Baroque style.

Member Roybal referred to page 13, noting it appears this was approved previously with a height up to 65 feet. He asked for clarification of what was done when the case came before the Board previously and what the Board is now doing.

Ms. Roach explained what was proposed previously was a four-story mixed-use structure with residential condominiums on the top levels and commercial space on the lower level. The design was very similar, and approval was granted in 2008 and that approval has expired. Staff felt it appropriate to bring back for Board review.

Chair Rios confirmed there would be 2 levels of underground parking and open space on balconies and all zoning requirements for HDRB review were met.

Member Roybal confirmed there are portals and you could walk around the building without going in.

Ms. Roach said there are portals on the lower level with some areas open to the public and others just to hotel guests. She would get clarification on that.

### **APPLICANT'S PRESENTATION**

Joseph Karnes and Jeff Seres were sworn.

Mr. Karnes introduced those with him, among them Alexis Gerard and Jeff Seres. He is also here on behalf of Legacy Hospitality and Development, an enterprise partner on the project. They were unable to be present but asked that he extend their personal appreciation for the Board's consideration and staff's hard work.

Mr. Karnes said he would provide context of the City regulations applicable to the project. This is an irregular shaped building site on the Lensic block, a one-acre property on which the hotel is proposed. The parameters were created by the 1968 Federal Urban Renewal Effort providing for the extension of Sandoval Street from W. San Francisco to connect to Grant and Palace Ave. The Block was subject two subdistricts, the Plaza San Francisco, and the Marcy, each with different, sometimes conflicting standards. Instead of trying to design a building they decided to ask that the property be rezoned into a single redevelopment subdistrict. The City would provide a single set of design standards for rebuilding. In 2006 the City set forth specific, cohesive design guidelines and conditions for that portion of the Lensic Block. He reviewed the Block Redevelopment Subdistrict Ordinance requirements. Requirements included stepped back massing, buildings built to the front property lines on San Francisco and Sandoval and no minimum open space or landscaping requirements. Ingress/egress was placed on the north side of Sandoval, and parking must be underground. City Council has allowed portals within the public right-of-way.

In 2008 the BCD/DRC, the Planning Commission and the HDRB recommended approval of the four-story mixed-used building, which was not constructed due to the economic downturn. The project team has worked to design a single use hotel that meets the subdistrict design standards

and conditions. Staff concluded that the exceptions have been satisfied for height, roof pitch and style, and the Planning Commission has approved the building.

Jeff Seres, 122 Lorenzo Road, presented historical photographs and photographs with the current design for the project. He described the project that would have a wall around the parking lot, wingwalls for dumpsters and the elevator on the southwest corner would be removed. The tower would be visible on two sides as it was originally. City Council approved the development plan in February. The ground floor hotel space has been reduced about 1,433 ft.<sup>2</sup> and the front of the building pushed back. Portals are open to the public and the pedestrian passage through the atrium will be maintained, and Burro Alley will remain pedestrian only.

The design includes two rows of underground parking, with valets taking the vehicles to the north side and parking them. Guests will call for their car when leaving and pick it up on the north side and there will only be a right-out onto Sandoval. First floor amenities were shown. The second through fourth floor are hotel rooms. They have elevator overrides and smaller mechanical equipment on the roof and are relocating the ground-based chiller to the roof. The pitched roof wraps to the backside to primarily screen the small mechanical equipment, etc. on the roof. The elevations, both existing and proposed were shown and setbacks and massing were reviewed. The design and the colors meet the guidelines. And the arches along street-level portals that incorporate elements of the Lensic will continue that were previously approved by the Board. The commercial building respects the significant status of those two buildings.

Mr. Seres said the hotel will continue to enhance the culture of downtown Santa Fe as a world-class destination and energize the City, including the section currently used as a parking lot.

### **QUESTIONS FOR THE APPLICANT**

Chair Katz asked if there is a back-up plan on the parking if more than three people show up at the same time to check in, out, etc.

Mr. Seres explained there are 10 spaces at the Cathedral parking lot which can also be used for oversize vehicles.

