



# Agenda

## HISTORIC DISTRICTS REVIEW BOARD FIELD TRIP

\*\*\*FIELD TRIP CANCELLED\*\*\*

## HISTORIC DISTRICTS REVIEW BOARD HEARING

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

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

ATTEND VIRTUALLY

### SPECIAL PROCEDURES FOR VIRTUAL ATTENDANCE AND PUBLIC COMMENT:

In response to the State's declaration of a Public Health Emergency, the Mayor's Proclamation of Emergency, and the ban on public gatherings of more than five (5) people, this meeting will be conducted virtually using Zoom.

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- Zoom link: <https://zoom.us/j/184636049?pwd=MDRMRnRlbGgyeCtTWGdweEpta3hlZz09> (Password: 229815)
- Phone numbers: +1 301 715 8592 or +1 253 215 8782 (Meeting ID: 184 636 049)

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### Public Comment:

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- **In writing:** A person may submit written public comments in advance of the meeting by email ([LandUsePublicComment@santafenm.gov](mailto:LandUsePublicComment@santafenm.gov)) or U.S. Postal Service (City of Santa Fe, ATTN: Lani McCulley, PO Box 909, Santa Fe, NM 87504-0909). Please include your full name and address, and identify the specific agenda item you are commenting on. To be included in the official record and considered at the hearing, written public comment **must** be received no later than Thursday, April 23, 2020.

### CALL TO ORDER

#### A. ROLL CALL

#### B. APPROVAL OF AGENDA

#### C. APPROVAL OF MINUTES:

1. HDRB Field Trip minutes from February 11, 2020, February 25, 2020 and March 10, 2020
2. HDRB Hearing minutes March 10, 2020

#### D. FINDINGS OF FACT & CONCLUSIONS OF LAW

Case #2020-001553-HDRB, 1292 Lejano Road.  
Case #2020-001600-HDRB, 113 Washington Avenue.  
Case #2020-001736-HDRB, 824 Canyon Road.  
Case #2020-001737-HDRB, 325 Paseo de Peralta  
Case #2020-001663-HDRB, 908 Old Santa Fe Trail.

Case #2020-001734-HDRB, 225 W. San Francisco St.  
Case #2020-001731-HDRB, 492, 494, 496 W. Water St.  
Case #2020-001781-HDRB, 868, 868½ E. Alameda St.

**E. BUSINESS FROM THE FLOOR**

**F. COMMUNICATIONS**

**G. ACTION ITEMS**

1. Case #2020-1663-HDRB. 512 Agua Fria Street. Westside Guadalupe Historic District. Joel Miller, agent for George Wright and Grace Witking-Wright, owners, proposes to demolish a contributing accessory structure. An exception is requested, per Section 14-5.2(D)(1). (Daniel Schwab, [denschwab@santafenm.gov](mailto:denschwab@santafenm.gov), 955-6660) (POSTPONED FROM 2/25/2020 and FROM 3/25/2020)
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**H. MATTERS FROM THE BOARD**

1. 2020 Santa Fe Heritage Preservation Awards – Selection of Winners

**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.



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**SUMMARY INDEX**  
**HISTORIC DISTRICTS REVIEW BOARD**  
**April 28, 2020**

<b>ITEM</b>	<b>ACTION TAKEN</b>	<b>PAGE(S)</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		
Field Trip Minutes	Approved	2
March 10, 2020 Hearing	Approved as Amended	2
D. Findings of Fact & Conclusions of Law	Approved	2-3
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F. Communications	None	3
G. Action Items		
1. Case #2020-1663-HDRB 512 Agua Fria Street	Approved	3-7
2. Case #2019-001553-HDRB 1292 Lejano Lane	Approved with Condition	7-12
3. Case #2020-001732-HDRB 868 and 868 ½ East Alameda Street	Denied in Part; Approved in Part	13-23
4. Case #2020-001664-HDRB 1204 Canyon Road	Approved with Conditions	23-30
5. Case #2020-001784-HDRB 339 and 341 Plaza Balentine	Postponed	30-34
6. Case #2020-001823-HDRB 339 and 341 Plaza Balentine	Postponed	34-35
7. Case #2020-001856-HDRB 328 Otero Street	Approved	35-36

<b>8. Case #2020-001817-HDRB</b> 328 Otero Street	Approved	36-38
<b>9. Case #2020-001820-HDRB</b> 1027 Camino San Acacio	Approved	38-42
<b>10. Case #2020-001910-HDRB</b> 448 Camino Monte Vista	Approved with Conditions	42-52
<b>11. Case #2020-001900-HDRB</b> 410 South Guadalupe Street	Approved	52-54
H. Matters from the Board	Comments	54-55
I. Adjournment	Adjourned at 10:50 p.m.	55

**MINUTES OF THE CITY OF SANTA FE  
HISTORIC DISTRICTS REVIEW BOARD  
APRIL 28, 2020  
VIRTUAL HEARING**

**CALL TO ORDER**

A regular meeting of the City of Santa Fe Historic Districts Review Board was called to order by Cecilia Rios, Chair, on the above date at approximately 5:30 p.m. at a virtual meeting held at <https://www.youtube.com/user/cityofsantafe>.

**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. John Bienvenu  
Mr. Anthony Guida  
Ms. Flynn G. Larson  
Mr. Buddy Roybal

**MEMBERS EXCUSED:**

**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 (6-0) roll call vote with Members Biedscheid, Bienvenu, Katz, Guida, Larson and Roybal voting in favor and none voting against.

**C. APPROVAL OF MINUTES:**

**1. HDRB Field Trip minutes from February 11, 2020, February 25, 2020 and March 10, 2020**

**MOTION:** Member Biedscheid moved, seconded by Member Larson, to approve the HDRB Field Trip minutes from February 11, 2020, February 25, 2020 and March 10, 2020.

**VOTE:** The motion passed by unanimous (6-0) roll call vote with Members Biedscheid, Bienvenu, Katz, Guida, Larson and Roybal voting in favor and none voting against.

**2. HDRB Hearing minutes March 10, 2020**

Member Biedscheid requested that the following changes be made:

- On page 12, 3<sup>rd</sup> paragraph, replace “and” with “instead of” to read: “if the post was freestanding instead of attached to the chimney...”
- On page 20, last paragraph, 4<sup>th</sup> sentence, in the sentence, “She also thought a window replacement exception was granted in a previous case” insert “with itself” at the end to read: “because it would remain in harmony with itself”.
- On page 33, 5<sup>th</sup> paragraph, 3<sup>rd</sup> line “reestablished and was...” replace “and was” with “if” to read: “reestablished if done by a different applicant.”
- On page 38, 2<sup>nd</sup> paragraph, 2<sup>nd</sup> sentence, should read... “the lot is not severely sloped”.
- On page 40, 2<sup>nd</sup> paragraph, 4<sup>th</sup> sentence, “She thought the slope of the land was” should read: “She thought...slope of the land was not a compelling reason.”

**MOTION:** Member Katz moved, seconded by Member Biedscheid, to approve the HDRB Hearing Minutes of March 10, 2020 as amended.

**VOTE:** The motion passed by majority (5-0) roll call vote with Members Biedscheid, Katz, Guida, Larson and Roybal voting in favor and none voting against. Member Bienvenu abstained.

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

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**MOTION:** Member Roybal moved, seconded by Member Katz, to approve the Findings of Fact and Conclusions of Law.

**VOTE:** The motion passed by majority (5-0) roll call vote with Members Biedscheid, Katz, Guida, Larson and Roybal voting in favor and none voting against. Member Bienvenu abstained.

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

Stefanie Beninato said she was somewhat disappointed that since they are using Zoom the members are not also using video. She thought the visual part important in feeling like they are connecting to people.

She appreciated that the portal without a permit at 616 Galisteo came down but it was confusing because they did not know who the owner is, and then the portal comes down. Or, that 604 Galisteo was replaced in kind, but it wasn't. It is distressing to get conflicting information about different projects.

She also wanted to bring to their attention the greenhouse in the Railyard District behind REI. The greenhouse has been there several years, and it is obvious, it is plastic with iron supports. She wondered about that if they left that greenhouse but told the people on Canyon Road, they couldn't have one. She said that looks like discriminatory enforcement.

## **F. COMMUNICATIONS**

None

## **G. ACTION ITEMS**

Chair Rios said there are 11 cases on the agenda. She reminded applicants if they disagree with the Board's decision, they have the option to appeal to City Council, within 15 days after the Findings of Fact and Conclusions of Law have been approved.

She limited public comment to two minutes and said that Ms. Paez would assist with timing.

1. **Case #2020-1663-HDRB. 512 Agua Fria Street.** Westside Guadalupe Historic District. Joel Miller, agent for George Wright and Grace Witting-Wright, owners, proposes to demolish a contributing accessory structure. An exception is requested,

per Section 14-5.2(D)(1). (Daniel Schwab, dnschwab@santafenm.gov, 955-6660)  
(POSTPONED FROM 2/25/2020 and FROM 3/25/2020)

Joel Muller was present on behalf of the applicant.

Mr. Schwab presented the staff report as follows:

**STAFF REPORT:**

This case was originally heard by the HDRB on February 25<sup>th</sup>, 2020. The applicant requests approval to demolish an accessory structure (shed) with contributing status located behind the main residential dwelling at 512 Agua Fria Street in the Westside Guadalupe Historic District. During the February 25<sup>th</sup>, 2020 hearing the board postponed the case until an assessment from a structural engineer could be presented. The applicant now returns with this additional documentation as requested by the board.

The shed is of simple square massing, about 20 by 15 feet wide. It was built between 1948 and 1969 and is made from adobe brick faced in stucco in a Pueblo Spanish Revival Style, with a flat roof and a rounded parapet on the north facade. The south wall is a common wall with the north wall of the New Mexico School for the Arts.

The building is in poor condition. The west façade shows decay and buckling of the adobe wall, and overall, the building has sunk into the ground and suffers from bad drainage on the site. The sliding door does not open due to the sinking of the building. On January 24, 2017, the City of Santa Fe Building Official Mike Purdy wrote that the structure “does pose...serious safety concern and potential for collapsing” and that action must be taken as soon as possible ... to repair and make the structure safe or take it down. Upon request from the HDRB on February 25<sup>th</sup>, James Hands, a licensed Professional Engineer was commissioned by the applicant to structurally evaluate the shed. The report, from March 10, 2020 concurred with Mr. Purdy that the structure is beyond remediation repairs and should be demolished.

The applicant has applied for an exception to Article 14-5.2(D)(1)(a) for the structure to be demolished, and exception criteria and responses are included in the packet.

The structure is currently in the 5-foot setback. According to 14-10.3(B) if the structure is demolished it may not be reconstructed unless in conformance with chapter 14, by moving it out of the setback.

Regarding the Demolition of Historic Structures Standards (14-3.14(G)), Staff recommends the following:

- (a) Whether the structure is of historical importance: *Staff finds the structure to be of limited historical importance. It is an accessory building that is at most 72 years old. It has no architectural features and no associations with people that would add to its relevance.*

- (b) Whether the structure for which demolition is requested is an essential part of a unique street section or block front and whether this street section or block front will be reestablished by a proposed structure: *Staff does not consider this structure to be an essential part of a unique street section. It is set back from the street, and though visible is not so important to the streetscape that its demolition would constitute a major loss. It would be a step in a gradual process of loss of historic material in the district. Given the condition of the structure this seems regrettable but inevitable.*
- (c) The state of repair and structural stability of the structure under consideration: *Staff finds that the structural weakness of the structure has been adequately demonstrated by the Building Official and the structural engineer.*

### **STAFF RECOMMENDATION**

Staff recommended approval of the proposal to demolish the structure, recommending that the exception criteria have been met and that the criteria for Demolition of Historic Structures Standards (Section 14-3.14(G)) have been met.

### **QUESTIONS FOR STAFF**

Chair Rios asked for more information on the building, now contributing, and a wall that adjoins another building.

Mr. Schwab said it was built directly adjacent and touching the School of the Arts that is considerably larger and newer. The building will not suffer from the structure that will be demolished.

Chair Rios confirmed if the building being demolished is approved by the Board, the wall adjacent to the school could come down.

Mr. Schwab said she was correct on the wall that is part of the shed.

Chair Rios asked to confirm that staff agreed the applicant met the 3 required criteria and the building is structurally unsound.

Mr. Schwab replied that two professional assessments have confirmed the building is structurally unsound.

Member Biescheid said she understood from the Hands Professional Engineering report that the primary issue with the building is the roof decking is rotted beyond its ability to carry loads. She asked if removing the roof requires a five-foot set back.

Mr. Schwab thought it would not require the five-foot setback to be reestablished. He understood that was not the only issue. Mr. Purdy's report was that the walls are in poor condition

and the building is sunken. They could demolish up to 1/3 of a building and it could still be considered a rebuilding, but that is not possible for this building.

Member Biedscheid asked regarding meeting the exception criteria, if it is possible to not meet the exception criteria for demolishing a contributing structure but determine the demolition criteria was met specifically based solely on repair.

Mr. Schwab asked to clarify her question; was it if it is possible to meet the criteria.

