

AGENDA

SPECIAL PROCEDURES FOR VIRTUAL ATTENDANCE AND PUBLIC COMMENT:

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

Viewing: Members of the public may stream the meeting live on the City of Santa Fe's YouTube channel

at <https://www.youtube.com/channel/UCuW5Fb7iWuKpTdsWYNDurgA>. The YouTube live stream can be accessed at this address from most smartphones, tablets, or computers.

Attending on Zoom: Members of the public may attend the Zoom meeting on a computer, mobile device, or phone. The video conference link and teleconference number will be posted on the City of Santa Fe's Calendar of Events website at least seventy-two (72) hours before the meeting: <https://www.santafenm.gov/events>. The direct Zoom link is: <https://us02web.zoom.us/j/84259991882?pwd=SkpPUVFHcExTTGNWaG9pVVNZM3NYQT09> and use password: **383726**.

Attending Zoom by Phone: Members of the public can attend the Zoom meeting by phone by dialing:

US: (253) 215-8782 or (346) 248-7799 or (929) 205-6099 or (301) 715-8592 or (312) 626-6799

Webinar ID: **842 5999 1882**

Password: **383726**

Public Comment:

- By video: A person attending the Zoom meeting by video conference (using a computer, mobile device, or smart phone) may provide public comment during the meeting. Attendees should use the "Raise Hand" function to be recognized by the chair to speak at the appropriate time.

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- By phone: A person attending the Zoom meeting by phone may provide public comment during the meeting. Phone attendees should press *9 to use the “Raise Hand” function to be recognized at the appropriate time.
- In writing: A person may submit written public comments in 72 hours in advance of the meeting via the virtual comment “button” at <https://santafe.primegov.com/public/portal>.

A. ROLL CALL

B. APPROVAL OF AGENDA

C. APPROVAL OF MINUTES:

1. October 13, 2020

D. APPROVAL OF FINDINGS OF FACT AND CONCLUSIONS OF LAW

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

E. MATTERS FROM THE PUBLIC

F. STAFF COMMUNICATIONS

AGENDA

G. OLD BUSINESS

H. NEW BUSINESS

1. Case #2020-002692-HDRB. 202 Galisteo Street. Downtown & Eastside Historic District. Ryan Allen, agent for Rem Yildirim, owner, proposes to install awnings at ground-level windows and doors on a contributing non-residential structure. An exception is requested to section 14-5.2(D)(2)(c). (Angela Schackel Bordegaray)
2. Case #2020-002693-HDRB. 3 Placita Rafaela. Downtown & Eastside Historic District. Gayla Bechtol, agent for Laura Holmes and Graham Creasey, owner, proposes to construct an addition, decks, and railings on a second floor, replace windows, a gate, and a ground mounted HVAC system on a non-contributing residential structure. (Angela Schackel Bordegaray)
3. Case #2020-002694-HDRB. 801 Alto Street. Westside-Guadalupe Historic District. Gayla Bechtol, agent for Donna Siergiej and Kevin Cassidy, owners, requests primary façade designation on a contributing residential structure. (Daniel Schwab)

I. DISCUSSION ITEMS

J. MATTERS FROM THE BOARD

K. NEXT MEETING: Tuesday, November 10, 2020

L. ADJOURN

Persons with disabilities in need of accommodations, contact the City Clerk's office at 955-6521, five (5) working days prior to meeting date.

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HISTORIC DISTRICTS REVIEW BOARD
October 13, 2020

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**MINUTES OF THE CITY OF SANTA FE
HISTORIC DISTRICTS REVIEW BOARD
October 13, 2020
VIRTUAL HEARING**

CALL TO ORDER

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

A. ROLL CALL

Roll Call indicated the presence of a quorum as follows:

MEMBERS PRESENT:

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

MEMBERS EXCUSED:

OTHERS PRESENT:

Ms. Lisa Roach, Planner Manager
Mr. Daniel Schwab, Senior Planner
Ms. Angela Bordegaray, Senior Planner
Ms. Sally Paez, Assistant City Attorney
Ms. Melissa Byers, Stenographer

NOTE: All items in the Committee packet for all agenda items are incorporated herewith by reference. The original Committee packet is on file in the Historic Preservation Office and available on the City of Santa Fe Website.

Chair Rios announced that Lisa Roach had submitted her resignation. She thanked Ms. Roach for her work and for working closely with the Board and the public. She said Ms. Roach has been there to answer their questions and has always been very

professional. She said speaking for the Board, we will all miss you and we wish you the best of luck.

The other members of the Board added their appreciation and acknowledged Ms. Roach's outstanding assistance and expertise. They said her work was amazing and always articulate and professional. Everyone wished her luck in her future endeavors.

Ms. Roach said she appreciated working with the Board.

B. APPROVAL OF AGENDA

Ms. Roach noted there are a few typos, this being the first agenda on PrimeGov. They will hear more about that platform in the future and how they can access their packets.

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

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

C. APPROVAL OF MINUTES:

1. September 22, 2020

MOTION: Member Guida moved, seconded by Member Biedscheid, to approve the HDRB Hearing Minutes of September 22, 2020, as presented.

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

D. APPROVAL OF FINDINGS OF FACT AND CONCLUSIONS OF LAW

1. Case #2020-002548-HDRB 113 Washington Avenue.

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

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

E. MATTERS FROM THE PUBLIC

Stefanie Beninato said she found the discussion of the last meeting hurried and members cut each other off. Even though the Board gave conditions for the architect to change, it is still the Board's prerogative to look at the design of those changes. Just because they tell the applicant to set back, it doesn't guarantee harmonious design. She did not agree with them saying the justification for a roof top pool, etc. increases density. She understood increasing density is allowing more residences on a property, not allowing a hotel to burn wood 365 days a year. The reason for Board approval should be realistic.

F. STAFF COMMUNICATIONS

None.

G. OLD BUSINESS

Chair Rios noted there were nine action items before the Board. She reminded the applicants if they disagreed with the decision of the Board, they have the option to appeal to the City Council within 15 days after the Findings of Fact and Conclusions of Law have been approved.

1. **Case #2020-002535-HDRB. 324 Staab Street.** Downtown and Eastside Historic District. Will McDonald, agent for Sterling Resources Group, owner, proposes to construct a portal on a contributing residential structure. An exception is requested to construct an addition on a primary façade, per Section 14-5.2(D)(2)(a). (Angela Schackel Bordegaray, 955-6127, asbordegaray@santafenm.gov) **POSTPONED FROM 9/22/2020**

STAFF REPORT

Ms. Bordegaray presented the staff report as follows:

324 Staab is a contributing structure in the Downtown and Eastside Historic District. The Sandoval House is best described as Northern New Mexico vernacular built first built in 1930s, with two additions added by 1942, in the common accretion pattern of historic

adobe buildings. It has three masses connected: a tall center section and two symmetrical wings. It has a flat roof and rounded corners. A historical feature is its simple nature with no ornamentation. The structure has been a duplex for a long time. It has undergone minor alterations.

The applicant proposes to add a shed portal to the front of the house, to be located between the two wings on the north façade, filling in that space. The proposed portal has a 3/12 pitch with a steel standing seam roof, ash gray. The exposed beams are to be stained with Cabot semi-transparent "Cordovan Brown."

The applicant also proposes to re-roof and re-stucco the entire structure. The roof is flat with parapets and not publicly visible. The proposed roof will be modified torch down (modified bitumen). The stucco wall will match the existing color – cementitious El Rey "Suede". In addition, the applicant has received a temporary permit to demolish one-half of the front (north) concrete masonry yard wall, east of the gate. As a historically contributing yard wall, the condition of this approval is that must be replaced in-kind, design, height, material and style, within 90 days. The applicant applied for this temporary permit to allow for placement of a waste receptacle on site for an ongoing interior remodel underway. The applicant has no off-street parking.

Because a proposed portal is considered an addition on a primary façade, the applicant requests an exception to Section 14-5.2(D)(2)(a).

The applicant's exception responses are stated below.

EXCEPTION CRITERIA AND RESPONSES:

The applicant requests an exception to the Section 14-5.2(D)(2)(a), as additions are not permitted to primary facades of contributing and significant structures. A portal as proposed is considered an addition. The applicant has provided the following responses to exception criteria in the historic districts code.

(i) Do not damage the character of the district

Applicant Response: The construction of the portal would enhance the character of the district making this house more in harmony with its streetscape and the historic district in general. Portals filling building indentions as proposed are typical treatments for a street facing façade.

Staff Response: Staff recognizes the purpose of the code section that prohibits additions to primary facades. Adding on to a primary façade can risk altering the character of the façade, if the change negatively affects how an established contributing structure "reads" in the district. Adding an addition to a primary façade is evaluated by its compatibility with the existing structure with respect to style, materials

and scope of change. Yet such a change must also achieve a design that distinguishes the old from the new. Arguably, a smaller addition would be less intrusive. The historic preservation ordinance calls for differentiation between the old and the new; the balance is to seek this differentiation yet evaluate whether a proposal would be in overall harmony with the structure.

In this case, staff suggested an alternative to reduce the depth of the proposed portal so that it does not extend flush with the wings. If allowed, a smaller portal would be less invasive to this structure's unique wing configuration.

(ii) Are required to prevent a hardship to the applicant or an injury to the public welfare

Applicant Response: The applicant states that covering entry doors is a "simple, universal architectural value providing protection" for entry and exit. The applicant contends that a portal on the north and primary façade would provide protection from snow and ice. The applicant also believes the portal will add character and balance to a façade that is presently "stark and uninviting", arguing that it would be a hardship for the applicant to be denied this "aesthetic enhancement to this house."

Staff Response: Staff recognizes the utility, prominence and aesthetics of portales throughout local and regional architectural and on varying historic structures. While adding a portal to the 324 Staab house can provide for protection from winter weather, preserving the condition of no portal also allows for continued maximum exposure to sunlight on a typically darker north face. Staff believes that denying the applicant's wish to improve the aesthetic qualities of the house is not a hardship chiefly because a unique feature of this structure is its simplicity with its tall front entry flanked by the two symmetrical "cubes" also without overhangs or ornamentation facing the street. The standards are intended to maintain the historic design and character of structures and streetscapes.

(iii) Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts

Applicant Response: The applicant states that a thoughtful addition is a design option that should be possible and believes that the proposed portal would not harm the essential character of that primary façade.

Staff Response: Staff finds that preserving the primary façade's character entails maintaining its current appearance and that a portal would compromise the essential character of the north facade.

STAFF RECOMMENDATION

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

QUESTIONS FOR STAFF

Chair Rios asked if the proposed shed portal has columns.

Ms. Bordegaray replied they have support but didn't think there were vertical columns.

APPLICANT'S PRESENTATION

Will McDonald, 488 Arroyo Tenorio, was sworn in. Mr. McDonald confirmed there are no columns, just a support beam. He commented it had been good working with Ms. Bordegaray and he found her suggestion for a shallower portal acceptable. So, it will not extend past the front of the building. He emphasized that Code is a hybrid. On one hand it has historic principles. The older Code preserves the economic and general welfare of the City and ensures all manner of harmonious growth, and that must always be balanced by the applicant.

He noted the proposal is for a modest addition and does not obscure any part of the building. The applicant proposed making a drab building that is not particularly attractive, into something more harmonious. This does obscure the physical record of time/place that the building represents. If the Board takes a strictly preservationist perspective they could deny the portal. But in light of how the Code is, he encouraged the Board to think broadly of what is lost and gained and of most benefit to the City. Either way, some part of the Code will not be followed absolutely because it is hybrid. The applicant believed what is presented is sensible and fits.

QUESTIONS FOR APPLICANT

Chair Rios asked the depth of the shed portal being proposed and what it would be if made shallower.

Mr. McDonald indicated the distance from the forward facades is 8'3" and proposed is a 8'9" portal extending six inches beyond. It could be 7 feet set back from the face of the two façades.

Chair Rios noted the applicant proposed a standing seam. She asked if thought was given for another type of material other than a metal profile.

Mr. McDonald said standing seam is what the applicant preferred, and it fits with others in the area. Nothing was considered other than metal. He asked if she was suggesting a flat roof with a parapet.

Chair Rios said she was thinking of a simple wood, shed roof portal, although not as long-lasting. It wouldn't have such an impact on the façade.

Mr. McDonald said he could not imagine that, but they are open to other ways of doing the roof and want something that will last and look good.

Chair Rios said some standing seam, to her, looked very heavy. She asked the height of the seam.

Mr. McDonald replied about an inch and a quarter. He offered to have staff review that if approved, but they want details to be proportionate because it is a small feature.

Member Larson agreed with Chair Rios. She noted looking at the block street view, there are quite a few duplex type properties. She liked that you could see this property is a duplex.

She believed there is a case for the current façade in that it is unique and interesting and does not have a portal. Adding coverage there may detract from the primary façade, and especially with a pitched standing seam. This is a heavily parapeted flat roof and doesn't look compatible with the existing metal colors on the windows. She understands that the applicant is trying to duplicate the bright silver standing seam of neighboring properties, but this is a different style of house. There is room for improvement.

Ms. Paez suggested showing the street view.

Vice Chair Katz agreed with Ms. Bordegaray's recommendation. He said what he found distinctive about the house is the plain flat front segments of the house. The portal changes that, although it is not a bad design. A portal may be nicer and more comfortable but that is not the Board's job or the standard. Not having a portal has not been a hardship for 55 years and precipitation seems to be less. The Board is failing at their job if they fail to maintain the primary façade and what is unique about that façade that resulted in a designation as a primary façade.

Member Guida said he disagreed with the direction of the Board discussion. The Board's charge is not to defend the existing City fabric from any changes. The ordinance is set up to recognize that things change over time. This is not significant architecture, or structure, and is why they have an exception process, to look at those issues.

Member Guida said what is proposed is in character with how buildings like this would have developed over time. Both in the materiality of the metal roof and the detailing and architecture of this very small change to the façade. He didn't have a problem with the proposal. He also understands the hardship argument. He recognizes this is a north facing façade and could imagine how snow and ice could build up. A metal roof is not only harmonious with the street but in character with the District. This is how this would have been done on portals throughout Santa Fe. He did not agree that a better version would be to push this back. The design seems to have integrity and works with the building and is simple and follows the logic of the building. He encouraged the Board to approve the application as drawn.

Member Bienvenu asked Ms. Bordegaray about her proposal for the applicant to set-in the portal by 1 foot. He wondered if she thought that inset today would have changed staff's recommendation.

Ms. Bordegaray said that was her suggestion on the site visit. She thought it would lessen the impact of the portal if it didn't extend past the two masses. The applicant was willing to consider that.

Member Bienvenu asked if given that agreement, she would recommend approval now, or still feel that one or more conditions had not been met.

Ms. Bordegaray thought after hearing the discussion and the Board's input, a shorter depth of the portal would be more acceptable because it would not be flush with the two masses. She said Member Larson noted the street is multi-family, duplex buildings and this does read as a duplex. Also, Member Guida's critique to strike the middle ground would make the portal extend less than the two masses.

Member Bienvenu agreed. He was surprised a portal had not been put on earlier, given the exposure and multiple doors and no protection. A portal that extends flush with the two side wings seemed to visually destroy the distinct three masses. He said he would be comfortable if it is clear that the portal should be between the three masses. He asked if the height of the backend of the portal was discussed and whether it should be flush with the two wings, to accentuate.

Ms. Bordegaray couldn't recall that being discussed but thought that would differentiate from the two masses.

Member Biedscheid said this seems a logical addition but changes the simplicity of this as a unique feature of the primary façade and structure. She didn't feel the exception criteria to add to the primary façade was met, especially condition #3, in that it harms the primary façade. There are a lot of simplistic buildings where the HCPI or others have stated it was a key reason it is a contributing building. If connecting the two masses

changes the streetscape she couldn't see how that would preserve what made this a primary façade.

Member Guida said a minor portal would not disrupt the massing of the original structure and he would agree with the comments if this were a portal proposed with a parapet wall. That would destroy the three masses of the building. That is not the case here. This is a small, light structure and important that the three masses remain legible in the design. The applicant did a great job minimizing the impact.

Chair Rios asked Member Guida his opinion of lessening the portal depth to 7 feet and bringing it in.

Member Guida thought the applicant made the right choice where the portal goes in terms of height and integrating with the existing massing. He was less inclined for the Board to provide design advice particularly when making something a little "less bad". It doesn't make a lot of difference if this is 6 inches lower or projected less toward the front yard.

PUBLIC HEARING

Stefanie Beninato, PO Box 1601, was sworn in. She agreed with Ms. Bordegaray's recommendation. The Board should, instead of talking about the design, talk about the criteria. The hardship of *this is not aesthetically pleasing*, is not a hardship. Giving out exceptions based on aesthetics means you will be giving out exceptions every time someone comes forward. She recalled another case - 125 Romero Street - that Member Guida insisted be kept simple. That was a 625 square-foot house with very little detail. The Board didn't want anything more than an eyebrow over the front door. She said if coming in and out of the front door is a problem, the least impactful would be an eyebrow. It maintains the simplicity and is a practical solution. She hasn't seen another structure like this with a metal portal. She encouraged the Board to look at and stick with the criteria and what the applicant tells them; the hardship is based on aesthetics.

BOARD DISCUSSION

Vice Chair Katz disagreed with Member Guida. When a building is designated with a primary façade that means it is important. It doesn't need to be significant; significant just says both sides of it is important, among other reasons. The basis of the primary is the design of that façade embodies what of that house exemplifies what we want to represent as Santa Fe style. This house expresses an attractiveness and distinctiveness and massing in a way that would be harmed by having a portal in between them. True, if this house didn't have restrictions, it could have developed organically. But the job of the Board is to support and maintain the styles and historic nature of the houses. The Board is not doing their job by putting a portal there.

MOTION: In Case #2020-002535-HDRB, 324 Staab Street, Vice Chair Katz moved to deny the application. Member Larson seconded the motion.

VOTE: The motion failed by a (3-4) roll call vote with Members Biedscheid, Katz, and Larson voting in favor and Member Bienvenu, Guida, Roybal and Chair Rios (to break a tie vote) voting against.

Chair Rios explained she would vote yes for the portal if in a different material but is opposed to the standing seam. She said Mr. McDonald made a good point, if the ordinance didn't say absolutely no changes on any existing building. This building is 90 years old and if changes are never made the building would never evolve. Changes have to be made to suit the needs of applicants and buildings, like humans, change and evolve.

Ms. Roach confirmed Chair Rios voted in favor of the portal and against denying the application, and that her vote may have been different if a different material was proposed. She said the Board could entertain another motion.

Member Guida thought more discussion was needed on the material.

Chair Rios agreed. She said this is a vernacular style building leaning toward a Pueblo Revival style. It is unique because of the middle portion and how it is built, and the standing seam is in opposition to what the building represents.

Member Guida thought that metal roofs were an integral part of how Santa Fe style has evolved. Multiple configurations whether corrugated or standing seam, have been part of the architecture since the railroad. There are many standing seams in Santa Fe.

Chair Rios asked the applicant if he would consider a corrugated metal building, that is used more in Pueblo Revival style.

Mr. McDonald said he appreciated the Board's discussion and preferred corrugated himself, but the owner was interested in standing seam. He was confident the applicant would agree with corrugated and the color could be traditional galvanized. Nothing shiny, but something traditional.

Chair Rios told Member Guida it wasn't that she disliked standing seam, she just felt it was not appropriate for this building.

Member Bienvenu said that may be true about the building, but he would point out that his office used to be the McKinsey Irvine House in the same neighborhood. He was confident that that portal was a standing seam metal in gray and that building was historic.

Member Biedscheid said there is still a problem meeting the exception criteria. She thought it worth asking the applicant what the roof is currently over the doors on the south and west facades.

Mr. McDonald replied those are corrugated.

MOTION: In Case #2020-002535-HDRB, 324 Staab Street, Member Guida moved that the Board approve the application as drawn with the condition that the roof is not metal standing seam but in a dull gray galvanized corrugated material per the architect's recommendation. Member Roybal seconded the motion.

Member Biedscheid asked to address the exception criteria staff said was lacking.

Member Guida added to his motion that the exception criteria had been met. Member Roybal accepted that addition to the motion.

VOTE: The motion passed by majority (4-3) roll call vote with Members Bienvenu, Guida, Roybal and Chair Rios (to break a tie vote) voting in favor and Members Biedscheid, Katz and Larson voted against.

Member Bienvenu asked for a friendly amendment to inset the portal by 1'3" proposed by the applicant.

Member Guida as maker and Member Roybal as second, accepted the friendly amendment.

2. **Case #2020-002480-HDRB. 512 Acequia Madre Unit C.** Downtown and Eastside Historic District. Michael Munson, agent/owner, proposes to raise a yardwall, construct a pergola and fencing, replace windows, install exterior lighting, and other minor alterations on a contributing residential structure. (Daniel Schwab) **POSTPONED FROM 9/8/2020**

STAFF REPORT

Mr. Schwab presented the staff report as follows:

512 Acequia Madre, Unit C is a single-family residential structure designated contributing to the Downtown and Eastside Historic District.

The structure is situated behind the former Tito's Market and is built in a simplified Spanish Pueblo Revival Style. It is situated behind the main house and the east façade

is minimally visible from the public right of way via the driveway. The northernmost part of the structure was constructed with 18-inch adobe walls around 1932 and southern portion of the structure, including the garage, was constructed between 1937 and 1947, with further changes in 1971 and 1983. All exterior doors and windows were replaced in 1983. The wall running north to south along the driveway was constructed around 1971 and was raised from 48 inches to 60 inches in 2020 without prior approval. At that time, three windows and the French doors from 1983 on the east elevation were also replaced.

On September 9, 2020 this case was heard by the Historic Districts Review Board at which time the structure was designated "contributing" with the western portion of the north façade under the portal and the eastern façade under the portal designated as primary. The applicant subsequently proposed to increase the height of the non-historic yard wall, install sconces, paint portals, replace non-historic windows and French doors, construct a coyote fence and construct a free-standing pergola. The application was postponed for redesign of the pergola and to produce better drawings.

The applicant now returns to the Board with the following items:

1. Increase the height of the non-historic yard wall running from north to south with arches over gates painted Behr "Thai Green";
2. Mount Jaken ceramic wall sconces on the yard walls at about 6 foot height, painted El Rey "Adobe" to match the yard wall;
3. Install Port Oxford 5-inch "chestnut" wall sconces to the side of the front door and kitchen door at a height of approximately 6 feet;
4. Paint underside of portals, portal posts, and front and kitchen door Behr "Thai Green"
5. Replace 3 non-historic windows and a set of French doors on the east façade. They will be aluminum clad "Pinnacle Clad Ivory" with simulated divided lights;
6. Construct a coyote fence to a height of 6 feet at the rear portion of the east façade;
7. Construct a coyote fence to a height of 6 feet separating the outdoor spaces of Units A and B to the south of these units;
8. Replace garage doors and insert a 3-foot wide door to their right in the garage;
9. The application for a free-standing pergola has been withdrawn.

STAFF RECOMMENDATION

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

QUESTIONS FOR STAFF

Chair Rios asked if Mr. Schwab was familiar with the Thai Green color.

Mr. Schwab showed a sample online of a grayish-green.

Chair Rios said traditionally porches are painted white, but the ordinance states would be acceptable if compatible with the stucco color.

Mr. Schwab indicated the underside of the portal would be green and the wooden posts. The walls will be white.

Member Guida asked if a primary facade had been determined.

Mr. Schwab explained the two portal portions are the primary façades.

Chair Rios asked the length of the wall built without a permit.

Mr. Schwab didn't know, but it runs the length of the property and extends from the front to right before the garage.

Chair Rios said previously she stated the house may not be publicly visible, but it goes down a narrow driveway and the wall should have some see-through relief. The original wall was about 4 feet and you could see the house. Now it is 5 feet.

APPLICANT'S PRESENTATION

Michael Munson, 512 Acequia Madre, was sworn in. He said the length of the wall is 80 feet long and the width of the driveway is almost 20 feet. It is not extremely narrow because they are able to park and still drive past the parked cars. He explained he raised the wall 6 feet and afterward learned approval was needed. He apologized and said he would be happy to put windows in the wall with latillas or whatever the Board preferred.

QUESTIONS FOR APPLICANT

Member Guida asked if the door being inserted into the garage would be combined with the garage door opening or would a sliver of stucco be on either side of the door.

Mr. Munson confirmed 6 to 8 inches of stucco would be on each side.

Member Biedscheid agreed an 80-foot-long wall did not meet the guidelines and requires a change in plane or fenestration every 25 feet. She asked staff to comment whether the arched gateway accomplishes that.

Chair Rios noted that Mr. Munson also said he would be willing to put windows with latillas which would improve the wall and add a sense of visibility.

Vice Chair Katz noted that page 26 shows the east façade and the door for the garage. The current elevation doesn't show enough room for a door, but the elevation below shows more room. He asked if the garage door would be moved over.

Mr. Munson said that was correct.

PUBLIC HEARING

Stefanie Beninato, previously sworn, said having a 6' coyote fence and wall changes the look of the building. She noted the applicant has lived in Santa Fe for a long time and has other properties. She thought this a question of asking forgiveness afterward instead of asking for permission. She hoped a condition would be that the wall would have some kind of fenestration. She thought it should be stepped down. She found the arches and the door into the garage awkward. The door doesn't fit and there is not enough space between the door and the garage door. The design is awkward and has nothing to block that view and the other run of that façade has the visibility blocked. She thought offering to make minor changes and having the applicant lower the wall if necessary, after the fact, just discourages people from coming in before building. In the previous case the Board voted not to take staff's recommendation and she didn't think saying it met the criteria really works. The Board, especially for hardship criteria, should make some findings.

BOARD DISCUSSION

Chair Rios asked if there were three units in this location.

Mr. Munson explained there is one unit in this building and the front building has two units.

Chair Rios asked to discuss openings Mr. Munson was willing to do that would add relief. She said members have to establish the length and height of the openings.

Member Guida agreed it would be fair for the Board to suggest openings in the wall.

Chair Rios said she was not talking about small openings, but something substantial and the Board should indicate how many.

Member Guida thought three openings around 30 inches wide would be appropriate. He would leave it open to an alternate form of compliance to avoid designing the project.

Chair Rios confirmed that Mr. Munson was willing to do that and he replied he was.

MOTION: In Case #2020-002480-HDRB, 512 Acequia Madre, Unit C, Member Guida moved to approve the application as submitted with the additional condition that the applicant design three openings in the stucco wall of at least 30 inches in width and 24 -30 inches in height and the applicant would be

required to provide updated drawings to staff. Member Roybal seconded the motion.

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

Ms. Roach confirmed the condition for the openings would be 24 to 30 inches wide and 30 inches in height.

Member Roybal said he assumed the openings would be rectangular. Member Guida agreed.

H. NEW BUSINESS

1. **Case #2020-002541-HDRB. 16 Montoya Circle.** Downtown & Eastside Historic District. Thomas Gifford, agent for Amany Meyer, owner, proposes to construct a new residential structure on a vacant lot and requests an allowance for additional due to a sloping site, per 14-5.2(D)(9)(c)(ii)(F). (Angela Schackel Bordegaray, Planner Senior, asbordegaray@santafenm.gov, 955-6127)

Written public comments were submitted regarding this case and are attached as Exhibit "1".

STAFF REPORT

Ms. Bordegaray presented the staff report as follows:

A new structure is proposed for a level portion of a west-sloping hillside lot at 16 Montoya Circle. The site is in both the Downtown and Eastside Historic District and the Escarpment Overlay District. The lot is adjacent to the owner's existing main house and guesthouse at 14 Montoya Circle, both Spanish-Pueblo in style. The two properties form the northwest boundary of Montoya Circle and are perched on the hillside above an arroyo to the west.

The applicant wishes to construct a single-story structure described as a "pueblo-mission house-chapel". It is similar in form to Spanish-pueblo style with wall-dominated massing, flat roof, and parapets.

The house-chapel's front-facing façade resembles a church entry with double entry doors. Above the entry is a faux "Juliet" balcony with carved balusters and a guardrail. The parapet above the balcony will step up to the center point at 18'9", the maximum allowable height for this site. Its south-facing façade also has a set of double doors and includes a

shallow, low-pitched standing seam metal overhang painted "Hawaiian Blue". Above the door entry on the south elevation is a round specialty window with a spoke and wheel light pattern. The round window will be simulated divided light color Sky Blue. The applicant has provided an exhibit showing the proposed round window's style and type. A door lintel detail depicted on the elevation sheet is labeled Number 5.

The windows will be metal-clad simulated divided lights, color Sky Blue. The exterior doors will have exposed wood lintels, stained "Chestnut" with infill painted carving details. There will be two metal lined wood canals, stained with copper down spouts on the house's west side. Two entries will be covered with low slope metal shed roofs, color "Hawaiian Blue", covered with stained decking and corbels "Chestnut" in color. All portales will be painted "Extra White" and have color concrete paving, color "Dune". The electrical meter enclosure will be wood painted "Extra White". There will be two Spanish colonial style three-tiered punched tin light fixtures flanking each exterior door. Product information is in the packet.

The structure's retaining walls on its west, south, and north sides and mechanical enclosure wall will be stuccoed El Rey's "Buckskin". The northside entry courtyard wall will be 4'6". The yard walls and retaining walls will retain earth cuts and create a north entry courtyard and a private south living patio. All new pathways will be color concrete, or color concrete with a brick edge.

STAFF RECOMMENDATION

Staff finds that the proposed construction meets requirements of Section 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(E) Downtown and Eastside Design Standards.

QUESTIONS FOR STAFF

Chair Rios asked the maximum allowable height, and what height is proposed.

Ms. Bordegaray said the maximum allowable height is 18'9" and is the north façade top point that steps up to the highest point of the structure.

Chair Rios asked if that is with the 4 feet added the Board could allow.

Ms. Bordegaray explained that is the maximum allowable height in the historic district.

Chair Rios asked if this would be used as a religious chapel or the applicant wants a building that looks like a chapel but will use it for something else.

Ms. Bordegaray believed this was proposed as a residence with a chapel style.

Chair Rios asked if correct this is a single story that looks like a two-story building.

Ms. Bordegaray said it does appear taller, but she thought it is a single-story structure with high ceilings.

Chair Rios confirmed that all the lights would be simulated divided. She asked if the corners would be rounded or sharp.

Ms. Bordegaray said her review of them was they met the design standards with rounded corners.

Chair Rios asked Ms. Bordegaray to characterize the architectural style.

Ms. Bordegaray said she would apply the Spanish Pueblo Revival style, but it has Mission elements.

Chair Rios said information was received of a neighbor who objected to the location of the building and the visibility from their property. There were also objections about the possibility of the noise when driving on gravel.

Ms. Bordegaray replied those were written public comments made as part of the public record and have been made available to the Board, See Exhibit "1", attached hereto.

Chair Rios said she read an objection of a neighbor who stated their views would be compromised. She asked Ms. Paez to comment in reference to the law on view shed.

Ms. Paez said our ordinance does not provide protection for view shed outside of what is written in rules on the location of buildings. She believed this was reviewed by Planning with regard to zoning regulations, but beyond that, the City has no authority.

Chair Rios asked if there was likewise, anything on noise or a noise ordinance.

Ms. Paez said there is a noise ordinance, but it does not cover something like tires on gravel and is more toward light industrial and commercial buildings.

Member Roybal asked how this style fits with the existing guest house.

Ms. Bordegaray noted the aerial of the guest house. The main house and guest house are both Territorial Revival style.

Chair Rios asked if she thought the proposal is complementary to the guest house and main house.

Ms. Bordegaray said she did feel it is compatible.

Member Roybal said he was concerned about the different style because the main house seemed totally different from the guest house.

Chair Rios asked if the house is on a private driveway.

Ms. Bordegaray described the location and area surrounding the property. She noted the property owner purchased two lots and created a site that is accessible from Gonzalez, but it is not publicly accessible from Palace.

Chair Rios asked if the proposed chapel is down in the arroyo.

Ms. Bordegaray indicated it is above the arroyo on a level plane but slopes down on three of the four sides of the structure.

Chair Rios asked how far the nearest houses are to the proposed structure.

Ms. Bordegaray estimated the closest house at the end of Montoya Circle is about 30 feet and is set away from most of the existing structures. She confirmed the structure is across from the guest house and is visible from the structure.

Vice Chair Katz said Ms. Bordegaray commented on the maximum height in the Escarpment District at 18'9". He asked the maximum height under the Historic Code.

Ms. Roach offered to answer explaining that maximum allowable height in the Escarpment District is 14' on the upside and 20 feet on the down slope. This area of the Historic District maximum allowable height is 18'9". The Escarpment Ordinance has different methods to measure height versus the Historic Districts ordinance. Staff has evaluated this on a couple of occasions and determined that the design meets both Escarpment and Historic Code requirements.

Vice Chair Katz referred to the aerial view of the property. He asked Ms. Roach if she knew the elevation of the nearest neighbor's house versus the proposed driveway at the entrance.

Ms. Roach did not know. She showed the sites on screen noting this structure appears prominent because it is much taller than most of the surrounding sites.

Vice Chair Katz and Ms. Roach discussed access and that some of the homes are below the chapel.

Chair Rios asked when saying that the proposal is much higher than some of the houses; how much higher.

Ms. Bordegaray showed the photograph with the story poles showing the proposed height of the new structure. She pointed out the location of the relevant structures and

surrounding homes. The structure is placed prominently on a flat site in the center of the lot.

Ms. Roach indicated what is missing is the highest point of the structure, which would go above the corners. The height of the corners is lower than the home.

Member Biedscheid asked to clarify if the maximum allowable height of 18'9" credits the four feet the Board has discretion over.

Ms. Bordegaray said it does.

Member Biedscheid asked if a height calculation was done for the project.

Ms. Bordegaray replied it was.

Member Biedscheid confirmed again that the maximum allowable height is 14'9" meaning that the Board could allow the additional four feet.

Ms. Bordegaray explained staff had calculated maximum allowable height with the Board approval of four feet.

Ms. Roach clarified that the maximum allowable height is a fixed calculation. The applicant can request four additional feet in height allowance for a sloped site. She thought Member Biedscheid was asking if the 18'9" included the four additional feet.

Vice Chair Katz and Chair Rios said they had asked that as well.

Ms. Bordegaray explained the 18'9" is the applicant's request, which includes the four additional feet for slope.

Member Biedscheid inquired if there were samples of the blue colors proposed for the roof and windows.

Ms. Bordegaray said the packet includes the product literature.

Member Biedscheid explained the Board copy is black and white.

Ms. Bordegaray said she didn't have slides of the finishes and colors, but there is Hawaiian Blue and Sky Blue, which is a lighter blue color.

Member Guida indicated the colors are shown on page 15 of the application.

He asked if correct that most of the development and the main house is around Montoya Circle and was the new construction within the last 3-5 years.

Ms. Bordegaray said that is correct and the guest house is new construction. She thought the main house was remodeled and expanded extensively.

Member Guida asked if this would be visible from any surrounding streets.

Ms. Bordegaray described the structure which is off of a private lane. It is not visible from Gonzales Road but is visible from the houses below. But with respect to Code that is not captured in the definition of public visibility.

Chair Rios asked if correct it is visible from other houses in the area.

Ms. Bordegaray said that is correct.

Vice Chair Katz and it is visible from the streets opposite, to the west.

Ms. Bordegaray said she had explored that and could not pinpoint but thought it more visible of the houses at the edge, west of that site.

Vice Chair Katz said he assumed she did not drive around to see if the story poles were visible from neighboring streets.

Ms. Bordegaray said she did. She had a difficult time finding public-way visibility. She could not access driveways and it wasn't visible from the streets she drove down, possibly because vegetation is leafed out now. She did not find any public ways to the west and below the property.

Vice Chair Katz asked if the Llano Compound Loop is a private road.

Ms. Roach replied it is.

Chair Rios asked what the Ordinance says about Mission style buildings in the Historic Districts.

Ms. Bordegaray said she understood that Mission elements are not permitted. The Mission style is separate and distinct from the vernacular Spanish Pueblo style of this region. She asked Ms. Roach to expand on that.

Ms. Roach added that the Mission style is not specifically addressed in the Downtown and Eastside Historic District standards, which specifically calls for Santa Fe style and its variances. Mission style is not included among those.

