City of Santa Fe

AGENDA

HISTORIC DISTRICTS REVIEW BOARD
APRIL 27, 2021
5:30 PM
ATTEND VIRTUALLY

SPECIAL PROCEDURES FOR VIRTUAL ATTENDANCE AND PUBLIC COMMENT:
In response to the State's declaration of a Public Health Emergency, the Mayor's Proclamation of Emergency, and the ban on public gatherings of more than five (5) people, 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 at https://santafe.primegov.com/public/portal at least seventy-two (72) hours before the meeting.. The direct Zoom link is: https://us02web.zoom.us/j/81005072259?pwd=ZkZ6OFp4Z2xRR1dlUzRIMSsvRXVMZz09 and use password: **786484**.

Attending Zoom by Phone: Members of the public can attend the Zoom meeting by phone by dialing:
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Webinar ID: **810 0507 2259.**

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.

• 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 by 5pm the Monday prior to 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. April 13, 2021

D. APPROVAL OF FINDINGS OF FACT AND CONCLUSIONS OF LAW

1. 2021-3200-HDRB. 300 Garcia Street.
2. 2021-3369-HDRB. 1290 Lejano Lane.
3. 2021-3370-HDRB. 302 Sena Street.
4. 2021-3372-HDRB. 844 Don Cubero Avenue.
5. 2021-3373-HDRB. 213 Barela Lane.
6. 2021-3374-HDRB. 911 Camino Santander.
7. 2021-3375-HDRB. 623 W. San Francisco Street.
8. 2021-3376-HDRB. 234 ½ Irvine Street.
9. 2021-3378-HDRB. 855 El Caminito.
10. 2021-3382-HDRB. 618 Garcia Street.
11. 2021-3387-HDRB. 220 Otero Street.

E. MATTERS FROM THE PUBLIC

F. STAFF COMMUNICATIONS

1. Ethics and Open Government Training

2. 2021 Santa Fe Heritage Preservation Awards

G. OLD BUSINESS

1. Case 2021-003185-HDRB. 1299 Canyon Road. Downtown and Eastside Historic District. Sandra Donner, agent for Julia and Randall Burt, proposes to construct garage to a height of 13 ft at a non-contributing property. (Daniel Schwab, 955-6660, DNSchwab@santafenm.gov)

2. Case 2021-003370-HDRB. 310 Magdalena. Downtown and Eastside Historic District. Luca Mario-Baker, agent for Quincy Sweeny, proposes to alter a contributing yard wall and replace and restore windows and doors. The applicant requests an exception to 14-5.2(D)(1)(a) for removal and alteration of historic material. (Angela Schackel Bordegaray, 955-6172, asbordegaray@santafenm.gov)

3. Case 2021-003284-HDRB. 121 Aviation Drive. MOLZENCORBIN, agents for the City of Santa Fe Regional Airport, propose an 8,000 sq. ft. addition on a landmark structure. An exception is requested to have less than 80% of a publicly visible facade finished with materials not permitted per Part 2.A of Resolution No. 2015-101 and an exception is requested to provisions for landmark structures per 14-5.2(D)(2) Additions. (Nicole A. Ramirez Thomas/ Daniel Schwab)

4. *Case 2021-003380-HDRB. 806 Don Gaspar Avenue. Don Gaspar Area Historic District. Daniel Strongwater, owner and agent, proposes to reroof a contributing structure. An exception to Section 14-5.2(D)(6) is requested to change the existing roof material. (Daniel Schwab)*

H. NEW BUSINESS

1. Case 2020-002791-HDRB. 530 Garcia Street. Downtown and Eastside Historic District. Christopher Purvis, agent for Casa Barbara Condominiums, requests a status review and primary elevation designation for a non-contributing property. (Angela Bordegaray)

2. Case 2021-003458-HDRB. 109 East Palace Avenue. Downtown and Eastside Historic District. Carlos Kinsey, agent for Martha Field Family, LLC, owner, requests a status review and primary facade designation for a residential structure. (Daniel Schwab)

3. Case 2021-003459-HDRB. 104 Calle La Pena. Downtown and Eastside Historic District. Jenkins Gavin, Inc. agent for Darcy and Kay Henderson, owners, proposes to enlarge a portal, construct a 710 square foot addition, replace gates and make other minor changes to a non-contributing residential structure. (Daniel Schwab)

4. Case 2021-003460. 819 Camino Atalaya. Downtown and Eastside Historic District. Colleen Gavin, agent for Jill and Ray Weeks, proposes renovations, remodel, door and window replacement, and reconfiguration of yard walls to a 5,736 sf non-contributing residential structure. (Angela Bordegaray)

5. Case 2021-003461-HDRB. 459 Camino Manzano. Downtown and Eastside Historic District. Martinez Architectural Studio, agent for Carolyn Kenny and Craig Smith, owners, proposes to construct a 565 square foot garage to a height of 13 feet on a non-contributing property. (Daniel Schwab) *(Postponed to May 11, 2021)*

6. Case 2021-003462-HDRB. 810 Waldo Street. Don Gaspar Area Historic District. Steve Rivera, agent for Dan Jackson, owner, proposes to replace windows on a contributing residential structure. An exception is requested to Section 14-5.2(D)(5)(a)(i) to replace historic windows on a primary facade. (Daniel Schwab) *(Postponed to May 11, 2021)*

I. DISCUSSION ITEMS

J. MATTERS FROM THE BOARD

K. NEXT MEETING: Tuesday, May 11, 2021

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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April 13, 2021

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MINUTES OF THE CITY OF SANTA FE
HISTORIC DISTRICTS REVIEW BOARD
April 13, 2021
VIRTUAL HEARING

CALL TO ORDER

A regular meeting of the City of Fe Historic Districts Review Board was called to order by Cecilia Rios, Chair, on the Santa 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

MEMBERS EXCUSED:
Ms. Flynn G. Larson
Mr. Buddy Roybal

OTHERS PRESENT:
Ms. Nicole Ramirez Thomas
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.

B. APPROVAL OF AGENDA

Ms. Ramirez Thomas asked to put Matters from the Floor after Staff Communications. Also, she wanted to provide an update on Notices of Violation.

She noted that the cases for 1299 Canyon Road and 310 Magdalena are postponed until April 27, 2021.

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

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

C. APPROVAL OF MINUTES:

1. March 23, 2021

Member Bienvenu requested a change on page 20, first full paragraph, last sentence where it says "15%" should be "50%"; and on the bottom of the page, second sentence of last paragraph, "He thought it would be nice to remove the portal" should say, "…nice to remove the additions under the portal."

MOTION: Vice Chair Katz moved, seconded by Member Guida to approve the HDRB Hearing Minutes of March 23, 2021, as amended.

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

D. APPROVAL OF FINDINGS OF FACT AND CONCLUSIONS OF LAW

1. Case #2020-002954-HDRB. 333 Sena Street.

2. Case #2021-003198-HDRB. 100 E. Water Street.

3. Case # 2021-003283-HDRB. 827 E. Alameda.

MOTION: Member Guida moved, seconded by Member Bienvenu to approve the Findings of Fact and Conclusions of Law as presented.

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

E. STAFF COMMUNICATIONS

Ms. Ramirez Thomas reported on staff's follow-up of recent complaints by Ms. Beninato and others. Notices of violations were issued at 1299 Paseo de Peralta; 834 Allendale; 137 W. Berger St.; and 1626 Upper Canyon Rd. No notice was given for a gate reported on at 328 Don Miguel Place. It has been there for years. The property owner at 845 Don Cubero is repairing the stucco and the fence on 134/136 W. Berger St. has been replaced with a white picket fence.

Ms. Paez reported on appeals scheduled before City Council in April and May at 542 Camino Del Monte Sol on a pedestrian gate and contributing yardwall; 314 N. Guadalupe on a new residential structure in front of a contributing bungalow and; 1299 Upper Canyon Road regarding replacement of a vehicular and pedestrian gate.

F. MATTERS FROM THE PUBLIC

Gayla Bechtol asked the process for the City to do a cultural resource documentation on the MidTown Campus. There are a handful of Felipe Registered buildings and Felipe designed campus which represents a modern regionalism in Santa Fe. She wasn't sure the process for documentation and whether it deserves landmark status or should be its own historic district.

Chair Rios asked Ms. Ramirez to comment.

Ms. Ramirez Thomas said there hasn't been an evaluation yet to determine the type of cultural resource provisions needed prior to development. The process for the City is to go through the Landmark process because it is outside the historic district. It would come to the Historic Board for recommendation to City Council, followed by a resolution for preservation of the designated buildings.

The Land Use, HPD and the City Attorney's office have discussed that there should first be a preliminary evaluation and they will then determine the next steps. Some of the buildings, or the campus, could be nominated to the State Register as a first step in getting State recognition.

Ms. Paez indicated the City is in the early planning stages. She may be a member of the steering committee and will convey that information to those starting the process.

Chair Rios asked if the Board would make a recommendation on the Landmark status to the City and the City would then make the nomination.

Ms. Ramirez Thomas said staff would prepare a report for the Board who would make a recommendation to the Governing Body. The Governing Body by resolution,

would preserve. The City Historic Preservation Division (HPD) could participate in a State and National Register nomination. It is good for the City to participate in that type of nomination.

Stefanie Beninato shared a photograph of a gate on West Houghton Alley stating the gate has not been there for years. It was previously coyote fencing, and the gate is new. She displayed a photograph of 542 Camino del Monte Sol with wire fencing with vegetation where the building permit says it would be a coyote fence, which is what the Board approved. A black wall was built instead. At 134 and 136 Berger Street there was no 6 foot tall picket fence there, it was an open yard. The owner was red tagged because they were building a coyote fence. That disappeared and now there is a 6 feet tall "slatted wall" fence that was not approved. Allowing wood fencing in the area is not what was there before and directly across the street a wooden fence was built with an enclosure. She was told by Gary Moquino both of those will be red-tagged but is not what she was told by Ms. Ramirez Thomas. The two walls are not in keeping with the neighborhood.

G. OLD BUSINESS

Chair Rios reminded applicants that if they disagree with the Board's decisions, they have 15 days from the approval of Findings of Fact to appeal. She also limited public comment to two minutes.

1. **Case #2021-003185-HDRB. 1299 Canyon Road.** Downtown and Eastside Historic District. Sandra Donner, agent for Julia and Randall Burt, proposes to construct a wall and gate on a non-contributing property. (Daniel Schwab) ***(Postponed to April 27, 2021)***

2. **Case #2021-003200-HDRB. 300 Garcia Street.** Downtown and Eastside Historic District. Sandra Donner, agent for Megan Mullally, requests designation of primary facades of building and a historic status review of a yardwall. (Nicole A. Ramirez Thomas/ Angela Schackel Bordegaray)

STAFF REPORT

300 Garcia Street is a 4,304-square-foot structure built in the Spanish-Pueblo Revival style. The house sits at the corner of Garcia Street and really DeVargas Street where Canyon Road and has served as a residential structure and a gallery and is contributing to the Downtown and Eastside Historic District.

The structure is first noted on the 1885-86 Hartmann map. Per the HCPI form the house is "cobbled together as several compounded additions, the interior spaces are situated as a string of connecting volumes, creating a roughly L-shaped footprint."

The Hartmann map shows a large rectangle near the center of the lot. This same rectangle appears again on the 1912 King's Map, with a smaller rectangle appended to its northeast corner. The King's map shows the property was owned by Manuel Delgado. Sources indicate the property once included a store. The northeast rectangle, pictured on the King's map, could represent this feature, as stores were often added to the front of a house. Its landscaping reveals a commercial adaptation with its non-historic entry steps off East De Vargas and a stone-paved parking area at the front. It once served as a gallery.

The parking court's cobblestones, which start at the driveway apron and continue into the property, are flanked by a curving flagstone path. The parking area is framed on the south by a low stone planter, and beyond, a taller wall of the neighboring property. A tall ivy-covered privacy wall, creating a courtyard for a guest casita, runs along the north side. Heavy, rustic wood doors penetrate this non-historic feature, constructed after 1973. The path ascends a step, moving west, before terminating at the house's east façade. The path and all its walls and planters are not historic.

Likely constructed in the 19th century, the house expanded dramatically after that time. A 1958 photograph depicts the existing building footprint.

The applicant is before the board for determination of primary façade (s). Also requested is a historic designation of the front wall that is located along Garcia Street which is an adobe and stucco wall remnant along Garcia and the stone retaining walls at the east and north edges of the property.

A façade diagram of the property is provided in addition to the HCPI form.

STAFF RECOMMENDATION

Staff recommended that the following facades on the south and east elevations as primary façades (see façade diagram): 7, 8, 9, 10, and 11.

Staff recommended the yardwall as non-contributing as the current design of the wall appears significantly different based on aerial photos, though a wall existed in the current location by at least 1966.

QUESTIONS FOR STAFF

Member Guida asked staff to explain their recommendations on primary façades, particularly façades 8 and 9.

Ms. Ramirez Thomas said façade 8, the primary feature is the overhang with the vigas, and is classic Santa Fe style and cantilever. Façade 9, where the yard walls are is questionable on the impediments and surrounds and window and door replacements.

Also, because there is a wall doesn't mean there is no visibility. She indicated façades 8 and 9 on the HCPI.

Member Guida said it appears to be an enclosed carport or garage. He asked if HCPI indicated what the building was when built, or when. It has a peculiar detail with the façade inset and viga ends and roof sticking out.

Ms. Ramirez Thomas said HCPI did address that area. She doesn't have enough information but thought the vigas and the cantilever are classic Santa Fe details.

APPLICANT'S PRESENTATION

Sandra Donner, 1611 Paseo de Peralta, was sworn.

QUESTIONS FOR APPLICANT

Chair Rios asked Ms. Donner if she agreed with staff's recommendations.

Ms. Donner referred to Member Guida's question stating part of the house is newer and they aren't sure when it was built. The older parts of the house are to the west, but they don't know the purpose it was built for. It has gone through mutations over the years. She was told it has been a restaurant, a gallery and offices and underwent a massive renovation in 1999.

Regarding Chair Rios's question, she does agree with staff on the designations. The courtyard was built before the1999 renovations, but after 1973. The last aerial photograph shows no courtyard. Regarding the integrity of the structure, façade 8 has the most character of all of the facades.

Chair Rios asked if she agreed with the recommendation that the wall be noncontributing and if she knew any history of the wall.

Ms. Donner said there is an aerial in the HCPI, page 21 from 1966 that is the clearest image. She displayed a photograph from 1958 of a path. She said that would have bisected the 7 1/2 feet tall wall. She thought at one time the wall was symmetrical and probably had a gate. When cars became more prevalent it was likely the southern wall was removed to make this wall. The wall is a beautiful stone but is not the same scale as other houses along Garcia from Canyon Road. More than likely, the wall was added on to and made considerably taller, but it is a remnant of what once existed.

Chair Rios said the oldest portion of the house is over 100 years old and possibly reaching 200 years old.

Ms. Donner couldn't recall what John Murphy found. There was not a lot of information, but there was an historic study on the property. She thought that was the year the archive was lost. There is a large gap in information, but there is no question the house is contributing. There have just been a lot of renditions.

PUBLIC HEARING

Stefani Beninato PO Box 1601, Santa Fe, was sworn. She agreed with the recommendations of staff on the primary facades. She thought the asymmetry of the gate and entry should be preserved. She believed there were changes over time because the photographs show different wall heights and steps.

John Eddy, 227 East Palace Avenue, was sworn. He said this was the Nirvana Restaurant from the early 1970s. He was told by a reputable anthropologist that the cantilever parapet on the southern elevation design is a carryover from vernacular Pueblo design and a specific design element from Pueblo architecture.

BOARD DISCUSSION

MOTION: In Case #2021-003200-HDRB, 300 Garcia Street, Member Guida moved to approve the designation of facades per staff's recommendations. Vice Chair Katz seconded the motion.

Member Biedscheid asked to include a noncontributing designation for the yard wall.

Member Guida and Vice Chair Katz accepted the friendly amendment.

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

H. NEW BUSINESS

1. **Case #2021-003372-HDRB, 844 Don Cubero. Don Gaspar Historic District.** Steve McCormick, agent for Evelyn and Tim Taylor, owners, requests primary facade designation for a contributing Structure. (Daniel Schwab)

STAFF REPORT

844 Don Cubero Avenue is a single-family residential structure with a freestanding garage, both of which have contributing status to the Don Gaspar Area Historic District. It was constructed in a Spanish Pueblo Revival Style in around 1928 with a 1990s addition

at the rear. The East, front façade has a formal symmetry with a centered portal. The north and south facades are more functional in design but have historic windows. The west façade, in the rear, shows the non-historic addition. The structure has been recently re-stuccoed.

The garage sits at the rear of the driveway on the south side of the main house and is visible from the street. The east, street-facing façade has a non-original metal garage door and an older wooden door to the right. It has clerestory windows on the south façade. Documentation shows that there have been changes to the roof and parapets after 1969 and the structure in 1930 had east and west windows, which have now been removed. However, it still communicates its original use.

The property has a low stuccoed yard wall matching the house in color and constructed before 1958 along the street with a centered entry gate of approximately 3 feet 10 inches in height. This meets a higher yard wall on the north property line extending to the rear of the property.

STAFF RECOMMENDATION

Staff recommended façades 1, 7, and 8 of the main house be designated primary and that the east façade (façade 12) of the Garage be designated primary. Staff also recommended that the yard-walls be designated a Contributing Status per Section 14-5.2(C)(2).

QUESTIONS FOR STAFF

Chair Rios asked to confirm that the garage is already contributing.

Mr. Schwab replied the wall does not have a designation but is recommended it be contributing.

Member Bienvenu asked if it is recommended the front façade of the garage be primary and if it is recommended to exclude the garage door.

Mr. Schwab said the definition of a primary façade is the non-historic elements are not protected, so there is no need to exclude it.

Chair Rios added excluding it could be included in the motion.

Member Bienvenu asked when the yard wall was built.

Mr. Schwab replied it was built before 1958, but he didn’t have any knowledge of changes.

Member Guida asked if the garage façade was altered then why recommend it as primary.

Mr. Schwab explained its current status is contributing and there is an option that could reduce the status, but it could not be done tonight. The case could be postponed and requires noticing. Should they retain the contributing status, the tradition is to designate a primary façade, which is a basis for future change decisions.

Member Guida asked if they could recommend a downgrade for the garage.

Mr. Schwab believed they could request a downgrade, but he would have to check.

Member Guida asked the reason for designating as contributing, other than the yardwall being 50 years old.

Mr. Schwab said it is a piece of the house, also the low wall design is complementary even though built at different times.

Chair Rios agreed the yard wall is low and that is customary.

Ms. Ramirez Thomas read the definition of primary façade. She said it is always good practice to clearly exclude material for the record when the intent is not to include it. On a potential downgrade, the Board could ask the applicant to come back if they felt the alterations were significant, rather than designate a primary façade. That would require proper noticing.

Chair Rios asked the purpose of the high wall on the side because it didn't appear to have a function.

Mr. Schwab deferred to the applicant. He noted it is common to have a raised parapet that contributes to the face of the structure which beyond that, had no function.

APPLICANT'S PRESENTATION

Steve McCormick, 1611 Paseo de Peralta was sworn in. Mr. McCormick agreed with Mr. Schwab's assessment of the wall. The garage has parapet on two sides, front and back, and a pitched roof between and sticks out to the south and the north. He appreciated the Board considering a downgrade of the garage door. He also felt it wasn't contributing, but he agreed with the façades.

Chair Rios said it is a lovely house and traditional for the neighborhood. She clarified only one Board member felt the garage was not contributing. But they will hear from the others.

QUESTIONS FOR APPLICANT

Member Guida asked if Mr. McCormick agreed with staff's recommendation on the classification of the wall.

Mr. McCormick said he did.

Mr. Schwab indicated the HCPI also noted there had been changes to the garage but retained the contributing status. The primary reason was it still communicated its original use. Once a building becomes noncontributing it is susceptible to losing the communication of that use and could become something else entirely. An argument for retaining contributing status is that this is still visibly a garage, despite changes.

Vice Chair Katz said he agreed with Mr. Schwab's view of the garage. It contributes to the original use and is a unique design. It merits becoming a primary façade of the contributing building, excluding the garage door.

PUBLIC HEARING

Ms. Beninato, previously sworn, agreed with staff's recommendation. Particularly that the primary façades on the house and wall as contributing. The low wall and step down is very common and contributes to the wall and the details around the gate. She would let the garage remain contributing. It could still read like a garage if they wanted to turn it into a guest unit. A setback garage is typical of the area and it would be sad to lose its contributing status.

BOARD DISCUSSION

Member Bienvenu said the garage is not before the Board today for a downgrade, although he thought there were strong indications it should be downgraded.

Member Guida said if there is doubt about it, he couldn't see why they should look at it as a primary façade. He would feel uncomfortable designating something that has been so altered and degraded as primary for perpetuity. He recommended not designating the primary façade and leave the downgrade open.

Mr. Schwab, in response to Member Guida, said his understanding is that if a contributing building has character defining features, the structure is contributing and

shouldn't be a problem to designate. Or the Board should recommend a downgrade. Leaving staff and the applicant without a clear direction made it difficult. The Board could request additional information, but he wasn't sure more information could be found. He encouraged the Board either request a downgrade or designate a primary façade.

Chair Rios said the footprint of the building still remains and can be identified as a garage. She felt it should be designated as contributing but would go with what the Board desired.

Member Biedscheid agreed with Chair Rios and Vice Chair Katz. Although there has been significant alteration to the garage, the parapet and roof massing is still intact and provides context. The garage in the rear of the house is a feature in this neighborhood that deserves protection.

MOTION: In Case #2021-003372-HDRB, 844 Don Cubero, Member Bienvenu moved to accept and approve staff's recommendations for façades #1, 7 and 8 of the main house to be designated primary; façade 12, the east façade of the garage, be designated primary consistent with its contributing status, with the exception of the non-historic garage door; and that the yard walls be designated as contributing. Member Biedscheid seconded the motion.

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

2. **Case #2021-003376-HDRB. 234 ½ Irvine Street.** Westside-Guadalupe Historic District. Gayla Bechtol, agent for Morgann Berg and Jeff Tietz, owners, requests a status review and primary facade designation for a non-contributing Structure. (Daniel Schwab)

STAFF REPORT

234 ½ Irvine Street is a 1,198 square foot single-family residential structure built in a simplified Spanish Pueblo Revival style around 1932, with non-contributing status to the Westside-Guadalupe Historic District. It is constructed of adobe. The street- facing façade, façade 4 has a centered portal and non-historic windows on each side. The north and south elevations are utilitarian, with limited public visibility.

The north façade (façade 3) has a stepped parapet stepping down towards the back and is mostly blank. The rear windows are non-historic.

The west façade (façade 2) is not publicly visible. It appears to show several additions and a passive solar intention in the windows. Its windows are non-historic.

The south façade (façade 1) faces a narrow alley leading to the back and has low visibility. It contains non-historic windows and steps down towards the rear.

The house is surrounded along the eastern street frontage and enclosing the front yard by a low block yard wall that is presumed to be historic. It has spoked wheel hubs inserted into it and is topped with river rocks. This is hidden from view by a higher wooden board fence.

STAFF RECOMMENDATION

Staff recommended that the structure be designated "contributing" to the Westside-Guadalupe Historic District per Section 14-5.2(C)(2). Staff recommended designating the east façade (façade 4) primary and also designating the yard wall contributing.

QUESTIONS FOR STAFF

Member Biedscheid asked if the short, curved walls extending from the portal are historic.

Mr. Schwab replied he hasn't inspected them closely. He thought there was a white line on the plan that might indicate the wall. He would consider them to be part of the portal.

Member Guida asked the justification to designate the yard wall as contributing.

Mr. Schwab explained he felt at the time that the wheels and rocks on top are unique to Santa Fe, but the argument since he wrote the report is they are not historic. It is a traditional low wall of less than three feet that might be worth preserving if the fence is removed.

Member Guida said the wall is not visible.

Mr. Schwab said it is visible behind the wooden fence, and if the fence is removed the wall would be there.

Chair Rios said it is true this area of Santa Fe had low or no walls. She definitely wanted the wall to be contributing because of its history and to prevent it from going any higher.

Member Guida responded there were many properties in Santa Fe with no walls or lower walls. He had issues with the overzealousness of designating what to him is

mostly a short term structure. Especially when it doesn't have anything to do with the architecture. He agreed with the point about the character of the neighborhood and the preservation of streetscapes. But as a Board they should be more critical about the types of yard walls they assign historic status. He thought this wall seemed extremely sketchy in its historic details and quality, and what it contributes or has contributed to the streetscape.

APPLICANT'S PRESENTATION

Gayla Bechtol, 418 Montezuma Ave., was sworn. She said she believes John Murphy's assessment of the house and loves the history of the neighborhood. The one thing she sees of the simplified Spanish Pueblo are the flares at the corners and behind the portal in the middle. The portal is not well built, and the structure doesn't have a lot of integrity. The four original walls are intact, but the openings have been changed. It is hard to tell what they were, some windows are clad, and some are vinyl. She said she was willing to accept the contributing status until she learned about the wall was not a piece. The building was actually built in the 30s and it is hard to know when the portal was added and if it had the wing walls that Member Biedscheid mentioned. The structural members are undersized and with any alteration they would have to rebuild the roof and add a bond beam to the adobe.

She said there is a lot that made her question this. it is a hodgepodge of a lot of different things and now we are going to encase it in amber. She said she is less comfortable with that approach to such wonderful, simple buildings. She said she loves vernacular buildings but there is something not quite right about this one.

Chair Rios asked Mr. Schwab's response to Ms. Bechtol's comments.

Mr. Schwab agreed Ms. Bechtol raised good points. He agreed it was built in different phases and not great structural quality. It does present, from the front at least, as having symmetry, despite the fence in the front and symmetrical presentation. He thought that kind of symmetry would have been part of an original design. This house is perhaps on the line; it is not a masterpiece but represents a simple style of building and a podgy kind of history.

Chair Rios said the house is at least 89 years old and during that time would have had a number of changes. From Daniel's report it doesn't appear to have a great number of changes. It is representative of homes that existed in this neighborhood with a bit of evolution.

PUBLIC HEARING

Ms. Beninato, previously sworn, said she hoped this was designated as contributing and the front façade as primary. It is poorly built, or currently poorly maintained and could be because the owner built it instead of an engineer. Because it needed a bond beam, or the ceiling replaced doesn't mean that the massing or the openings on the front are different. Those are probably the original openings and looking at the detail of the sill, is typical of the time period with the flaring. Even the portal if added a few years later, has character because of the lower walls. She hoped this was designated as primary and doesn't prevent the owner from making the structural upgrades needed. She was sure they didn't put hubcaps into the yard wall, but if adobe or block wall, it would be very difficult to undo. She assumed there was an opening of some kind there. The low yard wall is characteristic even with the fence in front. The rocks on the top wouldn't be included, or the hubcaps contributing material, but it is important to maintain the low walls. She said again, we have people who want to build 6 foot walls and that totally changes the streetscape and ambience.

BOARD DISCUSSION

Ms. Bechtol asked to respond to the idea the house was built in 1932. She has seen many adobe buildings built prior to and after that date and this feels more like something built in the 50s or 60s. The lumber used in the ceilings is rough sawn two by eights. She doesn't have proof this wasn't built in 1932 or that there wasn't a structure here, she just wasn't sure if it was this structure.

Chair Rios said she read the 1932 date from somewhere. She asked Mr. Schwab, where the date came from.

Ms. Bechtol replied it came from John Murphy from the Santa Fe Directory.

Mr. Schwab said it was from the 1940 Santa Fe County Assessor.

Chair Rios said everyone could agree it is an old building.

Member Guida agreed it is an old building and he recognized the importance of protecting vernacular building traditions. Most of what the Board looks at are vernacular buildings, but this building was previously noted as non-contributing. He was trying to understand the recommendation for a contributing structure, specifically to the district. It is a brown box; it is old, and he was curious to know the character defining elements.

He said there has been a lot of speculation and discussion about what it could have been. To him, the hubcaps are the most interesting thing, but there is nothing to support that they are important. They are also the thing most like this neighborhood. He struggled to understand why a pretty marginal building should be designated as

contributing and its front façade be designated primary. He asked staff what led them in that direction.

Ms. Ramirez Thomas referenced the flare in the parapet that is very classic 1930s-40s but the wings on the portal appear to be something from the 1980s. They are not a character defining element. The portal was probably a later addition and was probably flat on the front face. The number one defining characteristic is the way the parapet swoops up. The inset of the windows might be original, but there are no concrete sills, which you frequently see in the area.

Mr. Schwab said for him, it is the shape of the parapet with the raised corners, the symmetry of the front and the stepping down towards the rear of the structure. He thought the openings of the windows were probably original. This is a simple structure, and a contributing designation would preserve the simple symmetry of the front.

Member Guida thought through the discussion they had moved back from the façade and portal and then the wall that needs to be designated contributing. He sees a building that is clearly on the line and was noncontributing before. He agreed the portal and the wing walls is likely an addition; the wall, for him, is out. The character defining elements that might put it into a contributing category is the front façade, raised corners and symmetrical openings. He could see nothing else that would recommend this as being important to the district. Because everything they look at has brown stucco and Santa Fe detailing doesn't mean that those elements are significant, or that they have to be locked in amber.

Ms. Bechtol pointed out that the front façade is not symmetrical around the doors, or overall. The floor plan of the HCPI shows nothing on the façade is symmetrical.

Chair Rios thought that could be because it is vernacular and probably built by the original owners. They didn't have an architect, they built what was appropriate with what they had.

Member Bienvenu asked to clarify whether the house is non-statused or has a non-contributing status.

Mr. Schwab said he was fairly certain it is non-contributing. There had been a large effort in the 80s by staff to designate buildings. He thought it was part of that group.

Chair Rios asked if he was positive it is noncontributing.

Mr. Schwab replied he was fairly positive. He offered to look it up.

Member Bienvenu said if it is designated non-contributing, is there a record of when that happened.

Mr. Schwab confirmed it is non-contributing in the report in the GIS system.

Chair Rios asked if she understood correctly, a group of houses were made noncontributing.

Mr. Schwab recalled the City took a large inventory for staff to assign status designations to buildings and recommend to the Governing Body.

Ms. Ramirez Thomas explained it was called the windshield survey. It was intended to provide basic status with the expansion and designation of the Westside Guadalupe Districgt. There are often 1980s forms that are parsimonious in terms of information and say contributing or noncontributing. They should consider that it was done from 1984 to ’87 and at that time the house may have not been determined contributing in terms of age. Also, it is possible it was never considered contributing.

Mr. Schwab displayed the HCPI inventory form from 1985 to show the lack of information on it. He said there are dozens of such forms.

Member Bienvenu thought it important whether it has contributing status, or non-contributing, or is non-statused. That shifts the burden in this application. He agreed with Member Guida asking what has changed since 1985. The house looks the same except for the wooden fence. It was considered noncontributing at that time and nothing was provided to change that designation. He would have a different point of view if it had been non-statused.

Chair Rios said it seems that City government did this in a rush and didn’t really study them.

Ms. Bechtol pointed out that the HCPI from 1985 actually shows the flares. The building was 50 years old in 1985 when designated as non-contributing.

MOTION: In Case #2021-003376-HDRB, 234 ½ Irvine Street, Member Guida moved to maintain the non-contributing status of the building and the yard wall.

The motion died for lack of second.

In Case #2021-003376-HDRB, 234 ½ Irvine Street, Member Biedscheid moved to adopt staff’s recommendation to upgrade the status of the building to contributing and designate the front, east façade #4 excluding the portal that appears to be non-historic, as primary, because of its communication of historic context to the neighborhood; and designate the yard wall as

noncontributing because construction, including the present features, appear to be questionable whether this is the yard wall in the aerial photographs. Vice Chair Katz seconded the motion.

VOTE: The motion passed by majority (3-1) roll call vote with Members Biedscheid, Bienvenu [with comment], and Katz voting in favor and Member Guida voting against.

Member Bienvenu explained his vote in favor was taking into consideration the comment by Chair Rios that the process in 1985 was not very thorough.

3. **Case #2021-003378-HDRB. 855 El Caminito.** Downtown and Eastside Historic District. Martinez Architectural Studio, agent for Elaine and Michael Brown, owners, requests a status review and primary facade designation if applicable for a non-contributing residential Structure. (Daniel Schwab)

STAFF REPORT

855 El Caminito is a single-family residential structure with accessory structures with non-contributing status to the Downtown and Eastside Historic District. It was begun in 1924 by John Gaw Meem with subsequent additions in the 1960s. An addition in 1972 covered the original east façade (Façades 13 & 31). The western Portal was added at the same time.

To the southwest is a secondary building. Originally constructed as a garage, it was converted to a Russian Orthodox chapel in 1968, which was enlarged in 1971. Subsequently it was joined to the main house by way of a connector. Some time after 1991, the decorative façade of the chapel was removed.

The house originally consisted of two separated addresses, the southern house (facades 1 – 9) was 860 Camino Ranchitos, constructed before the 1960s in a Spanish Pueblo Revival style. This structure is currently designated non-contributing.

On February 10, 2004, in case H-04-18, a rehabilitation of the structure was approved by the then “Historic Design Review Board”. However, this appears not to have been entirely executed. This included removing the non-historic east entrance, which is today still in place. In the staff report the east and west “elevations” are named primary. However, the current practice is to designate individual *facades* primary. The aforementioned elevations comprise numerous facades.

STAFF RECOMMENDATION

Staff recommended that the structures retain their historic designation as contributing and that facades 16, 26, 27, 29, 34, be designated primary per Section 14-5.2(C)(2).

QUESTIONS FOR STAFF

Chair Rios clarified that there are three buildings. She asked what was connected to the main house.

Mr. Schwab displayed the main house and its connection by an enclosed portal to a second free standing house.

Chair Rios asked if correct that of the portions indicated as primary, none of the portals are historic.

Mr. Schwab confirmed they are not historic.

Member Guida asked for clarification. The diagram suggests that the chapel is non-historic, so why look at façade 16 as a primary façade.

Mr. Schwab explained it was constructed as a garage and then as a chapel in 1968 and was enlarged in 1971. He noted the old and new portions on the façade and the evidence of the original form.

Member Guida asked the current status of the building. The diagram says non-historic.

Mr. Schwab replied it is contributing, it is the architect's diagram. He offered to check the GIS.

Member Guida asked to clarify if the entire west side of the house, including what was described as the kitchen, is all outdoor, all portals.

Mr. Schwab indicated it is an indoor kitchen.

Member Guida asked if the Board is to designate on the main house, the façades that are somewhat buried. He confirmed they wouldn't be recovering the portion buried inside the kitchen, only what was partially seen.

He asked if beyond the portal, were they to designate any façades on the east façade.

Mr. Schwab said he was suggesting that the two wings fronted by façades 29 and 34, have nice windows and is proportionate. The character of the historic building is the rectangular area. What lies beyond façades 31 and 32 is not a portal, but large windows.

Ms. Ramirez Thomas clarified that facades do not have to be visible or publicly visible to be designated as primary.

Mr. Schwab said he thought Member Guida was asking if façade 26 used to continue to the corner but is now enclosed in the building as part of the primary.

Member Biedscheid asked Mr. Schwab to expand on the southern house built in the 1960s. She said that is old enough to be considered.

Mr. Schwab thought it didn't have the visibility or character found in the other building. He noted the HCPI from that building is in the packet and that he wasn't looking at changing the status but to clarify the primary façades.

Chair Rios asked if the older portion is designated as contributing.

Ms. Ramirez Thomas displayed 855 and pointed out the chapel.

Mr. Schwab said the entire thing is contributing.

Chair Rios confirmed that all the buildings are considered contributing.

APPLICANT'S PRESENTATION

Richard Martinez, 1524 Paseo de Peralta, explained the house is interesting and they integrated the house next door. He wasn't clear on what was contributing so he went by the presentations to the Board that indicate what is contributing or not. He developed the contributing diagram from the surveys. He was surprised the guesthouse is not contributing because it is fundamentally different than the house. Attempts to make it match the house with buttresses is somewhat clunky and it is an unsatisfying addition to the house.

He said he did not agree with staff recommendations on the primary elevations. Elevation 16, the front façade of the chapel, has been so altered and comparing it to the historic survey in 1991 shows significant changes. Elevations 26 and 27, under the portal in the back of the house, the original entrance is under a portal. That was added to the house and has been altered significantly. He thought it is not important. Facades 29 and 34 are beautiful but are not publicly visible. The façade with the most integrity and visibility from the street is façade #28 on the side. It is the only photograph included in the 1986 survey. He said he presented photos of that façade to the Board.

He asked Mr. Schwab to display the survey and noted there is historic evidence that John Gaw Meem had design influence on the house. Looking at the 1991 survey, façade 28 is the side where the old bedrooms and bathroom is and is still intact. He

pointed out the canales, lentils and windows are in the same position and visible from the street.

Chair Rios asked Mr. Martinez if façade 28 should be a primary façade.

Mr. Martinez replied *only* façade 28 should be primary.

Chair Rios referred to the portion he indicated where the portal is that wasn't visible. She thought in the photograph you could still see the historic portion of the house. She said portals can be torn down. She could still see what is under the portal and what is there contributes to the house itself.

Mr. Martinez said he did not disagree. It is a very charming façade and has the only arched door.

Chair Rios asked when what used to be the chapel, was redesigned.

Mr. Martinez replied according to the survey it was after 1991.

Mr. Schwab added the photograph is from 1991.

Mr. Martinez said the survey said, *"The future garage was turned into a Russian Orthodox chapel in circa 1968".* It changed after 1991.

Chair Rios asked why Mr. Schwab indicated this portion should be a primary.

Mr. Schwab said some details have changed, but the parapet hasn't been removed. The essential mass defines the character of the building and the door and window openings are original and historic. This is the face of the structure.

Member Guida confirmed that façade number 28 is intact and original.

He asked Mr. Martinez what prevented him from agreeing with staff's recommendation, at least on façades 29 and 34 on the wings.

Mr. Martinez explained they are not visible until you come onto the property.

Member Guida said one argument is the issue of how things are done now versus the way they were done before. Reading this you could say we can preserve bits of this, but the overall effect might be lost if the middle part no longer has integrity.

Member Bienvenu asked to see a street view of the property.

Elaine Brown (the owner), 855 El Caminito, was sworn. She added that it is unfortunate the that the meetings are structured so the Board could not see her plans. The plans show what they want to do to their home and came from books by people such as John Gaw Meem and others. She said we appreciate the history of this home. They know it has been "touched" many times over the years and are trying to bring it back to the John Gaw Meem vernacular. They love the historic home. She hoped that they had been able to visit her home. They would see the love and care they have put into it. They have made substantial investments and don't want to lose the authenticity of the home.

She talked with Nancy Meem Worth about the house, who told her to she should always say that her father did not design this house. He did substantial renovations and additions to the home. It has been accepted that the original façades of the house were 26 and 27 and they faced west. Hubert Galt owned land on Garcia Street ,and you came to the house from Garcia Street. The original structures of the house are now under the portal. Facades 27 and 26 facing east were the back of the house. There is no connector from the main house to the library, which was the chapel. The chapel was built for Mr. O'Sorgin who lived here for 30 years and was the chaplain at St. John's University.

Ms. Brown said what we are trying to do is out of love for the chapel, to bring back the façade to what it was in the 60s and 70s. They have no benefits for doing that other than love for what the building was. To her knowledge it is not a noncontributing building.

She said on what was called the "southern house" which we call our guest house that has a separate address, Mr. Martinez described it correctly. It is a plain little building trying to look like our main house. They want to add buttresses to the front of that.

Chair Rios advised Ms. Brown the Board could not get into future plans tonight.