Member Biedscheid said to *not* meet the criteria for demolition for contributing...

Mr. Schwab explained if a building is historically important for example, that is the first criteria or if directly on the streetscape and is an essential part. But those are not the case.

Member Biedscheid apologized for the confusion and clarified that she was asking if it is possible to find criteria 1, 2, and 3, damage to the character, etc. was not met but still find that GC, for the state of repair overrides that.

Ms. Roach explained in order to approve the demolition the Board has to approve the exception criteria. The exception criteria and demolition criteria in this case, would have to be compatible for the Board to find that the demolition could proceed.

Chair Rios referred to the HCPI (Historic Cultural Properties Inventory) sheet and that it indicated the shed building is in a deteriorated condition.

Mr. Schwab agreed the shed is and has been deteriorating for some time.

### **APPLICANT'S PRESENTATION**

Jay Muller, 25 Laughing Raven Road, Santa Fe was sworn. He agreed with staff and there was concern about the amount of deterioration. The assessment states that the adobe wall has disintegrated and is crumbling. The underlying issue isn't so much the roof as the whole building is settling from the ground and to rehabilitate, they would have to remove the roof and everything above grade. As fond of restoring as he is, reestablishing the building would be an exorbitant cost and the building would have to come down regardless.

### **QUESTIONS FOR APPLICANT**

None.

### **PUBLIC HEARING**

Stefanie Beninato, PO Box 1601, Santa Fe, was sworn. She thought the Board would approve this and it seems, again, this is another demolition by neglect. It is hidden, but it is the character of the whole area. Having earthen foundation, it would be like rebuilding it, not really renovating it. She thought unfortunately, the Board should follow the staff report recommendation.

## **BOARD DISCUSSION**

Member Larson thanked the applicant for the photographic documentation because it gives them a better understanding of the condition of the building. It is clear that it is a safety and health hazard. Regarding the staff report, she thought it important to get on the record that this is a defined architectural style and that the building does have character.

Chair Rios added that it is important for the package to include accurate and good photographs. It was unfortunate the Board was unable to make their field trips due to distancing requirements. Field trips are an invaluable tool for members to look at a project/site to determine if the project is in harmony with the neighborhood. They hope to go back to that in the future.

**MOTION:** In Case #2020-1663-HDRB, 512 Agua Fria Street, Member Roybal moved to go with staff recommendations and approve the request and stated that exception criteria 1, 2, and 3 required to demolish the structure had been met. The motion was seconded by Member Katz

Ms. Paez confirmed that the motion also incorporated both the exception criteria and the demolition criteria.

**VOTE:** The motion passed by unanimous (6-0) roll call vote with Members Biedscheid, Bienvenu, Guida, Katz, Larson and Roybal voting in favor and none 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. An exception is requested to install windows that are greater than 30 inches in any dimension without divides, per Section 145.2(E)(2)(e). (Daniel Schwab) (POSTPONED FROM 3/10/2020 and FROM 3/25/2020)

Thomas Hughes was present for the applicant.

Mr. Schwab presented the staff report as follows:

### **STAFF REPORT:**

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

The applicant proposes a 3551 sq. ft. new single-family residence. The maximum proposed height is 17 ft. to 16 ft. 6 in. The siting of the structure has been slightly rotated clockwise toward the hill and away from Lorenzo Road, reducing visibility from Lorenzo. The applicant also 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.

The applicant presented a proposal to the HDRB on January 28<sup>th</sup>, 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. The applicant returned to the Board on March 10<sup>th</sup>, 2020 and the Board approved the plan with the exception of four windows on the south and east elevations that did not meet the code requirements for divided lights of less than 30 inches according to Section 14-5.2(E)(1)(c).

The applicant requests an exception for window panes whose dimensions exceed the code requirements according to Section 14-5.2(E)(1)(c). The applicant argues that the proposal is a modern interpretation of Santa Fe Style that would better maintain its design integrity through modern windows without divided lights. The applicant cites code section 14-5.2(C)(1)(a) with regards to this case, which reads that “It is intended that each structure be recognized as a physical record of its time, place, and use.” He argues that this proposal is a modern interpretation of the vernacular architecture and is more respectful to that architecture by not mimicking it in an inauthentic manner. The complete responses to the exception criteria are included in the packet.

#### **STAFF RECOMMENDATION:**

Staff stated that the exception criteria in Section 14-5.2(B)(5)(b) have been met and recommended approval of the application, in compliance with Section 14-5.2(D) General Design Standards for All Historic Districts and 14-5.2(E) Downtown and Eastside Historic District.

#### **QUESTIONS FOR STAFF**

Chair Rios noted the property has an address on Lejano but the property can also be seen from Lorenzo Road. Some of the project has been bermed. She asked Mr. Schwab to describe the public visibility and if it was correct that the property is 100 feet back from both Lejano Lane and Lorenzo Road.

Mr. Schwab indicated that the project is significantly set back and high on the hill and from the south corner on Lorenzo you look up to it. The applicant tried to reduce visibility with a berm of about 9 feet into the hillside. He also rotated the original design even further into the hillside and has offered to screen the project with trees. There will be some visibility but all that could be done to reduce visibility.

Chair Rios confirmed that Mr. Schwab agreed with all three criteria and indicated to the Board the application should be approved for the non-divided windows. He also noted at the last hearing that Board members discussed this and indicated the applicant should apply for this exception.

Mr. Schwab said that was correct and he believed all criteria have been met.

Member Guida thanked Mr. Schwab for the thorough explanation of case history. He asked if there was an option given.

Mr. Schwab explained the alternate elevation was presented at the last hearing. The Board suggested the applicant could apply or consider an exception for the window with the divided lites. The proposed elevation is the new proposal.

Member Bienvenu asked if the regulation on the size of windows in C.1(a) would apply whether the windows are visible or not.

Mr. Schwab replied the regulation primarily applies to visible windows.

Member Bienvenu noted the applicant had mentioned he thought only one of the four windows might be visible. He asked to confirm that the three windows that were not visible would not have exception criteria.

Mr. Schwab explained it was difficult, the landscape is undulating. The applicant placed story poles, but they were still not able to completely tell which windows would definitely be visible.

Member Bienvenu asked to confirm if the three windows were not visible, no exception would be required.

Mr. Schwab agreed.

Member Bienvenu asked how they would know on the other three windows whether they were visible for certain.

Mr. Schwab explained it is difficult to tell. The Board previously discussed that the applicant should focus on a design that was consistent in its style, a modern style.

Member Bienvenu asked if there is a separate set of requirements for new Santa Fe Style. This discussion is about requirements under Old Santa Fe Style. He asked was there a reason the project did not fit under new Santa Fe Style, which does not seem to have a divided lite requirement.

Mr. Schwab said he understood even new projects are required to fulfill both the new and the old standards. He stated that Ms. Paez, might be able to answer the question.

Ms. Paez recalled that the last time Ms. Roach highlighted a provision in the recent Santa Fe Style that staff interpreted that to incorporate by cross reference in the same window requirement.

Ms. Roach said she understood staff is to ensure all the standards stipulated in section E.

Ms. Paez indicated she found the code citation. In 14-5.2(E)2(e), the sub paragraph that describes recent Santa Fe style, paragraph (e) states, "*windows on publicly visible portions of the*

*building shall be one of the old Santa Fe Styles.*” That is why they attribute the same requirement for recent Santa Fe Style.

Member Bienvenu thought that made sense. He asked on the exceptions where the applicant refers to a design hardship, opposed to financial hardship, whether that had been used in the past to justify hardship.

Mr. Schwab said he couldn’t say because he had not been here long enough.

Ms. Roach replied it has been argued as a hardship in the past. The Board doesn’t have a solid definition of hardship, and that leaves interpretation wide open.

Chair Rios agreed with Ms. Roach. She thought financial hardship was not something they consider at this time.

Ms. Roach explained they do take financial hardship into consideration. Legally there is a solid background to do so but that has not always been how the City interpreted that.

Chair Rios was happy to hear that and agrees.

Member Bienvenu noted on the citation and the applicant’s response to 14-5.2(C)(1)(a) reference that each structure should be recognized as a physical record of its time, place and use. It was obviously a confusing section of the ordinance because it falls under the subsection of significant and Contributing structures, opposed to new. He asked if staff agreed the provision in (C)(1)(a) applies to new construction. To him it appeared to apply to existing significant or Contributing structures.

Mr. Schwab explained he would have to look at the Code to determine if it relates, but as a general statement in preservation that that would be the case.

Ms. Roach added section C specifically pertains to the regulation of contributing structures. It does not pertain to regulation of new construction or non-contributing structures. She added that although in spirit this is good practice and the intent of good design, she was not sure it specifically pertains to new construction.

Member Biedscheid reminded the Board of a similar case on Gonzales Road not far from this. The Board approved, by exception, replacement in a house that had non-divided lite to replace just one window. The house itself would have been compromised had they required divided lite windows.

Member Katz thought this case raised interesting issues that should be discussed at another time. He thought the applicant met the criteria for the exception but thought it weird to say that. He noted the applicant references the intent for the structure to be recognized as a visible record of the time, place, and use. That implies this is a new house. The applicant also argues that the

proposal is a modern interpretation of vernacular architecture and this is respectful by not mimicking it in an authentic manner.

Member Katz said Code tells the style criteria for old Santa Fe Style and recent Santa Fe style. The intent in the criteria is obviously to have new construction conform to the style of the old construction. This is a modernist house and not Santa Fe Style. Asking for a variance or exception is ignoring the Code standards. That leaves the Board to ask what standards to use for a house that is more modern and not Old Santa Fe Style.

He indicated this has been a debate of the Board and some interest on the Board to try to work with that. His concern is what do they look to when they get something not Santa Fe Style. The Board, Council and staff need to deal with the matter. He was confused about the comment about mimicking and that may be how people feel these days. The Board may need to change what is allowed in the districts. He thought although the exception may be appropriate to bring harmony to this building, the question is whether it brings harmony to the Downtown and Eastside District that has a more traditional architecture.

Chair Rios thanked Member Katz for bringing up those points and agreed a discussion needs to take place to rewrite the ordinance, but at a later time. In this case, that is why the applicant has asked for exceptions and the Board is the final decision whether criteria have been met.

Member Guida agreed with Member Katz about a broader discussion. He reminded members that this was because they had a frank discussion about the difference between policing details versus the overall design. He agreed what is being asked and what was discussed is outside the letter of the law. The Board has acknowledged the limitations in terms of conflicting language and the limits of the language in the ordinance to be good guidance on design. They have discussed how unfortunate it would be to follow the letter of the law to produce a compromised design. A house that otherwise meets all criteria but because a window peaks out, it has to be unlike everything else, therefore meeting the letter of the law, but otherwise it makes no sense design wise. For him, a reason for the exception is because one or more of the windows might be visible.

He applauded staff and the applicant for their responses to the exception criteria. They are well reasoned and thought out and in line with what was discussed at the last meeting. He said he is generally in favor of the application.

Member Biedscheid pointed out that staff agreed with the response to exception criteria number one. And as observed on their original field trip, there are properties in the immediate streetscape with undivided lites. This is not out of character for this eclectic neighborhood.

### **APPLICANT'S PRESENTATION**

Thomas Hughes, 1409 Hickox was sworn. He stated he had nothing further to add. He asked what is Santa Fe Style and what do they want it to be in the future? He asked if it is only a matter of meeting criteria, and mediocre is acceptable, do they want to go that way? They

mentioned financial hardship should not be applicable on previous cases. Things are changing and progressing, and they should just keep working on keeping Santa Fe beautiful, intact and growing.

Chair Rios thanked Mr. Thompson, indicating she was sure that discussion would take place in the future.

### **QUESTIONS FOR THE APPLICANT**

There were no questions.

### **PUBLIC HEARING.**

Stefanie Beninato, previously sworn, said to not apply the letter of the law is antithetical to what the Board should be doing. If they start looking at the spirit of the law, it allows too much interpretation and can become inconsistent and appear discriminatory. It can hardly be considered inauthentic, if the applicant complied with the divided lite requirement on one side of the building but thinks they don't have to comply on Lorenzo. All of the arguments raised by Member Katz are reasons not to allow the exception. Recent Santa Fe style means you get to use different materials to create a harmony within a certain design element(s). That is not what is being asked here.

She is concerned the Board is kicking the can down the road and has been kicked down the road for years. They are not really applying the law, appears discriminatory and vegetation is never been considered a rationale for failure to comply.

### **BOARD DISCUSSION**

Chair Rios asked Mr. Schwab if she understood correctly that all windows on the project would *not* have divided lite.

Mr. Schwab said she was correct.

**MOTION:** In Case #2019-001553-HDRB, 1292 Lejano Lane, Member Guida moved to accept staff recommendations and approve the project as submitted and recognizes that the three exception criteria have been met to allow non-divided lite windows. Member Biedscheid seconded the motion.

**VOTE:** The motion passed by majority (5-1) roll call vote with Members Biedscheid, Guida, Katz, Larson and Roybal voting in favor and Member Bienvenu voting against.