Chair Rios asked if the front of the façade, particularly the step-down roof line on the north elevation, makes this have an element of Mission style.

Ms. Bordegaray thought it could be characterized as Mission or that the element lends itself to being called Mission style. She noted some chapels and other churches do step-up to the center but thought this different. It is a stepped up versus a gradual, or at right angles. She wanted the Board to determine if this is a Mission style element or if consistent with other historical structures in New Mexico.

APPLICANT'S PRESENTATION

Tom Gifford, 1709 Paseo de Peralta, was sworn in. He explained the church house is a mixed use for spiritual, meditation and a private residence. It has no public function and is on a separate tract of land from the main house and guest house. The site plans show the location and why they chose the location. The site is challenging and has topographic constraints.

Regarding adjacent properties, he heard that the property with the complaint about visibility has a finished floor about 25 feet higher than his floor. The properties to the west vary but are about four to five feet higher in finished floor than his property. He is nearly the same grade as the property to the south and estimates his structure is not visible from any public way.

Regarding the Mission/Pueblo mixture, he would call this primarily a Pueblo structure. There is an idea of a chapel. He tried to make a place of significance spiritually to look like a church nave. The Juliet balcony would be the choir loft and the extended height gives the eternal volume of the church. He tried to replicate a very simple northern New Mexico church as seen throughout the region. He dropped it down about four feet to lower the overall impact and the idea is this is a residence for the applicant's father to live in. He offered to answer any remaining questions.

QUESTIONS FOR APPLICANT

Chair Rios confirmed the structure was 538 square feet. She asked Mr. Gifford if he met with any of his surrounding neighbors.

Mr. Gifford said he did not. He did meet with City staff and they discussed locations on the property, but he didn't believe a public function was required. Having worked on the existing main house addition and the guest house, he is familiar with the property. He tried to be sensitive in placement to have the least impact.

Chair Rios asked if Mr. Gifford if he said the surrounding properties are higher than his, because she thought Ms. Roach had said the opposite.

Mr. Gifford said his understanding is at the top of Montoya Circle, the last house is approximately 30-35 feet higher than his. The property to the west is four to five feet finished floor higher and the only similar grade property is the one directly to the south. He estimated his house to be at least 100 feet from the nearest residence.

PUBLIC HEARING

Vanda Marlowe, 1 Montoya Circle, was sworn in. She indicated she owns the property just referenced. She indicated the map is not strictly accurate. On the site plans

the proposed residence property line is closer than shown. When looking at her house deck they look straight at the proposed residence. She included a photograph of the white story poles as seen from her deck and the length of her deck. Her master bedroom, kitchen and living room all look out into an empty arroyo, at the moment. The white story poles show she will be looking straight into this building. The southern aspect of this building will be the applicant's patio and any noise from speaking or entertaining on the patio will travel up the arroyo to her. The neighborhood currently is a quiet one and the noise travels up from the arroyo below. The view from the proposed residence is straight up and into her home and she will be very visible if sitting on her deck and easily heard. Likewise, she can easily see the applicant and hear them.

She has an issue with the siting of the building and believes if moved further up the arroyo or further north she would not be able to see it. They may still hear noise, but she wants to be a good neighbor and is willing to compromise on that. She feels this has not been very neighborly with regard to the discussion of the site of the building.

Ms. Marlowe asked to also speak to the aesthetics of the building. She was disturbed to hear today that the white story poles are not the full height. It was disturbing that because of the chapel nature, the house will be higher than the story poles. With a blue roof and white trim, the house will really stand out in the arroyo. Her deck is dark brown and everything else is earth tones in order to minimize the impact of buildings.

Secondly, access to the site is only along Montoya Circle. She was given an easement on Montoya Circle but wasn't sure the applicant had been given that easement. She is also concerned about the construction impact and noise. She has heard what the applicant said about the use but would note there is already a guest house on the site. She isn't sure why this has to be built for spiritual use and a residence for the applicant's father.

Ms. Marlowe said many people in the neighborhood are concerned about Air BnBs in the area and she checked the RVO website. A guest house is for rent on this property. She prefers the building be moved or not be built at all and preserve the nature of the quiet Arroyo District they love.

Chair Rios asked Mr. Gifford to address the discrepancy Ms. Marlowe referenced in terms of the location of the proposal.

Ms. Roach explained she pulled the image off a Google Map and there is no discrepancy. The site plan accurately shows the site.

Chair Rios asked if, as indicated by Ms. Marlowe, the proposed chapel is closer to her house.

Ms. Roach confirmed that was correct.

Ms. Beninato, previously sworn, said she is opposed. She said this is not a Spanish Pueblo Revival style because this has no setbacks. If the applicant really wanted to simulate a chapel, why have divided lights instead of stained glass. The stairstep on the north elevation is almost non-existent on Spanish Mission styles. They are traditionally one story. The 18 feet height for 530 square-foot building is excessive and the sound will carry because of the arroyo. She suggested the design be reconfigured.

BOARD DISCUSSION

Vice Chair Katz asked Mr. Gifford if he would like the case to be postponed should the Board decide not to grant the extra four feet. He said he didn't have much sympathy for the neighbor because this is so much below them. It isn't like someone who built at the same level and the neighbor was staring into it. He thought the style awkward and one that is not allowed in the District.

Chair Rios asked what the height of the interior ceiling is.

Mr. Gifford indicated the height was about 14 feet with a foot of wood beams, mechanical and parapet, etc.

Chair Rios asked Mr. Gifford to respond to Vice Chair Katz if he would want to redesign if the Board does not grant the four feet for slope.

Mr. Gifford said he could not speak for the applicant, but they could entertain it afterward. He asked this be reviewed by the Board because either way if it is not allowed, he would have to come back. He felt it meets the requirements in terms of height with the approval of the additional four feet.

Member Larson appreciated the Board's discussion with regard to the style. She thought the proportions awkward as depicted by the drawing. It seemed a lot in terms of glazing over massing, even when trying to emulate a cathedral space. She couldn't see a particular style whether Mission or Pueblo Revival because there were too many characteristics happening to make that determination. She hoped they could come up with something better for the District.

Member Guida said a couple of things occur to him, recognizing that it is at the Board's discretion to approve the height increase. Mostly the project is not publicly visible., It is a very small building, and the architect's vision is bigger than the building will actually be. The interior space is 1^{1/2} stories and well below height requirements for the neighborhood. Regarding style, he understands the Board's concerns about the letter of certain styles, but he sees a very simple, almost vernacular building with a few small

details that provide a nod to being a chapel. Because of that and given the general lack of public visibility he would support the application. The design has integrity as a small guest house that is designed as a chapel. He acknowledged it has an element of fantasy even within Santa Fe style, but the project meets the requirements of the Ordinance. He supports the project.

Member Roybal agreed with Member Guida. It is a very small structure, and the applicant went to the trouble to buy a separate lot. He had no problem with it. He was a little concerned about the Mission style but thought it is okay. The footprint is so small it won't make significant difference. He is always concerned about the needs of the applicant and their rights. This is a new structure, and he supports the project.

Member Bienvenu said he was stuck on the idea that the Board has discretion to grant an additional four feet that is undefined. There is more reason to grant them than not to, given it is such a tiny footprint. The height strikes him as excessive with the design. The issue of style would be more easily resolved if not as tall and he shares some concern about the round window. It strikes him as more Romanesque Cathedral than northern New Mexico chapels, but there are some in traditional chapels in the State. He would not grant the additional four feet height and would request that the applicant return with a new design.

Member Biedscheid said because of the size of the footprint she didn't know how much slope they were dealing with. Possibly the applicant could clarify that. Regarding the color of the roof, Hawaiian Blue may not be the most sensitive choice of a structure visible from above by neighbors. She wondered if the applicant would reconsider the roof color to be more in keeping with the surroundings.

Member Bienvenu said he failed to also mention the valid concerns from neighbors on the siting and visibility issues. He did not think those fell within the jurisdiction of the Board. Unfortunately, those issues should not be considered in the approval, or not, of the application.

Chair Rios said she keeps hearing about a blue roof. She asked if the roof would be blue.

Mr. Gifford said the roof is a flat roof and is tan and only the roof over the eyebrow on the southern side will be blue.

Chair Rios asked Mr. Gifford to describe Hawaiian Blue.

Mr. Gifford explained it is slightly darker than the numerals shown on screen. He added the color could be reconsidered to something darker.

Chair Rios asked him to address Member Biedscheid's question regarding slope.

Mr. Gifford explained there is approximately four feet of grade; 3'6" they are building up.

Ms. Roach asked to clarify. She requested the City Attorney's assistance for access to Code. She believed the provision for allowance for a sloping site requires the additional height to be stepped back. She wasn't sure this design achieves what Code requires for that allowance.

Ms. Paez read from Code: *"The Board may increase the allowable height of proposed buildings and additions located on a sloping site when the difference in the natural grade along the structure's foundation exceeds two feet. In no case shall the height in the façade exceed four feet above the allowable height of the applicable streetscape, measured from natural or finished grade, whichever is more restrictive. This increase in height shall be constructed only in the form of building step backs from the street."*

Ms. Roach said when the building is not situated or sited on a street, she was not sure how to interpret the step back requirements. The provision states this shall only be achieved in the form of step backs from the street.

Ms. Paez replied she hadn't considered it in that context. It appeared to be in relation to Montoya Circle. This is a challenge to calculate the maximum allowable height because of the loose streetscape. She thought that helped give more content and would help the Board.

Member Guida said he would agree with the more liberal interpretation of that rule, given that this is not at the street. He would anticipate the step back rule would not apply to a rear addition to a property. This is well within property bounds and the parcel doesn't front the street. He couldn't see any other interpretation.

He added he would highlight that this is very different from a recent project that asked for a height exception. This is a discretionary height allowance for a steeply sloped site, it is not an exception. He thought the standard is much lower and this is a tiny house; a loft/bedroom, small kitchen, bathroom and open space that is a story and a half. The presence of this building is tiny.

Vice Chair Katz said the height is taller than should be allowed without the exception and makes an awkward looking building because it is so small. The design is not typical. Mr. Gifford has designed a nice building, but it needs to fit and harmonize with the neighborhood and Santa Fe style. This does not do that.

MOTION: In Case #2020-002541-HDRB, 16 Montoya Circle, Vice Chair Katz moved to deny the application because it is four feet taller than the allowable height and without the extra height may need to be redesigned. Member Bienvenu seconded the motion.

Member Biedscheid noted a point of discussion. The slope on the site is more substantial than others the Board has granted an allowable above the maximum height. Despite how small the building, at 3'6", it is a sloping site.

VOTE: The motion failed by majority (3-4) roll call vote with Members Bienvenu, Katz, and Larson voting in favor and Members Biedscheid, Guida, Roybal and Chair Rios (to break the tie vote) voting against.

Chair Rios explained she would grant the applicant the four feet as the Board has done in the past. It is a small building, but she has a problem with the architectural style of the building. The Mission portion of the building is stepping at the front and there is a building near the PERA Building has the same Pueblo Revival style. So, weighing the public visibility of the building, the small footprint, the slope and the possibility of changing the Mission style, or have an element in a Pueblo Revival Building, she voted no.

MOTION: In Case #2020-002541-HDRB, 16 Montoya Circle, Member Guida moved to approve the application as submitted. Member Roybal seconded the motion.

VOTE: The motion passed by majority (4-3) roll call vote with Members Biedscheid, Guida, Roybal and Chair Rios (to break the tie vote) voting in favor Members Katz, Larson and Bienvenu voting against.

2. **Case #2020-002635-HDRB. 1290 Lejano Lane Unit A.** Downtown & Eastside Historic District. Joanne McClauerty, owner, proposes to construct an addition on a non-contributing structure. (Angela Schackel Bordegaray)

STAFF REPORT

Ms. Bordegaray presented the staff report as follows:

1290 A Lejano Lane is a single-story residence listed as non-contributing to the Downtown and Eastside Historic District. It was built in 1990 and is approximately 1,400 square feet, with one bedroom and one bathroom. The house is Spanish Pueblo style. It has a flat roof, appears wall-dominated and is stuccoed an earth tone. An existing garage

is heated and has one oversized large garage door. It is used as a studio. The house is located south of the main house fronting Lejano Lane. It is not publicly visible. This proposal is before the board because it is an addition to an existing house in the Downtown and Eastside Historic District.

The applicant wishes remodel by converting the existing east-facing garage to living space and add a two-car garage to the southeast corner of the house along with a small storage room on south elevation. The height of the addition will be 11'6". The entrance from the addition into the home will be on the interior wall of the storage room, so no new door will be necessary. The home's main entrance and portal remain the same. New windows and trim will match existing for the bedroom, storage room, and garage. The garage addition will match the existing single-level Spanish-Pueblos style architecture and stucco, "Oak Creek". There are no other changes proposed.

STAFF RECOMMENDATION

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

QUESTIONS FOR STAFF

Member Guida asked if there is an existing garage door on the north elevation.

Ms. Bordegaray said the existing garage door faces east and the proposed garage addition will have garage doors that face north.

APPLICANT'S PRESENTATION

Joe McClauerty, 1298 A Lejano Lane, was sworn in. He said the project is a conversion of the current garage to studio space and a bedroom and adding a small garage and storage area. It will match the existing house. The current roof is 11 feet and will be 6 inches taller and this is down a long driveway with a gate. It is not visible from any street and will have no visual impact on anything. The house was built in 1990 and he is not aware of any historic significance.

QUESTIONS FOR APPLICANT

None.

PUBLIC HEARING

None.

BOARD DISCUSSION

MOTION: In Case #2020-002635-HDRB, 1290 Lejano Lane Unit A, Member Roybal moved to approve the project as submitted. Member Biedscheid seconded the motion.

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

3. Case #2020-002610-HDRB. 225 East Marcy Street, Downtown & Eastside Historic District. Daniel Strongwater, applicant/owner, proposes to Add a skylight, replace shingles, replace windows and doors, construct a patio and wall and other minor changes to a contributing structure and applies for an exception to construct less than 10 feet from a primary façade, per 14-5.2(D)(2)(c). (Daniel Schwab)

Member Guida recused himself from hearing this case.

STAFF REPORT

Ms. Roach presented the staff report for Mr. Schwab as follows:

225 East Marcy Street is a structure with contributing status to the Downtown and Eastside Historic District. The structure was constructed in 1914 in Bungalow style of brick with shingled gables and has an essentially rectangular shape except for a non-historic addition on the northwest corner. On August 25, 2020 the Historic Districts Review Board designated the south and east facades contributing.

The applicant now proposes the following changes:

1. Install a 2 by 6 foot skylight on the north slope of the roof. This is not a primary façade;
2. Replace the asphalt shingles on the west and east facades with cedar shake, in keeping with the original design;
3. Replace non-historic windows under the gables on the west and east façades;
4. Install storm windows on historic windows on the east, south and west façades;
5. Replace non-historic doors on the south and north facades. New doors will be aluminum clad white with divided light window patterns;
6. Remove all security screens on the windows;
7. Remove the non-historic rock wall in the north-east corner of the property;

8. Construct a patio addition to the north of the structure, including a 3 foot high plastered CMU wall that will be in line with and will adjoin the primary east façade. An exception to section 14-5.2(d)(2)(d) is requested to build an addition less than 10 feet back from a primary façade. The primary reason given for this request is safety. Electric and gas boxes are located on the north wall directly adjacent to the corner of the structure. As the north patio will be for commercial use with frequent foot-traffic, it is necessary to hinder foot-traffic past these boxes and direct it around the wall instead.

Ms. Roach said there may be a need to discuss a detail further. There is an issue with a proposed stucco wall proposed at 7 feet high. They determined upon analysis it should be lowered to a maximum height of 4 feet, as required by the BCD Subdistrict where it is located. It is an underlying zoning requirement that is more restrictive than what is allowed for the Historic Districts.

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.

Mr. Schwab returned at this time.

QUESTIONS FOR STAFF

Chair Rios asked if the back wall has to be four feet.

Ms. Roach said this is located in the BCD District and the maximum allowable height of the wall because it is a public street frontage in the rear of the property, is four feet. As a condition of approval, the wall must be lowered.

Chair Rios confirmed the proposed height was seven feet.

Member Biedscheid asked on Item 7 if the removal of the non-historic rock wall in the northeast corner includes the fireplace.

Mr. Schwab replied it does.

Member Biedscheid asked if the opening will be changed on the replacement of the non-historic windows and gables on the east side, which is primary.

Mr. Schwab said the opening would not be changed.

Vice Chair Katz inquired whether the shingles on the front façade facing Marcy Street are cedar shake or asphalt.

Mr. Schwab indicated they are original wood shingles.

APPLICANT'S PRESENTATION

Daniel Strongwater, 806 Don Gaspar Ave., was sworn in.

QUESTIONS FOR APPLICANT

Chair Rios asked Mr. Strongwater if he heard that the back wall has to be four feet due to the BCD restrictions.

Mr. Strongwater replied that they were confused. Our reading of Code is not in line with the determination and he wondered how definitive the determination was. He has continued his discussion with zoning as well.

Ms. Paez said in the table for underlying zoning, outside of the Historic Code, General Rules of Measurement and Exceptions, 14-7.4 is a Table of Dimensional Requirements for the subdistricts within the BCD. The property is located in a subdistrict where walls, fences, and hedges are permitted to a maximum of four feet.

Mr. Strongwater explained that their confusion was when looking at other districts there were specific details on public right-of-way's in the wall height column. They interpreted that as the four feet applied to the Marcy facing portion of the property, given that the back, public right-of-way is not specified. They would follow the setback rules which allow for a 27-foot maximum structure height with setback 10 feet from the rear of the property. They use that guidance for the wall proposed at the BCD height allowed in commercial properties.

Ms. Paez noted that the HDRB is not ultimately tasked with the underlying zoning. She said she is less an expert than the planners in that division and the Board could possibly approve the maximum allowable height as determined under the underlying zoning to leave that issue to them.

Chair Rios said that was an excellent suggestion.

PUBLIC HEARING

Ms. Beninato, previously sworn, said she understands the need to protect the utility boxes but is concerned the Board would approve whatever height is allowed. She thought the City zoning with the BCD was extremely confusing with underlying smaller zones. She inquired about a door she thought is on the street facing façade that would be removed. She doesn't see that in the packet.

BOARD DISCUSSION

Mr. Strongwater replied they are not removing any doors. They propose a change from non-historic wooden doors to glass doors more appropriate for a commercial building.

Chair Rios asked if the grilles on the windows in the front would remain.

Mr. Strongwater said no, they propose removing all of the security grilles and proposed a light pattern on doors in keeping with the historic windows.

Vice Chair Katz noted he liked the drawings of the windows and doors. He asked if there are photographs as he had no sense of what they would look like.

Mr. Strongwater said there were no good photographs online, but they look very similar to how they are drawn. They are simulated divided light made by Sierra Pacific in the same pattern as drawn with divisions between double pane glass, in addition to both sides of the glass.

Vice Chair Katz asked if they meet the 30-inch rule.

Mr. Strongwater said their interpretation of the 30-inch rule was it would need to be divided if the window were larger than 30 inches. And the individual divisions do not need to be 30 inches or smaller.

Vice Chair Katz asked staff if that was correct.

Ms. Roach stated the rule is that no single pane of glass can exceed 30 inches in any dimension.

Chair Rios asked if that included under a portal.

Ms. Roach explained under a portal is not required to meet that standard.

Vice Chair Katz confirmed with Ms. Roach that the 30-inch applies to each divided light. He told Mr. Strongwater the doors in front are fine because they are under a portal.

Mr. Strongwater noted the doors in the rear are also under a covering.

Chair Rios explained it is considered a portal if four feet deep.

Mr. Strongwater thought the dimension was close, possibly deeper. He offered to check.

Chair Rios said the maker of the motion could indicate that windows not under a portal need to meet the 30-inch rule. She asked to confirm skylights are low profile.

Mr. Strongwater said yes, as much as possible; it will not be a bubble.

Member Biedscheid asked for discussion on the north wall attaching to the primary façade. She noted Mr. Schwab had suggested they consider having a small gap between the historic building and the new wall. The Board typically does that when possible, especially when walls require a small separation of some sort.

Chair Rios reminded the Board members the south and east facades are the primary facades.

Vice Chair Katz said the real purpose of the wall is to keep people from the electric box behind it. If it does not come right against the building it will not achieve that purpose. It is different enough, and low enough, and far enough back on that wall, and there is a good reason for an exception.

Mr. Schwab qualified staff's response that a gap of less than 9 inches is needed so no one could squeeze through.

MOTION: In Case #2020-002610-HDRB, 225 East Marcy Street, Vice Chair Katz moved to approve the application as proposed with two conditions: The wall in the back is no higher than the BCD District allows; and the windows follow the 30-inch rule as defined by staff and that criteria for the exceptions have been met on hardship and danger to the public regarding access to the electrical box. Member Larson seconded the motion.

Mr. Schwab asked to clarify if the windows under the portals are included.

Vice Chair Katz explained they are not required to meet the rule.

Member Biedscheid requested a friendly amendment that the drawings be revised and resubmitted to staff to address changes required due to the 30-inch rule, the height of the wall on the north façade, etc. before the applicant seeks a permit.

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

4. **Case #2020-002601-HDRB. 811 West Manhattan Avenue.** Westside-Guadalupe Historic District. John Murphey, agent for Daniel and Susann Nickelson, owners, requests a status review with primary façade designation, if applicable, for a non-statused residential structure. (Daniel Schwab)

Member Guida returned to the meeting at this time.

STAFF REPORT

Mr. Schwab presented the staff report as follows:

811 West Manhattan Avenue is a single-family residence listed as non-contributing to the Westside-Guadalupe Historic District. The applicant requests the review of historic status.

The structure was constructed in around 1931 in a Spanish Pueblo Revival Style. It is a single-story structure of 1225 square feet. It is essentially rectangular in shape with an approximately symmetrical south-facing front façade with an entrance portal in the middle and window openings on the sides which are likely the original openings. It is covered with an elastomeric stucco in a tan color.

The house saw major renovations in 1985 and 2002, so that, according to a 2020 Historic Cultural Properties Inventory, essentially nothing remains of the original structure. The original entry portal had a square roof plan which was replaced by a five-sided roof plan in 2002. The west façade was completely changed in this renovation. Only the east elevation possibly has original openings. The original house had an L-shape facing northwest, which was enclosed under a portal in 2002 that is not visible from the street. All the windows are non-historic aluminum with grid inserts.

STAFF RECOMMENDATION

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

QUESTIONS FOR STAFF

Chair Rios asked if the changes were made with a permit or without.

Mr. Schwab wasn't sure. He stated the changes were documented and he believed they were permitted.

Member Guida asked if status was reviewed in 2002 when the modifications were made.

Mr. Schwab said he didn't see a status review but would look through the reports.

APPLICANT'S PRESENTATION

John W. Murphy, 2833 Plaza Emory, was sworn in. Mr. Murphy said he and his client agree with staff's findings. He said they find the recommendation to maintain non-contributing status as appropriate. He clarified he did not know what happened in 1985

and assumed some of the larger fenestration seen on the south and west elevations happened earlier.

He definitely knew about the 2002 removal of the box-like portal and the addition of the five-sided portal at the front south façade; a change of windows and doors very pronounced on the west, and the addition of the outdoor patio/portal area across the north. The south front door was widened in 2002 and is now a double door and used to be a single door.

PUBLIC HEARING

Stefanie Beninato, previously sworn, said given the conversation tonight she wondered in 2002 or 1985 even, what the rules were, that these changes were allowed. It has lost any historic contribution that would have been made. It is unfortunate the changes were allowed, and then later bemoan them. She commented on the tolerance of New Mexicans of the African-American race and about reading instances of the 1930's and how degraded the systemic racism is here.

DISCUSSION

MOTION: In Case #2020-002601-HDRB, 811 West Manhattan Avenue, Vice Chair Katz moved to accept the recommendation of staff and maintain non-contributing status. Member Roybal seconded the motion.

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

5. **Case #2020-002609-HDRB. 524 Calle Corvo.** Downtown & Eastside Historic District. Mathey and Associates Architects, agent for Glynis Dohn, owner, requests a status review with primary façade designation, if applicable, for a non-contributing residential structure. (Daniel Schwab)

Member Bienvenu recused himself from hearing this case.

STAFF REPORT

Mr. Schwab presented the staff report as follows:

524 Calle Corvo is a single-family residence listed as non-contributing to the Downtown and Eastside Historic District. The applicant requests a status review and designation of primary facades, if applicable.

The structure was constructed as part of the “Hughes Subdivision” probably between 1949 and 1951. The subdivision is an exceptional example of urban design in Santa Fe. The subdivision contains 20 lots, 16 of which are essentially rectangular, and four of which curved along the street. These are lined by walls placed directly on the lot boundary to create a serpentine streetscape. 524 is one of these curving lots, with a streetscape defining wall that takes up the full width of the view as one moves through the subdivision.

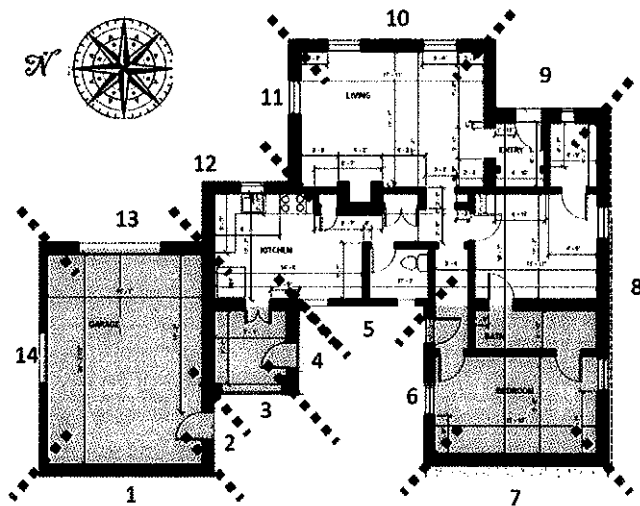
The street-lining wall has a symmetrical form that steps down in the center to a central driveway opening leading to a garage. Staff assumes therefore that the yardwall and garage were constructed as a single unified design. This stepping symmetry is presented in a varied form in the internal yard-wall separating the front garden from the driveway. The house has a stepped massing that follows this curve and a wooden gate with a diagonally off-set diamond pattern that is mirrored in the design of the front door

The house is a one story structure originally with only one bedroom with Spanish Pueblo Revival Style elements such as rounded parapets, exposed vigas and asymmetrical stepped massing. Facades 9 through 14 are publicly visible. Aerial photos suggest that the west façade was originally linear and that the garage, (facades 1, 13 and 14) (together with the street-facing yard-wall), the south bedroom (façades 6, 7 and part of 8), mudroom (facades 3 and 4) and rear porch (facades 4, 5, and 6). Probably the rear garage door was reused from a different location on the building. All additions were made by 1970.

On the exterior, almost all the material is historic, apart from security lights, artificial viga ends, locks and probably the garage door. This house has been very well maintained for the last seventy years and has seen only minimal changes and replacements of historic material. It remained in the same ownership from 1951 until 2001.

Notable historic features include:

- 1) Original stepped massing following the curve of the street except for at the non-publicly visible location at the rear,
- 2) On façade 2 a historic hand-made wooden board front door with diagonally off-set single-pane windows that echoes the design of the wooden gate and original brass door handle, an unpainted twin to that found at the front entrance
- 3) On façade 3 an original steel window in good condition



- 4) On façade 4 a wooden four-light door, one of a pair
- 5) On façade 5, two original wood windows, one with the original wood-framed fly-screen and original locks and handles
- 6) On façade 6 a four-light door, second of the pair, with non-historic door-handle.
- 7) On façade 8, historic single-pane windows
- 8) On façade 9
 - a) a hand-painted single-pane window with original hanging screen,
 - b) a hand-made wooden board front door with diagonally off-set single-pane windows matching that on façade 2 with original brass door handle,
 - c) probably original and still functional doorbell-button, and
 - d) roof construction with wood joinery details,
- 9) On façade 13, the wooden garage-door frame,
- 10) On façade 14, the steel windows.

STAFF RECOMMENDATION

Staff recommends at a minimum designating the structure as Contributing and designating facades 9, 10, 11, and 12 as primary, as these represent the principal elevations of the building according to the code definition of a primary façade.

Staff also recommends designating the yard wall along the street and the internal yard wall as contributing.

Staff recommends identifying the following features as “features that embody the status” of the structure per 14-5.2(D)(1)(b):

- a. The vertically and horizontally stepped massing,
- b. The porch roof construction with wood joinery details,
- c. The wooden board doors with diagonally off-set single-pane windows on facades 2 and 9,
- d. The original windows on façade 5,
- e. The paired four-pane doors on facades 4 and 6,
- f. The doorbell-button on façade 9,
- g. The hand-painted single-pane window on façade 9,
- h. The urban design element of the street-lining yardwall with its symmetrical form and central driveway opening and similarly symmetrical internal yard-wall
- i. The wooden gate with its diagonally off-set diamond design mirroring the wooden board doors.

QUESTIONS FOR STAFF

Chair Rios said this is an excellent example of the types of homes on Calle Corvo. They lend a certain flavor to the street with primarily low walls. One home next to this

home has an extremely high wall and you cannot see the home, where homes on Calle Corvo are very inviting. The homes are visible and well maintained and are inviting. She said she was glad to see this home considered for status review.

Member Larson thanked staff for the thorough report. Their recommendations make it easier for the Board since they are not able to visit the site and the report helps capture less important features.

Chair Rios thought it was great that many of the features, like the doors, the door handles, doorknobs, and doorbell have been there for years, and great that the owners had elected to keep them. She found the house really inviting.

Member Biedscheid asked Mr. Schwab if what may or may not be recommended as significant was discussed, given the number of features he called out on the façades not recommended as primary.

Mr. Schwab said there was discussion among staff. He also talked with the author of the HCPI analysis, Mr. Murphy. Consensus seemed to be that although well preserved, it does not fall within the significant category. There have been changes and this has no distinctive attributes. He listed the distinctive attributes at one time such as the hand-painted window, urban design of the yard wall and coherence of the structure as distinctive, given the type of building. It was originally a modest one-bedroom house. Significance could be discussed by the Board, but staff concluded this was probably not significant and recommends contributing.

Member Biedscheid said Mr. Schwab mentioned the yard wall was designed around the driveway, but he didn't recommend the garage as a primary façade. She asked if he thought a freestanding garage was there at one time.

Mr. Schwab said it does not appear so. Aerial photographs are sketchy and indicate nothing was in that location. He gathered after he finished the report, that the yard wall was not part of the original house. To him it is clear the design of the wall and garage are of a piece, because of the symmetry and orientation of the wall toward the garage. Also, it is mirrored by wall of very similar design on the other side of the street. That led him to believe the walls were designed together.

Vice Chair Katz asked Mr. Schwab's thoughts on making as primary facades 13 and 14, the visible garage façades. He initially thought this was a wonderful style of a house and the garage seemed to fit so well. But after learning it was built 20 years later makes him question if façades 13 and 14 should be primary, or not.

Mr. Schwab said at the very latest it was 1970 and he believed staff placed it before 1965 and it does fit in well with the rest of the building. This was the minimum façades

he would recommend. It would also be appropriate to designate these façades because the massing of the structure steps down across the building and includes the garage. The garage is a similar material and the wooden frame on the garage door is historic and in keeping with the building.

Member Guida said he appreciated the very thorough report. This house is remarkably well maintained, and the integrity of some details is what the Board would want to protect. He agreed with the minimum recommendations but knows there is a temptation when things are old there is a need to protect them. He wants to balance those concerns in the Board's recommendation but is concerned about the implications for details that are on the rear façades. Saying that the façades on the front are primary makes a lot of sense, but what are the implications of identifying a door, that window, etc. for a potential owner of the house.

Mr. Schwab said he had a conversation about that today and in some sense the report is not up to date. Even designating the features as involving the status doesn't protect them unless they are on primary façades. That is just recognizing that the features are historic, but they would not be considered preserved unless on a primary façade.

APPLICANT'S PRESENTATION

Courtney Mathey, 2 Camino Pequeno, was sworn in. He agreed with staff's recommendations and has gone through a lot of review. He said the biggest question we have tonight is the impact of what the Board just discussed of special features on façades that are not primary. They recognize the character of the house as intact and changes are needed to make the space more usable. Its design and layout, particularly on the backside, creates a lot of unusable space for such a small structure. He felt they could work with that easily if the special features are not included with the restrictions imposed on a primary façade. He has examined a lot of things and much of it heads toward the westside that is against the property line. So, there are massing and water drainage issues that need to be accommodated. Looking at the structure on the plan, it is clear the pink areas were added later. There is a different kind of parapet profile and detailing. They do plan more remodeling to that part and would honor the primary façade and areas not in pink. They recognize the value of the exterior walls and can work with that. They are considering making changes on other aspects of the house that would be compatible and sympathetic with the existing structure.

Chair Rios said they could not get into what will take place. Currently the Board is just addressing the status review of the house.

Ms. Roach asked to address the features Mr. Schwab described as unique and interesting. It is important to recognize that the local code is different than national

standards for historic preservation. The local ordinance pertains to what is the publicly visible part of the streetscape of how the District is viewed by the public. That is a very delicate balance between saving important character defining historic features in that realm and allowing residents to continue to use and live in, and appropriately make changes to structure in the homes they reside in within these districts. It is a process of managing change in an appropriate way.

Ms. Roach said they would be remiss if we treated each house before them as a museum piece. They would be having a very different conversation if they were using the national standards. They are operating within the principles of their local historic standards that have been implemented for decades in Santa Fe. It is important they remember that they need to balance what is well-maintained and historically intact with the need to continue to reside in the structures and make them workable for people today.

PUBLIC HEARING

Stefanie Beninato, previously sworn, said the house is beautiful and she appreciated that it is intact. The entire structure is more than 50 years old and the Board has on occasion designated façades not visible to the public as primary. She believed the back part after being filled in will change the character of the house. She thought façades four, five, and six should be designated primary and encouraged preserving the walls as well. She lives in a house like this and can understand what owners with a house like this are dealing with.

Gayla Bechtol, 418 Montezuma Ave., was sworn in. She emphasized that the street facing façade is the most important. She said she fell in love with the house as well because it is so sweet. She thought the wall wasn't too high and appreciates that they will be preserved along with the front façade. She thought the house should be allowed to transform and the front façade will maintain the streetscape.

BOARD DISCUSSION

Member Guida said it is wonderful that the Board and the public were having this discussion on the fine line between old and in good shape, versus historically important. This house was in the same family a long time and is incredibly well-maintained. He wholeheartedly agreed with the minimum façade designations. It is a character defining feature of the home as it relates to the subdivision. He has a harder time with the wall that is beautifully done. The recognition of its height as character defining in the neighborhood in addition to noting the quality of the entry gate, among other features, is important.

He found problematic the idea that the garage should be seen as character defining and contributing. He is aware this is over 50 years old, but the Board has

discussed buildings that were not as old that had historic significance. The garage was added much later than the subdivision. He discouraged recognition of the garage façades for those reasons. He wholeheartedly agreed with the recognition of 9, 10, 11, and 12 as primary.

Member Larson thought Ms. Roach raised a good point. Looking at the home using federal or national standards, the garage could possibly be considered. The garage/carport was indicative of the automobile era and modernism. However, the Board has done a good job capturing other defining elements that convey that era while allowing flexibility and functionality and still respectfully capturing all of those historic elements.

MOTION: In Case #2020-002609-HDRB, 524 Calle Corvo, Member Larson moved to agree with staff's recommendation to designate the structure as contributing with facades 9, 10, 11, and 12 as primary, and identifying that features (a) through (i) embody the status of the structure, including the internal yard wall and yard wall along the street. Member Roybal seconded the motion.

Member Biedscheid requested a friendly amendment to include the wooden gate in the designation of primary.

Member Larson and Member Roybal accepted the amendment as friendly.

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

Member Bienvenu returned to the meeting.

6. Case #2020-002607-HDRB. 725 Old Santa Fe Trail. Downtown & Eastside Historic District. Thomas Ostenberg, agent, proposes to construct a portal on a non-contributing residential structure. (Daniel Schwab)

Written public comment and related attachments are attached hereto as Exhibit "2".

