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HISTORIC DISTRICTS REVIEW BOARD
October 27, 2020

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**MINUTES OF THE CITY OF SANTA FE
HISTORIC DISTRICTS REVIEW BOARD
October 27, 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
Ms. Flynn G. Larson
Mr. Buddy Roybal

MEMBERS EXCUSED:

Mr. Anthony Guida

OTHERS PRESENT:

Mr. Daniel Schwab, Senior Planner
Ms. Angela Bordegaray, 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.

Chair Rios asked staff if Nicole Ramirez Thomas was on board.

Ms. Paez said she wasn't signed in yet but would be the new liaison after this meeting.

B. APPROVAL OF AGENDA

MOTION: Vice Chair Katz moved, seconded by Member Roybal to approve the agenda as published.

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

C. APPROVAL OF MINUTES:

1. October 13, 2020

Vice Chair Katz requested a change on age 20 to read: "Vice Chair Katz asked if it is visible from the streets opposite, to the west."

Member Biedscheid requested the following changes:

- On Page 9, first line that reads, "If connecting the two masses changes the streetscape... to read, "If connecting...*changes the character of the structure and streetscape*".
- On Page 11, second sentence, "She thought it worth asking the applicant...should read, "*But to facilitate the current direction of the discussion, she thought it worth asking...*"

Member Bienvenu requested the following changes:

- On Page 24, second full paragraph second sentence, "There is more reason to grant them..." Should have read, "There is no more reason to grant them ..."
- On Page 45, second full paragraph, the sentence beginning, "He found that the drawings meet that standard and was glad the "era was pointed out..." Should have read, "... and was glad the error was pointed out."

Chair Rios requested the following changes:

- On Page 10, "Chair Rios asked the applicant if he would consider a corrugated metal *building*... should have read, "...a corrugated metal roof".
- On Page 26, fourth paragraph down should read, "The mission portion of the building, with its stepping feature at the front façade also exists in a building near the PERA building that is also a Pueblo Revival building."

- On Page 55, third paragraph down, third line after monuments should read: "monuments and staff".

MOTION: Member Roybal moved, seconded by Member Larson to approve the HDRB Hearing Minutes of October 13, 2020, as amended.

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

D. APPROVAL OF FINDINGS OF FACT AND CONCLUSIONS OF LAW

1. Case #2020-002535-HDRB. 324 Staab Street.
2. Case #2020-002480-HDRB. 512 Acequia Madre Unit C.
3. Case #2020-002541-HDRB. 16 Montoya Circle.
4. Case #2020-002635-HDRB. 1290 Lejano Lane Unit A.
5. Case #2020-002610-HDRB. 225 East Marcy Street.
6. Case #2020-002601-HDRB. 811 West Manhattan Avenue.
7. Case #2020-002609-HDRB. 524 Calle Corvo.
8. Case #2020-002607-HDRB. 725 Old Santa Fe Trail.
9. Case #2020-002611-HDRB. 1239 Canyon Road.

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

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

E. MATTERS FROM THE PUBLIC

Stefani Beninato asked the role of the recently hired liaison and who they would be liaison to. That would be helpful for the public to know.

Natalie Kent indicated she had two questions from last week about the 725 Old Santa Fe Trail case.

Chair Rios deferred to the City Attorney on allowing questions at this time.

Ms. Paez said usually comments are allowed and the public may direct questions to Chair Rios, who at her discretion could have staff respond.

Chair Rios said she would allow Ms. Kent to ask her question or make a comment.

Natalie Kent said she wondered about the skylight on the top of the roof, which was two rectangles, and what that would look like. Secondly is the height at 12-feet because she had hoped it would be lower. She also shared the Board's concern about the edge of the parapet and was concerned about the lighting. The house is very close to her.

Chair Rios asked Ms. Paez to respond to the questions.

Ms. Paez explained she wasn't able to speak much to the design, but Daniel Schwab, the case planner would have those details. She indicated the plans, application, and staff report are all public record and are submitted to the Land Use Department. She said Ms. Kent could request as a matter of public records, any of those on the City website. She recalled on the parapet a condition by the Board was that the applicant submit to staff new drawings that clarify the material. She was not sure if staff had received the new plans yet.

Chair Rios offered an opportunity for Mr. Schwab to answer if he preferred.

Mr. Schwab replied he and Ms. Kent have been in touch. She is free to send him an email and they could discuss on the telephone. The applicant is submitting updated drawings that clarify materials and certain design features with some corrections of the plans. The documents will then go to Permitting to look at issues not under the Board's purview.

Ms. Kent said she understood that but even if she reads the report she couldn't understand it. She was hoping the Board, as the professionals, could tell her.

Chair Rios said she thought Ms. Kent would be able to understand these three items. Her question of what the skylight will look like, and the height and the edge of the parapet were not difficult. Also, Ms. Kent can communicate with Mr. Schwab by email, unless he wanted to comment now. And she could request the plans, which will be clearer because they will be in writing.

Mr. Schwab thought it better if he and Ms. Kent speak directly out of this forum to be sure she is happy with the answers.

F. STAFF COMMUNICATIONS

Chair Rios asked Ms. Paez if she wanted to comment on Ms. Beninato's question about the liaison.