Ms. Brown explained her point is that they love the history of the house and everything they do is in keeping with what John Gaw Meem would love.

Member Bienvenu addressed the applicant's comment about the Board seeing the property. He said it was unfortunate, but the Board is not able to during Covid.

Mr. Martinez noted that on the photograph displayed on screen the house was set way back and you could see façades 28 and 29. It is at the end of the cul-de-sac and other houses on either side.

Chair Rios asked Member Bienvenu if he was satisfied or should they look at Google Maps.

Member Bienvenu replied it was probably as close as they could get to the entry. He thought visibility was very small.

Mr. Schwab clarified when approaching the driveway, you see mostly façades 29 and façades 33 and 34 in the background.

Chair Rios indicated when she saw the guesthouse displayed it said it was non-contributing. She asked Mr. Schwab to clarify his comment that everything is contributing.

Mr. Schwab confirmed the whole thing is contributing.

Vice Chair Katz thought it appeared the east façade was visible from Ranchitos.

Mr. Schwab reminded the Board that primary façade designation does not have anything to do with public visibility.

Ms. Brown pointed out what they were looking at the guesthouse on screen.

PUBLIC HEARING

Stefani Beninato, previously sworn, said it doesn't matter whether a portal has been built in front of primary façades 26 and 27. A recent house before the Board was designated primary even with the portal and it was not historic. She felt 26, 27, 28, 29 and 34 and possibly 33 should be primary because they are part of the historic home. Whether publicly visible or a portal has been put in front does not matter. The chapel massing is the same. She was less concerned about that than the main house.

BOARD DISCUSSION

MOTION: In Case #2021-003378-HDRB, 855 El Caminito, Member Guida moved to designate façades 28 and 29 as primary. Member Bienvenu seconded the motion.

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

The motion failed.

MOTION: In Case #2021-003378-HDRB, 855 El Caminito, Vice Chair Katz moved to designate facades 26, 27, 28, 29, and 34 as primary. Member Biedscheid seconded the motion.

Member Biedscheid suggested façade 16 as worthy of preservation, excluding the non-original components.

Member Katz stated his problem was the façade had been changed so much since 1991 and the entire façade had lost what it was. He didn't accept the amendment as friendly.

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

4. **Case #2021-003382-HDRB. 618 Garcia Street.** Downtown and Eastside Historic District. John Padilla, agent for Manuel Garcia, requests a historic status review of a contributing structure. (Angela Schackel Bordegaray)

STAFF REPORT

Ms. Bordegaray reported 318 B Garcia is a Spanish-Pueblo style building contributing to the Downtown and Eastside Historic District. According to the owner and the site plan showing its construction sequence, the owner's grandfather built the house, and six generations of the Garcia's have lived there. The current owner resides in the house with his family. Its original 1,421 portion, dates to the 1920s. A 1950s change added 208 sf onto the south elevation of the original house. The 1980s remodel added 330 sf onto the original house's east elevation. Since 1995 significant changes have been made to all elevations that include replacing historic windows with aluminum clad windows; shifting the front entry door from the west side of the north elevation to its center; closing up of a door opening, altering window and door openings, yard wall renovation, and a wheelchair ramp was added to the front of the house on its north elevation in 1984. The applicant provided a detailed letter of the property's history, along with supporting documents and images that show its evolution.

The applicant requests a downgrade to the building's historic status from contributing to non-contributing.

STAFF RECOMMENDATION

Per Section 14-5.2(C)(2)(a), Regulation of Significant and Contributing Structures in the Historic Districts, staff recommended downgrading the building's historic status from contributing to non-contributing due to multiple and substantial alterations that have eroded its overall historic integrity. Those changes have resulted in the removal of historic material, room additions, relocation of doors and windows, the addition of a tall yard wall on its northwest elevation, and the wheelchair ramp on its front façade.

QUESTIONS FOR STAFF

Chair Rios asked if there is an indication of the historic footprint of the house.

Ms. Bordegaray pointed out the original footprint on the diagram from the 1920s.

Chair Rios asked to confirm some of the historic footprint remains.

Ms. Bordegaray replied yes, but there were a lot of changes, mostly on the window and door that replaced historic material.

Member Bienvenu asked if any of the changes referred to were approved by the Board or the City.

Ms. Bordegaray replied there appear to be no records for permits for any of the work done.

APPLICANT'S PRESENTATION

John Padilla, PO Box 22986, Santa Fe, was sworn. He mentioned with him was Manuel Garcia, the owner of 618 B, Garcia Street, who would like to provide history tonight. He thanked Ms. Bordegaray and Ms. Ramirez Thomas for help with the preparation of the case.

Mr. Padilla displayed the original 1937 survey, and the site and footprint of the house. He showed the 2010 lot split and 618B property starting at Garcia Street. The lot split divided 618 1/2 with the leg of the property the narrow access point for 618 1/2. He explained that 620 Garcia Street faces the street. The access for 618 A is through the Access and Utility easement which creates a driveway. That allows 618 B to access his house and parking through the 618 A property. The majority of the wall is on the property of 618 B and a small portion in 618 A.

He wanted to show this information and access because they are not able to visit the site. He noted the property line for 618 B and the access to the driveway for 618 A. He said the material along the north property line of the applicant at 618 B, belongs to the neighbor residing at 618 A. The location of the parking lot and applicant's property as shown in the survey was indicated.

Mr. Padilla pointed to numerous things on Mr. Garcia's property that were not part of his improvements. They had been placed there by the resident of 618 A. A photograph of the original door and window in the 1995 appraisal was shown. He stated he wanted to be clear that Mr. Garcia acquired the property in 2007. All of the improvements to the house and yardwall were before Mr. Garcia acquired the property.

He explained on the earlier conversation of the Board about the historic designation of the garage and a pitched roof, there is a pitched roof here. Two parapets

were added on the historic footprint in the mid-1970s. He noted how low the canale is because of the pitched roof in the center of the historic footprint. The parapets and pitched roof were added to the historic flat roof of the original structure.

Mr. Padilla said Chair Rios had asked if the footprint is visible, and it is. However, it has been significantly changed over the years because the pitched roof was added. He showed photographs of the 1950s and the 1960s with the pitched roof. As mentioned, significant changes have been made to the historic openings in the original 1920s footprint and in the 1950s/'60s footprint. He indicated Mr. Garcia wanted to present at this time.

Manuel Garcia (the owner), 618 B Garcia Street, was sworn in. He provided a history of the Garcia family and how the home came to be built. The home was passed down and he acquired the home from his father in 2007. He said he wasn't asking for a status downgrade because he wanted to alter the integrity of Garcia Street and, or the historic district. His request is because his home has been altered many times, including the front façade with the wheelchair ramp. That was built around 1985 for his grandmother.

Mr. Garcia said he did not feel the property fits the category of contributing because of the alterations prior to his ownership. Should he decide to remodel, he will always keep the characteristics required by the historic code. This is not only historic to the City, but also the legacy of his family and the family values he was taught. He stood for questions.

PUBLIC HEARING

Ms. Beninato, previously sworn, thanked Mr. Garcia for the history. She said however, it is a historic house, and the additions were done before 1960. The only openings substantially changed are on the north side. It appears the window material was replaced on others, but the openings were not changed. If that is the case, those façades should be considered, regardless of primary or not. The house itself has an historic footprint. She said more clarification would be helpful.

Catherine Sayler, 634 Garcia St., #8, was sworn in. She wanted to make two points about the requests. She and her brother own three houses that are about 400 sq ft on the west side of the large Garcia Compound. She is in the Webster Compound. She explained the land was bought by Webster and he hired the Garcia's to build these art studios. They have been on the property next to the Garcia's property for 40 years. She absolutely supports allowing Mr. Garcia to downgrade the façade. First, because it is not visible, and she has watched generations of the Garcia's who have modified their property as they needed. It has always been a lively property and the family is always active. When Mr. Garcia and his wife got the property in 2007 they immediately improved

it, and she has seen all of the improvements. All of them were done tastefully and historically and she trusts that will continue.

She stated, regarding Chair Rios' question on the original footprint from the 1920s, her house was also built in the '20s. When she visited the Garcia house, she saw nothing of the 1920s touches that is in her home. She didn't know when those disappeared, probably the 50s and 60s. She supports trying to keep the historic appearance, but this has just been changed too many times. She asked that the family not be locked in because the property has been changing for years.

BOARD DISCUSSION

Member Biedscheid thanked Mr. Garcia for providing his family's history, which goes to the point of a motion she will make. When a vernacular property remains in the family for generations, such as this has, there is every reason to understand its vernacular development will be best preserved by the family. They have been great stewards of the property and the Board has every reason to believe they will continue that.

MOTION: In Case #2021-003382-HDRB, 618 Garcia Street, Member Biedscheid moved to downgrade the status of the property to non-contributing. Member Guida seconded the motion.

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

Chair Rios said it is once in a blue moon they see families stay in their family home. She hoped Mr. Garcia would pass this on to the next generation.

5. **Case #2021-003369-HDRB. 1290 Lejano Lane. Downtown and Eastside Historic District.** Architectural Alliance, agent for Robert Burke, proposes to build a pool and two outbuilding freestanding structures. (Angela Schackel Bordegaray)

STAFF REPORT

1290 Lejano Lane is a 4,444 sf single-story residence built in the 1990s listed as non-contributing to the Downtown and Eastside Historic District. It is Spanish-Pueblo style with Spanish-Mediterranean accents such as sloped red clay tiled roofing and overhangs. The house faces Lejano Lane.

The applicant proposes to:

1. Add a 276 sf pool with a 3‘-0” wide continuous ancient stone concrete coping and deck.
2. Add a 570 sf retractable enclosure for the pool that is +/-20’-0” wide x 28’- 0” long. The enclosure will be made of aluminum and glass. The overall height of the new enclosure will be +/- 7’-7” tall and have four retractable sections. The height is below the maximum allowable height for this streetscape.
3. Add 32 sf freestanding mechanical structure at the pool’s south end. The proposed pool and equipment outbuilding will be located behind the main house and garage to the southwest. The site is not publicly visible. The outbuilding will be 4’-0” x 8’-0 and have a sloped tile roof, measuring 10’ – 4” at the top of its pitch. The structure will have an arched lighted nicho on its east elevation with inset tile. Its south elevation will have two 3’ wide by 6’ – 8” tall, rusted metal doors. The applicant will provide details about this tile.
4. The equipment outbuilding will be stuccoed El Rey “Suede” to match main house.
5. New roof tile will match tile roof on main house entry.
6. Pool deck and coping will be “Antique Biblical Stone” by Ancient Surfaces.
7. The retractable pool enclosure’s aluminum supports will have a Bronze finish.

Existing coyote fencing along west, south, and east property lines will remain.

STAFF RECOMMENDATION

Staff recommended approval of the proposed project and found 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 Ms. Bordegaray agreed the retractable structure resembles a green house.

Ms. Bordegaray replied it is like a greenhouse so there are probably similar structures for greenhouses. She noted there is no public visibility.

Member Biedscheid asked the height of the coyote fencing.

Ms. Bordegaray thought it six feet, possibly taller in some places. The applicant could confirm that.

Member Biedscheid asked if the new storage building has what is considered a pitched roof and needs to be evaluated under that code.

Ms. Bordegaray explained it does have a slight pitch. She thought it arguable if it needs to adhere to the 50% standard. She thought the red clay tile was more an accent feature.

APPLICANT'S PRESENTATION

Eric Enfield, 612 Old Santa Fe Trail, was sworn in. He noted that the site plan shown earlier was not accurate because one building was deleted. He showed the building that remained from the courtyard side that was Katherine Clemens' house. His client has a therapeutic pool with a dome which is required to reduce water loss. That allows the pool to be used year-round, because both the husband and wife do aquatic physical therapy. The clay tile was used because the house also has clay tile and a sloped roof. Mr. Enfield noted This will not disturb the plaza that can be seen in the photograph. He explained this pool structure is more inclusive and a full-blown pool structure would be higher.

Mr. Enfield addressed Member Biedscheid regarding the fences that could vary quite a bit around the property. There is a Tuscan theme because the house has that feel. He described the stacked stone walls around the property on all but one side. The pool enclosure will be aluminum, so it is not accentuated. The purpose is to use the pool year-round, and a cover is a requirement. He thought the Board would be seeing more of this type of cover, but either way it prevents them from building a much taller structure.

QUESTIONS FOR APPLICANT

Chair Rios asked if the structure over the pool is publicly visible.

Mr. Enfield replied it is not visible by the public.

PUBLIC HEARING

Ms. Beninato, previously sworn, asked why this pool requires a covering and the one at Arroyo Tenorio does not. She thought fencing is required, but not a covering. She said if the covering prevents water loss it is good but will be a challenge in the Historic District.

Chair Rios recalled a greenhouse on Arroyo Tenorio, but not a pool.

Ms. Beninato said there was a pool there as well and was a reason a greenhouse could not be further from the street.

BOARD DISCUSSION

Vice Chair Katz said he suspects other pools in Santa Fe are required to have a cover but the kind that is flat against the water and rolls back. However, he thought this was fine because it is set down and not visible.

MOTION: In Case #2021-003369-HDRB, 1290 Lejano Lane, Vice Chair Katz moved to approve the application as submitted. Member Bienvenu seconded the motion.

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

6. **Case #2021-003374-HDRB. 911 Camino Santander. Review Historic District.** Mark Naktin, agent for Charles Weiss and Dianna Brown, owners, proposes to construct an 850 sq ft freestanding accessory Structure on a non-contributing residential property. (Daniel Schwab).

STAFF REPORT

911 Camino Santander is a non-historic single-family residential structure in the Downtown and Eastside Historic District.

The applicant proposes to construct a freestanding 924 square foot guest house to the north of the existing house. The structure will be constructed to the maximum allowable height of the 14 feet 0 inches. It will have a flat roof with parapet and stucco walls colored "Buckskin". Windows will be "Bronze" clad Marvin windows with divided lights. A Steel trellis in natural blackened finish will be constructed on the south façade. Exterior lighting will be half-round southwestern clay sconces.

STAFF RECOMMENDATION

Staff recommended approval of the proposed project and found 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 to see the color rendition of the project. She asked if the existing house has rigid edges.

Mr. Schwab said they're a little bit rounded on the edges but a little sharper than traditional Spanish Pueblo style.

Chair Rios asked if the glass shown is glass windows that don't operate.

Mr. Schwab didn't know, but said this location is totally in a nonvisible location on a non-historic site and building.

APPLICANT'S PRESENTATION

Mark Natkin, 1305 Lujan St., was sworn in. He stated the building is pretty straight forward. Regarding the glass, it is three doors. There is not a whole lot of detail on the house as it is designed to blend in with the house that is there. It is not publicly visible.

PUBLIC HEARING

No one from the public commented.

BOARD DISCUSSION

MOTION: In Case #2021-003374-HDRB, 911 Camino Santander, Member Guida moved to approve per staff recommendations. Member Biedscheid seconded the motion.

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

7. **Case #2021-003370-HDRB. 310 Magdalena. Downtown and Eastside Historic District.** Luca Mario-Baker, agent for Quincy Sweeny, proposes to add onto a primary façade of a contributing building and reconfigure and add to a contributing yard wall. The applicant requests an exception to 14-5.2(D)(2) for additions to primary facades. (Angela Schackel Bordegaray) ***(Postponed to April 27, 2021)***

8. **Case #2021-003380-HDRB. 806 Don Gaspar Avenue.** Don Gaspar Area Historic District. Daniel Strongwater, owner and agent, proposes to reroof a contributing structure. An exception to Section 14-5.2(D)(6) is requested to change the existing roof *material*. (Daniel Schwab)

Ms. Ramirez Thomas reported the applicant just sent an email requesting to postpone this case to April 27, 2021.

MOTION: In Case #2021-003380-HDRB, 806 Don Gaspar Avenue, Member Bienvenu moved to postpone to April 27, 2021. Member Guida seconded the motion.

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

9. **Case # 2021-003373-HDRB. 213 Barela. Westside-Guadalupe Historic District.** Lightfoot Inc., agent for Linda Thiebauth and Arlene Kock, owners, proposes window replacement, restucco and re-roof on a contributing Structure. An exception to Section 14-5.2(D)(5)(a)(i) to replace historic windows on a primary facade is requested. (Daniel Schwab)

STAFF REPORT

213 Barela Street is a residential structure with contributing status to the Westside-Guadalupe Historic District in a simplified Spanish Pueblo Revival style.

The structure was probably built in before 1948, originally as an L-shape, with the southeast corner add to create a rectangular footprint. The left portion of façade 1 and all of façade 2 were designated primary. A window assessment was prepared to determine whether the historic windows on the primary facades could be repaired.

The front façade (2)a faces west. It has an approximately centered front door and historic deeply inset wood windows on either side.

The south façade (1) is publicly visible. The front portion comprises the original footprint, while the rear shows a parapet height change and inflection where the addition was constructed. There are two historic windows and a canale on this façade.

The north façade (3) is publicly visible. It has three windows, the outer ones being historic wood windows, the center one being an original with a plexiglass sheet placed over it.

The east façade (4) is not publicly visible. It faces the rear and has the same layout as the front façade with two deeply inset wood windows and a centered door.

The applicant proposes the following:

1. Replace windows 1 through 8 with simulated divided light windows with identical light patterns as the original. They will be clad with the color “Evergreen.”

a. This item requires an exception to replace windows 1 and 8, which are both rated by the expert to be in “poor” condition and unfit to be repaired.

2. Replace the glass on window 9 with insulated glass.

a. This likewise requires an exception to replace historic glass. The glass is cracked and cannot be repaired.

3. Re-stucco the house and rear shed using cementitious stucco colored El Rey “La Luz.”

4. Re-roof with a Bri roofing, matching the existing roofing material.

STAFF RECOMMENDATION

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

Mr. Schwab said there are nine windows and eight are being replaced. He showed slides of the structure and the west elevation (primary). He showed the south façade and the windows that requires an exception. The other windows that are also historic may be replaced without requesting an exception.

QUESTIONS FOR STAFF

Chair Rios asked on the west façade, if the applicant was proposing to replace these windows in kind.

Mr. Schwab indicated the applicant could answer that.

Chair Rios asked Mr. Schwab if he agreed with the responses for the exceptions.

Mr. Schwab replied he does agree. Mr. Cherry is an expert on the windows and did a thorough evaluation and has concluded they need to be replaced.

APPLICANT’S PRESENTATION

Scott Cherry, 2351 Fox Rd., was sworn in.

Chair Rios confirmed with Mr. Schwab that the west façade was primary.

Chair Rios asked Mr. Cherry if the windows proposed on the front façade would be replaced in kind.

Mr. Cherry asked to correct that on the west façade, they do not propose to replace the picture window to the right of the door. They plan to replace the other windows and they will be replaced in kind, in shape and configuration. The only difference is they propose an aluminum clad exterior, wood window.

Mr. Schwab pointed out window #9 and the proposal is to replace the glass, not the frame.

Mr. Cherry explained the glass is cracked but the frame will remain. He assumed that is classified as repairs and maintenance.

PUBLIC HEARING

Ms. Beninato, previously sworn, said she is happy that Mr. Cherry says the plate glass is good. She thought the window on the south side appeared to only need a pane opposed to being damaged.

Chair Rios asked Mr. Cherry to comment on that window.

Mr. Cherry said two conditions prevented him from rebuilding a window. One is decay and rot, and the other is warpage. Most of the windows are warped and the window on the south to the extent it cannot be straightened. The entire unit will have to be replaced.

BOARD DISCUSSION

MOTION: In Case # 2021-003373-HDRB, 213 Barela, Member Bienvenu moved to approve the project as submitted per staff recommendations and finds that all the exception criteria has been met to replace the historic windows. Member Guida seconded the motion.

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

10. **Case #2021-003371-HDRB. 302 Sena Street. Don Gaspar Area Historic District.** Scott Cherry, agent for Julie Gallegos, proposes to construct a structure to a height of 18'-2" where the maximum allowable height is 15'-8" on a vacant lot. The applicant requests an exception to 14-5.2(D)(9)(d)

for a pitched roof and 14-5.2(D)(9) to exceed the maximum allowable height. (Angela Schackel Bordegaray)

STAFF REPORT

The applicant wishes to construct a new 1,153 sf building with a 228 sf portal residence in the Don Gaspar Historic District on a 2,874 sf vacant lot. The lot is situated between a Mission Revival style residence and a Spanish-Pueblo Revival building. The architectural style is bungalow with a hipped, intersecting gable pitched roof and a front porch with a shed-roofed portal. The proposed height is 18'-2 ½: the maximum allowable height in this streetscape is 15'-8". The applicant is requesting an exception to the height standards. The applicant also proposes an 8/12 pitched roof in a streetscape of fewer than 50% pitched roofs. Staff determined that the 50% pitch threshold in the applicable streetscape was not met. The applicant requests an exception to this portion of the historic preservation code.

Windows and entry door will be Sierra Pacific simulated divided light wood door, casements, and awnings, clad in the color "Linen," a neutral white. To match the windows, exterior woodwork also will be painted "Linen."

Proposed roofing will be 24" metal panels Metal Sales "5V Crimp" panel in "Burnished Slate" color, a dark bronze. All exposed wood members (beams and posts) and facias will be painted to match window finish in white or linen.

The applicant proposes three skylights on its east elevation; two skylights on its west elevation; and one skylight on its south elevation. The applicant has not provided details about the skylights.

The applicant proposes a 4'-8" coyote fence with irregular height tops. The fence will be punctuated by three 16" x 16" stuccoed pilasters at the same height (4'-10") and two pilasters of the same height surrounding a wooden gate located at the center, also of the same height. The maximum allowable height for fences and yardwalls is 4'-10". The fence will have a wooden gate at the same height. The applicant is proposing a vehicular gate of coyote fencing, also of the same height.

Exterior wall finish will be cementitious stucco, bull nosed in El Rey color "Adobe." The proposed stucco pilasters will be stuccoed to match the house.

STAFF RECOMMENDATION

Staff found that the proposal meets the design standards for 14-5.2 (A) for the Don Gaspar historic district.

Staff does not find that the applicant has met all criteria for exceptions to Sections 14-5.2 (D)(9)(C)(ii)(B) regarding pitch height or for 14-5.2 (D)(9)(C)(ii)(B) with respect to pitched roofs in applicable streetscapes.

QUESTIONS FOR STAFF

Chair Rios asked Ms. Bordegaray to describe the streetscape, particularly in terms of height.

Ms. Bordegaray explained with respect to heights, the Don Gaspar Historic District is mostly single story buildings with a variety of roof heights. Most are flat with parapets and a few pitched roofs. The yard walls and fences, if present, are low and not consistently maintained. Taller yard walls and fences are characteristic of the streetscape that exceed the maximum allowable height.

Vice Chair Katz said he was confused because she said this meets the design criteria, but she didn't believe the exceptions were met. He asked if it shouldn't be that it does not meet the design criteria.

Ms. Bordegaray explained reviewing the building, she found the style compatible with the streetscape, without a pitch and without exceeding the height. Those are different standards.

Vice Chair Katz said that helped. He noted a house directly across the street on Google appeared to have a pitched roof.

Member Guida added he also saw a slightly pitched roof across the street. The house across the street was displayed on Google Street view.

Chair Rios asked if correct that the applicant asked for an exception because most of the houses in the neighborhood have flat roofs.

Ms. Ramirez Thomas agreed. She noted fewer than 50% have a pitch roof.

APPLICANT'S PRESENTATION

Scott Cherry, previously sworn, said the considerations to design it this way and ask for the exceptions were based mainly on the small lot size. They do not want a two-story house and the setback requirements also make that improbable. He tried to accommodate the needs of his clients for a two-bedroom, two bath house with additional

space for an office. He thought the height diminutive. The lower pitched roof is about 2 inches above the allowable height and a small area exceeds the allowable space. A parapeted, flat roof on this lot at allowable height would be more imposing than his design. This is also lower than the highest roof of the other pitched roofs on that street.

QUESTIONS FOR APPLICANT

Chair Rios asked how far back the house is from the property line on Sena St.

Mr. Cherry thought it about 7 feet.

Chair Rios asked if that is common in the area.

Mr. Cherry explained it is in the sense there are a lot of front yards on that street, but it varies.

Chair Rios asked how far back the house is from the sidewalk and how much open space will be left.

Mr. Cherry explained a portion of the entry protrudes in front of the rest of the façade. He checked to confirm that the front is setback 7 feet, and the rear and sides are 5 feet and is 48% of the lot coverage. The applicant wanted outdoor space and there is a courtyard portal area in the front for outdoor living. That leaves 52% uncovered space not used.

Chair Rios asked the color of the metal roof and if the roof is like a standing seam roof.

Mr. Cherry explained the color is a bronze, dark brown and a sample was provided. He explained the roof mimics the standing seam with flat areas with V-crimp ridges. They stand about the same height as a standing seam roof but are more resistant.

Chair Rios asked if the skylights proposed were publicly visible.

Mr. Cherry said yes, there are four skylights proposed for the front side of the house and a fifth tucked behind a gable, that may be slightly visible. Four skylights measure 2’ x 4’ and one is 2’ x 2’ and will be painted the same color as the roof.

Chair Rios asked to see the elevations and wanted more detail on the roof.

Mr. Cherry explained the skylights are deck mounted and flush with the roof at the base and they sit up off the roof about 3 inches. He noted the elevations. He said if

standing across the street you would see the view of the top two elevations. The skylights are on the pitched portion of the roof on both sides of the gable that faces the street. It is barely visible.

Member Biedscheid asked staff if there is a 40% maximum requirement for lot coverage in the historic district.

Ms. Ramirez Thomas said there is none, it is all underlying zoning.

Member Guida said this is a very small lot. In the name of providing housing in Santa Fe and density, this project is an admirable effort. It should be supported in the city. Infill development is good, and he applauds the project from that standpoint. And the planning makes good use of the lot. Most streets in Santa Fe have a 7 foot setback from the street. He said he enthusiastically supports variety in this neighborhood. He thought a sloped or pitched roof is a good addition and adds variety in this neighborhood.

He continued that having said that, they need to be harmonious in context. The Board has discussed that height is not the same as scale and something can be tall but in scale with the neighborhood.

Member Guida said he was struggling with the first story because it seems extremely tall. He knew they were doing that to gain a loft but questioned if by not building a two-story house it caused an appearance of a big hat on top. Therefore, it is not harmonious. He thought a stepped or second story would be more in scale with the neighborhood.

Mr. Cherry said he considered that from a design standpoint. He pointed out how the portal nests underneath the roof. The beams making up the portal slightly cover the headers on the doors and windows and the front door area is 6 foot eight. The loft and the desire to nest the portal under the roof to create visual dimension, looks better than the portal being an extension of the roof. A lot of that was criteria. He tried to squeeze the roof down on top of that. He thought the top hat effect might be increased by the small footprint of the house at 1153 sq. feet.

Chair Rios asked the interior ceiling heights.

Mr. Cherry explained to meet the criteria for insulation and structural truss requirement, the peak height inside is 16 feet and the lower pitched roof area the peak height is 14’8” feet. It is about 8 foot 6 inches at the wall where the pitch intersects the wall.

PUBLIC HEARING

Stefanie Beninato, previously sworn, asked that the Board deny the exceptions. She thought this will be an accessory dwelling unit with only a 5 feet setback on the rear property line. It is perfectly fine and infill is great, and the house is nice, but it is not a hardship not to have a pitched roof for an office. The applicant could have office space in the other bedroom. There is also a portal of about 240 sq. feet so is overall closer to 1400 sq. ft lot coverage. Also, the fencing should be lower to be similar with others in the area.

Mark Khano, 300 Sena Street, was sworn. He lives next door to the property. He has seen the plans and thought they were nice and supports the construction. He is very comfortable with this project.

BOARD DISCUSSION

Member Bienvenu said he was sympathetic to the application. But he did not find the exception criteria, which is stringent in this case, to be conclusively demonstrated per the ordinance. He said to approve this would be rewriting the ordinance for this district.

MOTION: In Case #2021-003371-HDRB, 302 Sena Street, Member Bienvenu moved to deny the application on the basis of staff's responses to the applicant's requests in entirety for the exception and finds that the exception criteria for both roof height and pitch has not been met conclusively. Member Biedscheid seconded the motion.

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

Chair Rios reminded the applicant about the option to appeal or come back with a different project.

11. **Case #2021-003387-HDRB. 220 Otero Street. Downtown and Eastside Historic District.** Architectural Alliance, agent for Otero Partners LLC, propose an addition of 11,175 sq ft to a non-contributing structure, a remodel of and an addition of 575 sq ft to a contributing structure, and to construct a 1,218 sq ft casita. Exceptions are requested for the remodel and addition on the contributing structure to add to a primary facade (14-5.2(D)(2)(c)) and for removal of historic material (14-5.2(D)(5)(a)(ii)). (Nicole A. Ramirez Thomas/ Daniel Schwab)

STAFF REPORT

220 Otero Street is a property with two Territorial Revival style buildings which were reviewed by the HDRB for historic status in 2017. The McKee Office Building (a.k.a. the "McKee Building") was built in 1953 by Robert McKee's construction company. The other building on the property was the caretaker's residence and garage annex built in 1953. The garage and annex building has been significantly modified since the time of construction.

The Board designated the McKee Office Building as contributing and made the east (façade/ elevation 1), north (façades/ elevations 2 and 3), the west (façade/ elevation 4), and the south (façade 5) as primary. Please note that in 2017 elevations were designated not façades, hence description used in the previous sentence. A façade/ elevation diagram is provided with this report. The garage and annex building were designated as non-contributing.

HISTORY

McKee General Contractors, Inc. constructed the Manhattan Project buildings as well as other World War II era and post-war private and governmental development in New Mexico, Arizona, Colorado, Utah, California, and Hawaii. McKee constructed the original St. Vincent's Hospital (now the Drury Plaza Hotel) in Santa Fe.

The property was originally the location of Levi A. Hughes estate. Hughes was the former vice president of First National Bank. The Hughes estate was demolished in 1952 to make way for the McKee Building and caretaker's residence. The McKee Office Building was designed by W.C. Kruger and built by McKee.

<u>McKee Office Building (Contributing)</u>

The McKee Office Building is an L-shaped building of approximately 8,589 square feet with 5,705 square feet composing the ground floor and 2,545 square feet composing the finished basement. From Washington Ave. there is a long concrete walkway to the west entry of the building. Flagstone steps and iron railing lead to a wood portal which was built in the 1990s. The west entry has double doors with side lites and the doors are not historic.

The east entry from Otero Streets enters from an open courtyard and a small Territorial style portal covers the entry. The glass entry door with top transoms is non-historic. A 150 square-foot addition to the east elevation at the south of the courtyard was added in the 1990s.

Mr. Murphey describes the style of the building as a "modernistic interpretation of the Territorial Revival style." The exterior materials of the building are painted brick, unpainted brick, and split-face sandstone. The building foundation is concrete, and the

windows are double hung, multi-lite wood windows. The current trim is blue. One bay window exists at the southeast corner and is original to the building.

Known changes that occurred to the building are from 1993 and include replacement of windows and doors, addition to the south elevation at the courtyard, new entry at the courtyard, and addition of a portal and porch to the west elevation at the entry.

The character-defining features of the building are the brick coping and simple portal at the east entry which is modern in design and harkens to the Territorial Revival style. In addition, the design and shape of the building was intended to reflect midcentury modern ideals of efficiency with its cross-axial layout. The west entry, while its character has changed due to an addition of a portal, retains the steps and stoop. It is also important to the character of the property as it is the entrance visible from the long path leading to the building from Washington Avenue and the general balance of design can be gleaned from this elevation. A historic retaining wall lines the south perimeter of the property along the walkway as well. The walkway to the west entrance is not of historic material but is a defining character of the property and is inherent to the design of the building. The window and door replacement in the 1990s does not seem to have affected the massing of the building at the east and west elevations as the symmetry of windows and doors appears to remain.

McKee Caretaker's Residence and Garage Annex (Non-contributing)

The caretaker's residence and garage are located to the northeast of the office building. The building is approximately 3,054 square feet and is built in the Territorial Revival style. Additions to the building have Territorial Revival details. The residence and the garage were once separate buildings. They may have been joined together in the 1980s. The second story addition was also added in the 1980s and the doors and windows were replaced at that time as well. This building, formerly two buildings, has undergone a great degree of change over the course of its history though an attempt has been made to create continuity between it and the office building through the Territorial Revival character noted on the building.

CLARIFICATIONS/CORRECTIONS TO THE APPLICATION

The applicant responded to exception criteria for four exceptions where only three exceptions are required. This was due to a misunderstanding regarding the primary façade designations. A review of the primary façade diagram/map and the Board Action Letter from the historic status review case clarified this. As such the three exceptions required are: addition to a primary façade for the addition to the south elevation of the McKee Office building and for the creation of an exit on the south elevation for the basement stairs (14-5.2(D)(2)(c)) and for removal of historic material/creating an opening where one does not currently exist (14-5.2(D)(5)(a)(ii)). To sum up, exception

responses 1, 2, and 4 as provided by the applicant are needed. Exception response 3 can be disregarded.

PROPOSED REMODEL

The applicant now proposes to remodel the property so that it may serve as a hotel.

Proposed McKee Office Building remodel:

1. Addition of 513 square feet to the south side of the building. An exception is requested to add to a primary façade (14-5.2(D)(2)(c) (see exception section below).
2. Addition of a window on the south side of the building. **Note: An exception response was provided for this however one is not required.*
3. Remove a window on the south side of the building. An exception is requested to remove historic material.
4. Addition of a door to the north side of the building where a window exists. An exception is requested to alter an opening on a primary façade by removing material below from the sill and below (14-5.2(D)(5)(a)(ii)).
5. Addition of a detached pergola on the north side of the building.

Proposed Casita west of the McKee Office Building:

1. The casita will be a 994 square foot structure with a 224 square foot portal built in a simple Territorial Revival style to a height of 12'-9".

Proposed Garage and Annex remodel:

1. Addition of 11,175 square feet (addition to footprint) to the existing 2,152 square foot (existing footprint) of the garage and annex building. The garage an annex is an existing two-story structure. The proposed addition is also two-stories. The height of the addition will be 24'-0" which is 10" lower than the existing height of the existing garage and annex.

Proposed Finishes for All Structures:

- Stucco will be Sto "Suede."
- Window and door cladding, facia, metal columns, and railings will be Pella "Iron Ore."
- Paint color for existing brick on the McKee Office Building and the garage and annex will be Sherwin Williams "Utaupeia."
- New brick coping will be Kenney Brick "Charcoal and Chocolate Blend."

- Areas with stone veneer will be “Suede Rubble.”

STAFF RECOMMENDATION

Staff recommended approval of the application and finds that it complies with 14-5.2(D) General Design Standards for All H Districts and 14-5.2(E) Downtown and Eastside Historic District. Staff did not agree with all exception responses, but the applicant can provide further response at the hearing to expand on their design considerations.

QUESTIONS FOR STAFF

Member Guida asked the proposed use.

Ms. Ramirez Thomas replied a hotel.

Chair Rios asked the impact of the 11,175 sq. ft. on the streetscape.

Ms. Ramirez Thomas thought it significantly low because of the way the lot is oriented. It is not very visible from Otero Street. Most of the visibility is probably from Paseo de Peralta from behind the bank, with a small amount visible from Washington.

Chair Rios asked if even as a two-story she did not feel it could be seen.

Ms. Ramirez Thomas explained it will be visible, but she thought in terms of scale and the slope of the lot orientation it will not be as visible or seem as massive.

Chair Rios said she would guess some of the heights vary.

Ms. Ramirez Thomas replied there is some variation of the height. She showed the surrounding area.

Vice Chair Katz asked where the parking would be located.

Ms. Ramirez Thomas said she would let the applicant respond to that.

APPLICANT’S PRESENTATION

Eric Enfield, previously sworn, asked to clarify a couple of things. He noted sheet #2 compared with the site plan, Ms. Ramirez Thomas had commented the stairs to the basement were on the outside. However, an addition was done on the north side that covered the stairs and that was approved in 1990s. The north façade of the wing of the main building is new and the site slopes down and the building also does. Two elevators serve the building and the view from the north side of the main building has a sidelight. He wanted to clarify that should have been divided. It was an error on the drawing.

He said this is an appropriate downtown infill project in the BCD District. He showed how it goes through the middle of the annex building. To the right is the East Marcy/Palace subdistrict and to the left is the Marcy District. He was told to comply with the Marcy District with the proposal. He read from City Code that the BCD District purpose is to encourage a mixture of land uses, including residential such as this; is designed to promote the District's economic well-being while preserving unique architecture, townscape and aesthetics that foster a strong tourist industry and sustain the quality of life, sense of humanity and historical identity of the District. Per the City's Code, townscape sub standards talk about the intent to preserve overall aesthetics of the BCD; maintain diversity among the subdistricts by having different requirements and height allowances, to protect the unique features, including comprehensive planning, public benefit uses, urban design innovation, and enhancement and of economic vitality and district, and to preserve the enhancement, character and quality of the area in the subdistrict's location by elimination of adverse impacts or potential irreversible impacts upon the communities, surrounding neighborhoods or other approved projects and redevelopment of areas with weak townscape qualities.

He provided history of the height and why they felt this project complements the intent of the BCD District and subdistricts the project is in. Marcy District allows 42 feet in height and this does not exceed 24 feet. There are no lot coverage restrictions, and this provides 47% lot coverage over the site. No proposed walls are over the maximum height of 4 feet. Marcy has no setbacks; the East Palace is more restrictive.

Mr. Enfield said originally the property was an old estate and in 1952 the City allowed all of the historic structures on site to be bulldozed. The main building and annex were built in 1953 as single story. In the early 1990s, the new owner remodeled the annex and main building and replaced all of the historic windows and doors. The extensive alterations included a new addition in the north Otero courtyard on the façade to enclose the basement stair. The large entry portal was built in the front and the brick was repainted. On the annex, the second story office space was added, and all doors and windows were replaced, and the brick was painted. The remodeling changed the character of both buildings and the main building is still contributing. The annex is noncontributing.

Our design philosophy is a modern interpretation of Territorial style reflecting the nature of the existing contributing building. It doesn't mirror the existing building or match details but does share materials and massing somewhat. The addition is a simple rectangular shape with detailing that will tie into the existing structure. The two-story addition extends from the existing annex building and is less rectangular than the main building. The addition will have stepping and angles to reflect the footprint of the annex and respond to the site shape. There are outdoor yards, and the upper floors have balconies. The south façade of the two-story addition is rectilinear and complements the

shape of the main building. The north façade transitions to the smaller residential structures north of Paseo de Peralta.

An aerial view showing the massing and neighborhood scale was shown with the transition to the residential area north of the project. The surrounding buildings were pointed out. He explained the two-story addition will have modern Territorial details such as a brick parapet, divided light windows and linear stucco mass walls. The portals on the annex addition are updated with metal facia and columns, wood beams and faced with matching stone. The freestanding casita is a simple modern territorial structure that plays off of the shape and style of the main building. He reviewed the materials and colors for stucco, stone, brick and wall again. The massing of the buildings complements the neighborhood buildings and is a nice transition from the commercial downtown large building masses and residential to the north. The scale of the addition reflects the scale of the surrounding buildings.

Mr. Enfield showed drawings with the 6 story poles, explaining the drawings and locations of the poles and surrounding areas.

QUESTIONS FOR THE APPLICANT

Chair Rios suggested taking each of the three buildings to consider, one building at a time. She asked to start with the McKee contributing building first, followed by the casita and the annex. The Board could ask questions with each presentation followed by public comment.

McKee House

Mr. Enfield agreed. The elevation of the McKee building was shown. The only new part will be the addition and the stone wall.

Chair Rios asked Board members if they had questions on that elevation.