STAFF REPORT

Mr. Schwab presented the staff report as follows:

725 Old Santa Fe Trail is a single-family residence constructed in 1992 and listed as non-contributing to the Downtown and Eastside Historic District. An addition was built in 2005. The applicant proposes to construct a 200 square foot roof over the patio on the East side of the structure. This will provide extra shading and rain protection in the narrow outdoor

kitchen area between the house and a yardwall that runs 3 feet from the property boundary. It will not be visible from the public right-of-way. It will be attached to the non-historic house and will be constructed of 8-inch vigas spaced 2 feet apart, with a near-flat torchdown roof, colored beige and supported by 8-inch block pillars stuccoed with a "Mission Brown" color and topped with a 10-inch cedar viga with a natural stain.

STAFF RECOMMENDATION

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

QUESTIONS FOR STAFF

Chair Rios asked Mr. Schwab to tell the Board about the neighbor who opposed the project.

Mr. Schwab said the neighbor's house is very close to this house. The neighbor asserts that there is an easement extending onto the property. He has not yet verified that having just received the document today. All he knew is that a fence was recently approved administratively.

Chair Rios asked if correct that the complaint appears to be out of the Board's purview.

Mr. Schwab said that was correct.

Ms. Roach added the prior events are not within the purview of the Board, but she would mention that staff is aware that the outdoor kitchen pictured did not receive proper permits. Should the application be approved, there will be a requirement for the applicant to obtain retroactive permits for the outdoor kitchen.

Vice Chair Katz asked the amount of the setback on the side.

Mr. Schwab reported it is five feet and he discussed the setback with Noah Berke. The proposal was altered to accommodate the setback to the requirements.

Vice Chair Katz noted this is currently what is there that was not permitted and doesn't meet the setback standards that the applicant will need retroactive permits on. He asked why the applicant would receive permission.

Ms. Roach explained that a wall does not have to meet setback standards. The outdoor kitchen will require further review by zoning and staff could not speak to what zoning will determine on that.

Vice Chair Katz indicated the roof violates the setback.

Mr. Schwab explained it does not. The roof was reviewed by building and was modified to meet setback requirements.

Vice Chair Katz noted that the roof extends closer than five feet.

Mr. Schwab explained interpretation of setback is where the support for the roof is located, and that is five feet from the lot line.

Ms. Roach added that roof overhangs are allowed to extend into the setback as long as the vertical structure does not.

Mr. Schwab said he had discussed this in length and the applicant was made to revise his drawings to the satisfaction of the Zoning Department.

Member Guida recognized that some of this lies beyond the purview of the Board, but his immediate concern is that the kitchen was built without permits, and in fact, given that the ledger board for the roof exists already in the living room volume, this is now pursued without Board review.

Member Guida said there are a number of other red flags for him in the submittal. And if there is an issue with the property line or easement, notably the site plan and survey does not show what appears to be a recent addition of bedroom 2 and 3, and elevations are not correctly drawn. The proposed roof should attach to the living room volume but is shown attached to the bedroom volume and does not appear on the site plan. He is also having trouble understanding if this is correct dimensionally. He has issues with the buildings and what appears to be some projects that have already been done, largely out of sequence.

APPLICANT'S PRESENTATION

Thomas Ostenberg, 725 Old Santa Fe Trail, was sworn. He said there is a utilities easement, and he has been in touch with all the utilities. The utilities enter the house on the opposite side and all the utilities agree this is admissible. The property line was surveyed recently, and the 5-foot setback is accurate. The bedroom juts out a little but the actual connection to the house is at the living room. After he finished some construction projects, he learned a lot about permits and is determined to absolutely follow the rules 100% of the time.

He received a permit last year to redo the roof because of a leak and he assumed this was part of that. He has a board above the living room doors because his contractor got started and the neighbor complained, and he was red tagged. That was when he

learned he needed to go through this process. He wasn't trying to be sneaky or inconsiderate and had just assumed it was covered.

Mr. Ostenberg said the patio wall has been there 8 to 10 years and was done with the neighbors. He was asked by his neighbors to step down the wall in the outdoor kitchen, so he did. The neighbors provided the grill that is inside his window. Also, the wall was not intended to be separate from the property line. He assumed the wall was part of his fence but discovered after the survey he was 3 feet in from the property line.

He pointed out the house is not historic and is not visible from anywhere and it is about 100 feet off Old Santa Fe Trail up a private alley. The house is all studs and frame and the proposed roof over the patio will match the character of the house exactly. It will be similar to the portico over his front door and enhance the beauty of the house. And mainly, it will allow him to use an area in inclement weather that he cannot use now. He said he is not hurting anyone and doesn't mean to hurt anyone, and it would be beneficial if he could do this.

Mr. Ostenberg said all his neighbors to the east and west have encroached on his property; he has not encroached on anyone. On the west side of the house, every one of his neighbors has built right on his property line. On the roof, 70% of it is 14 feet or more away from the neighbor's house and the last 7-8 feet is within 8 feet away. The reason the neighbors see it as encroaching is because they have encroached on his property and are only 3 feet from the property line. Everyone has encroached on him and that has made this a difficult task.

QUESTIONS FOR APPLICANT

Vice Chair Katz asked if the outside kitchen was built without permits.

Mr. Ostenberg said the wall was built first on what he thought was his property line. He then threw in the barbecues and the pizza grill and that was done without permits. He didn't realize he needed to get a permit. The neighbors built all over the place and since they were involved in the kitchen to a certain extent, he assumed it was okay.

Vice Chair Katz said he was concerned. He learned when he asked about the roof extending beyond, that the roof is not counted as infringing on the setback. His concern with the kitchen is a fire and being closer than setback gives him some pause. He noted that Mr. Ostenberg's neighbors have objected to the location of the kitchen and he can understand that because of the fear of fire and closeness of the houses.

He wondered if this was not a useless act until it is determined whether the outdoor kitchen can remain where it is. What the Board is doing could be mooted by other rules.

Mr. Ostenberg said the barbecue is over 14-18 feet away from the house and the last 6-8 feet is where the house is located, and it is away from the fire. Also, the wall itself is a 10" thick solid concrete and the barbecue is built with cement and rebar. His neighbors also have a barbecue on the other side on the far end and have a rental house a few feet from his property. The renters have barbecues as well.

Member Guida said he appreciated Vice Chair Katz' comments that the Board should defer to the building and safety officials for the fire requirements. He was still concerned about the lack of specificity in the drawings. The south elevation is drawn incorrectly, the proposed roof does not attach to the correct volume of the house, and the east elevation is shown with dashed lines. He doesn't have a good idea of what is proposed above the vigas and whether it is a stucco parapet. Some of the construction methodology has a verbal description, but the Board relies on drawings that represent the project to make their decisions. He thought the packet was not adequate or specific enough to rule tonight.

Mr. Ostenberg replied he couldn't afford an architect and he did his best. He noted that the drawings had been enough for a permit on another project. He pointed out there is a little parapet with the roof, and it is a simple project. He ran the drawings by people at the City and they seemed to understand them and have no objections.

Chair Rios said the applicant wants a 200 square-foot roof over the patio on the east side of the structure. She asked to see the drawing again.

Ms. Roach said that all the drawings in the sites were not included.

Mr. Schwab referenced the drawing he thought Mr. Guida had referred to with the mistake of where the roof should be attached over the door.

Mr. Ostenberg said he submitted a drawing showing that and the support that is 5 feet back.

Mr. Schwab said it could have been staff error and they submitted an incorrect drawing.

Member Guida indicated page 13 shows the column in the correct place, but the roof not correctly drawn.

Mr. Schwab indicated there is an error, but it is one not shown on the slide and the roof should connect over the doorway to the left.

Mr. Ostenberg said he proposed to just extend the lines straight back.

Mr. Schwab noted that the project is clear. Possibly approval could be with a condition to update the drawings.

Member Bienvenu said for him, although the drawings are not perfect, they are sufficient to understand the proposed project. The Board doesn't want to be in a position where they force applicants to hire a professional to produce drawings. He said he agreed that the better the drawing the better job we can do and the easier it is for us to understand. He found that the drawings meet that standard and was glad the era was pointed out and the applicant corrected that verbally. That could be a condition of approval.

Regarding other issues, they don't seem to be issues for the Board. Whether the other bodies approve is something for them to decide, including the setback and retroactive approval for what has already been done. He had no problem approving with the condition this receives the other approvals.

PUBLIC HEARING

Stefanie Beninato agreed with Member Katz that it seemed like they were spinning their wheels and approving something that may or may not happen. She thought it important to know if the applicant can do this. She understood about the overhang not counting but if there is a fire, the overhang will count. Setbacks are for fire and safety and moving forward with approval is just moving this forward without knowing if the project is safe. She thought things get out of the Board with a lot of questions undetermined.

Ms. Roach pointed out the project has been reviewed by Zoning and Fire. The Board's purview is aesthetics and the roof design over this area. Zoning and Fire have worked through their issues with this project, as has been presented.

Jim Arndt, 428 Camino de las Animas, was sworn in. He indicated the patio wall has not been there 8-10 years. Also, the applicant had a surveyor come out and his drawings say the patio is 3 feet off the property line. By the surveyor's property lines, the outdoor kitchen is 28 inches from the property line on one end and 18 inches on the other end - not 3 feet. The drawing doesn't show the angle of the kitchen to the property line and there is a cooking oven on each end. He said one oven is about 4 feet from his house. The applicant stated the roof is 12 feet, but it seems high, and to skylights seem to be drawn, but he wasn't sure. He thought it odd that the applicant says his neighbors are encroaching on his property measurement. He said his house was built in 1905 and his addition built close to the applicant's property line was built in 1945. The applicant's house was not there at that time, so he wasn't sure how he could be encroaching on the applicant's property. He couldn't understand the applicant's measurements were how far out a roof can be cantilevered if setbacks are needed from the bottom of the posts.

The drawing measurements don't add up to a 5-foot setback if you use the surveyor's property line. He thought the drawings were incorrect.

Chair Rios asked if Mr. Arndt objected to the project.

Mr. Arndt said he was not opposed to the project, but the applicant should use correct dimensions and get a setback. He said a woodfire oven is different than a barbecue grill and seems awfully close to his house.

Ms. Roach encouraged anyone concerned about fire and zoning issues to discuss those with the Fire and Zoning Departments.

Ms. Paez had difficulty connecting the next caller, Nathalie Kent. She noted written public comment from Ms. Kent had been received and reviewed by the Board and are attached as Exhibit "2".

Mr. Schwab explained her comment was about the easement, and mostly concerning the fire setback issues. She also mentioned that 1 Santa Fe Trail has a grade several feet higher than the other side.

Chair Rios said that was not within the Board's purview.

Ms. Paez offered to read the letter, if needed.

Mr. Ostenberg asked to comment on two things mentioned. First, the setback is five feet from the surveyed property line and has nothing to do with the wall. The uprights to the roof are definitely 5 feet or more away from the property line. Also, the wall itself is the same level and at the northern end of the wall and has no impact on the roof. The roof location is at the same level as Ms. Kent's roof.

BOARD DISCUSSION

Member Guida agreed that a tremendous amount of the discussion is not within the Board's purview. This is an unfortunate situation the Board finds themselves in. He said even though the issues are outside their purview he is upset that the issues were not resolved before coming to the Board. He is upset that a property survey is referred to but is not included in the packet. He is upset that the drawings are not accurately reflecting the conditions supposedly approved by Zoning or reflecting the aesthetic concerns that the Board is meant to review. Most importantly on the appearance of the proposed roof, the edge is undeterminable whether it is stucco, or a rolled roof. It is not correctly drawn or drawn dimensionally or accurately. He has sympathy that not everyone should have to hire an architect, but this is something that does need professional guidance, either engineering or architect, to get a construction permit.

He said it is too much for the Board to operate in the dark without drawings. He wanted to see better packets come to the Board. The expectation is that the Board will be able to see what they are approving.

MOTION: In Case #2020-002607-HDRB, 725 Old Santa Fe Trail, Member Guida moved to postpone the application until the applicant could return with corrected drawings. Member Katz seconded the motion.

VOTE: The motion failed by a (4-3) roll call vote with Members Biedscheid, Katz, Roybal voting in favor and Members Bienvenu, Guida, Larson and Chair Rios (to break a tie) voting against.

Chair Rios said she voted against postponing the application because this is a simple application and she understood it.

MOTION: In Case #2020-002607-HDRB, 725 Old Santa Fe Trail, Member Bienvenu moved to approve the application consistent with staff's recommendation and the record, contingent on the applicant obtaining all other necessary approvals for the project, including retroactive approval of work that has already been done and a revision of the drawing to be submitted to staff correcting the errors referenced. Member Roybal seconded the motion.

Member Guida requested a friendly amendment for the applicant to clarify the appearance of the roof edge whether stucco or other detailing in his drawings submitted to staff.

Member Bienvenu and Member Roybal accepted the friendly amendment.

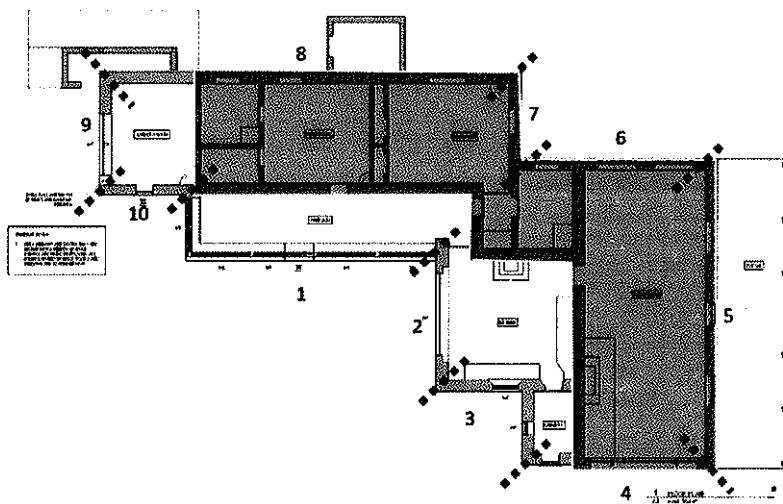
VOTE: The motion passed unanimously by a (6-0) roll call vote with Members Biedscheid, Bienvenu, Guida, Katz, Larson and Roybal voting in favor and none voting against.

7. **Case #2020-002611-HDRB. 1239 Canyon Road.** Downtown & Eastside Historic District. Lightfoot Inc., agent for Tom and Adelma Hnasko, owners, proposes construct a carport, garage, and replace windows on a contributing residential structure. (Daniel Schwab)

STAFF REPORT

Mr. Schwab presented the staff report as follows:

1239 Canyon Road is a single-family residence listed as non-contributing to the Downtown and Eastside Historic District. There are conflicting accounts about the age of the structure, but it was certainly in existence by 1938. It is an adobe structure in a Spanish Pueblo Revival style. The floorplan reveals an original L-shaped room-block massing with connecting rooms (shaded in the diagram). In around 1950, the kitchen was added, followed by the enclosure of the south-east facing portal into a sunroom in 1954-5. These changes have visually obscured the original morphology of the house on the ground, though it is evident from the floor plan.



The sunroom, kitchen and southern addition, all added in the 1950s, all have multi-pane windows. When the status of the structure was last confirmed as non-contributing in 1992, the additions and their windows were around 37 years old. Now, they are 65 years old.

Now, the applicant proposes the following exterior alterations:

1. Replace the 1950s windows and doors on facades 1, 2, 3, 9, and 10 with aluminum clad windows colored black. These windows are historic but are in poor condition and are in the professional opinion of the applicant, irreparable.
2. Construct a free-standing 1-car garage to a height of 13 ft 1 inch. It will be stucco covered and colored : El Rey "La Luz"
3. Construct a free-standing 2-car carport to a height of 12 ft 2 inches with wood posts stained "Bronze" supporting stuccoed massing above, colored El Rey "La Luz".

STAFF RECOMMENDATION

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

QUESTIONS FOR STAFF

Member Biedscheid noted that all the renovations are historic. She was wondering about the windows because if the property were contributing, the windows would have to be replaced in kind. She was wondering about the status of noncontributing.

Mr. Schwab explained the status was confirmed in 1992. At that time, the changes had already been made and it was determined that the status would be noncontributing. Staff decided not to require a status review, but the Board may require one if they deem appropriate. The applicant is well-known to the Board as a window specialist, and he has produced a thorough report that documents the condition of the windows. The Board is empowered to do a status review and designate primary façades, but the window assessment includes that the windows would not be reparable and must be replaced.

Member Biedscheid asked to confirm in 1992 it was determined that the renovations were not historic.

Vice Chair Katz asked clarification if replacement of the windows would be in kind.

Mr. Schwab said in kind would mean the windows would be the same materials. The windows are almost all wood and would not be in kind in material or design. They would be similar, but the pattern slightly different.

Vice Chair Katz said the original windows were installed in 1954 and have the integrity of the home. They may not be in good condition, but if the Board decided to make the house contributing, depending on the façades chosen, different windows may need to go in.

Mr. Schwab confirmed it may end up that the historic material would be lost, but the Board could demand the windows be replaced in kind, opposed to aluminum windows, which is different.

APPLICANT'S PRESENTATION

Scott Cherry, 2351 Fox Rd., Suite 800, was sworn in. Mr. Cherry offered corrections: the windows are wood windows but are aluminum clad. They have aluminum in them but are aluminum clad wood windows. The windows are not black, the color proposed is bronze and the wood color for the garage/carport proposed is dark brown,

not bronze. He did the window assessment and is not proposing to replace all the windows on the building, only those needing replacement due to degradation. Although the windows would not be replaced in kind, they would be in keeping with the horizontal orientation of the panes and layout. Windows W8 and W9 are existing aluminum clad wood windows and do not function well. They have proposed replacement of those as well.

QUESTIONS FOR APPLICANT

None.

PUBLIC HEARING

Stefanie Beninato, previously sworn, said she was surprised the Board would just keep going when the status report is 28 years old. There should be a status review before they approve the window replacements. She understood a lot of the windows need to be replaced. The Board could approve the carport/garage and do a status review and determine primary façades and then windows would have to be replaced in kind.

Member Larson asked the applicant why he was not doing in-kind replacement on the original patterns and she also would like his thoughts on the doors. She asked if he was trying to emulate the modern forms of the windows for uniformity. She understood that the doors are wood would be replaced with metal.

Mr. Cherry offered to explain some of the design process. They wanted to keep the horizontal orientation and add functionality. The bottom two panes are an operable awning, and this would be in keeping and add function. The existing front door is eclectic, and they wanted to keep the lines of the window façade on the sunroom. The door proposed to replace the wood door on the east elevation is to bring light into the room and stay in line with the other windows and doors that would be replaced. They reduced the size of window on the south façade to add massing that matches the massing on the building better. That process is what led them to the pattern to replace the windows but keep them similar to what is already there.

Member Larson asked on the storm windows mentioned as aluminum clad, would they be the turquoise color on the wood components, or a shiny aluminum.

Mr. Cherry clarified that the proposed windows are aluminum clad wood windows. The existing windows are painted wood windows.

Member Larson thanked him and said that makes a difference.

Mr. Cherry added that the storm window is just a plexiglass sheet.

Mr. Cherry indicated the windows are detailed on page 49 and the wood is blue and what the Board thought is silver is where the blue had deteriorated. The window on façade #2 is a steel window and #3 is an aluminum clad wood window. The façades have a mix of different materials and time frames.

He noted in the inventory, under the architectural landscape features there is a comment stating, *"Documented additions and changes have markedly changed in the original appearance."* He said he understood the reason for the house to be statused as noncontributing was the amount of change from the original appearance.

Mr. Schwab indicated the reference was to the HCPI on page 7 in the packet.

Member Larson said with the questions answered she found this a compatible project. She thought the window dominated façade is interesting and looks like a curtained wall but with adobe and important to preserve. The feature defines the time the house was built.

Member Bienvenu asked to confirm there is no public visibility of the house.

Mr. Schwab said there is none.

Member Bienvenu asked how the house is accessed from Canyon Road.

Staff showed Google Maps and the area surrounding the house and driveway. The house is not visible from Upper Canyon Road or the driveway.

Vice Chair Katz was concerned about the language alluded to on page 7 that describes the state of the house in 1992. At the time there were non-historic additions covering up the historic house. Vice Chair Katz thought considering what someone would have done to modify an older house in the late 50s to take advantage of the sun and the view, the appraisal now would be quite different than in 1992. He believed it was up to the Board to determine if they want a status review.

Member Larson agreed it was important to review status again because things are a lot different now.

Member Roybal pointed out the concerns of staff that the outcome would be no different even if the Board went through status. He thought it a moot point.

Member Guida agreed with Member Roybal that the outcome would be the same. That doesn't mean the Board shouldn't avoid proper procedure and it is within the Board's purview to note before any project made substantial changes to the property, there should be a status review. What the Board is considering tonight is in keeping with what is existing and in line with any decision the Board would make otherwise. It is minor in terms

of the changes to the house itself. He suggested proceeding with what was proposed and note that a status change should be done before any proposed future changes.

Chair Rios strongly suggested if they go that route that be part of the motion.

Member Bienvenu asked if correct that a contributing structure could be one that is not publicly visible but still maintains the character of the district.

Ms. Roach said it could be and public visibility may factor into that determination. Public visibility is not specified in the definition of a contributing structure and there are many contributing structures that are not publicly visible. The Board should take into consideration if it contributes to the streetscape and the District if it is not publicly visible.

Member Bienvenu asked if deemed contributing, would only the primary façade windows have to be replaced in kind, or all windows.

Ms. Roach replied only the primary façade windows replaced in kind. The definition of a primary façade is the principal façade of the building. Much of the Code hinges on public visibility, but it is not always clear in the definition and how the standards are set. She thought the window dominated nature of the principal façades of the structure is worth noting, as mentioned, that are nonconforming to the District.

Member Bienvenu was not in favor of a status review because it would not change the outcome.

Member Biedscheid said the changes proposed are in keeping, but this would be an opportunity to review the status. There is no guarantee the future owners would do things as sensitively. If the status is contributing, the Board has more control over future proposals.

Member Biedscheid said she had questions like if the screen doors are historic and if some of the sills are concrete. Designating the house as contributing and determining the details that might be characteristic gives the Board more information to assess the changes proposed. She was in favor of a status hearing.

Ms. Roach indicated the screen doors are not historic and she didn't believe there were any concrete sills except one under #2 façade. The Board should do what they feel appropriate but if that is a concern, they could condition approval that any future substantive changes to the building require a status review prior to proceeding. That would solve that problem without requiring an extra step in the process.

Mr. Schwab asked if this a contributing building on a primary façade, would Code require the windows to be replaced in kind as wood windows rather than aluminum clad wood windows. He wasn't sure but assumed the windows would have to be wood.

Chair Rios thought the ordinance states to replace in kind.

Ms. Roach said at this point this is a lot of if's and hypotheticals.

Mr. Schwab said he would alert the Board that without a status review they would lose the wood windows that if found contributing, may be protected.

Ms. Roach responded not if the historic windows existing are beyond repair already. Requiring them to be replaced in kind only prevents them from being aluminum clad. They would still be new wood windows going in. She noted that again they would arrive at a very similar outcome and shouldn't over complicate something rather simple.

Member Larson confirmed that the windows on item 1 will be bronze colored and not black.

Member Guida asked to confirm that on item #3, the stain color is brown, not bronze. Mr. Cherry confirmed that was correct.

MOTION: In Case #2020-002611-HDRB, 1239 Canyon Road, Member Larson moved to approve the application as submitted with the following changes: on item #1, aluminum clad windows would be colored bronze, and item #3, posts will be stained dark brown, and with a condition that substantive changes in the future will require a status review. Member Guida seconded the motion.

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

I. MATTERS FROM THE BOARD

Vice Chair Katz said as the Board knows, Santa Fe lost one of its most historical structures in the last few days. He said "we as the Historic Board should consider how to react to losing our historical structure". He believed the Board should have a response.

Chair Rios asked other members for their response to the Obelisk that was brought down this week.

Member Roybal agreed that the Board should respond. The historical Plaza and the monument are very important to Santa Fe, especially those who have been here a long time. He said he was saddened that it happened, and it should never have happened, and it is important as an Historical Board to respond.

Member Larson said following the National Trust for Historic Preservation statement regarding the removal of Confederate monuments; history is not that sensitive. She said we have important decisions to make moving forward in historic preservation and this is one of the first. She thought the City would have many valid and fruitful discussions in the future and will be looking at the contentious pieces in their built environment. She said we have several media that document our built environment and our history as a City. We are doing good things and moving forward to address the controversial pieces.

Member Guida appreciated this being brought forward. He agreed it is right for the Board in some way to acknowledge what has happened. He cautioned the Board on making a statement that takes a position. He thought the discussion has a future of historic preservation and what they practice on the Board. It has real implications for who is represented and how people are represented in our shared public spaces and the things that we determine are historic.

He said these are big issues and he personally felt it would be challenging for the Board to come up with a definitive position on what occurred. He also wondered what an open-ended statement might look like. He thought what happened was very interesting and they had just gone through an historic development in terms of an event. He said as a Board, he would be challenged to take a position on this.

Member Bienvenu said it's absolutely correct that on the one hand the Board plays a role in this. They should have, and were going to play a role, and it is their job to play a role in the decision. Now, to some extent that was taken away, but not completely. Particularly, at this point in time where information is conflicting, the issues are volatile and complex. The ramifications are serious no matter the position taken. He found it hard to imagine the Board could issue any statement collectively that would have any meaning whatsoever. He felt they would be better off waiting to see how the facts develop and what comes to the Board, or the Board could request from the City what the Board could act upon.

Chair Rios said we are living in difficult and challenging times. She personally believes in peaceful protests but not in destruction of property, whether a monument or a building. Things should be talked out and reasoned as one would do in a family. That is the route people should take, but people don't always do that because emotions play a big role in what is happening throughout the United States.

She was aware that the Mayor planned to form a Reconciliation Commission, but that didn't happen. The Mayor's office tried to remove the monument and put it in safekeeping to avoid what happened this week. She has talked with a lot of people even members of her family, and people who have varying views. She thought a deep

discussion needs to happen to come up with the proper solution to the issues. She was not sure the Board could issue one statement that "we" as a Board were all in agreement with. There may be some aspects, but not every aspect. She hasn't walked in everyone's shoes and would like to listen to the whole picture. She didn't agree with the destruction but would like to hear from those who destroyed the monument as to why, to get the full picture.

Vice Chair Katz clarified that he wasn't suggesting the Board necessarily take a position, but the Board does value historic structures. He recognizes there are differences but thought it worthy of discussion.

Chair Rios said when it comes to historic structures and monuments that are being destroyed across the United States, many people do not know the history behind the monument. She pointed out that someone sprayed paint on Gandhi. That makes her wonder how many people are in a movement to destroy monuments without knowing what the monument represents. The discussion that should take place needs to be an in-depth discussion.

Mr. Schwab thought the Board faced a Catch 22. Not to say anything is not ideal and saying something that commits one's self to something that one doesn't mean is not ideal. It might be possible the Board could say they wish to acknowledge the situation. They hold a variety of conflicting views but would like to acknowledge that without taking a position and would like there to be further conversation. Mr. Schwab thought it could also be tricky to remain silent.

Ms. Roach suggested the Board possibly take a position that the Board wishes to engage in the public conversation and feels they have a role to play in that conversation.

Member Bienvenu thought the Board could say, "Don't forget us, we are a very important part of this". In fact, nothing should be done without the Board's input and approval. He thought there is a tendency to forget that the Board has that authority over the monument. The Board should reiterate that they are involved and want to be part of the conversations and can be a constructive force.

Member Biedscheid agreed it would be nice going forward. She thought this issue is less about the preservation of history and more about history in present context. It would be complicated for the Board to come up with a statement from different perspectives. The composition of the Board doesn't represent all interests and emotions involved. The Board should be informed by those who are affected and offended in the various ways around the issue. She said she would be happy to be part of that conversation.

Member Guida appreciated the Board's comments on this. He thought Mr. Schwab's point is right about an acknowledgment without a position. He agrees it is important they be involved and have a seat at the table and part of the discussion about the Obelisk.

He thought it would also be amazing if the Board could acknowledge that the events of the past few days and the debate that preceded it, have implications for what we do on an ongoing basis. That the broader public discussion about the monument, representation, the value of historic elements would filter into the Board's work. It is not a separate thing just because it is a monument. The Board plays in the same sand box. This is probably the most extreme example but many of the decisions we make have to do with whose history we are preserving and what we are saying by preserving that.

Member Guida said for him that would be the most powerful outcome of any statement that the Board could make - to internalize the discussion and move forward in the work they do.

Chair Rios thanked everyone for their comments and as always there very competent work on the Board and thorough review of the cases.

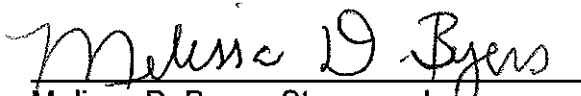
J. ADJOURNMENT

Chair Rios adjourned the meeting at approximately 10:55 pm.

Approved by:

Cecilia Rios, Chair

Submitted by:



Melissa D. Byers, Stenographer
For Byers Organizational Support Services

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

Case #2020-002535-HDRB

Address - 324 Staab Street

Agent's Name – Will McDonald

Owner/Applicant's Name – Sterling Resources Group

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on October 13, 2020.

BACKGROUND

324 Staab is a contributing structure in the Downtown and Eastside Historic District. The architectural style of the structure, known as the "Sandoval House," is best described as Northern New Mexico vernacular. It was first built in 1930s, with two additions added by 1942, in the common accretion pattern of historic adobe buildings. It has three masses connected: a tall center section and two symmetrical wings. It has a flat roof and rounded corners. A historical feature is its simple nature with no ornamentation. The structure has been a duplex for a long time. It has undergone minor alterations.

The Applicant proposes to add a shed portal to the front of the house, to be located between the two wings on the north façade, filling in that space. The proposed portal has a 3/12 pitch with a steel standing seam roof, ash gray. The exposed beams are to be stained with Cabot semi-transparent "Cordovan Brown."

The Applicant also proposes to re-roof and re-stucco the entire structure. The roof is flat with parapets and not publicly visible. The proposed roof will be modified torch down (modified bitumen). The stucco wall will match the existing color – cementitious El Rey "Suede". In addition, the Applicant has received a temporary permit to demolish one-half of the front (north) concrete masonry yard wall, east of the gate. As a historically contributing yard wall, the condition of this approval is that must be replaced in-kind, matching the existing design, height, material, and style, within 90 days. The Applicant also applied for a temporary permit to allow for placement of a waste receptacle on site for an ongoing interior remodel currently underway. The Applicant has no off-street parking.

Because the proposed portal would constitute an addition on a primary façade, the Applicant requests an exception to Section 14-5.2(D)(2)(a).

FINDINGS OF FACT

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

1. Land Use Department Staff conducted a preliminary zoning review (“PZR”) and determined that the Application appears to meet the underlying zoning standards set forth in the Santa Fe City Code (“SFCC”).
2. Historic Preservation Division Staff reviewed the Application and related materials and information submitted by the Applicant for conformity with applicable SFCC requirements and provided the Board with a written report of its findings (“Staff Report”), which evaluates the factors relevant to the Application.
3. Historic Preservation Division Staff Recommendation: Based on the application, Staff did not find that all the exception criteria had been met, but noted that the Board may find the criteria met upon further testimony. Staff otherwise recommended approval of the application as it complies with SFCC Sections 14-5.2(D), General Design Standards for all Historic Districts; and 14-5.2(E), Downtown and Eastside Design Standards.
4. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
5. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
6. The property is located in the Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
7. Under SFCC Section 14-5.2(D)(2)(c), additions are not permitted to primary façades.
8. The Applicant proposes to construct an addition on a primary façade.
9. Staff determined that an exception to SFCC Section 14-5.2(D)(2)(c) would be required for approval of the Application, and the Applicant requested an exception.
10. To obtain an exception, the Applicant was required to conclusively demonstrate that the three exception criteria set forth in SFCC Section 14-5.2(C)(5)(b) have been met.
11. Pursuant to SFCC Section 14-5.2(C)(5)(b)(i), the Board finds that granting the exception would not damage the character of the district because the proposed portal is in character with how buildings like this would naturally have changed over time. Metal roofing is harmonious with the streetscape and in character with the historic district
12. Pursuant to SFCC Section 14-5.2(C)(5)(b)(ii), the Board finds that the exception is required to prevent a hardship to the Applicant or an injury to the public welfare because the portal would prevent snow and ice build-up in front of the door on the north-facing facade.
13. Pursuant to SFCC Section 14-5.2(C)(5)(b)(iii), the Board finds that granting the exception would strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts because this proposal is consistent with the manner in which structures evolve over time and in which portals have been added to structures throughout Santa Fe.
14. At the hearing, the Applicant testified that he would be willing to construct a shallower portal that does not extend out to the edge of the building, which would reduce the depth of the portal by 1 foot, 3 inches.
15. At the hearing, the Applicant testified that he would be willing to construct the roof of the portal with a galvanized corrugated metal in a dull gray color.
16. Under SFCC Sections 14-2.6(B)-(C), 14-5.2(A)(1), 14-5.2(C)(2)(a-d & f), 14-5.2(C)(3)(a-b), 14-5.2(C)(4), 14-5.2(C)(5), and 14-5.2(D), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant’s proposed design to assure overall compliance with applicable design standards.

17. Under SFCC Section 14-5.2(C)(3)(b), the Board has the authority to approve an application for alteration or new construction on the condition that changes relating to exterior appearance recommended by the Board be made in the proposed work, and no permit is to issue until new drawings or documentation, satisfactory to the Board, have been submitted.
18. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable requirements for Board review as herein described have been met.
19. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable design criteria have been met.

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the Application.
2. The Board approves the Application, as recommended by Staff with the following conditions:
 - The depth of the portal shall be decreased by 1 foot, 3 inches, as discussed at the hearing; and
 - The portal roof material shall be not standing seam but shall instead be galvanized corrugated metal in a dull gray color.

IT IS SO ORDERED ON THIS 27TH DAY OF OCTOBER, 2020, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Chair

Date

FILED:

Yolanda Y. Vigil
City Clerk

Date

APPROVED AS TO FORM:


Sally A. Paez
Assistant City Attorney

October 27, 2020
Date

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

Case #2020-2480-HDRB

Address – 512 Acequia Madre

Owner/Applicant's Name – Michael Munson

THIS MATTER came before the Historic Districts Review Board (“Board”) for hearing on October 13, 2020.

BACKGROUND

512 Acequia Madre, Unit C is a single-family residential structure designated contributing to the Downtown and Eastside Historic District.

The structure is situated behind the former Tito’s Market and is built in a simplified Spanish Pueblo Revival Style. It is situated behind the main house, and the east façade is minimally visible from the public right of way via the driveway. The northernmost-part of the structure was constructed with 18-inch adobe walls around 1932, and the southern portion of the structure, including the garage, was constructed between 1937 and 1947, with further changes in 1971 and 1983. All exterior doors and windows were replaced in 1983. The wall running north to south along the driveway was constructed around 1971 and was raised from 48 inches to 60 inches in 2020 without prior approval. At that time, three windows and the French doors from 1983 on the east elevation were also replaced.

On September 9, 2020, this structure came before the Board for a status review hearing, and the Board designated the structure as “contributing,” with the western portion of the north façade under the portal and the eastern façade under the portal designated as primary. The Applicant also proposed to increase the height of the non-historic yard wall, install sconces, paint portals, replace non-historic windows and French doors, construct a coyote fence, and construct a free-standing pergola. The Board postponed the remodel application for redesign of the pergola and so that the Applicant could produce better drawings.

