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**HISTORIC DISTRICTS REVIEW BOARD**  
**APRIL 25, 2023**

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**MINUTES OF THE CITY OF SANTA FE  
HISTORIC DISTRICTS REVIEW BOARD  
APRIL 25, 2023 – 5:30 PM**

**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 5:31 p.m. at a meeting held in the City Council Chambers at the Santa Fe Municipal Building, 200 Lincoln Avenue, Santa Fe, New Mexico.

**A. ROLL CALL**

Roll Call indicated the presence of a quorum as follows:

**MEMBERS PRESENT:**

Ms. Cecilia Rios, Chair  
Mr. Anthony Guida, Vice Chair  
Ms. Jennifer Berkley  
Ms. Jennifer Biedscheid  
Mr. John Bienvenu

**MEMBERS ABSENT (EXCUSED)**

Ms. Madeleine Aguilar Medrano  
One Vacancy

**OTHERS PRESENT:**

Ms. Heather Lamboy, Assistant Land Use Director  
Mr. Ramon Sarason, Historic Preservation Planner  
Mr. Paul Duran, Historic Preservation Planner  
Mr. Frank Ruybalid, 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**

Ms. Lamboy said there is a correction to the caption for 412 Camino Don Miguel. The addition for the bathroom is smaller and is now 100.9 square feet.

**MOTION:** Member Guida moved, seconded by Member Biedscheid to approve the agenda as amended.

**VOTE:** The motion passed by (4-0) roll call vote with Members Berkley, Biedscheid, Bienvenu and Guida voting in favor and none voting against.

**C. APPROVAL OF MINUTES:**

April 11, 2023

Member Bienvenu asked to change on page 4, the sentence starting with, "He said he offered language...", to read: *"He said he offered language consistent with the staff report that said the first exception criterion had not been met."*

**MOTION:** Member Biedscheid moved, seconded by Member Bienvenu to approve the minutes of April 11, 2023, as amended.

**VOTE:** The motion passed by (3-0-1) roll call vote with Members Berkley, Biedscheid and Bienvenu voting in favor, none voting against and Member Guida abstaining.

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

1. 2023-006553-HDRB. 1249 Cerro Gordo
2. 2023-006286-HDRB. 1564 Canyon Rd.

Member Biedscheid said on the Cerro Gordo case she did not see the Board's request that the walls and planters be noncontributing.

Ms. Lamboy said staff will edit that and present it to the Board at the next meeting.

**MOTION:** Member Biedscheid moved to approve the Findings of Fact and Conclusions of Law for 1564 Canyon Road noting that the Findings and Conclusions of Law for Case 2023-006553 for 1249 Cerro Gordo Road will be presented at the next meeting with the edits as noted. Member Bienvenu seconded the motion.

Member Bienvenu said he would reiterate again, that the Findings of Fact and Conclusions of Law be circulated at least a few days before the date of the meeting prior to being posted online.

**VOTE:** The motion passed by (4-0) roll call vote with Members Berkley, Biedscheid, Bienvenu and Guida voting in favor and none voting against.

## **E. MATTERS FROM THE PUBLIC**

Stefanie Beninato said she wanted to mention the St. John's solar panels again and wondered if anything has happened.

## **F. STAFF COMMUNICATIONS**

Ms. Lamboy reminded the Board that staff will make a presentation on May 10<sup>th</sup> to the City Council regarding the Historic Preservation Awards. She will coordinate who will be handing out awards with the Board offline. She confirmed that the Board has no problems with Board members who cannot attend the presentation at the San Miguel Chapel handing out the awards at City Council.

She said the General Plan resolution will go to City Council on April 26<sup>th</sup> for approval and will authorize staff to issue an RFP for a consultant. Also, at the May 9<sup>th</sup> HDRB hearing only status review cases will be discussed from the State of New Mexico for four bungalows, the Pino Building and the garage on site. The Board will be receiving the packet well in advance that includes the framework to review the State projects.

Attorney Ruybalid reported that Member Bienvenu met them in the City Attorney's office on the discussion of voting with four members present in a quorum with a vote that is 2-1 in favor to adopt. He said City Attorney McSherry joined them and they reviewed Article 11 of the Rules and Regulations, Section 2, subsection C. He read that section of Code. He said Attorney McSherry analyzed the question based on the language: *the vote of a majority members present shall decide any questions brought before such a meeting*. They found nothing specific that required a vote in the affirmative, the negative, or an extraordinary majority. He and Attorney McSherry agrees that a vote of two members does pass the project. Roberts Rules of Order also does not require an extraordinary majority, in other words three quarters of the members present, to adopt with the exceptions for amending the agenda, a motion to limit debate, etc.

Attorney Ruybalid addressed Ms. Beninato's comments on the solar array at St. John's College. He believed both she and Mr. Durkovich were asking about the solar array that had been approved by the HBoard in case 2021-004456. He offered to email Ms. Beninato the Findings of Fact and Conclusions should she like to see that.

## **G. OLD BUSINESS**

Chair Rios explained the appeal process. She set a speaking time limit for two minutes for members of the public who plan to speak.

1. **2023-006360-HDRB. 502 Cerrillos Rd. Historic Transition District.**  
Noncontributing. K.M. Skelly, Inc., agent for Deborah Olinger, owner,

proposes to enclose 84 sq.ft. portal on a 3,544 sq.ft. building, raise parapet heights (none to exceed maximum allowable height of 14'- 3"), add patio area with trellis, increase yard wall heights to 4'-3" and to 4'-6" (within maximum allowable height for this streetscape), and window and door alterations. An exception is requested to Section 14-5.2(D)(4) to infill the portal on the east elevation. (Heather Lamboy)

**STAFF REPORT:**

The building located at 502 Cerrillos Road is a 3,356 square foot non-contributing commercial building that sits on a triangle wedged lot at the southwest corner of Cerrillos Road and West Manhattan Street in the Historic Transition District. Per the 1997 historic building survey, it was built in 1973 and housed the Schifani Brothers Printing Company, and most recently, an audio video store, "A Sound Look." It is a concrete block stuccoed building with flat roofed masses of varying heights, ranging from 10' to 14' – 9" at the northwest corner, battered parapets, wood and metal canales, and metal downspouts. Windows are a mix of 6-over-6 wood double hung units with metal storm windows and steel casements on the facades of the west end of the north wall. Its street-facing front elevation (east) features 12-lite fixed recessed windows with wood lintels.

The applicant proposes the following exterior alterations:

Building

1. Shift the main entrance from the existing portal entry on the north end of the east street-facing elevation to the south. The current 10' tall wall will be increased to 14' – 3" for the main entrance and signage. The southern end parapet will be raised from 12' – 5" to 13' – 2." The north elevation parapet will be raised from 11' – 8" to 12' – 10.' The maximum allowable height for this building in this streetscape is 14' – 3."
2. Enclose the 84 square foot entry portal on the east elevation.
3. Existing dark metal clad divided lite windows will be replaced with dark bronze anodized finished aluminum frame windows.
4. New commercial grade metal doors will replace existing at the north elevation loading dock.
5. Re-roof with bitumen torch down or equal and insulate.

Patio and Yard Walls

6. Create a 362 Square foot patio on the north side of the building between the building and the existing yard wall along West Manhattan Avenue. Add a shade

structure over the patio, consisting of supporting steel columns and steel beam with a peeled wood latilla covering.

7. Raise the existing front (east) elevation stucco yard wall from 2' – 8" to 4' – 3" and add about 3" to the west end yard wall existing height at 4' – 3." Both proposed heights are within the maximum allowable height for this streetscape.
8. Add a wood and steel gate to the east yard wall.
9. Stucco will be El Rey's "Buckskin."

### Signage

A separate application for the building's new business signage has been submitted to the Land Use Department.

An exception is required Section 14-5.2(D)(4), Porches and Portals. According to this code section, porches and portals shall not be enclosed. As this is a design standard, the HDRB will Historic Districts Review Board, Case #2023-006360-HDRB either recommend or not recommend approval to the Governing Body, which has the final decision-making authority.

The applicant proposes to retain the existing portal's lintel and enclose it with 16 GA rusted steel plates with cut outs for signage. The applicant states that steel details are used on other buildings within the Historic Transition District for both signage and canopy features.

Photographs have been provided. While steel is used as an accent material, it is not used for an entire wall. Staff suggests using steel as an accent material and include windows or stucco as a predominant part of this elevation.

### **STAFF RECOMMENDATION:**

With the exception of the portal enclosure, Staff finds that the proposed project complies with Section 14-5.2(D) for the Historic Transition District.

Staff does not find that all the exception criteria have been met but the Board may find that they have upon further testimony. Because of the design of the portal enclosure, staff does not recommend approval of the application with regard to its compliance with 14-5.2(D) General Design Standards for all H Districts, and 14-5.2(D) Historic Transition District.

Chair Rios confirmed this is in transition district. She asked what styles are allowed.

Ms. Lamboy said it is a mix. There had been a car dealership, a movie theater and housing. This building was built in the 1970s in Santa Fe Style with overall massing and appearance of a Downtown Eastside Historic District building.

Member Guida asked if the Historic Transition District has a significant period or statement of significance, and whether it is a part of the National Register nominated districts or only a city designation.

Ms. Lamboy said this is just a City district.

Member Bienvenu said before the Board is a potential status review which was included in the motion. He said part of the rationale for the Board's request for a status review was to give staff the opportunity to recommend to the Board whether or not to retain the noncontributing status. He noted that did not require a HCPI. They could dispense with the status review because this was not formally noticed as such, but he does want staff's recommendation whether this should be maintained a noncontributing structure.

Ms. Lamboy said due to a large number of changes, especially on the street facing façades, staff recommends retaining the noncontributing status. There has been no change in the footprint since the 70s, but there have been changes in function, window openings and different styles of windows and doors. She said staff does recommend retaining the noncontributing status, but she did not have the additional information as it was not provided by the applicant.

Member Bienvenu said there were two other issues, one is the exposed concrete, which is prohibited by Code. He asked if that is still requested.

Ms. Lamboy deferred to the applicant.

Member Bienvenu said the other concern is the enclosure to the portal that he understands has two issues. Code generally prohibits enclosures of portals. Secondly staff has an issue with the materials. He said two exception requests would be necessary, one enclosing the portal with any material. The second is for the use of the steel plates.

Ms. Lamboy said the transition districts are vague about whether this would be considered an accent feature or a metal wall. She offered to read the specific language and the material list.

Member Bienvenu said he thought they had established that metal paneling is specifically prohibited in the Transition District.

## **APPLICANT PRESENTATION:**

Edward Fitzgerald, 121 Jefferson, Albuquerque, was sworn in.

Kevin Segura, 2908 Cliff Palace, Santa Fe, was sworn in.