Mr. Karnes added Mike Gomez with Santa Fe Engineering did a queuing analysis and worked with City Traffic Engineer John Romero and staff. The arrival patterns were analyzed; departure is not an issue and Mr. Gomez determined with sufficient staffing during peak hour arrivals 3-5 p.m. they would not come close to the threshold. Mr. Gomez recommended the three spaces in front will function adequately if expanded so arriving guests could enter any of the spaces. Also, the vehicle turnout was lengthened to accommodate independent function of each space.

Mr. Seres noted that vehicles will be picked up in the rear on the northside.

Member Katz was concerned if the rooms were all occupied, a lot of people would be checking in or retrieving their cars. It could get very crowded.

Mr. Seres said it is a management issue in terms of the valet operation.

Chair Rios suggested a break for everyone to view the model.

Member Biedscheid asked Mr. Seres to review the finish colors.

Mr. Seres described the proposed building in buckskin, cementitious stucco, and precast concrete at the parapets. The casings of arches will be soft white. The second floor has brick surrounds slightly lighter than the ones on the commercial building, which is almost off-white with brick accents. The theater is a light brown color. The hotel doors and windows will be a chestnut bronze color with gunmetal gray railings.

Member Biedscheid asked if the tower has a limestone surround.

Mr. Seres explained the proposal is pre-cast around the balcony window and the coping is also precast white.

Chair Rios noted the Spanish Baroque style and asked what other types of elements would be incorporated.

Mr. Seres said the step back massing is unique and an important part of the building. The terrace railings are broken out by pilaster elements along railings. He would call the style as a modified Spanish Baroque.

Chair Rios asked him to describe the entrance to the hotel.

Mr. Seres described the front entrance could have three cars pull up for the valet to remove their luggage and park their car. A projected element defines the entrance and signage is set back. An open portal is along that side and the doors to the right go into the library. Further right is the restaurant under an arched colonnade outdoor dining.

Chair Rios asked about the lights proposed.

Mr. Seres said lights under the portals will hang and underside will have direct light. Each door coming from the third and fourth story rooms have lights on both sides.

Member Guida said the design is sensible. Thinking about the challenges of elevation, scale, keeping it under height, and parking has been very well done. He especially likes that the bar and dining area activate the southeast corner of the site. There is nothing there now to activate

the street and the portals on the southwest corner begin to address the street life. His hope is not only hotel guests, but locals visit that.

Member Guida asked if there could be a level of detail under the portal as they come around that corner. He noted there is a grade change between the curb, sidewalk and under the portal of about 30 inches.

Mr. Seres said there are planters under the arches but in thinking about the southwest corner it has planters with open railings. It would be good to do the curb like that too and make it more visually open rather than the solid planters.

Member Guida asked if there is tile or more detail under the portals.

Mr. Seres said there are windows that could carry the base elements of the arch below the sills to break up the wall. The ceiling has light fixtures and they could look at materials along the sidewalk that would bring in the pedestrian experience.

Member Guida encouraged finishing what has been started for activity on the street. He would hate, especially the curved portion to eventually be shut down by the hotel and thought it important to activate the pedestrian experience detail.

Member Larson appreciated the elements that have been incorporated. She said there is a tremendous amount of detail for the small footprint. She liked the pieces of Baroque Revival and agreed with Member Guida about changing the circulation. The only thing she found overwhelming is the railings; there are a lot of them. The railings as ornaments could be scaled back because they could potentially overwhelm the neighboring structure that is a symmetrical and iconic building. Also, she suggested scaling back and having less ornament.

Mr. Seres offered to change the railings to a lighter color.

Member Larson asked if the tile work is around the doorways. She was told it is brick.

Member Roybal said he appreciated all of the work that went into the scale. It gives a good sense of how the building will fit downtown, especially with the surrounding buildings. He thought the effort will be worth it because it would be a beautiful building.

Member Larson said the El Dorado used to have an open courtyard that was very engaging. She was interested in whether the two hotels could create more public access and be influenced by this project.

Chair Rios asked the distance between the doors and railings on the second floor.