3. **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 contributing yard wall and to construct a 5 ft. high coyote yardwall and gate at a contributing residence. An exception is requested to remove historic material from contributing structure, per Section 14-5.2(D)(1)(a). (Daniel Schwab) (POSTPONED FROM 3/10/2020 and FROM 3/25/2020).

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. At its hearing on February 25, 2020, the HDRB designated this wall a contributing structure due to its distinctive character and importance to the surrounding streetscape.

The owner proposes demolition of 13 ft. of the wall at the southern end, removal of the upper stuccoed portion of the wall along its length, and replacing it with coyote fencing to a height of 5 ft., as well as removal of a wall corner on the opposite (south) side of the driveway. The purpose of this is to make possible a second parking space next to the driveway and to improve vehicular access to the driveway. This proposal requires an exception and the applicant returns today to the Board with responses to the exception criteria.

The City of Santa Fe Traffic Technician has determined that the wall blocks the sight triangle for the driveway at 868 East Alameda and thus constitutes a legal nonconformity. To be brought into conformance with federal sight triangle requirements, the southern portion of the wall extending about 13 ft. to before the southern-most gate would need to not exceed 3 feet in height.

Recently, a vehicle backed into the wall and knocked over a portion approximately equivalent to that which the owner proposes to demolish. This portion constitutes less than 66.6% of the whole structure, so that it may be rebuilt to its original height exceeding 3 ft. according to Section 14-10.3(C) and is not required to be brought into conformance regarding the federal sight triangle requirements.

In determining whether a request for demolition in a historic district should be approved or denied, the HDRB shall consider the following pursuant to 14-3.14(G)(1):

- (a) Whether the structure is of historical importance: *The wall has been in place since at least 1958, making it historically important to the streetscape.*
- (b) Whether the structure for which demolition is requested is an essential part of a unique street section or block front and whether this street section or block front will be reestablished by a proposed structure: *This wall is an essential part of a unique street section on East Alameda Street. The planned demolition does not foresee its*

*reestablishment. However, the Board should consider whether removal of a portion of it will substantially impact its contribution to the streetscape.*

- (c) The state of repair and structural stability of the structure under consideration: *The wall portion was knocked down by a truck. The stones that make up the lower portion of the wall are still intact and are on site. Staff sees no reason why the wall portion cannot be reestablished with sufficient structural stability.*

The demolition of this structure may be considered to have the potential to jeopardize its contributing status according to 14-5.2(D)(1) and thus requires an exception according to Section 14-5.2(c)(5)(b). In deciding whether an exception may be granted, the board must assess the exception criteria. The complete staff and applicant responses to the demolition and exception criteria are included in this report. In short, based on the historic report, staff recommends that the structure is historically important and an essential part of a unique street section. The board should weigh up whether the exception criteria have been met, and whether the demolition of a portion of the wall as well as the replacement of the upper portion of the wall with coyote fencing will degrade its historic status.

The opinion of staff is that reducing the length of the wall to create a parking space could be a reasonable accommodation which would not injure the public welfare or diminish the character of the district and that the exception criteria have been met in this regard. However, removal of the upper stuccoed portion of the wall along its length, and replacing it with coyote fencing would damage the character of the streetscape of which the wall is an essential part because it would constitute a significant change in the character of the contributing wall. Furthermore, this action does not appear to offer any benefit to the public welfare.

### **STAFF RECOMMENDATION:**

Staff deferred to the Board as to whether the exception criteria in Section 14-5.2(D)(1)(a) have been met and whether the Demolition of Historic Structures Standards in Section 14-3.14(G) have been met.

### **QUESTIONS FOR STAFF**

Chair Rios asked to confirm that the upper portion of the wall was built in 1985.

Mr. Schwab replied the historic photo documentation used to determine age was not conclusive on the original height. There is a photo from the 1980s of the wall in its current form and possibly the wall could have been lower before that, but it was impossible to know for sure.

Chair Rios asked the height of the wall and the difference in the height for the coyote fence.

Mr. Schwab explained the wall height varies because of the gates. The drawing states total wall height is 6 feet and the proposed is 5 feet including the coyote fencing.

Chair Rios asked Mr. Schwab his thoughts on the structure if the wall is not rebuilt and didn't have the right-hand portion to the gate and archway.

Mr. Schwab replied structurally whether rebuilt or shortened, it would not be significant to the wall.

Chair Rios asked about that from a design perspective.

Mr. Schwab replied currently it covers most of the length of the streetscape and there would be a sense of a break in streetscape, but not drastic. From a design perspective, it would still be a symmetrical framing of the gate and have an aesthetic value and is not critical to maintain.

### **APPLICANT'S PRESENTATION**

Dolores Vigil, PO Box 1835, Santa Fe, was sworn. She had some questions after looking at the staff report and also wanted to clarify important issues that were not discussed previously. Her hope was that the Board would consider the exception, but also the coyote fence requested to be placed on the other side of the wall. They also requested taking off a portion of a wall on the east side of the opening of the driveway and that is why the application refers to two addresses.

She noted staff's statement in the report, "*reducing the length of the wall to create a parking space could be a reasonable accommodation and would not injure the public welfare or diminish the character of the district.*" She said that exception criteria have been met. She thought it was important to focus on that and Mr. Schwab's testimony earlier.

She explained the need to remove the upper stuccoed portion of the wall along its length and replace it with a 4-foot spaced coyote fence, which was recommended from Traffic Engineer Romero. That would allow better visibility when backing in and out of the parking area. She noted the client preference is to keep the wall as is.

Also, she discussed other options with staff. One was placing a mirror at the end, next to the entrance. That does not work because of the curve of the street from Palace West on Alameda. It is a major arterial [road] with people coming and going and there are a lot of construction vehicles. They also looked at the previous opening design. It is difficult to back into the space and the angle is tight and widening the driveway would help. The bottom line is this is a safety issue.

Ms. Vigil thought staff's recommendation for the applicant to rebuild the wall to 3-foot height and replace the river rock where demolished would change the design perspective of the wall. The design would not be in keeping with historic standards if they only replace the river rock back to 3 feet. Removing the wall would not only comply with federal site triangle

requirements but be more visually appealing and it would not degrade the historic status. She asked Ms. Zell to provide an overview of her experience.

Rachel Zell, 2203 Bella Street, was sworn. She represents the homeowner who purchased the home. The home has always been two different apartments. They have had two accidents since August with the current driveway. The curve before the Palace stop sign is a blind spot and dangerous whether backing into the driveway or pulling in. The driveway has proven to be a safety concern in the short time the owner has owned the house. They hope to maintain symmetry with the two gates while providing a view to safely use the driveway.

### **QUESTIONS FOR APPLICANT**

Chair Rios asked Ms. Vigil to clarify that she wanted to keep the existing wall as is.

Ms. Vigil said yes, they want to leave the wall exactly as is except for the removal of the 13 feet of wall.

Member Katz said his understanding is this has always been two houses with one parking space. He asked the City Attorney to what extent rules are grandfathered in for the number of parking spaces in the site triangle.

Ms. Paez explained it depended on whether there is a legal nonconformity. If the parking has less than Code requires and preexisted it would be grandfathered and allowed to retain a single space. If the number of dwelling units were to change at this time, that would trigger an update to meet the required parking. The Planning Division covers that violation.

Ms. Roach added she believed this a legal nonconformity that meets current Code.

Member Katz asked to confirm if asking that the wall be restored to the way it was if there would be a nonconformity issue.

Ms. Paez thought the applicable provision fell under 14-10.3 of Legal Nonconforming Structures. It states, *"A reduction of a legal nonconforming structure that is modified in such a way as to eliminate or reduce the degree or extent of nonconformity, including the demolition or removal of a nonconforming feature for any reason, shall not be reconstructed except in conformance with chapter 14."*

Mr. Schwab said he spoke with Noah Berke who said since less than 66 2/3% of the wall had been knocked down, it could be repaired. That was in line with Code requirements on legal nonconformities.

Ms. Paez indicated that was in the next paragraph C, Substantial Destruction of Legal Nonconforming Structure: *"If a legal nonconforming structure is destroyed by any means to an*

*extent of more than 66 2/3% of the existing building structure, it shall not be reconstructed except in conformity with chapter 14."*

Chair Rios confirmed since less than 66 2/3% it *can* be constructed as it was.

Member Guida asked Mr. Schwab to clarify what was proposed on the east side of the driveway.

Mr. Schwab explained there was a right-angled wall that would be chopped off for ease of access to make two 45° angles to round the corner.

Member Guida was glad the applicant did not favor the proposed street safe elevation with the coyote fence. He was in favor of keeping the existing stucco wall up to the 13-foot region. He said he was unclear whether that was for safety or a reasonable accommodation of visibility from the one car driveway, versus an opportunity now to create a second parking space. There is plenty of street parking and even if the wall is restored to 3 feet in height, a parked car will be visible. That is uncommon on the streetscape. He thought the west portion of the wall should stay, but whether 13 feet or rebuilt to 9-10 feet seemed unexplored. He wanted more information from staff why the accommodation of the extra parking space should be considered.

Ms. Zell explained originally, the safety concern was not just the driveway prior to the accident. The driveway is narrow and after two accidents they realized the damage provided extra visibility and they could safely operate out of the driveway. And the homeowner has always been interested in having an extra parking space because there is rarely parking on East Alameda for the second unit.

Chair Rios asked what a reasonable size opening is.

Ms. Vigil noted the plan shows a parking space meets the requirements and the 13 feet gives a larger opening to bring cars in and out.

Member Larson thanked the applicant for the explanation. This is challenging because the Board did not have a chance to visit and view the site alongside the plan. She asked if the coyote fence latillas would be spaced to provide more visibility to the street or be close together. She appreciated that the fence differentiates itself from the wall and is not attached. Although not the most aesthetic, it allows visibility of the historic fabric. She wasn't sure coyote fencing was the best option.

Chair Rios noted that the applicant indicated they wanted to keep the wall as is and just rebuild the 13 feet opening.

Member Larson replied that was confusing to her because obviously, the Board prefers that option. But the applicant stressed their need for more visibility and safety. She hoped with

discussion they could determine the best option, or if this would require evaluation from someone in the Historic Preservation Division.

Member Roybal asked staff if they eliminated the damaged part of the wall and did not rebuild it how that would impact the streetscape and the historic value of the property. He was now concerned about the safety factor mentioned.

Mr. Schwab said safety versus historic preservation has to be weighed. Although a small portion, it is an historic wall and some of the fabric will be lost. It would be less of a closed front, but they would gain something in safety.

Member Biedscheid said she understood the parking and driveway difficulties on Alameda but she her focus was the wall is designated as contributing. That means it has a distinctive character and contributes to the streetscape. Elements of the wall, the openings with headers, the stone treatments are repeated along East Alameda. She thought weighing this against safety considerations, a contributing status far outweighs that. A parking space cannot strengthen the character as stated in the responses to the exception criteria. She thought this similar to the shed discussed in the earlier case and it is a question of maintenance and repair. She stated this is an opportunity. It is possible to repair the wall, and that is the way to go.

Member Biedscheid noted that the Board saw the property on a field trip when the case was heard previously. She asked on the east portion of the wall on the other side of the driveway, if correct that [removal of the damaged wall] had already been done.

Ms. Vigil said yes. She explained the property owner scraped her car when pulling into the driveway and was unaware of the protocol to remove the wall. Ms. Vigil said she has included it in their request.

Ms. Zell added that the owner had scraped her vehicle three times since August.

Mr. Schwab noted that was the portion that was red tagged.

Member Biedscheid noted the description in the packet described installing a new stone wall and matching existing stone type, size, color, and cement mortar joints. She noted the color is definitely different and doesn't match the portion of the wall not needing repair.

Ms. Vigil explained that was for the wall at 868 E. Alameda not 868 1/2. The report by John Murphy was only for 868 E. Alameda and the retaining wall at 868 1/2 was not included. She clarified the applicant wants to remove the portion at 868 1/2 E. Alameda.

Mr. Schwab explained the application includes the corner on 868 1/2.

Member Biedscheid said her observation is that it appeared not to be completed per the drawing and is noticeably patched.

Ms. Vigil said they would like to remedy that, however possible.

Chair Rios asked Mr. Schwab if he remembered Member Biedscheid's observation. Mr. Schwab replied he did not recall that.

Member Bienvenu asked on the wall that had been removed if there was anything left there at this stage, including the rock elimination, or if that had been removed.

Ms. Paez explained the photograph showed some of the condition of the current wall with a portion that was knocked down and some of the stone masonry at the bottom still remains.

Member Bienvenu asked if that was still the case since the picture was taken.

Ms. Vigil explained the river rocks were preserved and removed from the concrete and were up against the wall. There is no debris left. The rocks are preserved in a pile and the concrete has been thrown away. She asked Ms. Zell to explain why they removed the concrete.

Ms. Zell said the gas line behind the wall was hit when the truck hit the wall. The gas line was relocated to the west side of the property because it did not have a shut off valve. All the debris had to be removed because it was recommended that the gas line be moved 20 feet further west.

Member Katz asked to confirm that the wall rebuilt on the east side was not angled before but is now.