Mr. Fitzgerald explained the proposed material is a rusted steel with contrasting galvanized steel behind that. The color of the middle panel will change over time and is industrial having to do more with the Railyard than downtown. He said that was seen as appropriate with the distillery being an industrial function. He showed examples of the use of steel along Cerrillos Road showing a precedent of the use of steel material. He pointed out on the elevation that the entrance is in the center making it a more central entrance and the portal is crowded with parking and has low ceilings. They wanted more height and a recessed entry for the entry. The portal was enclosed because the client wanted an office and there was nowhere else to put it. The height is limited to 14'3" maximum. He thought the enclosure of steel and the contrast of stucco gives more attention and a modern artistic feel and unique personality. The steel is a small amount that will patina and look nice with the stucco and more for accent and contrast. He showed additional details of the signage and the side elevation. He noted the exposed concrete wall will be stucco.

Chair Rios asked the dimensions of the steel plate.

Mr. Segura said 7 foot 6 inches high by 12 to 14 feet long. The entrance is about the same width, 12 feet wide by 14 feet 3 inches long. This is just the outside enclosure, the inside of the entrance is stucco.

Member Guida said he was confused because the entry doorway was said to be recessed. He could see a canopy projection from the façade.

Mr. Fitzgerald said that is correct, the canopy cantilevers out about 3 feet 6 inches to match the shade structure on the patio.

## **PUBLIC HEARING:**

John Eddy, 14 Avenida Campo Verde was sworn. He said the Board should keep in mind that this is a major entry into Santa Fe. He was opposed to the use of steel sheeting in the architecture in this neighborhood. He said they should also be careful about the backlighting of the logo sign. There have been problems encountered before and the LED lighting of the sign can be distracting.

Stefanie Beninato, PO Box 1601, was sworn. She agreed with Mr. Eddy. She said if the Board has not received the additional information to decide if contributing or

not, they shouldn't just ignore that. She said commercial-type buildings transition every time their use changes in terms of the business. She was also opposed to the enclosure of the portal.

Adam Johnson, PO Box 1055, Santa Fe, was sworn. He thought this a great reuse of the building and harmonizes with what is happening across the street. He said he didn't mind some steel details, but the steel side could be jarring. He said the backlit sign could be spotlighted instead. He asked for clarification on the divided light windows. He said he wanted to encourage the applicant because the project is great for this site and some steel details are appropriate given proximity to the Railyard.

### **BOARD DISCUSSION:**

Chair Rios asked for more information on the backlighting on the sign.

Mr. Fitzgerald explained only the barrel cactus will be illuminated from within to be able to read the letters. The cactus is 4 feet in diameter and a small part of that will be illuminated.

Chair Rios confirmed with Ms. Lamboy that the word "distillery" was an appropriate size for this district and complied with the historic signage.

Member Guida agreed the project, as proposed, would be a nice addition to this district. He said the qualities of the district is a commercial district and not specific to architectural styles, or an historic event and time period. He said he found it admirable the applicant's presentation showed examples in the district of the use of materials to a similar effect and part of life in Santa Fe. He thought the steel is complimentary to local architecture and as used in the district and as proposed, would be nice.

He said he was struggling with whether the Board could rule tonight on the application as submitted. He said it is apparent the issue of the status is really a non-issue, however, there are district standards which apply to more than just the enclosure of the portal. He is an advocate for granting exceptions where merited, and reviewing designs in a way that is within the Code. He was challenged because there were no applicant responses. Also, these materials and details are prohibited in the district. Both the steel and cantilevered entry awning would require exceptions. He said there is a process for this, and he doesn't see where the application has been improved. That is a challenge to him in making a decision on those grounds, not on the merit of the design or its appropriateness for the district.

Member Biedscheid asked staff how the Board should look at the metal siding with the distillery at the top. It appears to be a sign and if the business were to leave that would be a permanent identity.

Ms. Lamboy said that was one of her concerns. Code states the exterior wall materials are intended to express a monolithic and massive appearance. Stucco, bricks, block, and stone are allowed. Aluminum siding, metal panels, mirrored glass, and stuccoed masonry units are not allowed. That was partially addressed with the enclosure of the seating area and an exception would be required. Regarding the cantilevered elements, there is nothing in district standards other than it is intended that buildings be designed to be wall dominated. Staff's opinion was that the cantilevered element did not take away from the wall dominated nature. She noted that City Council will also have to review should the Board grant an exception for the metal panels.

Member Bienvenu said he shared the other members' frustration with the presentation. There are three exception criteria. According to the staff report the first the applicant did not respond to, the second the applicant said it would present a hardship and provided no explanation. On the third criteria the applicant's response was that some other enclosures have been permitted but the applicant did not address anything specifically.

Mr. Fitzgerald replied he did not think they could make an argument of hardship.

Mr. Segura displayed a letter regarding signage in which the applicant addressed the exception criteria. He said the first being they believe they matched the architectural style of the surrounding Transition District non-contributing buildings. On the hardship, they considered that was by moving the front entrance to the center of the building to avoid public interaction and incoming traffic. That left the owners with no place for an office front. They created a secure location without windows to privately conduct business. They wanted on the third option to complement the Railyard District by having stucco to maintain the historic look of the building in the entrance and on the northside of the building. And the metal sheet for the signage can easily be replaced for future residents of the building. Also, they wanted the sign to stand out because of the entrance location at the center of the building that is at an intersection. The owners wanted to make a statement that shows what the business is for passing traffic that is easily read from the road.

Ms. Lamboy added that on the submittal, there is a specific deadline to get things into the packet. Staff did not have time to include in the packet what Mr. Segura provided in his presentation.

Member Bienvenu asked if divided lights are required. He said other than the portal, he was prepared to approve the application.

**MOTION:** In Case 2023-006360-HDRB, 502 Cerrillos Rd., Member Bienvenu moved that findings be entered based on the record to date, that the

noncontributing status should be retained, subject to future review upon receiving additional information, and finds that the three exception criteria have not been conclusively demonstrated by the applicant to have been met. Specifically, that the exceptions do not damage the character of the district, would be required to prevent a hardship to the applicant or an injury to the public welfare, or that they strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure residents can continue to reside within the historic districts. He moved, otherwise, that the application be approved as submitted without the sheet metal on the portal or the enclosure of the portal, and the applicant will stucco the cement wall as they indicated.

The motion failed because there was no second to the motion.

**MOTION:** In Case 2023-006360-HDRB, 502 Cerrillos Rd., Member Guida moved that the application be postponed to a date certain, which was determined as May 23, 2023 and the applicant address the enclosure of the portal and steel material. Should staff determine an exception is required for the cantilever awning it should be included and properly noticed with the exception criteria. The motion was seconded by Member Berkley.

**VOTE:** The motion passed by (3-1) roll call vote with Members Berkley, Biedscheid and Guida voting in favor and Member Bienvenu voting against.

Mr. Fitzgerald asked if the metal panels were approved, if they would need to go to City Council; or is it acceptable if instead of metal, the applicant infills the portal and covers with a different material.

Member Guida said the exception requests would still be needed for three things: to infill the portal, the steel panels, and potentially the cantilever.

Chair Rios suggested Mr. Fitzgerald talk with staff and they will guide him on what is needed.

2. **2023-006569-HDRB. 1120 E. Alameda St.** Downtown and Eastside Historic District. Architectural Alliance, agent for Atticus Gerberding, owner, requests a historic status review. (Paul Duran)

**STAFF REPORT:**

1120 E. Alameda is a single-family single-story residence and is recommended as noncontributing to the Downtown and Eastside Historic District. The main house is approximately 1,470-square feet which includes a bedroom, a bathroom, and other

open spaces. The house is made of adobe brick and is rectangular in shape with a corrugated steel roof. The house also has a cellar which is accessed from the interior. The house and cellar are finished in cementitious stucco and displays mixtures of fenestration (Murphy 2023, HCPI Form).

The house was initially constructed in the early to mid-1930's as identified on aerial maps as an agricultural structure. It has been noted by previous homeowners that there were no utilities installed in the structure until the 1950's. The house was owned by several renowned artists in the Southwest. The house underwent several remodels throughout time with the installation of utilities, a cellar (unknown when it was built), and roof repair. A high wall separates the residence from the park on the north, east, and west elevations and a coyote fence on the south elevation. Material of the wall is unknown however is covered by cementitious stucco.

Now, the applicant proposes the following exterior alterations:

- 1) The applicant is requesting an addition of 297 square feet for a bedroom in the northeast corner of the house. The addition will be 11'-0" in height.
- 2) The exterior wall will also be relocated in the northeast corner which includes a segment of the gate and removal of a portion of fencing.

**STAFF RECOMMENDATION:**

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

Chair Rios asked if the footprint of the house has been intact for at least 50 years.

Mr. Duran said he believed it had been.

Chair Rios asked if the window openings had changed.

Mr. Duran said that was unknown. The existing windows look older than 50 years.

Member Guida clarified tonight this is just a status review and the Board would not be looking at the proposal to do an addition to relocate an exterior wall.

Mr. Duran said that is correct.

Member Guida said he appreciated the timeline regarding the status of the building. The historic district has a certain set of features that sets out its purpose. Also, in the Downtown and Eastside Historic Districts there is a National Register nomination that details a period and a statement of significance. Those are things that architectural historians look at when making recommendations whether a building contributes to the

district, regardless of age. He said he would direct the conversation and some of the considerations to address that issue not whether the windows are old.

Member Berkley asked staff if they concurred with the architectural preservation recommendation. She said they talked about the age and style of the house. She asked about the history of the house and its location in that area and if the agricultural history factors into staff's decision.

Mr. Duran said this structure has a unique history to the Downtown Historic Eastside. However, staff looks at the Ordinance and at Old Santa Fe Style and what is significant to the district. He defers to John Murphy, the architectural historian, as the professional. The structure and property is unique. They don't know the first footprint; it was not documented. The unknown moves them to the status of noncontributing.

Member Bienvenu said he disagreed with that line of reasoning and the final conclusion. The fact that we don't know when changes were made is why we need to err on the side of caution. He said more likely than not, the current footprint is at least 50 years old, and any changes made were made in an historic period of time.

Mr. Duran said he agreed.

Member Bienvenu said the architectural historian's report is informative, but his conclusion isn't something the Board would adopt. The historian said that *the architecture seems primitive and does not adhere to a recognized Santa Fe style*. Member Bienvenu said naturally it is primitive, that is what all historic structures were in that area. This does adhere to a recognized Santa Fe style, it is vernacular. He thought this to be an important example of clearly an agricultural building that was converted to a home. He added even the additions were exactly how every house on the outside of Santa Fe had evolved. He said this satisfies the standard of a contributing structure; it helps to establish and maintain the character of that historic district. His only question was what is known about the walls. The report indicates the wall is a recent addition, but it isn't clear what that is based on. He thought the gate in the wall facing west implies that the wall is historic. He asked Mr. Duran's opinion.