At this hearing the Applicant returned to the Board with a revised proposal that included the following items:

1. Increase the height of the non-historic yard wall running from north to south with arches over gates painted Behr “Thai Green”;
2. Mount Jaken ceramic wall sconces on the yard walls at about 6 foot height, painted El Rey “Adobe” to match the yard wall;
3. Install Port Oxford 5-inch “chestnut” wall sconces to the side of the front door and kitchen door at a height of approximately 6 feet;
4. Paint underside of portals, portal posts, and front and kitchen door Behr “Thai Green”;
5. Replace 3 non-historic windows and a set of French doors on the east façade. They will be aluminum clad “Pinnacle Clad Ivory” with simulated divided lights;

6. Construct a coyote fence to a height of 6 feet at the rear portion of the east façade;
7. Construct a coyote fence to a height of 6 feet separating the outdoor spaces of Units A and B to the south of these units; and
8. Replace garage doors and insert a 3-foot wide door to their right in the garage.

The application for a free-standing pergola has been withdrawn.

FINDINGS OF FACT

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

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

CONCLUSIONS OF LAW

Finding of Fact and Conclusions of Law – Remodel or New Construction
Case #2020-2480-HDRB

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

1. The Board has the authority to review and approve the Application.
2. The Board approves the Application, as recommended by Staff, with the following additional conditions:
 - The Applicant shall design three (3) rectangular openings into the stucco wall with approximately 30-inch height and 24-30 inch width; and
 - The Applicant shall submit updated drawings to staff for administrative approval before applying for a building permit.

IT IS SO ORDERED ON THIS 27TH DAY OF OCTOBER, 2020, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Chair

Date

FILED:

Yolanda Y. Vigil
City Clerk

Date

APPROVED AS TO FORM:



Sally A. Paez
Assistant City Attorney

October 27, 2020
Date

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

Case #2020-002541-HDRB

Address - 16 Montoya Circle

Agent's Name – Thomas Gifford

Owner/Applicant's Name – Amany Meyer

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on October 13, 2020.

BACKGROUND

A new structure is proposed for a level portion of a west-sloping hillside lot at 16 Montoya Circle. The site is in both the Downtown and Eastside Historic District and the Escarpment Overlay District. The lot is adjacent to the owner's existing main house and guesthouse at 14 Montoya Circle, both Spanish-Pueblo in style. The two properties form the northwest boundary of Montoya Circle and are perched on the hillside above an arroyo to the west.

The Applicant wishes to construct a single-story structure described as a "pueblo-mission house-chapel". It is similar in form to Spanish-Pueblo style with wall-dominated massing, flat roof, and parapets. The Applicant proposes to construct to a height of 18'9". The maximum allowable height for this streetscape is 16'.

The house-chapel's front-facing façade resembles a church entry with double entry doors. Above the entry is a faux "Juliet" balcony with carved balusters and a guardrail. The parapet above the balcony will step up to the center point at 18'9". Its south-facing façade also has a set of double doors and includes a shallow, low-pitched standing seam metal overhang painted "Hawaiian Blue". Above the door entry on the south elevation is a round specialty window with a spoke and wheel light pattern. The round window will be simulated divided light color Sky Blue. The Applicant provided an exhibit showing the proposed round window's style and type, and a door lintel detail is depicted on the elevation sheet labeled Number 5.

The windows will be metal-clad simulated divided lights, color Sky Blue. The exterior doors will have exposed wood lintels, stained "Chestnut," with infill painted carving details. There will be two metal-lined wood canals, stained with copper down spouts on the house's west side. Two entries will be covered with low slope metal shed roofs, color "Hawaiian Blue", covered with stained decking and corbels, "Chestnut" in color. All portales will be painted "Extra White" and have color concrete paving, color "Dune". The electrical meter enclosure will be wood painted "Extra White". There will be two Spanish colonial style three-tiered punched tin light fixtures flanking each exterior door. Product information was provided in the meeting packet.

The structure's retaining walls on its west, south, and north sides and mechanical enclosure wall will be stuccoed El Rey's "Buckskin". The northside entry courtyard wall will be 4'6". The

yard walls and retaining walls will retain earth cuts and create a north entry courtyard and a private south living patio. All new pathways will be color concrete, or color concrete with a brick edge.

FINDINGS OF FACT

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

1. Land Use Department Staff conducted a preliminary zoning review (“PZR”) and determined that the Application appears to meet the underlying zoning standards set forth in the Santa Fe City Code (“SFCC”).
2. Historic Preservation Division Staff reviewed the Application and related materials and information submitted by the Applicant for conformity with applicable SFCC requirements and provided the Board with a written report of its findings (“Staff Report”), which evaluates the factors relevant to the Application.
3. Historic Preservation Division Staff Recommendation: Staff recommended approval of the project as proposed because Staff found that the proposed construction meets the requirements of SFCC Sections 14-5.2(D), General Design Standards for all Historic Districts; and 14-5.2(E), Downtown and Eastside Design Standards.
4. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
5. The property is located in the Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
6. As calculated pursuant to SFCC Section 14-5.2(D)(9), the maximum allowable height for a structure at this location is 16’.
7. The Applicant seeks to build to a height of 18’9”.
8. The natural grade along the structure’s foundation exceeds two (2) feet.
9. The Applicant asked the Board to grant a height allowance pursuant to SFCC Section 14-5.2(D)(9)(c)(ii)(F), which provides that “[t]he board may increase the allowable height for proposed buildings and additions located on a sloping site where the difference in the natural grade along the structure's foundation exceeds two (2) feet. In no case shall the height of a façade exceed four (4) feet above the allowable height of the applicable streetscape measured from natural or finished grade, whichever is more restrictive. This increase in height shall be constructed only in the form of building stepbacks from the street.”
10. The Board finds that it is appropriate to grant a height allowance for this project, as requested in the Application, and notes that the proposed construction on this parcel does not front a street.
11. At the hearing, City staff explained that the Historic Districts Ordinance does not include provisions that protect a neighbor’s view shed and does not include provisions about noise.
12. Under SFCC Sections 14-2.6(B)-(C), 14-5.2(A)(1), 14-5.2(C)(2)(a-d & f), 14-5.2(C)(3)(a-b), 14-5.2(C)(4), 14-5.2(C)(5), and 14-5.2(D), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant’s proposed design to assure overall compliance with applicable design standards.
13. Under SFCC Section 14-5.2(C)(3)(b), the Board has the authority to approve an application for alteration or new construction on the condition that changes relating to exterior

- appearance recommended by the Board be made in the proposed work, and no permit is to issue until new drawings or documentation, satisfactory to the Board, have been submitted.
14. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable requirements for Board review as herein described have been met.
 15. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable design criteria have been met.

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the Application.
2. The Board approves the Application, as recommended by Staff.

IT IS SO ORDERED ON THIS 27th DAY OF OCTOBER, 2020, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Chair

Date

FILED:

Yolanda Y. Vigil
City Clerk

Date

APPROVED AS TO FORM:



Sally A. Paez
Assistant City Attorney

October 27, 2020
Date

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

Case #2020-002635-HDRB

Address - 1290 Lejano Lane, Unit A

Owner/Applicant's Name – Joanne McClauerty

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on October 13, 2020.

BACKGROUND

1290 Lejano Lane Unit A is a single-story residence listed as noncontributing to the Downtown and Eastside Historic District. It was built in 1990 and is approximately 1,400 square feet, with one bedroom and one bathroom. The house is Spanish Pueblo style. It has a flat roof, appears wall-dominated, and is stuccoed an earth tone. An existing garage is heated and has one oversized large garage door. It is used as a studio. The house is located south of the main house fronting Lejano Lane. It is not publicly visible.

The Applicant wishes remodel by converting the existing east-facing garage to living space and by adding a two-car garage to the southeast corner of the house, along with a small storage room on the south elevation. The height of the addition will be 11'6". The entrance from the addition into the home will be on the interior wall of the storage room, so no new door will be necessary. The home's main entrance and portal will remain the same. New windows and trim will match existing for the bedroom, storage room, and garage. The garage addition will match the existing single-level Spanish-Pueblos style architecture and stucco, "Oak Creek". There are no other changes proposed.

FINDINGS OF FACT

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

1. Land Use Department Staff conducted a preliminary zoning review ("PZR") and determined that the Application appears to meet the underlying zoning standards set forth in the Santa Fe City Code ("SFCC").
2. Historic Preservation Division Staff reviewed the Application and related materials and information submitted by the Applicant for conformity with applicable SFCC requirements and provided the Board with a written report of its findings ("Staff Report"), which evaluates the factors relevant to the Application.
3. Historic Preservation Division Staff Recommendation: Staff recommended approval of the proposed project and found that the application complies with SFCC Sections 14-5.2(D), the General Design Standards for all Historic Districts; and 14-5.2(E) Downtown and Eastside Design Standards.

4. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
5. The property is located in the Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
6. Under SFCC Sections 14-2.6(B)-(C), 14-5.2(A)(1), 14-5.2(C)(2)(a-d & f), 14-5.2(C)(3)(a-b), 14-5.2(C)(4), 14-5.2(C)(5), and 14-5.2(D), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant's proposed design to assure overall compliance with applicable design standards.
7. Under SFCC Section 14-5.2(C)(3)(b), the Board has the authority to approve an application for alteration or new construction on the condition that changes relating to exterior appearance recommended by the Board be made in the proposed work, and no permit is to issue until new drawings or documentation, satisfactory to the Board, have been submitted.
8. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable requirements for Board review as herein described have been met.
9. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable design criteria have been met.

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the Application.
2. The Board approves the Application, as recommended by Staff.

IT IS SO ORDERED ON THIS 27th DAY of OCTOBER, 2020, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Chair

Date

FILED:

Yolanda Y. Vigil
City Clerk

Date

APPROVED AS TO FORM:



Sally A. Paez
Assistant City Attorney

October 27, 2020
Date

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

Case #2020-2610-HDRB

Address – 225 East Marcy

Owner/Applicant's Name – Daniel Strongwater

THIS MATTER came before the Historic Districts Review Board (“Board”) for hearing on October 13, 2020.

BACKGROUND

225 East Marcy Street is a structure with contributing status to the Downtown and Eastside Historic District. The structure was constructed in 1914 in Bungalow style of brick with shingled gables and has an essentially rectangular shape except for a non-historic addition on the northwest corner. On August 25, 2020, the Board designated the south and east facades contributing.

At this hearing, the Applicant proposed the following changes:

1. Install a 2 by 6 foot skylight on the north slope of the roof. This is not a primary façade;
2. Replace the asphalt shingles on the west and east facades with cedar shake, in keeping with the original design;
3. Replace non-historic windows under the gables on the west and east façades;
4. Install storm windows on historic windows on the east, south, and west façades;
5. Replace non-historic doors on the south and north facades. New doors will be aluminum clad white with divided light window patterns;
6. Remove all security screens on the windows;
7. Remove the non-historic rock wall in the north-east corner of the property; and
8. Construct a patio addition to the north of the structure, including a 3 foot high plastered CMU wall that will be in line with and will adjoin the primary east façade.

FINDINGS OF FACT

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

1. Land Use Department Staff conducted a preliminary zoning review (“PZR”) and determined that the Application appears to meet the underlying zoning standards set forth in the Santa Fe City Code (“SFCC”).
2. Historic Preservation Division Staff reviewed the Application and related materials and information submitted by the Applicant for conformity with applicable SFCC requirements and provided the Board with a written report of its findings (“Staff Report”), which evaluates the factors relevant to the Application.
3. Historic Preservation Division Staff Recommendation: Staff recommended approval of the proposed project and found that the application complies with SFCC Sections 14-5.2(D),

General Design Standards for all Historic Districts; and 14-5.2(E), Downtown and Eastside Design Standards.

4. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
5. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
6. The property is located in the Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
7. Under SFCC Section 14-5.2(D)(2)(d), additions must be set back 10 feet from primary façades.
8. The Applicant proposes to construct an addition less than 10 feet from the eastern primary façade, specifically, a 3 foot high plastered CMU wall.
9. The Applicant stated that the exception is needed to increase safety. Electric and gas boxes are located on the north wall directly adjacent to the corner of the structure. As the north patio will be for commercial use with frequent foot-traffic, it is necessary to hinder foot-traffic past these boxes and direct it around the wall instead.
10. Staff determined that an exception to SFCC Section 14-5.2 (D)(2)(d) would be required for approval of the Application, and the Applicant requested an exception.
11. To obtain an exception, the Applicant was required to conclusively demonstrate that the three exception criteria set forth in SFCC Section 14-5.2(C)(5)(b) have been met.
12. Based on the information set forth in the Staff Report and exhibits, and the evidence and testimony presented at the hearing, the Board agrees with Staff's finding that the Applicant has conclusively demonstrated that all exception criteria have been met.
13. Under SFCC Section 14-5.2(E)(1)(c) and (2)(e), "Single panes of glass larger than thirty (30) inches in any dimension are not permissible except as otherwise provided."
14. Under SFCC Sections 14-2.6(B)-(C), 14-5.2(A)(1), 14-5.2(C)(2)(a-d & f), 14-5.2(C)(3)(a-b), 14-5.2(C)(4), 14-5.2(C)(5), and 14-5.2(D), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant's proposed design to assure overall compliance with applicable design standards.
15. Under SFCC Section 14-5.2(C)(3)(b), the Board has the authority to approve an application for alteration or new construction on the condition that changes relating to exterior appearance recommended by the Board be made in the proposed work, and no permit is to issue until new drawings or documentation, satisfactory to the Board, have been submitted.
16. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable requirements for Board review as herein described have been met.
17. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable design criteria have been met.

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the Application.
2. The Board grants the exception requested in the Application.

3. The Board approves the Application, as recommended by Staff, with the following additional conditions:
- The north wall shall not be taller than allowed by underlying zoning;
 - Windows and doors shall comply with the “30-inch rule” in SFCC Section 14-5.2(E)(1)(c) and (2)(e); and
 - If the design requires revision to comply with the previous conditions, the Applicant shall submit revised drawings to staff for approval prior to applying for building permits.

IT IS SO ORDERED ON THIS 27TH DAY OF OCTOBER, 2020, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Chair

Date

FILED:

Yolanda Y. Vigil
City Clerk

Date

APPROVED AS TO FORM:



Sally A. Paez
Assistant City Attorney

October 27, 2020
Date

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

Case #2020-2601-HDRB

Address – 811 West Manhattan Avenue

Agent's Name – John Murphey

Owner/Applicant's Name – Daniel and Susann Nickelson

THIS MATTER came before the Historic Districts Review Board (“Board”) for hearing on October 13, 2020.

BACKGROUND

811 West Manhattan Avenue is a single-family residence listed as noncontributing to the Westside-Guadalupe Historic District. The Applicant requests the review of historic status.

The structure was constructed in around 1931 in a Spanish Pueblo Revival Style. It is a single-story structure of 1225 square feet. It is essentially rectangular in shape with an approximately symmetrical south-facing front façade with an entrance portal in the middle and window openings on the sides, which are likely the original openings. It is covered with an elastomeric stucco in a tan color.

The house saw major renovations in 1985 and 2002, so that, according to a 2020 Historic Cultural Properties Inventory, essentially nothing remains of the original structure. The original entry portal had a square roof plan which was replaced by a five-sided roof plan in 2002. The west façade was completely changed in this renovation. Only the east elevation possibly has original openings. The original house had an L-shape facing northwest, which was enclosed under a portal in 2002 that is not visible from the street. All the windows are non-historic aluminum with grid inserts.

FINDINGS OF FACT

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

1. Historic Preservation Division City staff reviewed the Application and related materials and information submitted by the Applicant for conformity with applicable Santa Fe City Code (“SFCC”) requirements and provided the Board with a written report of its findings (Staff Report), which evaluates the factors relevant to the Application.
2. Historic Preservation Division Staff Recommendation: Staff recommended the historic status of the structure be maintained as noncontributing, per SFCC Section 14-5.2(C), Designation of Significant and Contributing Structures.
3. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.

4. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
5. The property is located in the Westside-Guadalupe Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(I).
6. Under SFCC Section 14-12.1, the definition of a “contributing structure” is “a structure, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains.”
7. Under SFCC Section 14-2.1, the definition of a “primary façade” is one or more principal faces or elevations of a building with features that define the character of the building's architecture.
8. Under SFCC Section 14-12.1, the definition of a “noncontributing structure” is a “structure, located in an H district, that is less than fifty years old or that does not exhibit sufficient historic integrity to establish and maintain the character of the H District.”
9. SFCC Section 14-5.2(C)(2)(a-c) gives the Board authority to review and approve “significant,” “contributing,” or “noncontributing” status designations and to designate primary façades of contributing structures.
10. Based on the information set forth in the Staff Report and exhibits and the testimony and evidence presented at the hearing, the Board finds that the structure meets the definition of a “non-contributing structure,” as recommended by staff.
11. The information contained in the Application and provided in testimony and evidence establishes that all applicable requirements for Board review have been met.

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the Application.
2. The Board grants the Applicant’s request to review historic status.
3. The Board maintains the structure’s noncontributing status.

IT IS SO ORDERED ON THIS 27th DAY OF OCTOBER, 2020, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Chair

Date

FILED:

Yolanda Y. Vigil
City Clerk

Date

APPROVED AS TO FORM:

A handwritten signature in black ink, appearing to read "Sally A. Paez".

Sally A. Paez
Assistant City Attorney

October 27, 2020

Date

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

Case #2020-2609-HDRB

Address – 524 Calle Corvo

Agent's Name – Courtenay Mathey, Mathey and Associates Architects

Owner/Applicant's Name – Glynis Dohn

THIS MATTER came before the Historic Districts Review Board (“Board”) for hearing on October 13, 2020.

BACKGROUND

524 Calle Corvo is a single-family residence listed as noncontributing to the Downtown and Eastside Historic District. The Applicant requests a status review and designation of primary facades, if applicable.

The structure was constructed as part of the “Hughes Subdivision” probably between 1949 and 1951. The subdivision is an exceptional example of urban design in Santa Fe. The subdivision contains 20 lots, 16 of which are essentially rectangular, and four of which curved along the street. These are lined by walls placed directly on the lot boundary to create a serpentine streetscape. 524 is one of these curving lots, with a streetscape defining wall that takes up the full width of the view as one moves through the subdivision.

The street-lining wall has a symmetrical form that steps down in the center to a central driveway opening. This stepping symmetry is presented in a varied form in the internal yard-wall separating the front garden from the driveway. The house has a stepped massing that follows this curve and a wooden gate with a diagonally off-set diamond pattern.

The house is a one-story structure, originally with only one bedroom, with Spanish Pueblo Revival Style elements such as rounded parapets, exposed vigas, and asymmetrical stepped massing. Facades 9 through 14 are publicly visible. Aerial photos suggest that the west façade was originally linear and that the garage (facades 1, 13 and 14), south bedroom (façades 6, 7 and part of 8), mudroom (facades 3 and 4), and rear porch (facades 4, 5, and 6) are later additions. This means that the matching front door was likely replaced at the time that the addition of the garage was made. All additions were made by 1970.

On the exterior, almost all the material is historic, apart from security lights, artificial viga ends, and locks, and probably the garage door. This house has been very well maintained for the last seventy years and has seen only minimal changes and replacements of historic material. It remained in the same ownership from 1951 until 2001.

Notable historical features include the following:

- 1) Original stepped massing following the curve of the street, except for at the non-publicly visible location at the rear;
- 2) On façade 2, a historic hand-made wooden board front door with diagonally off-set single-pane windows that echoes the design of the wooden gate and original brass door handle, an unpainted twin to that found at the front entrance;
- 3) On façade 3, an original steel window in good condition;
- 4) On façade 4, a wooden four-light door, one of a pair;
- 5) On façade 5, two original wood windows, one with the original wood-framed fly-screen and original locks and handles;
- 6) On façade 6, a four-light door, second of the pair, with non-historic door-handle;
- 7) On façade 8, historic single-pane windows;
- 8) On façade 9:
 - a) a hand-painted single-pane window with original hanging screen,
 - b) a hand-made wooden board front door with diagonally off-set single-pane windows matching that on façade 2 with original brass door handle,
 - c) probably original and still functional doorbell-button, and
 - d) roof construction with wood joinery details;
- 9) On façade 13, the wooden garage-door frame; and
- 10) On façade 14, the steel windows.

FINDINGS OF FACT

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

1. Historic Preservation Division City staff reviewed the Application and related materials and information submitted by the Applicant for conformity with applicable Santa Fe City Code (“SFCC”) requirements and provided the Board with a written report of its findings (Staff Report), which evaluates the factors relevant to the Application.
2. Historic Preservation Division Staff Recommendation: Staff recommended designating the structure as contributing and, at a minimum, designating facades 9, 10, 11, and 12 as primary, as these represent the principal elevations of the building according to the code definition of a primary façade. See Ex. A, Façade Diagram. Staff also recommended designating the yard wall along the street and the internal yard wall as contributing. Finally, Staff recommended identifying the following features as “features that embody the status” of the structure per 14-5.2(D)(1)(b):
 - a. The vertically and horizontally stepped massing,
 - b. The porch roof construction with wood joinery details,
 - c. The wooden board doors with diagonally off-set single-pane windows on facades 2 and 9,
 - d. The original windows on façade 5,
 - e. The paired four-pane doors on facades 4 and 6,
 - f. The doorbell-button on façade 9,
 - g. The hand-painted single-pane window on façade 9,

- h. The street-lining yardwall with its symmetrical form and central driveway opening and similarly symmetrical internal yard-wall
 - i. The wooden gate with its diagonally off-set diamond design.
- 3. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
- 4. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
- 5. The property is located in the Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
- 6. Under SFCC Section 14-12.1, the definition of a “contributing structure” is “a structure, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains.”
- 7. Under SFCC Section 14-2.1, the definition of a “primary façade” is one or more principal faces or elevations of a building with features that define the character of the building's architecture.
- 8. Under SFCC Section 14-12.1, the definition of a “noncontributing structure” is a “structure, located in an H district, that is less than fifty years old or that does not exhibit sufficient historic integrity to establish and maintain the character of the H District.”
- 9. SFCC Section 14-5.2(C)(2)(a-c) gives the Board authority to review and approve “significant,” “contributing,” or “noncontributing” status designations and to designate primary façades of contributing structures.
- 10. Based on the information set forth in the Staff Report and exhibits and the testimony and evidence presented at the hearing, the Board finds that the structure meets the definition of a “contributing structure,” as recommended by staff.
- 11. The Board finds that façades 9, 10, 11, and 12 are the primary elevations of the structure with the features that define the character of the structure’s architecture. *See Ex. A*, Façade Diagram. These are the street-facing facades, including the portal but excluding the garage. The character-defining features are listed in the staff recommendation.
- 12. The information contained in the Application and provided in testimony and evidence establishes that all applicable requirements for Board review have been met.

CONCLUSIONS OF LAW

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

- 1. The Board has the authority to review and approve the Application.
- 2. The Board grants the Applicant’s request to review historic status.
- 3. The Board designates the structure, the yard wall including the pedestrian gate, and the internal yard wall as contributing structures.
- 4. The Board designates the following elevations of the structure as the primary façades: 9, 10, 11, 12 (all street-facing facades, excluding the garage). *See Ex. A*, Façade Diagram.

IT IS SO ORDERED ON THIS 27th DAY OF OCTOBER, 2020, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Chair

Date

FILED:

Yolanda Y. Vigil
City Clerk

Date

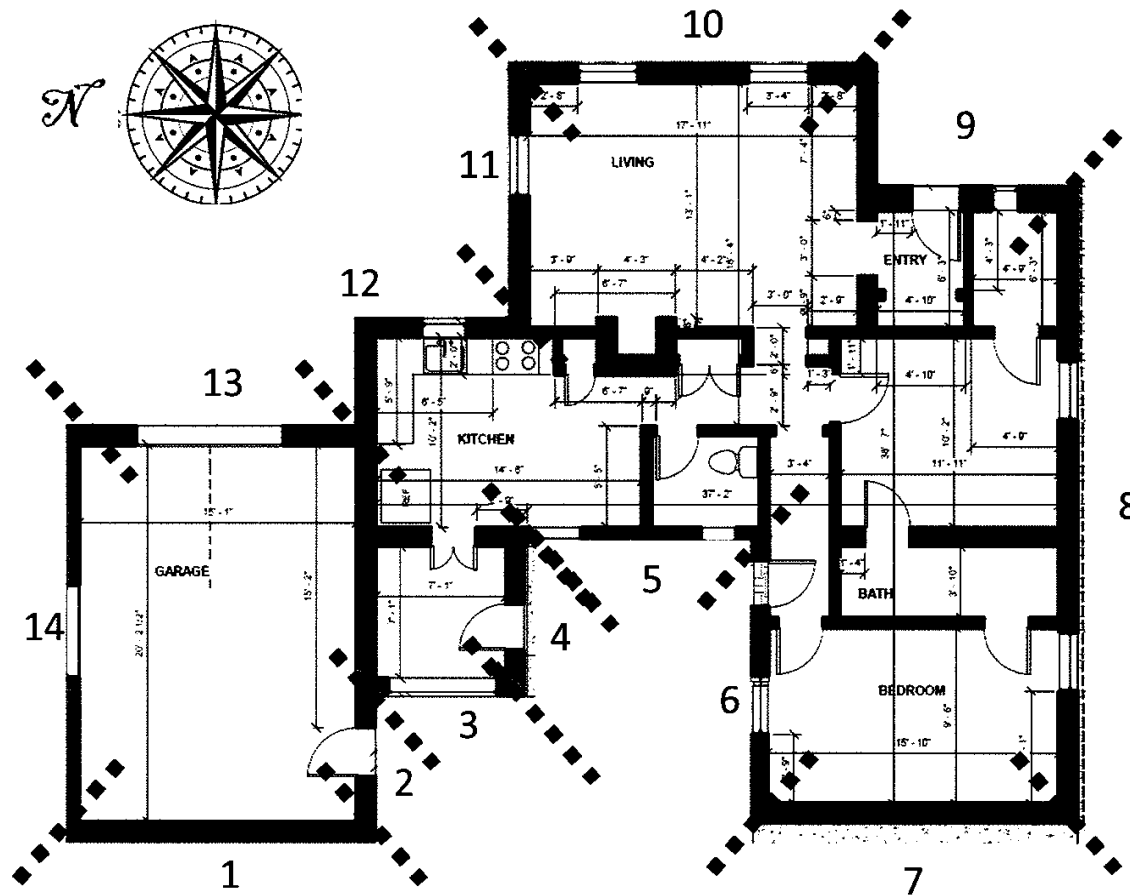
APPROVED AS TO FORM:



Sally A. Paez
Assistant City Attorney

October 27, 2020
Date

524 Calle Corvo



Façade diagram

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

Case #2020-2607-HDRB

Address – 725 Old Santa Fe Trail

Owner/Applicant's Name – Thomas Ostenberg

THIS MATTER came before the Historic Districts Review Board (“Board”) for hearing on October 13, 2020

BACKGROUND

725 Old Santa Fe Trail is a single-family residence constructed in 1992 and listed as non-contributing to the Downtown and Eastside Historic District. An addition was built in 2005.

The Applicant proposes to construct a 200 square-foot roof over the patio on the East side of the structure. This will provide extra shading and rain protection in the narrow outdoor kitchen area between the house and a yardwall that runs 3 feet from the property boundary. It will not be visible from the public right-of-way. It will be attached to the non-historic house and will be constructed of 8-inch vigas spaced 2 feet apart, with a near-flat torchdown roof, colored beige and supported by 8-inch block pillars stuccoed with a “Mission Brown” color and topped with a 10-inch cedar viga with a natural stain.

FINDINGS OF FACT

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

1. Land Use Department Staff conducted a preliminary zoning review (“PZR”) and determined that the Application appears to meet the underlying zoning standards set forth in the Santa Fe City Code (“SFCC”).
2. Historic Preservation Division Staff reviewed the Application and related materials and information submitted by the Applicant for conformity with applicable SFCC requirements and provided the Board with a written report of its findings (“Staff Report”), which evaluates the factors relevant to the Application.
3. Historic Preservation Division Staff Recommendation: Staff recommended approval of the proposed project and found that the application complies with SFCC Sections 14-5.2(D), General Design Standards for all Historic Districts; and 14-5.2(E), Downtown and Eastside Design Standards.
4. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
5. The property is located in the Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).

6. At the hearing, staff explained that the outdoor kitchen was built without proper permits and that if this Application is approved, the outdoor kitchen will require further review by zoning staff and retroactive permitting.
7. The drawing set forth on page 14 of the meeting packet contains an error that was clarified at the hearing.
8. Under SFCC Sections 14-2.6(B)-(C), 14-5.2(A)(1), 14-5.2(C)(2)(a-d & f), 14-5.2(C)(3)(a-b), 14-5.2(C)(4), 14-5.2(C)(5), and 14-5.2(D), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant's proposed design to assure overall compliance with applicable design standards.
9. Under SFCC Section 14-5.2(C)(3)(b), the Board has the authority to approve an application for alteration or new construction on the condition that changes relating to exterior appearance recommended by the Board be made in the proposed work, and no permit is to issue until new drawings or documentation, satisfactory to the Board, have been submitted.
10. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable requirements for Board review as herein described have been met.
11. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable design criteria have been met.

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the Application.
2. The Board approves the Application, as recommended by Staff, with the following additional conditions:
 - The Applicant must acquire a retroactive permit for the outdoor kitchen, which may require additional review by zoning and permitting staff prior to approval;
 - The Applicant shall submit revised drawings to staff for approval, correcting the mistakes in the submission and showing the details of the appearance of the roof edge, including whether this shall be stucco or some other detailing.

IT IS SO ORDERED ON THIS 27th DAY OF OCTOBER, 2020, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Chair

Date

FILED:

Yolanda Y. Vigil
City Clerk

Date

APPROVED AS TO FORM:

A handwritten signature in black ink, appearing to read "Sally A. Paez".

Sally A. Paez
Assistant City Attorney

October 27, 2020
Date

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

Case #2020-2611-HDRB

Address – 1239 Canyon Road

Agent's Name – Scott Cherry, Lightfoot Inc.

Owner/Applicant's Name – Tom and Adelma Hnasko

THIS MATTER came before the Historic Districts Review Board (“Board”) for hearing on October 13, 2020.

BACKGROUND

1239 Canyon Road is a single-family residence listed as noncontributing to the Downtown and Eastside Historic District. There are conflicting accounts about the age of the structure, but it was certainly in existence by 1938. It is an adobe structure in a Spanish Pueblo Revival style. The floorplan reveals an original L-shaped room-block massing with connecting rooms (shaded in the diagram). In around 1950, the kitchen was added, followed by the enclosure of the south-east facing portal into a sunroom in 1954-5. These changes have visually obscured the original morphology of the house on the ground, though it is evident from the floor plan.

The sun room, kitchen, and southern addition, all added in the 1950s, all have multi-pane windows. When the status of the structure was last confirmed as noncontributing in 1992, the additions and their windows were around 37 years old. Now, they are 65 years old.

At this hearing, the Applicant proposed the following exterior alterations:

1. Replace the 1950s windows and doors on facades 1, 2, 3, 9, and 10 with aluminum clad wood windows colored dark bronze. These windows are historic but are in poor condition, and, in the professional opinion of the Applicant's Agent, are irreparable.
2. Construct a free-standing 1-car garage to a height of 13 feet, 1 inch. It will be stucco covered and colored El Rey “La Luz.”
3. Construct a free-standing 2-car carport to a height of 12 feet, 2 inches with wood posts stained “dark brown” and a stuccoed roof colored El Rey “La Luz”.

FINDINGS OF FACT

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

1. Land Use Department Staff conducted a preliminary zoning review (“PZR”) and determined that the Application appears to meet the underlying zoning standards set forth in the Santa Fe City Code (“SFCC”).
2. Historic Preservation Division Staff reviewed the Application and related materials and information submitted by the Applicant for conformity with applicable SFCC requirements

and provided the Board with a written report of its findings (“Staff Report”), which evaluates the factors relevant to the Application.

3. Historic Preservation Division Staff Recommendation: Staff recommended approval of the proposed project and found that the application complies with SFCC Sections 14-5.2(D), General Design Standards for all Historic Districts; and 14-5.2(E), Downtown and Eastside Design Standards.
4. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
5. The property is located in the Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
6. Under SFCC Sections 14-2.6(B)-(C), 14-5.2(A)(1), 14-5.2(C)(2)(a-d & f), 14-5.2(C)(3)(a-b), 14-5.2(C)(4), 14-5.2(C)(5), and 14-5.2(D), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant’s proposed design to assure overall compliance with applicable design standards.
7. Under SFCC Section 14-5.2(C)(3)(b), the Board has the authority to approve an application for alteration or new construction on the condition that changes relating to exterior appearance recommended by the Board be made in the proposed work, and no permit is to issue until new drawings or documentation, satisfactory to the Board, have been submitted.
8. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable requirements for Board review as herein described have been met.
9. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable design criteria have been met.

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the Application.
2. Further applications involving substantive remodeling or construction at the subject property shall require a historic status review by the Board.
3. The Board approves the Application, as recommended by Staff, noting the following corrections to the staff report:
 - a. the aluminum clad wood windows shall be colored Dark Bronze; and
 - b. the carport shall have wood posts stained Dark Brown.

IT IS SO ORDERED ON THIS 27th DAY OF OCTOBER, 2020, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Chair

Date

FILED:

Yolanda Y. Vigil

Date

City Clerk

APPROVED AS TO FORM:



Sally A. Paez
Assistant City Attorney

October 27, 2020
Date



CITY OF SANTA FE, NEW MEXICO

PROJECT DESCRIPTION: Ryan Allen, agent for Rem Yildirim, owner, proposes to install awnings at ground-level windows and doors on a contributing non-residential structure. An exception is requested to section 14-5.2(C)(2)(c).

Case number: 2020-002692-HDRB
Project Type: HDRB

PROJECT LOCATION (S): 202 Galisteo Street

OW – Rem Yildirim 202 Galisteo Street, Santa Fe, NM 87501 arrediano@gmail.com

AP -- Ryan Allen 2395 Camino Pinotores, Santa Fe, NM 87505 ryanleightonallen@yahoo.com

PROJECT DATA:

HISTORIC DISTRICT

Don Gaspar Area ☐ Downtown and Eastside ☒ Historic Review ☐ Transition ☐ Westside-Guadalupe ☐

HISTORIC BUILDING STATUS

Non-Statused ☐ Non-Contributing ☐ Contributing ☒ Significant ☐ Landmark ☐ N/A ☐

PRIMARY ELEVATIONS:

North ☒ South ☐ West ☒ East ☒ N/A ☐

PUBLICLY VISIBLE FACADE-EAST

Yes ☒ No ☐

PUBLICLY VISIBLE FACADE-NORTH

Yes ☒ No ☐

PUBLICLY VISIBLE FACADE-SOUTH

Yes ☒ No ☐

PUBLICLY VISIBLE FACADE-WEST

Yes ☒ No ☐

HISTORIC DISTRICT INVENTORY NUMBER

YEAR OF CONSTRUCTION

PROJECT TYPE

Status ☐ Primary Elevations ☐ Remodel ☐ Demolition ☐ New ☐ Other _____

USE, EXISTING

Residential ☐

Non-Residential ☐

Vacant ☐

USE, PROPOSED

Residential ☐

Non-Residential ☐

HISTORIC BUILDING NAME

El Fidel Hotel

City of Santa Fe, New Mexico

memo

DATE: October 27, 2020
TO: Historic Districts Review Board Members
FROM: Angela Schackel Bordegaray, Senior Planner
Historic Preservation Division



Case # 2020-002692-HDRB

Address: 202 Galisteo Street
Historic Status: Contributing
Historic District: Downtown and Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

- ☒ District Standards & yard wall
& fence standards.
- ☒ Historic Inventory Form – H 2068
- ☒ Zoning Review Sheet
- ☐ Other:

APPLICANT SUBMITTALS

- ☒ Proposal Letter
- ☒ Site Plan/Floor Plan
- ☒ Elevations
- ☒ Photographs
- ☒ Other: Image of proposed awning and
color sample; Applicant's exception letter

STAFF RECOMMENDATION:

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

BACKGROUND & SUMMARY:

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

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

EXCEPTION CRITERIA AND RESPONSES:

Exception The applicant requests an exception to the Section 14-5.2(D)(2)(c), as additions are not permitted to primary facades of contributing and significant structures. Awnings as proposed are considered additions. The applicant has provided the following responses to exception criteria in the historic districts code.

(i) Do not damage the character of the district

Applicant Response: The design proposal of awnings will be congruent to the local vernacular.