Ms. Paez indicated she just received a message from Ms. Ramirez Thomas, and she is watching on YouTube. She explained that the Land-Use Director had spoken with Ms. Thomas who is a former City staff member. Her background is in archaeology and she worked previously for the Historic Preservation Division and she thought she had served as interim before so has experience with the process.

This is an emergency contract position for 20 hours a week through the end of this year to serve as the City Staff liaison to the HDRB and the Archaeological Review Committee. The position will also assist the planners in processing cases and with Lani McCulley, who is critical in keeping the case management on track.

Ms. Paez said they are fortunate to have Ms. Thomas as a temporary. The City will post a full-time position and plan to hire a replacement by the beginning of the year.

G. OLD BUSINESS

None

H. NEW BUSINESS

Chair Rios noted there are three cases this evening. She explained that if an applicant does not agree with the Board's decision, they could appeal to the City Council within 15 days of the Board's adoption of the Findings of Fact and Conclusions of Law.

1. Case #2020-002692-HDRB, 202 Galisteo Street. Downtown & Eastside Historic District. Ryan Allen, agent for Rem Yildirim, owner, proposes to install awnings at ground-level windows and doors on a contributing non-

residential structure. An exception is requested to section 14-5.2(D)(2)(c).
(Angela Schackel Bordegaray)

STAFF REPORT

At the southwest corner of Galisteo Street and Water Street in the Downtown and Eastside Historic District is a historically contributing two-story commercial structure. Formerly "El Fidel Hotel", it was built in 1923. The historic building survey in your packet notes it was once "Spanish-Baroque" style and remodeled in a territorial revival style date unknown. The building survey does not include additional information about the previous stylistic nature. The stucco and brick two-story structure has territorial features such as brick coping at the top of the parapet and windowsills. The building's central breezeway entrance facing Galisteo is framed by a white pedimented surround, and all window trim is white. Street-level ground floor windows are semi-circular metal windows with operable 2-over-2 casements below 4-lite fanlights. 202 Galisteo, the subject property is located on the south side of the building's front elevation; at the other side is Collected Works Books to its north. The breezeway separates the two stores.

The owner wishes to add semi-domed burgundy canvas awning over the ground-level arched-style windows and over the doors facing the street. The window awnings are intended to provide protection from morning direct east sunlight. The awnings will have no lettering or signage. The structure is iron cage and base installed to the wall between brick lines and window frames with screws. A picture of the awning style and color is in the packet.

STAFF RECOMMENDATION

Staff believes that the exception criteria in this case have been met and recommends approval of the application per Section 14-5.2(D) General Design Standards for all Historic Districts, 14-5.2(E) Downtown and Eastside Historic District Standards.

QUESTIONS FOR STAFF

Chair Rios asked to confirm the total of six awnings: five over the windows on the southwest corner and one over the door.

Ms. Bordegaray said that there are six awnings, but clarified the doors and windows were all on the east elevation.

Chair Rios thought there was a lot of pink in the swatch shown, but Ms. Bordegaray had indicated the color as burgundy, which is much darker.

Ms. Bordegaray explained the color when reproduced appears more faded. She said the proposed awnings are more a burgundy. She asked to confirm the applicant was available because he could address that.

Chair Rios asked if correct that Ms. Bordegaray agreed with the applicant's responses to the criteria.

Ms. Bordegaray said she did agree.

Vice Chair Katz asked if the awnings would cover the brick as shown on the façade drawing.

Ms. Bordegaray replied she understood it would not cover the brick in order to protect the arches.

Member Biedscheid said that in the report referencing 202 Galisteo as the south side of the building. She asked if the Board was to treat the two businesses as separate properties or look at the building as a whole.

Ms. Bordegaray clarified the Board is looking only at this business, but the business shares the property with other businesses. She explained she referenced Collective Works as an identifier and the front of the building is the east elevation.

Member Biedscheid asked if the awnings would be removable or permanent.

Ms. Bordegaray said she would consider them removable.

Vice Chair Katz said along that line; he thought it looked awkward to have half of the east façade with awnings and not the other half. He asked if having awnings on all of the bottom four windows on the east had been discussed.

Ms. Bordegaray replied that was not discussed. She understood there are two separate businesses that flank the breezeway. The owner on the southern side of the building is requesting the awnings.

Vice Chair Katz said he understood, but the awnings impact the whole building which is a substantial symmetrical building.

APPLICANT'S PRESENTATION

Ryan Niland Allen, 2595 Camino Pinturas, was sworn.

QUESTIONS FOR APPLICANT

Chair Rios asked Mr. Allen to tell them about the awnings and answer Vice Chair Katz's question.

Mr. Allen said the other tenants did discuss awnings and other owners thought if this request for awnings was approved they might also pursue it. He indicated he could only speak for the applicant and his willingness to put up awnings. The applicant owns a carpet store, and the UV light is causing damage.

Regarding Vice Chair Katz's question, his elevations were more accurate in terms of the architectural drawing than the sketch provided. The applicant, after looking at the request for the awnings, thought there may be problems with the structural integrity. The awning has to go on the outside of the brick because of health and safety concerns. The metal windows will have to be drilled and the awning will be temporary.