Mr. Schwab said it was to provide more space to enter the driveway, about a foot.

### **PUBLIC HEARING.**

Stefanie Beninato, previously sworn, agreed the wall is an important wall and part of the streetscape and contributing. She said someone had lived in the house for years before this owner and came and went without any accidents. She said taking away the corner on the other side of the opening should help. But an extra parking space did not outweigh the significance of maintaining the contributing wall, as well as the appearance of the house if they see a car sitting there, opposed to seeing a wall. Her hope was that the Board would find the criteria was not met. This does not by federal standards, need to be made safer. There are exceptions when it is an historic wall.

John Eddy, 227 E. Palace Avenue, Suite D, Santa Fe, was sworn. He said he hardily agreed with Member Guida's assessment. He wanted to speak about the streetscape of Alameda which is

one of Santa Fe's most remarkable assets. The dominant aspect of the streetscape is the vernacular stonework, mostly in river rock. He thought that should be protected by any means. The massing of the original wall made the property work architecturally and shielded the house behind it to a large degree. It is unfortunate that the aperture of the driveway was sufficient 30 years ago when there were smaller cars. It is now insufficient and there is a safety hazard. He thought demolishing 13 feet of a contributing wall of such stature and integrity and replacing the image with a parked car is damaging to the streetscape. He urged the Board to postpone the project for a redesign. He applauded the applicant for not wanting to put coyote fencing on, or behind the wall. He thought with redesign the wall could come back 2-3 feet.

Ms. Zell said she wanted to bring their attention to the driveway to the west. They will maintain a lot of the river rock wall for historic preservation. She also questioned the comment of safety versus historic. She said to her it is a big issue and she found it perplexing that historic would outweigh safety. They have a police report of accidents in the past and the applicant's accidents are far from the history of this house. In the curve of East Alameda, accidents far exceed the current homeowners since the purchase of the property.

### **BOARD DISCUSSION**

**MOTION:** In Case #2020-001732-HDRB, 868 and 868 ½ East Alameda Street, Member Katz moved that the wall be reestablished as it was with river rock below and stucco above, and that it come within 2 feet of its original location to provide an opening 2 feet wider. Member Larson seconded the motion.

Member Guida proposed a friendly amendment to stipulate the reconstruction of the stone portion of the wall match the existing wall, particularly in grout color, and that the same grout color be reapplied to the repair that had been previously made to the east side of the driveway.

Member Katz accepted the friendly amendment.

Member Biedscheid thought the Board should address the exception criteria required for the removal of the wall.

Member Bienvenu asked to clarify if the motion included the coyote fencing the applicant planned inside the wall and the possible gate to get to the front door.

Ms. Vigil confirmed that was in the plan.

Member Katz said absolutely not, the wall is to be rebuilt to exactly the way it was.

Member Bienvenu asked to clarify. He noted even if the wall is rebuilt, the applicant could still have the interior coyote fence as they proposed.

Ms. Roach noted that is a perpendicular section of fence going from the wall to the house.

Member Bienvenu agreed he was referring to the perpendicular fence.

Member Katz said he was not aware of that.

Member Bienvenu explained it was where the front of the car would be if the car was parked in the new space being created.

Chair Rios noted that was a part of the application.

Member Katz thanked Member Bienvenu for pointing that out. He did not object to that because it would not be visible.

Member Bienvenu thought it would be visible.

Chair Rios asked to confirm with Ms. Vigil if the coyote fence would be visible.

Ms. Vigil replied the way in which the Board proposed the wall, just removing two feet, she did not believe the coyote fence would be visible from the road.

Chair Rios asked for clarification that the fence was going to be attached to the wall and perpendicular to the wall.

She was told it is and the fence is in the interior and the location is shown on the site plan. They will see the fence if traveling West on Alameda, but not traveling East, if they remove the 13 feet of the wall.

Member Biedscheid noted the exception criteria have to be met even if they propose only removing two feet of the wall. Also, if the coyote fence is included in this motion, which she was still not clear on, she thought it could not be attached to the contributing wall.

Ms. Vigil said the fence does not have to be attached and the staff report said that the exception criteria have been met.

Ms. Roach explained that was a staff *recommendation* and not the opinion of the Board.

Chair Rios asked to confirm that staff deferred to the Board on whether exception criteria are met. Mr. Schwab confirmed that is correct.

Member Katz said restoring the wall to what it was, except for 2 feet, is a minimal easing of the requirement with minimal damage to the streetscape. He also found the narrowness of the driveway a hardship but did not require the opening be enlarged by 13 feet. He thought two feet sufficient and would strengthen the heterogenous character of the City by providing a full range of design options. The Board should not entirely ignore that there is a safety consideration. An extra two feet on one side and one foot on the other side satisfies that.

Mr. Schwab voiced a concern that by not rebuilding the wall in kind might require the applicant to bring this into conformance.

Member Katz said he would revise his motion for the wall to be rebuilt as it was if the case. He asked the advice of the City Attorney.

Ms. Roach said if the motion is to reduce the wall by 2 feet and rebuild the rest in kind, the motion should be to approve a portion of the request finding that the exception criteria have been met to reduce the wall.

Member Katz said she stated the motion correctly but that was with the understanding that it wouldn't vitiate the legal nonconforming nature. He offered to revise his motion if the attorney believes it will.

Ms. Paez thought if the Board found the exception criteria was met, removing the two feet of historic material and not rebuilding in kind, would not be a problem. She noted if you can repair 13 feet, you can repair 11 feet and grant an exception for 2 feet.

Ms. Roach replied this is more a current planning decision to determine if the wall has to be built back to its original dimensions. She thought if it resulted in nonconformity being reduced, she thought that would then be okay, but it is not her area of expertise.

**MOTION:** Member Katz moved to withdraw his motion. Member Larson seconded the motion.

**VOTE:** The motion passed by unanimous (6-0) roll call vote with Members Biedscheid, Bienvenu, Guida, Katz, Larson and Roybal voting in favor and none voting against.

Chair Rios informed Member Katz he had the floor to make a new motion.

**MOTION:** Member Katz moved to deny application in so far as the wall along the street and have it restored to its original condition; and to approve the portion of the application that would allow the coyote fence perpendicular to the street fronting wall and the wall should be done in the color and style of the original wall; and the rebuilt wall on the east side of the driveway should conform to that. Member Larson seconded the motion.

Member Biedscheid asked for clarification of the motion and if Member Katz was proposing denial, meaning construction in kind.

Member Katz, absolutely. Construction in kind matching what is there now; what was there before.

Member Biedscheid asked to confirm if the portion of the coyote fence that encloses the courtyard is no longer included in the motion.

Member Katz replied it was fine if they wanted to do that. It is invisible from the street and lower than the wall and would not be visible going either direction.

Member Biedscheid suggested a friendly amendment that the coyote fence not be attached to the contributing wall and instead be attached by a freestanding post.

Member Katz accepted the friendly amendment.

**VOTE:** The motion passed by unanimous (6-0) roll call vote with Members Biedscheid, Bienvenu, Guida, Katz, Larson and Roybal voting in favor and none voting against.

4. **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, lxroach@santafenm.gov, 955-6657) (POSTPONED FROM 3/25/2020)

Gerald Valdez was present for the applicant.

Ms. Roach presented the staff report as follows:

### **STAFF REPORT**

1204 Canyon Road is 1,024 square foot single family residence constructed in 1964 and listed as non-contributing to the Downtown and Eastside Historic District. The footprint of the residence is a simple rectangle sited in the center of a sizable 0.34-acre lot. The residence exhibits some simplified Spanish-Pueblo Revival features, such as rounded stuccoed massing and minimal

fenestration. A small portal on the north (front) elevation appears to be original to the home; however, its structure has been substantially modified. A shallow rear/southern portal was a non-historic addition, and most windows and doors are non-historic replacements in a variety of finishes and light patterns. The east and west elevations are characterized by the absence of features and fenestration. A non-historic small metal shed on a concrete pad exists to the east of the residence. The residence displays little, if any, distinctive character, and its integrity is insufficient to demonstrate historic significance. In February of this year, the HDRB reviewed the status of the residence and determined to maintain non-contributing status.

Now the applicant returns with a request to remodel and to construct additions, as follows:

- 1) Demolish the front and rear portales, as well as any existing sheds and concrete slabs.
- 2) Construct 1,499 square feet of heated additions to the main living space, a 660 square foot attached accessory dwelling unit, and a 357 square foot, attached single-car garage. The resulting residence will have a total of 3,540 square feet of roofed area. It is designed in a simplified Spanish-Pueblo Revival style with rounded stuccoed massing finished in El Rey “Buckskin,” exposed headers above true divided light wood windows in bronze aluminum clad, and portales with wooden posts, corbels and beams stained in “Golden Oak.” The proposed maximum height of the structure is 15’2” where the maximum allowable height is 17’3”.
- 3) Construct a 5’ high adobe and concrete block wall stuccoed in El Rey “Buckskin” at the north, street-facing lot line, where the maximum allowable yard wall and fence height is 5’1”.
- 4) Construct retaining walls at the southeast corner of the proposed residence in order to retain the slope and protect the residence. The design of these retaining walls has not yet been approved by the Technical Review Division and may require revision once the review process is complete. However, in working with Technical Review staff, the applicant has reduced the footprint of the originally proposed additions in order to better preserve and accommodate the slope in this area of the site. Staff requests to continue to work with the applicant and Technical Review staff to finalize and approve the design and finishes of the retaining walls included in this proposal.

### **STAFF RECOMMENDATION**

Staff recommended 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**

Chair Rios asked for a description of the public visibility.

Ms. Roach explained the project is highly visible and is at the corner of Upper Canyon Road and Camino Cabre. There is an arroyo separating the lot, but it does have high visibility.

Chair Rios confirmed the corners will be rounded and that all lites will be divided.

Member Biedscheid asked if there is an elevation that shows the proposed five-foot-high wall.

Ms. Roach replied they do not have a typical elevation, but it is a five-foot-high stucco wall.

Member Biedscheid asked if a driveway gate was proposed and was told there was not.

### **APPLICANT'S PRESENTATION**

Gerald Valdez, 11 Ranch Road, Cedar Crest, New Mexico, was sworn. He apologized for failing to include an elevation of the wall. The wall will replace the existing coyote fence and have a regular concrete footer with wall construction with stucco on both sides. The entrance to the property is on Upper Canyon Road, the first entrance to the right. There is a retention pond. The retaining walls are proposed to accommodate room behind the guest house that was pushed back because of a man-made slope.

### **QUESTIONS FOR APPLICANT**

Member Guida asked if the driveway is a shared access and was told no, it is just for the 1204 address. He confirmed the driveway would not be concrete.

Mr. Valdez indicated the driveway would probably be gravel, but he and his client have not talked a lot about the wall or the driveway. And she had not mentioned the gate, but he thought she didn't like the idea. The parking has designation areas for three vehicles, one to the south end of the house and two on the westside and there is also a single car garage.

Member Biedscheid asked the length of the wall along Upper Canyon Road and was told it is 116 feet. She suggested Mr. Valdez include an elevation drawing of the wall staff approved. She explained although not part of Code, the Board has wall guidelines and would like to be consistent with those.

Mr. Valdez apologized again for not including the elevation drawing.

Member Biedscheid asked for Mr. Valdez and Member Guida's opinion on a design question: the portal designs on the drawings appear the South elevation, portal D has two posts.

The others seem to have only one post. She asked if there are posts on either side of the doors or at the ends of all the portals.

Mr. Valdez explained portal A is in the front and has a corner pole, with 4 poles as shown in the elevation, holding up the corner of portal A. Portal B has two posts, one in the middle and one in the corner. The other end of the support will be attached to the wall of the garage. Portal C is behind the existing house and has one center post at the center of the opening. Portal D behind the guest house, was changed. They went five feet back with the wall to not impact the slope and put a small 6 x 6 portal over the front door, supported by two posts on either corner. He noted it may be shown incorrectly on some of the elevations.

Ms. Roach said noteworthy is that Portal B is on the south elevation and does not have much public visibility.

Chair Rios asked if Mr. Valdez will use vigas on the portals.

Mr. Valdez wasn't sure what the client wanted, he has shown vigas and squared beams. He thought they prefer square beams which can accommodate 50 pounds of load.

Member Bienvenu asked to confirm that the entire existing residence will be enclosed by the addition and none of the existing will be visible.

Mr. Valdez said not exactly. The only portion that will be left alone will be the westside of the existing addition. They plan to add a portal (B) and they will also see the end of portal C and the entire wall for the most part will be visible. A couple of windows will be installed for the kitchen and dining room, where currently there are none.

Member Bienvenu asked about the existing building material of the residence.

Mr. Valdez replied it is 2 x 4 wood construction and 2 x 6 proposed construction.

Member Bienvenu noted the photographs show rounded outline on the corners and parapets but the new proposal on all elevations, the corners, including the roof parapets, appear squared off. He asked if that was deliberate, or if the plan would match the radius of the existing house.

Mr. Valdez replied they will be adobe looking and smooth. The owner likes the bullnose style on the corners.