Vice Chair Katz indicated the elevation wouldn't be seen because the casita will block the right side.

Ms. Ramirez Thomas displayed the casita showing the height.

Mr. Enfield said it is not a tall structure, about nine feet lower.

Chair Rios having no further questions on the west elevation, moved to the south elevation and proposed basement stairwell.

Mr. Enfield noted the door is slightly visible. He explained the window location.

There were no further questions on the south elevation of the McKee building, and the Board moved to the east elevation of the proposed addition.

Mr. Enfield explained that is the only impact to the east façade, and they will add one window. He noted the step out over the basement stair.

Chair Rios having no questions, moved on to the north façade.

Mr. Enfield noted they carried the divided lights into the sidelight to meet Code.

Chair Rios asked for questions on the north elevation. There were none.

She asked Ms. Ramirez Thomas if she agreed with the exceptions on the McKee building.

Ms. Ramirez Thomas said she did agree with the responses. She felt the proposed changes would not impact the status. The building will retain the bulk of its architectural character, the concrete sills and general Territorial style, even with the modifications. She thought the requests were discreet.

Mr. Enfield asked to add to his response. He said they chose the least publicly visible of the buildings to add the addition. This will not impact the status of the building because the windows have all been replaced and is not historic material.

PUBLIC COMMENT (McKee House)

Ms. Beninato, previously sworn, wondered why not keep the door but make it slightly wider. She thought so much was being added on and she wondered about the need for the addition.

Mr. Enfield explained it has to do with the interior layouts and two windows on that side. This was designed as an office building that is being converted to a residential building. The feeling was this is a large building with a very small addition that be minimal impact. It is needed to make the residence work and the south addition is hardly visible.

MOTION: In Case #2021-00337-HDRB. 220 Otero St. (McKee House), Vice Chair Katz moved to approve the changes as submitted to the McKee House per staff recommendation and finds that the exception criteria has been met. Member Bienvenu seconded the motion.

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

Casita:

Mr. Enfield said this is a two-bedroom unit with a living area and kitchen. The concept is a freestanding space that provides a different option for people to stay in and that could have mixed uses.

Chair Rios confirmed the height of the casita is 12 feet high and 9 feet lower than the McKee building.

The Board had no questions or comments.

PUBLIC HEARING

Ms. Beninato, previously sworn, said she appreciated that a casita was included, and it is not very high and is adequately distanced from the McKee building. She found it misleading to call this residences. This is a hotel, not a residence where people move in and stay a while.

Chair Rios asked about the visibility of the east elevation and what it faces.

Mr. Enfield replied it is a 10-foot area facing away from the existing building and does not face anything in the public way.

MOTION: In Case #2021-003387-HDRB, 220 Otero St. (Casita), Vice Chair Katz moved to approve the casita as submitted. Member Bienvenu seconded the motion.

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

Annex Plan

Mr. Enfield described the original second-story, the infill and the addition over the annex. He noted how they tie into the existing annex walls by corridor with some units with portal entries. He described the primary entrance and pocket courtyards, to the right and left of the pergola and the entry to the main building. The annex is 28 feet from the main building. The north side has small gardens for each unit and portals on the west side to break up building mass. They saved some Territorial details to ensure this is viewed as a new structure. There are one and two-bedroom units and some that can be tied together for a family. This is R3 residential use and at some point could be converted to condominiums, although that is not the intent.

QUESTIONS FOR THE APPLICANT

Mr. Enfield showed the elevations and elements to tie the annex into the new building. The west elevation shows the step down from highest point to low nearing the walkway. The portals have flat roofs to minimize massing. The special view of the sidewalk from the walkway to the McKee building is not impacted. The north elevation has outdoor spaces and portals. The view on the east side of the addition was described. The building was designed around the monumental trees. All of the trees on site will be saved and they will plant additional trees.

Chair Rios asked when he mentioned the contemporary feel of the building what that meant specifically.

Mr. Enfield explained they are using metal posts and iron rails and windows will have a more contemporary finish. The manner in which some materials and stone are used to tie to the existing building is more contemporary. The material on the roof will probably be a colored membrane roof.

Vice Chair Katz asked if a wall would be along the north boundary of the annex.

Mr. Enfield replied nothing is proposed because there is a large retaining wall there now.

Member Guida asked Mr. Enfield if he had discussed the plan with the Fire Department and if he anticipated a fire lane would be required.

Mr. Enfield said they are not required to put in the fire regulations until time of permit and they still have to go to the Planning Commission. He did not anticipate a fire lane because on the addition at the Inn at Loretto they said they would not bring their units onsite and could fight the fire from the roads. He said he had not met with them on this project.

Member Guida said he was thinking the changes that might be required could be dramatic and a big shift from what would be approved tonight.

Mr. Enfield received a text from his staff telling him they had talked with the Fire Department. Fire had requested two dry stands and that has been done, and they have sprinklers.

Member Guida said as he counts, the north façade is well over 300 feet in length of the building facing Paseo de Peralta. He asked if separating this building from the annex was considered.

Mr. Enfield replied that cannot be done because they need the height of the annex to do the two-story addition. He tied into the existing building at the Inn at Loretto and that was approved for four stories and exceeded the allowable height by 30 feet.

Member Guida said this is where our Code has bad consequences. He said the Board's action and the Districts rules encourages lower heights. He has said before, he is less concerned about height and most concerned about density, and even more so about appropriate massing. He sees from the north that this will look like the Great Wall of China; it will be really long. He said he far preferred a project with a smaller footprint and a taller height that is broken up.

He said developing this in perpetuity is based on short-sighted height requirements. He explained he was not arguing for less units and the project is fine. He was arguing against this unfortunate corner they have been painted into by the rules and conditions. As a developer he has to max out the number of units and build a really long building.

Mr. Enfield explained that was done to pull the structure away from the McKee building.

Member Guida said he is arguing in favor of that. This is about the ground footprint and how much real estate the project occupies.

Mr. Enfield asked if Member Guida would approve a three story building on the site.

Member Guida replied he would approve a three-story building anywhere in Santa Fe. His point is the project in its current configuration is being driven by the requirements. He thought those requirements are not right for this site and for producing a project harmonious with its context. He thought a building that both stepped away from the annex and created space between the buildings would be advantageous. And a building that had a smaller footprint and stepped away from the McKee building is preferable.

He was also concerned about the view of the alley from Marcy because the building has a strong footprint in that area as well. This is at an early stage and these are concerns within the purview of the Board. He said he would argue for a taller building with a smaller footprint and less enmeshed with the surrounding buildings. That gives more breathing room and is a better use of urban space than what is proposed.

Mr. Enfield said he would agree they were forced into this to get the two stories without asking for an exception. He thought it important to show there is a presence there. He said the building is not going to be ugly. The material choice will make it look rich and well thought out. He said he appreciated Member Guida's comments.

Chair Rios asked how many bedrooms the hotel will have. She was told a total of 31 rooms.

Member Biedscheid asked to follow up on Mr. Enfield's statement about pulling the new structure away from the McKee building. She asked Mr. Enfield if he had considered pulling back the southern end of the new structure, because that creeps toward the walkway and creates an alley. She asked what the distance between the McKee building and the annex portion is and didn't hear an answer on Member Katz's question on parking.

Mr. Enfield said parking is being retained in front and his client owns the parking structure next to the property. There will be no new parking proposed and they plan to use the Marcy St. Plaza parking structure. It is underused and they are able to prove to the City they are allowed to use that. The parking agreement has to be presented to the Planning Commission, who will ensure they have required parking.

Mr. Enfield thought it would be nice to have parking next-door because they can have landscaping and not add more hard surfaces, other than walkways. He noted the openness on the plan and the amount of landscaping. Where the doorway will be is only about 11 feet and from the front of the building it is about 28 feet, but from the north side only about 12 feet away.

Member Biedscheid asked if shortening the building, specifically near the walkway, was considered.

Mr. Enfield said what she was asking is if they would consider cutting that back. He said he would look at the floor plan and talk to the owners. The closest to it is the two-story portal and on the south elevation you can see the only solid two-story façades are the little ends on each side of the south.

Member Biedscheid said she was talking about whether he considered pulling the entire unit back to make the northern most façade of the McKee building the stopping point.

Mr. Enfield said they had not looked at that. Most important to them was maintaining the view from the sidewalk. They discussed other things like what the view should be as you walk down the walkway and where and how it should land, etc. That is why they added the double portal and have the minor two ends of stucco and stone.

PUBLIC COMMENT

Ms. Beninato, previously sworn, thought the north façade will be visible but is the least interesting and least detailed façade. She wondered about the visibility of rooftop appurtenances. She has heard everyone say parking structures could hold more, but she

wonders about that. She also wonders what will grow in the north space and if the balconies can be used or are just an illusion. She agreed with the idea of pulling back part of the building to make more of the McKee house visible or make it one-story.

Chair Rios asked if anything on the roof is visible.

Mr. Enfield said no. You can see the two squares that are the elevator overruns.

Chair Rios said she was also wondering about the balcony portals.

Mr. Enfield explained some are deeper than others. One is a very narrow balcony on the north façade above a small patio, but the rest are five or six feet.

Chair Rios asked if the narrow balcony would look like those at the Hilton.

Mr. Enfield said the narrow balcony is similar to a Romeo and Juliet and you can step out on it, but the others are deep enough to put a chair.

Vice Chair Katz said he agreed if the south elevation of the west portion of the annex could be pulled back to the north it would be good. That wouldn't crowd the walkway and block the north wing of the McKee building. He said he prefers two stories rather than three-stories because they are on the edge of the residential area. They don't need three stories there.

Mr. Enfield said there is another way to soften the edge transitioning on the south side closer to the wall and possibly could step it more to casita height. He would be happy to explore that.

MOTION: In Case #2021-003375-HDRB, 220 Otero Street (Annex), Vice Chair Katz moved to postpone for a redesign of the portion of the proposed annex adjacent to the pathway from Washington Street. Member Biedscheid seconded the motion.

Member Guida asked a friendly amendment to separate the annex.

Member Katz said it was fine if the applicant wanted to do that, but he didn't feel a need for that. He did not want to suggest a change that the applicant might feel would be automatically approved. He did not accept the friendly amendment.

Ms. Ramirez Thomas indicated May 11th is the soonest to rehear the case.

Chair Rios said they don't have to have a date certain.

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

12. **Case #2021-003375-HDRB. 623 West San Francisco Street. Westside Guadalupe Historic District.** Mark Naktin, agent for Vince Varela, proposes to construct a 1604 sq ft residential structure. An exception to 14-5.2(D)(9)(C(ii)(D) is requested to construct to a height of 22 ft where the maximum allowable height is 12 ft 7 in. (Daniel Schwab)

STAFF REPORT

623 West San Francisco Street is a lot with one multifamily residential structure constructed in an unknown historic date and with non-contributing historic status. The western portion of the lot, at the corner of West San Francisco Street and Jimenez Street, is unbuilt.

The applicant proposes to construct a residential structure for an extended family on this portion of the lot. The applicant proposes to build a two-story style house in a Spanish Pueblo Revival style. The proposed structure is 1,245 square feet. The house would have stucco color of El Rey “Buckskin” and the windows would be brown aluminum clad casements.

The house is designed to accommodate the needs of a multi-generational family with varied needs. The proposed design would bring the lot coverage to 38% where the maximum is 40%. To reach the desired volume of living space, and given the available lot coverage, the applicant is requesting an exception to Section 14-5.2 (D)(9)(c)(2)(D) to exceed the maximum allowable height of 12 feet 7 inches, constructing to a height of 22 Feet. Thus, the proposal seeks to exceed the maximum by 9 feet 5 inches. The applicant argues that this is the minimum required to structurally stack two levels and have the minimum height parapets to conceal the roof surface. He further argues that there exist several other two-story structures of comparable height in the streetscapes of West San Francisco Street and Jimenez Streets.

STAFF RECOMMENDATION

Staff recommended approval of the exception 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

Vice Chair Katz asked if there is a rule requiring step backs for second floors.

Ms. Ramirez Thomas read from Code on massing and step backs. It says the Board may require step backs to carry out the intent of this section (14-5.2(D)9(f)) provided the Board determines whether the height the proposed is, at the upper floor

levels, in harmony with the massing of the applicable streetscape and preservation of the characteristic visual qualities. The Board shall also require publicly visible façades of the structure to conform with the district section, and in meeting the requirements may require different levels of the floor be stepped back.

She said it is at the discretion of the Board to require step backs.

Chair Rios asked which elevations are publicly visible.

Mr. Schwab said it's visible primarily from the south, west and north when coming down Jimenez Street.

Vice Chair Katz said the west doesn't seem to correspond to the floor plan.

Mr. Schwab explained the applicant sent a diagram during the meeting and noted the one on the right is correct.

APPLICANT'S PRESENTATION

Mr. Natkin, previously sworn, said he provided the wrong site plan. He thought it important they notice the step backs are directed toward the street corners, so the scale of the building has less impact to the north and east side next to the adjacent building. Those two elevations have the least amount of public view. He thought it blended well with the neighborhood and a two-story building is directly across the street. The scale will be good for the neighborhood and it is a mixture of styles and it will improve the corner. He indicated the owner was present and wanted to speak.

QUESTIONS FOR APPLICANT

Member Bienvenu said since the exceptions are based almost entirely on the personal living situation of the owner, he wanted to ask who intends to live in the building.

Mr. Natkin replied the owner could explain that, but the owner will live there with his mother and his sons. It is a multigenerational family who will live there.

Member Bienvenu asked who is living in the other building on the property.

Mr. Natkin believed that was rented out.

Vincent Varela, PO Box 8014, Santa Fe, was sworn in. He said he is the owner and a descendant of generations of the Jimenez family. His grandmother and uncles lived on the property in the early 1900s. His late wife's grandfather came to own the property, and this has been in the family for a long time. The intent has been to build a

home on this. He will live there with his elderly mother, who is unable to care for herself. He needs enough space for he, his mother and his two sons in a work at home situation.

Member Bienvenu asked about the occupancy of the other building on the lot.

Mr. Varela explained it is a three bedroom rental property.

Member Bienvenu asked if they had considered expanding that home to meet his needs.

Mr. Varela said not at all. There is not enough space to accommodate his mother, who will probably need a wheelchair at some point, and the work at home situation.

Member Bienvenu said he wasn't clear why there is a need for a new building if they already have a ground floor in the other building.

Mr. Varela explained he also has health problems and will retire soon and needs that income.

Mr. Natkin added that it is more difficult to convert an existing building to ADA standards. A new structure would have ground accessibility with wider doorways and bathrooms that are built to accommodate wheelchairs.

Member Guida said this is 100% the type of project they should be promoting in the historic district. This project allows multiple generations of the family to live in these neighborhoods. The applicant's comment about retaining rental income is an important consideration because it allows people to continue to live in these neighborhoods and continue to derive income from the property, which is increasingly expensive.

He said in terms of scale and footprint and height of the building this is totally the right move. The massing and scale are the right fit for this very small site compared to what the Board saw earlier. This is taller and has a better sense of scale. He felt strongly that the exception requested fits the neighborhood exceedingly well. Not only is the height congruent with the surrounding neighborhood in terms of the massing, but also because other buildings in the neighborhood are at least as tall. Not to mention the 35 foot power lines in front of the property. He said he wasn't sure what would be protected by mandating this property speak to a 12 foot height limit. Also, it is a nice design.

Ms. Ramirez Thomas confirmed with Mr. Natkin that a PZR was completed for the project because she did not see one in the packet. She asked Mr. Schwab to confirm.

She said the district has maintenance and repair requirements for the properties. She asked how the property will be maintained, such as general maintenance and repair for the stucco and the yard wall around the property.

Chair Rios asked why Ms. Ramirez Thomas was asking.

Ms. Ramirez Thomas explained she was curious because general repair and maintenance is part of the Code required.

Mr. Varela said he wasn't sure what was being asked; the weeds were cut, the yard is clean, the fence is old.

Ms. Ramirez Thomas explained she recalled a violation that the fence was in disrepair about four years ago. She said looking at Google street view it looks very different coming from Jimenez than from West San Francisco.

Mr. Varela said the fence will be taken down. Mr. Natkin also confirmed that.

Chair Rios said she agreed with Member Guida's comments because they were on point. They had two longtime property owners this evening that will stay in their properties. She also agrees with rentals. Property taxes go up and is a reason people often move out of their generational neighborhoods. Having a rental is good for the family and helps. And she is touched that they want to take care of their mother rather than having to put her in a facility. She thought the property is a good one and Mr. Natkin did a good job.

PUBLIC HEARING

Stefani Beninato, previously sworn, said she appreciates the infill, and that the property has been in the family for years. She thought the family hasn't lived there for a while because it has been a rental for some time, she believed it was two-units. She still questioned continually adding on to that and adding more and more to be ADA accessible. There *are* two story buildings in that area, but not many, and they are not at the corner. That makes it extremely visible. She appreciated that it is set back, but there are five bedrooms and three bathrooms in one house. There are two doors that appear will be cordoned off and add a third rental. She thought staff comments were because the stucco appears not to have had a color coat for some time.

BOARD DISCUSSION

Member Guida commented he didn't understand the suspicion of the property owner in this case. He didn't see anything in the floor plan that reflected a desire to have a second unit. He also did not understand the questioning of the applicant regarding the

arrangement of the property. The family compound is a well-established type in Santa Fe and there is very loose and permissive Accessory Dwelling Unit zoning. He wasn't sure the underlying zoning is here, but part for the most part there is an opportunity to build at least two units per property. This is a question of self-determination. He found it out of line to question the applicant in that manner, especially when this is a service to the neighborhood.

MOTION: In Case #2021-003375-HDRB, 623 West San Francisco Street, Member Guida moved to approve the project as submitted and finds that all exception criteria have been met per staff. Member Biedscheid seconded the motion.

VOTE: The motion passed by unanimous (4-0) roll call vote with Members Biedscheid, Bienvenu [with comment], Guida and Katz, voting in favor and none voting against.

Member Bienvenu explained he agreed that the exception criteria was met. He did not agree it was inappropriate to find out the reasons. Finding out this is to maintain a rental on the property is valid and was not set forth in the application. Now the record does support the request as submitted.

I. MATTERS FROM THE BOARD

Chair Rios said when there is a huge project before the Board, she would appreciate putting that project first on the agenda rather than the end. She thought that would be positive and the Board would be wide awake, and people would be willing to stay up to comment.

Ms. Ramirez Thomas said generally they do put exceptions at the end because they require more discussion. She said staff can make exceptions.

Chair Rios asked if there would be more feedback on the awards.

Ms. Ramirez Thomas said they will hear those at the next hearing.

Chair Rios thought it is a good practice to give awards to projects in all of the different historic districts.

She thanked everyone for their service and a good job. She said she was trying to be more efficient, but every case should have due process.

I. NEXT MEETING: April 27, 2021

J. ADJOURNMENT

Chair Rios adjourned the meeting at approximately 12:05 A.M.

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 #2021-3200-HDRB
Address – 300 Garcia Street
Agent's Name – Sandra Donner, Surroundings
Owner/Applicant's Name – Meghan Mullally

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on April 13, 2021.

BACKGROUND

300 Garcia Street is a 4,304-square-foot structure built in the Spanish-Pueblo Revival style. The house sits at the corner of Garcia Street and Canyon Road, has served as a residential structure and a gallery, and is contributing to the Downtown and Eastside Historic District.

The structure was first noted on the 1885-86 Hartmann map. Per the Historic Cultural Properties Inventory (HCPI) form, the house is "cobbled together as several compounded additions, [and] the interior spaces are situated as a string of connecting volumes, creating a roughly L-shaped footprint."

The Hartmann map shows a large rectangle near the center of the lot. This same rectangle appears again on the 1912 King's Map, with a smaller rectangle appended to its northeast corner. The King's map shows the property was owned by Manuel Delgado. Sources indicate the property once included a store. The northeast rectangle, pictured on the King's map, could represent this feature, as stores were often added to the front of a house. Its landscaping reveals a commercial adaptation with its non-historic entry steps off East De Vargas and a stone-paved parking area at the front. It once served as a gallery.

The parking court's cobblestones, which start at the driveway apron and continue into the property, are flanked by a curving flagstone path. The parking area is framed on the south by a low stone planter, and beyond, a taller wall of the neighboring property. A tall ivy-covered privacy wall, creating a courtyard for a guest casita, runs along the north side. Heavy, rustic wood doors penetrate this non-historic feature, constructed after 1973. The path ascends a step, moving west, before terminating at the house's east façade. The path and all its walls and planters are not historic.

Likely constructed in the 19th century, the house expanded dramatically after that time. A 1958 photograph depicts the existing building footprint.

At this hearing, the applicant appeared before the board for determination of primary façade(s). Also requested is a historic designation of the front yard walls that are located along

Garcia Street, including an adobe and stucco wall remnant along Garcia and the stone retaining walls at the east and north edges of the property.

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:
    a. Staff recommended designating the following facades on the south and east elevations as the primary facades: 7, 8, 9, 10, and 11. *See* Ex. A (façade diagram).
    b. Staff recommended designating the yard walls as noncontributing because although a wall has existed in the current location since at least 1966, the current design of the wall appears significantly different than the wall shown in aerial photos.
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 Section14-2.1, 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 evidence and testimony presented at the hearing, the Board agrees with Staff's finding that façades 7,

8, 9, 10, and 11 are the primary elevations of the structure with the features that define the character of the structure's architecture. *See* Ex. A (façade diagram).

11. 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 recommendation that the yard wall should be designated as noncontributing.
12. 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.

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 the historic status of the yard wall and assign primary facades on the contributing structure.
3. The Board designates facades 7, 8, 9, 10, and 11 as the primary facades. *See* Ex. A (façade diagram).
4. The Board designates the yard wall as noncontributing.

IT IS SO ORDERED ON THIS 27th DAY of April, 2021, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____
Chair Date

FILED:

_____ _____
Kristine Bustos-Mihelcic Date
City Clerk

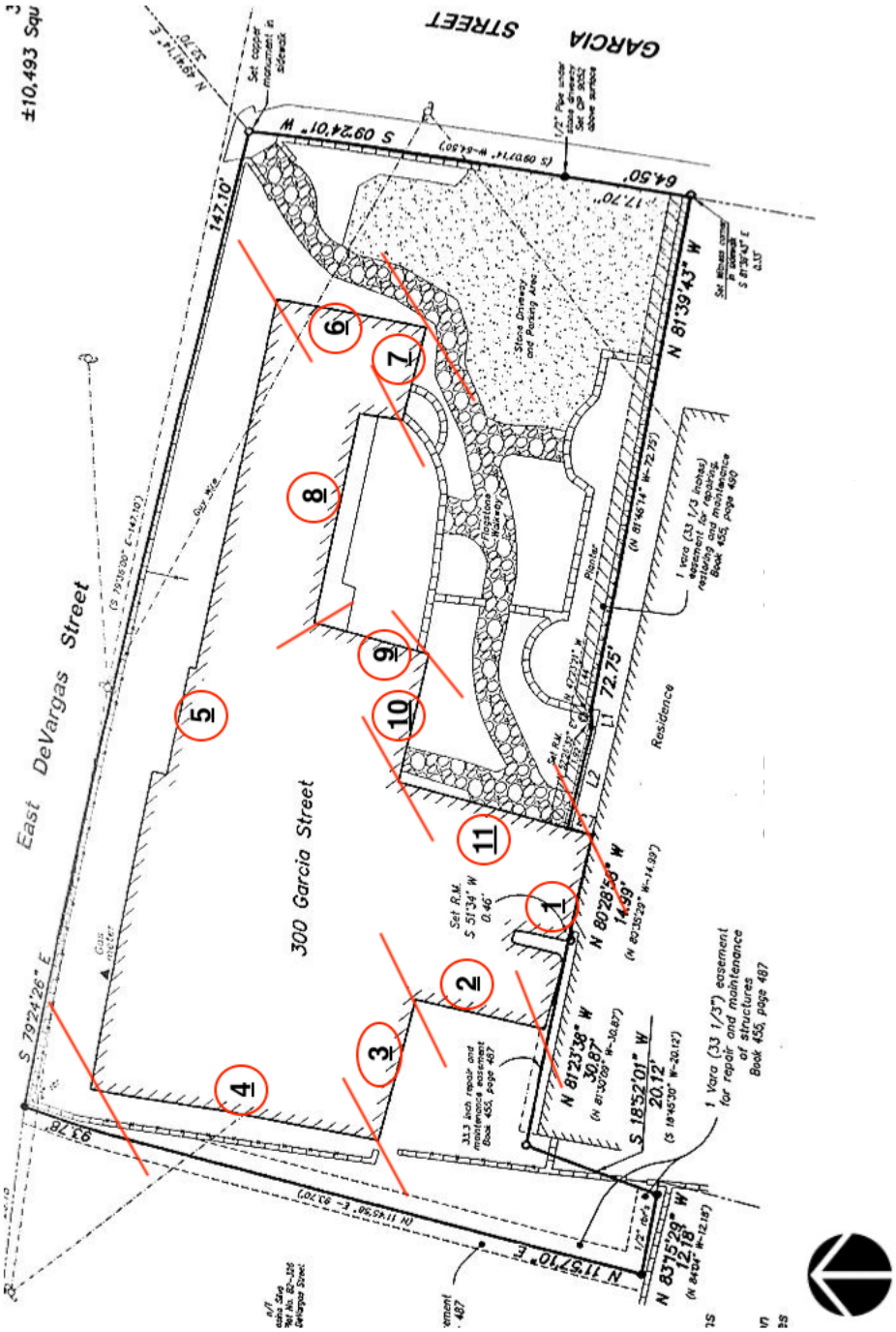
APPROVED AS TO FORM:

Sally A. Paez April 27, 2021
Assistant City Attorney Date

Exhibit A

#2021-3387-HDRB

300 Garcia Street



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

Case #2021-003369-HDRB
Address – 1290 Lejano Lane
Agent's Name – Architectural Alliance
Owner/Applicant's Name – Robert Burke

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on April 13, 2021.

BACKGROUND

1290 Lejano Lane is a 4,444 square-foot single-story residence built in the 1990s, listed as noncontributing to the Downtown and Eastside Historic District. It is Spanish-Pueblo style with Spanish-Mediterranean accents, such as sloped red clay tiled roofing and overhangs. The house faces Lejano Lane.

At this hearing, the Applicant proposed to:

1. Add a 276 square foot pool with a three-foot wide continuous ancient stone concrete coping and deck.

2. Add a 570 square foot retractable enclosure for the pool that is approximately twenty feet wide by twenty-eight feet long. The enclosure will be made of aluminum and glass. The overall height of the new enclosure will be approximately seven feet, seven inches tall and will have four retractable sections. The height is below the maximum allowable height for this streetscape.

3. Add a 32 square foot freestanding mechanical structure at the pool's south end. The proposed pool and equipment outbuilding will be located behind the main house and garage to the southwest. The site is not publicly visible. The outbuilding will be four feet by eight feet and will have a sloped tile roof, measuring ten feet, four inches at the top of its pitch. The structure will have an arched lighted nicho on its east elevation with inset tile. Its south elevation will have two three-foot wide by six foot, eight inch tall rusted metal doors.

4. The equipment outbuilding will be stuccoed El Rey "Suede" to match main house.

5. New roof tile will match tile roof on main house entry.

6. Pool deck and coping will be "Antique Biblical Stone" by Ancient Surfaces.

7. The retractable pool enclosure's aluminum supports will have a Bronze finish.

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 in SFCC Section 14-5.2(E).
6. The Board finds that the project will have no public visibility.
7. 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.
8. 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.
9. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable requirements for Board review as herein described have been met.
10. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable design criteria have been met.

CONCLUSIONS OF LAW

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

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

IT IS SO ORDERED ON THIS 27th DAY of APRIL, 2021, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____
Cecilia Rios Date
Chair

FILED:

_____ _____
Kristine Bustos-Mihelcic Date
City Clerk

APPROVED AS TO FORM

_____ _____
Sally A. Paez Date
Assistant City Attorney

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

Case #2020-3370-HDRB
Address – 302 Sena Street
Agent's Name – Scott Cherry
Owner/Applicant's Name – Julie Gallegos

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on April 13, 2021.

BACKGROUND

302 Sena Street is a 2,874 square foot vacant lot located in the Don Gaspar Area Historic District. The Applicant proposes to construct a new residential structure on the lot. The lot is situated between aMission Revival style residence and a Spanish-Pueblo Revival residence.

The Applicant proposes to:

1. Build a new residential structure in a bungalow style with a hipped, intersecting gable pitched roof which will be 1,153 square feet and have a 228 square foot portal on the front north and west elevations with a shed roof.

2. The proposed height of the structure is 18'-2 ½" at the pitch. The Applicant is requesting an exception to the maximum allowable height, which is 15'-8". Fewer than 50% of the properties on the applicable streetscape have a pitch, and the Applicant is also requesting an exception to construct a structure with a pitched roof. Thepitch is proposed to be an 8/12 pitch.

3. Windows and entry door will be Sierra Pacific simulated divided light wood door, casements, and awnings, clad in the color "Linen," a neutral white. To match the windows, the exterior woodwork also will be painted "Linen."

4. Proposed roofing will be 24" metal panels Metal Sales "5V Crimp" panel in "Burnished Slate" color, a dark bronze. All exposed wood members (beams and posts) and fascias willbe painted to match window finish in white or linen.

5. The Applicant proposes three skylights on its east elevation; two skylights on its west elevation; and one skylight on its south elevation.

6. The Applicant proposes a 4'-8" coyote fence with irregular height tops. The fence will be punctuated by three 16" x 16" stuccoed pilasters at the same height (4'-10") and two pilasters of the same height surrounding a wooden gate located at the center, also of the same height. The maximum allowable height for fences and yard walls is 4'-10". The fencewill have a wooden gate at the same height. The Applicant is

proposing a vehicular gate ofcoyote fencing, also of the same height.

7. Exterior wall finish will be cementitious stucco, bull nosed in El Rey color "Adobe" for boththe house and the pilasters.

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 found that the Applicant had failed meet all criteria for exceptions to exceed the maximum allowable height and to construct a pitched roof. Staff otherwise found that the application complies with SFCC Sections 14-5.2(D), General Design Standards; 14-5.2(H), Don Gaspar Area 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 Don Gaspar Area Historic District, Section 14-5.2(H)
6. The Applicant proposes to construct a new building on a vacant lot.
7. The Applicant proposes to construct a structure that exceeds the maximum allowable height in this streetscape and to construct a pitched roof in a streetscape where less than 50% of the roofs are pitched.
8. Staff determined that exceptions to SFCC Section 14-5.2(D)(9) (maximum allowable height) and SFCC Section 14-5.2(D)(9)(d) (pitch design) would be required for approval of the Application, and the Applicant requested these exceptions.
9. To obtain these exceptions, the Applicant was required to conclusively demonstrate that the six exception criteria set forth in SFCC Section 14-5.2(C)(5)(c)(i)-(vi) have been met for both exceptions.
10. 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 analysis with regard to the Applicant's responses to the exception criteria.
11. The Board finds that the Applicant has failed to conclusively demonstrate that all of the exception criteria have been met.
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 applicable design criteria with regard to maximum allowable height and roof pitch have not 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: The Board has the authority to review and approve the Application.

1. The Board has the authority to review and approve or deny the Application.
2. The Board denies both exceptions requested in the Application.
3. The Board denies approval of the Application because all applicable design criteria have not been met.

IT IS SO ORDERED ON THIS 27th DAY of APRIL, 2021, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____
Cecilia Rios Date
Chair

FILED:

_____ _____
Kristine Bustos-Mihelcic Date
City Clerk

APPROVED AS TO FORM

_____ _____
Sally A. Paez Date
Assistant City Attorney

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

Case #2021-003372-HDRB
Address – 844 Don Cubero Avenue
Agent's Name – Steve McCormick
Owner/Applicant's Name – Evelyn and Tim Taylor

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on April 13, 2021.

BACKGROUND

844 Don Cubero Avenue is a single-family residential structure and freestanding garage, both of which have contributing status to the Don Gaspar Area Historic District. It was constructed in a Spanish Pueblo Revival Style in around 1928 with a 1990s addition at the rear. The east, front façade has a formal symmetry with a centered portal. The north and south facades are more functional in design but have historic windows. The west façade, in the rear, shows the non-historic addition. The structure has been recently re-stuccoed.

The garage sits at the rear of the driveway on the south side of the main house and is visible from the street. The east, street-facing façade has a non-original metal garage door and an older wooden door to the right. It has clerestory windows on the south façade. Documentation shows that there have been changes to the roof and parapets after 1969, and that in 1930 the structure had east and west windows, which have now been removed. The structure still communicates its original use.

The property has a low stuccoed yard wall matching the house in color and constructed before 1958 along the street with a centered entry gate of approximately 3 feet 10 inches in height. This meets a higher yard wall on the north property line extending to the rear of the property.

At this hearing, the Applicant requested the designation of primary facades for the residential structure and freestanding garage, and a status review for the low stuccoed yard wall.

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 that façades 1, 7, and 8 of the main house be designated primary and that the east façade (façade 12) of

the garage be designated primary. *See* Ex. A (façade diagram). Staff also recommended that the yard wall be designated as contributing structures per SFCC Sections 14-5.2(C)(2) and 14-12.1.

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 Don Gaspar Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(H).
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 Section14-2.1, 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 Staff Report and exhibits, and the additional information and testimony presented at the hearing, the Board finds that façades 1, 7, and 8 of the residence are the primary façades of the structure, with the features that define the character of the structure's architecture. *See* Ex. A (façade diagram).
11. Based on the Staff Report and exhibits, and the additional information and testimony presented at the hearing, the Board finds that façade 12 of the garage (excluding the non-historic garage door) is the primary elevation of the structure with the features that define the character of the structure's architecture. *See* Ex. A (façade diagram).
12. Based on the Staff Report and exhibits, and the additional information and testimony presented at the hearing, the Board finds that the low stuccoed yard wall meets the definition of a contributing structure, as recommended by staff.
13. 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 and assign primary façades.

3. The Board designates the low stuccoed yard wall as a contributing structure.
4. The Board designates facades 1,7, and 8 as the primary façades of the residence, and façade 12 as the primary façade of the garage (excluding the non-historic garage door). *See* Ex. A (façade diagram).

IT IS SO ORDERED ON THIS 27th DAY of APRIL, 2021, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____
Cecilia Rios Date
Chair

FILED:

_____ _____
Kristine Bustos-Mihelcic Date
City Clerk

APPROVED AS TO FORM:



April 20, 2021
Sally A. Paez Date
Assistant City Attorney

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

Case #2020-003373-HDRB
Address – 213 Barela Street
Agent's Name – Lightfoot Inc.
Owner/Applicant's Name – Linda Thiebauth and Arlene Kock

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on April 13, 2021.

BACKGROUND

213 Barela Street is a residential structure with contributing status to the Westside-Guadalupe Historic District, constructed in a simplified Spanish Pueblo Revival style. The structure was probably built in before 1948, originally as an L-shape, with the southeast corner add to create a rectangular footprint. The left portion of façade 1 and all of façade 2 have been designated as primary facades.

A window assessment was prepared to determine whether the historic windows on the primary facades could be repaired. The front façade (2) faces west; it has an approximately centered front door and historic deeply inset wood windows on either side. The south façade (1) is publicly visible. The front portion of the south façade comprises the original footprint, while the rear shows a parapet height change and inflection where the addition was constructed. There are two historic windows and a canale on the south façade. The north façade (3) is publicly visible; it has three windows, the outer ones being historic wood windows, the center one being an original with a plexiglass sheet placed over it. The east façade (4) is not publicly visible; it faces the rear and has the same layout as the front façade with two deeply inset wood windows and a centered door.

At this hearing, the Applicant proposes the following:

1. Replace windows 1 through 8 (as shown in the window assessment) with simulated divided light windows with identical light patterns as the original. They will be clad with the color "Evergreen."
2. Replace the broken glass on window 9 (picture window) with insulated glass.
3. Re-stucco the house and rear shed using cementitious stucco colored El Rey "La Luz."
4. Re-roof with a Bri roofing, matching the existing roofing material.

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 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 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(I), Westside-Guadalupe Design Standards. Staff recommended that the applicant had conclusively demonstrated that an exception should be granted to allow the replacement of historic windows on a primary façade not in-kind.
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 14-5.2(D)(5)(a)(i), historic windows on primary façades shall be repaired or restored wherever possible. Historic windows that cannot be repaired or restored shall be duplicated in the size, style, and material of the original.
7. Windows 1 and 8 are located on a primary façade and have been rated by the expert to be in "poor" condition and unfit to be repaired.
8. The Applicant proposes to replace windows 1 and 8 with windows of the same shape and configuration, but rather than using all wood like the existing windows, the exterior of the new windows will be aluminum clad.
9. Staff determined that the replacement of windows 1 and 8 not in-kind would require an exception to SFCC Section 14-5.2(D)(5)(a)(i), 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. 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 recommendation that the Applicant has conclusively demonstrated that all exception criteria have been met.
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 grants the exception requested in the Application.
3. The Board approves the Application, as recommended by Staff.

IT IS SO ORDERED ON THIS 27th DAY of APRIL, 2021, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____

Cecilia Rios — Date
Chair

FILED:

_____ _____

Kristine Bustos-Mihelcic — Date
City Clerk

APPROVED AS TO FORM:

Sally A. Paez — April 27, 2021 — Date
Assistant City Attorney

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

Case #2020-003374-HDRB
Address – 911 Camino Santander
Agent's Name –Mark Naktin
Owner/Applicant's Name – Charles Weiss and Dianna Brown

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on April 13, 2021.

BACKGROUND

911 Camino Santander is a non-historic single-family residential structure in the Downtown and Eastside Historic District. At this hearing, the Applicant proposed to construct a freestanding 924 square-foot guest house to the north of the existing house. The structure will be constructed to the maximum allowable height of the 14 feet 0 inches. It will have a flat roof with parapet and stucco walls colored "Buckskin". Windows will be "Bronze" clad Marvin windows with divided lights. A steel trellis in natural blackened finish will be constructed on the south façade. Exterior lighting will be half-round southwestern clay sconces.

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 based on staff's finding 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. The Board approves the Application, as recommended by Staff.

IT IS SO ORDERED ON THIS 27th DAY of APRIL, 2021, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____
Cecilia Rios — Date
Chair

FILED:

_____ _____
Kristine Bustos-Mihelcic — Date
City Clerk

APPROVED AS TO FORM

_____ _____
Sally A. Paez — Date
Assistant City Attorney

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

Case #2021-003375-HDRB
Address – 623 West San Francisco Street
Agent's Name – Mark Naktin
Owner/Applicant's Name –Vince Varela

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on April 13, 2021.

BACKGROUND

623 West San Francisco Street is a lot with one multi-family residential structure constructed in at an unknown historic date and with noncontributing historic status. The western portion of the lot, at the corner of West San Francisco Street and Jimenez Street, is unbuilt. The Applicant proposes to construct a residential structure for an extended family on this portion of the lot.

The Applicant proposes to build a 2-story style house in a Spanish Pueblo Revival Style. The proposed structure is 1245 square feet. The house would have stucco color of El Rey "Buckskin" and the windows would be brown aluminum clad casements.

The house is designed to accommodate the needs of a multi-generational family with varied needs. The proposed design would bring the lot coverage to 38% where the maximum is 40%. To reach the desired volume of living space, and given the available lot coverage, the Applicant requested an exception to exceed the maximum allowable height of 12 feet 7 inches, constructing to a height of 22 feet and exceeding the maximum by 9 feet 5 inches. The Applicant asserts that this is the minimum required to structurally stack two levels and have the minimum height parapets to conceal the roof surface, and he notes that there exist several other 2-story structures of comparable height in the streetscapes of West San Francisco Street and Jimenez Street.