Mr. Duran said the HCPI states the first wall was established in the 1960s and looks to be adobe but has been stuccoed over. He said the cottonwood tree would have been a lot smaller in the 60s. The wall looks to be established relatively recently.

Member Bienvenu said he was wondering about the wall on the west side because it has a large gate that was blocked off. That would imply this was an agricultural structure, otherwise, if a recent wall why would anyone put a gate there.

Mr. Duran said the historic photographs do not show a gate until 1973, or what is there today. The wooden gate probably looks older than it actually is because of the way it is constructed. And the parking lot has always been in the same place as it is today.

Member Bienvenu asked what was known about the rock wall on the southern side and whether that is on this property.

Mr. Duran said the wall is not on the applicant's plat, but the wall is significant.

Chair Rios said she agrees with Member Bienvenu. Vernacular architecture was started in Santa Fe a long time ago. This is the type of architecture that should be honored, and that is done by preserving the architecture. This building is over 100 years old, and the Board is to preserve old buildings. She said they will need to look at this application closely.

#### **APPLICANT PRESENTATION:**

Eric Enfield, 612 Old Santa Fe Trail, was sworn. He noted the owners were also present. He noted that Amanda Crocker's family has owned the house since the 70s and estimated the house was built before 1959 and served as an agricultural use. He said he was certain the wall didn't date back to that time. An agricultural building would not have been useful surrounded by a wall. He believed looking at the floorplan that the footprint of the original house was the master bedroom. The living and dining room which has been the original footprint of the agricultural building. He thought it had been a flat roof adobe building because the roof structure appears to have been added. He noted that the lumber was not used in 1919 or 1920 in an agricultural building. Also, the house has evolved from agricultural to residential use. The flat roofed single adobe square was probably capped in the late 60s or early 70s with a metal roof. Also there appears to be a couple of additions to the house, one is the kitchen. The rear additions have frames and is not characteristic of a 1950s/60s style. He said it appeared to have been built as a greenhouse. The reading room and closet, etc., are mostly framed, not adobe, so this house is only partially adobe. He thought the bathroom, reading room, and closet may have been an enclosed portal. John Gaw Meem enclosed portals all over town and enclosed in glass, so there is a precedent of enclosing portals.

Mr. Enfield said he agreed with the vernacular style but thought that true if any early building built in Santa Fe that was added on to. The style is not a Santa Fe Style recognized in Code and sloped metal roofs are not allowed in the district and typically not approved without proof of historic use. He said the principal façade, the northwest, is screened by the high wall. It is not publicly visible, other than the wall by the kitchen and only one window can be seen from the street. He noted the two contemporary additions of the glass box and the partial portal enclosure. Those were exterior windows

facing into the rooms and were turned into doors for access to the rooms. That is not part of the original footprint because it was built and added on the end of the house. He noted the different kinds of windows; sliders, single hung, casement, and fixed windows. In the packet, page 24 of the HCPI, they see that a lot of the windows were repurposed. Some of the windows on the back façade were moved from an original structure. He said it is hard to tell without permits what has previously been done on the house. Looking at the 1973 aerial on page 16, there seems to be a structure in the corner that was torn down. It may have been a small carport. On page 18, the front door appears to be a repurposed store from the 20s or 30s, not a door on an agricultural building. Also, the fenestration on the west elevation is irregular. There is only one window and that is fixed. He said vernacular is not a defined style in historic Code, it is a definition of a building that has been changed over time by numerous owners. He reviewed the changes to the structure. He said those have led to the structure having no specific style. He understands that the Board's jurisdiction is public visibility and also to determine whether an existing house is contributing or not.

Ms. Lamboy said with reference to walls, they can be removed. This is to consider the structure of the house, not just the wall.

Mr. Enfield confirmed that the Board had to skip the site review. He suggested it would have been better had they looked at the pictures prior to the field trip and let the applicant know they would need to access the property. He said the building should be considered noncontributing for the reasons given, the questions on when the house was built, what is visible, the different styles and the expanded footprint.

Ms. Lamboy said on access to the property, the Board does need to go into interior courtyards, etc. to make judgements.

Mr. Enfield said he was not questioning the Board's need to go onto the site. He didn't know that access was needed. He asked the applicant to comment.

Amanda Crocker, 1120 East Alameda, was sworn. She said they have been referencing the glass block as a bedroom. It is not a bedroom it is more a sunroom. She said she loves the building, but it is a very strange building. She bought the property from her aunt and has always wanted to live in it. The vernacular style makes it hard to live in and they just want to make it a family home. She said she respects historical structures and she and her family have worked in preservation for years. She knows what it is to be a steward of a historic structure and believes there can be a balance between historic and livable. She thought this was too vernacular to be contributing.

Mr. Enfield said this project is for a family home.

## **PUBLIC HEARING:**

John Eddy, previously sworn, said this building is a study in historicity, transition and added dictation and creative adaptive reuse. Certain elements are probably grandfathered in that speaks to transition, and the pitched roof and window corner speaks to adaptation of space. Artists lived in the house at one time and allowing too many changes will erase their energy. He thought the Board should be careful because this has all the character of a house that should be called contributing. He said the house speaks to history on many levels and people who have lived in the house have had to adapt.

Ms. Beninato, previously sworn, agreed it should be contributing. She said everything described is prior to 1973 and makes the house over 50 years old. The changes are typical and there are not a lot of vernacular buildings. She thought the northwest façade should be primary. She said the owner knew what they were getting into since it was in their family. Because a house is contributing does not mean you can't change things and make it more livable. She hoped the Board would find it contributing.

## **BOARD DISCUSSION:**

Member Berkley asked if the building was redesignated to contributing, what is the next step in the process.

Ms. Lamboy said a designation of contributing requires the applicant to comply with the Code criteria for design and for preservation.

Member Berkley asked at what point primary façades are designated.

Ms. Lamboy said tonight, if found contributing.

Chair Rios reminded the Board that they could indicate if they feel certain portions of the building are not historic.

Member Biedscheid said she appreciates the vernacular tradition in Santa Fe and from that perspective she is looking at the designation as the status. The Board is to identify character defining features contributing to the neighborhood and streetscape. She said she struggles to find that with this project. The most compelling character of this building is the story and that leads to the family ties to this property and will allow a vernacular tradition to continue. The family wants to adopt the house to their current needs. She said with respect to character defining features, there is not an architectural detail she could point to that requires preserving. It is a collection of things with an

interesting background but does not rise to the level of contributing. She supports a designation of noncontributing.

Member Guida said he was frustrated with the amount of time and process spent on a status review of this case. He said as a preservation architect and Santa Fe citizen, he was troubled by the conversation about the status of the building. He saw a lot of that was due to Code in terms of laying out status as a way of style control rather than preservation. He said the historian's report speaks to that, as well as Member Biedscheid. The ordinance does not have a statement of significance that provides guidance about what is valued in an historic district. There has been an overlay of the National Register district for this area, but it is too broad. It just says the buildings are old and there are many old styles and is important to retain them. He said he struggles to find guidance here and because something is old, is not good enough. It is within the purview of the Board to make a case for a building as contributing beyond the historian's recommendations. And it would be beneficial if staff provided a more decisive conclusion of their reading of the report and the recommendation. He would like to see a day when the values are articulated more clearly, and they can hire a consultant to write the reports as well as make the recommendations so the Board can review more quickly. Making a decision tonight would be based on precedent and feeling, not on things that are part of preservation practice. He said he is not willing, given what he has heard and read in the report, done by a preservation professional, and his knowledge of the Ordinance, and what has not been said about what we value culturally, to say this is a contributing building. He thought this is clearly a noncontributing structure and should remain so.

Member Bienvenu responded that he didn't think it that vague or difficult. The Ordinance states that a contributing structure contributes to the character of the district. He said character is undefined and that should be fixed. He didn't think it disputable the old vernacular hand built buildings along the acequia in the agricultural section of town defines the character of that district. It is reverse engineering to start with seeking character defining features that apply to primary facades. The contributing status comes first and then the primary façade designation. In this case the character defining features of the building is the simple vernacular, accretive change over time and it is well over 50 years old. He thought if designating as a contributing structure, this primary façade would be the most visible; the north and the east façade with the driveway. He asked staff's thoughts on a primary.

Ms. Lamboy said staff concurs with the entry façade on the north elevation and the east façade next to the parking area.

Member Bienvenu said he agreed that everything they are doing, without relationship to making the house livable, identifies the designation as contributing and does not prohibit alterations.

**MOTION:** In Case 2023-006569-HDRB, 1120 E. Alameda St., Member Bienvenu moved that findings be entered that the structure is more than 50 years old and helps to establish and maintain the character of the historic district it is in and for that reason moves to designate the structure as contributing with the primary façades being the north and the east façades. Member Berkley seconded the motion.

**VOTE:** The motion passed by (3-2) roll call vote with Members Berkley, Bienvenu and Chair Rios voting in favor and Members Biedscheid and Guida voting against.

3. **2023-006566-HDRB. 117 Vigil Ln.** Downtown & Eastside Historic District. Non-Contributing. Salomon Velasquez, agent for Shane Woods, owner, proposes to partially enclose the portal to create 216 sq. ft. of heated space, addition and infill of windows on the south elevation, an entry and portal addition and replacement of garage doors on the west elevation, and a 96 sq.ft. addition, insertion if a door and infill of windows on the east elevation and associated renovation treatments. (Heather Lamboy)

*Member Bienvenu recused himself from this case.*

**STAFF REPORT:**

The building at 117 Vigil Lane is a single-family residence listed as non-contributing to the Downtown and Eastside Historic District. The house was built in 1993 and is a Territorial Revival Style. The house is enclosed by tall yard walls that front both Camino Santander and Vigil Lane.

Background on the evolution of the home is provided; a guesthouse and second-story addition was approved in 2007, and some window replacements in 2018.

Now, the applicant proposes the following exterior alterations:

**West Elevation (Facing Vigil Lane)**

*First Level*

- Replacement of Garage door (6)- The replacement includes glazing at the top. The color of the door will remain the same White finish. The height and width of the garage door will also remain the same. Garage door is to be sourced from Martin Doors in the Style Pinnacle Steel, Finish White Mist, Glass Finish Clear.
- Extending Entry- Adding 60 SQFT of heated space.

- Rebuilding Entry portal in Territorial style- 34 SQFT of Unheated Space. Eliminate existing propanel roof and replace beams and columns. New exposed beams to be painted white and brick parapet coping.
- Redesign of front door (1) to match Territorial Style- Replacement of the current Entry unit eliminates the large plate glass not allowed in the historic district.
- Addition of Window (1) - The proposed sitting room will have the addition of a window that can be seen from this Elevation.