Mr. Allen explained the color looks pink in the computer sample. It is a lot darker and a burgundy, red wine color.

Mr. Berke indicated Mr. Allen could show the more recent architectural renderings of better elevations by sharing his screen.

Chair Rios said Mr. Allen was welcome to do that. She has a good picture but wasn't sure whether other Board members needed something clearer. They were very familiar with the building.

Vice Chair Katz said he was confused if this was a request by the building owner.

Mr. Allen explained there are several owners in the building. He has informed the business association and management that they are pursuing awnings. The building association is aware some individuals want awnings and support this request.

Chair Rios asked to clarify if the brick would or would not be covered with the awnings.

Mr. Allen replied the brick would be covered. His architectural elevations of the awnings indicate that is the best place for installation for health and safety. It is not advantageous to put it inside the brick and would be dangerous. It is a thin metal frame and would damage the integrity of the window. He noted the door itself does not have the brick surround. He was not sure how to safely put awnings on the outside of the brick.

Member Larson thought this was an invasive way to approach the issue. The façade is strongly defined by the arched windows and the transoms with the three light patterns. Awnings would detract from the façade. Talking about if this is temporary or reversible makes her nervous. In her experience something said to be temporary or reversible doesn't necessarily mean it will come down. The most character defining features of the façade are on the ground level and would be a disservice to add the awnings. She referenced page 15, Exhibit D, depicting the Hotel St. Francis. That is a

different window shape where an awning is more appropriate. It is suited and doesn't detract from the façade. She agreed with the other members, there is a character defining feature of symmetry. She asked why not look at altering the glazing if there is a need to reduce UV. Something less invasive and possibly more cost-effective and maintenance effective.

Member Bienvenu said it seems the reason for the variance request and awnings is to reduce or eliminate the UV rays penetrating the glazing. He wondered if other alternatives had been explored such as UV sun blocking film, etc.

Mr. Allen said he and the owner of the carpet store had discussed this and the applicant wanted to pursue this direction to be congruent with the environment. The arched windows are the reason they pursued the half domes, and the transom can still be seen from underneath. It is a street side view and a pedestrian thing. Tinting the windows wasn't an option because it is a carpet store. The applicant would like pedestrians to be able to see the carpets and gets a lot of business that way. He wants that to be left as open as possible. This request is still a compromise because it does not provide all the UV protection the applicant would like.

Member Bienvenu asked if possible, to reduce the UV rays to the same amount and get the same effect, if they used a film.

Mr. Allen said he couldn't answer that. He said the owner's reasoning and request was to keep this within the vernacular of what is happening downtown. That is why the Hotel St. Francis was included. They feel this is the least invasive approach for pedestrians to be able to still see the carpets curbside.

Member Bienvenu asked if thought had been given or studies were done on how much sunlight penetrates the windows, and how much the awnings, as drawn, would reduce that amount.

Mr. Allen said he used his solar calculator, which showed that adding the awnings does help. High sun is in the morning and the biggest problem is the low sun to the east. The first thing in the morning the sun penetrates, especially in the winter when the sun is lower. The intent is to manage this in the best way possible along with the transom windows. They agree that the transom windows are an architectural element and the best way to achieve the vernacular is to use the arched dome over the window.

Member Bienvenu asked if Mr. Allen had a percentage of how much the awnings would help.

Mr. Allen did not have a percentage but knew it would not cover all of the sun but would cover some. The owner has approached this because he is seeing damage. He thought this approach fits the vernacular and why they pursued it.

Member Bienvenu asked how far out the awnings would extend from the building.

Mr. Allen showed the plan on screen. He noted the door is smaller and the door awning and windows will project about 3'6" maximum from the edge of the façade of the building.

Member Roybal said he liked the semi domed burgundy canvases. He thought they were attractive and would not detract and would add color to the building. He asked staff as a contributing building if correct they would not have approved this if this would devalue the building.

Ms. Bordegaray agreed he was correct. She also agreed it did not detract from the features that characterize the building in terms of all of the windows. Not just the ground floor but along that façade as well as the windows at the top and the brick coping. As a planner, she also could see a benefit to have more shade on the sidewalk for pedestrians. Although that isn't a historic preservation consideration. She did not believe this compromises the historic designation.

Member Roybal confirmed with staff that the building is stucco. He noted if the awnings were removed later and there was damage to the walls, the stucco could be repaired without a problem. He liked the awning; it would add color.

Member Biedscheid asked with respect to criteria #3, whether interior shading like curtains or window coverings, were investigated as an alternative.

Mr. Allen said again, it goes back to the street side view and the morning sun. Curtains were never discussed because they are not an option regarding how this window works for the applicant.

Member Biedscheid asked for clarification whether the applicant used the upper transom to display the rugs, and if the transom were covered, that would compromise the display.

Mr. Allen said no, the upper transom presents most of the problems with the fading of the carpets. The applicant uses the windows for sales. The idea was to use the awnings for the advantage of the low sun.

Member Biedscheid asked if covering only the transoms was not considered or was not feasible.

Mr. Allen said that would not do anything for the applicant, and he wanted to pursue the awnings.