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 except for the proposed height, the application complies with SFCC Section 14-5.2(D), General Design Standards for all Historic Districts; and 14-5.2(I), Westside Guadalupe 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 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 14-5.2(D)(9)(c)(2)(D) the maximum allowable height may not be exceeded.
7. The Applicant proposes to exceed the maximum allowable height.
8. Staff determined that an exception to SFCC Section 14-5.2(D)(9)(c)(2)(D) would be required for approval of the Application, and the Applicant requested an exception.
9. To obtain an exception, the Applicant was required to conclusively demonstrate that the six exception criteria set forth in SFCC Section 14-5.2(C)(5)(c) have been met.
10. 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 analysis with regard to the Applicant's responses to the exception criteria.
11. The Board finds that the Applicant has conclusively demonstrated that all of the exception criteria have been met as required to exceed the maximum allowable height.
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 grants the exception requested in the Application.
3. The Board approves the Application, as recommended by Staff.

IT IS SO ORDERED ON THIS 27th DAY of APRIL, 2021, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____
Cecilia Rios Date
Chair

FILED:

_____ _____
Kristine Bustos-Mihelcic Date
City Clerk

APPROVED AS TO FORM

_____ _____
Sally A. Paez Date
Assistant City Attorney

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

Case #2021-003376-HDRB
Address – 234 ½ Irvine Street
Agent's Name – Gayla Bechtol
Owner/Applicant's Name – Morgann Berg and Jeff Tietz

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on April 13, 2021.

BACKGROUND

234 ½ Irvine Street is a 1,198 square foot single-family residential structure built in a simplified Spanish Pueblo Revival style around 1932 and located within the Westside-Guadalupe Historic District. Prior to this hearing, the structure had been designated as a noncontributing structure. It is constructed of adobe.

The east, street-facing façade (façade 4) has a centered portal and non-historic windows on each side. The north and south elevations are utilitarian, with limited public visibility.

The north façade (façade 3) has a stepped parapet stepping down towards the back and is mostly blank. The rear windows are non-historic.

The west façade (façade 2) is not publicly visible. It appears to show several additions and a passive solar intention in the windows. Its windows are non-historic.

The south façade (façade 1) faces a narrow alley leading to the back and has low visibility. It contains non-historic windows and steps down towards the rear.

The house is surrounded along the eastern street frontage and enclosing the front yard by a low block yard wall that is presumed to be historic. It has spoked wheel hubs inserted into it and is topped with river rocks. The wall is hidden from view by a higher wooden board fence.

At this hearing, the Applicant requested a historic status review and designation of primary façade(s), if applicable.

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 that the structure be designated "contributing" to the Westside-Guadalupe Historic District per SFCC Sections 14-5.2(C)(2) and 14-12.1. Staff also recommended designating the east street-facing façade (façade 4) as primary. Finally, staff recommended designating the yard wall contributing.
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 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 Section14-2.1, 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 house meets the definition of a "contributing structure," as recommended by staff.
11. The Board finds that the yard wall meets the definition of a "noncontributing structure," noting that based on the information presented at the hearing, it appears that the inserted spoked wheel hubs and river rocks on top appear to be non-historic.
12. The Board finds that the east street-facing façade, excluding the portal, is the primary elevation of the structure with the features that define the character of the structure's architecture.
13. 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 main house as a contributing structure.
4. The Board designates the yard wall as a noncontributing structure.
5. The Board designates the east, street-facing elevation of the house as the primary façade, excluding the portal.

IT IS SO ORDERED ON THIS 27th DAY of APRIL, 2021, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____
Cecilia Rios Date
Chair

FILED:

_____ _____
Kristine Bustos-Mihelcic Date
City Clerk

APPROVED AS TO FORM

_____ _____
Sally A. Paez Date
Assistant City Attorney

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

Case #2021-003378-HDRB
Address – 855 El Caminito
Agent's Name – Martinez Architectural Studio
Owner/Applicant's Name – Elaine and Michael Brown

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on April 13, 2021.

BACKGROUND

855 El Caminito is a single-family residential structure with accessory structures, all designated as contributing to the Downtown and Eastside Historic District. The structure was begun in 1924 by John Gaw Meem with subsequent additions in the 1960s. An addition in 1972 covered the original east façade (façades 13 & 31). The western portal was added at the same time.

To the southwest is a secondary building. Originally constructed as a garage, it was converted to a Russian Orthodox chapel in 1968, which was enlarged in 1971. Subsequently it was joined to the main house by way of a connector. Sometime after 1991, the decorative façade of the chapel was removed.

The house originally consisted of two separate addresses, the southern house (facades 1 – 9) was 860 Camino Ranchitos, constructed before the 1960s in a Spanish Pueblo Revival style.

On February 10, 2004, in Case #H-04-18, a rehabilitation of the structure was approved by the then "Historic Design Review Board". However, this appears not to have been entirely executed. The rehabilitation would have included removal of the non-historic east entrance, which remains in place. In 2004, the east and west "elevations" were listed primary. The current practice is to designate individual facades primary. The aforementioned elevations comprise numerous facades.

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 that the structures retain their historic designation as contributing and that façades 16, 26, 27, 29,

34, be designated primary per SFCC Sections 14-5.2(C)(2) and 14-12.1. *See* Ex. A (façade diagram).

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 Section14-2.1, 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. The written staff report reflected some confusion regarding whether all structures on the property were contributing structures; but at the hearing it was clarified that all structures are contributing.
11. The Board finds that the façades numbered 26, 27, 28, 29 and 34 are the primary elevations of the structure with the features that define the character of the structure's architecture. These include the façades visible from the street, which remain unchanged, as well as the façades under the portal, which comprise the original entrance and the fronts of the two wings on the east side of the structure. *See* Ex. A (façade diagram).
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 assign primary facades.
3. The Board designates facades 26, 27, 28, 29 and 34 as primary. *See* Ex. A (façade diagram).

IT IS SO ORDERED ON THIS 27th DAY of APRIL, 2021, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____
Cecilia Rios Date
Chair

FILED:

_____ _____
Kristine Bustos-Mihelcic Date
City Clerk

APPROVED AS TO FORM

_____ _____
Sally A. Paez Date
Assistant City Attorney

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

Case #2021-3382-HDRB
Address – 618 B Garcia
Agent's Name – John Padilla
Owner/Applicant's Name – Manuel Garcia

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on April 13, 2021.

BACKGROUND

618 B Garcia Street is a Spanish-Pueblo style building located within the Downtown and Eastside Historic District. At the time of this hearing, the structure had a historic status of contributing. According to the owner and the site plan, which shows the structure's construction sequence, the owner's grandfather built the house, and six generations of the Garcias have lived there. The current owner resides in the house with his family. The structure's original 1,421 square foot portion dates from the 1920s. A 1950s change added 208 square feet to the south elevation of the original house. A 1960s remodel added 330 square feet to the east elevation. Between 2005 and 1995, significant changes were made to all elevations, including the replacement of historic windows with aluminum clad windows, shifting the front entry door from the west side of the north elevation to its center, closing up of a door opening, altering window and door openings, yard wall renovation, and the addition of a wheelchair ramp to the front, north elevation of the house in 1984. The Applicant provided a detailed letter describing the property's history, along with supporting documents and images that show its evolution.

At this hearing, the Applicant requested a downgrade to the building's historic status from contributing to noncontributing. The Applicant came before the board for a historic status review and designation of primary façade(s), if applicable.

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 downgrading the building's status from contributing status to noncontributing per SFCC Sections 14-5.2(C), Regulation of Significant and Contributing Structures, and 14-12.1, Definitions.
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, 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 14-12.1, 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".
8. SFCC Section 14-5.2(C)(2)(a-c) gives the Board authority to review and approve "significant," "contributing," or "noncontributing" status designations and to designate primary façades of contributing structures.
9. Based on the information set forth in the Staff Report and exhibits and the testimony and evidence presented at the hearing, the Board found that the building has lost historic material and undergone multiple alterations, significantly impacting its historic integrity.
10. Significant alterations include a change in roof from flat to pitched, with parapets added in the mid-1970s on the original footprint.
11. The canales' location under the parapet height indicates that the parapet and pitched roof were added to historic flat roof of the original structure.
12. Other alterations include additions; changes to windows, doors, and openings; and a wheelchair ramp.
13. The Board finds that the status of the structure should be downgraded to noncontributing because the structure does not exhibit sufficient historic integrity to establish and maintain the character of the historic district.
14. 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 downgrades the historic status of the building from contributing to noncontributing.

IT IS SO ORDERED ON THIS 27th DAY of APRIL, 2021, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____
Cecilia Rios Date
Chair

FILED:

_____ _____
Kristine Bustos-Mihelcic Date
City Clerk

APPROVED AS TO FORM

_____ _____
Sally A. Paez Date
Assistant City Attorney

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

Case #2021-3387-HDRB
Address – 220 Otero Street
Agent's Name – Eric Enfield, Architectural Alliance
Owner/Applicant's Name – Otero Partners, LLC

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on April 13, 2021.

BACKGROUND

The Applicant proposes to remodel the property so that it may serve as a hotel.

Proposed McKee Office Building Remodel (contributing structure):

1. Addition of 513 square feet to the south side of the building. An exception is requested to add to a primary façade.
2. Addition of a window on the south side of the building. *Note: Although the staff report and exhibits include exception responses for this item, an exception is not required for this item.
3. Remove a window on the south side of the building. An exception is requested to remove historic material.
4. Addition of a door to the north side of the building where a window exists. An exception is requested to alter an opening on a primary façade by removing material below from the sill and below.
5. Addition of a detached pergola on the north side of the building.

Proposed Casita West of the McKee Office Building (new structure):

1. The casita will be a 994 square foot structure with a 224 square foot portal built in a simple Territorial Revival style to a height of 12'-9".

Proposed Garage and Annex Remodel (noncontributing structure):

1. Addition of 11,175 square feet (addition to footprint) to the existing 2,152 square foot (existing footprint) of the garage and annex building. The garage an annex is an existing two-story structure. The proposed addition is also two-stories. The height of the addition will be 24'-0" which is 10" lower than the existing height of the existing garage and annex.

Proposed Finishes for All Structures:

- Stucco will be Sto "Suede."
- Window and door cladding, facia, metal columns, and railings will be Pella "Iron Ore."
- Paint color for existing brick on the McKee Office Building and the garage and annex will be Sherwin Williams "Utaupeia."

- New brick coping will be Kenney Brick "Charcoal and Chocolate Blend."
- Areas with stone veneer will be "Suede Rubble."

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 application and found that it complies with SFCC Sections 14-5.2(D), General Design Standards; and 14-5.2(E), Downtown and Eastside Historic District Design Standards. Although Staff did not agree with all exception responses provided by the Applicant, Staff did find that the application provided a basis for granting the exceptions and noted that additional testimony at the hearing could supplement the Applicant's responses to meet the criteria.
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 facades.
8. The Applicant proposes to add to a primary façade of the McKee Office Building, which has been designated as a contributing structure.
9. Under SFCC Section 14-5.2(D)(5)(a)(i), no opening shall be widened or narrowed on a primary façade of a contributing structure.
10. The Applicant proposes to replace a window with a door on the north primary façade and to add a basement door on the south primary façade on the McKee Office Building.
11. Staff determined that exceptions to SFCC Section 14-5.2(D)(2)(c) and 14-5.2(D)(5)(a)(i) would be required for approval of the Application, and the Applicant requested these exceptions.
12. To obtain the exceptions, the Applicant was required to conclusively demonstrate that the three exception criteria set forth in SFCC Section 14-5.2(C)(5)(b)(i)-(iii) have been met.
13. Based on the information set forth in the Staff Report and exhibits, and the supplemental evidence and testimony presented at the hearing, the Board agrees with Staff's recommendation that all criteria have been met as required to grant all exceptions.

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 exceptions requested in the Application for alteration to the contributing McKee Office Building.
3. The Board grants the Application as it pertains to the McKee Office Building
4. The Board approves the design of the proposed casita and grants the Application as it pertains to the casita.
5. The Board postpones decision on the remodel of the McKee Garage and Annex building for redesign.

IT IS SO ORDERED ON THIS 27th DAY of April, 2021, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____
Cecilia Rios Date
Chair

FILED:

_____ _____
Kristine Bustos-Mihelcic Date
City Clerk

APPROVED AS TO FORM:



April 27, 2021

Sally A. Paez
Assistant City Attorney

Date

City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2021-003185--HDRB

Project Description:

Project Location(s): 1299 CANYON RD
Santa Fe, NM 87501

Contacts:

Property Owner: Julia Burt
1299 Canyon
Santa Fe, NM 87501

Applicant: Sandra Donner sandra@surroundings.studio

Historic District: HD: Downtown And Eastside

Historic Building Status:

Non-Statused: False Non-Contributing: False Contributing: False Significant/Landmark: False

Primary Elevations:

Publicly Visible Facade-East: Yes

Publicly Visible Facade-North: No

Publicly Visible Facade-South: Yes

Publicly Visible Facade-West: No

Historic District Inventory Number:

Year of Construction:

Project Type: Historic Status Review

Historic Building Name:

City of Santa Fe, New Mexico

memo

DATE: April 27, 2021

TO: Historic Districts Review Board Members

FROM: Daniel Schwab, Senior Planner, Historic Preservation Division

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Case 2020-003185-HDRB

Address: 1299 Canyon Road
Historic Status: Non-contributing
Historic District: Downtown and Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

____ District Standards & yard wall & fence standards.

__x__ Historic Inventory Form

__x__ Preliminary Zoning Review Sheet

____ Other:

APPLICANT SUBMITTALS

__x__ Proposal Letter

__x__ Site Plan/Floor Plan

__x__ Elevations

__x__ Photographs

____ Other:

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:

1299 Canyon Road is a single-family residential structure with non-contributing historic status to the Downtown and Eastside Historic District. The property currently has a coyote fence directly along the street.

On March 9th, 2021, the applicant brought this case to the HDRB proposing to construct a garage and a wall in place of the coyote fence, to install a new vehicular gate along eastern shared driveway, of oxidized steel and other smaller items. The garage was approved with the condition that the height of the garage be lowered by 2 feet;

The applicant now returns to the Board with a proposal to lower the garage by one foot, rather than 2 feet to a height of 13 feet. The maximum allowable height is 16 feet 8 inches. It would be thus 8 feet high along Canyon Road and 18 inches higher than the proposed yard wall. The applicant argues that a 2 ½ foot height difference between yard wall and garage is aesthetically preferable and that similar constellations are visible on Canyon Road. In all other respects, the design for the garage will remain unchanged. It will be finished in El Rey "Twig"-colored stucco.

The other items from the March 9th hearing are not being addressed in this application.

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

H1175

building threatened? yes	surveyed date 28-6-83 by mb	county Santa Fe	ID no. 051600464
field map Santa Fe, New Mexico	number 1	UTM reference zone 12 13	easting northing

location description: 1299? Canyon

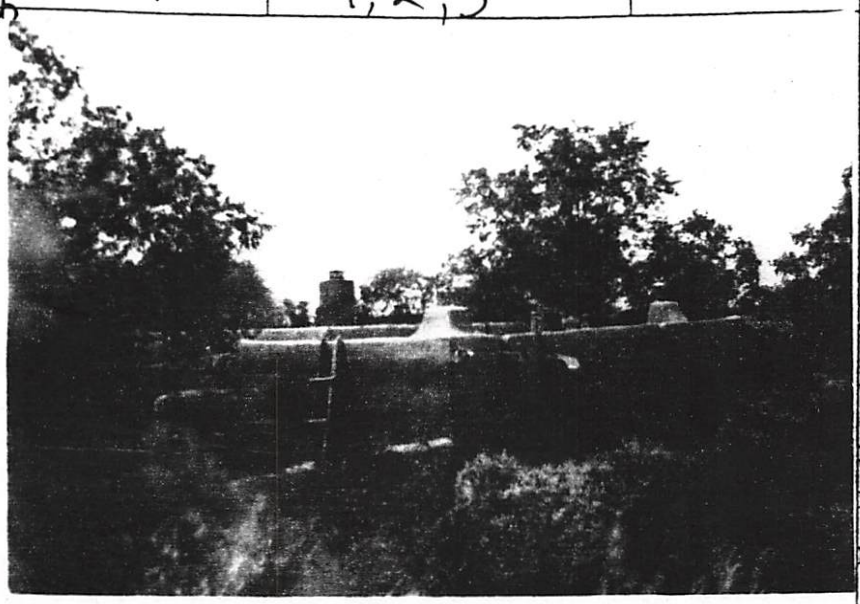
city/town: Santa Fe

land grant/reservation: ~~land grant/reservation~~

building name:

legal description: tnsp 17 N ☐ range 10 E ☒ sec 29 NW¼ NW¼

film roll by mb no. 21 | negative nos. 1,2,3 | loc. of neg. HPB



plan shape: Canyon

date of construction: 1976 estimate early 1970's actual 1973*

source: *Property owner DR

use: present residential; other ____; historic residential; other ____

condition: ___excellent ___X___good ___fair ___deteriorating

degree of remodeling: ___X___minor ___moderate ___major

describe:

style: Pueblo Revival

foundation material: Not vis

wall material/surface: Stucco

architectural features: Most of house not visible fr. street. Windows - ~~fake~~ wood double hung, lintels exposed. 5 masonry chimneys - one extended w masonry cap. Canales - wood

built by owners - Lynette & George Woolivers

surroundings: Residential

relationship to surroundings: ___X___similar ___not similar

district potential: ___yes ___no ?

significance: ___eligible ___of ___none interest

if eligible, why?

comments: wall - adobe

Streetscape: hedge, wire fence, wood fence, landscape, street trees, stone curb, 0 setback, 2 carports

associated buildings? ___yes what type?

if inventoried, list ID nos.

* published in Virginia Gray, 1976, Mud, Space, and Spirit: Handmade Adobes

see back? ___yes

surroundings
landscape
architecture
urbanism

17 March 2021

To: Mr. Daniel Schwab
Historic Districts Review Board
From: Sandra Donner
Re: 1299 Upper Canyon Road - Proposal Letter

Julia and Randall Burt, owners of 1299 Canyon Road, a non contributing residence, are requesting a review and approval of the following proposed addition to their property: a garage with a height along Upper Canyon Road of 8'-0", with a height from grade of 13'-0" A maximum building wall height calculation was done and determined to be 16'-8".

Garage will be finished in El Rey Twig stucco to match new yard wall previously approved by the Board

Exhibits:
Existing Photographs
Photographs of Similar Conditions in near Proximity of Property
Existing and Proposed Plans
Existing and Proposed Elevations

1611 paseo de peralta
santa fe, nm 87501
t: 505 982 3454
f: 866 638 4578
www.thesurroundings.com



EXISTING COYOTE FENCE AND GATE AND DRIVEWAY EASEMENT (SOUTH)



EXISTING COYOTE FENCE AND GATE AND DRIVEWAY EASEMENT (NORTH)



EXISTING COYOTE FENCE AND MAILBOX AT EASTERN PROPERTY EDGE

EAST ELEVATIONS (EASEMENT)









SIMILAR CONDITIONS (ALONG CANYON ROAD)



A EXISTING SITE PLAN

NORTH

0 5 10 20

SCALE: 1"=10'

surroundings
landscape
architecture
urbanism

1611 Paseo de Peralta
Santa Fe, NM 87501

t: 505 982 3454
www.surroundingsstudio

DESIGN DEVELOPMENT DOCUMENTS

REVISIONS:

NO.	DATE	NOTE

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BURT RESIDENCE

1299 UPPER CANYON RD
SANTA FE, NM 87501

SCALE:	AS NOTED
DATE:	01 MARCH 2021
PROJECT:	1455
DRAWN BY:	SD

EXISTING PLAN

A.001



B PROPOSED SITE PLAN

NORTH

0 5 10 20

SCALE: 1"=10'

surroundings
landscape
architecture
urbanism

1611 Paseo de Peralta
Santa Fe, NM 87501

t: 505 982 3454
www.surroundings.studio

DESIGN DEVELOPMENT DOCUMENTS

REVISIONS:

NO.	DATE	NOTE

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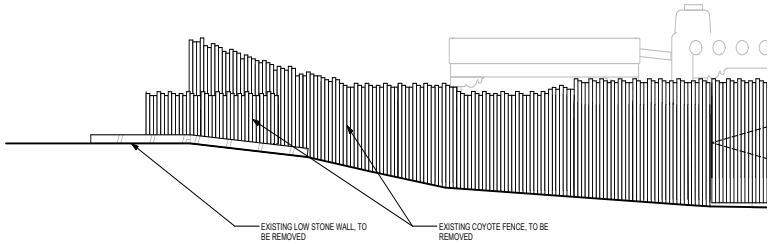
BURT RESIDENCE

1299 UPPER CANYON RD
SANTA FE, NM 87501

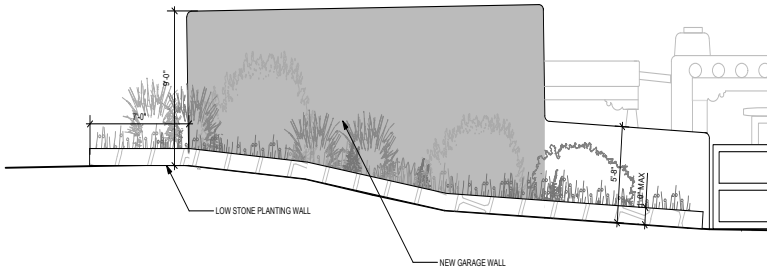
SCALE:	AS NOTED
DATE:	01 MARCH 2021
PROJECT:	1455
DRAWN BY:	SD

PROPOSED PLAN

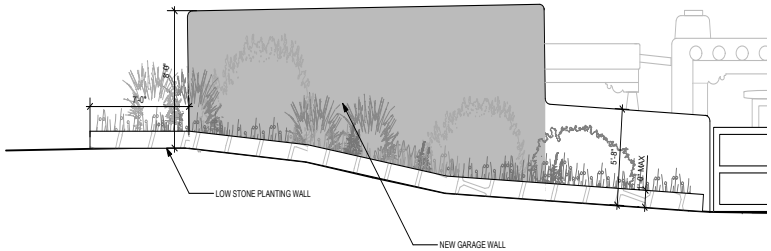
A.002



1A EXISTING ELEVATION - EAST



1B PREVIOUSLY PROPOSED ELEVATION - EAST



1C CURRENTLY PROPOSED ELEVATION - EAST

0 2 4 8'
SCALE: 1/4"=1'

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DESIGN DEVELOPMENT DOCUMENTS

REVISIONS:

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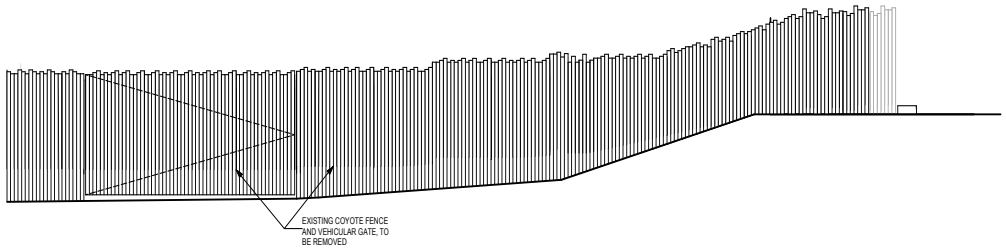
BURT RESIDENCE

1299 UPPER CANYON RD
SANTA FE, NM 87501

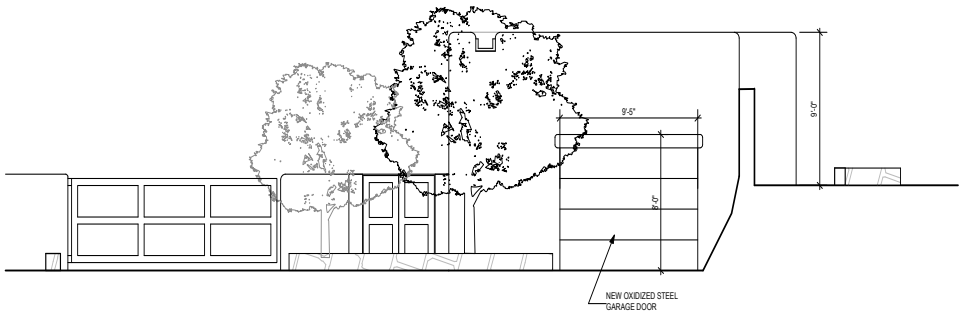
SCALE:	AS NOTED
DATE:	01 MARCH 2021
PROJECT:	1455
DRAWN BY:	SD

ELEVATIONS

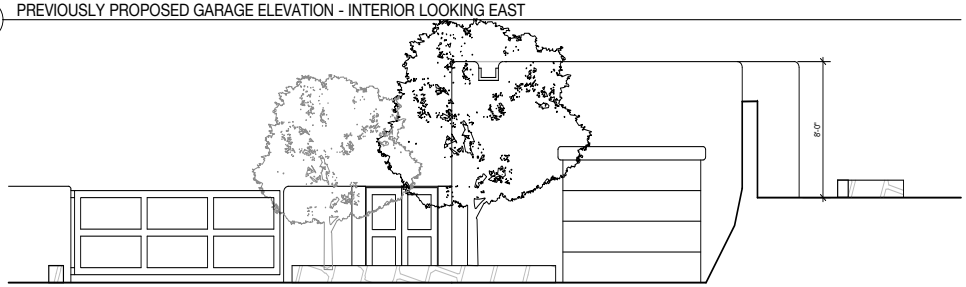
A.003



2A EXISTING ELEVATION - INTERIOR LOOKING EAST



2B PREVIOUSLY PROPOSED GARAGE ELEVATION - INTERIOR LOOKING EAST



2C CURRENTLY PROPOSED GARAGE ELEVATION - INTERIOR LOOKING EAST

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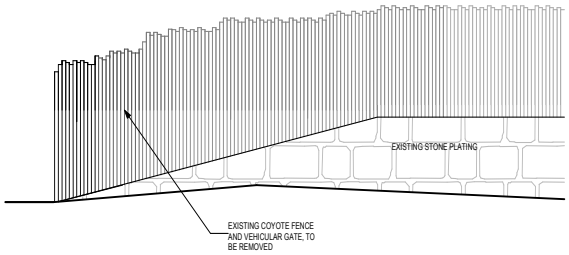
1299 UPPER CANYON RD
SANTA FE, NM 87501

SCALE:	AS NOTED
DATE:	01 MARCH 2021
PROJECT:	1455
DRAWN BY:	SD

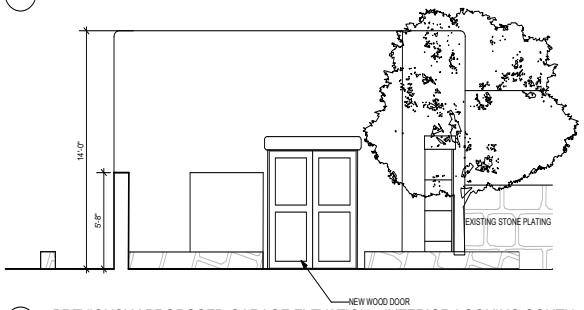
0 2' 4' 8'
SCALE: 1/4"=1'

ELEVATIONS

A.004



3A EXISTING ELEVATION - INTERIOR LOOKING SOUTH



3B PREVIOUSLY PROPOSED GARAGE ELEVATION - INTERIOR LOOKING SOUTH



3C CURRENTLY PROPOSED GARAGE ELEVATION - INTERIOR LOOKING SOUTH

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REVISIONS:

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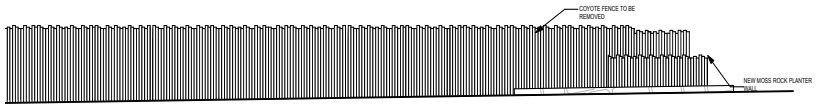
1299 UPPER CANYON RD
SANTA FE, NM 87501

SCALE:	AS NOTED
DATE:	01 MARCH 2021
PROJECT:	1455
DRAWN BY:	SD

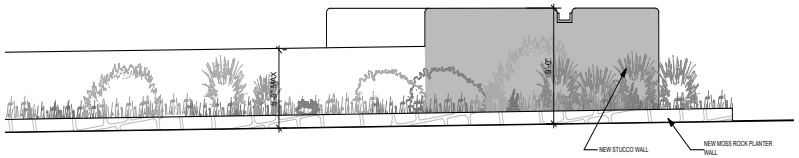
0 2 4 8'
SCALE: 1/4"=1'

ELEVATIONS

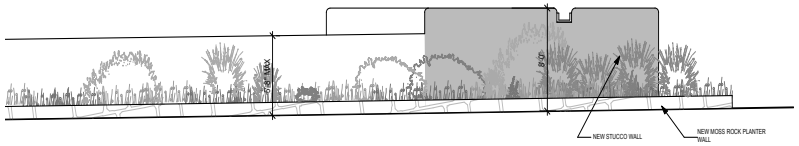
A.005



3A EXISTING ELEVATION - SOUTH (EAST)



3B PREVIOUSLY PROPOSED ELEVATION - SOUTH (EAST)



3C CURRENTLY PROPOSED ELEVATION - SOUTH (EAST)

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DESIGN DEVELOPMENT DOCUMENTS

REVISIONS:

NO	DATE	NOTE

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BURT RESIDENCE

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SANTA FE, NM 87501

SCALE:	AS NOTED
DATE:	01 MARCH 2021
PROJECT:	1455
DRAWN BY:	SD

0 2 4 8'
SCALE: 3/16"=1'

ELEVATIONS

A.006



A EXISTING SITE PLAN

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DESIGN DEVELOPMENT DOCUMENTS

REVISIONS:

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BURT RESIDENCE

1299 UPPER CANYON RD
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SCALE:	AS NOTED
DATE:	DAY FEBRUARY 2021
PROJECT:	1455
DRAWN BY:	SD

EXISTING PLAN

A.001



B PROPOSED SITE PLAN

NORTH

0 5 10 20

SCALE: 1"=10'

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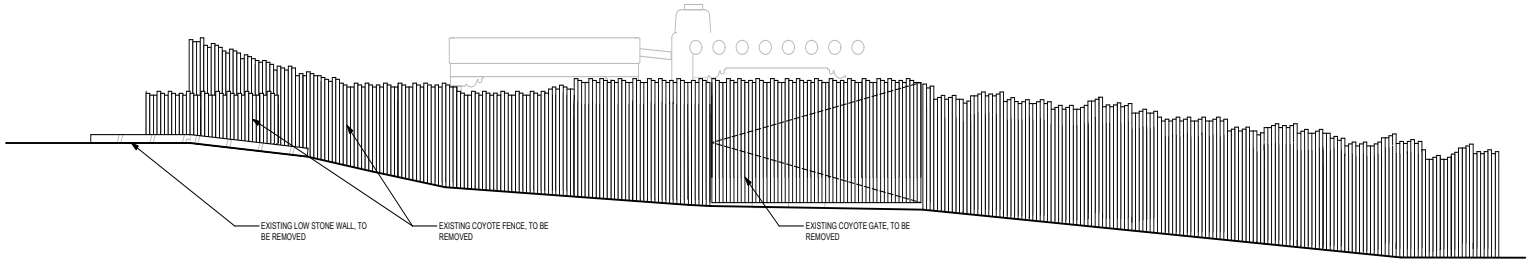
BURT RESIDENCE

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SANTA FE, NM 87501

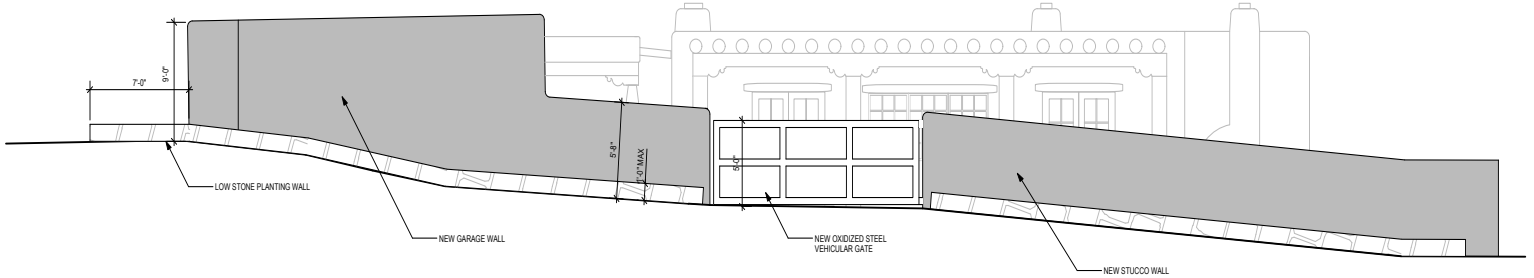
SCALE:	AS NOTED
DATE:	DAY FEBRUARY 2021
PROJECT:	1455
DRAWN BY:	SD

PROPOSED PLAN

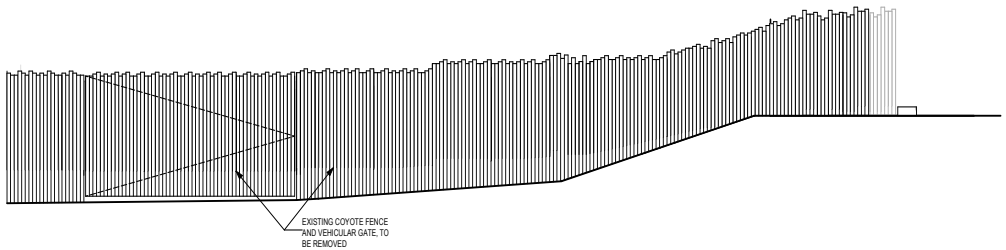
A.002



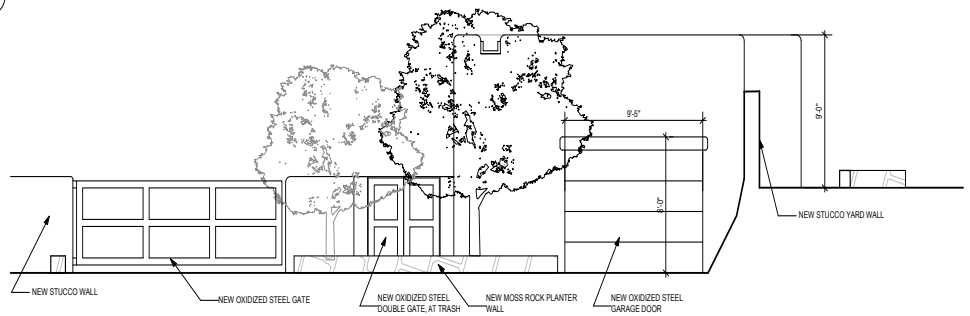
1A EXISTING ELEVATION - EAST



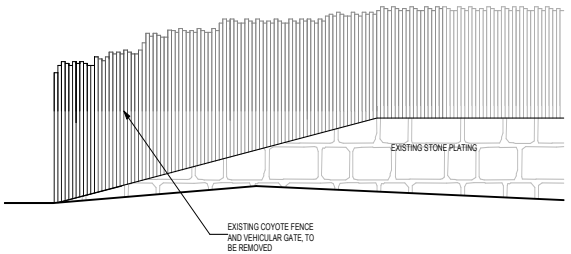
1B PROPOSED ELEVATION - EAST



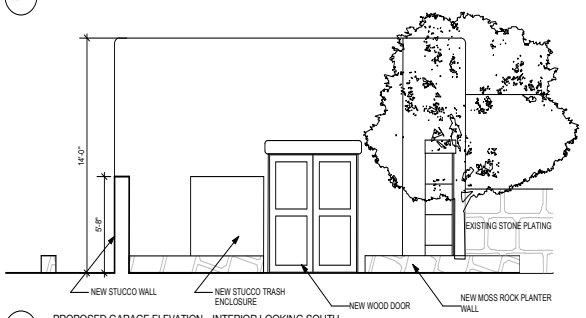
2A EXISTING ELEVATION - INTERIOR LOOKING EAST



2B PROPOSED GARAGE ELEVATION - INTERIOR LOOKING EAST



3A EXISTING ELEVATION - INTERIOR LOOKING SOUTH



3B PROPOSED GARAGE ELEVATION - INTERIOR LOOKING SOUTH

0 2 4 8'

SCALE: 1/4"=1'

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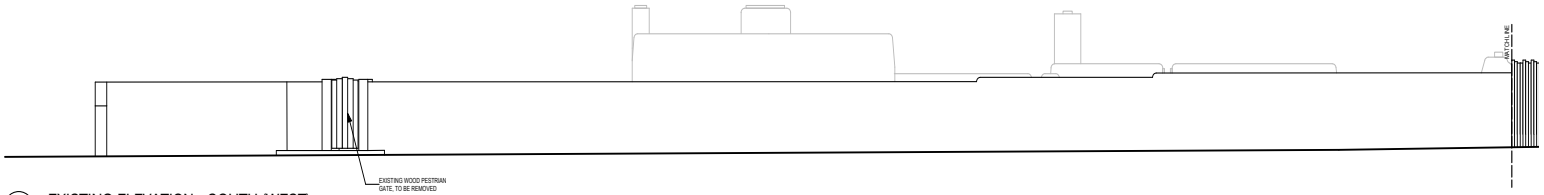
BURT RESIDENCE

1299 UPPER CANYON RD
SANTA FE, NM 87501

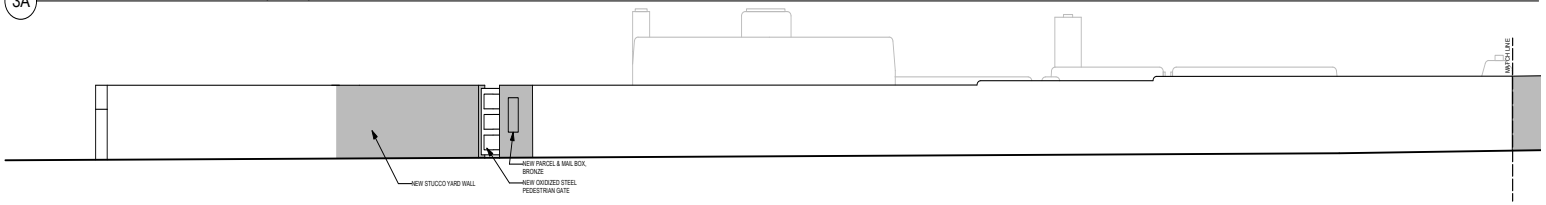
SCALE:	AS NOTED
DATE:	DAY FEBRUARY 2021
PROJECT:	1455
DRAWN BY:	SD

ELEVATIONS

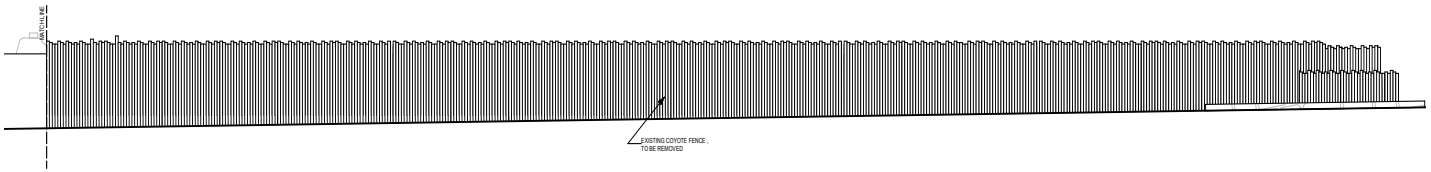
A.003



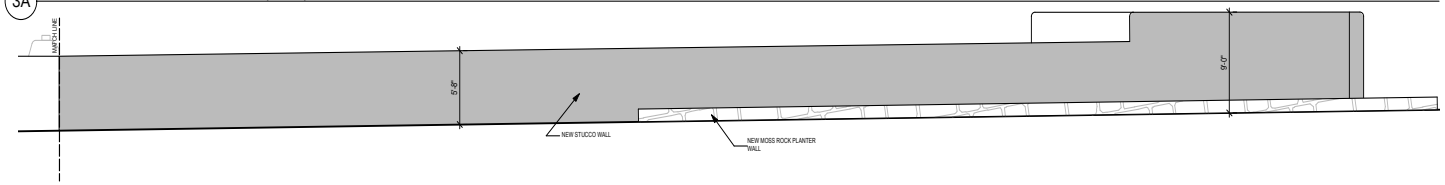
3A EXISTING ELEVATION - SOUTH (WEST)



3B PROPOSED ELEVATION - SOUTH (WEST)



3A EXISTING ELEVATION - SOUTH (EAST)



3B PROPOSED ELEVATION - SOUTH (EAST)

0 2 4 8'

SCALE: 3/16"=1'

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architecture
urbanism

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DESIGN DEVELOPMENT DOCUMENTS

REVISIONS:

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BURT RESIDENCE

1299 UPPER CANYON RD
SANTA FE, NM 87501

SCALE:	AS NOTED
DATE:	DAY FEBRUARY 2021
PROJECT:	1455
DRAWN BY:	SD

ELEVATIONS

A.004

CITY OF SANTA FE, NEW MEXICO

PROJECT DESCRIPTION: Replace and Repair Windows and Doors; Reconfigure and add to driveway sitewall

Case number: **2021-003370-HDRB**
Project Type: HDRB

PROJECT LOCATION (S): 310 Magdalena

PROJECT NAMES:

OW –Quincy Sweeney

AP – Luca Marino-Baker

PROJECT DATA:

HISTORIC DISTRICT

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

HISTORIC BUILDING STATUS

Non-Statused ☐ **Non-Contributing** ☐ **Contributing** X **Significant** ☐ **Landmark** ☐ **N/A** ☐

PRIMARY ELEVATIONS:	**North** ☐ **South** ☐ **West** X **East** ☐ **N/A** ☐
PUBLICLY VISIBLE FACADE-EAST	Yes ☐ No ☐
PUBLICLY VISIBLE FACADE-NORTH	Yes ☐ No ☐
PUBLICLY VISIBLE FACADE-SOUTH	Yes X No ☐
PUBLICLY VISIBLE FACADE-WEST	Yes X No ☐
HISTORIC DISTRICT INVENTORY NUMBER	H 2562 and New HCPI 12/2020
YEAR OF CONSTRUCTION	Pre-Statehood

PROJECT TYPE

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

USE, EXISTING	**Residential** X **Non-Residential** ☐ **Vacant** ☐
USE, PROPOSED	**Residential** X **Non-Residential** ☐

HISTORIC BUILDING NAME **Archuleta House**

City of Santa Fe, New Mexico

memo

DATE: April 27, 2021

TO: Historic Districts Review Board Members

FROM: Angela Bordegaray, Senior Planner, Historic Preservation Division

---

Case # 2021-003370-HDRB

Address: 310 Magdalena
Historic Status: Contributing
Historic District: Downtown and Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

__X__ **Historic Inventory Form H 2562; New HCPI (Number not assigned)**

__X__ **Zoning Review Sheet**

__X__ **Previous Cases: H-01-138; 2020-002986-HDRB Meeting Minutes**

APPLICANT SUBMITTALS

__X__ **Proposal Letter**

__X__ **Site Plan/Floor Plan**

__X__ **Elevations**

__X__ **Photographs**

__X__ **Other: Exception criteria responses**

RECOMMENDATION:

Staff recommends the proposal as it complies with General Design Standards for all Historic Districts 14-5.2(D) and the design standards of the Downtown and Eastside Historic District per Section 14-5.2(E). Staff finds that the applicant has met the criteria for exception to 14-5.2(D)(1), General Design Standards for all Historic Districts which addresses historic status in relation to removal of historic material.