#### *Second Level*

- On the second level, infill of A/C unit with stucco matching existing stucco. New A/C units not visible are being replaced to allow necessary cooling.

### **South Elevation (Facing Camino Santander)**

#### *First Level*

- Sitting room Addition off the kitchen into existing casita- Adding 216 SQFT of heated space.
- Addition of Window (2)- The proposed sitting room will have the addition of a window that can be seen from Camino Santander.
- Addition of Canale- Two Canales added to drain water from the proposed Sitting room & proposed Pantry. Canale will be wood painted white with galvanized steel which matches existing canales.
- Addition of Window (3) - The proposed Pantry will have the addition of a window that is not visible from street view.
- Infill Bathroom 1 & 2 Windows- Infill will be properly insulated by the interior of the proposed pantry. Windows are not visible from the street.

### **East Elevation (Facing - NOT visible from Street)**

- Sitting room Addition of Door (6)
- Addition of Panty- Adding 96 SQFT of heated space
- Addition of Door (7)- custom painted wood door with glazing will also have a wood trim surround painted white. This door will not be visible from street view.
- Infill Kitchen Window- Infill has a stucco finish to match the existing. This alteration will not be visible from street view.
- Infill Loft Window- Infill has a stucco finish to match the existing.
- Infill Master Bath Window- Infill has a stucco finish to match the existing.

### **North Elevation (Visible from Vigil Lane)**

- Addition of Window (4,5,6,7)- The addition of a windows are visible from Vigil Lane.
- Replacing Entry gate (7)- Made of solid wood planking and finished in white paint. This gate can be seen from Vigil Lane.
- Replacing Mechanic Door (11)- In kind with existing mechanical door. Finished in white paint. This door can be seen from Vigil Lane.

While there is a code citation stating that portals cannot be enclosed without an exception, this case is different as only a portion of the portal will be enclosed to provide for a heated passageway between the main house and the guest house.

**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.

Chair Rios asked the reason for the neighbor's objection to the windows on the north.

Ms. Lamboy said when originally built there was concern about the privacy of the neighbor and the design had no openings. The neighbor's objection now is the loss of privacy.

**APPLICANT PRESENTATION:**

Solomon Velasquez, 302 Katherine Place, was sworn. He said he didn't have much to add other than they can move the window to meet Code. He said he wasn't sure how to respond to the neighbor's objection. He could understand they might feel it an encroachment and they are visible, but that is a standard for everyone in a neighborhood.

Member Berkley asked the reason for adding the three windows.

Mr. Velasquez said for natural light and good ventilation from windows on opposing walls.

Member Biedscheid asked if he had talked with his neighbors or tried to compromise or considered having fewer windows on the upper story.

Mr. Velasquez said he is unaware if the applicant had talked with the neighbor but thought he might want to in order to assure them. He had not been aware of the complaint.

Member Biedscheid said it might be worth a conversation, as a good neighbor, to live peacefully.

Member Berkley said Ms. Lamboy mentioned a consideration in the original design plan was not to put windows there.

Ms. Lamboy said there were concerns at the time the plan was originally approved. Typically, they don't like shared walls, and it might have been a concession that was made.

## **PUBLIC HEARING:**

Fabrizio Giovannini, 115 Vigil Lane, next-door, was sworn. He said they have been living in the house for almost 27 years. He objects to the three windows on the north because it will overlook their living room and patio. The house has had five different owners in 27 years and each owner spent a lot of money on renovations. This is the sixth owner, and he is wondering if they plan to live in the house or if this is just an investment. He sent pictures from his house overlooking the wall but didn't see it on the monitor. Having someone looking into their home makes them really upset.

Lori Brodie, 115 Vigil Lane, was sworn. She said in all the years she has lived in the neighborhood they have become friendly with their neighbors and become part of the neighborhood. The five previous owners all decided not to build windows and understood how intrusive it is looking down on our entire yard and living room. She said we have never met the applicant, and this is not personal, but they probably would not have bought the house if the windows had been there 27 years ago. This is not New York where it is accepted that you will give up some of your privacy. She said it is very important they maintain their privacy and they are concerned it will affect the value of their house. They would assume given the circumstances, no one else would buy the house with the windows in either. She asked that the Board not approve the windows.

Ms. Lamboy displayed the email and pictures sent by the Giovannini's.

John Eddy, previously sworn, said the neighbors have put forth compelling arguments. He said although privacy is not the purview of the Board, they should consider that. He said the neighbors mentioned clerestory windows. He asked staff the height of the ceiling in the upper story.

Ms. Lamboy deferred to the applicant.

Mr. Velasquez replied about eight, maybe nine, feet.

Mr. Eddy suggested putting fenestration's above eye level so they wouldn't look directly through the window and down to not impact the privacy of the neighbors.

Ms. Beninato, previously sworn, said she wanted to be sure the window in the pantry would also be 3 feet from the corner. She thought the wall looks better with the windows but can see how they would be intrusive. She wondered if the applicant would consider opaque glass.

Chair Rios asked if the applicant had considered something similar to opaque glass.

Mr. Velasquez said he thought opaque glass would not provide natural light. He noted on the photograph from the neighbors that although the photo is in the winter, the height of the deciduous tree would obscure the view once the leaves have grown.

### **BOARD DISCUSSION:**

**MOTION:** In Case 2023-006566-HDRB, 117 Vigil Ln., Member Guida moved to approve the application as submitted, noting that the applicant will update the window placement on the north elevation to be 3 feet on the corner and will provide updated revised drawings to staff. Member Biedscheid seconded the motion.

**VOTE:** The motion passed by (2-1) roll call vote with Members Biedscheid and Guida voting in favor and Member Berkley voting against.

4. **2023-006567-HDRB. 418 Apodaca Hill.** Downtown and Eastside Historic District. Patricia and Gary Kopren, agent/owners, propose to construct a 2,026 sq. ft. 13'0" high addition on the northeast side of a contributing structure and a 204 sq. ft. portal on the east primary elevation. Exceptions to Section 14-5.2(A)(6) and Section 14-5.2(D)(2)(c) are requested to exceed 50% of the footprint. (Heather Lamboy)

*Member Bienvenu returned to the meeting.*

### **STAFF REPORT:**

The building at 418 Apodaca Hill is a single-family residence listed as contributing to the Downtown and Eastside Historic District. The house was built in the late 1930s and has had several additions over the years and is referred to as the Catalicia Armijo house. An addition to the south elevation was constructed in November 2016.

The request for an addition on the north elevation and a portal addition on the north elevation's primary façade was heard and approved in 2016. It was determined that the exception criteria had been met regarding an addition larger than 50% of the historic footprint and the addition of the portal to the primary façade.

Now, the applicant proposes the following exterior alterations:

- 1) Construction of a 2026 square-foot single story addition on the north elevation which would connect through the existing bay window opening on the north

elevation. The purpose of the addition is for a bedroom suite, a garage, and storage.

- 2) Construction of a 204 square-foot portal on the north elevation's primary façade. The proposed addition will be approximately 6" higher than the existing building.

**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.

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

**APPLICANT PRESENTATION:** 225: 58

Patricia and Gary Kopren, 418 Apodaca Hill, were sworn.

Ms. Kopren said this has been their home and she is surrounded by relatives; her mother, brother, and numerous cousins. They have a vested interest to continue to live there and for her, is a continuation of the cultural growth; it is home. Their son came home during COVID, and they could not accommodate him. They have always wanted to do this and discussed it with previous Board members. This was set up using their recommendations. There is nothing original to the house.

Mr. Kopren added there is no garage and with the crime lately, they feel they need a garage with some storage space.

**PUBLIC HEARING:**

Ms. Beninato asked for clarification of the status of the house. Chair Rios confirmed the house is contributing. Ms. Beninato said she thought the garage and storage was not harmonious with the east side. They need to redesign and be set back more. The addition is large and will compromise the original house. She asked the square footage of the original house with regard to the criteria of not harming the public welfare, which she thought this would do. She said there isn't a hardship and there are other ways to do this.

Ms. Kopren responded that the garage does not face the street view and a theft has occurred and this is a security issue. Also important is that the neighbors on both sides and across the street have garages, which is common.

## **BOARD DISCUSSION:**

Member Biedscheid offered to make a motion but wanted to say she appreciated the applicants' responses to the exception criteria being thorough and well done. The comments conveyed their need for the addition clearly. She also acknowledged staff for providing a good history of the project and informing them of an approval of a similar exception to exceed better than 50% of the footprint, made by a previous board. She said informationally, the HCPI report supports a downgrade in status.

**MOTION:** In Case 2023-006567-HDRB, 418 Apodaca Hill, Member Biedscheid moved to approve the application as submitted noting that the exception criteria have been met and is consistent with staff's recommendation. Member Guida seconded the motion.

**VOTE:** The motion passed by (4-0) roll call vote with Members Berkley, Biedscheid, Bienvenu and Guida voting in favor and none voting against.

Ms. Lamboy noted the applicant will need approval from City Council on the exception. She will be in touch with them.

## **H. NEW BUSINESS**

1. **2023-006626-HDRB. 635 A West San Francisco St.**, Westside-Guadalupe Historic District. Richard Martinez, agent for Josephine Levy, owner, requests primary façade designations on a contributing property. (Ramón J. Sarason) 234:50

### **STAFF REPORT:**

635-A W. San Francisco St. is a single-family residence and adjoined to the north by 635-B West San Francisco St. forming a duplex. Both of which are listed as contributing to the Westside Guadalupe Historic District. The duplex is built in the Territorial style. The south, street facing façade consists of a single apparently non-historic window with a wrought iron security screen and visible chimney. The east façade is largely obscured by a yard wall and is characterized by a deeply recessed door opening and roughly mottled stucco over adobe. Both the south façade and portion of the east facade contribute to the West San Francisco Street streetscape.

According to the attached historical report titled La Casa de Julianta, prepared by John W. Murphy dated January 24, 2022: "Although a few assertions have been made ("one of the oldest adobes on W. San Francisco"), it is difficult to pinpoint the home's date of construction. Common clues, such as a deed reference to the 1912 "King's Map", are non-existent. The King's Map itself is unhelpful, as no current house footprint on the

block matches the map. The 635 West San Francisco's address appears in the 1928 city directory, which is the first edition available. Later the house, in its basic north-south footprint, is visible on several early aerial photographs, including a fuzzy image from 1936 which still shows the area in agricultural production. The house is historic, but its precise origin will remain unknown."

Now, the applicant requests the following: designation of primary facades.

**STAFF RECOMMENDATION:**

Staff recommends the southern portion of Façade #1 and Façade #2 be designated as primary. 237:40

Member Bienvenu said he thought that the entire façade #1 as well as façade #2 would be primary.

Mr. Sarason said the Ordinance allows yard walls up to 6 feet when 20 feet from the public right-of-way. The wall can easily be up to six feet and not obscure that portion of the façade from the streetscape.