Mr. Seres said the railings are set back about a foot from a set of French doors. The balconies are a Romeo and Juliet type and are 3'6" high per code.

**PUBLIC HEARING.**

Joel Aalberts, 211 W. San Francisco St., was sworn. He is the Executive Director of the Lensic Performing Arts Center and came to lend his support. He wanted to say, first, the developers have been terrific in communicating with him and his staff on the implications their project will have on the Lensic operations. Particularly with loading in and out of the shows and ensuring the construction process doesn't interfere with events and activities. Second, this is an attractive endcap to the Lensic block and fits with the style of art and atmosphere of the street. It will lend a nice bridge from what patron's experience and where patrons can go afterward when a Lensic event ends. They are trying to change the mindset that people have to hurry to their cars after an event. It is nice to have another business, another restaurant and bar within eyesight and their front door. He thought that very important and the partnership he will develop with the hotel over the years will be beneficial as well. The project has a lot of great things and they are looking forward to new neighbors and new partnerships. It will be a definite advantage to the cultural site downtown.

Joe Schepps, 303 E. Alameda St., was sworn. He is the founding director and vice chairman of the Lensic and wanted to speak as a designer/builder/developer. He said San Francisco Street, beginning with the Cathedral, etc. and the beauty there, just dribbles on down the street. The street is mostly one-story retail on both sides and deserves an endcap to complete what is the most important street in the City. This is a beautiful way to end the street and complements the styles of the adjacent buildings. They need that and it will really help downtown.

Chair Rios confirmed he is the same Joe Schepps that wrote the article in the newspaper regarding the mural. She said she read the article and agrees with it. She thanked him and his son for writing it.

## **BOARD DISCUSSION**

Chair Rios asked regarding the railings if it is better to have light or dark.

Mr. Seres said darker will contrast better and possibly recede. They are set back from the edge and will be back as far as possible.

Chair Rios asked what the proposed timeline for the project is.

Mr. Seres said pending approval tonight they would go to City Council on March 25 and potentially start construction the last quarter of this year. It would be completed in 18 months.

Member Biedscheid asked if the sidewalk to Burro Alley would stay intact and what will happen with the garage and the pedestrian traffic.

Mr. Seres noted the shaded areas on the drawing are the sidewalks and encompass existing sidewalks, and some will be widened. Elevators are set back 20 feet from the south edge of the sidewalk. Vehicles coming out of the elevator will not conflict with the sidewalk and they will always maintain pedestrian safety .

**MOTION:** In Case #2020-001734-HDRB, 200 Block of West San Francisco Street (next to 225), Member Guida moved to go with staff's recommendations and stated that the exception criteria for all three exceptions have been met and the project is approved with the following conditions: the railings remain gun metal in color; for the architect to consider making the curved portal more pedestrian friendly under the portal and/or with the planters along the street. Member Roybal seconded the motion.

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

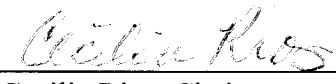
## **H. MATTERS FROM THE BOARD**

None

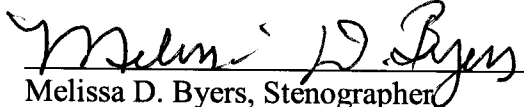
## **I. ADJOURNMENT**

Chair Rios adjourned the meeting at approximately 11:25 p.m.

Approved by:

  
Cecilia Rios, Chair

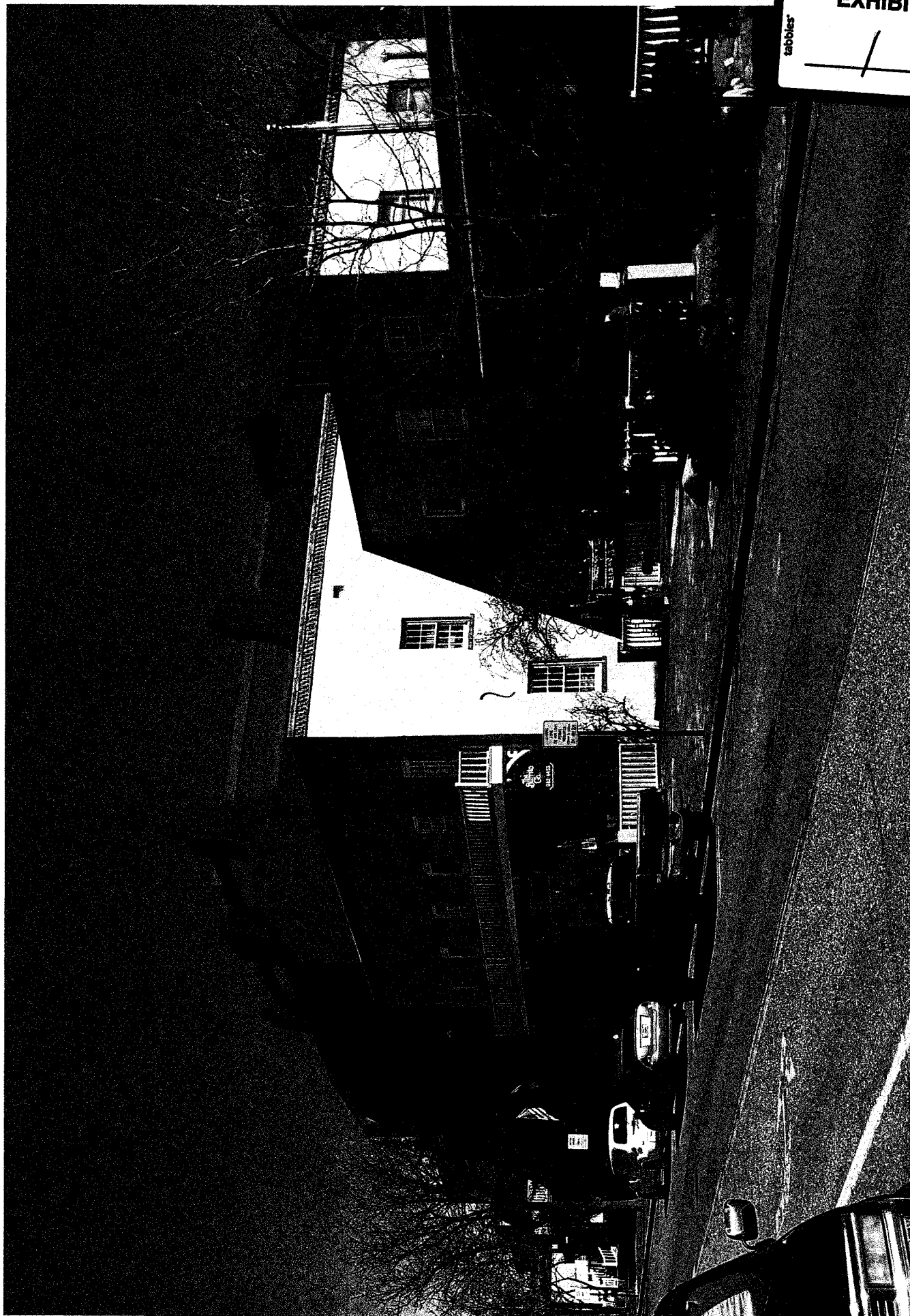
Submitted by:

  
Melissa D. Byers, Stenographer  
For Byers Organizational Support Services

EXHIBIT

tabbies

1



EXHIBIT

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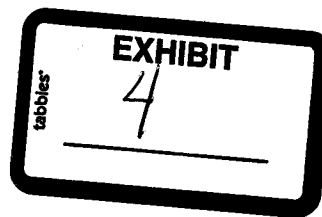
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EXHIBIT  
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3





3/9/20

Dear Anthony Guida:

I write to you in support of the plan for the new hotel being considered for the Lensic Parking lot. To introduce myself, I have had a gallery in Santa Fe for 40 years, since 1980, and for 24 of those 40 years, I have rented from the Greers. I know their aesthetics and respectful concerns well.

They currently are a 4<sup>th</sup> generation family of landlords in downtown Santa Fe, going back to the ancestor who built the Lensic Theater and at one point owed 3 movie theaters in downtown Santa Fe at the same time.