BACKGROUND & SUMMARY:

310 Magdalena is a 1,445 sf vernacular style single-story residence contributing to the Downtown and Eastside Historic District. It is partially built into the hillside and sits prominently on a hill above the intersection of Magdalena and Paseo de Peralta. It is publicly visible from the west and south elevations. Its core likely predates statehood, and it has undergone several expansions over its lifetime. The south elevation was added onto sometime before 1970 with aluminum sliding windows. It has few of its original windows. The building's front entry has a landing that appears to have been altered. The driveway has a low stonewall that starts from the bottom of the driveway at the street and continues up the driveway's north edge and east toward the main house. Based on several alterations over the years, the low stone wall lost a section at the east end and is deteriorated at its east termination. In a previous case, the HDRB confirmed its historic status as contributing and designated it west façade as primary. The board also designated the low stone yard wall along the driveway as contributing.

The applicant proposes the following items:

1. Replace all windows except the west elevation windows. New windows will match the historic windows on the primary façade. Replacement windows will be wood casements with true divided lites. Existing windows and front door on primary façade will remain and be repaired as needed. Single-pane original windows on the south and north façade adjacent the primary façade will be repaired as needed. Remaining non-historic windows and doors will be replaced. The window trim will be painted Sierra Pacific teal.

2. Remove and re-route a portion of the contributing site wall along driveway. The applicant proposes to remove the easternmost 15' of the 45' site wall to allow for parking spaces to the west of the primary façade. The yard wall portion will be the same height as the existing yard wall (1'- 1 ½'). The current configuration of the driveway and parking area requires backing out of the steep and narrow driveway onto the street. Parking is available only at the top eastern end of the driveway. The portion of the yard wall to be removed and relocated tapers down to 18" and is in need of repair with collapsed portions of the yard wall on site. The relocated yard wall portion will curve north and return east connecting with rebuilt stairs on the north side of the landing. The applicant will remove the existing two parking spaces and gravel at the top of the lot on the east end and develop a landscaped buffer along the house's southern façade.

The applicant requests an exception to Section 14-5.2(D)(1) of the General Design Standards for all H Districts pertaining to removal of historic material.

Exception: Partial Demolition of Contributing Yard Wall

Below are the applicant's responses to the three exception criteria

1. **Do not damage the character of the streetscape:**

   Applicant: We are proposing to utilize stone faced/embedded concrete yard walls that will connect to and complement the existing contributing yard wall that has experienced damage and deterioration due to accidental vehicular damage and/or intentional removal. The majority (30 linear feet' or 66%) of the contributing structure will remain as is. Additionally, the Eastern 33% of the yard wall, unlike the majority Western portion, does not feature a full stone cap (see images) and already is not in keeping with the majority of the structure both visually and in terms of construction. From the streetscape, the existing and proposed retaining walls will now exist as a visually cohesive design that is respectful of the historic value of this property and in keeping with similar yard walls used widely throughout the Downtown and Historic Eastside Districts.

   Staff response: Staff believes the proposed yard wall treatment will not damage the character of the streetscape; in fact, staff believes the revised site wall will improve this property's image in the historic district because the alteration will repair and shore up the crumbling east end portion and extend it to the north side of the property.

2. **Prevent a hardship to the applicant or an injury to the public welfare:**

   Applicant: The proposed design allows the Owners to both back into their parking spots or simply turn in head first and then utilize the provided back up area just south of the residence to then drive forward down the driveway as opposed to backing up the full length onto Magdalena Rd. The driveway is steep and there is a precipitous drop to the South with a large empty parking lot on the corner of Magdalena and Paseo de Peralta. The neighbor has provided a chain link fence to prevent vehicles from careening over the aforementioned drop, however it's a very tight fit and daunting while reversing. One can clearly see evidence of vehicles running into this chain link fence. Reversing from the steep driveway onto Magdalena is dangerous as well with vehicle and pedestrian traffic, hence the proposed design is improving the welfare of both the Owner's and motorists/pedestrians traveling on Magdalena Rd.

   Staff Response: Staff agrees that the current parking condition is dangerous and that this proposal provides a safe and reasonable solution. The parking alteration eliminates the current need to backing down a very narrow driveway into the street, threatening the driver's safety, as well as motor and pedestrian traffic on Magdalena Street.

3. **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: Embedded stone concrete retaining walls are used specifically in this neighborhood and to a degree, throughout the Downtown and Eastside Historic districts as a preferred method of retaining. As opposed to removing the wall entirely and re-building a new retaining wall deeper into the hillside to widen the driveway, (which would be the easiest and most straight forward approach) we are proposing to work with and modify what is existing. This design is not only re-using the majority of the contributing yard wall, but also accentuating what is already there by modifying the site using the same visual language and building technique to attach to and re-route it. The historic yard wall will continue to function as a retaining wall, but as part of an intentional site strategy as opposed to a slowly deteriorating obstacle to safe vehicular circulation and usability of the site on the Owners part. Additionally, the better constructed Western portion of the wall that is more visible from surrounding streetscapes will be left intact so there will be minimal visual alteration to what is currently visible from the streetscape.

   Staff Response: Staff agrees that the proposal elements increase the safety of the property which ensures that residents can safely reside in this contributing building that has sat uninhabitable likely because of its precarious siting and narrow driveway.

14562

building threatened? yes	surveyed date 11/20/85 by HMW	county SANTA FE	ID no. 0516 0547
field map SFHD # 1	number 547	UTM reference zone 12 13	easting northing

location description

30810(?) MAGDALENA

city/town SANTA FE

land grant/reservation

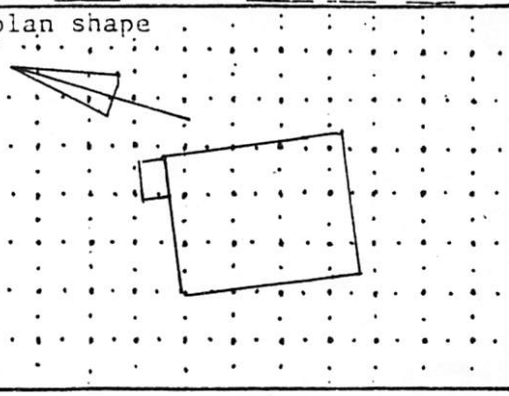
building name

legal description tnsp ___ N S range ___ E W sec ___ ½ ½

film roll by HMW no. SFHD # 21	negative nos. 15	loc. of neg. HPB



plan shape



date of construction 1885 – PRE 1912+ estimate ___ actual

source KING'S.

use
present residential
other ___
historic residential
other ___

condition
___ excellent X good
___ fair ___ deteriorating

style
NMUV

foundation material
UNK.

wall material/surface
ADOBE / STUCCO

degree of remodeling
X minor ___ moderate ___ major
describe:

architectural features
FLAT RF ; PROJ. VIGAS.
8/8. WD. CASM'T WDWS W/ WD. SURR.
SGL LF WD DOOR FRONT ; 4 LIGHT SGL LF WD DOOR @ SIDE.
STONE RETAINING WALL.

surroundings
RES.

relationship to surroundings
X similar ___ not similar

district potential
___ yes ___ no

significance
___ eligible X of interest ___ none
if eligible, why? CONTRIB.

comments
GOOD NMUV IN CONDO DEV. AREA.

associated buildings? ___ yes
what type?

if inventoried, list ID nos.

see back? ___ yes

Case # H-89-70
310 Magdalena





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 __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number:
Archuleta House	**310 Magdalena Road** ***Downtown and Eastside Historic District***	**Santa Fe ID #: H2562** **4. County: Santa Fe** **Parcel # 10095232**

5. Property Type:
x Buildings:1
x Structures: walls: 2
__ Site __ Object

6. Date of Survey: October 20, 2020

7. Previous Survey Date(s):
_x_ Yes: November 20, 1985
__ No:

8. Name of Project:
HDRB status review

9. Lat/Long:

35.690793,-105.9354036



10. Photo Information: Robyn Powell, photographer. View of west (front) façade, facing east.

11. Brief Description of the Property:

The Archuleta House, an older home with its core likely predating statehood, sits on a dirt shelf overlooking the intersection of Washington Avenue and Paseo de Peralta (Photo 1). A gravel driveway approaches it off Magdalena Road. The house is arranged near the back of its pie-shaped lot. A low stone wall prevents direct access to the front of the home (Photo 2).

Built partially into the hillside, it is roughly a swollen "L" in shape, representing several expansions. Abutted to the L is a 120-square-foot bump-out across the south elevation, enclosing a porch and laundry room. The roughly 1,595-square foot home holds two bedrooms, two baths, a kitchen, a living room, and a dining room.

Continued on Page 5.

12. Who uses the property? Residence

13. Construction Date: Unknown
Date: Core of house, at least by 1920s, with accretions made thereafter in 1940s and 1970s
_ _Known _x_ Estimated Source: aerial photographs and newspaper accounts

14. Setting:
__ Suburban __ Rural _x_ Village __ Urban If Urban: __ Commercial __ Industrial _x_ Residential __Public

15. Relationship to Surroundings: _x_ Similar __ Dissimilar
Comments: N/A

HCPI Base Form (FORM 1) *(Continued from other side)*

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



Source: Office of the Santa Fe County Assessor

17. Surveyor:
(your name, address, telephone number, and any group affiliation)

John W. Murphey
Architectural Historian
Architectural History Services
505-577-7593/707-583-7819
John@archhistoryservices.com
w/ Robyn Powell

For: Quincy Sweeney

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

Owner: Quincy Sweeney

19. Is Property Endangered? **_x_ Unknown __ No __ Yes How?**

20. Significance to Current Community: **_x_ Unknown __ None __ Low __ Moderate __ High**
Describe: Unknown

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

22. National or State Register:

Is this property individually listed on a historic register? __ Unknown _x_ No __Yes
If yes: __ State __ National
If 'no' or unknown, do you think this property is eligible for listing? _x_ No __Yes
Why? See Evaluation of Historical Status.

23. National or State Historic District: City of Santa Fe

Is this property in a historic district? __ Unknown __ No _x_ Yes
If yes: __ Significant _x_ Contributing __ Non-contributing: _x_ No Status: walls
Per City of Santa Fe official designation map.

If 'yes', what is the name of the district? _x_ State _x_ National _x_ City of Santa:
Downtown and Eastside Historic District

Recommend House Contributing Structure to the Downtown and Eastside Historic District, 12/14/2020

24. Supplemental Forms:
__ None _x_ HCPI Detail Form (FORM 2) __ Continuation Sheets, # pages: _____

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

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HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:

Archuleta House

2. Location:

310 Magdalena Road
Santa Fe:
Downtown and Eastside Historic District

3. Local Reference Number:
Santa Fe ID #: N/A

4. County: Santa Fe

5. Date of Survey: April 21, 2020

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

_x_ Adobe **__ Brick** **__ Composition** **__ Concrete: Block**

__ Concrete: Cast Stone **__ Concrete: Poured** **__ Earth Plaster** **__ Masonry: Simulated**

__ Metal: Corrugated **__ Metal: Structural Siding** **__ Metal: V-Crimp** **__ Stone: Random Ashlar**

Stone:
__ Random Coursed **_x_Stone: River Rock** **__Stone: Rusticated** **__ Stone: Tabular**

_x_Stucco: **__ Tile: Clay** **__ Vinyl Siding** **__ Wood: Board and Batten**

Wood:
__ Horizontal Siding **__ Wood: Jacal** **__ Wood: Log** **__ Wood: Shingle**

__ Wood: Tongue and Groove **__ Other:**

7. Number of Stories: **__ N/A**
Number: _x_1 _x_11/2 __ 2
__ 21/2 Other:_____

8. Foundation: **__ N/A**
__ Not visible __ None
__ At Grade _x_ Raised: secondary treatment
Materials: _x_ Concrete: _ Stone
Other:
Notes

9. Roof: **__ N/A**

Shape: _x_Flat __ Gabled
__ Hipped __ Pyramidal
__ Shed Other:
Pitch: __ None __ Low
__ Medium __ Steep
Features: __ Eave:
_x_ Parapets
Materials: x Asphalt
__ Earth
__ Composition shingle __ Metal: Pressed
__ Composition Roll __ Metal: Corrugated
__ Metal: Standing Seam __ Metal: V- Crimp
__ Tile: Terra Cotta __ Wood: Shingle
Other:

10. Windows **__ N/A**

Operation	Material	Glazing	Number
Casement	Wood	6	1
Casement	Wood	6-6	3
Casement	Wood	8-8	3
Casement	Steel	3-3	1
Sliding	Aluminum	1-1	5

11. Doors **__ N/A**

Type	Style	Material	Number
Single-Leaf	½ -light	Wood	1
Single-Leaf	¾ -light	Wood	1
Single-Leaf	Panel	Wood	1

12. Chimneys _x_ N/A

13. Porches **_x_ N/A**
Type: __ Entry __Partial-Width __ Full-Width __ Wrap

14. Other Significant Features N/A

15. Modifications: x **__ No known modifications**

#1 Date: 1941; addition; newspaper permit notice
#2 Date: c.1970s; new addition or enclosure of porch; aerial photographs and material evidence
#3 Date: c.1970s; probable change of south elevation fenestration; aerial photograph and material evidence
#4 Date: c.1970s; stone skirting added to front façade (west) landing: aerial photograph and material evidence

16. Primary Architectural Style __ Not Applicable

__ Art Deco/Streamline Moderne	__ Gothic Revival	__ Mission Revival	__ Pueblo	_x_ 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: Vernacular**

17. Documents Available and Their Locations

New Mexico Historic Preservation Division
407 Galisteo Street, Suite 236
Santa Fe, NM 87501
(505) 827-6320

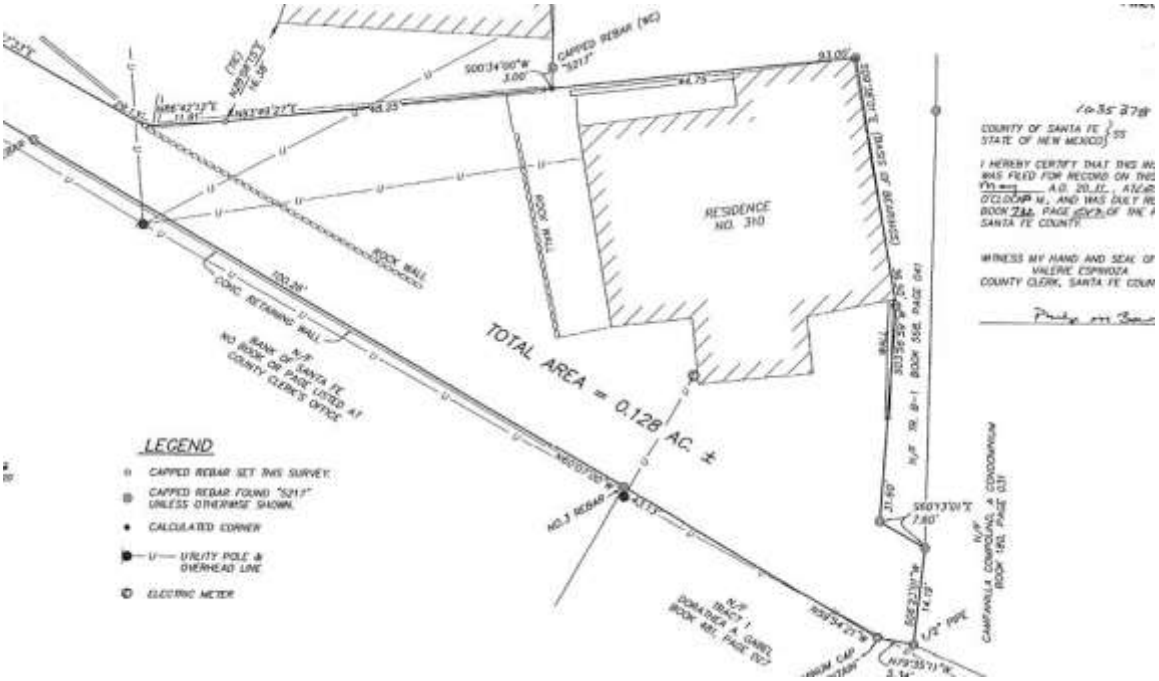
Historic Preservation Division
Land Use Department
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87504
(505) 955-6605

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing: N/A

19.Site Plan: Portion 2011 survey plat, courtesy Landmark Surveys.



Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

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Architectural Description Continued

House

West Elevation

A large concrete retaining wall supports a landing and buttresses the front (west) elevation (Photos 3 & 14).[1] Stretching 25', the main façade is divided into three openings. The center holds a wood panel door, oddly cut with two porthole "windows" (Photo 4). The door is flanked by two sets of 8-8 pattern wood casement windows set into the wall (Photo 4). Their outer casings are wider than the opening and flush to the stucco. Both screens and security bars obscure the windows.

Above is a line of stubbed vigas wrapped in sheet metal, potentially used as a preservative (Photo 5). They are painted or stained brown to give the appearance of wood. Four metal canales, of unknown origin, punch through the parapet. The lumpy quality of the stucco suggests this is an older portion of the building. A secondary part of the elevation sits back 25' from the façade. This short section has a single wood-and-glass door (Photo 6).

South Elevation

Rounding the corner, at a lower grade, is the altered south elevation. The first 12 or so feet appear to be *mostly* unchanged (Photo 7). This includes another set of wood casement windows, but with the framing pushing out beyond the wall and lipped with stucco, suggesting later introduction. Below is a small hand-made door with a cross, leading to a crawl space.

Beyond is a c.1970s addition or porch enclosure, as referenced by the County Assessor's sketch map. The expansion presents an entirely different expression, with its wide, metal fascia-trimmed overhang and symmetrical display of aluminum sliding windows (Photos 8 & 9). Finishing the south elevation is likely an older part of the building. A series of steps leads to a ¾-light wood door, giving entry to this back section.

[1] The designation of building elevations is informed by the house's skewed axis and does not represent true cardinal directions.

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East Elevation

The east elevation faces directly on to the neighboring property (Photo 10). Its construction required excavating into the slope, which results in a sunken, sloped appearance. It is fenestrated with three wood casement windows of a 6-6 pattern. These, like other openings, are covered with security grates.

North Elevation

The house's northeast corner runs directly into the hillside, with humped-up earth sitting just a few feet below the parapet (Photo 12). The elevation's exposed section reveals a 6-6 wood casement unit and a steel casement window.

The house's flat roof is finished with rolled asphalt and is penetrated by an array of vents, potentially corroborating the idea that it was once divided into two residential units (Photo 11). The roof also reveals, through interior parapet lines, its probable evolution.

The house is painted in a tan-to-flesh tone, with its window and door frames colored blue.

<u>Walls</u>

Driveway Wall

Situated along the driveway is a stone wall delineating the south edge of the front yard (Photo 2). At one point it indicated the property line. The structure is approximately 47' long and varies in height, with the tallest section at the west end (4'-5"). It tapers as it moves toward the house, reaching its lowest point at 1'-6". Aerial photographs indicate that it originally continued toward the house, but was breached at some point, and its stones removed at that end (Figures 2 & 3). The wall is made of pieces of square-cut sandstone arranged in regular courses. A single course of uncut stones set vertically caps the structure. The stone crown disappears near the east end, where the wall is disintegrated (Photo 3). The mortar, with its varied sized aggregate, suggests older or homemade construction. A vertical line of stones terminates the street end. Based on its mortar, this piece is not original.

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Stone Facing

More recent stonework faces the concrete landing along the house's west elevation (Photo 3). This stone skirting covers about 30' of the landing and varies in height depending on grade. It appears to be adhered to a CMU wall behind it (Photo 13). The pieces, primarily sandstone with granite bits, are laid in random courses and bonded with a contemporary gray cement mortar.

Historical Overview

The small house carved into the hillside — witness to nearly a century of change — is historically linked to the Archuleta family, who lived there for at least three generations. Like many houses on the "Loma," its origin, and even its address, are hard to decipher.

These houses perched above Hillside Avenue were marginal, treated as second to proper homes aligned along the street. In city directories, most, at first, are not even given an address, but designated "behind," "rear," and "n. s.," meaning no street. They were homes of the poor and working class.

Archuleta Family

The house may have been standing in 1900, when census takers recorded a man named Octaviano Archuleta living on the hill.[2] Octaviano, whose delightful first name traces back to Rome (from Octavia, a plebeian family raised to patrician status by Caesar), was born in 1865, while the United States was under civil war.

Octaviano lived in the home with his wife, Juanita, whom he had married in 1889, and two children: Conrado and Paulina. Along with a partner, Octaviano owned a barbershop on Galisteo Street, where Seret & Sons stands today.

The family is again recorded in 1910, with an additional son, Manuel, born just after the earlier enumeration.[3]

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[2] United States Federal Census, 1900, Census Place: Santa Fe Ward 4, Santa Fe, New Mexico; Page: 18; Enumeration District: 0126; FHL microfilm: 1241002.

[3] Ibid., Census Place, Santa Fe Ward 4, Santa Fe, New Mexico; Roll: T624_918; Page: 4A; Enumeration District: 0226; FHL microfilm: 1374931. Manuel, Jr. would die in a jeep accident in Santa Fe in 1947.

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Archuleta House

Their home — the subject house — seems to appear on the 1912 King's Map of Santa Fe, though the footprint on that map does not entirely align with the present structure (Figure 1). The map also shows a different terrain than what is seen today. There was no Magdalena Road connecting to Hillside Avenue (now Paseo de Peralta). Instead, there was Clarabel Place, now erased from the landscape, coming from the west.[4]

Octaviano's home is registered in the first city directory of 1928, taking on an "n. s." classification.[5] Over the years, it gained the addresses 115 and 125 Hillside Avenue, of which the former seems more stable.

In the early 1930s, as Santa Fe hunkered down in the Great Depression, the home sheltered two households: Octaviano and Juanita, with their son Conrado and his wife Cleotilde. Octaviano and Juanita's youngest son, Manuel, had moved away by then, marrying and starting a family with his wife Guadalupita, on Abeyta Street.

Octaviano Archuleta died at home on March 9, 1936. Juanita continued to reside in the house. In 1940, likely tied to Juanita's death, Manuel moved back into the home on the hill, bringing his family.

A year later, Manuel received a building permit for a project valued at $300.[6] The remodeling was likely an addition for his growing household. Manuel and Guadalupita would raise eight children in the home, four daughters and four sons. One can imagine the small army of children — Charlie, Dolores, Odelia, Isaac, Erlanda, Ramona, Arthur, Manuel, Jr. — scrambling up and down the hillside.

Manuel, who had a tattoo of a woman on his right forearm[7], worked downtown at the New Canton Café on West San Francisco Street. His brother, Conrado (sometimes Conrad), had a porter job nearby at the Lensic Theatre.

---

[4] A neighbor to the northwest, archaeologist Sylvanus Griswold Morley, had recently revised one of the old hillside homes, touting it as the pinnacle of the old-new Santa Fe style.

[5] Hudspeth Directory Company*, Hudspeth's Santa Fe City Directory*, 1928 (El Paso: Hudspeth Directory Co. and Publishers, 1928), 127.

[6] "Building Permits," *Santa Fe New Mexican*, June 24, 1941, 3.

[7] The National Archives in St. Louis, Missouri; St: Louis, Missouri; WWII Draft Registration Cards for New Mexico, 10/16/1940-03/31/1947; Record Group: Records of the Selective Service System, 147; Box: 5.

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Manuel and his family were surrounded on the Loma by people with Spanish surnames, many from the Ortega family, who spoke Spanish at home. Below, on Washington Avenue, lived families with Anglo names, all born outside of New Mexico. It was a divided world.

Guadalupita passed in 1963. Manuel stayed on the property, watching a changing neighborhood. A year before his wife's death, a bulldozer removed an older home at the southeast corner of Hillside and Washington to make way for the Bank of Santa Fe, a massive Pueblo Revival edifice complete with a drive-through teller and a 70-car parking lot.

In the 1970s, Hillside was realigned to become part of the "Loop," later retitled Paseo de Peralta. It was a road that was meant to relieve congestion but caused some chaos. A decade later, the city permitted the removal of another older building to expand the Bank of Santa Fe into a Wells Fargo. By this time, Magdalena Road had been improved and paved down to Paseo de Peralta.

Manuel died in 1988, leaving the house to his son Isaac R. Archuleta, a former Santa Fe magistrate judge. The house gained its alleyway approach in 2004, receiving the access from the City of Santa Fe. With Isaac's death, 20 years later, the family home passed out of Archuleta ownership.

Evolution of Property

While not precise, aerial photographs help establish the evolution of a building's footprint.

The first useable aerial photograph from 1958 shows the outline of the roughly L-plan house, without the extension across the south elevation (Figure 2). The next available aerial from 1973, shows the bump-out and the wall along the driveway (Figure 3). The southeast corner of the house appears to be penetrated by a window rather than the door which is currently present. The window at the west end of the same elevation appears to be absent.

From the 1973 image, it is unclear whether the north steps of the front façade landing were in place at the time. The west edge of the landing appears to be higher than the abutting surface, suggesting the stone cladding had been added by this time.

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Evaluation of Historical Status

House

The basic outline of the house, minus the south extension, is more than 50 years of age, being discernable on a 1958 aerial photograph. There is some question as to the vintage of the south elevation openings, with what appears to be a different arrangement of doors and windows as seen on the 1973 aerial.

Whether representing an enclosed porch or a new room, the south bump-out introduced a non-harmonious façade, with its rigid grouping of sliding windows and modern overhang and metal fascia.

Walls

Driveway Wall

Aerial photographs and construction material suggest the wall along the driveway may be of historical vintage. However, probable loss of a section at the east end and deterioration of the surviving east termination have affected its overall historic integrity.

Stone Facing

Based on its material and aerial photographs, the stone cladding across the west façade landing is not historic. It is disharmonious with the home's prominent earthen construction and vernacular Pueblo style.

Conclusion

Given these indications, the recommendation is to maintain Contributing Structure status for the house and to reevaluate the primary façades assigned in 2001. The Driveway Wall appears to be of historical vintage but compromised by removed material and deterioration. The Stone Facing along the landing is non-historic. Both walls are recommended Noncontributing.

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Illustrations

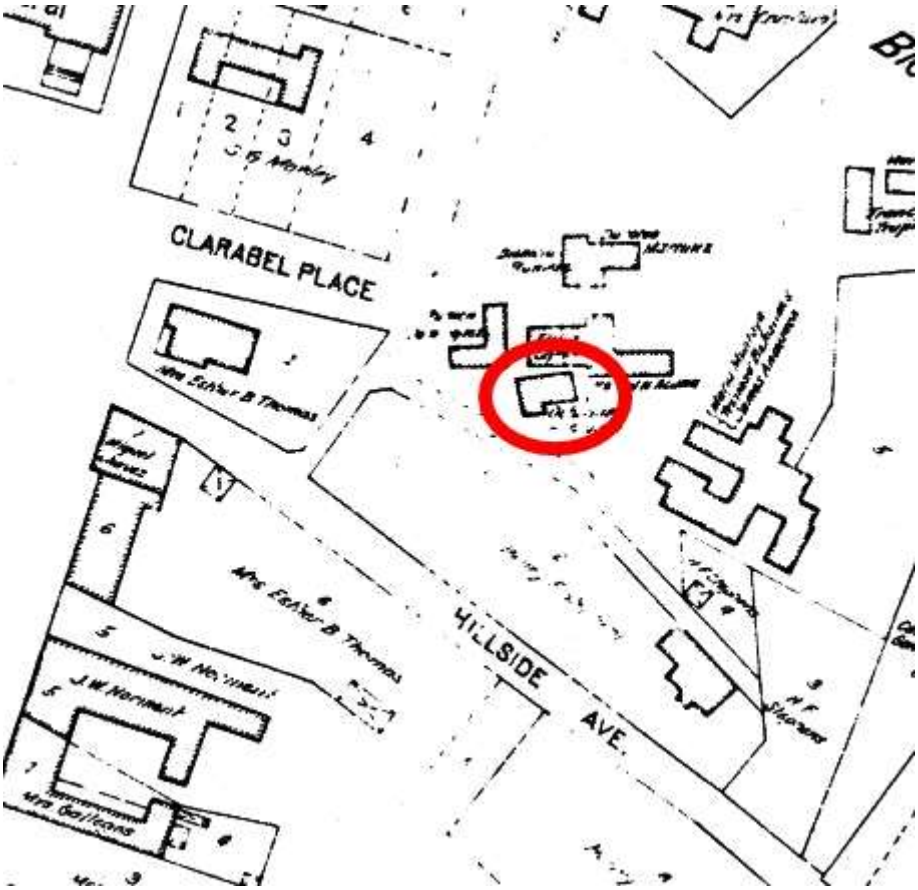


Figure 1: Circled building may indicate presence of subject structure.
N. L. King, "King's Official Map of the City of Santa Fe, New Mexico," 1912.

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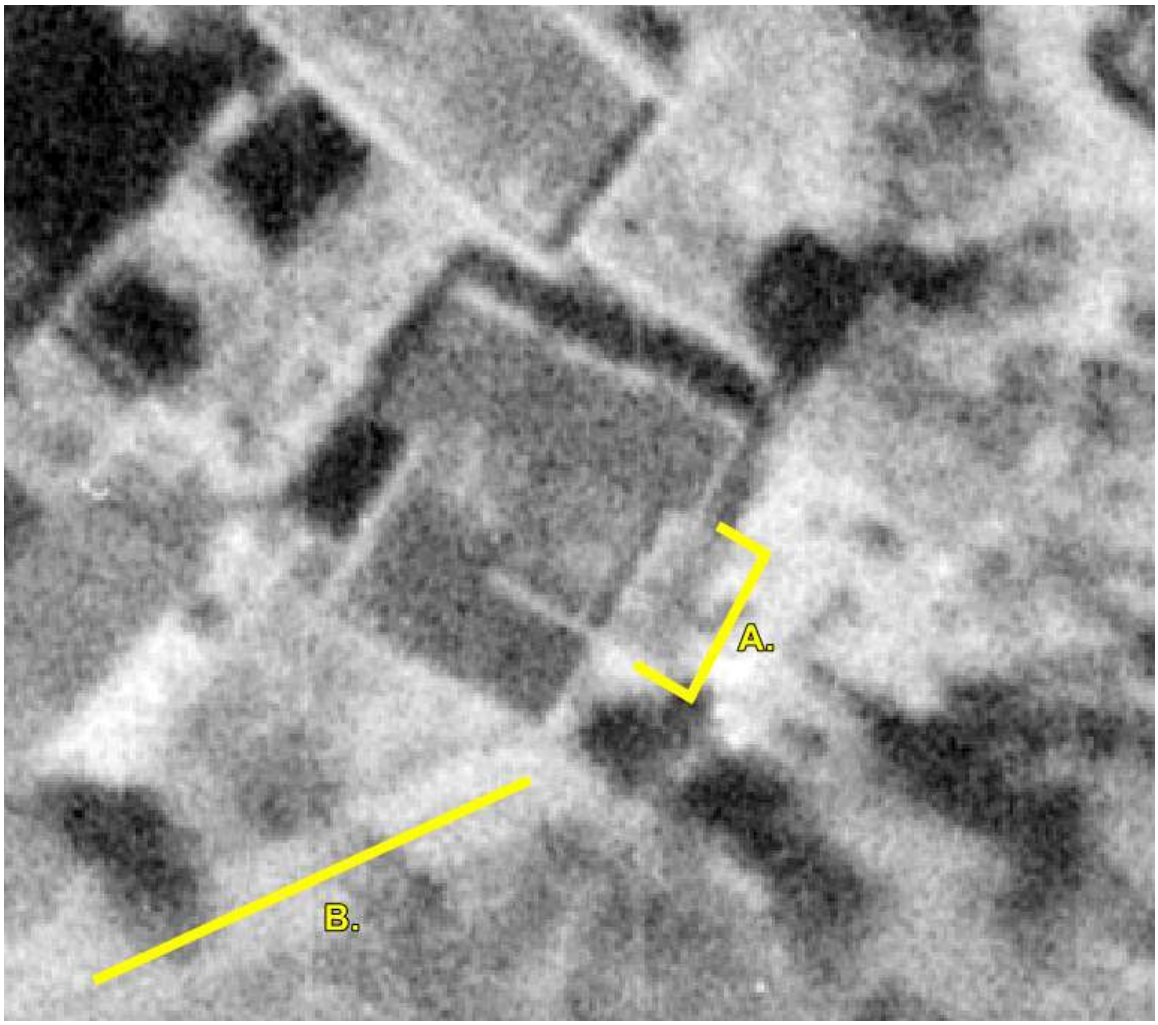


Figure 2: November 10, 1958, aerial photograph.
A. shadow may indicate presence of a patio or landing;
B. line may indicate presence of a wall.
Courtesy NMDOT, State of New Mexico.

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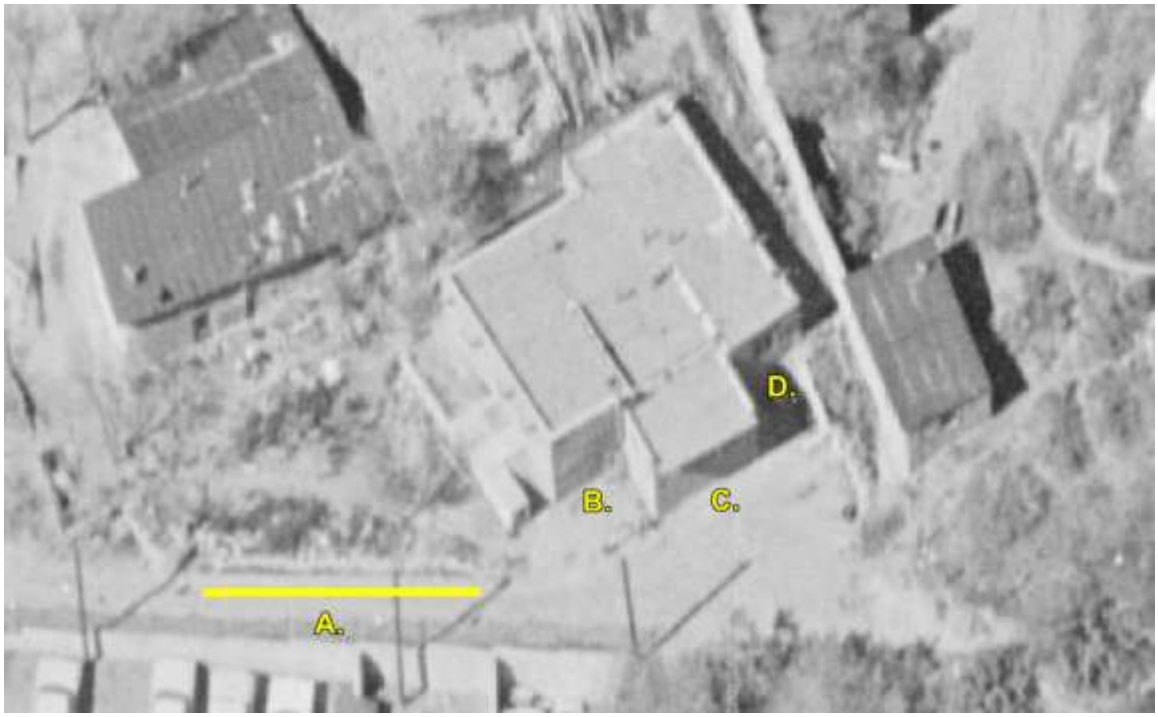


Figure 3: May 11, 1973, aerial photograph.
A. wall present, though then longer in length;
B. current wood casement window not shown;
C. bump-out present; D. window is shown where a door is now.
Courtesy NMDOT, State of New Mexico.

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Survey Photographs

(All images taken by Robyn Powell on October 20, 2020, unless otherwise noted)



Photo 1: View of property from Paseo de Peralta.
Camera facing northeast.

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Photo 2: Driveway Wall and House.
Camera facing east.