Member Bienvenu noted you would still see the façade above the wall. He asked the height of the east elevation of the building.

Mr. Sarason said the coyote fence on top of the brick wall is six feet and you can still see a portion.

Member Bienvenu said he understands the practicality of the wall, but it obscures some of the façade and he thinks the façade extremely important. He said the patio wall added, could be removed in the future.

Ms. Lamboy noted to the Board that the approval date for the yard walls was 2018, and approval by the HBoard is good for three years. If the date is greater than three years, it would have to come back to the Board.

Member Bienvenu said he thought the entire east façade character defining.

Mr. Sarason said you can see the change of the elevations of the parapet which is where the duplex adjoins. The intent of the yard wall was to create privacy from their adjoining neighbors.

Member Bienvenu confirmed what Mr. Sarason describes as Façade #1, does not include the adjacent residence.

## **APPLICANT PRESENTATION:**

Richard Martinez, 1524 Paseo de Peralta was sworn. He said the house is very small and on the property lines on three sides, south and west and on the north is attached to the neighbors. The only space to enter the house is the east façade. Given the circumstances, façade #2 is very important. He proposed not making all of façade #1 primary. It is within the property and has the parking and is the only private space available for the house. Two doors on that façade have no covering, shade, or roofed area outdoors, so he proposed only façade #2 as primary.

## **PUBLIC HEARING:**

Mr. Eddy, previously sworn, said he believed Member Bienvenu's observations are accurate and façade #1 is *of a piece*, and a continuation. Any disruption of that should be carefully considered. That corner is very prominent on the streetscape, and it should be considered primary as well.

Ms. Beninato, previously sworn, said she also agrees that both façade #1 and #2 should be primary facades. She thought you can see façade #1 from the corner and it is important to the streetscape.

## **BOARD DISCUSSION:**

Member Guida said the east façade could be considered yet another primary façade for the building and could note that yard walls and the portal could be added to a primary façade. He said by designating façade #2, as primary, it would convey 10 feet back from it as well. Effectively it would be staff's recommendation. But he thought designating façade #2 alone would head off any addition in the future from being right up against it, it would have to be set back 10 feet. The mass, that façade and the linear aspect to the building would be conveyed by a minimum designation.

Member Bienvenu said that is logical but on the other hand the approach takes too much into consideration what someone wants to do with the property in the future. That is not what the Board should be considering when designating status and primary façades. The Board's job today is to decide without consideration of the future with the primary façade should be and deal secondarily when an application comes before them with secondary questions.

Mr. Martinez asked if character defining, visibility, etc. is the consideration, why is the west or east façade not being considered?

Chair Rios said all facades are considered. If they have character defining features the Board would then designate those as primary. She thought the west façade was a blank wall.

Mr. Martinez said it does express the linear nature of the house.

Ms. Lamboy said on the site visit she noticed some window openings were enclosed and one window opening was altered on the west elevation. She understood that those were not considered primary by staff for those reasons.

Member Biedscheid said a practice many times has been to minimize the number of primary façades, especially on a small house. She was ready to make a motion considering that façade #2 preserves the street facing onto the actual street, and both corners of the rectangular structure.

**MOTION:** In Case 2023-006626-HDRB, 635 A West San Francisco St., Member Biedscheid moved to designate Façade #2, of the south façade as primary. Member Guida seconded the motion.

**VOTE:** The motion passed by (3-1) roll call vote with Members Berkley, Biedscheid and Guida voting in favor and Member Bienvenu voting against.

2. **2023-006632-HDRB. 416 Acequia Madre.** Downtown and Eastside Historic District. Gayla Bechtol, agent for Thomas Romer, owner, proposes to construct a 1573 sq. ft. new residence to a height of 14'-0" where the maximum allowable is 14'-4". (Paul Duran)

**STAFF REPORT:**

416 Acequia Madre is a proposed 1,573 square foot single story residential structure located in Plaza Chamisal in the Downtown and Eastside Historic District. The construction of the home will be U-shaped and fashioned in the Old Santa Fe Style. The exterior finish shall be cementitious stucco with a hue color of "Buckskin." Window and door trim shall be painted Country Blue, Blue Denim, Watercolor Blue, and Caribbean Blue by Andersen exterior colors.

The windows are proposed to be true divided light. Other woodwork, posts, and exposed lintels over the windows, shall be stained "Natural." The exterior light fixtures shall be patinated punched metal. The canales will be metal-lined wood canales. They will be located on the north, east, and south elevations.

**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.

**APPLICANT PRESENTATION:**

Gayla Bechtol, 1813 Hano Road, was sworn. She said the story poles are U-shaped and the lot is tight. The U-shape offers a lot of open space with the right amount of parking. The living space will dominate the house and everything else will fade. She noted that her client is backing off adobe and this may be framed.

Chair Rios asked the height of house.

Ms. Bechtol said the living room is 13'6" and everything steps down. The master bedroom is 12'6" and the walls adjacent to the house are between 3 to 4 feet tall. The front wall on the driveway will be short with a planter. Along the south will most likely be a 4-foot yard wall with landscaping.

Chair Rios said she heard there will be different colors of blue.

Ms. Bechtol said there is only one color which was chosen from the samples.

Member Bienvenu asked what the plan is for the radius of corners to make this look like adobe.

Ms. Bechtol said they will make it look like adobe with spray foam and wood frame canted walls. She said the radius will be two or three inches and something similar to adobe.

**PUBLIC HEARING:**

Mr. Eddy, previously sworn, said he was not a fan of faux adobe. This is adjacent to the Plaza Balentine, one of the most historic and important compounds, which is received a lot of attention and careful curation and adaptive reuse of these properties. Plaza Balentine helped set Santa Fe style in Kate Chapman's characterization of Pueblo Revival style. He said the architect has a difficult challenge to make the building so it does not detract from the character of Plaza Balentine. He said this is an important neighborhood.

Chair Rios said this is in Plaza *Chamisal*.

Mr. Eddy said the same arguments stand, and he knows that the applicant is sensitive to that.

Ms. Beninato, previously sworn, said Plaza Chamisal was done by the Otero's. She said she looked at the lot which is very small and tight and will take special consideration. She said it is important to not impact Katherine Stinson Otero's home, which is visible. She thought the scale of the building too large for the lot size.

Mr. Johnson, previously sworn, said the architect's design is quite handsome. He was saddened to hear this might not be adobe but is interested hearing the discussion. He said materials are important and he thought Ms. Beninato's comments on the history should be discussed.

### **BOARD DISCUSSION:**

Member Guida said it would be nice to see an adobe structure go up, but it is incredibly expensive and often does not pan out. The applicant's intent to mimic the material in construction and detail is admirable, but even more so is the scale and quality of the massing. This project is a nicely sought infill in a walkable neighborhood. It does a lot of service to the compound it is in.

**MOTION:** In Case 2023-006632-HDRB, 416 Acequia Madre, Member Guida moved to approve the project as submitted noting that it may not be adobe but a framed construction. Member Biedscheid seconded the motion.

Member Bienvenu clarified that the applicant's intention is even if not of adobe material, the essence of the design presented in the application in terms of massing, corners and battering, will remain.

**VOTE:** The motion passed by (4-0) roll call vote with Members Berkley, Biedscheid, Bienvenu and Guida voting in favor and none voting against.

3. **2023-006625-HDRB. 412 Camino Don Miguel.** Downtown and Eastside Historic District. Bob Gaylor, agent for Mark O'Brien, owner, requests addition of a ~~254~~ 100.9 sq. ft. bathroom addition and a 450 sq. ft. garage remodel into a guest house on a non-contributing property. (Ramón J. Sarason)

### **STAFF REPORT:**

412 Camino Don Miguel is a single-family residence listed as non-contributing to the Downtown and Eastside Historic District. The home is built in the Pueblo Revival style. Original adobe construction dates to 1947 with a cinder block addition (2nd story) and remodel in the early 1980s.

The applicant proposes the following exterior alterations:

Main House:

The Owners wish to build a bathroom addition of 100.9 SF to the southeast side the existing 1488 sq. ft. residence to a height of 11'-4".

Garage:

Convert the existing 450 sq. ft. carport into a guesthouse retaining the existing adobe walls and roof structure. Modifications include a new east wall with (2) windows to enclose the carport, a new door opening and window on the south façade, new bathroom, and kitchenet area.

**STAFF RECOMMENDATION:**

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

**APPLICANT PRESENTATION:** m

Robert Gaylor, for Suby Bowden & Associates at 333 Montezuma Avenue, Suite 200, was sworn. Mr. Gaylor said he is open to any questions.

Chair Rios asked if the tree where the bathroom is proposed will be saved.

Mr. Gaylor said the tree will remain. They calculated the growth over the next 50 years for the wall placement.

Member Bienvenu asked what they could do about CCA.

Mr. Gaylor said there is some interesting and good news he will share later.

**PUBLIC HEARING:**

There were no public comments.

**BOARD DISCUSSION:**

**MOTION:** In Case 2023-006625-HDRB, 412 Camino Don Miguel, Member Bienvenu moved to approve the application as submitted with a decrease from 250 to 109 square feet as noted for the bathroom addition. Member Guida seconded the motion.

**VOTE:** The motion passed by (4-0) roll call vote with Members Berkley, Biedscheid, Bienvenu and Guida voting in favor and none voting against.

**I. DISCUSSION ITEMS**

Ms. Lamboy indicated introduction of the text amendment is now being introduced at City Council on May 10<sup>th</sup> and goes on to the Quality-of-Life Committee. It will be back before City Council by the 31<sup>st</sup> of May.

**J. MATTERS FROM THE BOARD**

Member Guida said he became aware that the Public Works Department has proposed a 52-inch high, black plastic coated metal fence to replace the guard from Manhattan to Paseo de Peralta, the entire length of railway within the Railyard. He said many of the Railyard stakeholders were shocked and surprised when learning of this and seeing the drawings. Public Works Department expressed concern about safety, but he is not aware of any concerns. He said they talked about how high the fence has to be to prevent accidents and climbing it. He thought they seemed to be solving problems they are creating. He raised the issue with the Mayor's office and City Council and wants this to also be on the Land Use radar. There is a high risk that what is proposed does not match the founding documents, the General Plan, and the design guidelines for the Railyard. He said with a double wall bisecting the space they risk what is a well-recognized public space.

Ms. Lamboy said Planning was not consulted. There is no need for review in terms of the Railyard design standards. Also, the Gross Kelly Warehouse building adjacent is a landmark, among others. She plans to contact Ms. Wheeler, the Public Works Director, tomorrow for more information.

Chair Rios asked about the Board members presenting at the Preservation Awards.

Ms. Lamboy said yes, they will be incorporating the presenters and handing out the awards. Staff will create a script for them of talking points about the awards.