In the context of your work and your considerations, I will say that historical design is very important to me for downtown Santa Fe. I was privileged to get to know two of the real champions of historical design standards for Santa Fe, John Gaw Meem and Irene von Horvath, two of the main forces behind the creation of the Historic Design Review Board.

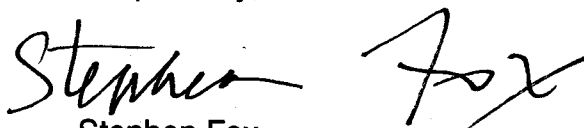
Meem needs no introduction to Santa Fe, having designed some of the most beautiful and classic examples of our architecture in existence. We all know and love his creations, and my favorite is the New Mexico Supreme Court building.

Irene might need a bit more of background information. She was a Hungarian countess who felt strongly about preserving Santa Fe's historical architectural qualities. She singlehandedly originated the concept of the Paseo de Peralta as a way of easing the traffic in downtown, at a time when many powerful people wanted to tear down a lot of downtown classical buildings in order to widen the streets. She drove around in a jeep and determined the best place to put the new road, which for quite some time was called "IRENE STREET."

The Greers are also very much part of this vital history, and I am certain the new hotel will be a real gem architecturally that will exemplify the quality of beauty that was so important to both Meem and von Horvath. Just look at what they have done with the Lensic Theater.

I hope you will find the merit in their designs and will grant approval for this construction. I am writing this entirely on my own prerogative, and not at the request of anyone else. In conclusion, I must sincerely thank you for your ongoing service to Santa Fe.

Respectfully,

  
Stephen Fox

New Millennium Fine 121 W San Francisco St. Santa Fe NM 8750

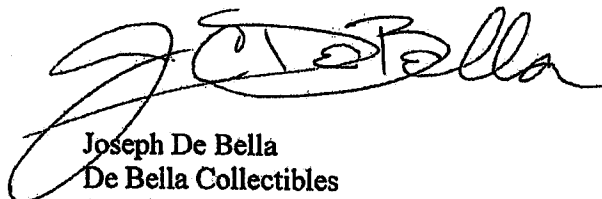
City of Santa Fe

January 17, 2020

To whom it may concern,

I am a long-time Santa Fe business owner with a storefront space on W. San Francisco Street. While there are a number of things we can do to revitalize downtown, the proposed hotel project development at the corner of W. San Francisco and Sandoval is a step in the right direction. It will take a piece of property that serves little purpose other than the ability to park a few cars and will breathe new life into the block that extends to Burro Alley. Parking is readily available just across the street at the municipal garage and the hotel itself will provide more than enough parking for its guests. A beautiful building will replace a parking lot that is little more than an eyesore at this point. We anticipate the hotel's presence will drive more business for those of us at this end of San Francisco Street.

Thank you for your consideration,



Joseph De Bella  
De Bella Collectibles  
213 W. San Francisco Street  
Santa Fe, NM 87501

## Henry & The Fish

217 W San Francisco  
Santa Fe, NM 87501

January 27, 2020

To whom it may concern:

As a Santa Fe resident and a business owner for over 30 years, I have witnessed much when it's come to the diversity and growth of our wonderful city. Throughout my lifelong residency in Santa Fe, I have watched the city captivate — not merely through its near perfect seasonal weather, but through its inherent beauty and unwavering, rich culture. Time and again, I have met tourists who are taken aback by the plethora of qualities one city can possess, only to discover those same tourists have relocated here a year or less later. Although my bittersweet reaction to these new “transplants” stems from a bit of selfishness, I am always pleased that so many others see and value Santa Fe the same way I do.