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Photo 3: View of west (front) façade.
Deteriorated east end of Driveway Wall in foreground.
Camera facing east.

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Photo 4: West (front) façade entry door (left); typical casement window (right). Camera facing east.

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Photo 5: West (front) façade metal vigas.
Camera facing northeast.

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Photo 6: Secondary west façade entry.
Camera facing east.

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		4. County: Santa Fe
		5. Date of Survey: October 20, 2020



Photo 7: South elevation; 1970s bump-out at right.
Camera facing northwest.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Archuleta House**	**2. Location:** **310 Magdalena Road** **Santa Fe:** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #: N/A**
		4. County: Santa Fe
		5. Date of Survey: October 20, 2020



Photo 8: South elevation; 1970s bump-out at center.
Camera facing north.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Archuleta House**	**2. Location:** **310 Magdalena Road** **Santa Fe:** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #: N/A**
		4. County: Santa Fe
		5. Date of Survey: October 20, 2020



Photo 9: South elevation; 1970s bump-out overhang.
Camera facing north.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Archuleta House**	**2. Location:** **310 Magdalena Road** **Santa Fe:** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #: N/A**
		4. County: Santa Fe
		5. Date of Survey: October 20, 2020



Photo 10: East elevation.
Camera facing north.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Archuleta House**	**2. Location:** **310 Magdalena Road** **Santa Fe:** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #: N/A**
		4. County: Santa Fe
		5. Date of Survey: October 20, 2020



Photo 11: Northeast corner.
Camera facing southwest.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Archuleta House**	**2. Location:** **310 Magdalena Road** **Santa Fe:** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #: N/A** **4. County: Santa Fe** **5. Date of Survey: October 20, 2020**



Photo 12: North elevation.
Camera facing southwest.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Archuleta House**	**2. Location:** **310 Magdalena Road** **Santa Fe:** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #: N/A**
		4. County: Santa Fe
		5. Date of Survey: October 20, 2020



Photo 13: West (front) façade landing; stone cladding.
Camera facing southeast.

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:

Date Submitted: 02.24.21

Property Owner of Record: Quincy Sweeney/Shehan Prull

Applicant/Agent Name: Luca Marino-Baker of High Desert Creative

Contact Person Phone Number: (505) 309 -1303

Site Address: 310 Magdalena Road, Santa Fe, NM 87501

Proposed Construction Description: New Portal, site walls + planter boxes, window/door replacement

TOTAL ROOF AREA:

Zoning District: District 1/ R21

Overlay: □ Escarpment _____
□ Flood Zone*
□ Other: Historic - Downtown/East Side

Submittals Reviewed with PZR:
☒ Legal Lot of Record □ Development Plan ☒ Building Plans
☒ Existing Site Plan ☒ Proposed Site Plan ☒ Elevations

Supplemental Zoning Submittals Required for Building Permit:
□ Zero Lot Line Affidavit

Access and Visibility: □ Arterial or Collector**
□ Visibility Triangle Required

Use of Structure: ☒ Residential
□ Commercial Type of Use: _____

Terrain: □ 30% slopes None

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

Lot Coverage : 38 %
□Open Space Required: _____

Setbacks:
Proposed Front: 10 Minimum: 10
2nd Front? _____
Proposed Rear: N/A Minimum: 15
Proposed Sides: L N/A R 6.5' Minimum: 5'

Height: Proposed 15' t/o proposed portal
Maximum Height: _____ or
☒ Regulated by Historic Districts Ordinance
□ Regulated by Escarpment District

Parking Spaces:
Proposed 3 Accessible _____
Minimum: 2

Bicycle Parking:**
Proposed: _____ Minimum: _____
** Commercial Requirement

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

Luca Marino-Baker [□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 _____ 02.24.21 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: Lee Logston **DATE:** 2/25/21

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

Revised 1-14-13

8. **Case #2020-002986-HDRB. 310 Magdalena Road.** Downtown and Eastside Historic District. Architectural Alliance, agent for Shehan Prull and Quincey Sweeny, owners, requests with primary facade designation for a contributing residential structure. (Angela Schackel Bordegaray, 955-6127, asbordegaray@santafenm.gov)

STAFF REPORT

Ms. Bordegaray said 310 Magdalena is a vernacular style single-family residence which has a historic status of contributing to the Downtown and Eastside Historic District. The home was owned by the Archuleta Family. It is partially built into the hillside and sits prominently on a hill above the intersection of Magdalena and Paseo de Peralta. It is publicly visible from the west and south elevations. Its core likely predates statehood. It has undergone several expansions over its lifetime of housing three generations of the Archuleta Family. The south elevation was added onto sometime before 1970. It has few of its original windows. Windows on the south addition are metal sliding; its overhang is modem has a metal fascia.

The driveway has a low stonewall situated at the base of its front (west) facade. Based on several alterations over the years, it lost a section at the east end and deterioration of the surviving east termination has affected its overall historic integrity. The house maintains its historic status as contributing to the Downtown and Eastside Historic District. The stonewall along the driveway appears to be of historical vintage but has had materials removed and is in a state of deterioration. The stone facing along the landing is non-historic.

The applicant is before the board for a historic status review and designation of primary facade(s) as applicable. The applicant has provided a new Historic Cultural Properties Inventory (HCPI) form that extensively describes both the construction sequence and family history.

STAFF RECOMMENDATION

Staff recommended retaining the structure's Contributing status per 14-5.2(C) Regulation of Significant and Contributing Structures in the Historic Districts. Staff recommended designating its west facade primary and the stonewall as non-contributing.

QUESTIONS FOR STAFF

Chair Rios asked to see the photograph showing the front and wall. She asked if correct that the Board is to determine status for the house, the driveway wall, and the wall in front of the house.

Ms. Bordegaray said that was correct. There is non-historic wall in the driveway and another wall that is significantly deteriorated that is not historic.
Vice Chair Katz said the driveway wall looks like a complete wall, although other pictures show deterioration. He was concerned about how far the wall used to go and the percentage of the wall that remains.
Ms. Bordegaray said she understood reading the discussion of the survey form, a wall is probably there, but is of new material. The deterioration is obvious of the east end going up the driveway.
Vice Chair Katz said he is looking at three courses of cut block with a course of uncut block on top of that. He asked if that was not historic.
Ms. Bordegaray said most of it is not historic. It is new rock according to the surveyor and she agreed.
Member Guida asked how old the stone wall is in front of the west façade.
Ms. Bordegaray said that was undetermined in the survey. They are not sure if it was added later.
Member Guida asked if that was shown in the aerial photographs.
Ms. Bordegaray put the aerial photographs on screen showing the concrete pad with front facing wall. Some form of the pad was there 50 years ago but whether it was faced with rock is undetermined. The rock on site appears to be non-historic.
Vice Chair Katz said the report and record states that the aerial photographs and the materials along the driveway may be of historic vintage. It notes the loss of a section at the east end that had its integrity affected. But what is left, that may be historic. He said he doesn't know why that shouldn't be saved and that seemed to contradict what Ms. Bordegaray said. If we know the date, we should try to find out more about it.
Ms. Bordegaray said it was studied exhaustively. She agreed some kind of a wall obviously has been there and this may be the vestiges of what was there. What was built on top of it has also deteriorated and is not historic.
Vice Chair Katz said he saw no evidence that this is not an original wall.
Ms. Bordegaray showed the lot onscreen. The lot location is prominent and sits atop Paseo de Peralta to the south. She feels the historic form is there and is central to the historic nature of the house. But she also knows that the material there is not original or considered historic. The surveyor's recommendation is not to recommend as contributing. She said she recommends that it may not qualify as contributing status but,

in its form should stay. It is clearly integral to the setting of the house in its relation to the street. The Board could consider that and make its own decision. The surveyor discussed this in detail and her recommendation was based on that.
Vice Chair Katz clarified they were discussing the driveway wall. He asked why she would think it could be anything other than over 50 years old. He agreed the right side had been cut, but this wall hasn't changed.
Ms. Bordegaray replied the material itself isn't historic, but the siting is historic.
Vice Chair Katz said the rocks are over 50 years old. He asked what her basis is to assert they haven't been there for 50 years.
Ms. Bordegaray said the aerial of the historic survey on page 16, it doesn't show the driveway wall. She asked Ms. Ramirez Thomas to put that on screen.
Ms. Ramirez Thomas noted page 19 shows the historical alignment of the wall. She thought Mr. Murphy had indicated that the wall was present in 1970 but the length of it had changed. On page 17 it states that the aerial photographs suggest the wall may be of historic vintage. However, the loss of a section at the east end and the deterioration of the surviving east end may have affected its integrity. There is no indication that the stone is not historic and there is evidence there is alignment there. The ends of the wall may have been altered. That is where the comment on integrity is in the report.
She said staff and the Board may disagree on the interpretation, but the HCPI provides reliable information.
Vice Chair Katz acknowledged some of the east end of the wall is no longer there. But a large portion of the wall that remains intact is visible. Like the garage in the earlier case, half of it is gone, but that doesn't mean what is left isn't sufficiently old and of its original design and style and shouldn't be contributing and retained. He felt the same about the wall. Three quarters of it is still there, it is old and should be contributing for that reason.
Chair Rios asked if anyone had tried to contact the Archuleta family.
Ms. Bordegaray thought the applicant had tried and they should ask the applicant. Mr. Murphy, the surveyor was in touch with the family during the research.
Chair Rios asked if correct, on the wall closer to the house, the aerial view appears to show a platform or something there.
Ms. Bordegaray said the platform seems to be there, but the stone platting cannot be dated earlier. There is conjecture as to when it was placed there.

Member Guida said he was troubled by some of the staff recommendations on cases like this and also troubled by the direction the Board conversation has taken. He thought it important to remember most of the status reviews the Board does are not on pinnacle works of architecture or meaningful historical sites. There is a designation of significant and code supplies a more stringent standard. Most of the time when talking about contributing buildings we are talking about buildings such as this. The hard and fast is not the 50 years plus and is not actually historic material. They review projects all the time that are contributing or significant and approve people to restucco, resurface, repair/install new windows. But that doesn't change the status of the house.
The Board is looking here in terms of status review, in particular, if contributing, at whether the character defining features actually contribute to the district. Whether it informs more detail, or a stone wall has been there for a long time and is typical of vernacular houses. That is far more important than the exact carbon dating of the stone or the details on the building. We have judgment calls to make both in terms of staff and the Board.
Member Guida said he is looking at the south elevation with the 70s addition. It is not attractive, but it is 50 years old. He doesn't think just because it is old, they would say it's important to the district when it is not. It doesn't have character defining features that are typical. He wants to be careful and reorient the Board toward the guardrails they should be looking for in reviews.
Member Larson said Member Guida raised important concerns and goes back to the investigation done by the Board. They are all looking at these thoroughly and not in vain. There is a valid investigative aspect and in this case, it comes down to the footprint. The aerial does a good job highlighting the historic footprint. Whether a two-year difference of the 70s; it is close. Chair Rios made a good point about using more community input and sources of those associated with the property. That could help further the holistic approach. It may not be significant structure, but it is important to our community fabric.

APPLICANT'S PRESENTATION
Mr. Enfield, previously sworn, said he wanted to talk more about the house. The Archuleta's have spent part of their lifetime trying to put a portal on the front of the house. The Board has denied that. He asked that the HCPI photo #13 west front façade landing, stone cladding be shown. He said Mr. Murphy felt this wall wasn't historic because water came off the deck and deteriorated the masonry wall underneath it. A new CMU wall was built in front of the old concrete and they repurposed a portion of the end of the wall and put it on the front of the CMU. He thought the deteriorating stone was pulled off the wall and put on the front of the house. The porch was starting to fall away from the house and

the water damage was documented. That was why the Board feels the stone in the front has been altered significantly, they built another wall with the CMU. The joints are modern as well as the CMU and the wall has different kinds of stone. He was fairly certain some of the stone came off that wall. The wall along the driveway has been there a long time and that stone was repurposed.
Mr. Enfield said they were before the Board in the 80s and 90s and were denied so they put more concrete in front of the wall to stop it from moving. That will have to be dealt with when they remodel. The CMU is holding the water back instead of allowing the water to flow away from the front of the house and he is more worried about the condition of the house. He agreed that the two windows and door appear original but doesn't agree with the metal canales. They were added later and there is a good chance the vigas are not left. The three canales are metal and untraditional on a building like this. He thought they capped the vigas at the same time.
He had no doubt that the west façade is primary with the three original openings. Even on the south façade, the front room appears to be changed from a door to window or vice versa. Work was done all around the house and there is a hodgepodge of windows on the north and east elevations. The wall is probably going to be older and from his client's point of view it is important to be able to provide parking. They don't have that right now so will probably talk to the Board about an area to park in front of their house. Currently you have to back down the driveway and that may be why there is wall damage.
Mr. Enfield thought there are portions of the east wall that were deteriorated when they built the CMU to stop the concrete patio from falling off the front of the house. The age of the wall looks to be added recently by the border work and the rocks on the face of the CMU wall, probably in the 70s. His clients intend to provide two parking spaces at the top of the driveway, not tear down the wall and they talked about adding portals.
He said he wanted to know what character defining features are on the front of the building, so he knows what is important to the Board. He considers the house the most important because it is the most prominent. The wall is part of that, but they are not looking to destroy what exists or is historical. The Archuleta's thought the driveway was historical. They bought the alley from the City and there wasn't a driveway there until then, probably the late 60s. The stone wall was part of the landscaping before the slope dropped off the side. They built a driveway next to it and the retaining wall along the bank.

QUESTIONS FOR APPLICANT

Chair Rios asked how old the house is.

Mr. Enfield said the original box might be late 1800s. The 1912 Kings map shows the L shape structure. There was no driveway there until 2004.
Chair Rios said regarding the middle canales, they are really old. She knows of several houses in Santa Fe including part of one she lived in, with the metal canales. The canales were built in the 20s and 30s.

PUBLIC HEARING

Chair Rios called for public comments, no public comments were given.

BOARD DISCUSSION

Member Biedscheid said what stands out as important is its siting and that the reference by HCPI that the house is perched on the hill in what is described as a "marginal second to the houses directly on the street." That is important. The HCPI reported that this was undesignated as "no street" at one time. The driveway wall and the landing in front of the house preserve that history of the house's off the street location. Also, she believes from the HCPI and the 1958 aerial that the driveway wall thought of as the former property line, lines up with what Mr. Enfield was saying. She was in favor of designating both the west and south façade as they appear unchanged but excluding the 1970s addition.
Mr. Enfield asked if he could offer the chance for the present owner of the property to speak. He added that the south elevation opening was changed and is not an historic window.
He disagreed with Member Biedscheid. This is a small footprint and has nowhere to go except the south façade and is important for his client's ability to use the house. Also, on the wall, they know it has issues and they will have to do something around the wall to provide parking. But he doesn't think there will be a problem to get the wall back to a shape it can survive.
Quincy Sweeney, 22 Piute Road, the owner, was sworn in. She thanked the Board. She said we are excited to own this piece of Santa Fe history. Her grandmother lived on Washington Street and she loves the idea that she can almost see her old house from the new house. They are thankful for the opportunity to make the house all that it can be without affecting the historical nature and will try to maintain the best parts of it while making it livable and a wonderful place.
MOTION: In Case #2020-002986-HDRB, 310 Magdalena Road, Vice Chair Katz moved to designate the west part of the building as the primary façade and

to designate the driveway wall as a contributing structure, recognizing it ends substantially short of the house. Member Guida seconded the motion.
VOTE: The motion passed by majority (4-1) roll call vote with Members Bienvenu, Guida, Katz, and Larson voting in favor and Member Biedscheid voting against.

High Desert Creative, LLC
Luca Marino-Baker
Creative Director + Designer
38A County Rd 84
Santa Fe, NM 87506
505.309.1303

April 27, 2021

Historic Preservation Dept.
City Hall - 200 Lincoln Ave.,
Santa Fe, NM 87501

Dear Historic Preservation and Land Use Staff,

Please accept this letter as an introduction to the proposed scope of work at 310 Magdalena Rd. In a previous board meeting on January 12, 2021, the board voted to establish the West Face of this residence as its Primary Facade while also considering an existing stone faced/embedded yard wall that runs along its driveway from East to West as "contributing". With these delineations made on the part of the Board, we have now proposed a design that requires approval for an exception to historic criteria including:

1.) Partial demo of the contributing yard wall.

Both the Owners and myself appreciate the historic quality of this property and have approached desired alterations in a manner we feel is respectful of the site and surrounding historic context of the District. All requested alterations are born of a necessity to improve life safety issues and quality of life on the part of the Owners and the proposed design is broken into elements as follows:

Window/Door Replacements and Repairs:

Please refer to sheet A2.3 to see how each window and door is approached. The existing windows and front door on the Primary Facade will remain and be repaired as needed. In addition, the single-pane, original windows on the South and North facades adjacent to the Primary Facade (Windows 3 and 13) will also be repaired as needed and painted teal. We do want to remove an existing wood and metal screen door at the front door so as to expose the unique, circular window motif seen at the front door. The remaining non-historic doors and windows will be replaced per the design with new units bolstering the existing divided light style of the aforementioned historic ones. We also propose to revert the window/door color, including trim, to Teal, which upon investigation, is one of the previous colors that was subsequently painted over with the existing bright Turquoise color. Sierra Pacific's "Teal" color best matched the portions of existing paint.

Partial Demo of the contributing yard wall:

We propose to remove the easternmost 15' of the contributing yard wall to allow for 2 parking spaces just West of the Primary Façade, re-locating them from the Southeast portion of the property. In doing so, we would be converting the existing two parking spaces into a landscaped area. As stipulated in the Exception Criteria, one can only back out of the very steep and narrow driveway currently which poses both life safety issues to the Owners and pedestrians/vehicles on Magdalena Rd.. To be able to utilize the proposed parking area, a portion of the contributing yard wall will need to be removed to allow for a curved approach to this parking area. The portion of the wall in question is the easternmost 15' of what remains standing out of a total 45' linear feet of wall. As compared to the Western portion of the yard wall, the Eastern side has both been damaged by vehicles and intentionally removed to facilitate parking on the West side of the residence prior to

the current Owners purchasing the property. Aerial photography clearly shows this area was used as an ad hock parking area (see Google maps). Portions of the lowest courses of this retaining wall are still visible as stone fragments partially emerging out of the driveway (see images).

Historically this proposed parking area, was indeed used as an unofficial parking area by the former Owners due to the difficulty in reversing the entirety of this steep driveway. One option to best optimize the flow and usability of the driveway, would be to remove the yard wall entirely and build a new one a few feet inset into the hillside to allow for a wider driveway that would be safe to reverse the full length. If this was not a Historic property, the Owners would have the ability to do so but our preference is to keep the portion of the wall that is in good shape (Western) and most visible from the streetscape intact and then add on to it, as shown in the drawings, to carve out a safe parking area that is in keeping with the materiality and construction technique already utilized on site and throughout the Eastside and Downtown Historic Districts as stone faced/embedded retaining walls.

In this specific circumstance, we are asking for an exception to Section 14-5.2(D)(1) to promote a safer means of circulation to and from this property while preventing further unintentional damage to the this contributing yard wall. The proposed work does not negate the contributing importance of this feature, but rather, allows this contributing element to function as part of a retaining strategy that allows for better parking and a better site design. The contributing wall will visually and structurally interconnect with other similar retaining yard walls.

We very much look forward to working with both Historic Preservation Staff and the Board to arrive at the best design solution possible for this Historic property.

Respectfully Submitted,

Luca Marino-Baker

Creative Director + Designer
38A County Rd 84
Santa Fe, NM 87506
505.309.1303

April 27, 2021

Historic Preservation Dept.
City Hall - 200 Lincoln Ave.,
Santa Fe, NM 87501

Re: 310 Magdalena – Case # 2020 - 002986-HDRB, Window Replacements/Repairs & Partial Demo/Re-routing of Contributing Yard Wall

Dear Historic Preservation and Land Use Staff,

Exception: Partial Demo of Contributing Yard Wall

Below you will find our responses to the 3 exception criteria for partial demo of the contributing site wall:

1.) **Do not damage the character of the streetscape:**
We are proposing to utilize stone faced/embedded concrete yard walls that will connect to and complement the existing contributing yard wall that has experienced damage and deterioration due to accidental vehicular damage and/or intentional removal. The majority (30 linear feet' or 66%) of the contributing structure will remain as is. Additionally, the Eastern 33% of the yard wall, unlike the majority Western portion, does not feature a full stone cap (see images) and already is not in keeping with the majority of the structure both visually and in terms of construction. From the streetscape, the existing and proposed retaining walls will now exist as a visually cohesive design that is respectful of the historic value of this property and in keeping with similar yard walls used widely throughout the Downtown and Historic Eastside Districts.

2.) **Prevent a hardship to the applicant or an injury to the public welfare:**
The proposed design allows the Owners to both back into their parking spots or simply turn in head first and then utilize the provided back up area just South of the residence to then drive forward down the driveway as opposed to backing up the full length onto Magdalena Rd. The driveway is steep and there is a precipitous drop to the South with a large empty parking lot on the corner of Magdalena and Paseo de Peralta. The neighbor has provided a chain link fence to prevent vehicles from careening over the aforementioned drop, however it's a very tight fit and daunting while reversing. One can clearly see evidence of vehicles running into this chain link fence. Reversing from the steep driveway onto Magdalena is dangerous as well with vehicle and pedestrian traffic, hence the proposed design is improving the welfare of both the Owner's and motorists/pedestrians traveling on Magdalena Rd.

3.) **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.**
Embedded stone concrete retaining walls are used specifically in this neighborhood and to a degree, throughout the Downtown and Eastside Historic districts as a preferred method of retaining. As opposed to removing the wall entirely and re-building a new retaining wall deeper into the hillside to widen the driveway, (which would be the easiest amd most straight forward approach) we are proposing to work with and modify what is existing. This design is not only re-using the majority of the contributing yard

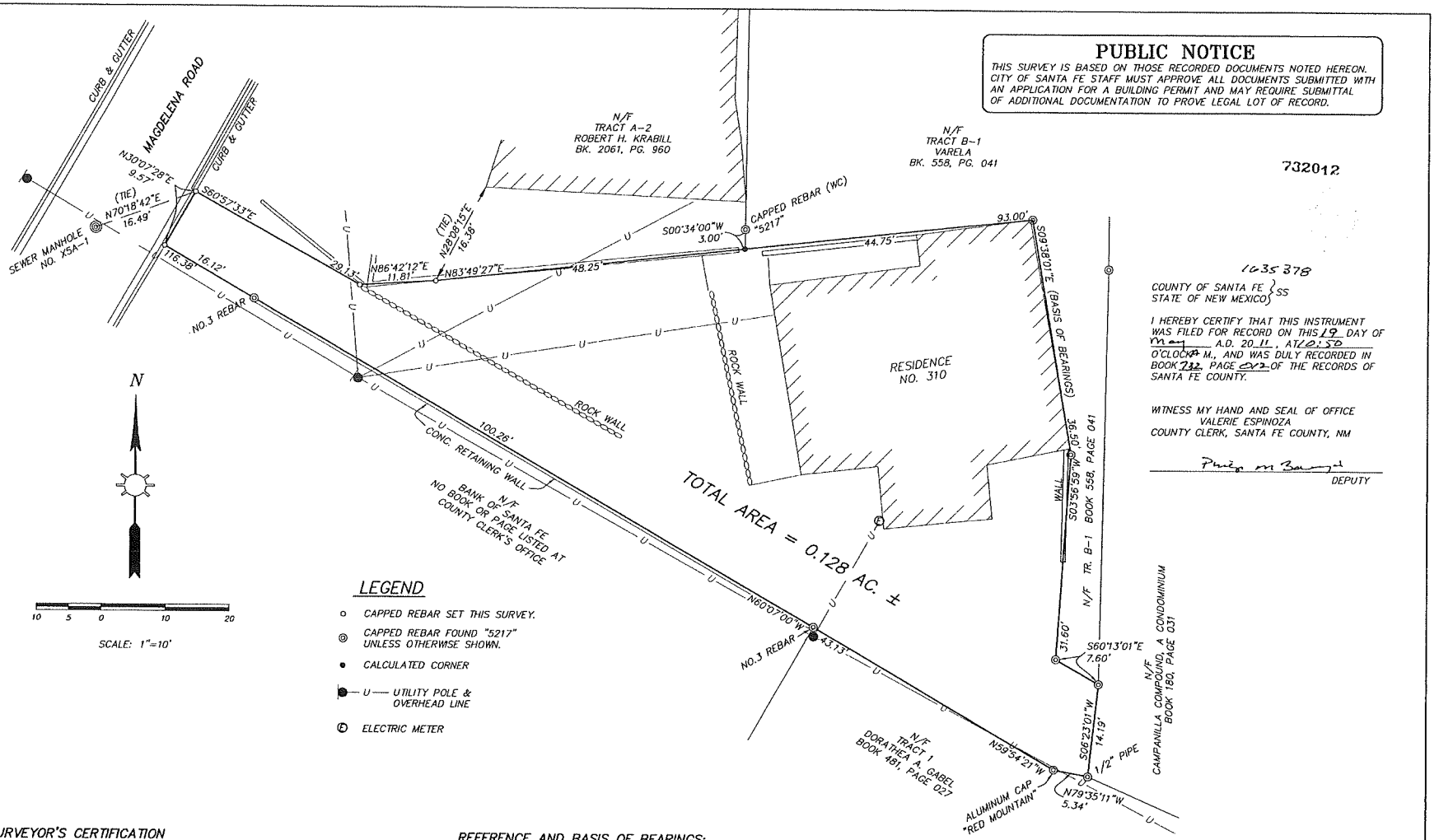
wall, but also accentuating what is already there by modifying the site using the same visual language and building technique to attach to and re-route it. The historic yard wall will continue to function as a retaining wall, but as part of an intentional site strategy as opposed to a slowly deteriorating obstacle to safe vehicular circulation and usability of the site on the Owners part. Additionally, the better constructed Western portion of the wall that is more visible from surrounding streetscapes will be left intact so there will be minimal visual alteration to what is currently visible from the streetscape.

Please accept these exception criteria as part of our application packet for a Public Hearing before the Historic Districts Review

Respectfully Submitted,

Luca Marino-Baker
Creative Director + Designer
High Desert Creative
505.309.1303
Luca@highdesertcreative.com


314
Magdalena Rd
310 Magdalena Rd,
Santa Fe, NM 87501
21 min drive - home
121
o De Peralta
Paseo De



SURVEYOR'S CERTIFICATION

I, JAMES J. MEDRANO, A NEW MEXICO REGISTERED PROFESSIONAL SURVEYOR CERTIFY THAT I CONDUCTED AND AM RESPONSIBLE FOR THIS SURVEY, THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THIS SURVEY AND PLAT MEET THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO.

I FURTHER CERTIFY THAT THIS SURVEY IS NOT A LAND DIVISION OR SUBDIVISION AS DEFINED IN THE NEW MEXICO SUBDIVISION ACT AND THAT THIS IS A BOUNDARY SURVEY PLAT OF AN EXISTING TRACT OR TRACTS.

James J. Medrano 5-18-2005

JAMES J. MEDRANO N.M.P.S. #5217 — DATE

LANDMARK SURVEYS
P.O. BOX 6714
SANTA FE, NM 87502

REGISTERED PROFESSIONAL SURVEYOR STATE OF NEW MEXICO 5217 JAMES J. MEDRANO

REFERENCE AND BASIS OF BEARINGS:

PLAT SHOWING VACATION OF ALLEY LOCATED AT 310 MAGDELENA ROAD WITHIN PROJECTED SECTION 24, T. 17 N., R.9 E., N.M.P.M., SANTA FE, NEW MEXICO FILED IN THE OFFICE OF THE COUNTY CLERK, SANTA FE COUNTY, NEW MEXICO ON APRIL 12, 2005 AS INSTRUMENT NO. 1375071.

U.P.C. # 1-054-099-350-295

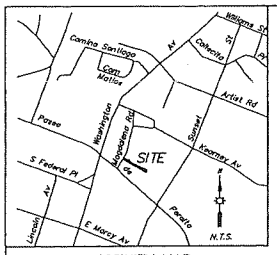
INDEXING INFORMATION FOR COUNTY CLERK

BOUNDARY SURVEY FOR ISAAC ARCHULETA 310 MAGDALENA ROAD WITHIN PROJECTED SECTION 24, T. 17 N., R. 9 E., SANTA FE, NEW MEXICO

PROJECT NO. 04-16 PLAT NO. M-465

Land Records Corp. SFTC ALB11609 SF 1635378.001

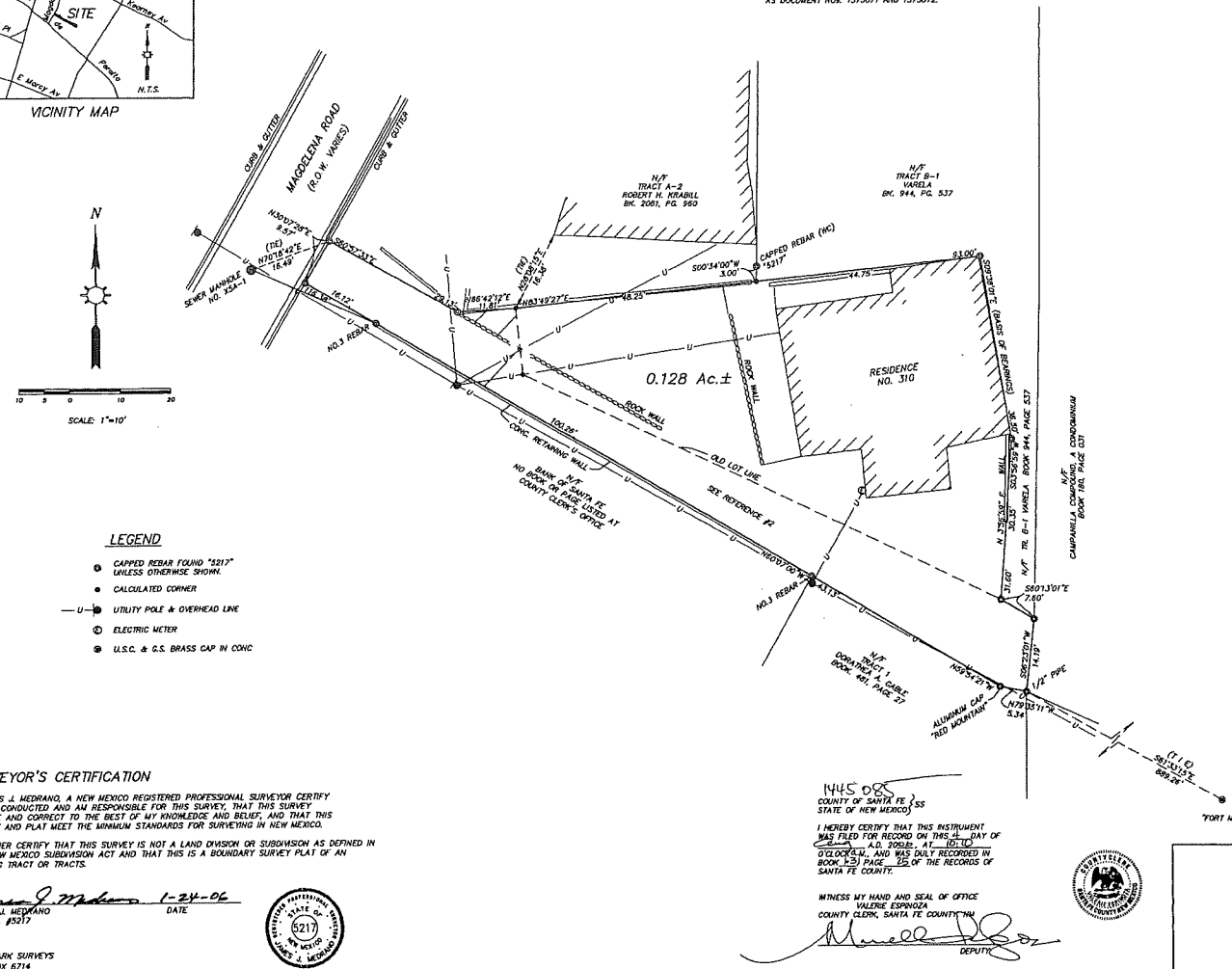
6310026



VICINITY MAP

REFERENCE:

1. WARRANTY DEED FROM MANUEL ARCHULETA TO ISAAC R. ARCHULETA, FILED IN THE OFFICE OF THE COUNTY CLERK, SANTA FE COUNTY, NEW MEXICO IN BOOK 584, PAGE 602.
2. QUITCLAIM DEED FROM CITY OF SANTA FE TO ISAAC R. ARCHULETA, FILED IN THE OFFICE THE COUNTY CLERK, SANTA FE COUNTY, NEW MEXICO ON 12th APRIL 2005, AS DOCUMENT NOs. 1375071 AND 1375072.



N

10 5 0 10 20

SCALE: 1"=10'

LEGEND

- ⊙ CAPPED REBAR FOUND "5217" UNLESS OTHERWISE SHOWN.
- • CALCULATED CORNER
- —U— UTILITY POLE & OVERHEAD LINE
- Ⓔ ELECTRIC METER
- ⊕ U.S.C. & G.S. BRASS CAP IN CONC

SURVEYOR'S CERTIFICATION

I, JAMES J. MEDRANO, A NEW MEXICO REGISTERED PROFESSIONAL SURVEYOR CERTIFY THAT I CONDUCTED AND AM RESPONSIBLE FOR THIS SURVEY, THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THIS SURVEY AND PLAT MEET THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO.

I FURTHER CERTIFY THAT THIS SURVEY IS NOT A LAND DIVISION OR SUBDIVISION AS DEFINED IN THE NEW MEXICO SUBDIVISION ACT AND THAT THIS IS A BOUNDARY SURVEY PLAT OF AN EXISTING TRACT OR TRACTS.

James J. Medrano 1-24-06
JAMES J. MEDRANO DATE
N.M.P.S. #5217

STATE OF NEW MEXICO 5217 JAMES J. MEDRANO

LANDMARK SURVEYS
P.O. BOX 6714
SANTA FE, NM 87502

1445 085
COUNTY OF SANTA FE } SS
STATE OF NEW MEXICO }

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD ON THIS 1 DAY OF Feb A.D. 2006 AT 10:10 O'CLOCK A.M. AND WAS DULY RECORDED IN BOOK 493 PAGE 15 OF THE RECORDS OF SANTA FE COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE
VALERIE ESPINOZA
COUNTY CLERK, SANTA FE COUNTY, NM
DEPUTY

DEDICATION / AFFIDAVIT

KNOW ALL PERSONS BY THESE PRESENTS:

THAT THE FOREGOING CONSOLIDATION OF LAND IS MADE WITH THE FREE CONSENT AND ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND IS LYING AND BEING SITUATE WITHIN SECTION 24, T. 17N., R. 9 E., N.M.P.M., (PROJECTED), SANTA FE COUNTY, NEW MEXICO. THESE LANDS LIE WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY SANTA FE, NEW MEXICO. MAINTENANCE OF THE ACCESS EASEMENTS AS SHOWN HEREON IS TO BE THE RESPONSIBILITY OF THE LAND OWNER. EASEMENTS ARE HEREBY GRANTED FOR ALL EXISTING UTILITIES.

ISSAC R. ARCHULETA

STATE OF NEW MEXICO }SS
COUNTY OF SANTA FE }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 24th DAY OF January, 2006, BY THE ABOVE SIGNED OWNERS

NOTARY PUBLIC — MY COMMISSION EXPIRES 4-3-08

OFFICIAL SEAL CELIA MEDRANO NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires 4-03-08

CITY APPROVAL:

REVIEWED BY: Wendy Blackwell 8/4/06
DEVELOPMENT REVIEW DIRECTOR — DATE

REVIEWED BY: [signature] 8/4/06
CITY PLANNER — DATE

NOTES:

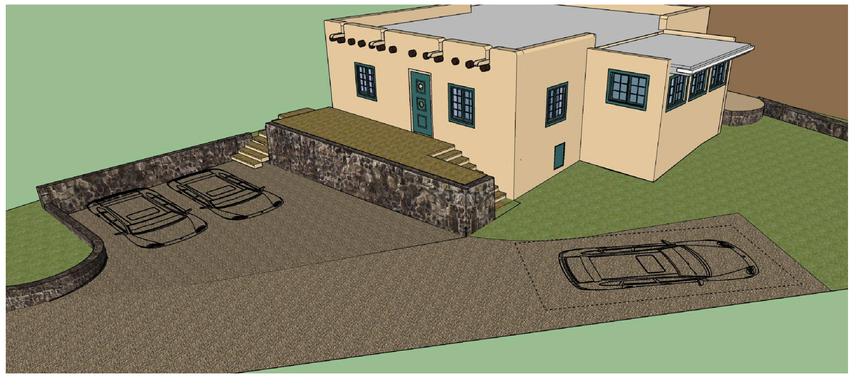
1. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
2. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH APPLICABLE CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO FINAL PLAT AND/OR DEVELOPMENT PLAN RECORDING WITH THE COUNTY CLERK OR SUBMITTAL WITH A BUILDING PERMIT APPLICATION THAT MODIFIES ANY PROVISION OF REQUIREMENTS CALLED FOR IN CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
3. BUILDABLE AREAS FOR PLATTED PARCELS WILL BE DETERMINED AT THE TIME BUILDING PERMIT APPLICATION AS DETAILED IN THE LAND DEVELOPMENT CODE. ANY BUILDABLE AREAS SHOWN HEREON ARE SUBJECT TO RELOCATION PER CODE REQUIREMENTS.
4. THESE LOTS LIE OUTSIDE THE FLOOD HAZARD ARE AS SHOWN ON H.U.D. FLOOD INSURANCE MAP, COMMUNITY PANEL NO. 350070 0003 C, EFFECTIVE DATE APRIL 2, 1993.