Chair Rios said they are still searching for a historian for the Board.

Ms. Lamboy said there has also been interest from someone from the public as well.

**K. NEXT MEETING: Tuesday, May 9, 2023**

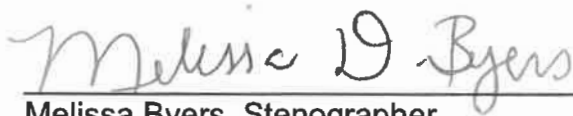
**L. ADJOURNMENT**

**MOTION:** Member Biedscheid moved, seconded by Member Guida, to adjourn the meeting at approximately 8:55 p.m.

**VOTE:** The motion passed by (4-0) roll call vote with Members Berkley, Biedscheid, Bienvenu and Guida voting in favor and none voting against.

Submitted by:

Approved by:



Melissa Byers, Stenographer  
For Byers Organizational Support Services



Cecilia Rios, Chair

**SUMMARY INDEX**  
**HISTORIC DISTRICTS REVIEW BOARD**  
**MAY 23, 2023**

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Roll Call	Quorum Present	1
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Approval of Minutes May 09, 2023	Approved, as amended	4
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New Business		
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2023-006490-HDRB. 1596 Canyon Rd.	Postponed	13-14
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Discussion Items	None	20
Matters from the Board	None	20
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Adjournment	7:20 pm	20

**MINUTES OF THE CITY OF SANTA FE  
HISTORIC DISTRICTS REVIEW BOARD  
MAY 23, 2023 – 5:30 PM**

**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 meeting held in the Lamy/Peralta Room, Santa Fe Convention Center, 201 W. Marcy Street, Santa Fe, New Mexico.

**A. ROLL CALL**

Roll Call indicated the presence of a quorum as follows:

**MEMBERS PRESENT:**

Ms. Cecilia Rios, Chair  
Mr. Anthony Guida, Vice Chair  
Ms. Madeleine Aguilar Medrano  
Ms. Jennifer Biedscheid  
Mr. John Bienvenu

**MEMBERS ABSENT (EXCUSED)**

Ms. Jennifer Berkley

**OTHERS PRESENT:**

Ms. Heather Lamboy, Assistant Land Use Director  
Mr. Kyle Hybner, Assistant City Attorney

**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**

Ms. Lamboy said under New Business, Item #3, 2023-006788-HDRB, 330 E. Palace Ave. Buildings, 13, 18 & 19 is withdrawn; Item #4, 2023-006490-HDRB, 1596 Canyon Rd is postponed; Item #5, 2023-006565-HDRB, 1600 Canyon Rd. is postponed; and Item #7, 2023-006742-HDRB, 110 W. Berger St. is withdrawn.

**MOTION:** Member Guida moved, seconded by Member Biedscheid to approve the agenda as amended.

**VOTE:** The motion passed by (3-0) roll call vote with Members Guida, Aguilar Medrano and Biedscheid voting in favor and none voting against.

**C. APPROVAL OF MINUTES:**

1. May 9, 2023

Chair Rios said she had a change on Page 16, under her comments, “1959 ordinance” should be “1957 ordinance”.

**MOTION:** Member Guida moved, seconded by Member Aguilar Medrano to approve the minutes of May 9, 2023, as amended.

**VOTE:** The motion passed by (3-0-1) roll call vote with Members Guida, Aguilar Medrano and Chair Rios voting in favor, none voting against, and Member Biedscheid abstaining.

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

None

**E. MATTERS FROM THE PUBLIC**

Adam Johnson, Director of the Old Santa Fe Association wanted to thank staff and members of the Historic Board who were able to attend the Historic Preservation awards ceremony. He thought it was a huge success. He noted that some of his members were having difficulty signing onto the meeting.

Joan Baker said she has lived in Santa Fe for 40 years. Twenty-three years ago, she built a house at 414 San Antonio Street. She followed all the rules and realized she was in a historic section of Santa Fe. Her concern is about 619 Acequia Madre. She said many neighbors and realtors are also concerned. There is an addition being made to that address. She does not feel that the structure fits into the area. There’s a house there at the corner of Calle Corvo and Acequia Madre. She asked why the structure was not pushed back. There’s much more about the structure that many people find very offensive. She was wondering how this got passed by the Historic Board who she and her colleagues have great respect for. She didn’t know if this could be rectified.

Chair Rios said the case was heard in April 2022. She was not at the hearing. She believes it was properly noticed with the date and time of the meeting on a yellow sign. She said that would have been the appropriate time for concerns to be voiced.

Ms. Baker said she wasn't there at the time, but many neighbors asked if they should have received something in writing. This is in the heart of the historic district. She said that she was very disappointed and wasn't sure if anything could be done about it.

Chair Rios explained that there is an appeal process, however, for this case that time has passed.

Richard Martinez said the project that was just discussed is in process. The wall is going to be changed. The building is out of the visibility triangle. He asked for everyone's patience with this project.

Andrea Smith said she lives on San Antonio Street. She said when a yellow sign goes up it posts the first meeting date, it doesn't have subsequent meetings. The initial meeting didn't have anything other than the desire to build a 430 square foot garage and to remove some material from a wall. It all made sense and people were not alarmed. It took them by surprise and that's the problem. People just want to say it would have been nice to have more oversight on this place. There's always a problem at that intersection, it's dangerous. Missing out on the plans that were presented in May was unfortunate. They are going to approach the City about putting stop signs at that intersection. They appreciate that the applicant is willing to make changes.

## **F. STAFF COMMUNICATIONS**

Ms. Lamboy thanked the Board for participating in the Historic Preservation Awards ceremony. She said the Governing Body will be having a presentation on May 31, 2023 regarding the Historic Preservation awards.

## **G. OLD BUSINESS**

Chair Rios said there would be a two minute limit per speaker for public comments. She also explained the appeal process if there is disagreement with a decision of the Board.

1. **2023-006360-HDRB. 502 Cerrillos Rd.** Historic Transition District. Noncontributing. K.M. Skelly, IThnc., agent for Deborah Olinger, owner, proposes to enclose 84 sq.ft. portal on a 3,544 sq.ft. building, raise parapet heights (none to exceed maximum allowable height of 14'- 3"), add patio area with trellis, increase yard wall heights to 4'-3" and to 4'-6" (within maximum allowable height for this streetscape), and window and door alterations. An exception is requested to Section 14-5.2(D)(4) to infill the portal on the east elevation. (Heather Lamboy)

## **STAFF REPORT**

### **UPDATED SUBMITTAL FOR 5-23-23 HDRB:**

In response to HDRB comments, the applicant has updated the proposed scope of work for the proposed distillery. The applicant is withdrawing the exception request to enclose the portal and has instead decided to make it an extension of the outside terrace area. Furthermore, the applicant has removed the rusted steel plat cladding from the entrance (east) façade and instead will replace it with stucco to match the rest of the building.

A 4-foot diameter round “Barrel Cactus” sign and a “Distillery” sign are proposed on the east elevation. The proposed dimensions of the signage comply with Section 14-8.10, Signage in the H District. Signs will be backlit.

A cantilevered steel canopy protruding 3’6” from the façade is proposed over the entrance; it is characteristic of other steel canopies found in the area. Steel fencing is proposed to enclose the portal terrace area and the concrete wall enclosing the north elevation terrace area has been changed to be a stucco wall.

The applicant has provided additional information on the construction history of the buildings through analysis of the materials of each section of the building. Due to the large number of changes, Staff is satisfied that the building should retain its non-contributing status.

### **STAFF RECOMMENDATION**

With the removal of the portal enclosure request, Staff finds that the proposed project complies with Section 14-5.2(D) General Design Standards and Section 14-5.2(G), Historic Transition District Design Standards and recommends approval.

Member Guida confirmed that no exceptions were being asked.

### **APPLICANT PRESENTATION**

Kevin Skelly, 10 Calle Via Compa, was sworn. He said he had nothing additional to add except that this is a homogenized version of the original. They have complied with the ordinance, and he thought this a good substitution.

Member Aguilar Medrano said looking at the cantilever overhang over the entrance, as she reads code, overhangs are not allowed. Also, code states that wrought iron is the only material allowed for fencing. She asked if the applicant wanted to comment.

Mr. Skelly said cantilever is prominent in that neighborhood, as well as steel fencing. He didn't see any reason for any objections.

## **PUBLIC COMMENT**

There were no public comments.

## **BOARD DISCUSSION**

**MOTION:** In Case 2023-006360-HDRB, 502 Cerrillos Rd., Member Guida moved to approve the project as submitted noting that the proposed enclosure of the portal has been removed from the design and no exceptions are required, and required that the applicant submit a full update of the proposal to staff noting there is not one included in the packet. The motion was seconded by Member Biedscheid.

**VOTE:** The motion passed by (3-1) roll call vote with Members, Biedscheid, Bienvenu and Guida voting in favor and Member Aguilar Medrano voting against.

## **H. NEW BUSINESS**

1. **2023-006552-HDRB. 135 Grant Ave.** Hugo Iribarren, agent for the O’Keeffe Research Center, owners, proposed to replace non-historic doors with aluminum store-front doors on a significant structure, the Bergere House. The applicant requests a style exception to 14-5.2(D)(5) (a)(i), Windows, Doors, and Architectural Features. (Ramón J. Sarason)

## **STAFF REPORT**

135 Grant currently houses the Georgia O’Keeffe research center and is listed as significant to the Downtown and Eastside Historic District.

The A.M. Bergere House was constructed by the U.S. Army in the early 1870's as part of the Fort Marcy Military Reservation in Santa Fe which served as headquarters for the Military District of New Mexico.

The building was one of six adobe houses constructed for commissioned officers and their families.

Only the A.M. Bergere House at 135 Grant Avenue and a second one, the Fort Marcy Officer's Residence at 116 Lincoln Avenue, have survived.

The architectural style was originally Territorial (elements of which including the west facing entry porch still remain), the pitched roof was replaced with a second story and the style was modified to pueblo revival in the mid 1920s.

Now, the applicant proposes the following exterior alterations:

- 1) For security reasons, replace the existing wood entrance doors on the south façade with aluminum clad wood doors to match existing profile and painted to match existing color.
- 2) For security reasons replace the existing wood door on the east façade with an aluminum clad wood door to match the existing profile and painted to match existing.

Chair Rios asked if the doors proposed to be changed are located in the historic portion of the building and what public visibility is of the doors.

Mr. Sarason said in staff's determination neither of the doors proposed to be changed are in the historic part and they are not visible.

### **STAFF RECOMMENDATION**

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

Member Biedscheid asked if the allowable wall height was calculated for the gate.

Mr. Sarason said yes, for the west gate it is four feet, and the east gate can be up to 8 feet. The gate to the west should be 6-10 inches lower and the applicant is seeking an exception because he is above the allowable.