Member Larson said continuing along the lines of Member Bienvenu, she had read Preservation Brief 44, from the National Park Service. The data indicates that an awning can reduce heat and UV up to 65% and a window tint could do more than an awning and be much less invasive to historic fabric.

Member Larson agreed with Member Biedscheid that tinting or shading the transoms would solve the issue. They should not get into the historic fabric and alter the exterior appearance, which is so character defining to the building. Other alternatives could be discussed that would benefit the owner.

Vice Chair Katz asked the extent a window tint that blocks ultraviolet interferes with the transparency of the window or what is displayed.

Mr. Allen said one of the issues on the south and east sun is that a window tint creates a mirror effect, and the product isn't visible.

Chair Rios said she would guess that the rugs are displayed close to the windows.

Mr. Allen replied yes, they are stacked in the front. It is a great location because of the visitors and pedestrian traffic and there is a lot of walk-in traffic. The awning approach was an attempt to be the least invasive to the neighborhood.

Chair Rios asked if the business has a sign that indicates what is sold in the store.

Mr. Allen said yes, but it is really hard to see, and most people are window shopping.

Member Roybal voiced concern that the Board was losing focus of what the applicant was trying to do; to display his products. Tinted windows, with business being as bad as it is and possibly deterring some of that business, would not work. He has had tinted windows and they do mute the interior badly. It is not a good option. He would hope that they would approve the semi-dome canvas, as long as it does not harm the historical significance. And staff has stated that it would not. Business is tough nowadays. Awning is not going to ruin the integrity of the contributing building. He thought it would actually be attractive to the downtown area.

PUBLIC HEARING

Stefani Beninato, PO Box 1601, was sworn. She agreed with many of the Board members that awnings on the streetscape would not be harmonious. Even though there are half domes on Hotel St. Francis. The first-floor windows are really character defining

with the brick coping. Also, there are many other owners that she would wonder if they would want domed shades as well. Other alternatives have not been considered and they don't know if this would drive this person out of business. That is all assumption. She said a question is whether there is an alternative to domes over the windows that would prevent the rugs from the UV light. It is obvious there are; they could put something over the arched part or halfway down the middle divide. The top half of the window could have reflective light or with a shade and people walking by could still see into the store. This building is historic and symmetrical, and the windows are unique. It is very incongruous and inharmonious to have half the windows domed and half not that are next to a portal. That is just a subjective opinion whether it will or will not affect the contributing nature of the building.

BOARD DISCUSSION

MOTION: In Case #2020-002692-HDRB, 202 Galisteo Street, Member Larson moved to deny the application on the ground that the exception criteria has not been met and all of the alternatives have not been considered. Vice Chair Katz seconded the motion.

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

Chair Rios explained to Mr. Allen his options to go to City Council or to resubmit a different request.

Mr. Allen said he would have to discuss with his client.

2. **Case #2020-002693-HDRB. 3 Placita Rafaela.** Downtown & Eastside Historic District. Gayla Bechtol, agent for Laura Holmes and Graham Creasey, owner, proposes to construct an addition, decks, and railings on a second floor, replace windows, a gate, and a ground mounted HVAC system on a non-contributing residential structure. (Angela Schackel Bordegaray)

STAFF REPORT

Number 3 Plaza Rafaela is a single-family Old Santa Fe style residence built in 1932. It has adobe wall-dominated massing, flat roof and parapet, inset portal, and a front courtyard with an adobe yard wall and gate. A small second story was added in 1970, along with a storage shed on the southeast elevation. It has stucco walls and exposed vigas on the east and north elevations; windows are a mix of historic, multi-lite casements

and some are aluminum that were added later. The front portal has exposed lintels; the canales are metal; and the front courtyard wall is adobe with a gate. Because of major alterations, the house is designated non-contributing to the Downtown and Eastside Historic District.

The structure's back (west) wall is set back less than 5' the adjacent property. The applicant is pursuing a variance with respect to rear setback and step back requirements, without which the proposal will not meet zoning requirements. The applicant is aware of this requirement and seeks approval from the Board of Adjustment.

Currently, the applicant proposes the following exterior alterations:

- Expand the existing second story room (238 sf) by adding 102 sf to its footprint. The addition will line up with the west wall and match existing height.
- Add a wood deck and railings on the south, east and north sides. Railing will be 3'2". It will be stained medium brown to blend in more with the walls.
- Repair and transpose two existing wood casement true divided lites, 2 over 2 windows on the front (east) façade. Windows will be painted to match existing blue color.
- Replace aluminum sliding windows on the west façade with aluminum clad wood windows with 2 over 2 simulated divided lite casement windows, also blue.
- Replace the existing but non-historic vinyl windows on the ground floor with wood casement divided lite windows, also painted blue similar to existing.
- Replace second floor aluminum windows with larger wood casement windows, also painted.
- Remove the window on the ground floor south wall.
- Replace existing yard wall pedestrian gate with a traditional looking wood gate, painted blue to match the trim. New gate is wood, made from 8/4 fir, painted. Decorative hinges and gate latch to be determined.
- Add 6' coyote fence on the west property line.
- Repair and replace roof
- Restucco with tan cementitious stucco and blue trim.
- Install HVAC system.
- Landscape courtyard.
- Add metal-shielded light fixtures at gate.