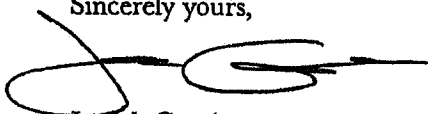
As I pay close attention to the ever-changing standards, ordinances and administrative officers who keep it all together for us, I am proud to say that the one thing that never seems to change is the value placed on our historic architecture. As Santa Fe continues to grow, our city is attracting corporate conference scouts for their next convention or meeting in growing numbers. As a downtown merchant, I can attest to the positive effects that these conventions have on our revenue. I can also say with confidence, after speaking with some of these corporate visitors' about their experience in Santa Fe, I did receive a mixed reaction about their lodging choices. I am often told that they had wished their hotel was closer to the convention center, or that their AirBnB was too far to walk from.

In short, I have concluded that Santa Fe would benefit from additional downtown lodging to support the growing attraction this city continues to have on tourists, national publications, and transplants. With that being said, I am in full support of the proposed hotel structure that will reside on the corner of Sandoval Street and San Francisco Street. The proposed space is currently a revenue generated parking lot that sits directly across the street from the existing city parking garage which features over 400 parking spaces. I

believe it is clear what business model of the two contributes more. A new hotel would increase overall attractiveness, fulfill an important need, and most importantly offer accommodations to Santa Fe's growing demographic.

If you have any questions whatsoever, please feel free to call me at 505-946-7712 .

Sincerely yours,



Joseph Garcia

The Honorable Alan Webber, Mayor of Santa Fe

Dear Mayor: I write today to ask for your strong support for the small hotel planned to be constructed in the Lensic Theater parking lot. I have rented commercial space from Greer Enterprises for 84% of the past 30 years, and know most certainly that what they are designing will be of exceptionally good taste with an overall beneficial effect on the downtown.

The Greers have been responsible landowners for more than the last 100 years in Santa Fe! They are not greedy and not grasping for every penny from their tenants, as opposed to the majority of landlords in Santa Fe.

In fact, I can think of no other family in Santa Fe's history since 1900 that has had as much of an overall positive effect on the evolution of our city as a center for the arts.

Just consider the conversion of their Lensic movie theater into what it is now, the Lensic Center for the Performing Arts (not that the Hotel envisioned is any direct extension of the Lensic).

I am hoping you will take on the mantle of a true champion for this project, mainly because of its intrinsic economic merit, but also because some of the other hoteliers will mobilize every possible opposition to building this new hotel. One, I am sure, will orchestrate quite a campaign which will appear to originate from purely populist foundations, as in a focused campaign of letters to councilors, at the very least.

In fact, both Paul Margetson, Managing Partner, Hotel Santa Fe as well as Joe Schepps, owner of the Inn on the Alameda, are supportive of the design efforts of Greer Enterprises on this hotel conception. I think it will be a small gem of a hotel, one we can all be proud of supporting early on.

I am grateful for your efforts to benefit Santa Fe thus far. I know it is not an easy road to follow, as there are so many different factions all interested in serving their own interests.

I look forward to speaking with you in person in this regard and about a few other matters soon, at your convenience.

Truly,

  
Stephen Fox

Founder, New Millennium Fine Art Santa Fe NM 87501



January 24, 2020

Jack Hiatt, Planning Commission Chair  
City of Santa Fe  
200 Lincoln Street  
Santa Fe, NM 87501

Case # 2019-1535  
211 W. San Francisco Street Development Plan

Dear Mr. Hiatt:

I am writing in support of the hotel project planned for the northeast corner of Palace Avenue and San Francisco Street. While I think the hotel design is a pleasant addition to our block, I mostly wanted to share my positive experience with Greer Enterprises, Inc., on this project. My staff and I have been in regular contact with representatives from Greer Enterprises in the past several months and I appreciate their interest in working with The Lensic to ensure our needs have been met with the planning and design of the building.

Throughout the process, the Greer-assembled team have been very thoughtful regarding the development of this space and how it will impact our downtown neighborhood. We have discussed the placement of mechanical systems, how the hotel will affect our patrons' experience when they come to events, and, most importantly, how the new hotel design will successfully accommodate the loading and offloading of trucks for Lensic events.

The Greer team are excellent neighbors and friends and, on behalf of The Lensic, I fully support this project.

Please let me know if you have any questions or if I can be of any further assistance.

My best wishes,

Joel Aalberts  
Executive Director