Member Biedscheid confirmed the door on W. Marcy is divided lights.

Member Aguilar Medrano noted the two doors on the east are on the public right of way and are very visible.

Member Bienvenu confirmed the allowable height of the west gate is 4 ft and the applicant is requesting 5 feet 6 inches.

Mr. Sarason explained he recommended a height of 5' 6" for visual interest. He confirmed that no exception is needed for the east gate.

Member Bienvenu asked if the doors proposed to be replaced were historic, meaning they are over 50 years of age.

Mr. Sarason said staff determined they are not historic.

Member Bienvenu asked if an exception is needed for material if the doors are not replaced in kind.

Mr. Sarason said because it is a significant structure, if it is a different material, there needs to be an exception.

### **APPLICANT PRESENTATION**

The Contractor's agent for the Applicant, 432 Baton Dr. SW, Albuquerque and Paul Ward, Facility Safety Manager at 2709 Echo Dr., Santa Fe were sworn in.

Member Guida said he understands from the presentation that 155 Grant will have divided lights. He asked if the doors at 135 will be single or have divided lights.

Mr. Contractor said they will have divided lights.

Member Guida asked if there was a drawing to show that.

The Contractor said they didn't have schematics at this time. He confirmed that the measurements for 155 will match exactly what is there now.

Member Aguilar Medrano asked for a description of the door on the east side at 135 Grant.

The Contractor said it will be a solid metal and match in color what is there.

Member Aguilar Medrano asked if wood is still a possibility.

The Contractor there is a possibility. They are currently working on the security system and there is a problem with the strikes because the wood is deteriorating and why they proposed metal.

### **PUBLIC COMMENT**

Richard Martinez, 1524 Paseo de Peralta, was sworn in. He said he thought the height was only for yard walls, not for gates. Gates have to be made for a human size. He said he didn't see why just a gate has to have an exception.

Mr. Ward, safety manager, explained the project came about when he started as safety manager. The issue is that the door will have to be hollowed out for the strike mechanism to work. Their first choice is to go with the metal door because of the amount of artwork in the archives. The metal is stronger and more secure, but they are open to wood doors, but his first priority is metal doors. His priority is for the metal doors to look exactly the same as around the building. That is important to them as well to keep the

building looking as original in historic value as it is currently. The issue with the wood doors, especially the solid wood door on the east side, is the stair wall going to the vault. The wood expands and contracts with the seasons and makes it difficult to latch and seal. This facility has to be 70° with 50% relative humidity year-round to preserve the artwork. That was the reason he recommended metal. On the alleyway, there is a safety problem with the homeless and drug paraphernalia, etc. They need to find a solution and want to ensure that the staff and the public are safe.

Raymond Rivera, 279 Hillside Ave. was sworn in. His concern with the Bergere House is that it's the last remaining piece of history in Santa Fe. He objects to any changes being made to the house itself. He said the house is very important to him and is one of the jewels of the area. He said security and other things can be rearranged to other buildings. This house should be left alone and as a museum, but the structure should be left alone.

John Eddy, #14 Avenida de Compo Verde, was sworn in. He commented that those watching via Zoom are at a disadvantage because they do not get to see the PowerPoint presented. He said 13 feet is challenging to approve in that spot.

Mr. Sarason explained the 13 feet reference is to the width, not the height. The height of the wall and the gate is six feet. He noted that the narrative in the packet states the doors will be wood clad.

Member Guida said on 135 there was discussion that the proposed doors are underrepresented in the drawings in the packet. The narrative says the doors will be aluminum clad wood doors. He wanted to be sure what the Board would be approving tonight.

The Contractor said that is correct the doors will be aluminum wood doors.

Member Guida said that is important to distinguish. The application in the packet for 135 indicates 1) they will be replacing the wood doors on the south side with aluminum clad wood doors to match the existing profile; and 2) the existing wood door, for security reasons, on the east façade will be an aluminum clad wood door to match the existing profile and stain. He said he knows what an aluminum clad wood door looks like and he asked what is proposed here.

The Contractor said the doors at 135 would be aluminum frames and the east door would be solid hollow metal.

Member Guida confirmed the proposal is the south doors are aluminum storefronts similar to what is being proposed at 155. And the replacement of the solid wood door they propose a painted steel door, or a steel frame. Those are very different

things. There are no drawings in the packet. A steel door is a plain faced door, and an aluminum clad wood door looks like a traditional wood door. He said he wasn't sure he would approve those things tonight. He said on 155, he thought it was appropriate for the building. He recommended for 135, if the applicant is open to it, they pursue what is written in the packet, which is a wood door with aluminum cladding, and not a steel frame door and not wood. He thought if that was the case, he could approve this tonight.

Mr. Ward said they were fine with what is on the application.

## **BOARD DISCUSSION**

**MOTION:** In Case 2023-006552-HDRB, 135 Grant Ave., Member Guida moved to approve the project as submitted, noting that the exception criteria has been met with staff's evaluation, and that the south doors will be aluminum clad wood doors with divided light patterns to match the existing profile, and that the east door will be aluminum clad wood door with detailing that matches the existing door, and the applicant is to submit drawings. The motion was seconded by Member Bienvenu.

**VOTE:** The motion passed by (4-0) roll call vote with Members Aguilar Medrano, Biedscheid, Bienvenu and Guida voting in favor and none voting against.

2. **2023-006758-HDRB. 155 Grant Ave.** Downtown and Eastside Historic District. Non-contributing. Hugo Iribarren, agent for O'Keeffe Research Center (Benjamin Finberg, Senior Director of Operations), owners. The applicant requests new wood picket fences and gates to 6'-0" in height (maximum allowable 4'-0") Exceptions are requested to 14-5.2 (D) (9), for height (Ramón J. Sarason)

## **STAFF REPORT**

155 Grant Ave. is a commercial building and directly connected to the 200 West Marcy commercial building. Both are currently owned by the O'Keeffe Foundation and is listed as non-contributing to the Downtown and Eastside Historic District. The original 155 Grant Ave. building dates to the 1940s and has undergone significant renovations over the decades and is in the recent Santa Fe Style. The buildings have entrances on the east, north, and west facades and wood lintels. The facades are characterized by deep set divided light windows.

Now, the applicant proposes the following exterior alterations:

- 1) Install (2) wood slat fences and gates, painted white to match 135 Grant Ave at the east and west entrances to the alleyway south of the building to a height of

5'-6" approximately 6" below the height of the adjacent 6'-0" block wall separating 155 Grant Ave. and 135 Grant Ave.

- 2) Replace a non-historic wood door on the east façade of 200 West Marcy with an aluminum door in the same style profile and white color as existing.

### **STAFF RECOMMENDATION**

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

### **PUBLIC COMMENT**

There were no public comments.

### **BOARD DISCUSSION**

Member Biedscheid asked for clarification that the two doors, the one on the east side and the one in the alley would be 5' 6" in height.

The Contractor said they proposed six feet. There was concern on the west separating 135 and 155, but they measured the wall as well, below maximum. He said but they could build to 5' 6".

**MOTION:** In Case 2023-006758-HDRB. 155 Grant Ave., Member Guida moved to approve the replacements of the wood door on West Marcy with the aluminum storefront door that has divided light that aligns with the portal in light finish as proposed; to approve the two, six foot picket fences to be erected in the alley to be in the same style, noting that the fences are set back from the streetscape and do not require an exception for height; and approve the construction of a 5' 6" high gate on the west side that will require an exception for exceeding the height limitation. The motion was seconded by Member Bienvenu.

Member Biedscheid requested a friendly amendment on the picket fence, that the two steel frames will match staff's recommendation.

Members Guida and Bienvenu accepted as friendly noting that the applicant should update the drawings, so staff has a record.

Member Biedscheid also requested a friendly amendment that both gates stand free and separate. Members Guida and Bienvenu accepted as friendly.

Attorney Hybner said the exception criteria required for exceeding the height limitation is found in 14-5.2(C)(5)(c) and is the same for the height of the fence. He thought this could be special conditions and circumstances and the exception would not be required.

Member Guida said if that is the requirement, then the conditions have been met. Member Bienvenu agreed.

**VOTE:** The motion passed by (4-0) roll call vote with Members Aguilar Medrano, Biedscheid, Bienvenu and Guida voting in favor and none voting against.

3. **2023-006788-HDRB.** 330 E. Palace Ave. Bldgs, 13, 18 & 19. Downtown and Eastside Historic District. David Cera, agent for Ashford TRS Posada LLC, owner, requests a historic status review with primary façade designation, if applicable. (Paul A. Duran)

Withdrawn

4. **2023-006490-HDRB.** **1596 Canyon Rd.** Historic Review Historic District. McDowell Fine Homes, agent for Jeung Hyun and Luella Noles, owners, proposes to construct a 5,708 sq. ft. residence with a 468 sq. ft. studio to a height of 20' (maximum allowable height is 14'-10") and an 1,480 sq. ft. accessory dwelling unit with 550 sq. ft. detached garage to a height of 20' (maximum allowable height is 13'-10") on a vacant lot. Two exceptions are requested to exceed the maximum allowable height (Section 14-5.2(D)(9)) and to construct a pitch where a pitch is not allowed (Section 14-5.2(D)(9)(d)). (Lani McCulley)

Postponed

5. **2023-006565-HDRB.** **1600 Canyon Rd.** Historic Review Historic District. McDowell Fine Homes, agent for Jeung Hyun and Luella Noles, owners, proposes to construct a 4,356 sq. ft. residential building with a 520 sq. ft. studio to a height of 20' (maximum allowable height is 14'-10") on a vacant lot. Two exceptions are requested to exceed the maximum allowable height (Section 14-5.2(D)(9)) and to construct a pitch where a pitch is not allowed (Section 14-5.2(D)(9)(d)). (Lani McCulley)

Postponed

6. **2023-006663-HDRB.** 230-C Rodriguez St. Downtown and Eastside Historic District. Noncontributing. Ju Tan, agent for Julie McCashin and

Christopher Amos, owners, request to remodel and construct 130 sq. ft. house addition, height of 11'-6" (Maximum allowable height is 19'-0"). (Ramón J. Sarason)

## **STAFF REPORT**

230-C Rodriguez is a two story, single-family residence listed as non-contributing to the Downtown and Eastside Historic District. The architectural style is recent Santa Fe style and constructed approximately 1990.

Now, the applicant proposes the following exterior alterations:

1. Proposed is a 130 sf addition to the residence to enlarge an existing bedroom on the south/east end of the residence. The enlarged room will include a closet and corner masonry kiva.
2. New parapets to match existing adjacent parapet heights of 10'-3".
3. New 8'-0" W x 6'-8" H 2 panel sliding door and 6'-0" W x 4'-6" H window as shown. The new door and window units will not have divided lites to match all the existing door and windows of the house as well as those on the houses in the same cul de sac. Further to this, the proposed addition will not be visible from the public realm.
4. All exterior stucco will match existing in color and texture (STO Synthetic Stucco, Color: PUEBLO).
5. Exterior Lights Fixture: Existing light fixture will be reused.