STAFF RECOMMENDATION

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

QUESTIONS FOR STAFF

Chair Rios asked if the 6-foot coyote fence would be in the rear of the property.

Ms. Bordegaray noted the west elevation is the rear with the coyote fencing, but fencing doesn't appear to be on the south elevation. The applicant had made revisions that are not in the packet and could address any questions.

Chair Rios asked where the HVAC would be located.

Ms. Bordegaray said the applicant could describe the HVAC location.

APPLICANT'S PRESENTATION

Gayla Bechtol, 418 Montezuma Ave., was sworn in and shared a short presentation. The building, in 1984 and 1988 was part of the Camino del Monte Sol Historic District and was considered noncontributing because changes were made between 1966 and 1973. The development of the area was shown and a photograph showing the second story was not there in a 1966 but is shown in a photograph in 1973. Other photographs were shown from the 1991 Historic Cultural Properties Inventory. The clients live next door and want to restore the building. Drawings were shown of the existing building and proposed structure.

Ms. Bechtol addressed the HVAC location and indicated it would be on the west side behind the coyote fence. A photo montage was shown of the second floor that would extend out six feet with a window added.

QUESTIONS FOR APPLICANT

Vice Chair Katz said he likes what is being done. He wondered if the railing would look better if it didn't go all the way to the parapet, as proposed.

Ms. Bechtol said that was possible. They looked at different options for the railing, including glass and at raising the parapet to eliminate the heaviness of the railing. They could look at other alternatives, but the best view of the mountains is from the north side. The door is on the south side and if that were only done on the north side it would not line up with the parapets on the south side. The applicant is open to no railing, so it will blend in.

Member Roybal thought having no railing might be a safety factor. He noted that the existing structure has a door and wondered if a door had been proposed going out to the deck.

Ms. Bechtol replied it does have a door and is a safety factor. There is no railing currently and this would be similar and why they feel it needs a railing. The door and access to the roof would have to be eliminated if there is no railing.

Member Roybal said it would be better to have a door.

Member Larson liked what has been done. She appreciated the photo editing because it gives a better idea of what this would look like. She agreed the railing was overwhelming in the renderings but thought on page 26 it seemed to be less. She asked Ms. Bechtol to explain the material of the glass railing.

Ms. Bechtol said they just began to explore that yesterday. The most minimal way to use glass is by having posts, probably of steel. The glass would be clear with a maximum span around 6-8 feet. They could look from there to more verticals. Her client's least favorite option is glass because it was against the historic nature of the neighborhood. It would have to be done well to fit in with the neighborhood.

Chair Rios said she agreed with the client on the glass-type railing. This is a modernistic element that doesn't go with the Pueblo Revival building. She thought the wood railing was a better option.

Member Bienvenu also agreed glass was not a good option. He thought the project in general is great and found the information provided helpful. The railing strikes a discordant note and appears as a structure on the top of the perimeter of the house he has never seen before. Ms. Bechtol mentioned that her clients would be open to modifications. She has a refined sense of the historical nature of the house and neighborhood. He asked her thoughts on an alternative that would allow a railing without being overwhelming, so the door could remain.

Ms. Bechtol replied they had discussed something like a trellis to take away from this only horizontal piece. They could do it just on the north side and turn it to leave the south mostly empty. She thought her clients would be okay with that option. They also discussed shade, which is the other part. They talked about it being temporary, but that would help the massing to have some vertical with the horizontal.

Chair Rios asked the dimensions of the trellis and where it would be located.

Ms. Bechtol said she would be guessing at the moment. She could come back with designs if the Board wanted them to relook at the railing. She didn't know if the Board could approve everything except this piece. She would need to redesign that to answer correctly.

Member Biedscheid noted Ms. Bechtol had mentioned an option of a larger, taller parapet at the wall base. She asked Ms. Bechtol's opinion on setting that back to mimic the yard wall that is stucco. She was seeking her opinion as an architect of options that would be better than a railing around the entire building.

Ms. Bechtol said the parapet as drawn is 3'2" high for safety. She hasn't drawn one 18 inches high and the wall would be a little higher and possibly have a metal or wood railing on top of that to the edge of the doorway only to the north. It would overlap some on the south wing, but that might take away the "wedding cake" appearance.

She asked them to imagine eliminating the railing on the last two and half panels on the east elevation toward the south. She liked the idea and could play with the proportions of the wall to the railing.

Chair Rios said it appears the Board would approve everything, and Ms. Bechtol is willing to return with different options for the railing.

Member Roybal agreed with Chair Rios. The Board should approve everything except the railing and Ms. Bechtol could come back with design options.

PUBLIC HEARING

Stefani Beninato agreed with the Board's discussion and that the railing should be redesigned. She appreciated the applicant thinking about other options.

BOARD DISCUSSION

MOTION: In Case #2020-002693-HDRB, 3 Placita Rafaela, Vice Chair Katz moved to approve the project as submitted, with the exception of the wood deck and railing on the southeast side and the applicant could return with a redesign of that. Member Roybal seconded the motion.