Member Bienvenu asked if the radius was specified in the drawings or the application.

Mr. Valdez said, not really, but he could put "bullnose corners" on the elevations and include specifications.

Member Bienvenu asked on the wall fronting Canyon Road how high the current grade of the coyote fence is compared to the road.

Mr. Valdez thought the bottom of the fence is 2-3 feet higher than the existing road. The road is 3 feet lower because the property slopes toward Canyon Road. The coyote fence is about 5 feet high and proposed is a 5-foot adobe wall instead that will be at the same grade as the fence. There will be no change in visibility of the house.

Member Guida shared the concern about the size/dimension of the wood corner posts on the portales. It seemed some are 8 x 8, and others are 6 x 6 columns.

Mr. Valdez explained that may be an error. They are proposing 8 x 8 for all.

Member Guida asked Mr. Valdez to explain the white horizontal line on Portal A on the north façade.

Mr. Valdez replied the hidden lines indicate the beams supported by the corner posts and 10-foot ceilings in the new master bedroom and 12-foot ceilings in the living room. The change in elevation is about 2 1/2 feet closer to Upper Canyon Road. That allowed them to make the living room 12-feet high and meet the height restrictions.

Member Guida clarified he was referring to the white vertical line over portal A.

Mr. Valdez explained that should not be there.

Member Guida confirmed the portal would have exposed beam with a stuccoed parapet above that.

Member Bienvenu asked since this is framed construction if doors and windows would be inset on the exterior or the interior to show the massing.

Mr. Valdez replied they could definitely inset those to the depth of the wall.

Chair Rios asked how many inches the inset on the windows would be recessed.

Mr. Valdez said they are specking-out the windows now and that will determine the depth of the window. There is 1 1/2 inches of stucco and 3 coats of stucco on the outside; the wall is a 2 x 6 wall and 5 1/2-inch deep. Depending on the depth of the window he estimated about 3-4 inches at the most, including the stucco on the outside.

Chair Rios asked if he proposed anything publicly visible on the roof.

Mr. Valdez replied that everything, like heating, air conditioning will be on the ground other than low-profile skylights.

### **PUBLIC HEARING.**

Stefanie Beninato, previously sworn, said she appreciated Member Bienvenu's attention to detail. She agreed the Board should see some elevation of the wall. There are a lot of walls close to the street, but they are broken up, not a continuous wall and the lot is large enough for the addition. She suggested an unnecessary but visually symmetrical support be used on some of the portals.

### **BOARD DISCUSSION**

Member Biedscheid had a couple of questions for the Board members before making a motion. She asked whether the Board preferred the wall come back to them or if they were comfortable with staff approving the design. Also, if appropriate to specify the rounded corners as a condition.

Chair Rios noted it would be appropriate for the applicant to bring the wall back to the Board as it is really long.

Member Larson agreed since the wall is in a prominent location, it is important the Board review the design.

Member Guida was content if staff approved the wall design if the Board gave them adequate direction. Regarding the radiuses, he would direct the applicant to 1 1/2 - 2 inches for the bullnose and coordinate that for the window radius to be harmonious.

**MOTION:** In Case #2020-001664-HDRB, 1204 Canyon Road, Member Biedscheid moved to approve the application with the following conditions: the radius at the corners and windows be about 1 1/2 -2 inches; posts for all portals be 8" x 8"; windows be inset to the maximum depth allowed per the wall dimension; the retaining walls be finalized with staff regarding design and finish, as suggested in the report; and the wall along Upper Canyon Road comply with the wall guidelines such that the wall includes pilasters, and/or a change in modulation of one block at least every 25 feet. Member Roybal seconded the motion.

Member Bienvenu offered a friendly amendment: the radius be a minimum of 1 1/2 to 2 inches, and something that is in harmony with the radius of the Cristo Rey Church, if Mr. Valdez felt that will work on this house.

Member Biedscheid accepted as a friendly amendment if the applicant agreed.

Ms. Roach asked for clarification of the friendly amendment.

Chair Rios also asked to clarify if the motion indicates the wall will be approved, or the applicant would take to staff or bring back to the Board before approval.

Member Biedscheid replied the applicant should take the wall back to staff for approval.

Chair Rios asked clarification of the radiuses.

Member Bienvenu asked to hear again from Mr. Valdez on what he had in mind and if it would be consistent with the radius of Cristo Rey Church.

Chair Rios explained it was unusual to ask for a comment from the applicant in the middle of a motion, but she would allow Mr. Valdez to comment.

Mr. Valdez said the corners of the house can be built in such a way they could probably get a 6-inch smooth radius on the corners. Regarding the bullnose around the windows, they will put the windows as far back as possible and start the bullnose around the opening more in line with the corners of the house. Everything will look smooth and there would be no sharp edges.

Ms. Roach suggested the amendment specify a range such as from 2 to 6 inches of radius on the house for easy verification.

Member Bienvenu and Mr. Valdez agreed.

Ms. Paez asked if the radius of the windows is also being addressed and would it remain at least 1 ½ - 2 inches for the window rounding.

Mr. Valdez said he understood they could go as far back as possible with the window and the radius could be 3 inches.

Ms. Paez asked the maker of the motion to clarify that and ensure the seconder of the motion agreed.

Member Guida cautioned about designing a project for an applicant. He thought they could say a project should have rounded corners and specify a minimum. And that the minimum should apply to the corners of the building and window recesses. He was not comfortable getting into a 6-inch radius. He suggested indicating a minimum of 1 ½ to 2 inches for both the corners and the window recesses.

Chair Rios explained Mr. Valdez had indicated he would be willing to go in as far as he could with the windows and a 3” to 6” radius. She did not think they were design; they were in discussion with Mr. Valdez to try to come to an understanding and be more specific.

Member Biedscheid revised her motion for clarity.

**MOTION:** In Case #2020-001664-HDRB, 1204 Canyon Road, Member Biedscheid moved to approve the application with the following conditions: The radius of the corners and windows be a minimum of 1½ inches; the posts on all portals be 8” x 8”; the windows be inset to the maximum allowed depth by the wall dimensions; the design and finish of the retaining walls be finalized with staff; and an elevation be prepared for the wall along Upper Canyon Road and brought back to the Board for approval and review to ensure consistency in fence guidelines. Member Roybal seconded the revised motion.

Chair Rios added a friendly amendment that there be no visible rooftop appurtenances.

Member Biedscheid accepted the friendly amendment.

**VOTE:** The motion passed by unanimous (6-0) roll call vote with Members Biedscheid, Bienvenu, Guida, Katz, Larson and Roybal voting in favor and none voting against.

5. **Case #2020-001784-HDRB. 339 and 341 Plaza Balentine.** Downtown and Eastside Historic District. H.Q. Construction, agent for Elizabeth Beall, owner, requests historic status review with primary façade designation, if applicable, for a contributing residential structure. (Daniel Schwab) (POSTPONED FROM 3/25/2020)

Karen Marsh representative for owner, and Elizabeth Beall, owner were present.

Mr. Schwab presented the staff report as follows:

**STAFF REPORT:**

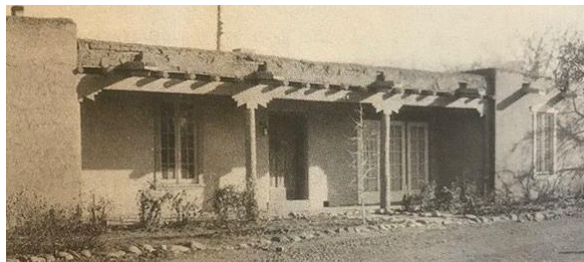
339-341 Plaza Balentine is a residential structure with contributing status in the Downtown and Eastside Historic District. The applicant requests a status review and designation of primary facades.

The house is was designed by Kate Muller Chapman, a well-known early female architect in Santa Fe. It was built in 1924 using traditional methods carried out by local and native Pueblo artisans

who were experts in adobe construction. It was the first original house Kate Chapman built in the neighborhood and was the start of what would become recognized as the Plaza Balentine residential compound.

The house has one representative symmetrical façade facing west with wings at the sides and a portal in the middle. A historic photograph of the house shows that the basic form of this façade is still intact. It also retains several details, including the original “angular” corbels designed by Chapman the two doors and the left window under the portal. The brick coping over the wings is not pictured on the photo, indicating a later addition.

The historic photo shows that the window at the far right (south) wing of the west façade had a similar divided lite window pattern as the one under the portal, as well as pedimented trim. Assuming an overall symmetry in this façade, it is likely that this same window design was replicated on the left (north) wing (not captured in the historical photo).



339 Plaza Balentine shortly after construction.



339 Plaza Balentine today.

Several minor alterations have taken place on the west façade:

1. On the left wing, the window opening appears to have been partly patched to construct a smaller window.
2. On the right wing, the pedimented trim has been removed and a modern large-pane window has been inserted.
3. On the original window under the left portion of the portal, large-pane storm windows have been tacked in front of the historic divided lite window.
4. On the right portion under the portal, the historic French doors with divided lites have been filled in at the bottom and the upper portion has been made into a large-pane horizontal window.

Other windows on the north and south elevations are also non-historic. The front door appears to be original, as well as the windows under the facades.

### **STAFF RECOMMENDATION:**

Due to the structure's association with an important historical figure, its importance in the development of the Plaza Balentine and its minor alterations, staff recommended retaining its status as contributing according to the definition in Section 14-12.1 and the section on the Regulation of significant and Contributing Structures, Section 14-5.2 (C).

Staff recommended designating only the west-facing façade as primary.

### **QUESTIONS FOR STAFF**

Chair Rios confirmed the house is 96 years old and intact. She reminded the Board they were addressing historic status and not to delve into the next case regarding changes that might occur.

Member Biedscheid clarified that included in the west façade was both ends of the portal where the front door is located.

Member Larson asked about the public visibility of the east elevation. She noticed a lot of elements that seemed character defining and had thought that would be considered a primary. That it is not publicly visible that might change that.

Mr. Schwab said the east elevation is not visible and it is at the rear.

Chair Rios thought just because it is not publicly visible, that it could not be considered as a primary façade.

### **APPLICANT'S PRESENTATION**

Elizabeth Beall, 339 Plaza Balentine, and her representative, Karen Marsh, 138 Bob Street, Santa Fe, were sworn.

Chair Rios confirmed that the applicant agreed with the staff recommendation. Ms. Beall and Ms. Marsh confirmed that they had nothing further to add.

### **PUBLIC HEARING.**

John Eddy, previously sworn, asked the Chair and staff if there was a possibility to upgrade the house to significant.

Chair Rios replied that is being considered. Staff recommends it be contributing and there have been changes. They could discuss that.

Mr. Eddy, previously sworn, urged further discussion because of the importance of Kate Chapman. She was one of the most important and original vernacular builders in Santa Fe and a

book was written about her. Her husband Ken was a scholar at the Museum of New Mexico and did important work on Pueblo pottery designs. The couple was very influential in Santa Fe, and in the early beginning of the Museum of New Mexico. Kate not only built Plaza Balentine but had a huge influence on the Acequia Madre down to Garcia Street. She also reconstructed vernacular buildings from that area up to Plaza Balentine. He could not underscore the importance she played in Santa Fe architectural history. He asked that the Board further discuss the possibility of raising the status to significant.

Ms. Beninato, previously sworn, said she wanted the Board to consider changing the status to significant. She thought the three glass doors on the south part of the east elevation might be newer and west of that seems original and characteristic. She thought both elevations should be considered as primary façades.

### **BOARD DISCUSSION**

Chair Rios asked Mr. Schwab to reiterate changes that were made.

Mr. Schwab reviewed: the right wing of the west façade was changed; the bathroom window will be set back; a small addition will be done to widen the bathroom. There were also changes on the right for the carport, but he couldn't say exactly what. The east façade changes were as mentioned.

Chair Rios asked the applicant and agent if they agreed with the changes stated and if they knew of other changes.

Ms. Beall noted the modern doors to the left on the east elevation were an addition in the 60s or 70s and a room was added on the back. The owner at that time made the house into a duplex and that is why the 341 address.

Chair Rios asked if the Board wanted to comment on Mr. Eddy's suggestion to consider the house as significant.

Ms. Roach said she appreciated Mr. Eddy's comments and agreed on the importance of Kate Chapman but wasn't sure there is enough information to decide a significant status. They don't have the full HCPI report and know there have been various changes aside from what was happening on the west side, and there was an addition on the east side. Normally to determine a designation of significant they have more information than in this case.

Chair Rios added it appears the footprint has changed some and there have been changes. She noted making the house significant meant all of the façades would become primary.

Member Roybal agreed with Ms. Roach they should be careful. He thought there was not enough information to change designation and they are not familiar with all the changes.

Member Biedscheid thought the association with Kate Chapman alone could put this into a significant status. She agreed more information is needed to understand the extent of change to the property and what is historic or not. This is an opportunity to make the designation. She favored postponing the case so that a HCPI report could be obtained.

Member Larson agreed that although there are additions, the association with the architect far outweighs the minimal visual impact seen with the structure. She would not classify any of the additions as an adverse effect and the historic integrity is still intact. Research on the origins of the building is needed but it is an opportunity to preserve and add this to their documentation.