## **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.

Member Guida asked about the material for the windows and sliding doors.

Mr. Sarason said they will match the existing white, aluminum clad.

## **APPLICANT PRESENTATION**

Ju Tan, 1219 Cerro Gordo Loop, was sworn in. He said he had nothing to add.

## **PUBLIC COMMENT**

There were no public comments.

## BOARD DISCUSSION

None

**MOTION:** In Case 2023-006663-HDRB, 230-C Rodriguez St., Member Aguilar Medrano moved to approve the application as submitted. The motion was seconded by Member Guida with a friendly amendment that the windows be white.

Member Aguilar Medrano accepted the friendly amendment.

**VOTE:** The motion passed by (4-0) roll call vote with Members Aguilar Medrano, Biedscheid, Bienvenu and Guida voting in favor and none voting against.

7. **2023-006742-HDRB. 110 W. Berger St.**, Don Gaspar Area Historic District. Contributing. Stuart Sproul, agent for James Leonard, owner, requests designation of primary facades. (Ramón J. Sarason)

Withdrawn

8. 2022-005832-HDRB. 1147 ½ Camino San Acacio. Downtown and Eastside Historic District. Will McDonald, agent for George Johnson, owner, proposes to construct a 136 sq. ft. addition to a height of 21'-10" (maximum allowable height is 19'-10") where the existing height is 22'-8" on a non-contributing residential structure. (Lani McCulley)

## STAFF REPORT

The structure at 1147 ½ Camino San Acacio is a single-family residence listed as non-contributing to the Downtown and Eastside Historic District. The residence has been through many different phases of construction and is part of what was once the Abeyta/Tafoya family compound.

The building was constructed in many phases from the 1920s to the 1980s. The structure is composed of two separate buildings that were joined with additions over time.

While much of the building qualifies as being 50 years old or older, changes and additions over time have erased the character of the original historic buildings.

The current owner purchased the property in 1992 and constructed an addition on the east elevation as well as renovated the detached storage building into an accessory dwelling unit in 2005.

The Historic Districts Review Board reviewed the status of the residence on March 14, 2023, under Case #2023-6394 and retained the non-contributing status.

Now the applicant proposes the following exterior alterations:

- 1) A 136 sq. ft. addition on the south elevation of the residence to height a of 20'11" to match the existing height of the structure.
- 2) Windows on the addition will be wood with white metal cladding.
- 3) The overhang at the door of the addition will have wooden brackets stained with Cabot "chestnut".
- 4) Replace the non-historic sliding windows on the west elevation to the south of the addition with double hung wood clad windows.
- 5) Stucco the addition using El Rey cementitious "Kokanee" to match existing.

### **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.

### **APPLICANT PRESENTATION**

Will McDonald, 488 Arroyo Tenorio, was sworn in. He said first he wanted to say he is pleased to have Lani McCulley on staff with her skill. He noted now, with the exterior stairs you can get up to the second-floor balcony safely, unlike the original stairs. He said the purpose of this is to provide an interior access.

Member Guida said on the east elevation he could see there is still one exterior stair shown.

Mr. McDonald said yes, the exterior stairs remain. There is no change there. He added in doing this they hope to provide more character to the building.

Member Aguilar Medrano said she sees that the color of the stucco will match the existing. She asked if the texture would match as well.

Mr. McDonald said yes, both will match.

### **PUBLIC COMMENT**

There were no public comments.

## BOARD DISCUSSION

**MOTION:** In Case 1147 ½ Camino San Acacio, Member Bienvenu moved to approve the application as submitted noting that the stucco will match the existing structure in color and texture, Member Guida seconded the motion.

**VOTE:** The motion passed by (4-0) roll call vote with Members Aguilar Medrano, Biedscheid, Bienvenu and Guida voting in favor and none voting against.

9. **2023-006743-HDRB. 635-A West San Francisco St.** Westside-Guadalupe Historic District. Contributing. Richard Martinez, agent for Josephine Levy, owner, proposes to construct a 72 sq.ft. portal addition height of 10'- 6" (Maximum allowable height is 12'-0). Also, configurations of 6'-0 yard walls (maximum allowable height 6'-0). (Ramón J. Sarason)

## STAFF REPORT

635-A W. San Francisco St. is a single-family residence and adjoined to the north by 635-B West. San Francisco St. forming a duplex, both of which are listed as contributing to the Westside Guadalupe Historic District. The duplex is built in the Territorial style. The south, street facing façade consists of a single apparently non-historic window with a wrought iron security screen and visible chimney. The east façade is largely obscured by a yard wall and is characterized by a deeply recessed door opening and roughly mottled stucco over adobe. Both the south façade and portion of the east facade contribute to the West San Francisco Street streetscape.

According to the attached historical report titled La Casa de Julianta, prepared by John W. Murphy dated January 24, 2022: "Although a few assertions have been made ("one of the oldest adobes on W. San Francisco"), it is difficult to pinpoint the home's date of construction.

Common clues, such as a deed reference to the 1912 "King's Map", are non-existent. The King's Map itself is unhelpful, as no current house footprint on the block matches the map.

The 635 West San Francisco's address appears in the 1928 city directory, which is the first edition available. Later the house, in its basic north-south footprint, is visible on several early aerial photographs, including a fuzzy image from 1936 which still shows the area in agricultural production. The house is historic, but its precise origin will remain unknown."

The residence was brought before the Historic Districts Review Board on April 25, 2023 (2023-006567-HDRB) for primary façades designations. The decision of the Board was the south façade be designated as primary.

Now, the applicant proposes the following exterior alterations:

- 1) Demolish and reconfigure the existing block, stucco, and coyote fence courtyard walls to a height of 6'-0".
- 2) Build a portal addition on the east façade of 72 square feet in the Territorial style to a height of 10'-6" (18" below the height of the existing residence's parapet height). Maximum allowable height is 12'-0".

### **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(I) Westside Guadalupe Design Standards.

### **APPLICANT PRESENTATION**

Richard Martinez, previously sworn, said this is a small house of 818 square feet. They want to provide a private outdoor roofed area. The portal is setback from the street behind the parking area and they will replace the east and south part of the fence that are not on the parking area, to make it as large as possible for the neighbor to the east to enter their house. The walls will be stucco and will not have brick detail because he thought it is not in keeping with Territorial design. The brick detail on the fence was dated and he proposed that the portal will have brick coping to match the house, but the yard wall will be all stucco.

### **PUBLIC COMMENT**

There were no public comments.

### **BOARD DISCUSSION**

**MOTION:** In Case 2023-006743-HDRB, 635-A West San Francisco St., Member Aguilar Medrano moved to approve the application as submitted. Member Guida seconded the motion.

**VOTE:** The motion passed by (4-0) roll call vote with Members Aguilar Medrano, Biedscheid, Bienvenu and Guida voting in favor and none voting against.

10. **2023-006744-HDRB. 529 E. Palace.** Downtown and Eastside Historic District. Contributing. Scott Cherry, agent for Carolyn Lee, owner, requests designation of primary facades. (Ramón J. Sarason)

### **STAFF REPORT**

Charles and Filomena Wheelon House at 529 E Palace Ave. is a single-family residence listed as contributing to the Downtown and Eastside Historic District. The architectural style is side gabled with Craftsmen elements. The core of the house, likely constructed before 1910, consists of a one-and-a-half story, side-gable brick building, with several additions appended to it since 1973. The historic building is made of fired face brick laid in a running bond. The structure sits on a raised glazed brick foundation that encloses a basement. The additions are frame and faced with rustic wood shingles, giving them a Bay Tradition appearance. Rising from the roof are large, gabled dormers added after 1973. Wood shingled additions to the east and west facades were added in the 1970's and 80's.

Now, the applicant proposes the following:

- 1) Designation of Primary Facades.

### **STAFF RECOMMENDATION**

Staff recommends the south street facing façade, the east facing façade from the south corner north to the shingle addition, and the east facing façade south corner north to the shingle addition be designated as primary (façades F.1, F.2, and F.10).

Member Aguilar Medrano pointed out a typo in the staff report. She wanted to clarify for the motion makers that staff's recommendation is for the southeast and the west side.

Mr. Sarason confirmed that was correct.

Member Bienvenu said generally he agrees with Mr. Sarason's recommendations but thought it would be appropriate to exclude the dormer windows.

Mr. Sarason said he debated that, but felt they provided unique character to the façade. He said he could understand if it is excluded from the primary façade designation.

Member Bienvenu said they certainly add "a" character, although a false one. He also wondered if that applies to the stain glass windows.

Mr. Sarason said that is correct, there are two windows that match on that façade.

Member Bienvenu said again he felt that was false.

Chair Rios asked the architectural style.

Mr. Sarason said staff believed the style had bungalow and craftsmen elements.

### **APPLICANT PRESENTATION**

Scott Perry, 2351 Fox Road, was sworn in. He said he agrees this is more craftsmen bungalow. He also agreed with the staff's recommendation on the façade and also on Member Bienvenu's comments as well. The dormers and the stained glass are a false representation of the original historic nature of the structure. He said he agrees with all of the comments.

### **PUBLIC COMMENT**

There were no public comments.

### **BOARD DISCUSSION**

**MOTION:** In Case 2023-006744-HDRB, 529 E. Palace., Member Guida moved to maintain the structure's status as contributing and designate the south façade #1 as primary and portions of the east and west façade, as designated by staff as west #2 and east #10, also be primary, noting that the west façade-stained glass windows and the south façade dormers are non-historic. The motion was seconded by Member Biedscheid.

Member Biedscheid offered that the south façade door be non-contributing as recommended by staff.

Member Guida accepted as friendly.

**VOTE:** The motion passed by (4-0) roll call vote with Members Aguilar Medrano, Biedscheid, Bienvenu and Guida voting in favor and none voting against.

### **I. DISCUSSION ITEMS**

None

### **J. MATTERS FROM THE BOARD**

None

### **K. NEXT MEETING: Tuesday, June 13, 2023**

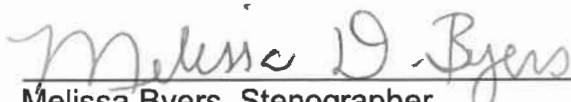
**L. ADJOURNMENT**

**MOTION:** Member Guida moved to adjourn the meeting at 7:20 pm. The motion was seconded by Member Biedscheid.

**VOTE:** The motion passed by (4-0) roll call vote with Members Bienvenu, Guida Member Biedscheid and Aguilar Medrano voting in favor.

Submitted by:

Approved by:

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

  
\_\_\_\_\_  
Cecilia Rios, Chair