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

3. **Case #2020-002694-HDRB. 801 Alto Street.** Westside-Guadalupe Historic District. Gayla Bechtol, agent for Donna Siergiej and Kevin Cassidy, owners, requests primary façade designation on a contributing residential structure. (Daniel Schwab)

STAFF REPORT

801 Alto Street is a single-family residential structure with a contributing status with to the Westside-Guadalupe Historic District.

The structure was constructed around 1938, with an addition in the rear in the late 1980s which is not visible from the street.

The structure is essentially rectangular, of simplified Spanish Pueblo Revival design and one story, with the north elevation facing the street.

The building is raised slightly in relation to the street and is concealed from the street by a high yard wall. This wall is not historic. A 1985 photo shows the north façade without the yard-wall and a small porch with metal columns.

The north facade contains the entry door and historic windows on either side with wood lintels and concrete sills. The porch roof appears to have covered the centered door and the window to the right (west).

The east facade is partially visible from the public right of way via the driveway, showing two historic windows. The rear part of the east elevation contains a stucco-enclosed porch and an addition with a shed roof dating from 1987.

The south façade is not publicly visible. It contains the non-historic addition with large-pane windows and wood framing.

The east façade is not publicly visible. It contains two historic windows and borders less than five feet from the neighboring house.

RECOMMENDATION

Staff recommends the historic status of the structure be maintained as contributing per 14-5.2(C) Designation of Significant and Contributing Structures and that the north and publicly visible (north) portion of the east façade be designated as primary.

QUESTIONS FOR STAFF

Chair Rios noted that the discussion is just for the designation of primary facades. She asked to confirm Mr. Schwab had indicated only the north façade.

Mr. Schwab replied the north façade and the northern portion of the east façade with the two historic windows.

Chair Rios referred to the 1985 photograph and compared it to a current photograph. She recalled that the west side and many other portions of the City do not

have high walls. The 1985 photograph is reminiscent of what was happening on the west side and in other parts of the City; the walls slowly began to creep up higher. She thought a shorter wall would look more appropriate for the building.

APPLICANT'S PRESENTATION

Gayla Bechtol, previously sworn, agreed with Mr. Schwab on maintaining the status and the recommendations on the front façade and the partial façade.

PUBLIC HEARING

Stefani Beninato agreed with the recommendation for status and Chair Rios' comments that the walls are getting higher. She thought Santa Fe has become somewhat unfriendly and wants to mostly block everyone out.

BOARD DISCUSSION

MOTION: In Case #2020-002694-HDRB, 801 Alto Street. Westside, Member Bienvenu moved to maintain the status of the structure as contributing and to designate the north and publicly visible portion of the east façade as primary. Member Biedscheid seconded the motion.

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

I. DISCUSSION ITEMS

None

J. MATTERS FROM THE BOARD

Chair Rios recognized Nicole Ramirez Thomas, the Interim Liaison to the Historic Board.

Ms. Thomas said she was glad to help out in the interim and was available should they want to discuss anything. She will be in town the week of the 9th and walk through the historic districts with Mr. Schwab and Ms. Bordegaray. She indicated that Board members could contact her at any time. Her hours are limited to 25 hours per week, but she assured them she could answer their questions in that time.

Ms. Paez noted all of the Board members had been contacted by Director Isaacson and she could send out an email to everyone so Ms. Thomas will have the list.

Ms. Thomas indicated she has been given everyone's email.

Chair Rios welcomed Ms. Thomas back.

Chair Rios asked Ms. Paez to talk about the resolution.

Ms. Paez said the destruction of the Obelisk on the Plaza was discussed. Most of the committees have not been able to meet because of City staffing and funding. The Arts Commission has recommended a resolution to create a 21-person committee to look at the community from varied and important perspectives on issues. Staff is accepting nominations, which can come from the Board or the Historic Preservation community. A couple of spots are reserved for two people who have historical/cultural expertise and credentials and/or higher education credentials in New Mexico history and culture. Two individuals are also included from the Santa Fe Arts Commission, or the Santa Fe Arts and Culture community. The Board could lobby the sponsors of the resolution to suggest two members of the HDRB, or individuals with historical/cultural expertise be added.

Ms. Paez said the resolution potentially could still be revised by requests from councilors and sponsors as it goes through the legislative process. The Board should feel free to be engaged in that way and to nominate people. Once the committee begins to meet there will be ongoing community conversations and recommendations on new and existing art, the Obelisk and things of that nature. They will have the difficult community conversations that are important and imminent.

Ms. Paez offered to assist whether tracking legislation as it goes through committees and to the Governing Body or organizing nominations. She would assist in any way possible to ensure the Board's voice is part of that.

Chair Rios asked members if they had read the resolution and if they had any comments.

Member Roybal volunteered as a representative on the committee on behalf of the Historic Board. He said if not possible, he would like to be a person at large member. He is a lifetime resident of Santa Fe. He loves the Plaza, and every year holds a car show on the Fourth of July with the Rotary and the vintage car club. They have 5 or 6 nights on the Plaza. He has tremendous love for the Plaza and for the past five years has organized over 100 volunteers to paint park benches. He has donated thousands of dollars and would like to be nominated for a position for the Historic Board or At Large.

Chair Rios said she was glad to hear Mr. Roybal volunteer.