Member Guida supported postponement for a full HCPI and Members Katz and Bienvenu also agreed.

**MOTION:** In Case #2020-001784-HDRB, 339 and 341 Plaza Balentine, Member Biedscheid moved to postpone action on this request so that the applicant can request a full historic inventory report that would describe the history of additions and association with Kate Chapman. Member Guida seconded the motion.

**VOTE:** The motion passed by unanimous (6-0) roll call vote with Members Biedscheid, Bienvenu, Guida, Katz, Larson and Roybal voting in favor and none voting against.

6. **Case #2020-001823-HDRB. 339 and 341 Plaza Balentine.** Downtown and Eastside Historic District. H.Q. Construction, agent for Elizabeth Beall, owner, proposes to replace windows, replace a fence with a yard-wall, restucco and construct an addition. (Daniel Schwab) (POSTPONED FROM 3/25/2020)

Chair Rios indicated the status determined on this case will also affect the next case.

Mr. Schwab did not agree. The proposal is for reconstruction or restoration of historic features which are well documented.

Ms. Roach suggested the case should be tabled. More information is needed as to which of the materials are historic or not and there is not an addition proposed.

Ms. Paez encouraged Chair Rios to call the case and entertain a motion to postpone.

Chair Rios called the case. She suggested they would not have the staff report because the previous case requires more information on the historic fabric of the building.

**MOTION:** In Case #2020-001823-HDRB, 339 and 341 Plaza Balentine, Member Katz moved to postpone until the HCPI report is received. Member Guida seconded the motion.

**VOTE:** The motion passed by majority (5-0) roll call vote with Members Biedscheid, Bienvenu, Guida, Katz, Larson voting in favor and Member Roybal voted against.

7. **Case #2020-001856-HDRB. 328 Otero Street.** Downtown and Eastside Historic District. Jay Shapiro, agent for Georges Fengali, owner, requests an historic status review with primary façade designation, if applicable, for a non-contributing residential structure. (Daniel Schwab) (POSTPONED FROM 3/25/2020)

Georges Fengali owner, and representative Jay Shapiro were present.

Mr. Schwab presented the staff report as follows:

**STAFF REPORT:**

328 Otero is a Stamm home built in 1956. The owners request a status review and designation of primary facades.

The structure has had few alterations since construction. All doors are original. They are made of single-leaf wood planks and two of three of them are decorated on the planks. All but one of the windows are original. These are steel windows with multiple lights. The only non-original window, on the north elevation, is a wood-frame in need of replacement. It also retains its original footprint and stylistic details, including an entry portico with wood corbels and frieze.

In 1985, the structure was designated non-contributing. Due to the relative integrity of the structure and its age, the HCPI from 2019 recommends it be designated contributing to the Downtown and Eastside Historic district.

**STAFF RECOMMENDATION:**

Following the recommendation of the HCPI, staff recommended designation of the structure as contributing, per Section 14-5.2(C) Designation of significant and Historic Structures and according to the definition in Section 14-12.1. Staff also recommends designation of the east-facing façade as primary, including the south-eastern steel corner window.

**APPLICANT'S PRESENTATION**

George Fengali, 310 Otero St., Santa Fe and Jay Shapiro, 90 Leaping Powder Road, Santa Fe were sworn.

Chair Rios asked the applicants if they agreed with the staff report and recommendation to make the house contributing with the east façade as primary.

Mr. Fengali said he agreed.

Mr. Shapiro said they wanted to alter the north elevation and was concerned if he agreed that would include all facades.

Chair Rios explained this discussion was only historic status. The changes to the building would be discussed in the next case.

### **PUBLIC HEARING.**

Mr. Eddy, previously sworn, asked that the Board adopt staff's recommendation. He found it interesting that Allan Stamm built the house and was gratified to know that.

Ms. Beninato, previously sworn agreed the staff recommendation should be followed. It should be made clear doing the east façade that it would include the window that wraps to the south side. It is characteristic of these homes. This seems to be a building in time. She thought it nice the Board is considering making a 1950s building Contributing.

### **BOARD DISCUSSION**

Member Larson noted they have seen the curtain windows used with Stamm homes before and it is extremely character defining. The window should be included because it is important.

**MOTION:** In Case #2020-001856-HDRB. 328 Otero Street, Member Guida moved to approve per staff's recommendation that the structure be designated contributing with the east façade as primary, inclusive of the metal windows and the corner metal window that wraps from the east façade to the south. Member Larson seconded the motion.

**VOTE:** The motion passed by unanimous (6-0) roll call vote with Members Biedscheid, Bienvenu, Guida, Katz, Larson and Roybal voting in favor and none voting against.

8. **Case #2020-001817-HDRB. 328 Otero Street.** Downtown & Eastside Historic District. Jay Jay Shapiro, agent for Georges Fengali, owner, proposes to enclose a carport, to construct a new carport with storage, to construct a bathroom addition, to replace windows with doors, to replace a gate, and to extend the existing fence at a contributing residential property. (Daniel Schwab) (POSTPONED FROM 3/25/2020)

Mr. Schwab presented the staff report as follows:

## **STAFF REPORT:**

328 Otero is a Stamm home built in 1956. The structure has had few alterations since construction. The only non-original windows, on the north elevation, are two wood-frame windows in need of replacement. The residence is listed as Contributing to the Downtown and Eastside Historic District.

The applicant proposes to:

1. Enclose the existing carport on the north end to form a bedroom and bathroom;
2. Relocate the existing carport to the north and the existing storage to the north;
3. Add an 8 x 8 ft. bathroom on the northwest corner of the house;
4. Replacing the two non-historic double-hung windows with sliding wood doors with true divided lites;
5. Replacing an existing gate at the west entrance;
6. Extend the western coyote fence to terminate at the end of the new carport.

The stucco will match the existing (El Rey “San Antonio”). Windows will be aluminum clad, and doors and exterior doors will be light blue with divided lights. Exposed wood will be Sherwin Williams “walnut” stain.

## **STAFF RECOMMENDATION:**

Staff recommended 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 and 14-5.2(E) Downtown and Eastside Design Standards.

## **QUESTIONS FOR STAFF**

Member Guida asked if applicant is proposing to replace all windows.

Mr. Schwab explained the only windows are the two wood windows on the north side.

Member Biedscheid asked if only replacing the windows on the north elevation, what will happen to the windows on the west.

Mr. Schwab reported there were no other window changes being applied for than to replace the two windows on the north side.

## **APPLICANT’S PRESENTATION**

Mr. Fengali agreed with staff’s recommendation on the existing north windows. He said they will remain and the newer windows in the new addition will match the existing windows on the west façade. On the north, the windows will be replaced with two doors in the front.

## **QUESTIONS FOR THE APPLICANT**

Member Biedscheid asked for clarification on the material used on the north elevation, shown as vertical lines.

Mr. Fengali identified it as a coyote fence.

## **PUBLIC HEARING.**

Ms. Beninato, previously sworn, commented that the additions are small and away from the primary façade and should be allowed.

## **BOARD DISCUSSION**

**MOTION:** In Case #2020-001817-HDRB, 328 Otero Street, Member Katz moved to approve the application as submitted. Member Guida seconded the motion with a friendly amendment to clarify that the new windows will be limited to the windows on the north façade and those associated with the infilled carport and bathroom addition.

Member Katz accepted the friendly amendment.

**VOTE:** The motion passed by unanimous (6-0) roll call vote with Members Biedscheid, Bienvenu, Guida, Katz, Larson and Roybal voting in favor and none voting against.

9. **Case #2020-001820-HDRB. 1027 Camino San Acacio.** Downtown and Eastside Historic District. Will McDonald, agent for Vicki Rodriguez and Christella Castro, owners, propose to replace windows and doors and to construct two small additions to a contributing residence. An exception is requested to replace historic windows on a primary façade, per Section 14-5.2(D)(5)(a). (Lisa Roach) (POSTPONED FROM 3/25/2020)

Will McDonald representing the applicants and Vicki Rodriguez, owner, were present.

Ms. Roach presented the staff report as follows:

## **STAFF REPORT:**

1027 Camino San Acacio is a single-family residence presently listed as contributing to the Downtown and Eastside Historic District. The original two-room, adobe massing of the home was constructed by 1936, when purchased by Eliseo and Paulita Rodriguez from Eliseo's aunts. In 1940, Eliseo and Paulita constructed a kitchen and dining room addition to the east side of the original home. In 1946, after returning from service in World War II, Eliseo constructed a small adobe casita nearby to the southwest on the same property. The two houses were joined by an

addition in 1963, when a portal was also added to the south façade of the casita and the new addition. A final addition was added in 1967 at the northeast corner of the home. The footprint of the residence has not changed since that time; however, the windows in the 1967 addition were replaced approximately 10 years ago.

The New Mexico vernacular architectural style of the residence is characterized by low adobe massing with flat roof. The parapets of the southern and eastern elevations are topped with barrel tile, which appears to serve both a decorative function and a utilitarian function of protecting the adobe walls from moisture. The south portal is offset with a white stucco treatment. A wall forms the western edge of the portal, while round posts and corbels support the expanse of the portal structure. Exposed wooden headers are present on many windows and doors, which exhibit a variety of styles and light patterns. Colorful Talavera tile surrounds the windows and doors on the south elevation and windows at the southeast corner. The home's construction sequence is apparent in floorplan, as roomblocks were added over time to accommodate the needs of a growing family (see attached Construction Sequence Diagram).

On December 10, 2019, the HDRB reviewed the status of the residence and determined it to be Contributing to the Downtown and Eastside Historic District. Façades 1, 2, 3, and 4 were designated as primary at that time, comprising all southern façades and the southeastern corner of the home.

Now the applicants proposed the following exterior alterations:

- 1) Construct two small additions to the home, both of which will have minimal public visibility.
  - a) The first is an approximately 115 square foot chapel to be constructed on the north side of Bedroom 1. The chapel addition will feature aluminum-clad simulated divided light windows on the east side and glass block windows on the west side and rounded stuccoed massing to match the height and color of the adjacent massing.
  - b) The second addition will be constructed on the northwest corner of the rear massing of the home. This approximately 120 square foot addition includes a closet and new bathroom which will allow the family to expand their kitchen, upgrade an existing bathroom, and create a new bedroom. The addition will feature low stuccoed massing to match the color of the existing residence. A new exterior door is also proposed in this area, to provide a back door from the expanded kitchen/pantry area.
- 2) Replace most doors in-kind with new wooden doors and most windows with aluminum-clad simulated divided light windows in Anderson "Clay Canyon" (a medium terra-cotta shade). New windows and doors will match the existing windows and doors in style and light pattern. On the primary façades, an exception is requested to replace severely deteriorated historic wooden true divided light windows not in-kind, and exception criteria and responses are provided. Where there are historic Talavera tile window and door surrounds, the applicants propose retaining and preserving these where possible and replacing in-kind the material that has been damaged over time by the elements.

- 3) Create two parking spaces by defining a parking area with a new coyote fence to match the existing coyote fence at the southwest corner of the lot. Additional information may be needed from the applicant to verify the height of this coyote fence and to confirm that the latillas will be of staggered heights and stringers and rails will face the interior of the property.

### **STAFF RECOMMENDATION:**

Staff found that the exception criteria had been met and recommended approval of the proposed project, in compliance 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**

Chair Rios commented that she was delighted the house was done in the vernacular style and is still in the Rodriguez family.

Ms. Roach replied she had the pleasure of meeting Vicky, and hearing a few of her amazing family stories. She noted Ms. Rodriguez was in attendance.

Chair Rios added also they are constructing a chapel and she thought that a wonderful idea. Many places on the eastside have chapels.

She asked if the home is publicly visible.

Ms. Roach said public visibility is limited because of topography on Camino San Acacio situated uphill from the home. A relatively tall fence surrounds the property and not much of the home can be seen. The south and east elevations have the most visibility.

Member Katz confirmed the French doors on the south side would be replaced by windows. He wasn't sure of the rules of doing that on a primary façade but wondered if intentional because the doors open onto a nice patio. He thought the south façade is fairly visible.

### **APPLICANT'S PRESENTATION**

Will McDonald, 488 Arroyo Tenorio, Santa Fe, was sworn. He commented he did not think Vicki Rodriguez was attending, but Chris Rodriguez was listening.

Chair Rios asked Mr. McDonald to address Mr. Katz's question on the window that will replace French doors.

Mr. McDonald explained the owners want to replace the existing door with a window because they never use the door or the patio. He said he explained to them that the window would need to be the same width.

Member Katz thought it wasn't a problem since they are not removing historic material.

### **QUESTIONS FOR THE APPLICANT**

Ms. Roach was concerned an exception would be needed to change the door to a window if they go by the letter of the Code. Because although the width is the same, the other dimension is being narrowed.

Chair Rios confirmed everything could be approved by the Board except the new window and they could have the applicant come back.

Member Katz clarified that the applicant had asked for an exception to replace the windows on the primary façade. However, it was Ms. Roach's belief a special exception would be needed to change the door to a window.