Staff Response: Staff agrees. There are existing examples of awnings throughout downtown; some are of the same color this applicant proposes (burgundy).

(ii) Are required to prevent a hardship to the applicant or an injury to the public welfare

Applicant Response: The storefront serves as a visual cue for the sales of rugs, and because of the orientation of the east façade, the product receives additional damaging sunlight. This design proposes to use semi-domed style awnings over the existing arched doors and windows to limit the potential UV damage and color fading of the rugs.

Staff Response: Staff believes that the applicant has a right to protect its wares for maximum economic benefit through a minimally-intrusive sensible solution that does not alter the historic appeal or building fabric.

(iii) *Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts*

Applicant Response: This design will be the same style awnings extant along the adjacent street, e.g. Hotel St. Francis along Water Street. The applicant believes the awnings as proposed strengthen the character of the existing arch windows and doors of the overall front façade in keeping with local use of similar shade devices.

Staff Response: Staff agrees.

RELEVANT CODE CITATIONS:

14-5.2(A)(1) General Purpose

In order to promote the economic, cultural, and general welfare of the people of the city and to ensure the harmonious, orderly and efficient growth and development of the city, it is deemed essential by the governing body that the qualities relating to the history of Santa Fe, and a harmonious outward appearance, which preserve property values and attract tourists and residents alike, be preserved, some of these qualities being:

- (a) The continued existence and preservation of historical areas and buildings;
- (b) The continued construction of buildings in the historic styles; and
- (c) A general harmony as to style, form, color, height, proportion, texture and material between buildings of historic design and those of more modern design.

14-5.2(C) Regulation of Significant and Contributing Structures in the Historic Districts

(1) Purpose and Intent

It is intended that:

- (a) Each structure to be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as the addition of conjectural features or architectural elements from other buildings, shall not be undertaken;
- (b) Changes to structures that have acquired historic significance in their own right shall be retained and preserved, recognizing that most structures change over time;
- (c) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a structure be preserved; and
- (d) New additions and related or adjacent new construction be undertaken in such a manner that if removed in the future, the original form and integrity of the historic property and its environment would be unimpaired.

14-12 Contributing Structure:

A structure, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains.

14-12 Primary Façade:

One or more principal faces or elevations of a building with features that define the character of the building's architecture.

14-5.2 (D)(2) General Design Standards for All H Districts - Additions

(2) Additions

(a) Additions shall have similar materials, architectural *treatments* and styles, features, and details as the existing *structure* , but shall not duplicate those of the existing *structure* in a manner that will make the addition indistinguishable from the existing *structure* .

(b) Additions to *buildings* that meet the standards of Subsection 14-5.2(E) shall continue to meet those standards set forth in Subsection 14-5.2(E) in addition to the standards set forth in this section.

(c) Additions are not permitted to *primary façades* .

(d) Additions are not permitted to the side of the existing footprint unless the addition is set back a minimum of ten (10) feet from the primary facade. The addition shall not exceed fifty percent of the square footage of the existing footprint, and shall not exceed fifty percent of the existing dimension of the primary facade. To the extent architecturally practicable, new additions shall be attached to any existing noncontributing portion of *structures* instead of attaching them to the significant or contributing portion.

(e) The height of additions:

(i) For significant and *landmark structures* shall be a minimum of six (6) inches less than the parapet or equivalent roof-feature of the existing adjacent connecting facade.

(ii) For contributing *structures* shall be no more than one additional *story* higher than the existing *structure* . To the extent architecturally practicable, two *story* additions shall be set to the rear or the side rear of the *structure* . When an additional *story* is to be placed upon an existing contributing *structure* , that footprint may be no greater than fifty percent of the footprint of the existing *structure* , subject to the provisions of Subsection A(1) above. For the purposes of this paragraph, an additional *story* shall not exceed twelve (12) feet from the existing rooftop to the highest point of that *story* .

14-5.2(E) Downtown and Eastside Design Standards

(1) Old Santa Fe Style

Old Santa Fe style, characterized by construction with adobe, is defined as including the so-called "pueblo" or "pueblo-Spanish" or "Spanish-Indian" and "territorial" styles and is more specifically described as follows:

(a) With rare exception, buildings are of one story, few have three stories, and the characteristic effect is that the buildings are long and low. Roofs are flat with a slight

slope and surrounded on at least three sides by a firewall of the same color and material as the walls or of brick. Roofs are never carried out beyond the line of the walls except to cover an enclosed portal or porch formed by setting back a portion of the wall or to form an exterior portal, the outer edge of the roof being supported by wooden columns. Two-story construction is more common in the territorial than in other sub-styles, and is preferably accompanied by a balcony at the level of the floor of the second story. Façades are flat, varied by inset portales, exterior portales, projecting vigas or roof beams, canales or water-spouts, flanking buttresses and wooden lintels, architraves and cornices, which, as well as doors, are frequently carved and the carving may be picked out with bright colors. Arches are almost never used except for nonfunctional arches, often slightly ogive, over gateways in freestanding walls;

- (b) All exterior walls of a building are painted alike. The colors range from a light earth color to a dark earth color. The exception to this rule is the protected space under portales, or in church-derived designs, inset panels in a wall under the roof, in which case the roof overhangs the panel. These spaces may be painted white or a contrasting color, or have mural decorations;
- (c) Solid wall space is always greater in any façade than window and door space combined. Single panes of glass larger than thirty (30) inches in any dimension are not permissible except as otherwise provided in this section;
- (d) The rule as to flat roofs shall not be construed to prevent the construction of skylights or installation of air conditioning devices, or any other necessary roof structures, but such structures other than chimneys, flues, vents and aials, shall be so placed as to be concealed by the firewall from the view of anyone standing in the street on which the building fronts;
- (e) True old Santa Fe style buildings are made of adobe with mud plaster finish. Construction with masonry blocks, bricks, or other materials with which the adobe effect can be simulated is permissible; provided, that the exterior walls are not less than eight (8) inches thick and that geometrically straight façade lines are avoided. Mud plaster or hard plaster simulating adobe, laid on smoothly, is required; and

(2) Recent Santa Fe Style

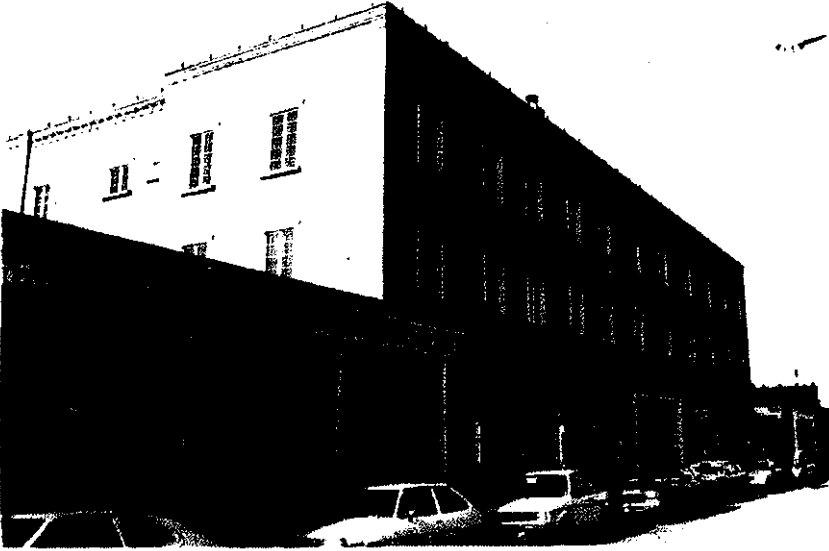
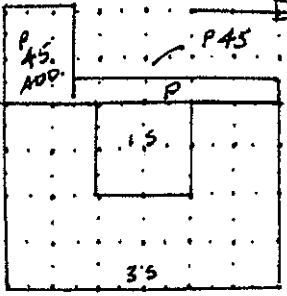
Recent Santa Fe style intends to achieve harmony with historic buildings by retention of a similarity of materials, color, proportion, and general detail. The dominating effect is to be that of adobe construction, prescribed as follows:

- (a) No building shall be over two stories in height in any façade unless the façade shall include projecting or recessed portales, setbacks or other design elements;
- (b) The combined door and window area in any publicly visible façade shall not exceed forty percent of the total area of the façade except for doors or windows located under a portal. No door or window in a publicly visible façade shall be located nearer than three (3) feet from the corner of the façade;
- (c) No cantilevers shall be permitted except over projecting vigas, beams, or wood corbels, or as part of the roof treatment described below;
- (d) No less than eighty percent of the surface area of any publicly visible façade shall be adobe finish, or stucco simulating adobe finish. The balance of the publicly visible façade, except as above, may be of natural stone, wood, brick, tile, terra cotta, or other material, subject to approval as hereinafter provided for building permits;

- (e) The publicly visible façade of any building and of any adjoining walls shall, except as otherwise provided, be of one color, which color shall simulate a light earth or dark earth color, matte or dull finish and of relatively smooth texture. Façade surfaces under portales may be of contrasting or complimentary colors. Windows, doors and portals on publicly visible portions of the building and walls shall be of one of the old Santa Fe styles; except that buildings with portals may have larger plate glass areas for windows under portals only. Deep window recesses are characteristic; and
- (f) Flat roofs shall have not more than thirty (30) inches overhang.

Attachment B
NEW MEXICO HISTORIC BUILDING INVENTORY FORM

4/20/08

building threatened? yes		surveyed date <u>12/6/84</u> by <u>HMW</u>		county <u>SANTA FE</u>		ID no. <u>051610266</u>	
field map <u>SFHD #1</u>		number <u>0266</u>		UTM reference easting zone 12 13		northing	
location description <u>SW CORNER OF GALISTEO AT WATER</u> <u>(200 - 210)</u>				city/town <u>SANTA FE</u>			
				land grant/reservation			
building name <u>EL FIDEL HOTEL (ORIG.)</u>				legal description tnsp <u> </u> N S range <u> </u> E W sec <u> </u> <u> </u> <u> </u>			
film roll by HMW no. <u>SFHD 11</u>		negative nos. <u>13, 14, 15</u>		loc. of neg. <u>HPB</u>		plan shape	
							
date of construction estimate <u>1923</u> actual <u> </u>				source <u>PLAQUE</u>			
use present <u>residential</u> other <u>CONDOS, STORES</u> historic <u>residential</u> other <u>HOTEL</u>							
condition <u> </u> excellent <u>X</u> good <u> </u> fair <u> </u> deteriorating				degree of remodeling <u> </u> minor <u>X</u> moderate <u> </u> major			
describe:				surroundings <u>COMMERCIAL</u>			
relationship to surroundings <u>X</u> similar <u> </u> not similar				district potential <u> </u> yes <u> </u> no			
significance <u> </u> eligible <u>X</u> of <u> </u> none				if eligible, interest why? <u>CONTRIB.</u>			
associated buildings? <u> </u> yes what type?				if inventoried, list ID nos.			
see back? <u> </u> yes <u> </u> no				8			

(ORIG: SPAN BAROQUE)
TERR. REV. RENOVOL.

UNK. (CONC?)
wall material/surface
BRK / STUCCO

architectural features
BRK COPING: 4 DES. ORDER: ROWLOCK HEADER / RECES'D STRETCH /
STRETCHER / RECES'D STRETCHER / 3 COURSES OF DENTIC. STRETCH
2ND & 3RD STORY WDWS: 5/5 MTL CASMT W/ ROWLOCK HEADER
SILLS & STRAIGHT T.R. LINTELS & SURROUNDS IN WD;
1ST STORY: SEMI-CIRCULAR MTL WDWS W/ OPERABLE 2/2 CASMT
BELOW 4-LIGHT FANLIGHT: R. HDR OUTLINE / SURR.
comments CENTRAL BREZZAWAY ENTRY: NEW DOOR / WDWS, CASMT
CONC. JAMBS & LINTEL.
THE EL FIDEL OTTO. WAS A SPAN. BAROQUE DESIGN W/ URBANE
PRIVACY ENTRY (NOW A WDW IN THE WINDOW); ALL 1 1/2"
FLR WDWS WERE RECES'D IN THEIR ALIGNED OPENINGS & DID
NOT HAVE BRK SURR. ONLY UPPER WDWS WERE D.N. SHUT

FAIRLY EARLY ON REPLACED BY WARRANT AIR CRAFT.

BRA COPING IS APPARENTLY TRIMMED.

REAR PORTAL IS P45 ADD.

THOUGH ALTERED, BASIC ELEMENTS OF BUILDING ARE THERE

f TOTAL REV REMODELING IS SIGNIFICANT IN ITSELF.



BIRKANI INTERNATIONAL, INC.

1599 Luisa Street Santa Fe, New Mexico 87505 www.birkaninternational.com

Proposal Letter for HDRB
Case number: 202 GALISTEO STREET

Date: 9-29-20

HDRB Board Members,

202 GALISTEO ST.:

Proposed work: 202 Galisteo St. (HISTORIC CONTRIBUTING)

Owner proposes putting semi domed burgundy colored canvas awnings over the existing arched styled windows and doors along their portion of the Galisteo first floor facade.

Thank you for your consideration.

Owner:
Rem Yildirim
202 Galisteo St.
Santa Fe, NM
87501

Owner Rep:
Ryan Allen
Erem Birkan

Regarding '202 Galisteo street awning project

ARREDIAMO SANTA FE <arrediamo@gmail.com>

Fri 6/12/2020 4:37 PM

To: ROACH, LISA X. <lroach@santafenm.gov>

 2 attachments (1 MB)

202 Galisteo st 4.pdf; Dome awning.jpg;

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Lisa,

this is Rem Yildirim the owner of Arrediamo Santa Fe Inc.

It was nice to meet you in City Hall earlier today.

Because of our windows faces to east, we get direct sun expose every sunny mornings. Our product are high end rugs and carpet so in long term they might get damaged with New Mexico direct sun. We thought to have dome awnings above five windows and entry door. They will be high quality durable canvas burgundy color with no sign on them. Structure will be iron cage and base installed to the wall between brick lines and windows frames with proper screws.

You will also see the sample of owning will be with photograph marked how they will be on the windows and door.

If you have any further question please,

Sincerely yours

Rem Yildirim

505-3100660

Historic Districts and Historic Landmarks
Design Standards and Signage Exception Criteria

- (i) Do not damage the character of the district

Response:

This design proposal of awnings will be congruent to the local vernacular, See exhibit "D" Image of Hotel St. Francis awnings along Water Street.

- (ii) Are required to prevent a hardship to the applicant or an injury to the public welfare

Response:

This storefront serves as a visual cue for the sales of rugs and because of the orientation of the east facade, the product receives additional damaging sunlight. This design proposes to use semi domed style awnings over the existing arched doors and windows to limit the potential UV damage and color fading of the rugs.

- (iii) Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts

Response:

This design will use the same unique awnings that were used along the adjacent street. See exhibit "D" Image of Hotel St. Francis awnings along Water Street. These style of awnings will strengthen the character of the existing arched windows and doors of the 202 Galisteo building facade in keeping with local use of similar shade devices.



EXHIBIT B





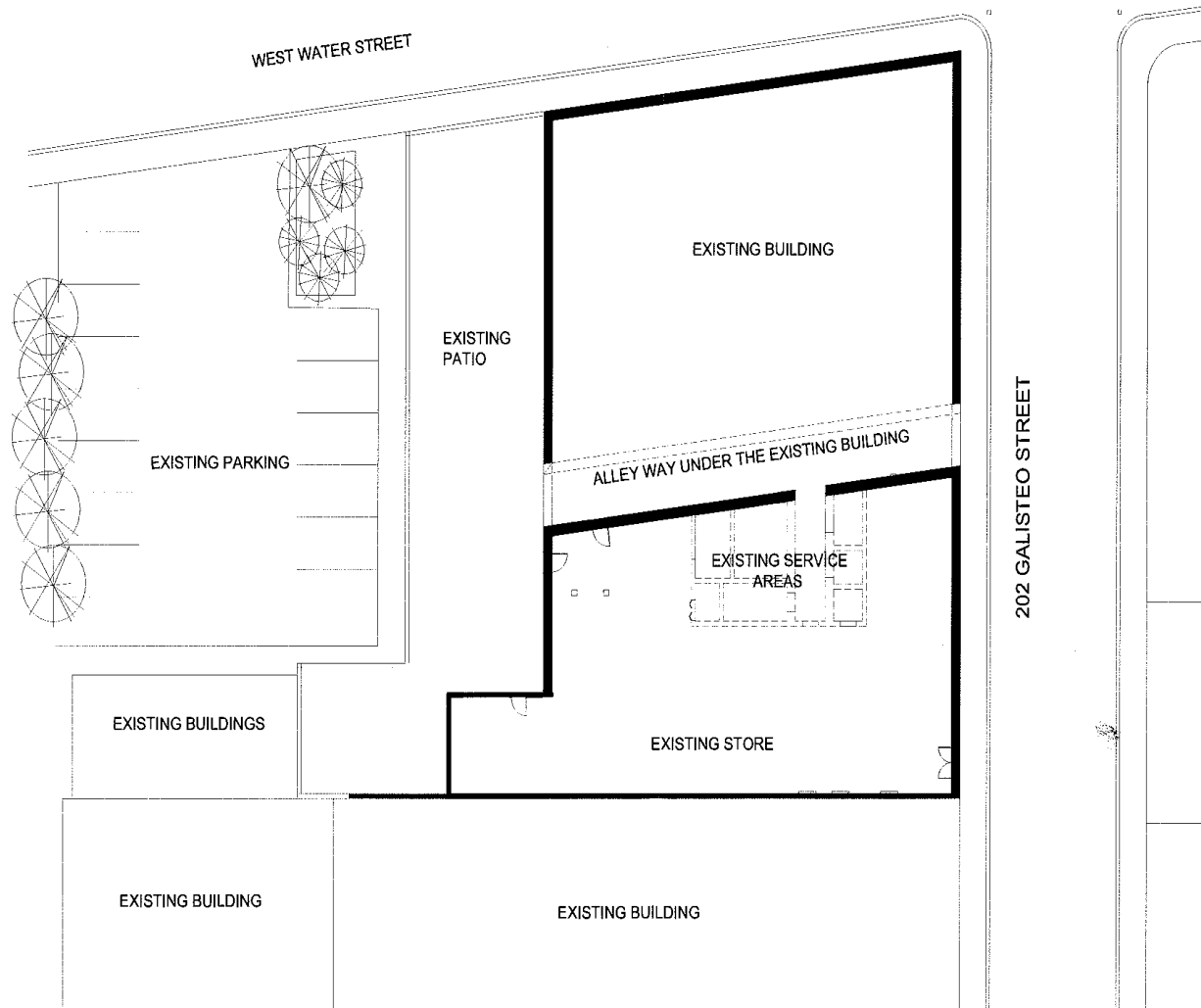


EXHIBIT A

**BIRKANI
INTERNATIONAL, INC.**

1599 LUISA STREET,
SANTA FE, NM 87505
505-660-4466

www.birkaniinternational.com



No.	Description	Date

ARREDIAMO RUG STORE

ARREDIAMO

202 GALISTEO STREET

SITE PLAN

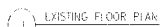
Project number 202 Galisteo
Date 9-29-20
Drawn by RL Allen
Checked by E Birkan
Sheet number A-1.0
Scale 1" = 10'-0"

1 EXISTING SITE PLAN

1:10

www.birkaninternational.com

202 GALISTEO ST.



Scale AS NOTED 9

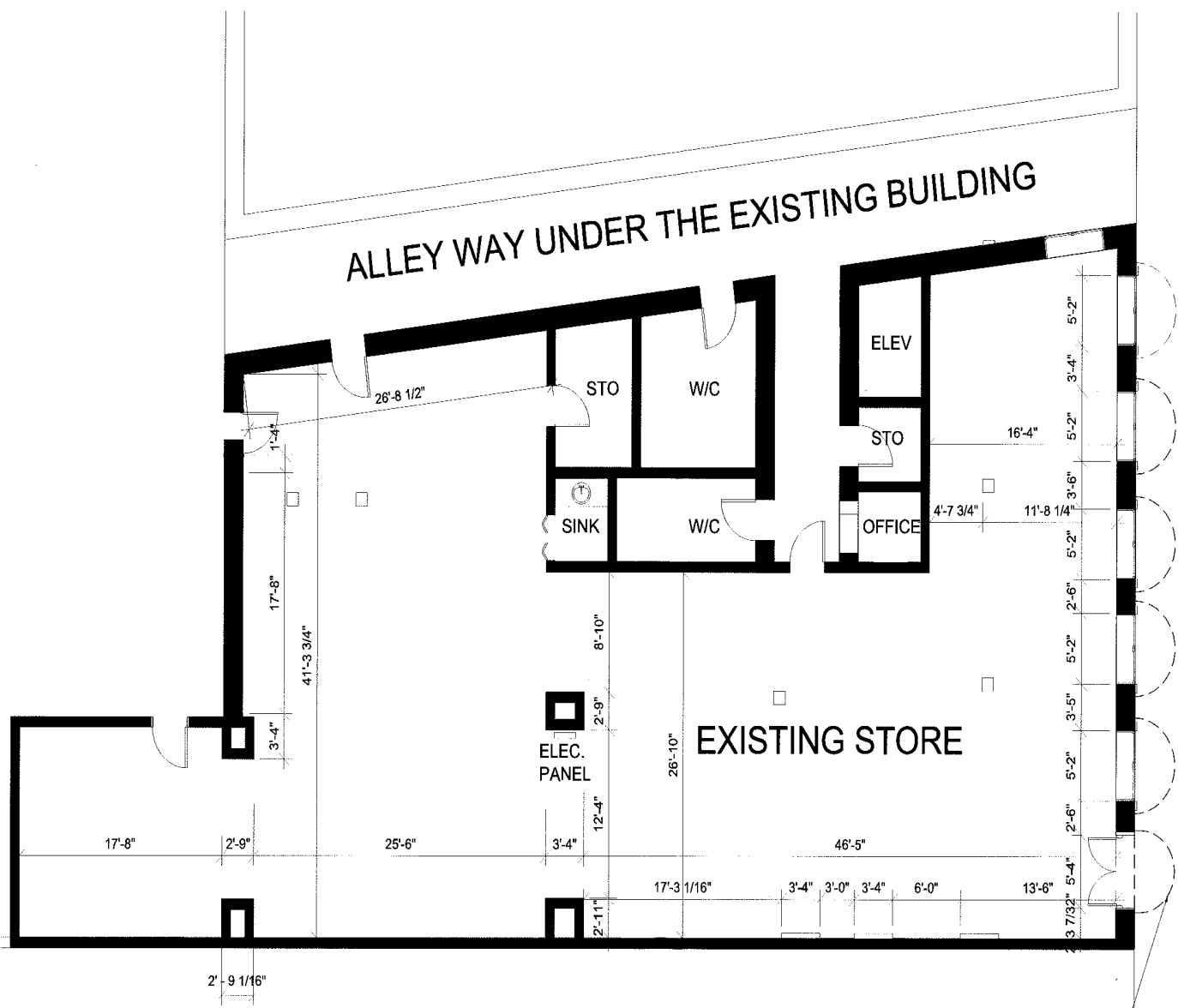
**BIRKANI
INTERNATIONAL, INC.**

1599 LUISA STREET,
SANTA FE, NM 87505
505-660-4466

www.birkaniinternational.com

ALLEY WAY UNDER THE EXISTING BUILDING

202 GALISTEO ST.



AWNINGS PROPOSED OVER
EXISTING ARCHED WINDOW
AND DOOR OPENINGS (SEE ELEVATIONS M.1)

No.	Description	Date

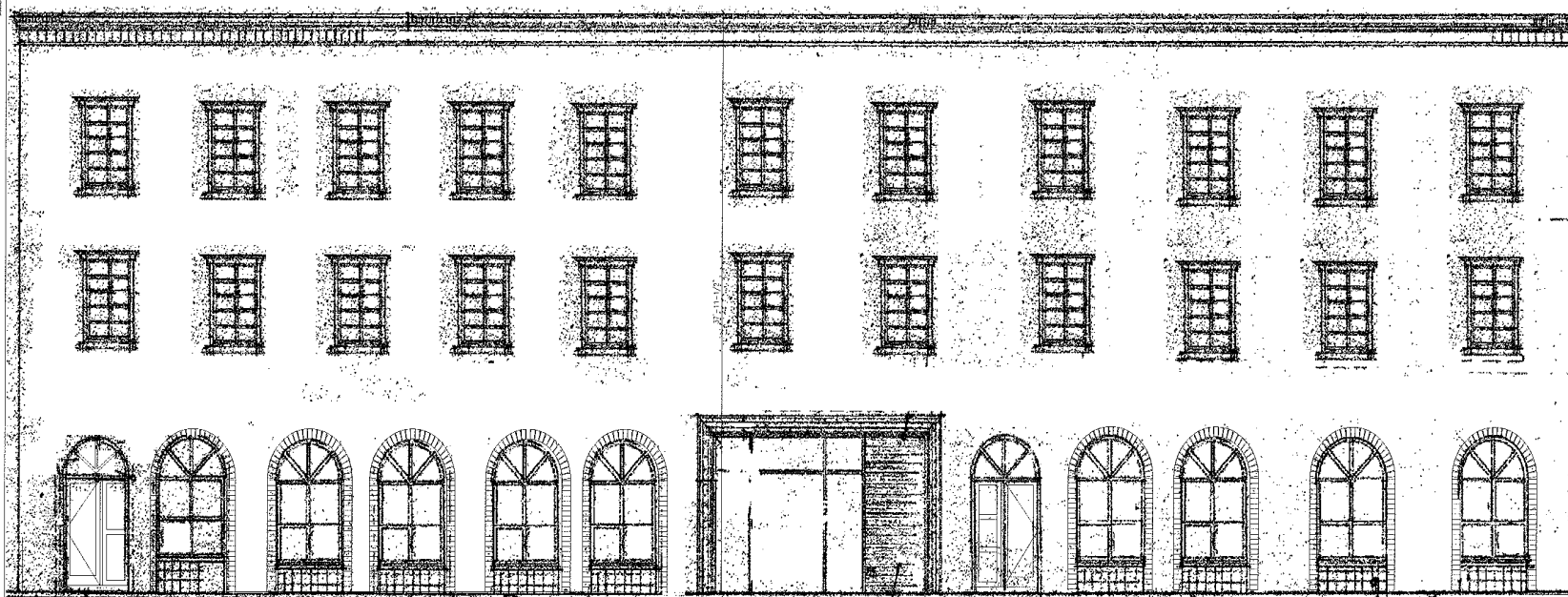
ARREDIAMO RUG STORE
ARREDIAMO
202 GALISTEO STREET
PROPOSED FLOOR PLAN

Project Number 9-29-20
Date
Drawn by R.L. ALLEN
Checked by
Sheet Number
Scale A1.2
AS No 20

**BIRKANI
INTERNATIONAL, INC.**

1599 LUISA STREET,
SANTA FE, NM 87505
505-660-4466

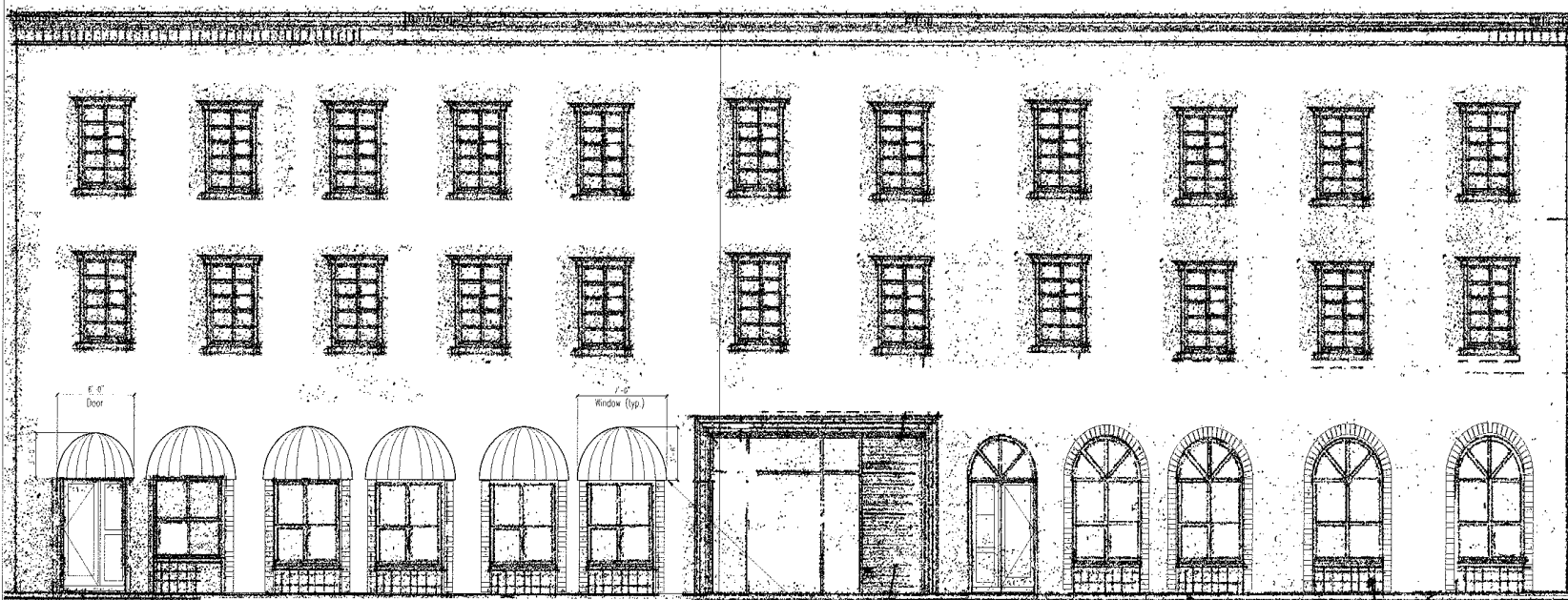
www.birkaniinternational.com



EXISTING EAST ELEVATION

202 GALISTEO

1/4" = 1'-0"



PROPOSED EAST ELEVATION

202 GALISTEO

ADJACENT PROPOSED OVER
EXISTING ARCHED WINDOW
AND DOOR OPENINGS

1/4" = 1'-0"

No.	Description	Date

ARREDIAMO RUG STORE

ARREDIAMO

202 GALISTEO STREET

EXISTING & PROPOSED
ELEVATIONS

Project Project Number

Date 9-29-20

Drawn by RL ALLEN

Checked by Checker

Sheet Number

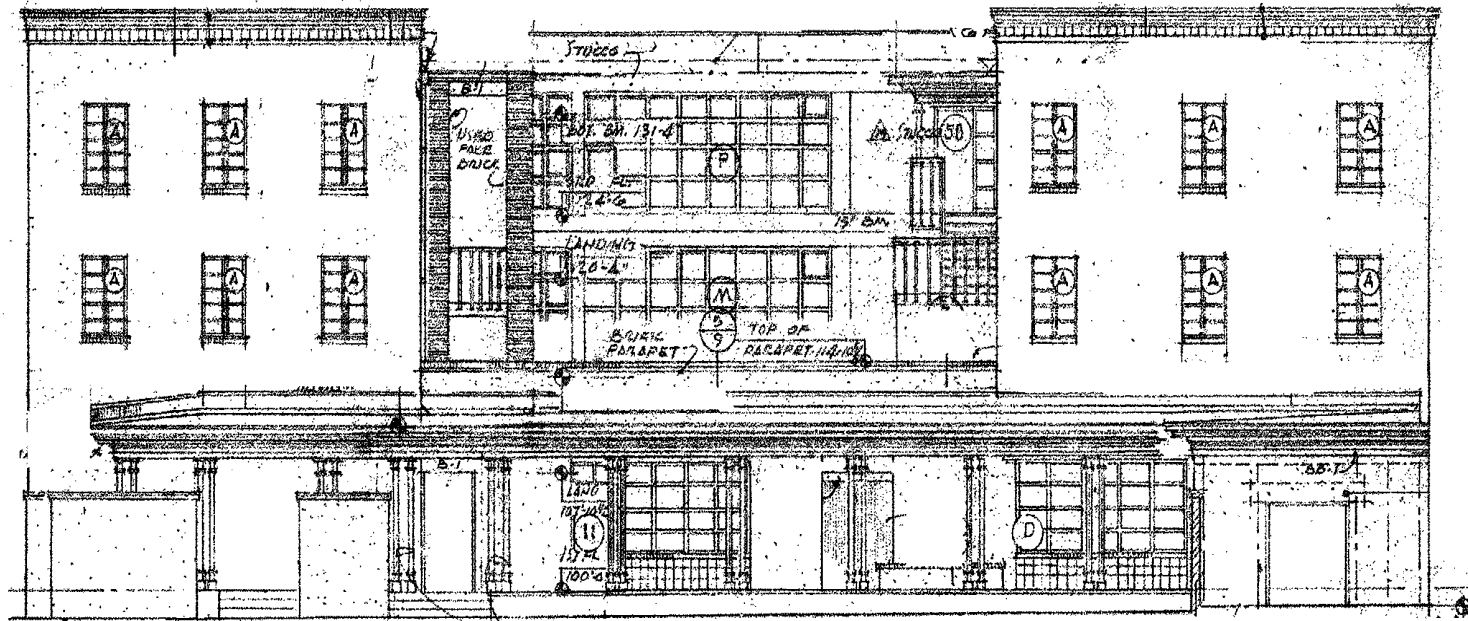
A4.1

Scale AS NOTED

**BIRKANI
INTERNATIONAL, INC.**

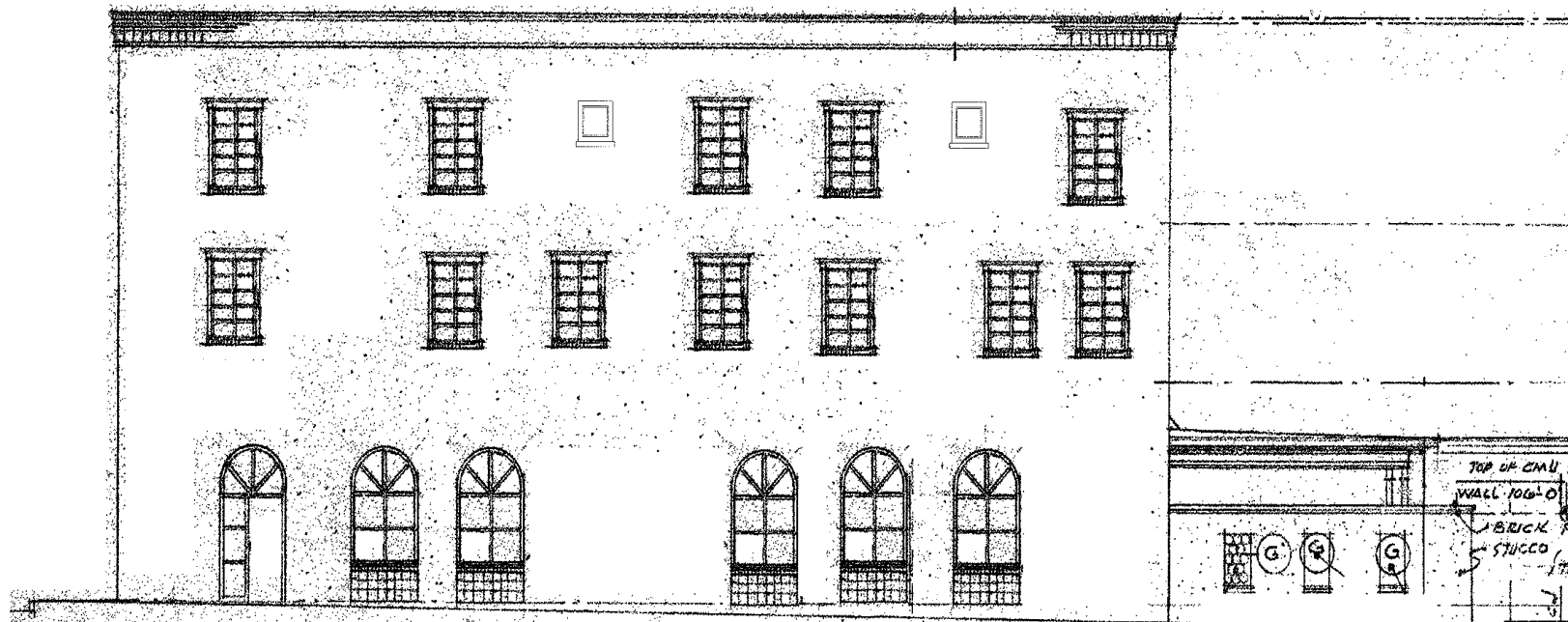
1599 LUISA STREET,
SANTA FE, NM 87505
505-660-4466

www.birkaniinternational.com



EXISTING WEST ELEVATION (NO CHANGE)

1/4" = 1'-0"



EXISTING NORTH ELEVATION WATER STREET (NO CHANGE)

1/4" = 1'-0"

No.	Description	Date

ARREDIAMO RUG STORE

ARREDIAMO
202 GALISTEO STREET

EXISTING ELEVATIONS

Project _____ Project Number _____
Date _____ 9-29-20
Drawn by _____ RL ALLEN
Checked by _____
Sheet Number _____

A4.2

Scale _____ AS NOTED



CITY OF SANTA FE, NEW MEXICO

PROJECT DESCRIPTION: Gayla Bechtol, agent for Laura Holmes and Graham Creasey, owner, proposes to construct an addition, decks, and railings on a second floor, replace windows, a gate, and a ground mounted HVAC system on a non-contributing residential structure.