Ms. Paez explained the resolution outlines the process. Nominations should be submitted in the two weeks following the adoption of the resolution to the City Clerk. Nominations can come from the Board or a member of the Board. She offered to track that for the Board.

Mr. Berke asked if the resolution had been passed. He thought it had been postponed.

Ms. Paez said if she understood Mr. Berke he was asking if Public Works and Utilities had moved the resolution forward. She wasn't sure but would provide legislative updates and track the resolution and communicate with the Board.

Chair Rios asked the process for the public to participate and if this would be done by Zoom.

Ms. Paez explained the resolution states committee, once appointed, will convene, compile and review community listening sessions facilitated by one or more professionals trained in cultural competency *to inform the discussions and make recommendations; gather and examine and draft guidelines* for existing statues, remembrances and monuments. She thought once the group is established there will be facilitated community conversations.

Member Bienvenu understood that any recommendation from the committee that involves altering what is left of the monument or creating a new structure, would have to come before the Historic District Review Board.

Ms. Paez thought that correct and she thought the City Attorney agrees. She thought any new structures /monuments on the Plaza would come before the Board. She said regarding what is left of the Obelisk, she knows there have been administrative approvals for things done in an emergency out of necessity. She didn't think there was a plan to further modify beyond protective measures and mitigation remediation that has already been done.

K. NEXT MEETING:

Ms. Paez confirmed that the next meeting on Tuesday, November 10, 2020 has been canceled. The next meeting will be on November 24, 2020.

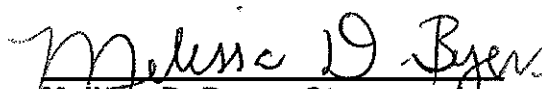
L. ADJOURNMENT

Chair Rios adjourned the meeting at approximately 7:20 p.m.

Approved by:

Submitted by:

Cecilia Rios, Chair


Melissa D. Byers, Stenographer
For Byers Organizational Support
Services

**City of Santa Fe
Historic Districts Review Board
Findings of Fact and Conclusions of Law**

Case #2020-002693 HDRB

Address - 3 Placita Rafaela

Owner's Name – Laura Holmes and Graham Creasey

Agent's Name – Gayla Bechtol

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on October 27, 2020.

BACKGROUND

The structure at 3 Placita Rafaela is a single-family Old Santa Fe Style residence built in 1932. It has adobe wall-dominated massing, flat roof and parapet, inset portal, and a front courtyard with an adobe yard wall and gate. A small second story was added in 1970, along with a storage shed on the southeast elevation. It has stucco walls and exposed vigas on the east and north elevations; windows are a mix of historic, multi-lite casements and some are aluminum that were added later. The front portal has exposed lintels; the canales are metal; and the front courtyard wall is adobe with a gate. Because of major alterations, the house is designated non-contributing to the Downtown and Eastside Historic District.

The structure's rear (west) wall is set back less than five feet from the adjacent property. The Applicant is pursuing a variance with respect to rear setback and step back requirements, without which the proposal will not meet zoning requirements. The Applicant is aware of this requirement and will seek approval of a variance from the Board of Adjustment.

In this case, the Applicant seeks approval of the following items:

1. Expand the existing second story room (238 square feet) by adding 102 square feet to its footprint. The addition will line up with the rear west wall and match existing height.
2. Add a wood deck and railings on the south, east, and north sides of the addition. The railing will be three feet, two inches tall and would be stained medium brown to blend in with the walls.
3. Repair and transpose two existing wood casement, true divided-lite 2 over 2 windows on the front (east) façade under the portal. Windows will be painted to match existing blue color.
4. Replace aluminum sliding windows on the west façade with aluminum clad wood windows with 2 over 2 simulated divided-lite casement windows, also blue.
5. Replace the existing non-historic vinyl windows on the ground floor with wood casement divided-lite windows, also painted blue similar to existing.
6. Replace second floor aluminum windows with larger wood casement windows, also painted.
7. Remove the window on the ground floor south wall.

8. Replace existing yard wall pedestrian gate with a traditional looking wood gate, painted blue to match the trim. New gate is wood, made from 8/4 fir, painted. Decorative hinges and gate latch to be determined.
9. Add six foot high coyote fence on the west property line.
10. Repair and replace roof.
11. Restucco with tan cementitious stucco and blue trim.
12. Install HVAC system.
13. Landscape courtyard.
14. Add metal-shielded light fixtures at gate.