Ms. Roach reviewed the section of Code and found the section of Code was the same and the second exception would not be needed. She asked if Ms. Paez concurred.

Ms. Paez agreed. She noted that was the practice of staff to apply them per Code section.

Ms. Roach clarified a second exception would not be required.

Member Larson noted a possible typo on the slide that showed two east elevations and said she assumed the lower elevation should say "proposed." She was told that was correct. All the lower elevations were the proposed elevations.

### **PUBLIC HEARING.**

Ms. Beninato, previously sworn, was concerned about replacing the windows with aluminum clad. Although replacing the doors with the windows is in the same section of Code, she felt that should be an exception. It is more than replacing to be energy efficient and because the windows don't work. Also, the east elevation of the long window change with the three windows, is a substantial change. And the middle window of the addition does not have the lintel detail and would be nice if it did.

### **BOARD DISCUSSION**

Member Larson asked if the lintel wasn't used because the window directly to the left didn't have one.

Ms. Roach replied they could ask the applicant for clarification. She noted the window is part of the bathroom addition and close to the five-foot setback and has zero public visibility.

Member Larson referred to the previous slide and indicated the Board has advocated for frosted glass instead of a glass block at times. She is not an advocate for not replacing windows in kind, but in this case the glass block is more appropriate. It is compatible with tile detail and is a traditional way to screen for privacy. She said she is intrigued to see the unique color and thought it would offer the same visual intrigue a wooden window would. It would also be more functional and likely a higher quality than new wood. She wanted other Board members opinions on that.

Ms. Roach noted the southern and southeast exposure of those windows is harsh and is a reason the existing windows are so deteriorated.

**MOTION:** In Case #2020-001820-HDRB, 1027 Camino San Acacio, Member Katz moved to follow the recommendation of staff and approve the application as submitted. Member Larson seconded the motion.

Member Katz added that he agreed with staff that exception criteria have been met.

Member Biedscheid questioned whether the coyote fence details were addressed.

Chair Rios agreed. She asked Mr. McDonald for details on the coyote fence.

Mr. McDonald noted on the site plan that the coyote fence would surround the parking area. It would have to be raised because the property drops and would be the same height as the fence along the street and staggered in heights less than 6 feet.

Member Katz included in his motion to approve the fence at staggered heights.

**VOTE:** The motion passed by unanimous (6-0) roll call vote with Members Biedscheid, Bienvenu, Guida, Katz, Larson and Roybal voting in favor and none voting against.

10. **Case #2020-001910-HDRB. 448 Camino Monte Vista.** Downtown and Eastside Historic District. Eric Enfield, agent for John Horton, owner, proposes to change windows and doors and to construct additions at a nonhistoric, non-contributing residence. (Lisa Roach)

Ms. Roach presented the staff report as follows:

**STAFF REPORT:**

448 Camino Monte Vista is an approximately 5,500 square-foot single-family residence constructed in approximately 1985-1991 and designed by architect Charles R. Dupwe Jr. as a

contemporary or “post-modern” expression of Territorial Revival style. It is listed as non-contributing to the Downtown and Eastside Historic District. The partial two-story residence features brick coping at the flat-roofed areas and a sawtooth gable clerestory elsewhere, as well as white wooden window and door trim with pedimented surrounds. An approximately 850 square-foot, non-contributing accessory structure/casita is also present on the property. A low white wooden picket fence fronts Camino Monte Vista, and the property is otherwise bounded by a stuccoed wall and slat fencing. Staff was able to locate no records of any alterations that have been made since the home’s original construction.

At this time, the applicant proposes the following exterior alterations:

- 1) Replace windows and doors. Further clarification is needed from the applicant regarding the material and color of the proposed windows and doors, as well as public visibility. If windows and doors to be replaced are publicly visible, divided lights are required. The following window and door changes are proposed:
  - a) North façade: Replace windows and enlarge window openings, delete a window, and install a new door in an enlarged opening.
  - b) East façade: Replace windows and enlarge some window openings and delete others. Replace doors, and eliminate a door opening, replacing it with windows.
  - c) South façade: Replace doors and south-facing clerestory windows.
  - d) West façade: Replace doors.
- 2) Demolish existing portals on the east and south façades.
- 3) Enlargement of exterior walls on the east and south facades. Further clarification is needed from the applicant regarding this item.
- 4) Add new photovoltaic solar panels on the south façade. Further clarification is needed from the applicant as to the public visibility of this installation.
- 5) Removal and/or replacement of skylights.
- 6) Stucco repair and new color coat throughout. Color to be specified by applicant.
- 7) Construction of four small additions, as follows:
  - a) Northeast corner expansion featuring stuccoed massing with brick coping, 2 over 2 double hung windows, and a pair of French doors.

- b) Two small closet additions at the southeast massing, featuring stuccoed walls and new columns positioned in a new wall opening.
  - c) A small second story addition at the east side of the residence, featuring stuccoed massing with brick coping, a pair of doors at the west façade, a new brick-capped chimney, and a pair of windows on the east façade.
- 8) At the casita, replacement of windows at the east and west façades, replacement of doors and enlarged openings at the north façade, replacement of doors in the existing openings of the south façade, replacement of the southern clerestory windows, and stucco repair and new color coat (color to be specified by applicant).

### **STAFF RECOMMENDATION:**

Staff recommended approval of the proposed project and found that the application complies with Section 14-5.2(D)(9) General Design Standards for all Historic Districts – Height, Pitch, Scale, and Massing, and 14-5.2(E) Downtown and Eastside Design Standards.

### **QUESTIONS FOR STAFF**

Member Larson asked Ms. Roach how common postmodern buildings are in historic districts. The architect is a prominent, known architect. She said she is curious because a lot of cities are regarding postmodern as vulnerable and she thought it would be interesting to look into that.

Ms. Roach replied she did not know the answer.

### **APPLICANT'S PRESENTATION**

Eric Enfield, 612 old Santa Fe Trail, representing the applicant, and John Horton, 448 Camino Monte Vista, were sworn.

### **QUESTIONS FOR THE APPLICANT**

Chair Rios asked Mr. Enfield to clarify the questions in Ms. Roach's report.

Mr. Enfield explained he has never worked on a postmodern territorial home and this has been a pleasure to work with Mr. Horton. Mr. Horton is trying to maintain the architectural style of the existing building yet make it workable for him as the new occupant/owner. There are strange vernaculars on some windows at the front and at the rear and the house was approved, obviously at some point by the Board. All the existing windows on the sides and rear of the building are undivided. New windows will just be clad white windows; the doors will probably be clad wood in white.

On the south façade in the pool area, they are enclosing the odd window openings. Currently the pool is indoors, and they are making it an open pool. The back wall will be raised to the existing height and will be open with columns. Skylights that are leaking will be replaced in kind. There are north and south clerestories, shown on the west elevation, that will be maintained.

Portions of the roof have been removed to open up to the sky, and a sloped metal roof will be removed in the pool room. One oddity is the gate on the north façade is literally a garage door and will be replaced. The mutton pattern of the three windows in the living room are matched with a similar window at the new office. A small window to the right of the new addition will be moved to maintain the wood frame. Otherwise the façade is the same except for changing one window to a door and adding three steps in a similar pattern to the front entry. A small terrace was created with a 36" high parapet instead of the Romeo and Juliet balcony off the upstairs master bedroom. The upstairs master bedroom is a small addition about 150 ft.<sup>2</sup> to allow a sitting room transition to the bedroom. A small portal and fenced in gate will be off of that. The gate is needed to access rooftop equipment hidden by the clerestories.

They are trying to make use of the spaces created and wasted space and incorporate it without altering the exterior façade except to remove overhangs over the glass doors and windows.

He summarized the work will make the pool smaller, open the pool room with areas unroofed; maintain the clerestories for bedroom number five and replace the glass doors with wood clad, full lite doors in all cases matching the window color throughout.

On the south façade the solar is not publicly visible from Monte Vista or Camino Atalaya. He asked if there were other elevation clarifications.

Ms. Roach said she was most concerned about public visibility of the undivided windows. She nor the Board have visited the site and that is where the confusion comes from.

Mr. Enfield explained that none of the windows are divided in the rear. They have discussed replacing operable windows with ones with electric openers because there is a problem venting the house. The high skylight in the bedroom will be eliminated and the end clerestory infilled on the south elevation. A couple of the windows will be replaced for electric operable windows. Photographs are included in the packet of the east and south façade showing the greenhouse, roof removal and the walls that will be raised for open area by the pool.

He asked to discuss the replacement of the walls and if the Board packet included the supplemental drawing.

Mr. Enfield explained they want to maintain the lightness of the fence in front of the house to afford the client more privacy. They will add CMU columns and an on-center access gate that

opens on the outside. The garage door will be replaced with an appropriate gate matching the gate to the east. Photographs are included of that also.

The current walls are 6½ feet high and the others are a little over 6 feet and so is the coyote fence. Dimensions of the pilasters of 6'4" with the main pilaster 6'8" with a wood panel door that matches the gate were given.

Ms. Roach voiced concern. She said the fence drawing came in late and is not in the original proposal and has not been noticed.

Mr. Enfield said he submitted the drawing on time on Friday and she had asked him if he had any other revisions. He said he could address concerns or questions of the Board.

Ms. Roach explained her concern was she had not looked up the maximum allowable wall or fence height on Camino Monte Vista. She would not be able to say what is allowable. She apologized if she missed the drawing.

Mr. Enfield understood. He said at the same time he submitted the drawing he told her they had not received the wall height calculation and asked how he should proceed with the wall.

Ms. Roach said Chair Rios could allow the Board to discuss and give direction.

Chair Rios said it was not advertised and the fence cannot be included in the motion.

Mr. Enfield offered to come back if the Board was uncomfortable not having the wall calculation.

Chair Rios recalled the house had a picket fence that is not very tall.

Mr. Enfield said it does have a picket fence about 2 ½ feet high.

Chair Rios asked if he and the owner felt the coyote fence was in harmony with the architectural style of the house.

Mr. Enfield replied it was his client's choice of materials and he would let Mr. Horton address that. He thought Mr. Horton had looked at the neighborhood fence styles.

Mr. Horton stated the house is surrounded on two sides by latillas coyote fencing. The front and rear have stucco walls and the front has a small white picket fence.

Chair Rios asked about public visibility from the south side.

Mr. Horton explained from one point you can look down his neighbor's driveway fronting Old Santa Fe Trail and see the high clerestories.

Member Larson mentioned again her excitement of this style in the historic districts. She grew up with that style and is interested in the interpretation outcome with Spanish Territorial. She complimented the applicant on changes proposed and found them sensitive to the public visibility. The massing is a little messy in the back in removing the balcony, but she assumed it would look better. She also thought the white picket fence was in harmony with the style and playful and fun. She said the Board should consider moving forward.

She was not sure a divided lite window would be compatible and possibly they could honor an exception. She thought in the spirit of the earlier conversation it important to try to be true about moving forward with Santa Fe styles. They should honor the postmodern style and interpretation and keep it in the same type.

Chair Rios asked Member Larson if she was indicating that none of the windows should be divided.

Member Larson said there is a proposal to replace windows. Ms. Roach had mentioned an exception would be required to have undivided lite windows and that most likely the undivided lights had been approved at the time but may not be now. She thought due to the nature of the style and typology in this case, an undivided lite window would be appropriate, even as a replacement.

Chair Rios asked Mr. Enfield if he planned to change the windows in the front on the north elevation.

Mr. Enfield replied they are not proposing replacement of any windows except a new window in the office terrace, and a new casement window in the arched opening with wood casing.

Ms. Roach said she is most concerned about that window and the one that converts to a door that is undivided on that façade. Her concern is about consistency in requiring an exception for undivided windows on publicly visible façades, considering they required an exception for the Lejano case.

Chair Rios agreed.

Member Guida shared Member Larson's enthusiasm for the postmodern period. This is a gem of an architect designed house and is of a piece and is a period piece and a unique interpretation of Territorial Style. In as much as the proposed work can acknowledge and be sensitive to that, even if they don't quite hit mark the 50-year mark, it is important. And that this has a strong architectural presence is more important.

Member Guida said most of the changes are fairly minimal. The addition on the north side and window replacement that doesn't operate well are mostly in the spirit of the house. And the small second-story addition also makes sense and even the enlarged windows on the north façade make sense; divided lite windows and the nondivided lite versions make sense.

He likes what they are doing to update the home with shortening the pool, opening up the roof on the south side, even though he thought it a shame a blocky utilitarian piece would replace what once was a shed type roof, but it is not publicly visible. Most of the things related to the house are fine and most are sensitively done. Where he doesn't agree with is the fence and gate design. The 1980s picket fence is essentially a version and has a strong design idea behind that element. He suggested a replacement be something similar and appropriate, or an interpretation based on Territorial Style. That was a strong element of the time.

Equally important to him is the playful take on the sensibility of the Territorial period where factory-produced materials were available for the first time. A roll up garage door as an external property gate is a take on that idea from the period; the way the pediments are incorporated into the façade of the gate and wall is great. Comparing that to what is proposed in the elevation below, a coyote fence, the same as everyone else in Santa Fe, or a gate with a plain lenti. It doesn't seem to take advantage of what is there and the design sensibility.