Case number: **2020-002693-HDRB**
Project Type: **HDRB**

PROJECT LOCATION (S): **3 Placita Rafaela**

OW – Laura Holmes and Gaham Creasey, 2 Placita Rafaela, Santa Fe, NM 87501 ghcreasey@gmail.com and llh1183@gmail.com

AP -- Gayla Bechtol 418 Montezuma Avenue, Santa Fe, NM 87501 gayla@gbasantafe.com

PROJECT DATA:

HISTORIC DISTRICT

Don Gaspar Area ☐ Downtown and Eastside ☒ Historic Review ☐ Transition ☐ Westside-Guadalupe ☐

HISTORIC BUILDING STATUS

Non-Statused ☐ Non-Contributing ☐ Contributing ☒ Significant ☐ Landmark ☐ N/A ☐

PRIMARY ELEVATIONS:

North ☒ South ☒ West ☒ East ☒ N/A ☐

PUBLICLY VISIBLE FACADE-EAST

Yes ☒ No ☐

PUBLICLY VISIBLE FACADE-NORTH

Yes ☒ No ☐

PUBLICLY VISIBLE FACADE-SOUTH

Yes ☒ No ☐

PUBLICLY VISIBLE FACADE-WEST

Yes ☒ No ☐

HISTORIC DISTRICT INVENTORY NUMBER

H3079

YEAR OF CONSTRUCTION

PROJECT TYPE

Status ☐ Primary Elevations ☐ Remodel ☐ Demolition ☐ New ☐ Other _____

USE, EXISTING

Residential ☐

Non-Residential ☐

Vacant ☐

USE, PROPOSED

Residential ☐

Non-Residential ☐

HISTORIC BUILDING NAME

City of Santa Fe, New Mexico

memo

DATE: October 27, 2020
TO: Historic Districts Review Board Members
FROM: Angela Schackel Bordegaray, Senior Planner, *ASB*
Historic Preservation Division

Case # 2020-00-HDR2693-HDRB

Address: 3 Plaza Rafaela
Historic Status: Non-Contributing
Historic District: Downtown & Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

- ☒ District Standards & yard wall
& fence standards.
☒ Historic Inventory Form (H3079)
☒ Zoning Review Sheet
☐ Other:

APPLICANT SUBMITTALS

- ☒ Proposal Letter
☒ Site Plan/Floor Plan
☒ Elevations
☒ Photographs
☒ Other: For Information Only: Statement
regarding variance request from Board of
Adjustment

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.

BACKGROUND & SUMMARY:

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

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

Currently, the applicant proposes the following exterior alterations:

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

RELEVANT CODE CITATIONS:

14-5.2(A)(1) General Purpose

In order to promote the economic, cultural, and general welfare of the people of the city and to ensure the harmonious, orderly and efficient growth and development of the city, it is deemed essential by the governing body that the qualities relating to the history of Santa Fe, and a harmonious outward appearance, which preserve property values and attract tourists and residents alike, be preserved, some of these qualities being:

- (a) The continued existence and preservation of historical areas and buildings;
- (b) The continued construction of buildings in the historic styles; and
- (c) A general harmony as to style, form, color, height, proportion, texture and material between buildings of historic design and those of more modern design.

Yard Wall Height:

14-5.2(D)(9) Height, Pitch, Scale, Massing and Floor Stepbacks

- (c)(ii) In exercising its authority under this section, the board shall limit the height of structures as set forth in this section. Heights of existing structures shall be as set forth on the official map of building heights in the historic districts.

C. Yard walls and fences shall be limited to a height that does not exceed the average of the height of other yard walls and fences in the streetscape.

14-12 Noncontributing Structure:

A structure, located in an H district, that is less than fifty years old or that does not exhibit sufficient historic integrity to establish and maintain the character of the H district.

14-5.2(E) Downtown and Eastside Design Standards

(1) Old Santa Fe Style

Old Santa Fe style, characterized by construction with adobe, is defined as including the so-called "pueblo" or "pueblo-Spanish" or "Spanish-Indian" and "territorial" styles and is more specifically described as follows:

- (a) With rare exception, buildings are of one story, few have three stories, and the characteristic effect is that the buildings are long and low. Roofs are flat with a slight slope and surrounded on at least three sides by a firewall of the same color and material as the walls or of brick. Roofs are never carried out beyond the line of the walls except to cover an enclosed portal or porch formed by setting back a portion of the wall or to form an exterior portal, the outer edge of the roof being supported by wooden columns. Two-story construction is more common in the territorial than in other sub-styles, and is preferably accompanied by a balcony at the level of the floor of the second story. Façades are flat, varied by inset portales, exterior portales, projecting vigas or roof beams, canales or water-spouts, flanking buttresses and wooden lintels, architraves and cornices, which, as well as doors, are frequently carved and the carving may be picked out with bright colors. Arches are almost never used except for nonfunctional arches, often slightly ogive, over gateways in freestanding walls;
- (b) All exterior walls of a building are painted alike. The colors range from a light earth color to a dark earth color. The exception to this rule is the protected space under portales, or in church-derived designs, inset panels in a wall under the roof, in which case the roof overhangs the panel. These spaces may be painted white or a contrasting color, or have mural decorations;

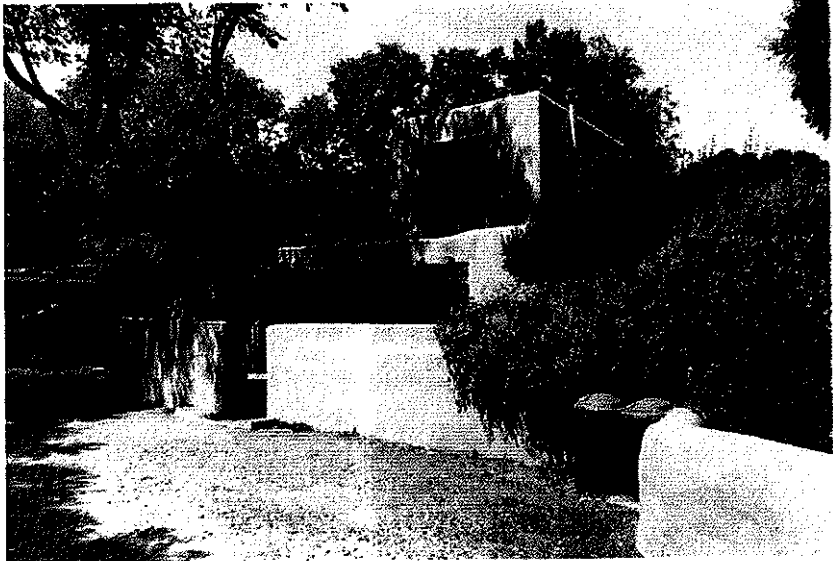
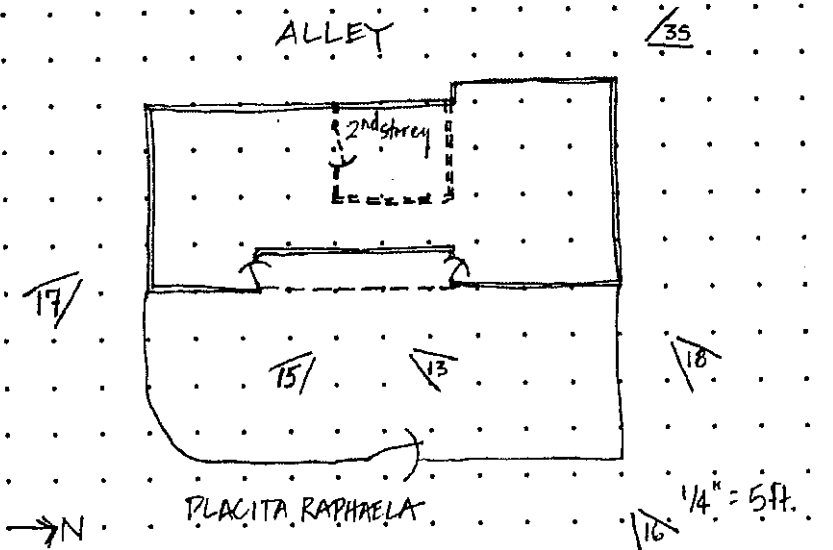
- (c) Solid wall space is always greater in any façade than window and door space combined. Single panes of glass larger than thirty (30) inches in any dimension are not permissible except as otherwise provided in this section;
- (d) The rule as to flat roofs shall not be construed to prevent the construction of skylights or installation of air conditioning devices, or any other necessary roof structures, but such structures other than chimneys, flues, vents and aerials, shall be so placed as to be concealed by the firewall from the view of anyone standing in the street on which the building fronts;
- (e) True old Santa Fe style buildings are made of adobe with mud plaster finish. Construction with masonry blocks, bricks, or other materials with which the adobe effect can be simulated is permissible; provided, that the exterior walls are not less than eight (8) inches thick and that geometrically straight façade lines are avoided. Mud plaster or hard plaster simulating adobe, laid on smoothly, is required; and

(2) Recent Santa Fe Style

Recent Santa Fe style intends to achieve harmony with historic buildings by retention of a similarity of materials, color, proportion, and general detail. The dominating effect is to be that of adobe construction, prescribed as follows:

- (a) No building shall be over two stories in height in any façade unless the façade shall include projecting or recessed portales, setbacks or other design elements;
- (b) The combined door and window area in any publicly visible façade shall not exceed forty percent of the total area of the façade except for doors or windows located under a portal. No door or window in a publicly visible façade shall be located nearer than three (3) feet from the corner of the façade;
- (c) No cantilevers shall be permitted except over projecting vigas, beams, or wood corbels, or as part of the roof treatment described below;
- (d) No less than eighty percent of the surface area of any publicly visible façade shall be adobe finish, or stucco simulating adobe finish. The balance of the publicly visible façade, except as above, may be of natural stone, wood, brick, tile, terra cotta, or other material, subject to approval as hereinafter provided for building permits;
- (e) The publicly visible façade of any building and of any adjoining walls shall, except as otherwise provided, be of one color, which color shall simulate a light earth or dark earth color, matte or dull finish and of relatively smooth texture. Façade surfaces under portales may be of contrasting or complimentary colors. Windows, doors and portals on publicly visible portions of the building and walls shall be of one of the old Santa Fe styles; except that buildings with portals may have larger plate glass areas for windows under portals only. Deep window recesses are characteristic; and
- (f) Flat roofs shall have not more than thirty (30) inches overhang.

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1991 H3079

IDENTIFICATION	ADDRESS: <u>3 Placita Raphaela</u> <u>Camino del Monte Sol National Register Historic District</u>		ID NUMBER: <u>05160007</u>
	UTM REFERENCE EASTING NORTHING ZONE <u>12 13</u>		BUILDING NAME:
BUILDING DATA	FIELD MAP <u>Santa Fe Historic Structures Survey No. 2, 1983-85</u>		LEGAL DESCRIPTION: TNSP <u>17</u> N <u>16</u> RANGE <u>9</u> E <u>14</u> SEC <u>25</u> NE <u>1/4</u> NE <u>1/4</u>
	DATE OF CONSTRUCTION: ESTIMATE <u>c. 1932</u> ACTUAL _____		
	SOURCE(S) <u>1932-33 City Directory</u>		
	ARCHITECTURAL STYLE: <u>Spanish Pueblo Revival</u>		
BUILDING DATA	USE: HISTORIC: <u>residential</u> OTHER _____ PRESENT: <u>residential</u> OTHER _____		
	SURROUNDINGS: <u>Residential</u> RELATIONSHIP TO HISTORIC SURROUNDINGS: ☒ SIMILAR ☐ NOT SIMILAR		
	ASSOCIATED BUILDINGS ON SITE: ☐ YES ☒ NO WHAT TYPE? IF INVENTORIED, LIST ID NUMBER(S) _____		
	DEGREE OF REMODELING: ☐ MINOR ☐ MODERATE ☒ MAJOR EXPLAIN: <u>2nd story addition - c. 1970, storage shed on SE facade</u>		
	OVERALL CONDITION: ☐ EXCELLENT ☒ GOOD ☐ FAIR ☐ DETERIORATED BUILDING THREATENED? ☐ YES ☐ NO		
	SIGNIFICANCE		
LISTED ON NATIONAL REGISTER OF HISTORIC PLACES? ☒ YES ☐ NO ☐ ELIGIBLE ☐ CONTRIBUTING ☒ NON-CONTRIBUTING LISTED ON STATE REGISTER OF CULTURAL PROPERTIES? ☒ YES ☐ NO ☐ ELIGIBLE ☐ NON CONTRIBUTING LOCAL DESIGNATION: <u>Core</u> HISTORIC DISTRICT ☐ SIGNIFICANT ☐ CONTRIBUTING ☒ NON-CONTRIBUTING LOCAL LANDMARK ☐ YES ☐ NO			

SURVEYED 6-20-91 BY DB/mg

NEGATIVES WITH NMHPD ROLL # DB 2 NEG # 35 TO -
DB 3 13 TO 68

ARCHITECTURAL AND LANDSCAPE FEATURES	FEATURE	MATERIALS/TYPE	CONDITION AND ALTERATIONS
	BUILDING WALLS	stucco	2nd story frame construction w/ stucco over
	FOUNDATIONS	not visible	
	DOORS	2 - at N/S sides of portales - 1/2 lite and solid w/ screen door - in add.	
	WINDOWS	multiple wood casements - 4 lite, 2 lites/lens on addition	awning over E, W windows
	PORTALES	on E side w/ corbelled posts, egyptian lintels	
	CANALES	metal canals on E, N sides	keep intact, recent, one extended over portales
	PORCHES	N/A	
	BALCONIES	possible at S side of 2nd floor - no railing	
	ROOFS	not visible behind parapet, parapet tops on E side.	built up on S. side
	COURTYARDS	landscaped yard E. of house	
	FENCES/WALLS	adobe on E side w/ gate	
	ARCH. DETAILS	egyptian regis on E, N sides	
	OTHER	no chimneys, one metal flue (N)	

COMMENTS current owner added 2nd floor c 1970, owned since 1966, addition compatible in materials but not stylistically, 1944 Harver Survey - before 2nd floor addition - shows current footprint. 1932-33 city Directory listed as vacant., 1936-37 - Kenneth Peterson, writer.

ADDITIONAL PHOTOGRAPHS



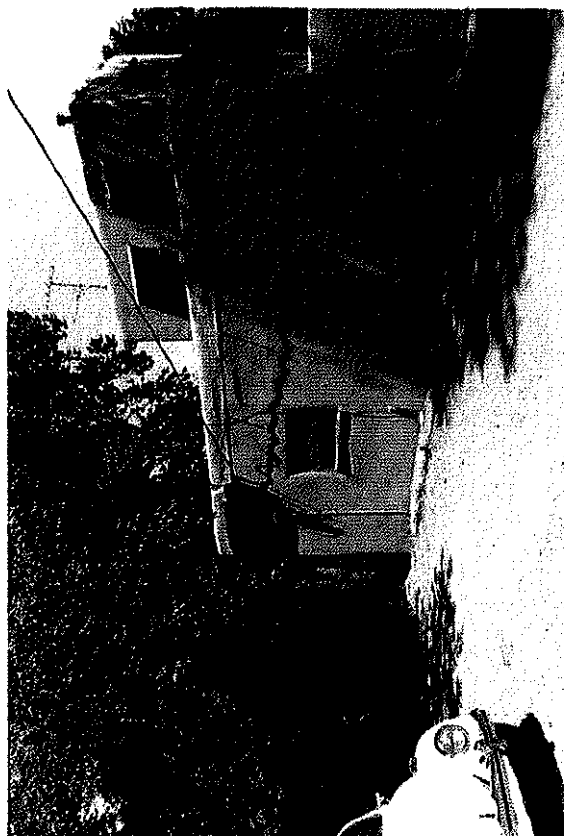
#15 E. facade toward NW



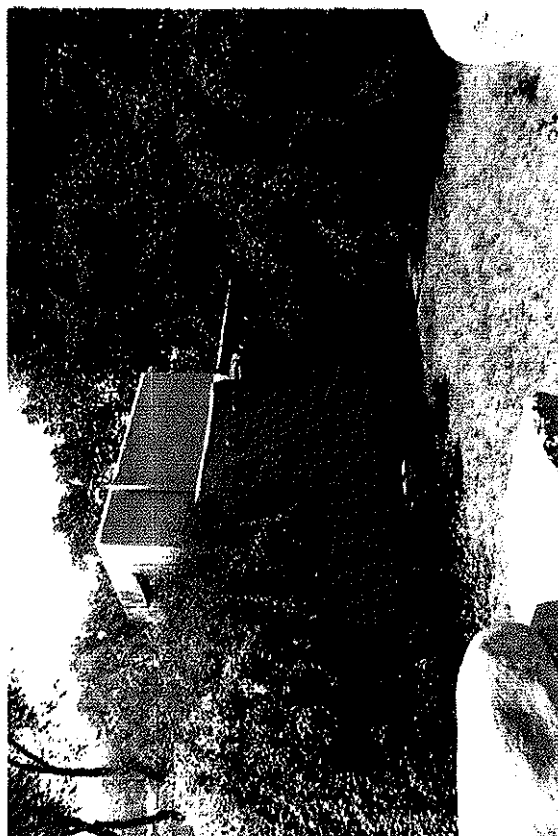
#13 E facade toward SW

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1991 (concluded)

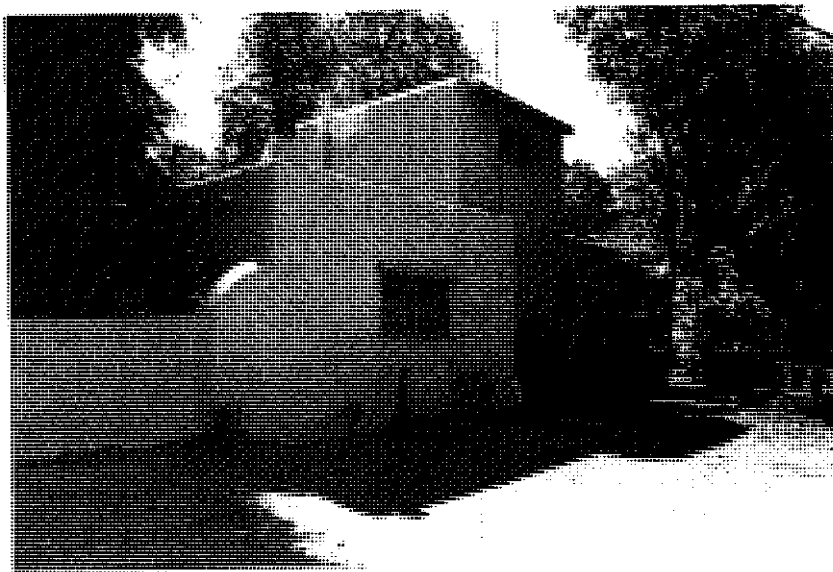
IDENTIFICATION	ADDRESS	ID NUMBER
	3 Placita Raphaela	051600007
		SURVEYED/RESEARCHED DATE 6-20-91 BY MJ/DB



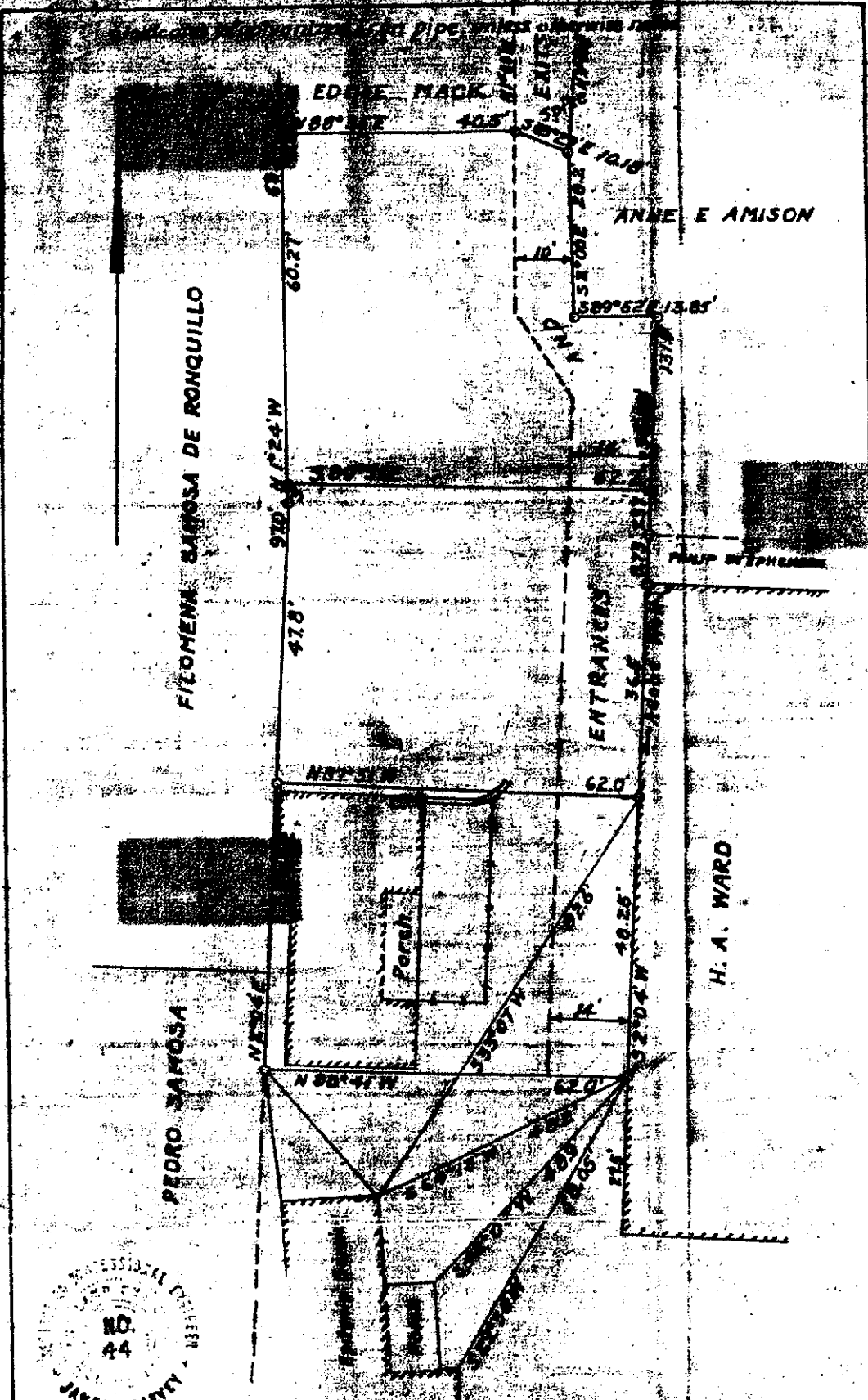
#17 S facade



#18 N facade



#35 W. facade (rear)



This plot amended Dec. 7th, 1944.

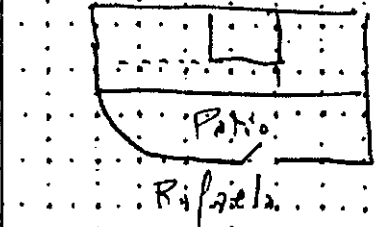
CERTIFICATE

James C. Hawley.

I hereby certify that this plot and the field notes thereon are a true and correct copy of a survey made by me in the field Aug. 12th, 1944

TRACTS OF LAND
SURVEYED FOR
LETTA GORBETT WOPFORD
PRECINCT 2 - SANTA FE NM

Attachment B
NEW MEXICO HISTORIC BUILDING INVENTORY FORM

building threatened? yes		surveyed date <u>6-6-83</u> by <u>MB</u>		county <u>Santa Fe</u>		ID no. <u>05160007</u>	
field map <u>Santa Fe, N.M.</u>		number <u>1</u>		UTM reference easting zone 12 13		northing	
location description <u>3 Placita Raphael</u>				city/town <u>Santa Fe</u>			
				land grant/reservation			
building name				legal description tensp <u>17</u> N <u>2</u> range <u>9</u> E sec <u>25</u> NE $\frac{1}{2}$ NE $\frac{1}{2}$			
film roll by <u>MB</u> no. <u>1</u>		negative nos. ~~14, 15~~ <u>14, 15</u>		loc. of neg. <u>HPB</u>		plan shape	
							
				date of construction <u>Pre 1932</u> estimate _____ actual _____			
				source <u>1932 City Directory</u>			
				use present <u>residential</u> other _____ historic <u>residential</u> other _____			
style <u>Pueblo Revival</u>		foundation material <u>not visible</u>		condition _____ excellent ☒ good _____ fair _____ deteriorating		degree of remodeling _____ minor _____ moderate ☒ major	
		wall material/surface <u>Stucco</u>				describe: <u>Apparent olden of 2nd story</u>	
architectural features <u>Casement windows w turquoise trim and valances over non-portal windows x Metal canopies. Gutter S side.</u> <u>Additional room on top, appears to be addition.</u> <u>Materials ~~but not~~ compatible.</u>				surroundings <u>Residential</u>			
				relationship to surroundings ☒ similar _____ not similar			
				district potential ☒ yes _____ no			
				significance _____ eligible <u>of</u> _____ none			
				if eligible, <u>interest</u> why?			
comments <u>Wall</u> <u>hedge</u> <u>wire fence</u> <u>wood fence</u> <u>landscape</u> <u>street trees</u> <u>stone curb</u> <u>0 setback</u> <u>asquela</u>				associated buildings? _____ yes what type?			
				if inventoried, list ID nos.			
				see back? _____ yes			

Street scope



3 PLAZA RAFAELA
FRONT (EAST)
SIDE



West Elevation



View from driveway. Colors to remain.

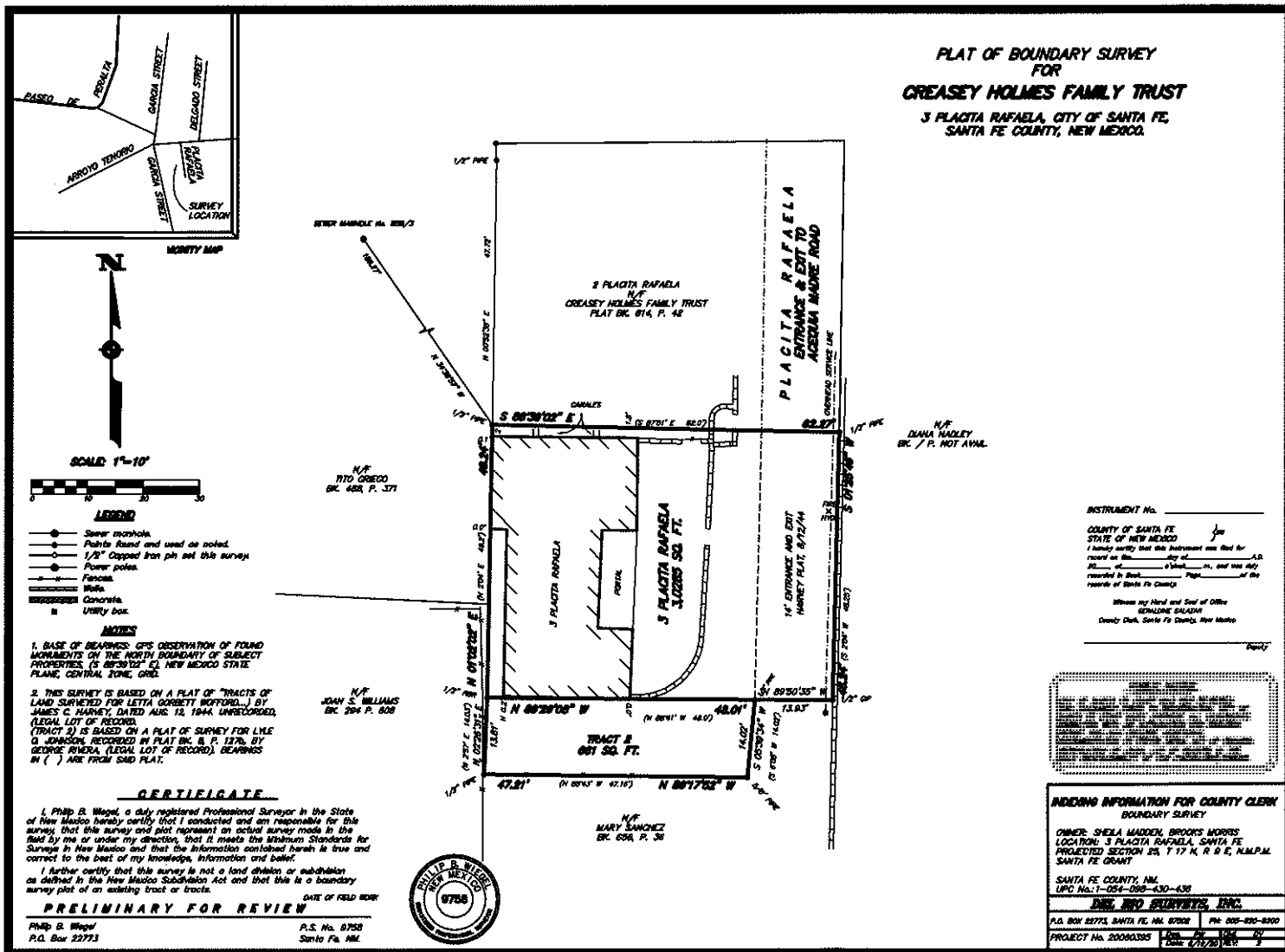
418 Montezuma Avenue, Santa Fe, NM 87501
www.gbasantafe.com

GAYLA BECHTOL ARCHITECT ARCHITECTURE + URBAN DESIGN



Note driveways on both sides of this building.

418 Montezuma Avenue, Suite 11, Santa Fe, NM www.gbasantafe.com





East Elevation

418 Montezuma Avenue, Santa Fe, NM 87501
www.gbasantafe.com



Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:		Site Address:	
Date Submitted: <u>9/29/20</u>		<u>3 Placita Rafaela</u>	
Property Owner of Record: <u>LAWATPHINES GARCIA CRANEY</u>		Proposed Construction Description: <u>extend 2nd floor, replace/repair windows, railing, new gate, screen roof</u>	
Applicant/Agent Name: <u>Gayla Bechtol, LIA</u>		TOTAL ROOF AREA:	
Contact Person Phone Number: <u>505 660 6301</u>			
Zoning District: <u>RC-8</u>		Lot Coverage: <u>37%</u> ☐ Open Space Required: <u>50</u>	
Overlay: ☐ Escarpment ☐ Flood Zone* ☒ Other: <u>HISTORIC</u> <u>1121.4</u> <u>3026 SF</u>		Setbacks: Proposed Front: <u>21'</u> Minimum: <u>7</u> 2nd Front? Proposed Rear: <u>3'</u> Minimum: <u>5/15</u> Proposed Sides: <u>L 5' R 5'</u> Minimum: <u>5</u>	
Submittals Reviewed with PZR: ☒ Legal Lot of Record ☐ Development Plan ☒ Building Plans ☒ Existing Site Plan ☒ Proposed Site Plan ☒ Elevations		Height: Proposed <u>15'</u> Maximum Height: _____ or ☒ Regulated by Historic Districts Ordinance ☐ Regulated by Escarpment District	
Supplemental Zoning Submittals Required for Building Permit: ☐ Zero Lot Line Affidavit		Parking Spaces: Proposed _____ Accessible _____ Minimum: <u>2</u>	
Access and Visibility: ☐ Arterial or Collector** ☐ Visibility Triangle Required		Bicycle Parking**: Proposed: _____ Minimum: _____ ** Commercial Requirement	
Use of Structure: ☒ Residential ☐ Commercial Type of Use: _____			
Terrain: ☐ 30% slopes _____			

* Requires an additional review conducted by Technical Review Division.
** Requires an additional review conducted by the Traffic Engineering Division.

THIS REVIEW DOES NOT GRANT ZONING APPROVAL FOR BUILDING PERMIT. FINAL ZONING REVIEW WILL BE PERFORMED AT THE TIME OF BUILDING PERMIT APPLICATION.

GAYLA BECHTOL [☐ OWNER ☐ APPLICANT ☒ AGENT]
PRINT NAME

hereby certifies that the information provided for preliminary zoning review is accurate and will not be modified without consulting Land Use Department staff prior to submittal for Historic Districts Review Board review.

[Signature] 9/29/20
SIGNATURE DATE

To Be Completed By City Staff:	
Additional Agency Review if Applicable:	
☐ Escarpment Approval by _____	Date: ____/____/____
☐ Flood Plain Approval by _____	Date: ____/____/____
☐ Traffic Engineering Approval by _____	Date: ____/____/____
Notes: _____	
Zoning Approval:	
☐ Preliminary Approval ☐ with conditions ☐ Rejected	
Comments/Conditions: _____	
REVIEWER: _____	DATE: ____/____/____

Original color form must be submitted with Historic Districts Review Board (HDRB) application packet.

Revised 1-14-13

BORDEGARAY, ANGELA S.

From: LOGSTON, LEE R.
Sent: Wednesday, September 30, 2020 9:40 AM
To: ROACH, LISA X.; BORDEGARAY, ANGELA S.; SCHWAB, DANIEL N.; MCCULLEY, LANI J.; BERKE, NOAH L.
Cc: Gayla Bechtol; Gayla Bechtol
Subject: Re: PZR for 3 Placita Rafaela
Attachments: 3 Placita Rafaela PZR - Sep 30 2020 - 12-13 AM.pdf; Survey of 3 Placita Rafaela 2020.pdf; 3 Placita Rafaela HDRB Proposal Review.pdf

Historic:

This email is to signify my approval of the PZR for 3 Placita Rafaela. I've reviewed the proposal for legal lot and all zoning considerations.

This approval is conditioned on the applicant obtaining a variance to rear setback and step back requirements. We've met with the applicant and owners and they are aware of this requirement and will be seeking BOA approval. Without the variances, the proposal will not meet zoning requirements.

As with our procedure, Noah will sign the physical drawing set in the office.

Thanks, Lee

From: Gayla Bechtol <gaylabechtol@gmail.com>
Sent: Wednesday, September 30, 2020 12:21 AM
To: LOGSTON, LEE R. <llogston@santafenm.gov>
Subject: Re: PZR for 3 Placita Rafaela

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thanks Lee!

Gayla Bechtol, AIA

Gayla Bechtol Architect, PC
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Santa Fe, NM 87501
t: 505-660-6301
e: gayla@gbasantafe.com

www.gbasantafe.com
www.architecturesantafe.org

On Sep 29, 2020, at 3:50 PM, LOGSTON, LEE R. <llogston@santafenm.gov> wrote:

Gayla:

GAYLA BECHTOL ARCHITECT ARCHITECTURE + URBAN DESIGN

Memo to Noah Berke and Staff for September 24, 2020 to discuss Variance Criteria from Setback and step-back on a non-conforming structure with a non-conforming second floor at a pre-application meeting with City of Santa Fe staff.