FINDINGS OF FACT

After conducting a public hearing and having heard from the Applicant and all interested persons, the Board hereby FINDS, as follows:

1. Land Use Department Staff conducted a preliminary zoning review ("PZR") and determined that the Application appears to meet the underlying zoning standards set forth in the Santa Fe City Code ("SFCC").
2. Historic Preservation Division Staff reviewed the Application and related materials and information submitted by the Applicant for conformity with applicable SFCC requirements and provided the Board with a written report of its findings ("Staff Report"), which evaluates the factors relevant to the Application.
3. Historic Preservation Division Staff Recommendation: Staff recommended approval of the proposed project and found that the application complies with SFCC Sections 14-5.2(D), General Design Standards for all Historic Districts; and 14-5.2(E), Downtown and Eastside Historic District Design Standards.
4. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
5. The property is located in the Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
6. Under SFCC Sections 14-2.6(B)-(C), 14-5.2(A)(1), 14-5.2(C)(2)(a-d & f), 14-5.2(C)(3)(a-b), 14-5.2(C)(4), 14-5.2(C)(5), and 14-5.2(D), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant's proposed design to assure overall compliance with applicable design standards.
7. Under SFCC Section 14-5.2(C)(3)(b), the Board has the authority to approve an application for alteration or new construction on the condition that changes relating to exterior appearance recommended by the Board be made in the proposed work, and no permit is to issue until new drawings or documentation, satisfactory to the Board, have been submitted.
8. At the hearing, the Board and the Applicant's Agent discussed various design options for the proposed deck and railings (Item 2 above), and the Agent agreed to present options for a redesign at a subsequent meeting.
9. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable requirements for Board review as herein described have been met.
10. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable design criteria have been met.

CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the hearing, the Board acted upon the Application as follows:

1. The Board has the authority to review and approve the Application.
2. The Board approves Item 1 and Items 3-14, as recommended by Staff.
3. The Board postpones a decision on Item 2, the proposed addition of a wood deck and railings.

IT IS SO ORDERED ON THIS 24th DAY OF NOVEMBER 2020, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Chair

Date

FILED:

Yolanda Y. Vigil
City Clerk

Date

APPROVED AS TO FORM:

Sally A. Paez
Assistant City Attorney

Date

**City of Santa Fe
Historic Districts Review Board
Findings of Fact and Conclusions of Law**

Case #2020-2694-HDRB

Address – 801 Alto Street

Agent's Name – Gayla Bechtol

Owner/Applicant's Name – Donna Siergiej and Kevin Cassidy

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on October 27, 2020.

BACKGROUND

In this case, the Applicants request the designation of primary façades at 801 Alto Street, which is a single-family residential structure with a contributing status to the Westside-Guadalupe Historic District. The structure was constructed around 1938, with an addition in the rear in the late 1980s, which is not visible from the street. The structure is essentially rectangular, of simplified Spanish Pueblo Revival design, and one story high.

The north façade faces the street. The building is raised slightly in relation to the street and is concealed from the street by a high yard wall. This wall is not historic. A 1985 photo shows the north façade without the yard-wall and a small porch with metal columns. The north facade contains the entry door and historic windows on either side with wood lintels and concrete sills. The porch roof appears to have covered the centered door and the window to the right (west).

The east facade is partially visible from the public right of way via the driveway, showing two historic windows. The rear part of the east elevation contains a stucco-enclosed porch and an addition with a shed roof dating from 1987.

Neither the south façade nor the east façade is publicly visible. The south façade contains the non-historic addition with large-pane windows and wood framing. The east façade contains two historic windows and borders less than five feet from the neighboring house.

FINDINGS OF FACT

After conducting a public hearing and having heard from the Applicant and all interested persons, the Board hereby FINDS, as follows:

1. Historic Preservation Division City staff reviewed the Application and related materials and information submitted by the Applicant for conformity with applicable Santa Fe City Code ("SFCC") requirements and provided the Board with a written report of its findings (Staff Report), which evaluates the factors relevant to the Application.
2. Historic Preservation Division Staff Recommendation: Staff recommended the historic status of the structure be maintained as contributing per SFCC Section 14-5.2(C),

Designation of Significant and Contributing Structures; and that the north and publicly visible (north) portion of the east façade be designated as primary.

3. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
4. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
5. The property is located in the Westside-Guadalupe Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(I).
6. Under SFCC Section 14-12.1, the definition of a “contributing structure” is “a structure, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains.”
7. Under SFCC Section 14-2.1, the definition of a “primary façade” is one or more principal faces or elevations of a building with features that define the character of the building's architecture.
8. SFCC Section 14-5.2(C)(2)(a-c) gives the Board authority to review and approve “significant,” “contributing,” or “noncontributing” status designations and to designate primary façades of contributing structures.
9. Based on the information set forth in the Staff Report and exhibits and the testimony and evidence presented at the hearing, the Board finds that the structure meets the definition of a “contributing structure,” as recommended by staff.
10. The Board finds that the north façade and the north, publicly visible portion of the east façade are the primary elevation(s) of the structure with the features that define the character of the structure’s architecture. These encompass the original, pre-1980s massing of the house with its historic wood-framed windows, and ending before and not including the enclosed porch on the east façade and the rear (south) addition.
11. The information contained in the Application and provided in testimony and evidence establishes that all applicable requirements for Board review have been met.

CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the hearing, the Board acted upon the Application as follows:

1. The Board has the authority to review and approve the Application.
2. The Board grants the Applicant’s request to review historic status.
3. The Board maintains the structure’s contributing status.
4. The Board designates the following elevations of the house as the primary façades: the north façade and the north, publicly visible portion of the east façade, as recommended by Staff.

IT IS SO ORDERED ON THIS 24TH DAY of NOVEMBER, 2020, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Chair

Date

FILED:

Yolanda Y. Vigil
City Clerk

Date

APPROVED AS TO FORM

Sally A. Paez
Assistant City Attorney

Date