Chair Rios asked Mr. Enfield to address the solar panels that are proposed.

Mr. Enfield said the individual panels will be mounted on the metal roof at the same slant and the brackets and panels are very thin. The panels will be centered where the skylights were. He offered to provide staff with visuals and mounting details. He thought nothing would be publicly visible.

Chair Rios asked the color of the stucco.

Mr. Enfield said they are matching the existing stucco.

Mr. Horton asked to address Member Guida's comments. He said when house hunting, he was looking online, and this house struck him. He also is fond of the 80s and finds the interpretation of Territorial with modern interesting. Proposed for the pool is a number of sets of columns that exist within the house and he is carrying the theme.

He said regarding the front elevation questions, he would be happy to work with staff to find an acceptable compromise. He just wants more privacy than he currently has and some of that could be done with planting. His reason for changing the garage door, beyond being odd is the pediment makes it difficult to bring anything through other than a car, such as trees, etc.

Mr. Enfield added on the divided lite windows on the north façade, he thought the window style must have been approved by the Board. If the Board wants them divided lites, he asked to

be allowed to match the architectural style. They are happy to divide the windows to be complementary to the previously approved construction.

Member Guida agreed with Mr. Enfield on the divided lites.

### **PUBLIC HEARING.**

Mr. McDonald, previously sworn, said he loves the house and has walked by it many times. When Code talks about the unique heterogenous character of historic districts, this is one way in which that is expressed. The design, for the most part, preserves what is great about this house and when walking or biking down Old Santa Fe Trail he has never noticed the house. It is a pleasure to see the front of the house with the picket fence. He was sure the owner's vision from the inside mirrored those seeing the house from the outside and he will miss that if a higher fence goes up.

Ms. Beninato, previously sworn, said she also never noticed this house when going down the street. It is one of the coolest houses in Santa Fe and a unique blend of postmodern and Territorial Style. The picket fence is important, the street is quiet, and it is important they see the façade. A higher fence or a gate changes that.

Mr. Eddy, previously sworn, echoed Mr. Guida's insights, who nailed all the things that detract from the property in the current proposals. Additional height of the fence would seriously detract from the house and prevent seeing the full aperture of the windows on the northern exposure.

### **BOARD DISCUSSION**

Member Biedscheid appreciated the insight into the architectural history of the house. She wondered if keeping the picket fence would solve the problem of getting things over the fence and could save what appears to be a unique characteristic of this house.

Mr. Enfield understood the comments. He said Mr. Horton wants to do something acceptable for the neighborhood, but they will go back and revisit the fence. The gate is a more practical matter. He didn't think the pediment, or the garage door was original. The two windows of concern on the front façade will be matched in form and scale, pediments, etc., to the other windows on that façade.

Chair Rios told Mr. Horton he was a very lucky man to live on this street that is so quiet and close to downtown. She asked that he consider keeping the picket fence. The house is really different, and it is beautiful to see all of the windows and the front door. He has the option to come back to the Board, but most of the Board members agree he should keep the picket fence.

Mr. Enfield said the house is not historic, that is not historic material and he felt the Board was implying that they wanted to preserve the picket fence.

Chair Rios clarified they were just making suggestions.

Member Guida said he had questions for Ms. Roach regarding a motion. He asked clarification on what requires an exception on the issue of divided lites.

Ms. Roach explained for consistency with the earlier case, they would need an exception for the two undivided units on the north elevation in order to remain undivided.

Member Guida said this is where what is proposed made more sense than what the rule requires. He thought the best thing on the fence and gate issue is to recommend the applicant go back and look for the design of the gate and the picket fence replacement that is more linked and coordinated in sensibility in terms of design, and in response to the comments made. This item isn't something they were looking at tonight.

Mr. Enfield agreed to return to the Board with a fence. He appreciated Member Guida's comments.

Member Guida asked Ms. Roach how to proceed on the solar panels because the Board did not have a good representation of that.

Ms. Roach said an exception would not be needed even if publicly visible because this is a non-contributing residence.

Member Bienvenu said in regard to the divided lites, he wanted to differentiate what he found different in the previous and the current proposals. In this case the proposal is to change some windows to conform to windows already in place that were previously approved. In the previous case the exception was to conform non-publicly available aspects of design. He thought this case presents a different issue for an exception.

Ms. Paez thought this a better case for an exception as Mr. Eddy commented. She thought Mr. Bienvenu was saying that he was more inclined to grant an exception in this case for consistency.

Mr. Bienvenu said consistency with what is already existing and approved, publicly visible windows.

Ms. Paez confirmed that he was not saying the exception would not be required but that he was more inclined to vote to approve an exception.

Chair Rios thanked Mr. Eddy for speaking on that.

Mr. Enfield asked to comment. On the windows, the Board was saying they cannot approve the door made into a window, or an enlarged window unless they are divided lites. That would be a condition of approval, or he has to request an exception.

Member Bienvenu asked if there is an exception request for divided lites and is an exception necessary.

Ms. Roach thought an exception would be necessary.

Member Bienvenu asked if the Board could find that the exceptions had been met, even if the applicant had not formally requested it.

Ms. Roach said no because the Board has to have responses about the criteria. They can approve the application with the condition that the applicant return with an exception request for the windows and door and a redesign of the fence.

## **BOARD DISCUSSION**

**MOTION:** In Case #2020-001910-HDRB, 448 Camino Monte Vista, Member Guida moved to:

- 1) Approve the application as submitted for items 1-8, except for 1-a, for which the applicant must request an exception request for visible undivided lite windows and doors, as shown on the north elevation.
- 2) Not approve the replacement of the picket fence or gate and asks the applicant to return with a revised design, more sensitive to the house.
- 3) Ask the applicant is to work with staff on the location, size and arrangement of the PV panels proposed on the south facing façade.

Member Larson seconded the motion.

Chair Rios added a friendly amendment that the applicant had indicated willingness to move the wall four inches on the new addition on the north façade.

Member Guida accepted as friendly.

Member Biedscheid requested a friendly amendment to include that the color of stucco on the main house and casita matches the existing and that the window and door trim will be painted cloud white.

Member Guida accepted the amendment as friendly.

**VOTE:** The motion passed by unanimous (6-0) roll call vote with Members Biedscheid, Bienvenu, Guida, Katz, Larson and Roybal voting in favor and none voting against.

11. **Case #2020-001900-HDRB. 410 South Guadalupe Street.** Barbara Felix, agent for the City of Santa Fe, proposes to replace deteriorated windows and doors, to repair damaged architectural features, and to restore historic openings, features, and finishes at the Santa Fe Depot, a landmark structure. (Lisa Roach)

Ms. Roach provided the following report:

#### **STAFF REPORT**

410 South Guadalupe, otherwise known as the Santa Fe Depot, was constructed in 1909 and is a designated landmark property located just outside of the Historic Transition District. According to the “Conditions Assessment and Preservation Plan for the Santa Fe Depot” by Watson Conserves, the Santa Fe Depot was designed and built by the Atchison, Topeka and Santa Fe Railroad in 1909 to replace a former wood frame structure, and the building has been in continuous use as a depot for either passengers or freight since its original construction. As a result of its consistency of use the property exhibits a high degree of historic integrity and serves as a prominent reminder of the importance that the railway played in the development of the City of Santa Fe throughout the 20th Century. The City-owned property was placed on the State Register of Cultural Properties in 1981 (State Register # 807).

The Santa Fe Depot is a one-story Mission Revival style structure with partial basement and attic, constructed of brick masonry that has been covered in pebbledash stucco. It has a pitched clay barrel tile roof over the main room, flat roofs over the former baggage handling room, and three portals. The City of Santa Fe is requesting permission to complete maintenance, restoration, and repair of the Santa Fe Depot, to include returning to the building’s original openings and finishes. The State Historic Preservation Office has reviewed and approved the proposed repairs, and the following scope of work is proposed for HDRB review:

- 1) Restore the pebbledash stucco in the same color as existing.
- 2) Restore the roof, replacing broken roof tiles where needed.
- 3) Replace in-kind or repair where possible damaged brick.
- 4) Replace existing doors, and repair and repaint existing door frames. New doors will match the historic design, as seen in the 1908 drawings of the Depot.
- 5) Return structural wood, windows and doors to their original color palate. A paint analysis provided by the applicant indicates that the windows were originally painted black and that the wood decking and structural members were a light brown.
- 6) Replace in-kind rotted and failing structural rafters, decking, beams, and support corbels. The 2009 “Conditions Assessment and Preservation Plan” in addition to the recent analysis indicates the necessity of replacing these historic materials in order to preserve the structural integrity of the building.

- 7) Restore historic openings on the east and west elevations of the former baggage claim (currently EcoMotive), including restoring paint, wood, and glazed double doors. Remove and reinstall steel corner guards at the reopened historic openings, and paint to match the historic color of the doors and windows.
- 8) Restore the historic opening on the south end of the west side of the main room with a new painted, wood and glazed single door.
- 9) Clean and seal existing steel signage.
- 10) Replace and repaint the railing to the basement stair to match historic color of doors and windows. Existing wood stairs are to be replaced with metal stairs.
- 11) Remove, repair, and reinstall exterior pendant lighting.
- 12) Remove non-historic sconce at the north end of the east elevation and replace with a sconce similar to the historic one on the west elevation.
- 13) Remove the existing electric meter on the east elevation and add new electric service and phone/data service on the north elevation.

Additional detail is provided for each of these items in the proposal letter provided by the applicant.

### **STAFF RECOMMENDATION**

Staff recommended approval of the proposed project and finds that the application complies with Section 14-5.2(D) General Design Standards for all Historic Districts (including landmark structures), and 14-5.2(B) Minimum Maintenance Requirements.

### **QUESTIONS FOR STAFF**

Chair Rios confirmed this work would take the landmark building back to its original state as close as possible.

### **APPLICANT'S PRESENTATION**

Barbara Felix, 1828 Cristobal Lane, Santa Fe and Sam Burnett at 131 Sam Street, Santa Fe were sworn.

Ms. Felix said working on the project has been an honor. She did a lot research on the Atchison, Topeka and Santa Fe Railroad. The opportunity to bring this building back to its glory is exciting. The 2009 Mac Watson Report was extensive and some of the drawings in the packet are from 1908 and 1909 and what they base the historic on. The only change to the original building, which was accepted both by SHPO and the City, was on the original doors. The doors were solid wood and the new doors will be made and will be glazed to make the building more friendly and open. They will replace both the flat roofs as well as the pitched tile roof. The pitched tile roof was installed in the 80s and recommended at that time was a shallower tile. They are doing that. There has been a lot of water damage from both roof areas and their intent is to bring the building back and ensure it is cared for and meet the Secretary of Interior standards. They will also

make the interior ADA accessible, so it continues to be the gateway into Santa Fe it has been for 111 years.

### **QUESTIONS FOR THE APPLICANT**

Member Larson thanked them for the thoughtful planning. This has been such a missed opportunity for so many years. It will be exciting to see it come back to life and enjoyed.

### **PUBLIC HEARING.**

Mr. Eddy said as a member of the Old Santa Fe Association, although not speaking on their behalf, this building has been a concern. They have watched the progress closely since the Watson Report was completed, 11 years ago. This is exciting to see the project moving forward finally. He personally is excited that it is in the hands of Barbara Felix, who will do a great job.

### **BOARD DISCUSSION**

**MOTION:** In Case #2020-001900-HDRB, 410 South Guadalupe Street, Member Katz moved to approve the application as submitted. Member Guida seconded the motion.

Chair Rios asked the timeline of the project.

Mr. Burnett replied the original intent was to go to bid next month. Due partly to the pandemic the City put new projects on hold pending the understanding of the financial impact on the City. There is no clear timeline currently.

Chair Rios wished them luck and said the Board look forward to seeing the final product.

**VOTE:** The motion passed by unanimous (5-0) roll call vote with Members Biedscheid, Bienvenu, Guida, Katz and Larson voting in favor and none voting against. Member Roybal was not present for the vote.

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

Member Larson thanked everyone and said she missed working with them and is looking forward to everyone being safe and healthy again.

Chair Rios also thanked everyone on the Board, particularly John Bienvenu as the new member. She thanked Ms. Paez and Ms. Roach for their help. Everyone did a nice job.

She noted the last item on the agenda was the preservation awards.

1. **2020 Santa Fe Heritage Preservation Awards – Selection of Winners**

Ms. Roach said the Awards Ceremony has been postponed indefinitely and she will be emailing a ballot. The winners will be announced in the HDRB meeting on May 12<sup>th</sup>. She reminded them that May is Preservation month.

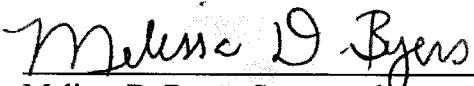
I. **ADJOURNMENT**

Chair Rios adjourned the meeting at approximately 10:50 p.m.

Approved by:

  
Cecilia Rios, Chair

Submitted by:

  
Melissa D. Byers, Stenographer  
For Byers Organizational Support Services