RE: 3 PLACITA RAFAELA, RC-8, NON-CONTRIBUTING STRUCTURE
IN THE DOWNTOWN/EASTSIDE HISTORIC DISTRICT

Writing in red are my draft responses to the criteria.

From Chapter 14 Land Use Code

14-3.16 Variances

(C)

Approval Criteria

Subsections 14-3.16(C)(1) through (5) and, if applicable, Subsection 14-3.15(C)(6), are required to grant a variance.

(1)

One or more of the following special circumstances applies:

- (a) unusual physical characteristics exist that distinguish the land or structure from others in the vicinity that are subject to the same relevant provisions of Chapter 14, characteristics that existed at the time of the adoption of the regulation from which the variance is sought, or that were created by natural forces or by government action for which no compensation was paid; NON-CONFORMITY of the structure and the narrowness of the lot is the unusual characteristic that exists. There is no room to have a 15' setback without severely renovating or demolishing the house, and even then it is doubtful a minimum size house could be built with the required parking and open space.

AND (d) the land or structure is nonconforming and has been designated as a landmark, contributing or significant property pursuant to Section 14-5.2 (Historic Districts). Old enough to be contributing, but because of the second floor non-conformity is not considered contributing, at the moment, without a HDRB review so far.

(2)

GAYLA BECHTOL ARCHITECT ARCHITECTURE + URBAN DESIGN

The special circumstances make it infeasible, for reasons other than financial cost, to develop the property in compliance with the standards of Chapter 14. – The second floor can only now be used as an attic storage space because if the stair is developed as code compliant there is not enough room left over for a bedroom with closet and bath. The lot depth is narrow and further diminished by the access easement so that the available lot depth for development is a total of 48', and even though the house is not now contributing in order to develop the lot to gain even an extra bedroom we would have to demolish the house, but in so doing we would have to provide parking on site. There is no other place on the property to develop a second bedroom and keep the open space and parking available. Historically there were driveways on both sides of this house. The existing setback follows the other existing setbacks from the rear of the lots on this street for the minimum streetyard. See photograph.

(3)

The intensity of development shall not exceed that which is allowed on other properties in the vicinity that are subject to the same relevant provisions of Chapter 14. – Other properties nearby have the same intensity of development including second bedrooms with baths, and second stories. The property to the rear uses the land behind this building, 512 Acequia Madre, and 523 Garcia Street, as the driveway for three (or more?) different units.

(4)

The variance is the minimum variance that will make possible the reasonable use of the land or structure. The following factors shall be considered:

(a)

whether the property has been or could be used without variances for a different category or lesser intensity of use; Only storage is allowed if kept the same. The stair is not a legal stair.

(b)

consistency with the purpose and intent of Chapter 14, with the purpose and intent of the articles and sections from which the variance is granted and with the applicable goals and policies of the general plan. General plan = Diversity of housing and neighborhood, allowing a diversity of people to live downtown.

(5)

The variance is not contrary to the public interest. The public has no interest in this property. The only public interest I can imagine is the fear of second stories in the

GAYLA BECHTOL ARCHITECT ARCHITECTURE + URBAN DESIGN

historic districts and the existing second was built by previous owners of this house sometime in the 1970's.

The second floor gross square footage now is 242 SF. As of right with the 15' rear setback and required step back a 30 SF addition is allowed. 100 SF is requested with a difference of 70 SF. This is a minimal easing of the setback/stepback requirements. The total gross square footage of the house is 1019 on the ground floor, and 242 on the second floor. In order to live in this house, the owners are requesting a slight easing of a variance of a condition that already exists so that the house is more livable, i.e. a second bedroom with reasonable stairs, and a second bathroom without tearing down the house, or altering the extant historic fabric on the front façade.

(6)

There may be additional requirements and supplemental or special findings required by other provisions of Chapter 14. TBD

From Article 14-7 Table of Dimensional Standards

The area is zoned RC8 which allows for a structure to be closer:

Rear: If wall between 6 and 8 feet high is built, 5-foot rear setback required, and if no wall, 15-foot setback required. No portion of any story above ground-level story shall be closer than 15 feet from property line.

5. side and rear required yards, including the requirements in Note 6 of this Table 14-7.2-1, may be reduced with the concurrence of adjoining property owners as shown on a recorded agreement, plat or other recorded declaration signed by the adjoining property owners in a form approved by the land use director, and in compliance with the Building Code as set forth in Article 7-1 SFCC 1987 Building Codes; General Provisions. The yard reduction must be offset by provision of a corresponding increase in the yard provided on the adjoining lot. Because the rear property owners already use the area next to this house as a driveway I think they would be amenable to this request.

6. Within ten (10) feet of a side or rear property line, no point on a structure shall be higher than fourteen (14) feet above the finished grade at the closest point on the perimeter of the structure. Within fifteen (15) feet of a side or rear property line, no point on a structure shall be higher than twenty-four (24) feet above the finished grade at the closest point on the perimeter of the structure. (Ord. No. 2013-16 § 40) We need a variance from this provision to build to build to 3' to the property line, as already exists, instead of the 10'. Total height is lower than 24'.

12. Street yard requirements apply to lot access driveways. Is the back driveway considered a lot access driveway?



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Santa Fe, NM 87501

Drawings and Specifications are instruments of service and shall remain the property of the Architect. They are not to be used on extensions of the project, or other projects, except by agreement in writing and appropriate compensation to the Architect.

The General Contractor is responsible for confirming and correcting dimensions at the job site. The Architect will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project.

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**3 PLACITA RAFAELA RENOVATION
HISTORIC DISTRICT REVIEW**

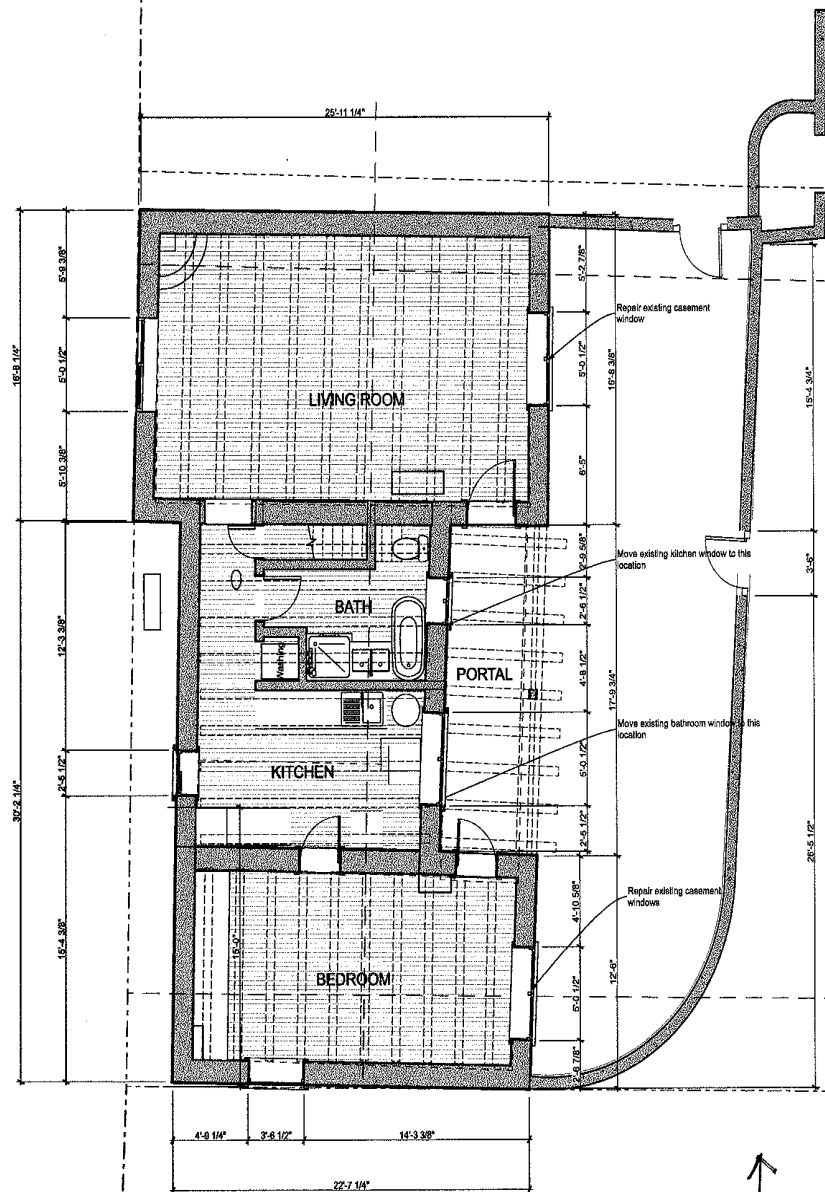


ISSUED:

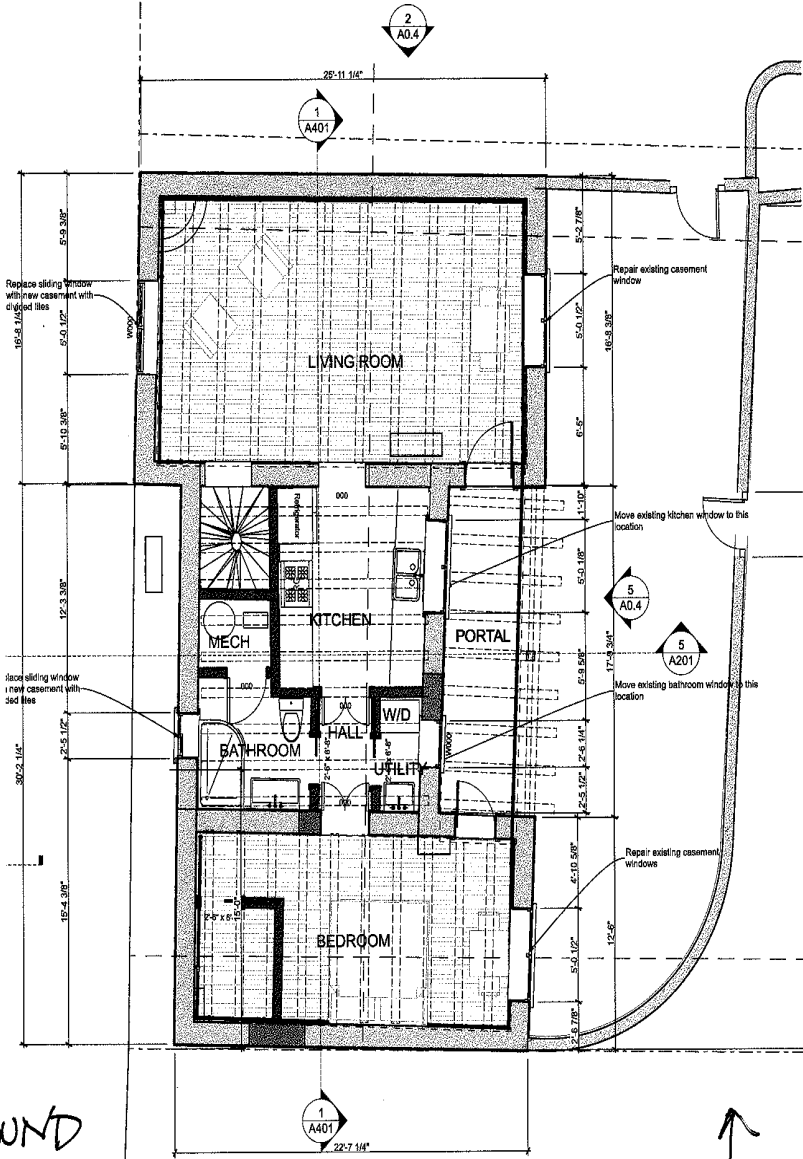
A.01 Floor Plans

A0.1

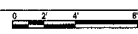
23 Project: 009001



**GROUND
FLOOR**

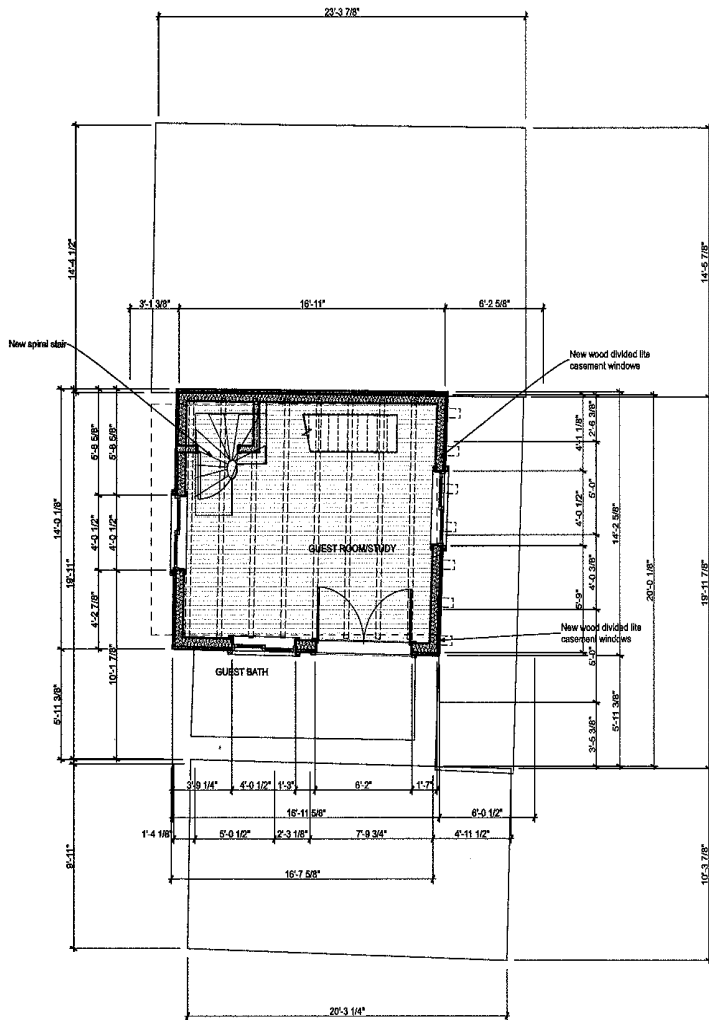


1 Existing Ground Floor
A0.1
SCALE: 1/4" = 1'-0"



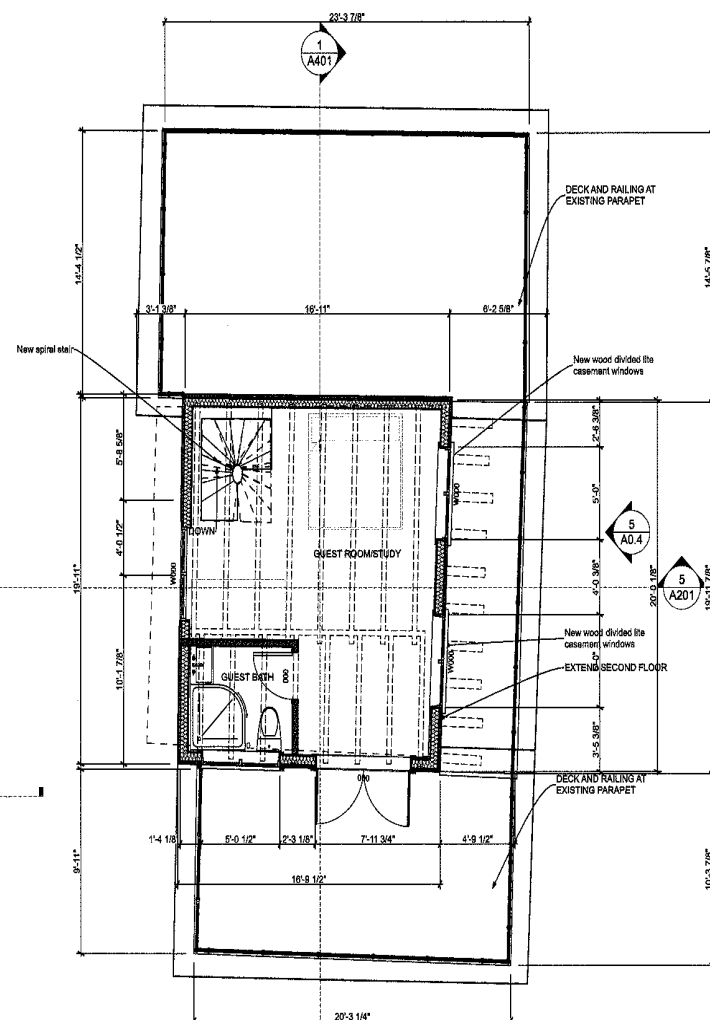
2 Proposed Ground Floor
A0.1
SCALE: 1/4" = 1'-0"





EXISTING

SECOND
STORY



PROPOSED



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3 PLACITA RAFAELA RENOVATION
HISTORIC DISTRICT REVIEW

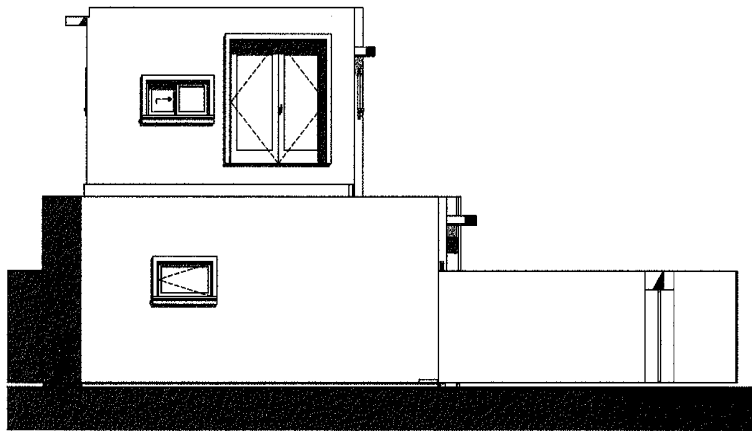


ISSUED:

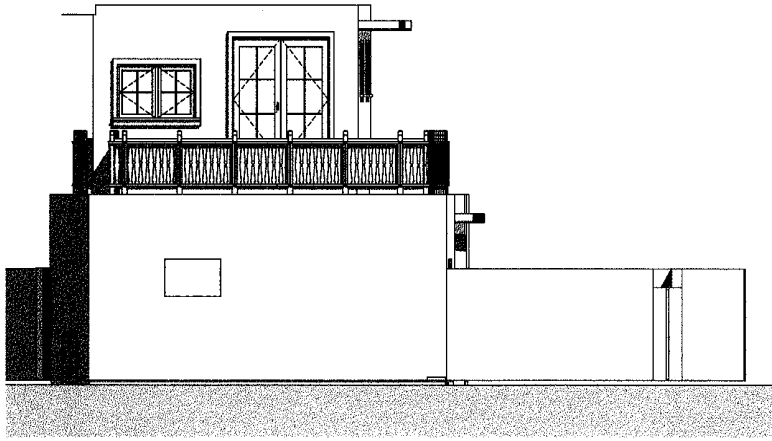
A0.2 Second floor plans

A0.2
24

Printed 9/20/20

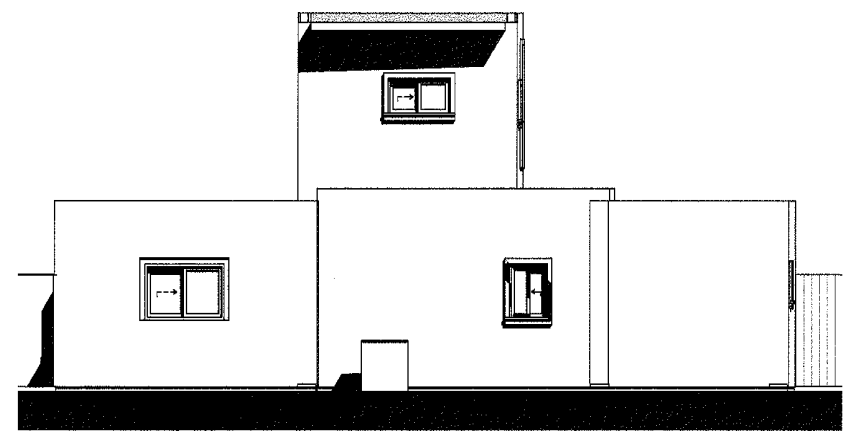


4 Existing South Elevation
SCALE: 1/4" = 1'-0"

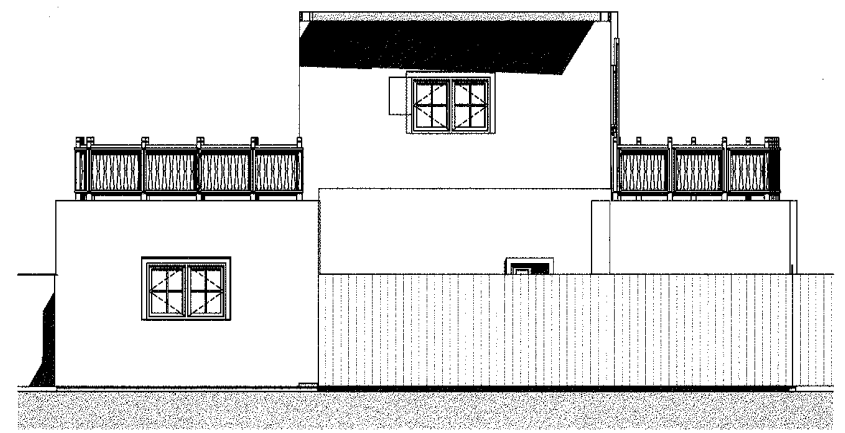


2 South Elevation
SCALE: 1/4" = 1'-0"

PROPOSED



3 Existing West Elevation
SCALE: 1/4" = 1'-0"



1 West Elevation
SCALE: 1/4" = 1'-0"

PROPOSED



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Drawings and Specifications as instruments of service are and shall remain the property of the Architect. They are not to be used on alterations of the project, or other projects, without the prior written consent of the Architect.

The General Contractor is responsible for confirming and correcting dimensions at the job site. The Architect will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project.

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3 PLACITA RAFAELA RENOVATION
HISTORIC DISTRICT REVIEW



ISSUED:

West Elevation

A0.3

25

Printed 02/2022



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Drawings and Specifications are instruments of service and shall remain the property of the Architect. They are not to be used on subsequent projects, or other projects, except by agreement in writing and appropriate compensation to the Architect.

The General Contractor is responsible for confirming and controlling dimensions of the job site. The Architect will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project.

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3 PLACITA RAFAELA RENOVATION
HISTORIC DISTRICT REVIEW

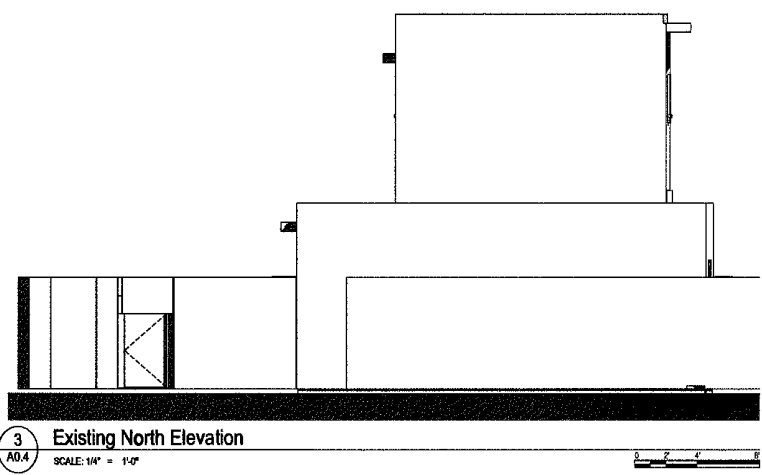


ISSUED:

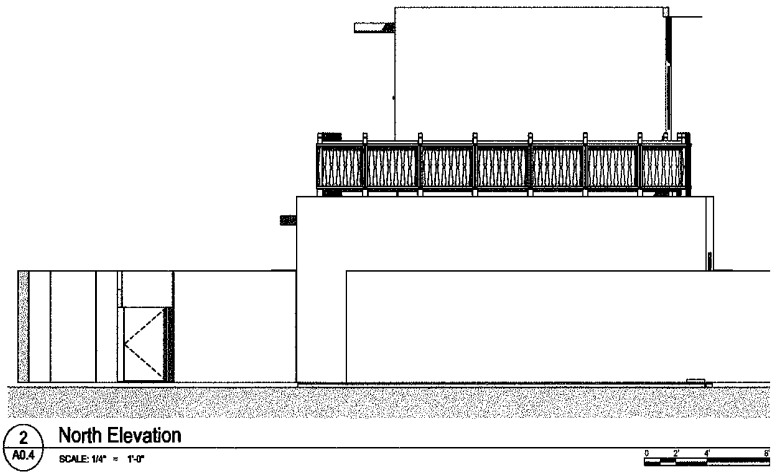
South Elevation

A0.4
26

Printed 9/20/20

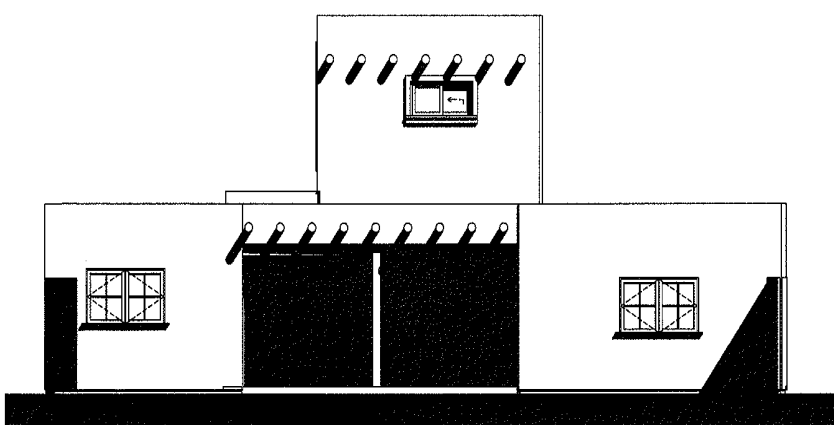


3 Existing North Elevation
SCALE: 1/4" = 1'-0"

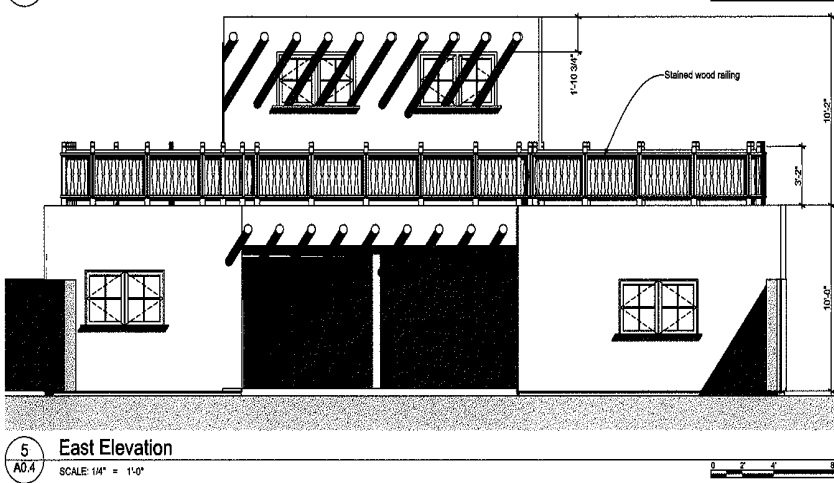


2 North Elevation
SCALE: 1/4" = 1'-0"

PROPOSED

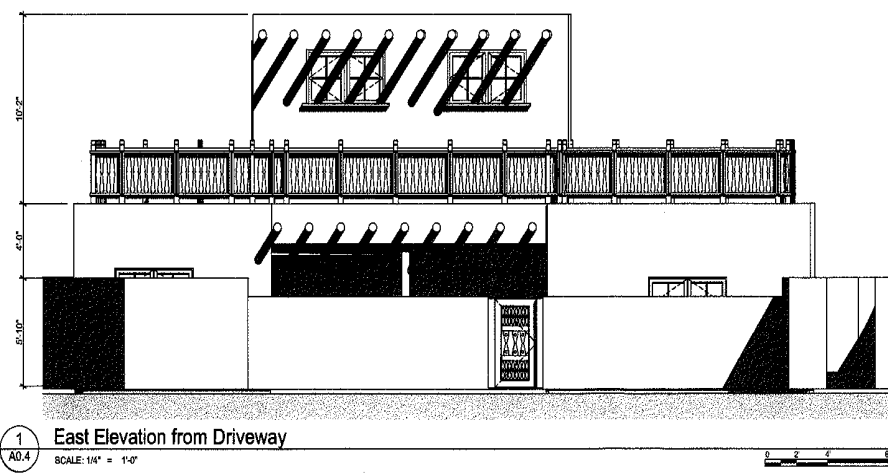


6 Existing East Elevation
SCALE: 1/4" = 1'-0"



5 East Elevation
SCALE: 1/4" = 1'-0"

PROPOSED



1 East Elevation from Driveway
SCALE: 1/4" = 1'-0"



CITY OF SANTA FE, NEW MEXICO

PROJECT DESCRIPTION: Gayla Bechtol, agent for Donna Siergiej and Kevin Cassidy, owners, requests primary façade designation on a contributing residential structure.

Case number: **2020-002694-HDRB**
Project Type: HDRB

PROJECT LOCATION (S): 801 Alto Street

OW -- Donna Siergiej and Kevin Cassidy 1020 Idlewilde LN SE, Albuquerque, NM 87108 donnasiergiej@gmail.com

AP -- Gayla Bechtol 418 Montezuma Avenue, Santa Fe, NM 87501 gayla@gbasantafe.com

PROJECT DATA:

HISTORIC DISTRICT

Don Gaspar Area ☐ Downtown and Eastside ☐ Historic Review ☐ Transition ☐ Westside-Guadalupe ☒

HISTORIC BUILDING STATUS

Non-Statused ☐ Non-Contributing ☐ Contributing ☒ Significant ☐ Landmark ☐ N/A ☐

PRIMARY ELEVATIONS:

North ☐ South ☐ West ☐ East ☐ N/A ☒

PUBLICLY VISIBLE FACADE-EAST Yes ☒ No ☐

PUBLICLY VISIBLE FACADE-NORTH Yes ☒ No ☐

PUBLICLY VISIBLE FACADE-SOUTH Yes ☐ No ☒

PUBLICLY VISIBLE FACADE-WEST Yes ☐ No ☒

HISTORIC DISTRICT INVENTORY NUMBER

YEAR OF CONSTRUCTION

PROJECT TYPE

Status ☒ Primary Elevations ☐ Remodel ☐ Demolition ☐ New ☐ Other _____

USE, EXISTING Residential ☒ Non-Residential ☐ Vacant ☐

USE, PROPOSED Residential ☒ Non-Residential ☐

HISTORIC BUILDING NAME _____

Sept 4, 2020
ca. 1988

GAYLA BECHTOL, AIA
ARCHITECTURE + URBAN DESIGN

September 16, 2020

Daniel Schwab
Senior Planner, Historic Preservation Division
City of Santa Fe- Land Use Department
Santa Fe, New Mexico

RE: HCPI 801 Alto Street

Dear Daniel and Historic Districts Review Board,

I have created a HCPI for the property at 801 Alto Street in the Westside Guadalupe historic district by investigating the building, comparing aerial photographs, listing the occupants from the City of Santa Fe Directory, and the plats available at the Santa Fe County Clerk. In addition I researched the hydrographic maps to determine historical uses of the property. I have also provided photographs of the house from 2020, and from the previous City of Santa Fe survey and case from 1985 and 1987.

The house is currently designated contributing. Certainly the front of the house warrants this designation, the windows are intact and except for the front porch there seem to have been few changes from 1938. However, the rear add-on dating from the late 80's nearly doubles the square footage of the house. The SF County Assessor in 1967 listed the house as 869 SF, in 1999 SF is 1489. However the rear addition is not visible from the street and therefore I recommend this house retain its contributing status with the north and east facades as the primary facades. I include the east facade at the driveway because it is now the most visible from the street.

Thank you!



Gayla Bechtol, AIA

City of Santa Fe, New Mexico

memo

DATE: October 27, 2020
TO: Historic Districts Review Board Members
FROM: Daniel Schwab, Senior Planner, Historic Preservation Division

Case # 2020-2694-002694-HDRB

Address: 801 Alto
Historic Status: Contributing
Historic District: Westside-Guadalupe

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

☐ District Standards & yard wall
& fence standards.
☒ Historic Inventory Form
☐ Zoning Review Sheet
☐ Other:

APPLICANT SUBMITTALS

☒ Proposal Letter
☐ Site Plan/Floor Plan
☐ Elevations
☒ Photographs
☐ Other:

STAFF RECOMMENDATION:

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

BACKGROUND & SUMMARY:

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

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

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

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

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

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

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

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

RELEVANT CODE CITATIONS:**14-5.2(C) Regulation of Significant and Contributing Structures in the Historic Districts****(1) Purpose and Intent**

It is intended that:

- (a) Each structure to be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as the addition of conjectural features or architectural elements from other buildings, shall not be undertaken;
- (b) Changes to structures that have acquired historic significance in their own right shall be retained and preserved, recognizing that most structures change over time;
- (c) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a structure be preserved; and
- (d) New additions and related or adjacent new construction be undertaken in such a manner that if removed in the future, the original form and integrity of the historic property and its environment would be unimpaired.

14-12 Contributing Structure:

A structure, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains.

14-12 Primary Façade:

One or more principal faces or elevations of a building with features that define the character of the building's architecture.

14-5.2(E)

14-5.2(I) Westside-Guadalupe Historic District

(1) District Standards

Compliance with the following structural standards shall occur whenever those exterior features of buildings and other structures subject to public view from any public street, way, or other public place are erected, altered, or demolished:

- (a) Slump block, stucco, brick, or stone, shall be used as exterior wall materials. Wood and other materials may be used for details. Aluminum siding, metal panels, mirrored glass, and unstuccoed concrete block or unstuccoed concrete shall not be used as exterior wall materials;
- (b) The color of stuccoed buildings shall predominantly be in browns, tans, local earth tones and soft pastels. Surfaces of stone or brick shall be in the natural color. Entryways, and portales or porches may be emphasized by the use of white or other colors. Painting of buildings with a color that causes arresting or spectacular effects or with bold repetitive patterns or using buildings as signs is prohibited. Murals, however, are permitted and may be referred to the city arts board for an advisory recommendation;
- (c) Roof form, slope, and shape. It is intended that buildings be designed to be "wall dominated". "Wall dominated" means that the building's geometry is more defined by walls than by roofs. Buildings with flat, gabled, shed, or hipped roofs can be designed as "wall dominated" solutions and are allowed. The height of the roof above the wall shall be no greater than the height of the wall. Folded plate, hyperbolic or mansard roofs are not allowed;
- (d) The use of solar and other energy collecting and conserving strategies is encouraged. The use of large glazed areas on south facing walls for trombe walls or other solar collectors, direct gain, or other energy collecting purposes is allowed. When in view from any public street, way, or other public place, solar equipment shall be screened as follows:
 - (i) raising the parapet;
 - (ii) setting back from the edge of the roof;
 - (iii) framing the collector with wood;
 - (iv) in the case of pitched roofs, by integrating the collector into the pitch;
 - (v) in the case of ground solar collectors by a wall or vegetation;
 - (vi) in the case of wall collectors, by enclosing by end or other walls;
 - (vii) other means that screen the collector or integrate it into the overall structure. Non-glare materials shall be used in solar collectors.