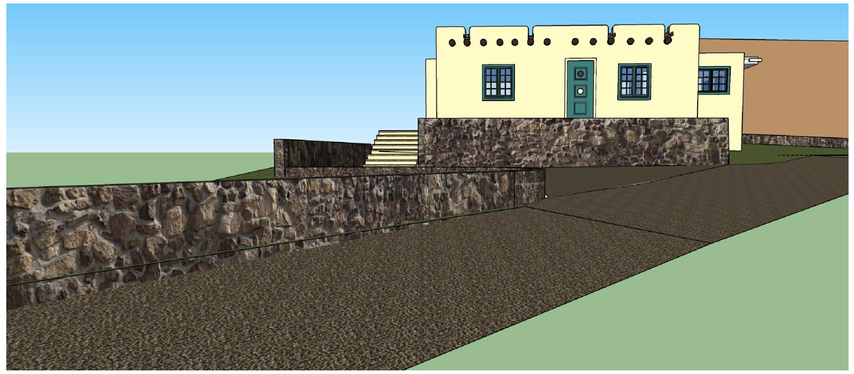
U.P.C. # 1-054-099-350-295
INDEXING INFORMATION FOR COUNTY CLERK

LOT CONSOLIDATION FOR ISAAC R. ARCHULETA 310 MAGDALENA ROAD WITHIN PROJECTED SECTION 24, T. 17 N., R. 9 E., SANTA FE, NEW MEXICO

PROJECT NO. 04-15 PLAT NO. L-734

Land Records Corp. SFTC AIB11400 SF 1445085.001





PROPERTY INFO:

310 MAGDALENA
SANTA FE, NM 87501

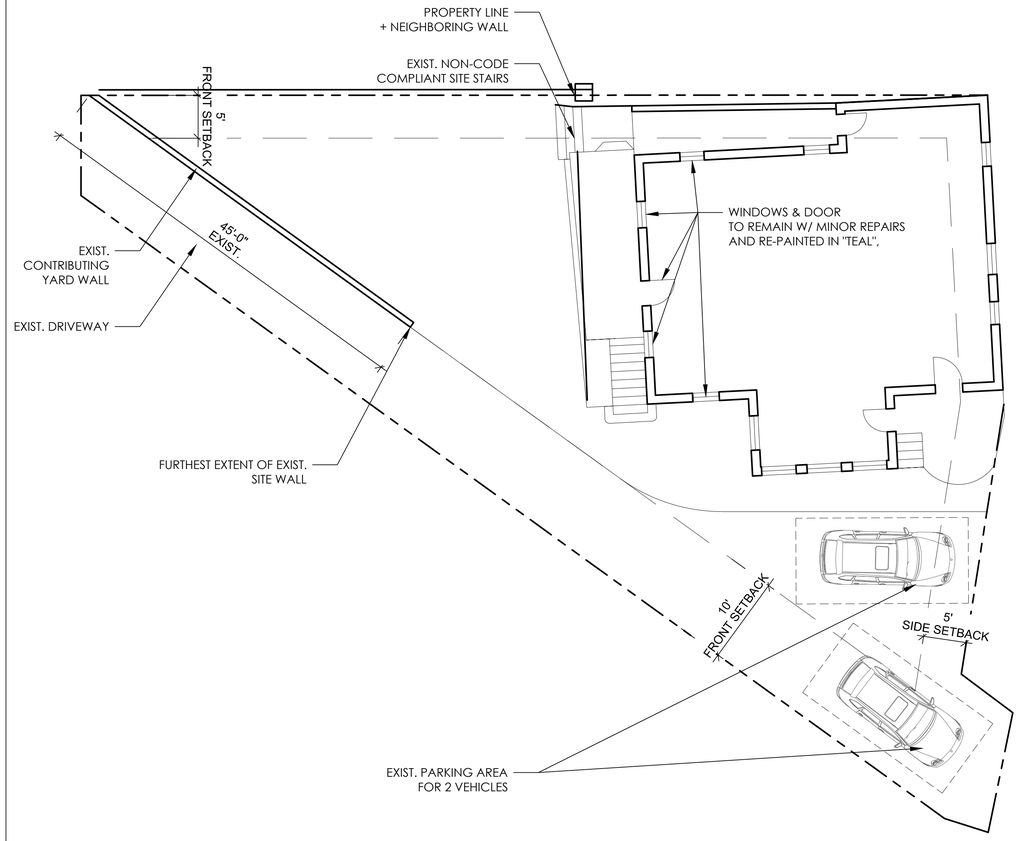
ZONED: R21 DISTRICT: 1
HISTORIC DISTRICT: DOWNTOWN + EAST SIDE

EXIST. LOT AREA: .12 ACRES/5,275 SF
EXIST. LOT COVERAGE: 1,970 SF = 37%
- EXIST. RESIDENCE = 1,445 HEATED SF
- EXIST. PORTALS + IMPERVIOUS SURFACES = 525 SF

PROPOSED ADDITIONAL ROOFED/IMPERVIOUS AREA = 45 SF TOTAL
- NEW ROOFED PORTAL OVER EXIST. PORCH = 0 SF
- PROPOSED SITE WALLS @ RAISED PLANTERS = 45 SF

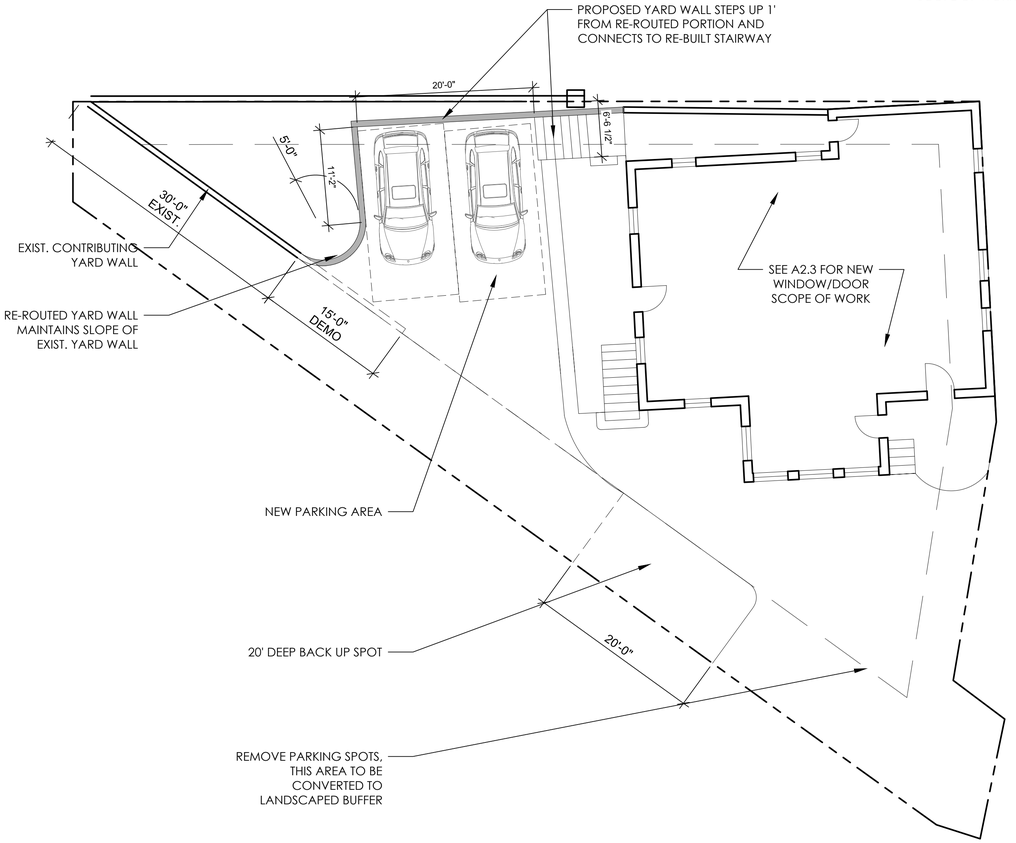
PROPOSED LOT COVERAGE: 2,015 SF TOTAL = 38%

SEE A2.3 FOR WINDOW/DOOR SCOPE OF WORK



1 EXIST. SITE PLAN - 310 MAGDALENA
SCALE ⅛" = 1'-0"

0 4' 8' 16' 24'
SCALE: 1/8" = 1'-0"



2 PROPOSED SITE PLAN - 310 MAGDALENA
SCALE ⅛" = 1'-0"

0 4' 8' 16' 24'
SCALE: 1/8" = 1'-0"

WINDOW/DOOR REPLACEMENT + YARD WALL

310 Magdalena Rd
Santa Fe, NM 87501

DESIGN:
HIGH DESERT CREATIVE
38A COUNTY RD. 84
Santa Fe, NM 87506
505.309.1303
luca.marinobaker@gmail.com



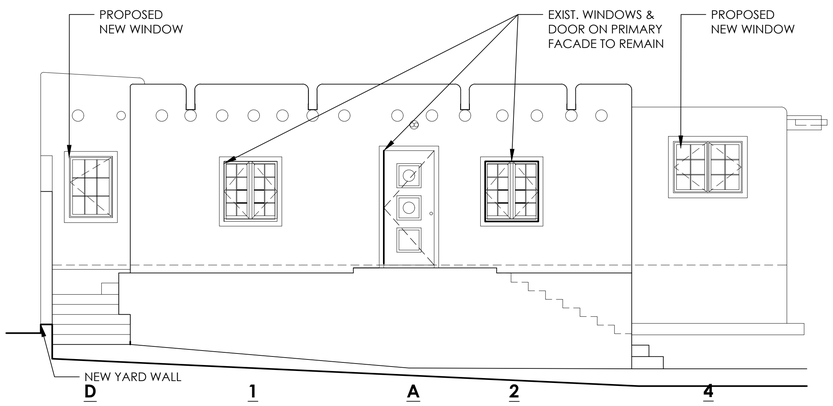
HDRB REVIEW SET

EXIST + PROPOSED SITE PLAN
SCALE:1/4" = 1'-0"

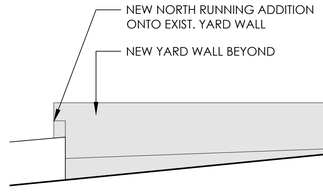
DATE:
04.15.21

AS-1.1

SEE A2.3 FOR WINDOW/DOOR SCOPE OF WORK

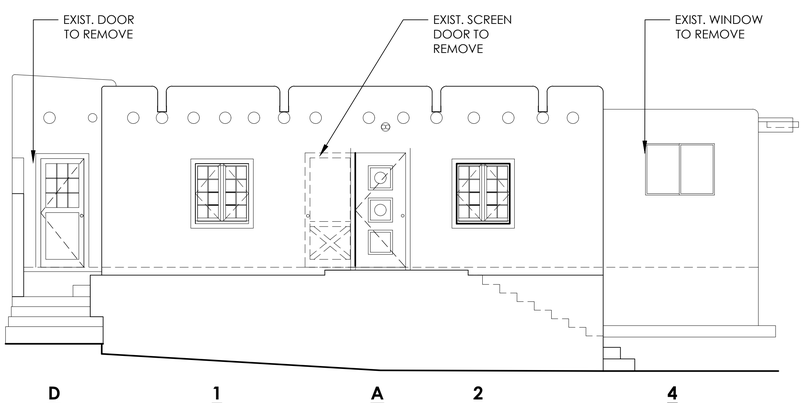


2 WEST ELEVATION (PRIMARY FACADE) - PROPOSED
SCALE 1/4" = 1'

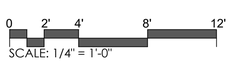


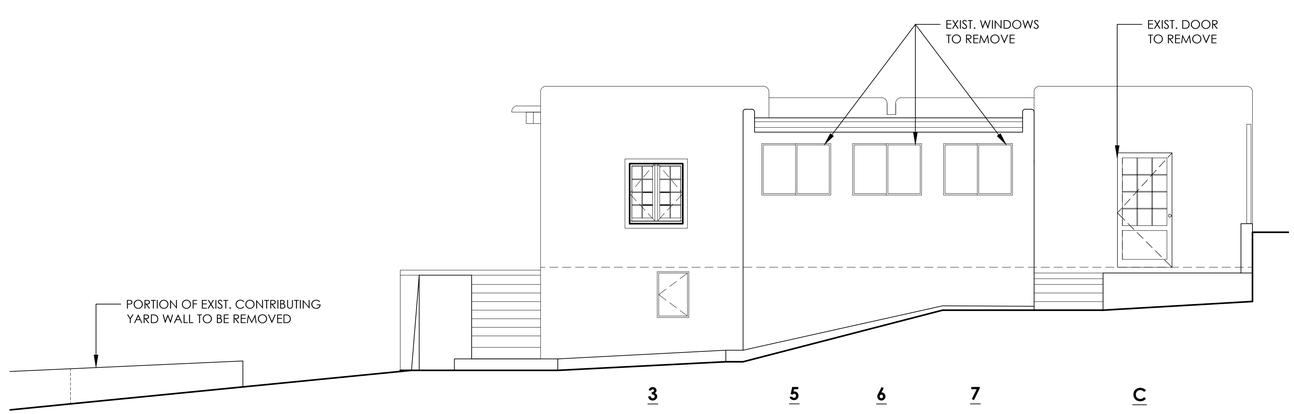


4 SOUTH ELEVATION - PROPOSED
SCALE 1/4" = 1'



1 WEST ELEVATION (PRIMARY FACADE) - EXIST.
SCALE 1/4" = 1'





3 SOUTH ELEVATION - EXIST.
SCALE 1/4" = 1'

WINDOW/DOOR REPLACEMENT + YARD WALL

310 Magdalena Rd
Santa Fe, NM 87501

DESIGN:
HIGH DESERT CREATIVE
38A COUNTY RD. 84
Santa Fe, NM 87506
505.309.1303
luca.marinobaker@gmail.com

HIGH DESERT CREATIVE
SANTA FE
RESIDENTIAL DESIGN + INTERIORS + LANDSCAPES

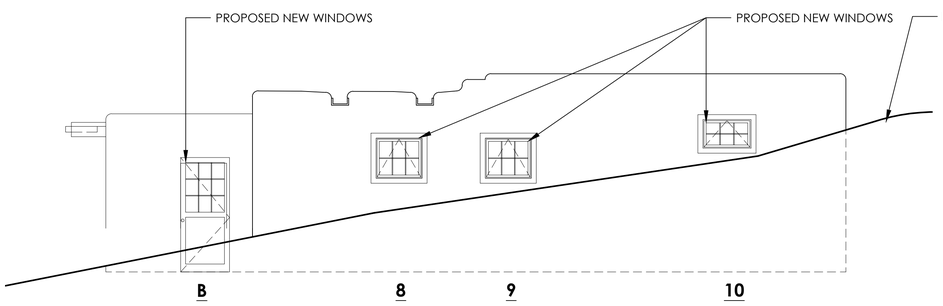
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PROPOSED ELEVATIONS
SCALE:1/4" = 1'-0"

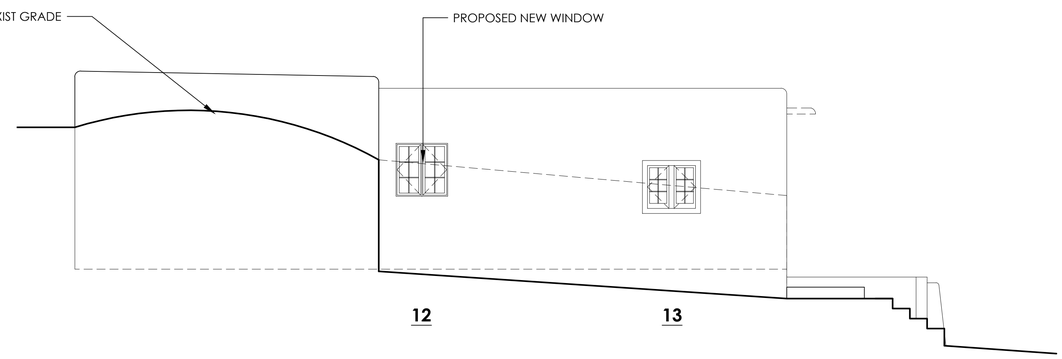
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04.15.21

A-2.1

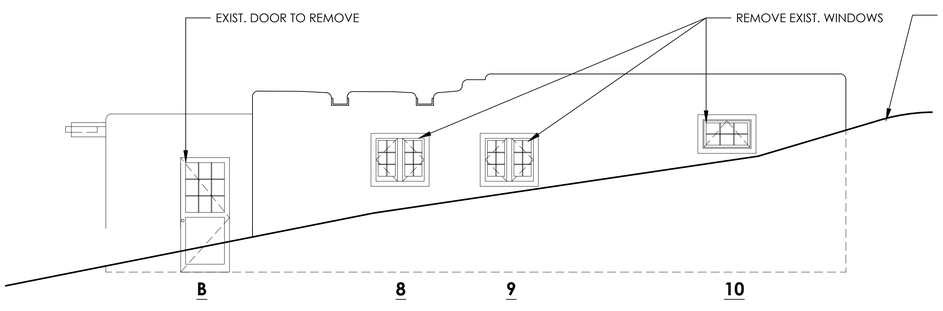
SEE A2.3 FOR WINDOW/DOOR SCOPE OF WORK



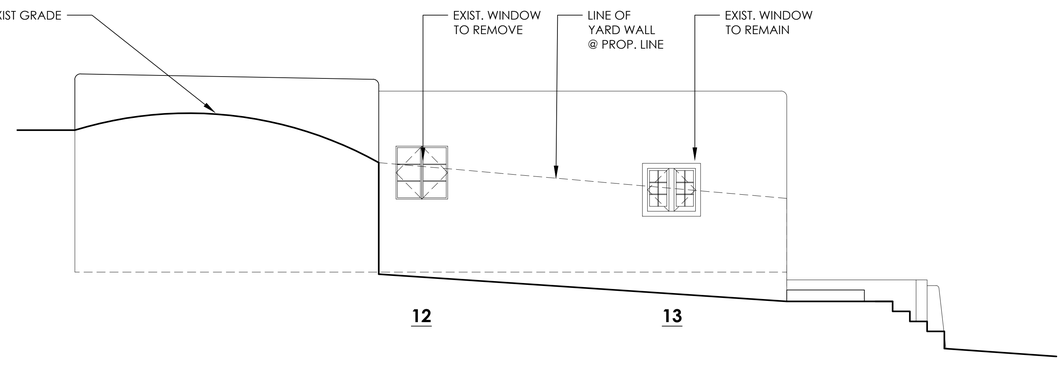
2 EAST ELEVATION - PROPOSED 1
SCALE 1/4" = 1'



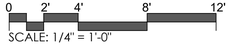
4 NORTH ELEVATION - PROPOSED 1
SCALE 1/4" = 1'



1 EAST ELEVATION - EXIST.
SCALE 1/4" = 1'



3 NORTH ELEVATION - EXIST.
SCALE 1/4" = 1'



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

WINDOW/DOOR REPLACEMENT + YARD WALL

310 Magdalena Rd
Santa Fe, NM 87501

DESIGN:
HIGH DESERT CREATIVE
38A COUNTY RD. 84
Santa Fe, NM 87506
505.309.1303
luca.marinobaker@gmail.com

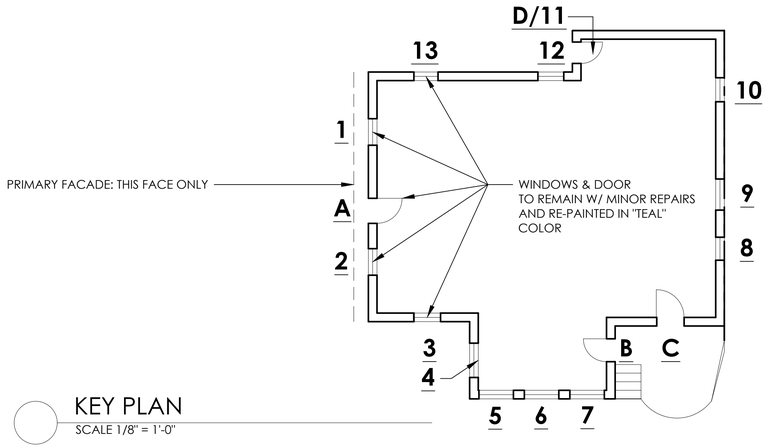
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RESIDENTIAL ARCHITECTURE + INTERIORS + LANDSCAPES

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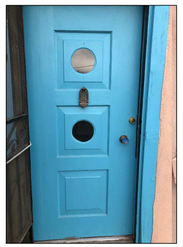
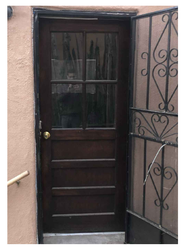
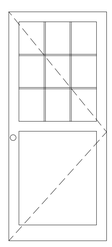
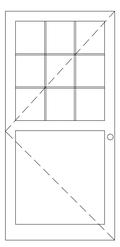
PROPOSED ELEVATIONS
SCALE:1/4" = 1'-0"

DATE:
04.15.21

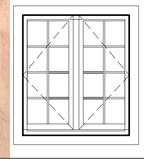
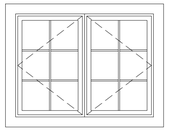
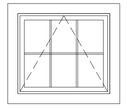
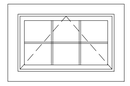
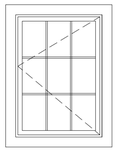
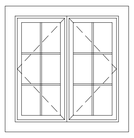
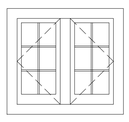
A-2.2



KEY PLAN
SCALE 1/8" = 1'-0"

	EXISTING	PROPOSED	NOTES
A			EXISTING SOLID WOOD FRONT DOOR TO REMAIN, REMOVE EXIST. METAL SECURITY SCREEN W/ WOOD TRIM. ENTIRELY. PAINT DOOR "TEAL" COLOR TO MATCH SIERRA PACIFIC REPLACEMENTS THROUGHOUT
B			REPLACE EXIST. DOOR W/ SOLID WOOD, DIVIDED LIGHT DOOR. THAT IS MORE COMPLIMENTARY OF EXIST. HISTORIC WINDOWS ON PRIMARY FACADE. SIERRA PACIFIC "TEAL" COLOR
C			REPLACE EXIST. DOOR W/ SOLID WOOD, DIVIDED LIGHT DOOR. THAT IS MORE COMPLIMENTARY OF EXIST. HISTORIC WINDOWS ON PRIMARY FACADE. SIERRA PACIFIC "TEAL" COLOR

1 DOOR SCHEDULE - EXISTING VS. PROPOSED

	EXISTING	PROPOSED	NOTES
1-3			**PRIMARY FACADE (WINDOWS 1&2 ONLY): EXIST. HISTORIC WINDOWS W/ EXTERIOR SCREENS TO REMAIN** W/ REPAIRS TO SASH AS NEEDED, RE-PAINTED TO "TEAL" COLOR TO MATCH NEW SIERRA PACIFIC REPLACEMENT WINDOWS.
4-7			(4) EXIST. STEEL SLIDERS TO BE REPLACED WITH WD./ALUM CLAD DOUBLE CASEMENT WINDOWS W/ DIVIDED LIGHTS AND WD. TRIM TO CORRESPOND W/ HISTORIC ON PRIMARY FACADE. SIERRA PACIFIC "TEAL" COLOR
8&9			(2) EXIST. WD. CASEMENT WINDOWS TO BE REPLACED ENTIRELY W/ WD./ALUM. CLAD DIVIDED LIGHT AWNING WINDOWS. SIERRA PACIFIC "TEAL".
10			EXIST. WD. FIXED WINDOW TO BE REPLACED ENTIRELY W/ WD./ALUM. CLAD DIVIDED LIGHT AWNING WINDOW. SIERRA PACIFIC "TEAL".
D/11			REMOVE EXIST. DOOR AND REPLACE WITH EGRESS CASEMENT WINDOW W/ DIVIDED LIGHTS AND WD. TRIM TO COMPLIMENT PRIMARY FACADE. SIERRA PACIFIC "TEAL" COLOR.
12			EXIST. STEEL SINGLE CASEMENT/FIXED WINDOW TO BE REPLACED ENTIRELY W/ WD. ALUM. CLAD DIVIDED LIGHT DOUBLE CASEMENT WINDOW. SIERRA PACIFIC "TEAL"
13			**EXIST. HISTORIC WINDOW TO REMAIN** W/ REPAIRS AS NEEDED, RE-PAINTED TO "TEAL" COLOR TO MATCH NEW REPLACEMENT WINDOWS.

2 DOOR/WINDOW SCHEDULE - EXISTING VS. PROPOSED

WINDOW/DOOR REPLACEMENT + YARD WALL

310 Magdalena Rd
Santa Fe, NM 87501

DESIGN:
HIGH DESERT CREATIVE
38A COUNTY RD. 84
Santa Fe, NM 87506
505.309.1303
luca.marinobaker@gmail.com

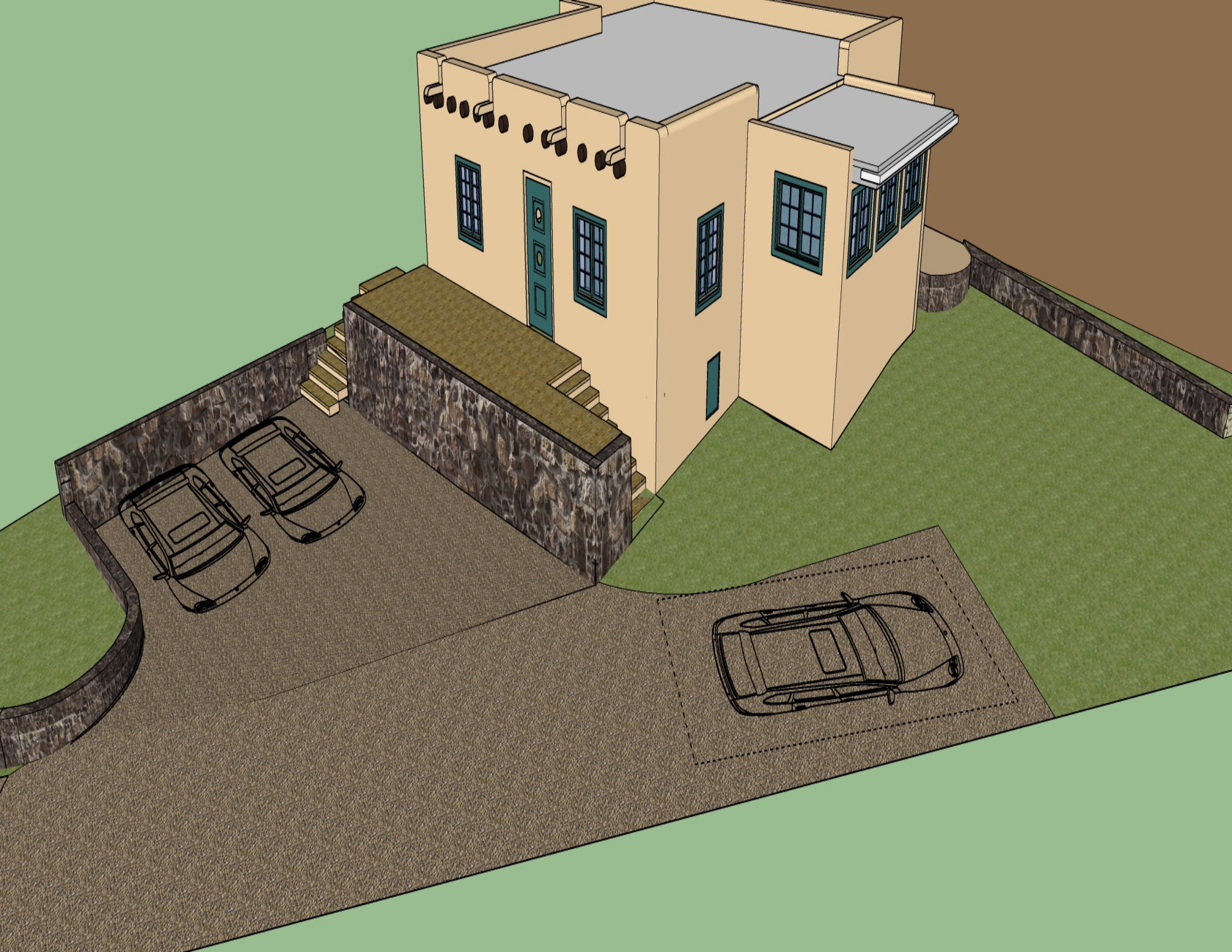
HIGH DESERT CREATIVE
SANTA FE
RESIDENTIAL + COMMERCIAL INTERIORS + LANDSCAPES

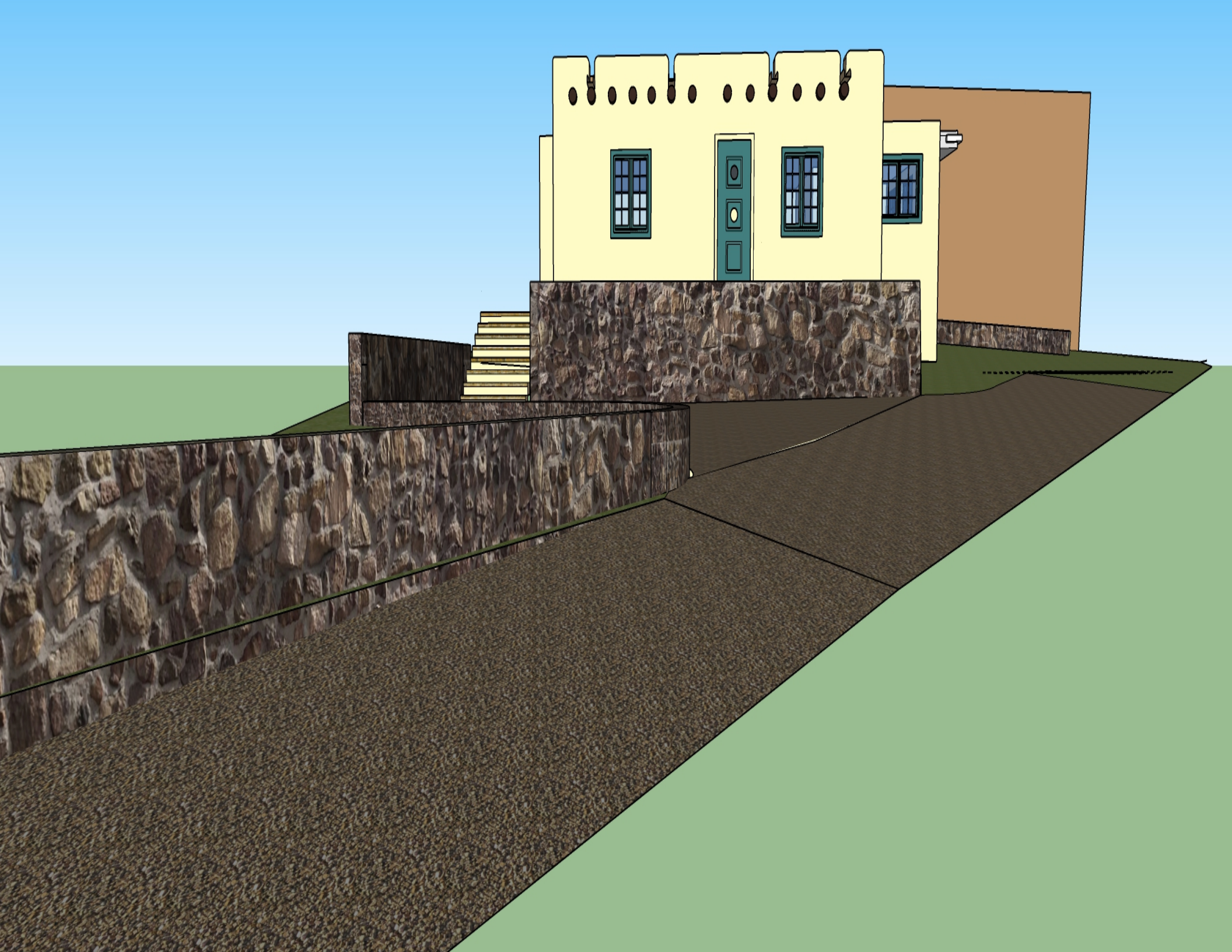
HDRB REVIEW SET:

PROPOSED DOORS & WINDOWS
SCALE:1/2" = 1'-0"

DATE:
04.15.21

A-2.3















MEMORANDUM

Santa Fe Regional Airport
HDRB Comment Responses
April 15, 2021

To: Nicole Thomas nicole@wonderstoneconsulting.com
Mark Baca mdbaca@santafenm.gov
Regina Wheeler rawheeler@santafenm.gov

From: John Quinn Pate jpate@molzencorbin.com
Jeremy Alford jalford@molzencorbin.com

The following are our responses to comments from the Historic Districts Review Board (HDRB) hearing as well as the subsequent board action.

> *This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on Mar 23, 2021. The decision of the Board was to postpone the case and request that the applicant return with a proposal that addresses greater recognition of the historic structure in regard to its massing and to provide greater differentiation between the historic structure and the addition.*

Comments and themes that we understood at the hearing and have responded to include: maintaining the integrity of the historic terminal building, stepping back the front façade, decreasing the height of the front façade, the design of metal screening, distinctions between new and old, exaggerating the area where the addition connects to the existing building, lowering the overall height of the addition, and exaggerating the separation between the mass of the addition and that of the existing terminal.

In addition we have responded to the public comment regarding the windows on the north side of the building.

We would also like to reiterate that the design presented to the Board was conceived under the guidance of Mr. Rasch when he was at the City. As such, we came to the Board with exception requests for a design based on the extensive guidance we received early on in the process. In performing our due diligence we consulted on the design with stakeholders, in an effort to satisfy the requirements of each one. We want to emphasize the need for approval on this project tonight so that we can meet critical deadlines for funding.

Itemized input from hearing:

1. *Belief that the resolution does a disservice to the building by requiring additions to be adobe simulation and massed which he finds appropriate in the historic districts but not outside of the historic districts. This prevents the integrity of the original building from maintaining its integrity. The addition SHOULD be distinguished from the existing building in a deliberate way to get the benefit of the simple straightforward structure.*

   We agree the resolution is not in line with preferred methods of additions to historic structure: We do not believe the public should be fooled into believing that the addition is historic. The addition in this phase of work is designed to be harmonious, yet secondary to the existing structure. The form that is proposed is a combination of: functional requirements, modern standards, exiting vocabulary, and exiting rhythm with the understanding that when the next, inevitable phase addition is complete, this space will become baggage claim and the major exit for passengers with checked baggage. As the designers, our charge was to preserve and reuse the existing airport while expanding it to address current and future demands. There are stringent constraints and requirements specifically for airports. Programmatically, the airport is currently severely undersized and projected to rapidly worsen once air travel is restored. The project must expand the airport terminal to immovable, hard edges on all 4 sides and as such has captured as much usable square footage as possible while respecting the architectural heritage that exists. In the past (this is the third renovation we have designed for this building) we were directed to primarily respect and not change the historic ambiance of the terminal. We believe the cleanliness of line and simplicity of the addition does in fact provide a distinct, albeit similar vocabulary. We agree that augmenting the line between old and new would be more appropriate.

2. *Can the height be stepped back on the front façade.*

   Stepping back the height of the addition would have domino effect on other items. The current structural design would have to change. The space underneath is public meeting space in this phase and, in future, an extension of the public baggage claim, ground transportation, etc. The vertical height within the space is necessary for HVAC routing, air circulation, augmented views to the airplanes, daylights, as well as visual and physical relief to what will be a crowded space: all these design aspects contribute to the minimum LEED Silver designation required by the State Executive Order 2006-001. Fire suppression design (sprinklers) also is better served with a higher interior volume. Additionally, the taller parapet in this area helps hide new, required roof-top HVAC equipment.

3. *Does not like the screening option (referring to the metal screens).*

   These are modeled directly off the existing tower railings, although in the reverse of solid to voids. The intent is to have them laser cut from sheets to better hide the roof top equipment while using existing motifs. There is no other place to locate this equipment and it must be screened. We considered stucco screen wall but that fundamentally changed the historic appearance and proportions of the existing structure.

4. *Recognized that modernization of the airport is necessary. Agrees that greater distinction between the old and new is needed. Would like a material and formal separation between old and new.*

The connection of old to new is hidden from view on the public access side, behind the utility yard and generator. The screen wall in that location is being raised to screen the generator and other messy electrical connections that service the building. We are proposing a material change that will distinguish the old from the new more clearly. On the air/apron side of the building the connection occurs at the airside patio. The current patio is not historic and will continue to have a modern feel with the existing glass rails and glass canopy.

5. *Additions could be more separate, maybe not connected to the building in full width or connect with a narrower hallway. Gave an example of the TWA terminal building at JFK in NYC. He feels that his suggestions would improve the approach to the building and hide height somewhat. A hallway area bridging the old and the new would not need to be as tall as the greatest height of the building. Appreciates the job you all have done, that you have done a good job maintaining the feel of the building.*

   We see the validity in the suggestion; however, the limited space and utility yard make this a difficult proposition to ever view from the street side and would reduce our square footage which is a top priority for functionally. The subsequent addition envisioned on the south could utilize such a configuration and could be discussed at a future date when that project becomes viable.

6. *Said that you all have done a fine job, it is inoffensive and gets the job done. But what bothers him is that there is a loss of the landmark status with an addition. He feels that the rhythm of the original design is going away and that there is a loss of the charm and uniqueness of the existing building. Would prefer some separation, if not a complete separation, of the old and new so that the two do not look melded. Suggests lowering the addition to match some of the existing parapet heights. Wants the existing building to read as self-contained.*

   We were trying to walk a fine line between the harmony called for in the resolution and differentiation that we all agree upon. Going from the existing interior to the addition is evident. The difficulty from the exterior, particularly the public land-side is that the connecting parts are hidden. We recommend a material change at the intersection of old and new to distinguish the joint. Although, in previous renovations we were instructed not to introduce new materials to the existing vocabulary, we feel that this is an opportunity to do that now. See out suggestion for a modification that would provide this distinction.

7. *Main concern is incorporating more separation. Can the addition be moved 20' north of what is proposed? Can it be kept one story? Has no problem with the airstrip side. Can the front area, front portion, be moved? Otherwise he thinks the design is good. He realizes the building is boxed in and that there is nowhere to grow.*

   What little space available is at a premium. See the previous discussion.

8. *Recognizes that the design is born of previous direction and a previous administration. He finds that new walls provide an opportunity for design differentiation as does the patio in the back. He is okay with the massing and expression. He asked if there are landscape and paving recommendations from Molzen Corbin that would differentiate old from new. Suggested stucco color change. Suggested something to differentiate the joint.*

We have utilized landscaping to screen the addition based on the vehicular approach. Once in the loading and unloading area as well as any public parking, the public entrances for passengers to the terminal is unambiguous. The patio on the airside (back) of the facility was enclosed with stucco and glass as a more passenger appropriate replacement for existing chain link and barbwire in the previous remodel effort. Colored concrete paving was also used.

9. *Can the front office area be made smaller?*

   Unfortunately, this area is laid out per the current admin needs only, no future space has been allotted in anticipation of moving all of administration in the next phase.

10. *Public Comment: Don't like the north side of the building with the small windows.*

    There is NO public view from the north side. The addition abuts the lease line for the adjacent Fixed Base Operator, (FBO) Jet Center which possesses a legal lease line. Immediately north of the wall is a sidewalk and parking for the FBO. Any views from within the terminal in that direction is unwarranted. Also, larger windows from an unsecure exterior space into the secure areas of the terminal are not allowed due to airport security. This side of the addition obscures any view to the historic structure. The battered walls and inset clerestory windows do reinforce the massing style that the resolution dictates.