- (e) Mechanical, electrical, telephone equipment, microwave satellite receiving dishes, and other obtrusive equipment shall be architecturally screened with opaque materials by raising the parapet, boxing in the equipment, or other appropriate means. The equipment shall be of a low profile to minimize the screening problems;
 - (f) Walls and fences shall be of brick, adobe, masonry, rock, wood, coyote fencing, or similar materials. Wrought iron fences and slump block walls are allowed. Walls of unstuccoed concrete block, unstuccoed concrete, chain-link, metal wire, or similar materials are prohibited, except where the wall or fence is not in the street frontage;
 - (g) Greenhouses
 - (h) Attached greenhouses that front on the street shall give the appearance of being integrated into the structure of the building or of being a substantive addition rather than having a lean-to effect. The use of corrugated fiberglass or rolled plastic for the external surface of attached or freestanding greenhouses that front on the street is prohibited. Greenhouses with slanting sides shall be bracketed at the ends and that greenhouses made from enclosed porches or portales maintain the shape of the porch or portal;
 - (i) Porches and portales are encouraged;
 - (j) When parking spaces are required for commercial or multi-family residential buildings, they shall be placed to the rear or side of the building.
- (2) Walls; Fences; Solar Collectors; Administration
- Applications for erection, alteration, or demolition of walls, fences, and solar collectors and required submittals shall be reviewed by the land use department. Approval, disapproval or referral shall be indicated by the division on the application for the building permit and on each of the required submittals, all of which shall be signed by the division staff assigned to the review. The division shall report approvals, disapprovals, and referrals to the board at its next regular meeting as an informational item. (Ord. No. 2007-45 § 30)

Historic Cultural Properties Inventory (HCPI) Base Form (FORM 1)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No. _____ District No. _____ NRHP _____ SRCP _____ Criteria <u> A </u> <u> B </u> <u> C </u> <u> D </u>		
1. Name of property:	2. Location: 801 Alto Street Santa Fe	3. Local Reference Number: H402
		4. County Santa Fe
5. Property Type: ☒ Building ☐ Structure ☐ Site ☐ Object		
6. Date of Survey: September 4, 2020		
7. Previous Survey Date(s): 8-85 No previous survey		
8. Name of Project: HDRB Status Review/Re-survey		
9. UTM Zone: Easting: Northing:		
10. Photo Information Negative Location: Digital View of: Northeast Corner		
11. Brief Description of the Property: This is a single-story single-family flat roof dwelling, simplified Spanish Pueblo Revival, stucco on frame, concrete stem walls, rectilinear massing, stepped parapets with shed roof sloping to the back, and added to in the rear after 1987 with a shed roof with side parapets. The windows in the front are wood 3/1 single hung and one tandem with concrete sills and exposed wood lintels. A yard wall conceals the front from the street. There is an exposed chimney at the northwest corner. The rear addition has wood single lite windows, fixed and casement, with one aluminum single hung window. Doors are wood. There is exposed wood framing in the rear addition.		
12. Who uses the property? The current owner uses it as a rental.		
13. Construction Date: 1935-38 ☐ Known ☒ Estimated Source: Santa Fe City Directories, Plat of Survey, Aerial Photography		
14. Setting: ☐ Suburban ☐ Rural ☐ Village ☒ Urban If Urban: ☐ Commercial ☐ Industrial ☒ Residential ☐ Public		
15. Relationship to Surroundings: ☒ Similar ☐ Dissimilar The neighborhood was formerly farming and fields irrigated by ditches running laterally to the Santa Fe River but has filled in over the years with similar small usually homeowner-built homes as is typical in the Westside Guadalupe Historic District. The earliest occupant according to the directories was in 1938 which is consistent with this style of building.		
Comments:		

HCPI Base Form (FORM 1)

(Continued from other side)

16. Additional Perspective: (Photos, drawing, footprint, etc., indicate north arrow when possible)



South view of rear addition showing old porch filled in

17. Surveyor:

(your name, address, telephone number, and any group affiliation)

Gayla Bechtol, AIA
505-660-6301
gayla@gbasantafe.com
418 Montezuma Ave.
Santa Fe, NM

18. Owner (if known) and other knowledgeable people:

Kevin Cassidy and
Donna Siergiej
505-228-1507
siergiej@earthlink.net
kacassidy@earthlink.net

19. Is Property Endangered? ☒ Unknown ☐ No ☐ Yes How? Replacement Windows are planned.

20. Significance to Current Community: ☒ Unknown ☐ None ☐ Low ☐ Moderate ☐ High

Describe: Longest resident: Federico and Victorita Sandoval, 1938-78 and See continuation pages for details.

21. Other Significance or Information of Interest: (such as historical, legendary, structural, former ownership, etc.)

In 1914 this area was farmed by Ambrosio and M.E. Ortiz.

22. National or State Register:

Is this property individually listed on a historic register? ☐ Unknown ☐ No ☒ Yes

If yes: ☐ State ☐ National

If 'no' or unknown, do you think this property is eligible for listing? ☐ No ☒ Yes

Why? The front massing of the house is essentially unchanged from 1938, except for the removal of the porch. The rear addition, c.1987 is different from the front so that both are readable of their time and place.

23. National or State Historic District:

Is this property in a historic district? ☐ Unknown ☐ No ☒ Yes

If yes: ☒ Contributing ☐ Non-contributing ☐ Unknown

If 'yes', what is the name of the district? Westside Guadalupe ☒ State ☒ National

24. Supplemental Form ☐ None ☒ HCPI Detail Form 2 ☒ Continuation Sheets, # pages: 20

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No. District No. NRHP SRCP Criteria A B C D				Please complete HCPI FORM 1 before completing FORM 2																															
1. Name of property:				2. Location: 801 Alto Street Santa Fe, NM				3. Local Reference Number: H402																											
								4. County Santa Fe																											
				5. Date of Survey: September 4, 2020																															
ARCHITECTURAL AND CONSTRUCTION DETAILS																																			
6. Visible Construction Material: ☐ Adobe ☒ Brick ☐ Composition ☐ Concrete: Block ☐ Concrete: Cast floor ☐ Concrete: Poured-Sills ☐ Earth Plaster ☐ Masonry: Simulated ☐ Metal: Corrugated ☐ Metal: Structural Siding ☐ Metal: V-Crimp ☐ Stone: Random Ashlar ☐ Stone: Random Coursed ☐ Stone: River Rock ☐ Stone: Rusticated ☐ Stone: Tabular ☒ Stucco ☐ Tile: Clay ☐ Vinyl Siding ☐ Wood: Board and Batten ☐ Wood: Horizontal Siding ☐ X Wood: Jacal Fence ☒ X Wood: Post and Beams ☐ Wood: Shingle ☒ X Wood: Tongue and Groove ☒ X Other: Wood rafters and latilla decking 7. Number of Stories: ☐ N/A Number: ☒ 1 ☐ 1 1/2 ☐ 2 ☐ 2 1/2 Other: _____ 8. Foundation: ☐ N/A ☒ X Not visible ☐ None ☐ X At Grade ☐ X Raised Materials: ☒ X Concrete ☐ Stone Other: _____ Notes: Flagstone and Brick patio in the rear 9. Roof: ☐ N/A Shape: ☒ X Flat ☐ Gabled ☐ Hipped ☐ Pyramidal ☒ X Shed Other: _____ Pitch: ☐ None ☒ X Low ☐ Medium ☐ Steep Features: ☒ X Eave ☒ X Parapet Materials: ☐ Asphalt ☐ Earth ☐ Composition shingle ☐ Metal: Pressed ☒ X Composition Roll ☐ Metal: Corrugated ☐ Metal: Standing Seam ☒ X Metal: V-Crimp ☐ Tile: ☐ Wood: Shingle Other: Wood Fascia at shed								10. Windows ☐ N/A <table border="1" style="width:100%; border-collapse: collapse; font-size: x-small;"> <thead> <tr> <th>Operation</th> <th>Material</th> <th>Glazing</th> <th>Number</th> </tr> </thead> <tbody> <tr> <td>DH</td> <td>Wood</td> <td>3/1</td> <td>5</td> </tr> <tr> <td>DH</td> <td>Wood</td> <td>3/1</td> <td>Tandem</td> </tr> <tr> <td>Fixed</td> <td>Wood</td> <td>1/1</td> <td>6</td> </tr> <tr> <td>SH</td> <td>Aluminum</td> <td>1/1</td> <td>1</td> </tr> <tr> <td>CMNT</td> <td>Wood</td> <td>1/1</td> <td>4</td> </tr> </tbody> </table> Notes:				Operation	Material	Glazing	Number	DH	Wood	3/1	5	DH	Wood	3/1	Tandem	Fixed	Wood	1/1	6	SH	Aluminum	1/1	1	CMNT	Wood	1/1	4
Operation	Material	Glazing	Number																																
DH	Wood	3/1	5																																
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Fixed	Wood	1/1	6																																
SH	Aluminum	1/1	1																																
CMNT	Wood	1/1	4																																
11. Doors ☐ N/A <table border="1" style="width:100%; border-collapse: collapse; font-size: x-small;"> <thead> <tr> <th>Type</th> <th>Style</th> <th>Material</th> <th>Number</th> </tr> </thead> <tbody> <tr> <td>One Leaf</td> <td>8 Panel</td> <td>wood</td> <td>1</td> </tr> <tr> <td>One leaf</td> <td>18 panel</td> <td>wood/glass</td> <td>1</td> </tr> </tbody> </table> Notes:								Type	Style	Material	Number	One Leaf	8 Panel	wood	1	One leaf	18 panel	wood/glass	1																
Type	Style	Material	Number																																
One Leaf	8 Panel	wood	1																																
One leaf	18 panel	wood/glass	1																																
12. Chimneys (describe whether interior or exterior and material) One interior flue.				13. Porches ☒ X NA Type: ☐ Entry ☐ Partial-Width ☐ Full-Width ☐ Wrap																															
14. Other Significant Features: Metal canals added at rear of oldest mass to drain roof.																																			
15. Modifications: ☐ No known modifications Original house built after 1935 but before 1938 modified on/after 1987 (see HCPI from 1985 and photograph from 1987).																																			

HCPI Detail Form (FORM 2)

(Continued from other side)

16. Primary Architectural Style

Not Applicable

- | | | | | |
|--|---|--|---|--|
| ☐ Art Deco/Streamline Moderne | ☐ Gothic Revival | ☐ Mission Revival | ☐ Pueblo | ☒ Spanish-Pueblo Revival |
| ☐ Bungalow/Craftsman | ☐ International | ☐ Neo-Classical | ☐ Queen Anne | ☐ Territorial |
| ☐ Colonial Revival | ☐ Italianate | ☐ Northern NM | ☐ Ranch | ☐ Territorial Revival |
| ☐ Folk Victorian | ☐ Mediterranean | ☐ Prairie | ☐ Spanish-Colonial | ☐ Tudor Revival |

Notes:

Other:

17. Documents Available and Their Locations

Earth Data Analysis for Aerial Photographs, Santa Fe Public Library, Santa Fe County Clerk for plats and deeds, City of Santa Fe Historic Preservation Department for previous HCPI, State of New Mexico Office of State Engineer for Hydrographic Surveys.

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing?

19. Site Plan:

PLAT OF SURVEY BY
FILED PLAT OF SURVEY
LAT 42, HORSE PLAT
SANK, SANTA FE
AS DOCUMENT No.

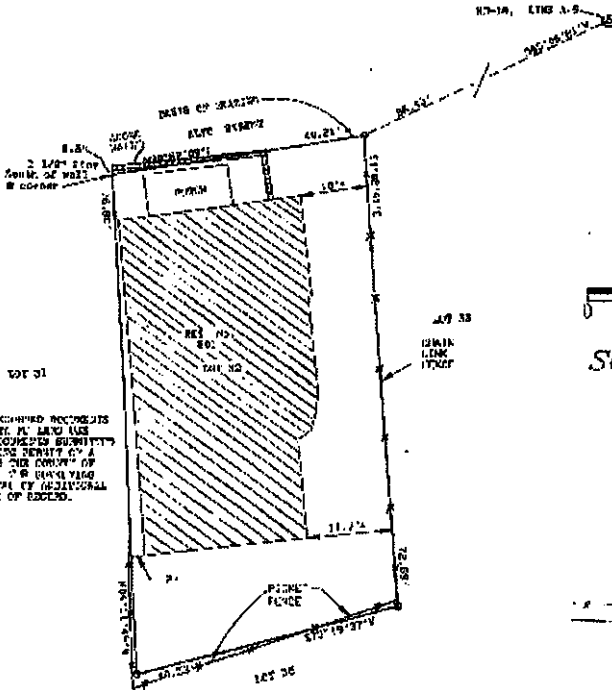
MEING SIVATE
STREET, CITY

DR. FROM WHICH
BEARS S85°06'11"W.

2 78.89 ACRES
1937 W. 40.00
S. 104°11'48"W.
TROUGH INTERIOR
THE POINT AND

LEGAL NOTES

AS SURVEYED TO BASED ON THE RECORD DOCUMENTS
THE RECORD, AND SPECIFICALLY THE RECORD
HIGHLIGHTED THAT SHOWS ALL DOCUMENTS SUBMITTED
TO AN ANALYSIS THE BUILDING SURVEY OF A
RECORDS OFFICE IN THE COUNTY OF
THE IS LAND DEVELOPMENT CASE, THE BUILDING
SURVEY MAY BECOME SUBJECT OF A RECORD
INTERACTION TO SHOW THE LOT OF RECORD.



0 5 10 20

SCALE: 1" =

LEGEND

- = POINTS
- = POINTS
- = FENCE
- = OPENING
- ⊙ = KIRKLAND



867540
COUNTY OF SANTA FE
STATE OF NEW MEXICO
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS
FILED FOR RECORD IN THE
COUNTY OF SANTA FE, N.M. AND WAS ONLY RECORDED IN
SANTA FE COUNTY.
WITNESS MY HAND AND SEAL OF OFFICE
JUNE 2, 1999
COUNTY CLERK, SANTA FE COUNTY, N.M.
Patricia A. Anderson



PLAT OF SURVEY
PREPARED FOR
KEVIN DANIELS AND ERIC

A CERTAIN TRACT OR PARCEL OF LAND LYING
IN LOT 32, GUADALUPE NEIGHBORHOOD, 801
AND COUNTY OF SANTA FE, NM

Historic Cultural Properties Inventory (HCPI) Continuation Sheet

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No. _____ District No. _____		
1. Name of property: (historic and/or current name for property)	2. Location: 801 Alto Street Santa Fe	3. Local Reference Number: H402
		4. County SANTA FE
		5. Date of Survey SEPTEMBER 4, 2020

PLAT OF SURVEY BY
FILED PLAT OF SURVEY
PLAT "H", WHICH PLAT
TANK, SANTA FE
AT DOCUMENT No.

NEING SITUATE
STREET, CITY

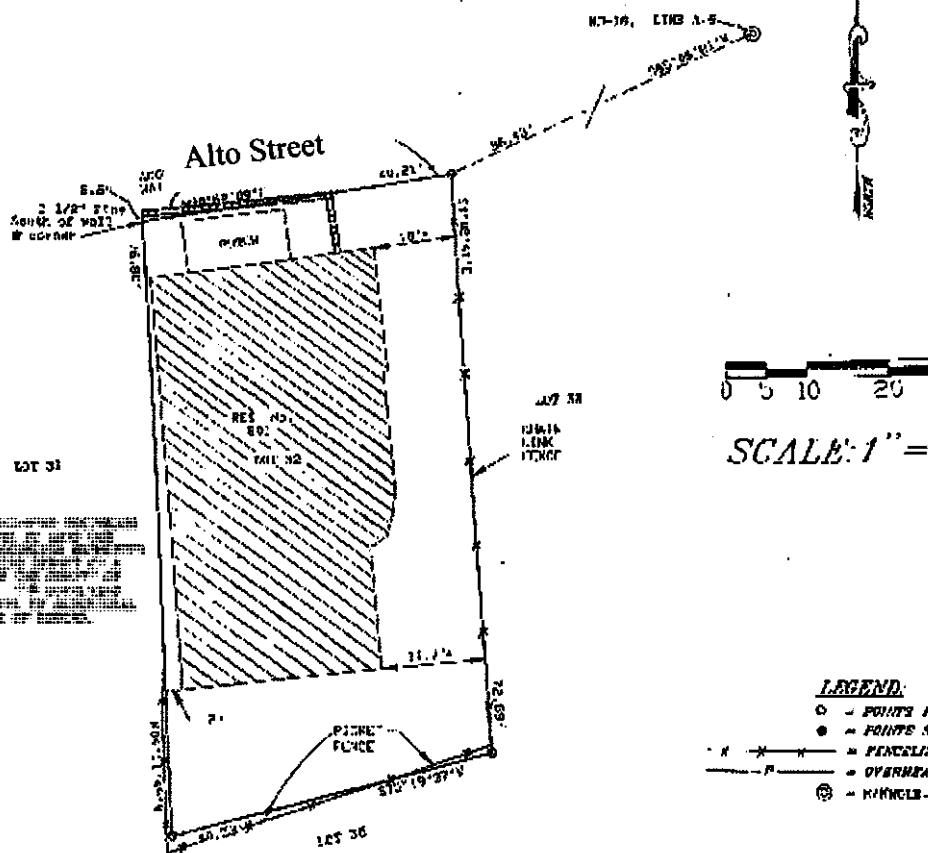
BE FROM WHICH
BEARS S85°00'21"W,

72.80 FEET
19°37'W, 40.90
R 104°11'48"W,
THENCE N107°58'09"E,
BE POINT AND

P)

LEGAL NOTICE

THE STATE OF NEW MEXICO, COUNTY OF SANTA FE, BEING SITUATE
STREET, CITY, BE FROM WHICH BEARS S85°00'21"W,
72.80 FEET 19°37'W, 40.90 R 104°11'48"W, THENCE N107°58'09"E,
BE POINT AND



COUNTY OF SANTA FE 867540
STATE OF NEW MEXICO
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS
FILED FOR RECORD ON THE 22ND DAY OF
SEPTEMBER, A.D. 1920, AT 11:11
O'CLOCK, A.M., AND WAS DULY RECORDED IN
BOOK 211, PAGE 647 OF THE RECORDS OF
SANTA FE COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE
JUNA G. AREAZO
COUNTY CLERK, SANTA FE COUNTY, N.M.

John G. Areazo
COUNTY CLERK



PLAT OF SURVEY
PREPARED FOR
KEVIN DANIELS AND ERIC

A CERTAIN TRACT OR PARCEL OF LAND LYING
IN LOT 32, GUADALUPE NEIGHBORHOOD, 801
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2020 Aerial Photograph, Building campaigns are visible from the types of roofs.

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1987 Aerial Photograph, back addition is visible.

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1975 Aerial photograph, Rounded back porch and front porch visible, no street wall. Also note:
Water in the river 11/30/87

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1951 Aerial Photograph, Shadow of 801 obscured by house next door.

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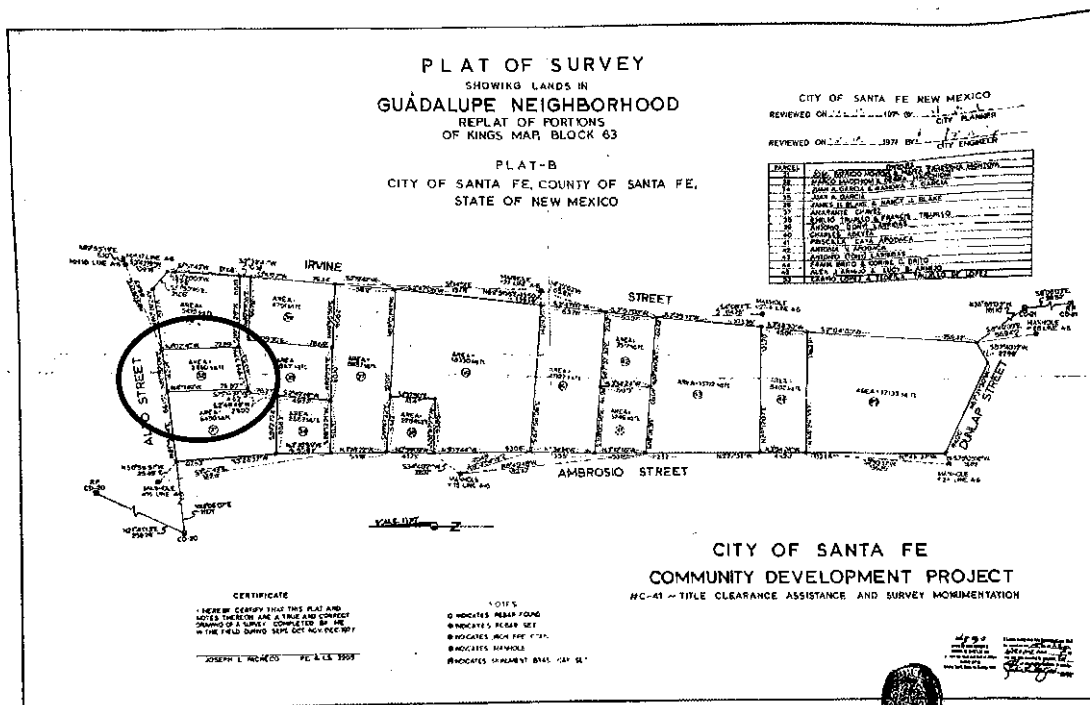


1935 map showing vacant land at edge of Santa Fe River

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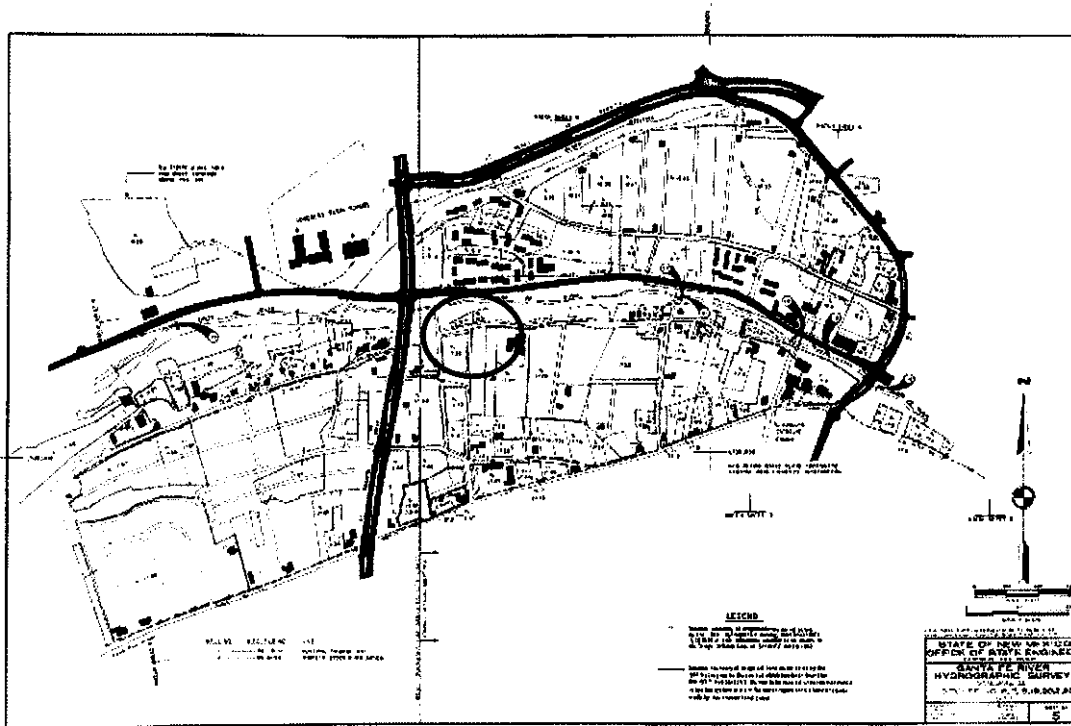


1977 Re-plat of Portions of Kings Map, Block 63, Parcel 32 owned by Marco and Debra Macchioni

Historic Cultural Properties Inventory (HCPI) Continuation Sheet

Historic Preservation Division, New Mexico Department of Cultural Affairs

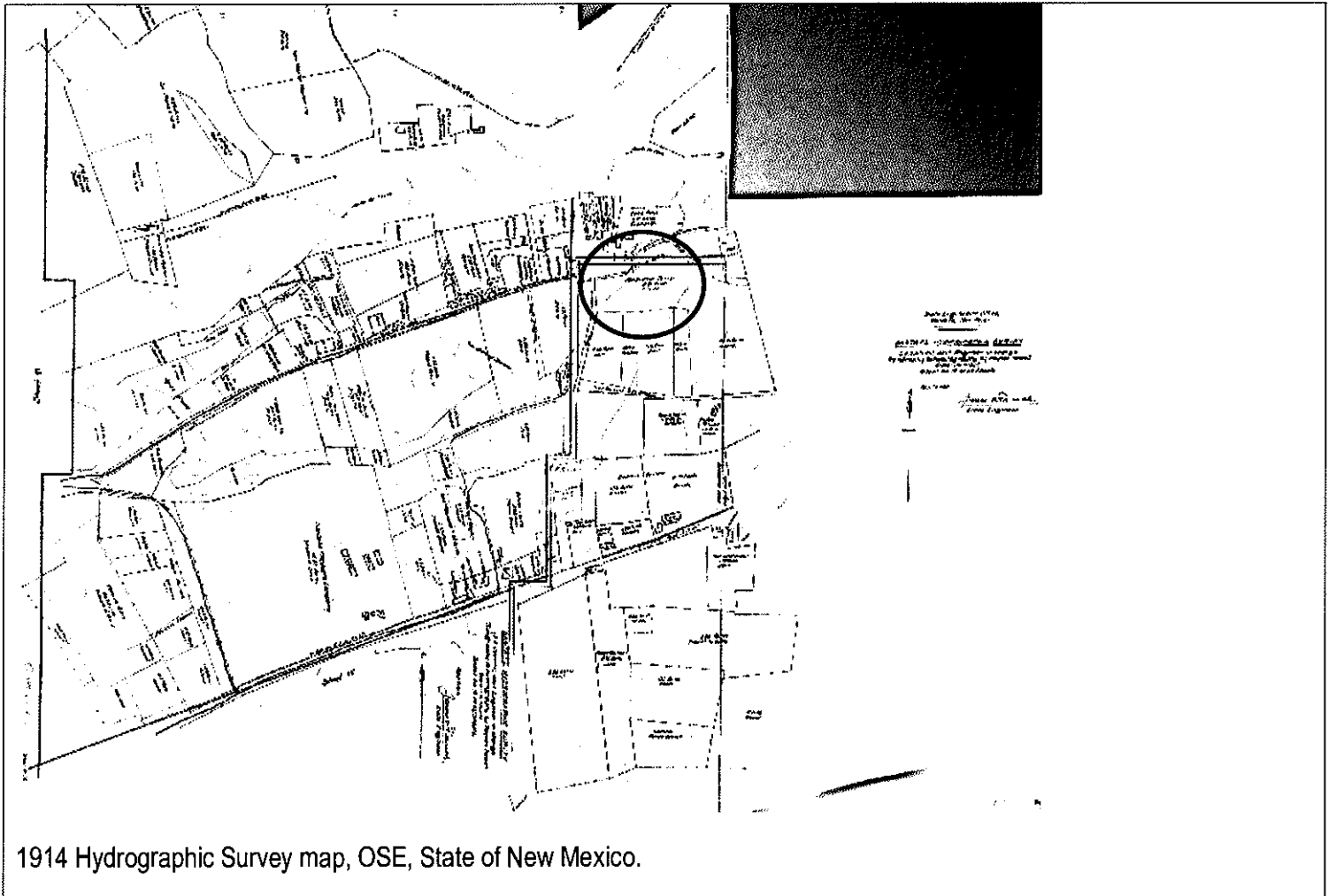
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Map from Hydrographic Survey of 1977, Santa Fe River, State of New Mexico, Office of State Engineer. 801 Alto was part of M.E. Ortiz irrigated acres in 1914, adjacent to Ambrosio Ortiz, on Ditch 17. This map is available on the OSE website. Also useful is Santa Fe Acequia Systems by David Snow, 1988, City of Santa Fe.

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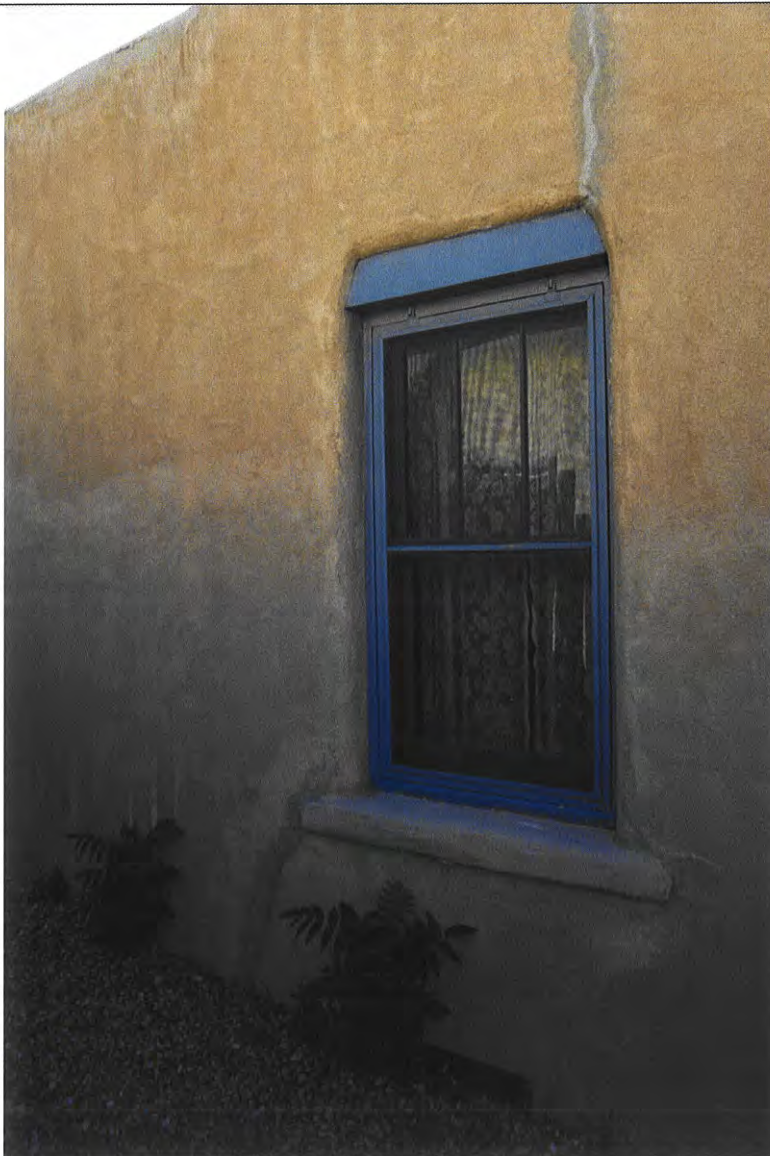


North Elevation from Alto Street, note the shadow of the removed porch.

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East facing window on driveway, typical for 5 windows. Exposed wood lintel and pre-cast concrete sill.

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East facing wood windows, 3/1 tandem, also with wood lintel (original replaced?) and concrete sill

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East façade looking north show the rounded porch filled in, the stepped parapet, and canal and downspout off of roof of original mass.

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Rear addition, post 1987, with filled in porch, shed roof, exposed vigas and decking, corbels, wood fixed windows.

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West façade from the south yard with aluminum SH window, wood casement, and two original 3/1 wood windows at the north end, metal canale, and chimney.

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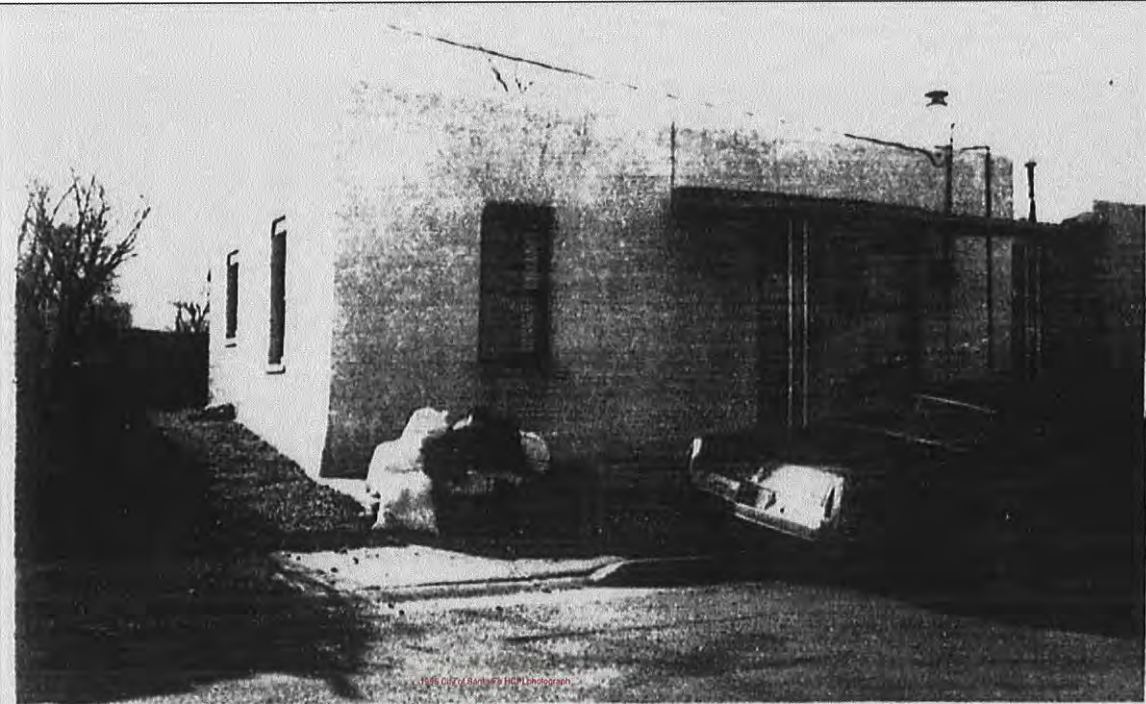


Front yard enclosed by street wall, two original windows, door is decorative wood panel with glass inset. Front gate appears in 1987 photograph

Historic Cultural Properties Inventory (HCPI) Continuation Sheet

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1985 Photograph from City of Santa Fe HCPI. Note porch with metal columns, original windows.

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Photograph from Case # H-87-141 801 Alto, City of Santa Fe. Note new wall and gate. Original Windows.

From the Santa Fe Directory the earliest listing is 1938. Frederico Sandoval lived at 801 Alto Street from 1938-1978. Followed by Debra Macchioni in 1979-80, John McDermott 1981-82. Debra Incendio from 1983-1989,

Historic Cultural Properties Inventory (HCPI) Continuation Sheet

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Peter Van Tongeren 1991-92, Vacant or no listing 1994-2000, until Kevin Cassidy (current owner) in 2001. Carola Bell listed 2009-2015. Currently used as a rental.

From December 13, 1999 Albuquerque Journal Obituary Federico G. Sandoval, 90, a resident of Santa Fe for most of his life, died peacefully Sunday, December 12, 1999. ...preceded in death by his wife Victorita....Mass will be celebrated at Our Lady of Guadalupe Catholic Church...internment at Rosario Cemetery.

From August 15, 2002 Albuquerque Journal Obituary Ann Erceg Incendio, 85, entered eternal life Monday August 12, 2002 at the home of her loving daughter Debra Incendio-VanTongeren after a long illness. She is survived by her daughter, Debra VanTongeren and husband Peter ...of Las Cruces...

Ownership from plats and deeds:

1997 Kevin Cassidy
From Joan Walewska

1994 Joan Walewska
From Eric Enfield and Kevin Daniels

1993 Foreclosure on Debra Incendio

1986 Debra Incendio
From Marco Macchioni

1977 Marco and Debra Macchioni
From Federico Sandoval and Victorita O. Sandoval

1969 Fred Sandoval and Victorita Sandoval
From Alfredo Velarde and Felicita G. Velarde

1950 Alfredo Velarde and Felecita G. Velarde
From Rafael Barela and Francisquita R. Barela

Previous owners from 1914 Acequia maps are Ambrosio and M.E. Ortiz.

Renovations:

From previous survey and case # H-87-141 Wall and wood gate added between 1985 and 1987.

Historic Cultural Properties Inventory (HCPI) Continuation Sheet

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Ambrosio F Ortiz

BIRTH 14 Jun 1904

DEATH 8 Nov 1967 (aged 63)

BURIAL [Rosario Cemetery](#)
Santa Fe, Santa Fe County, New Mexico, USA

MEMORIAL ID 63563321 · [View Source](#)