11. *Thinks it is unfair to the applicant to not approve due to the fact that the design did consider the input from David Rasch.*

    We would like to address the comments, as long as we all understand the critical nature of the schedule for getting this project out to bid and budgetary constraints while satisfying ALL stakeholders. List of stakeholders consulted:

    - City
      - Airport Director and Staff
      - Airport Advisory Board
      - Public Works Department
        - Traffic & Roads
        - Bicycle team
        - Charging stations
        - Parking controls
      - Accessibility Office
      - Arts and Culture Department
        - Includes coordination with New Mexico Art In Public Places staff
      - Elected officials
      - Fire Department
      - Planning and Land Use
        - Historic Preservation Division
        - Site development
        - Landscaping & irrigation
        - Solid waste
      - Solar Power PV team
      - Security systems contractors
    - Airport Users

  - FAA
  - TSA
  - Airlines
  - Ground transportation and rental cars
  - Restaurant lease
  - FBO's
    - Signature
    - Jet Center
- Other
  - State Fire Marshall
  - PNM
  - CID
  - LEED Review Committee
  - Commissioning (Cx)



Santa Fe Regional Airport Terminal & Parking Improvements

Historical Districts Review Board

For meeting on April 27, 2021

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HDRB Direction

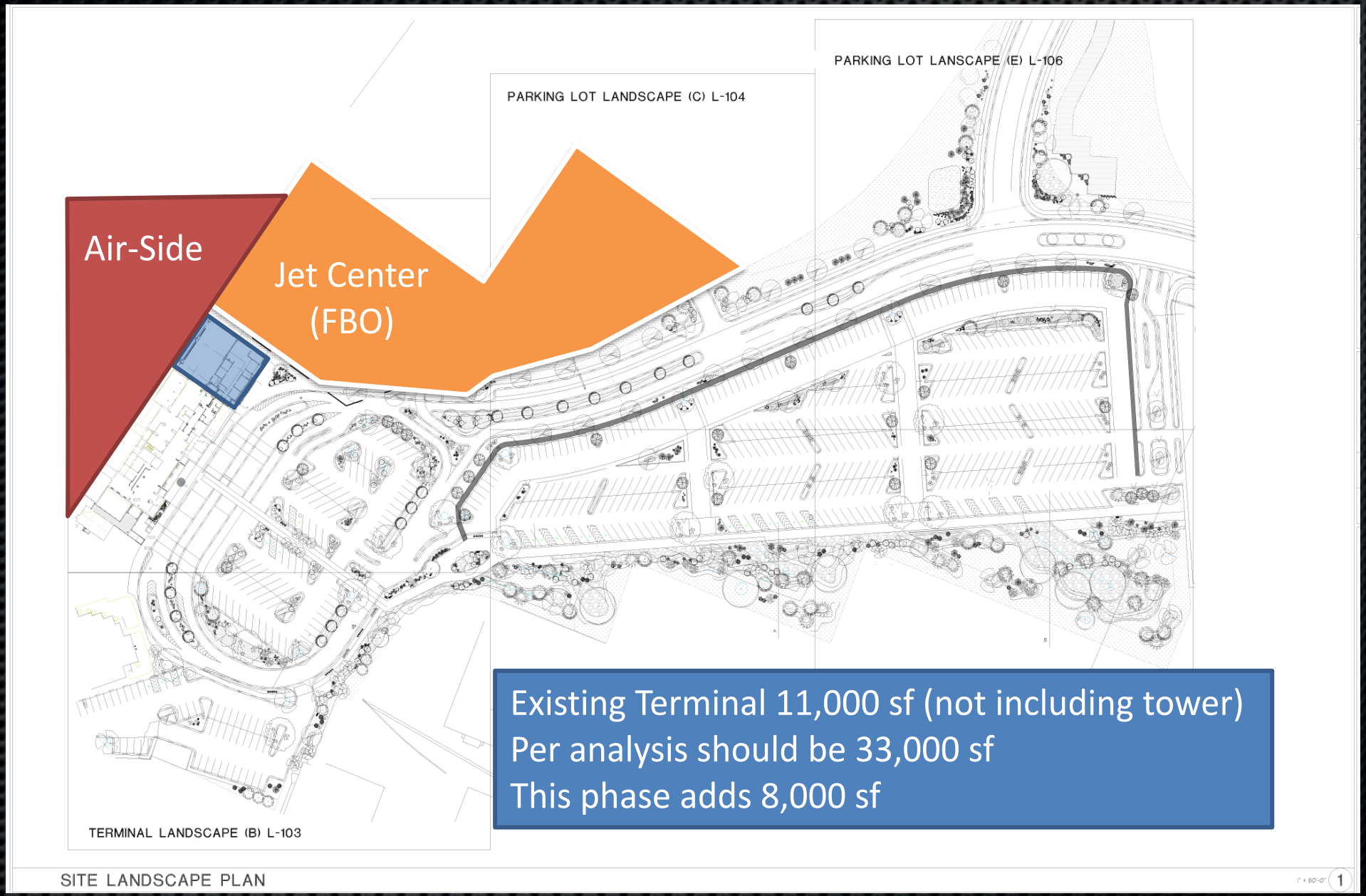


The decision of the Board was to was to postpone the case and request that the applicant return with a proposal that addresses greater recognition of the historic structure as it relates to its massing and to provide greater differentiation between the historic structure and the addition

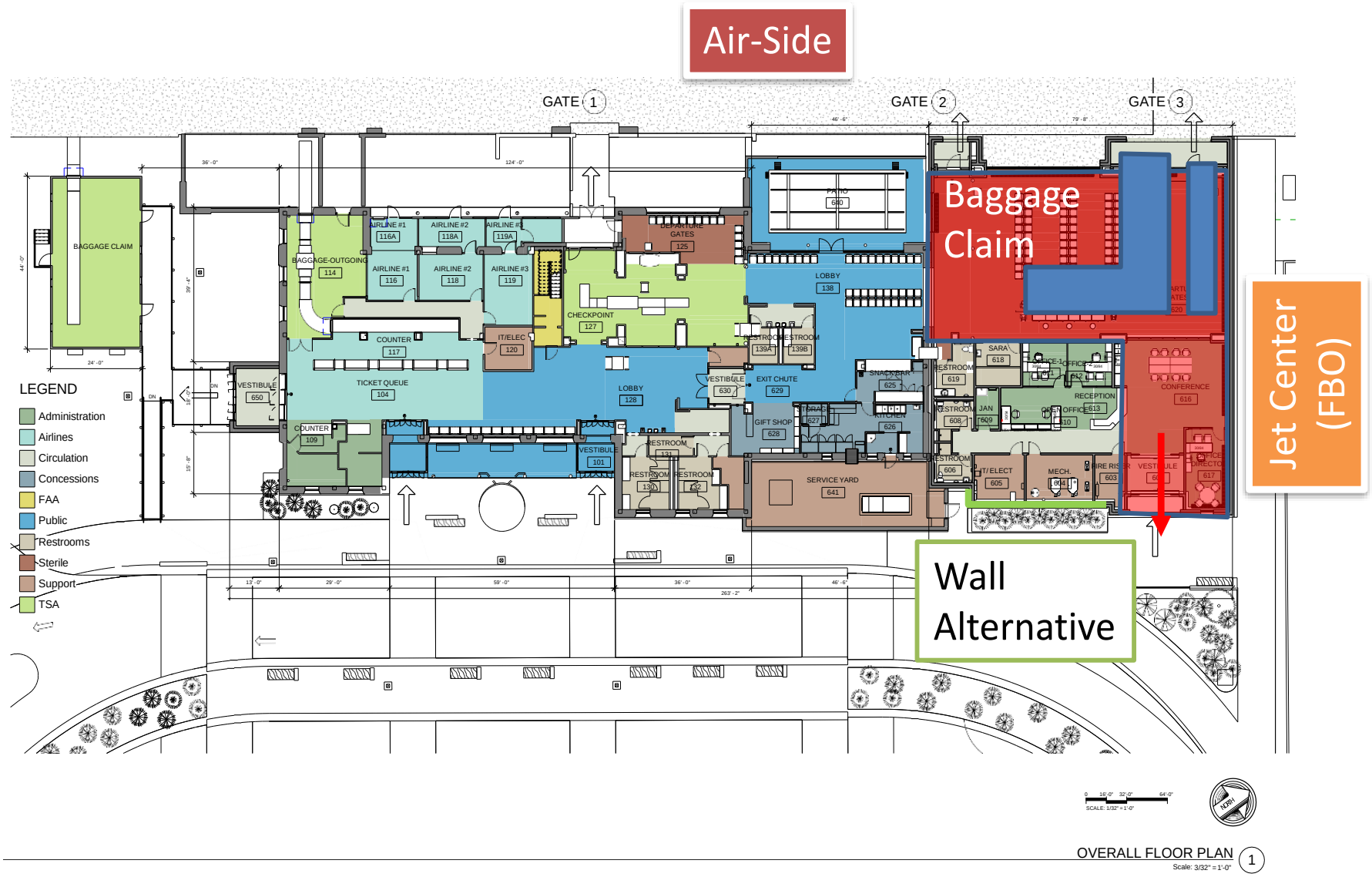
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121 Aviation Drive - Exterior

Site Plan (Annotated)



Floor Plan

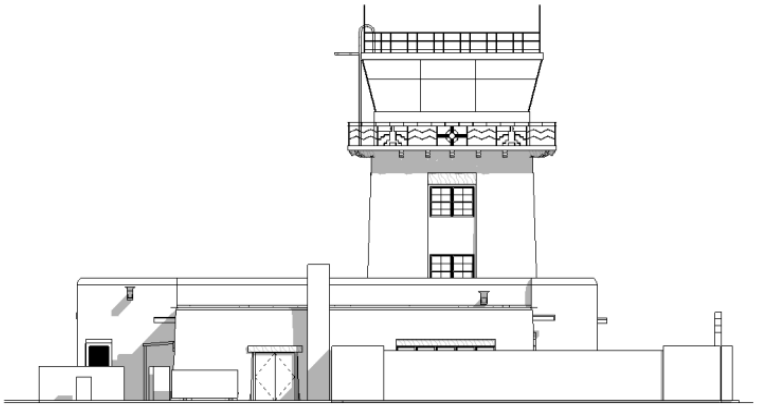


OVERALL FLOOR PLAN 1

Scale: 3/32" = 1'-0"

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Elevations

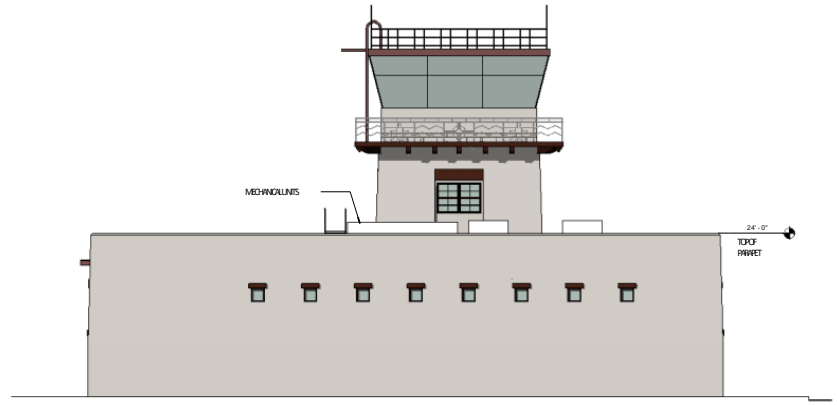


NORTH ELEVATION - PRESENT DAY 1

Scale: 1/8" = 1'-0"

0 4'-0" 8'-0" 16'-0"

SCALE: 1/8" = 1'-0"



NORTH ELEVATION - PROPOSED 3

Scale: 1/8" = 1'-0"

0 4'-0" 8'-0" 16'-0"

SCALE: 1/8" = 1'-0"

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24x36 sheet scaled to fit presentation

Elevations



EAST ELEVATION PRESENT DAY (1)
Scale: 1/8" = 1'-0"



EAST ELEVATION PROPOSED (2)
Scale: 1/8" = 1'-0"

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Elevations



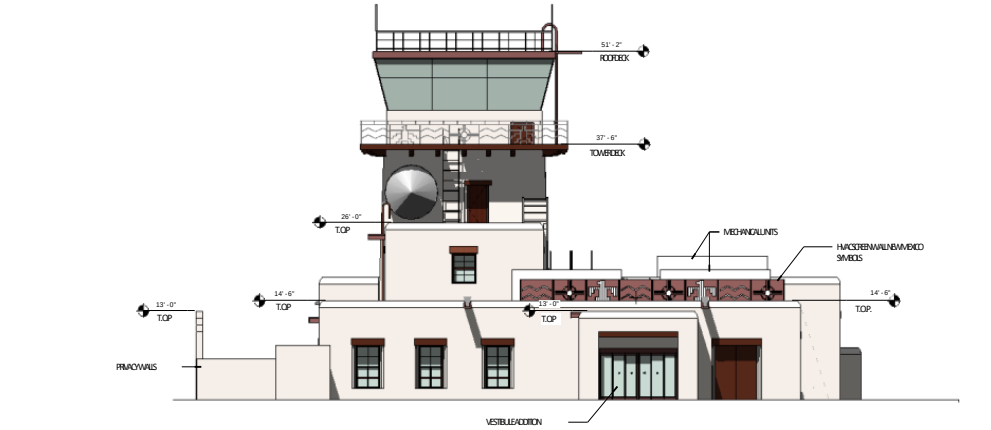
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Elevations



SOUTH ELEVATION 1
Scale: 1/8" = 1'-0"



SOUTH ELEVATION 2
Scale: 1/8" = 1'-0"

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Elevations



WEST ELEVATION 1
Scale: 1/8" = 1'-0"



WEST ELEVATION - PROPOSED 2
Scale: 1/8" = 1'-0"

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Elevations



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Stone Options

Sandstone – Oak Ridge (Sunport)







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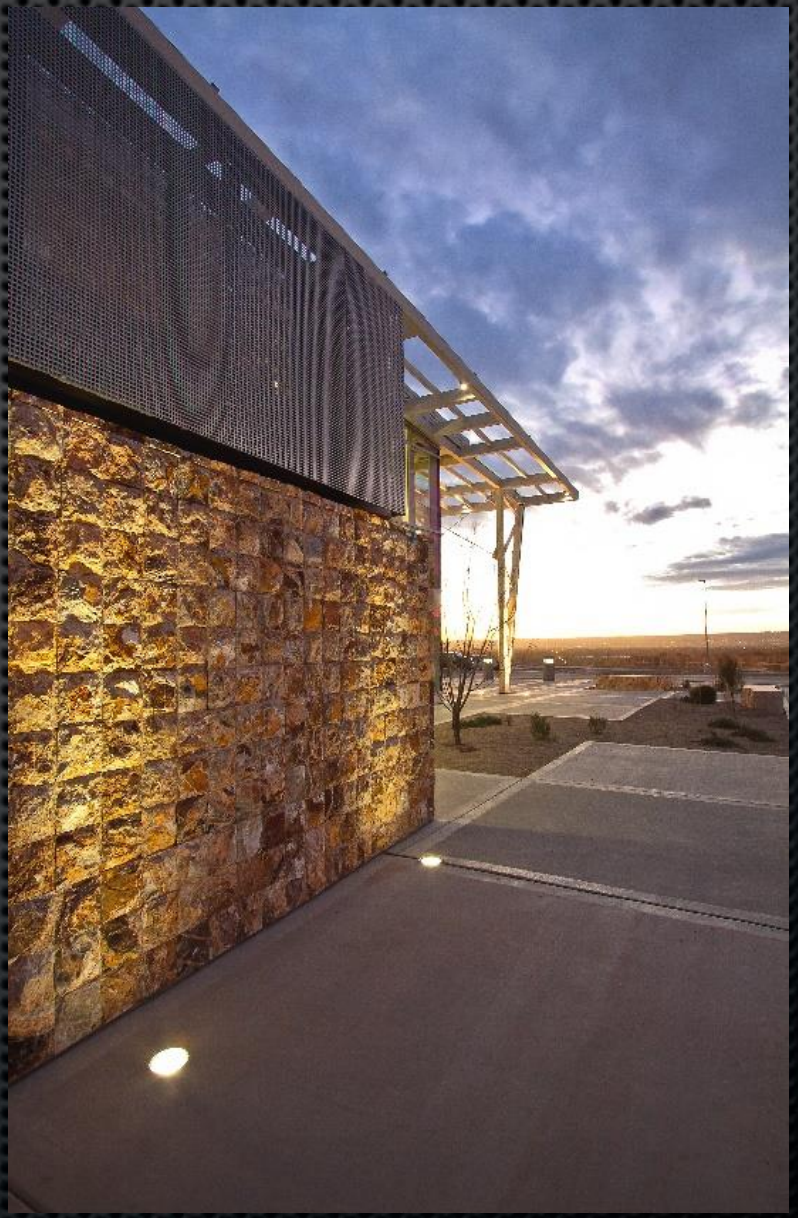
Stone Options

Travertine – ABQ Museum
Travertine Tile – Pit Exterior
Travertine Tile – Pit Interior









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Stone Option



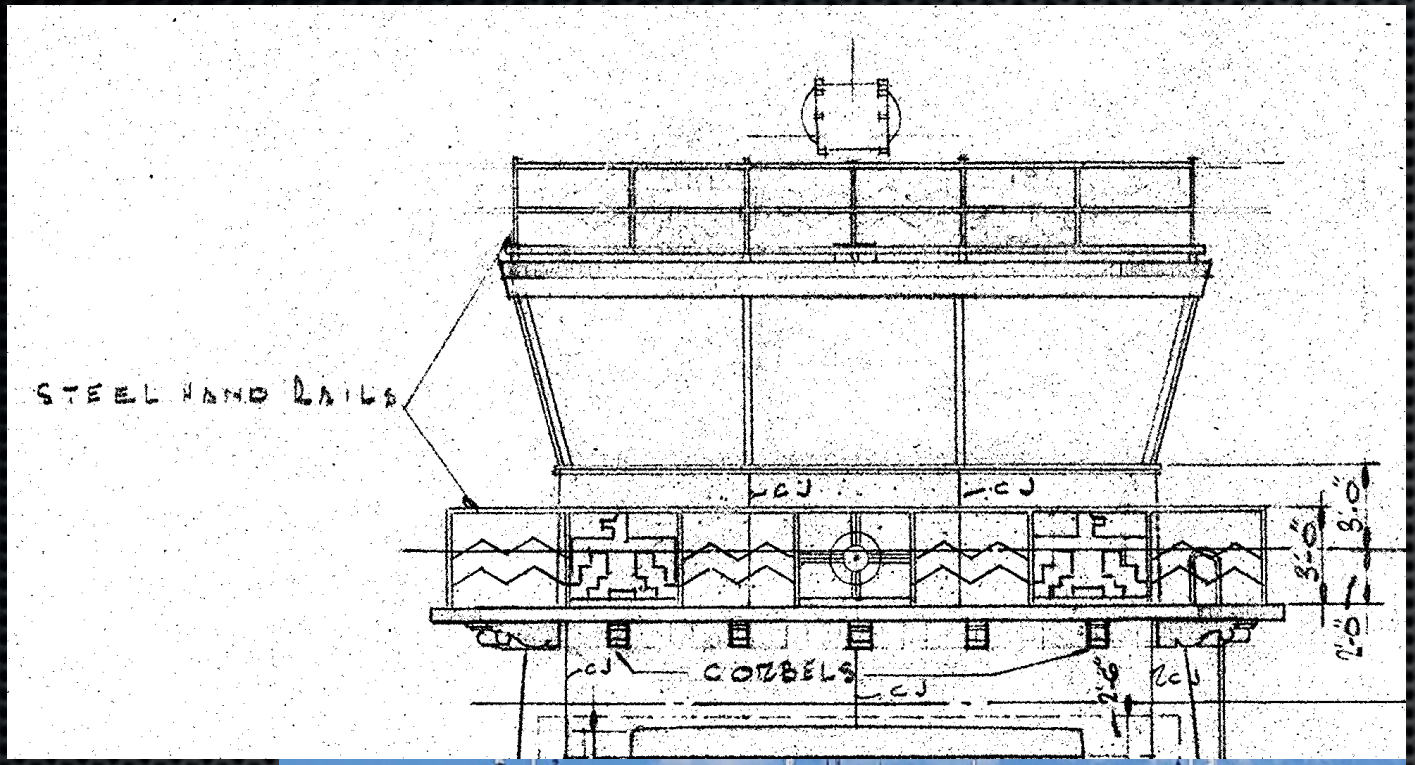




Manufactured stone option
Eldorado Stone – LedgeCut33
3″ height, 3 different lengths. Individual pieces guarantee a natural and authentic appearance. LedgeCut33 is designed for a dry-stack installation and includes flat pieces and 90-degree corner pieces. Corners available.

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Tower Railings





Original Rail drawings and photo of existing

Jet Center (FBO)



View north from terminal expansion

Site View



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121 Aviation Drive – Proposed Design

Site View



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121 Aviation Drive – Proposed Design

Site View



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121 Aviation Drive – Proposed Design

Exterior View



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121 Aviation Drive – Proposed Design

Exterior View



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121 Aviation Drive – Proposed Design

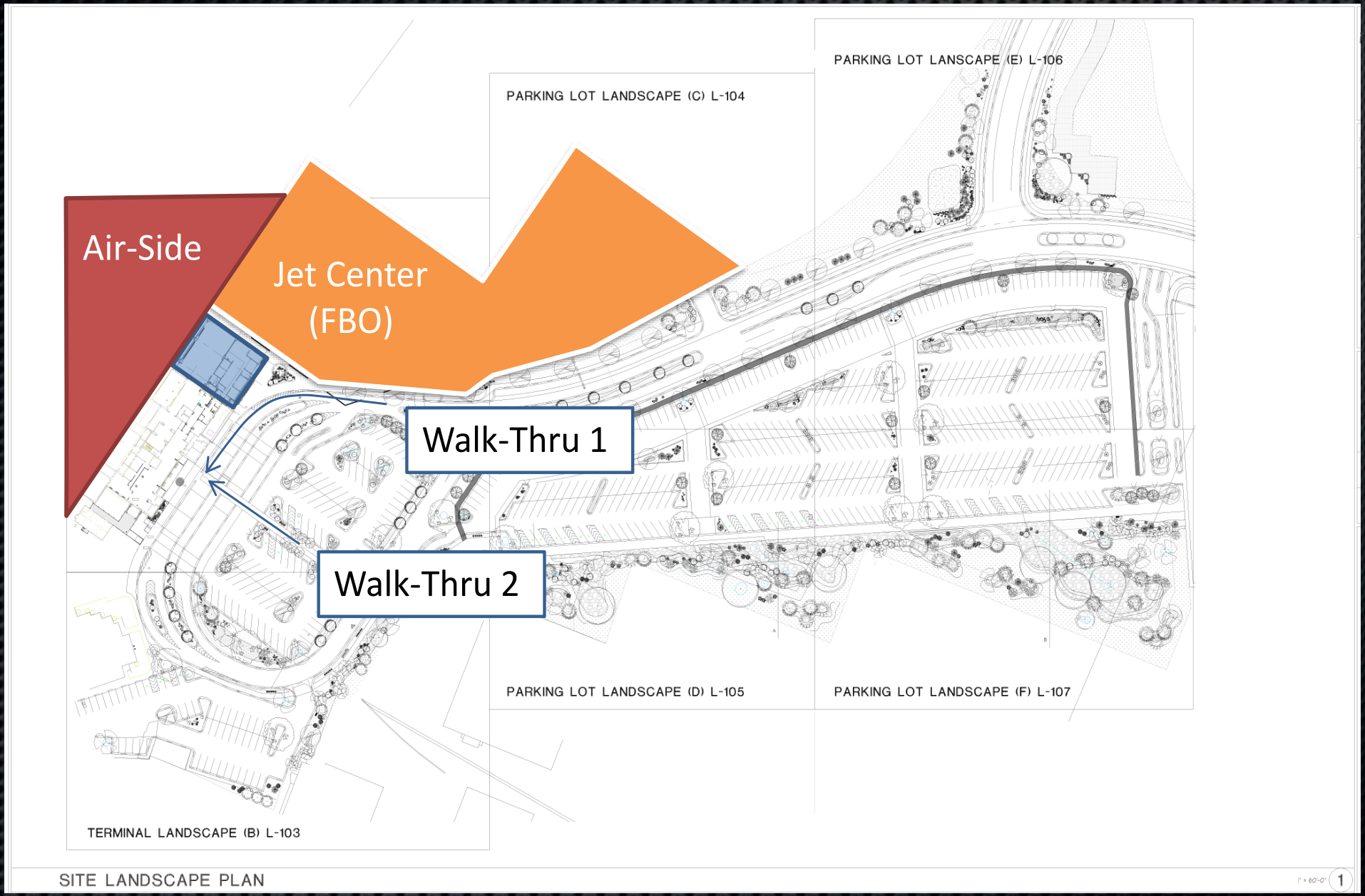
Exterior View



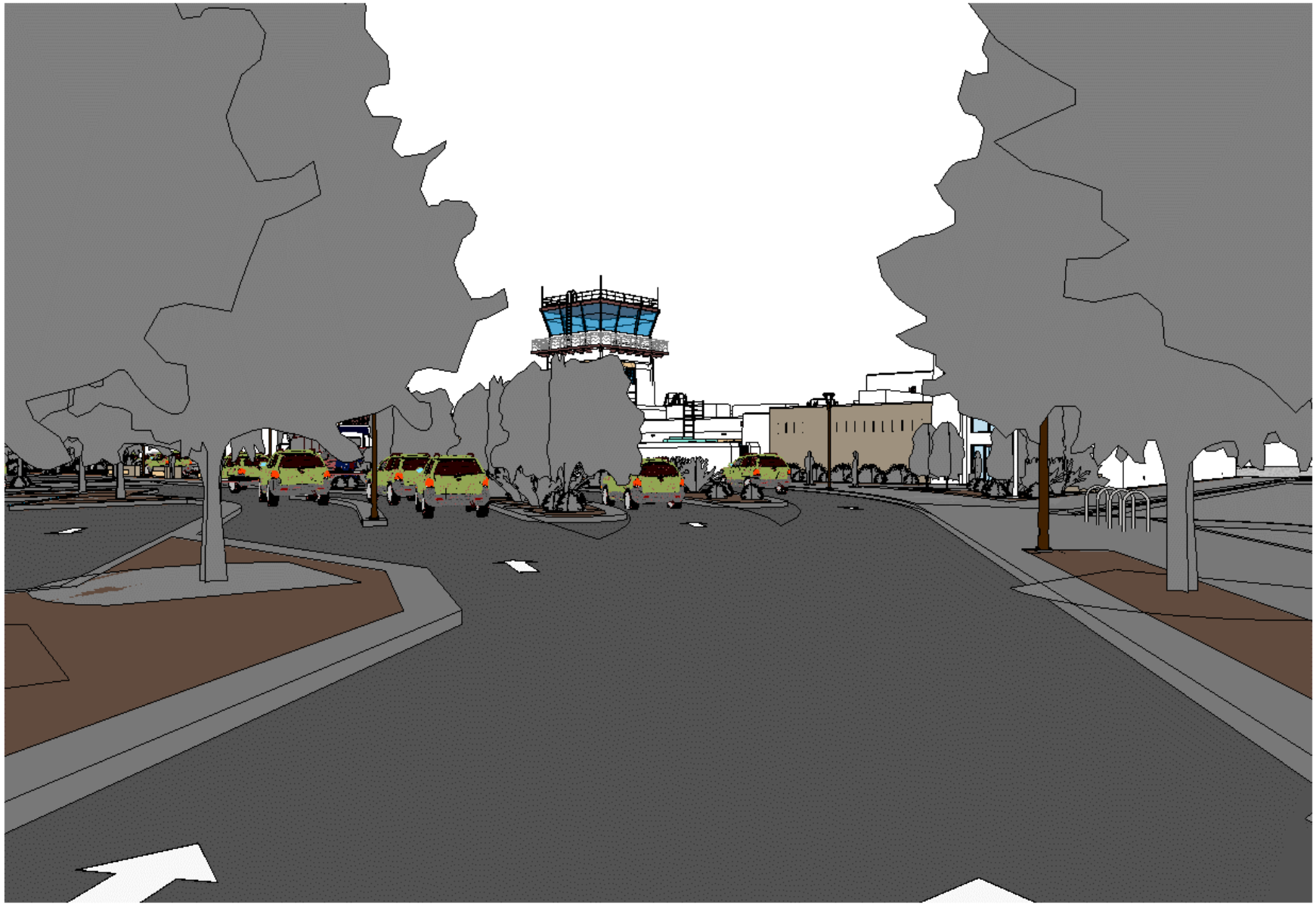
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121 Aviation Drive – Proposed Design

Site Plan


PARKING LOT LANSCAPE (E) L-106
PARKING LOT LANDSCAPE (C) L-104
Air-Side
Jet Center
(FBO)
Walk-Thru 1
Walk-Thru 2
PARKING LOT LANDSCAPE (D) L-105
PARKING LOT LANDSCAPE (F) L-107
TERMINAL LANDSCAPE (B) L-103
SITE LANDSCAPE PLAN
1

Walk-thru 1



Walk-thru 2



Schedule

Project schedule

- April - Final coordination
- May - Hand off Bid package to City procurement – Drawings, Specifications, Estimates, LEED Documentation
- June/July - Bidding and award process
- August - Construction begins

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Approach



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121 Aviation Drive - Exterior

Southern Exterior



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121 Aviation Drive - Exterior

Northern Exterior



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121 Aviation Drive - Exterior

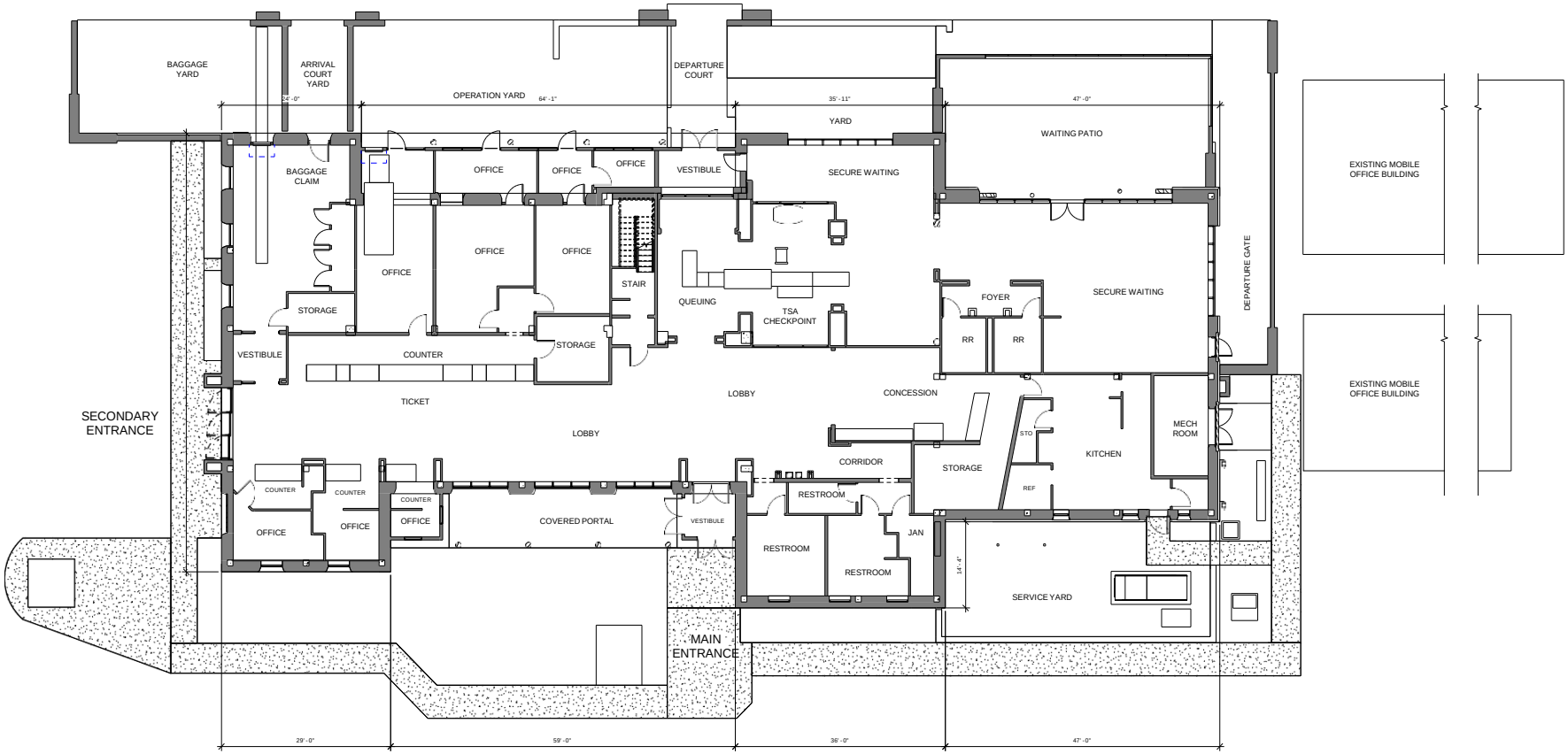
Western Exterior (Air-Side)



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121 Aviation Drive - Exterior

Existing Floor Plan



FLOOR PLAN - PRESENT DAY (1)
Scale: 1/8" = 1'-0"

SCALE: 1/8" = 1'-0"

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24x36 sheet scaled to fit presentation

Interior View



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121 Aviation Drive – Proposed Design

Interior View



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121 Aviation Drive – Proposed Design

Interior View



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121 Aviation Drive – Proposed Design

Interior View



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121 Aviation Drive – Proposed Design

Interior View



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121 Aviation Drive – Proposed Design

Questions & Comments



MOLZENCORBIN

City of Santa Fe, New Mexico

memo

DATE: April 27, 2021

TO: Historic Districts Review Board Members

FROM: Nicole Ramirez Thomas, Interim Historic Preservation Division Manager

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Case # 2021-003248-HDRB

Address: 121 Aviation Way
Historic Status: Landmark
Historic District: N/A

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

____ **District Standards & yard wall & fence standards.**

____**Historic Inventory Form**

____ **Preliminary Zoning Review Sheet**

____ **Other**: Airport Master Plan; HDRB Staff Memo Sept. 22, 2015; NM HPD Staff Letter July 22, 2015; HDBR FOF & COL Sept. 22, 2015; HDRB Minutes Sept. 22, 2015; Bill No. 2015-45; Resolution No. 2015-101.

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan (in PowerPoint)**

__x__ **Elevations (in PowerPoint)**

__x__ **Photographs (in PowerPoint)**

__x__ **Other: PowerPoint Presentation**

STAFF RECOMMENDATION:

Staff recommends approval of the proposed project and finds that the exceptions to Resolution No. 2015-101 and 14-5.2(D)(2) General Design Standards for all H Districts, Additions.

BACKGROUND & SUMMARY:

The Santa Fe Airport Terminal Building, located at 121 Aviation Drive, is a landmark structure. The building was designated as a landmark structure via Resolution No. 2015-101 by the Governing Body in 2015. The adoption of the resolution by the Governing Body was made on the recommendation of the Historic Districts Review Board (HDRB) which was made on September 22, 2015 (Case # H-15-089).

Included in this packet for HDRB review and information, in addition to the application materials, are the Airport Master Plan; the HDRB Staff Memo Sept. 22, 2015; the NM HPD Staff Letter July 22, 2015; the HDBR FOF & COL Sept. 22, 2015; the HDRB Minutes Sept. 22, 2015; the Bill No. 2015-45; Resolution No. 2015-101.

At the HDRB Hearing on March 23, 2021, the Board postponed decision on the proposed addition and remodel to the airport terminal. The applicant was asked to provide some design elements that highlighted the differentiation of the original airport terminal building and the proposed addition.

Since 2015, Santa Fe Regional Airport staff and architects with Molzen Corbin worked closely with former City of Santa Fe Historic Preservation Staff to design an addition that was harmonious to the existing building while differentiating the addition by its overall massing and use of simplified design details. The design works within the existing requirements of the resolution that was passed by the Governing Body in 2015 and the existing conditions of the airport property which limit design opportunities. The existing conditions of the location of the terminal, lessees on the airport property, and the location of the runway were also considerations in the design of the addition.

For the current review, the applicant has responded to the comments made by the Board at their hearing on March 23rd. They have also added some design elements to the terminal addition that work to differentiate the original building from the proposed addition.

The applicant requests two exceptions. On exception is to the Part 2.A of Resolution No. 2015-101 which requires less than 80% glass on publicly visible facades. The second exception request is for an exception to 14-(D)(2) regarding additions to primaries. The code provisions and responses are provided in this memo. See below.

Provided with the staff report are the applicants responses to HDRB comments from the March hearing as well as a revised PowerPoint presentation with revised drawings. The materials from the March hearing are also provided for the Boards review.

Case H-15-089 Synopsis

The airport terminal building, built in 1957 in the Spanish Pueblo Revival style, has roomblock massing, battered walls, and rounded edges. Additional historic materials and styles include the windows, which are brown-painted multi-lite windows. Small metal lantern sconce light fixtures were also named as historic material and style. Wood elements include headers and corbels with carved bullet and rosette designs are found on the exterior of the building as well as on the interior.

Resolution Synopsis

The resolution states the following standards must be considered by HPD Staff and the Chair of the HDRB and that as a landmark structure all facades of the building are primary. Per the resolution, historic details of the interior are also to be considered.

Because of the exceptions being requested this case is being brought to the HDRB to review the new construction and alterations to the building. The considerations for the new construction and alterations per the resolution are bulleted here.

- As much as is possible, preservation of the historic integrity of the original exterior architecture.
- Preservation of historic elements of the interior such as wooden beams, corbels, and light fixtures.
- Interior alteration shall harmonize with the existing.
- No less than 80% of publicly visible facades shall be of natural stone, wood, brick, tile, terra cotta, or other material.
- The color of the stucco shall be brown, tan, or local earth tones. Yeso is allowed.
- Surfaces of stone shall be natural color.
- Entries and portals may us white or other colors or materials.
- Solar energy collectors are encouraged but should not detract from the overall appearance of the Terminal Building.
- Roof mounted and other utility elements shall be placed in a way to minimize their visual impact.
- No cantilevers are allowed except over projecting vigas, beams, or corbels, or as part of the roof.
- Arches are allowed at freestanding walls.
- Renovations or expansion of the terminal should have a design that appears as having massive walls that appear to be built of adobe construction.
- Wall thickness is massive in relation to height.
- The depth of windows, doors, and entry openings shall have a depth the shows the massiveness of the structure.
- Mass elements of the building composition shall appear as single blocks.
- Alternations and new constructions on the terminal shall appear as an aggregation of smaller building blocks.
- Walls and fences shall be built of brick, adobe, rock, masonry, wood, wrought iron, or similar materials.
- Solid wall space.

Proposed Project Details

The applicant has provided a detailed letter of the current conditions and proposed alterations to the airport terminal and property. A PowerPoint created by the applicant is also provided. An overview describing the changes is provided here.

Exterior Changes

1. The proposed addition is 8,850 square feet to the existing 11,000 square foot footprint of the terminal.
2. The addition is proposed to be on the north end of the airport.
3. The walls will be massive, the parapet will be stepped, the walls will appear thick around the fenestrated areas, stucco will be used, and wood lintels and canals will be used.
4. Exterior lighting will harmonize with the existing.

Interior Changes

1. The interior will include new carpet and tiles similar to the existing airport tiles.
2. Similar paint scheme to existing.
3. Exposed wood ceilings, beams, and columns to harmonize with the existing.
4. Modifications to add baggage handling at ticket counter.
5. Addition of light fixture that will harmonize with the existing.

Site Improvements

1. Alterations to the roadway and parking lot.
2. Changes to landscaping, lighting, grading and drainage among other items detailed in the letter.
3. Installation of a small solar bank in the parking area.

Landmark Structure Definition (14-12.1)

A *structure* outside a historic district that otherwise meets the definition of a *significant structure* . A *structure* may also be a *landmark structure* if it is listed on or is eligible to be listed on the State Register of Cultural Properties or the National Register of Historic Places.

Exceptions Requested

Two exceptions are requested. The exception responses from the applicant and from staff are provided below.

1. Part 2.A of Resolution No. 2015-101. The applicant is requesting that 80% of a publicly visible façade finished in glass as opposed to the permitted materials.

Applicant Statement regarding this design choice

The Landmark resolution calls for "no less than eighty percent (80%) of the surface area of any publicly visible facade of the Terminal Building shall be adobe finish, or stucco simulating adobe finish". Current percentages of this type of finish are as follows:

- ***North 79%,***
- ***East 74%,***
- ***South 78%,***
- ***West 68%, and***
- ***Overall Existing 74%.***

Proposed Design Percentages:

- ***North 90% (+10%),***
- ***East 78% (+4%),***
- ***South 78% (no change),***
- ***West 65% (-3%), and***
- ***Overall Proposed 76% (+2%).***

The proposed Design increases percentage of stucco finish on all three publicly accessible sides. The west facing elevations decrease stucco in favor of additional glazed openings. This feature is appropriate for air passenger terminals and takes advantages of views for travelers and visitors. Openings as part of the expansion are mainly under porches or obscured by physical shade structures. The existing patio will be covered with an opaque glass canopy to further shield the existing glazed opening to the existing terminal. The canopy will replace a vinyl tent and compliment a glass railing that is already in place.

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

Applicant Response: ***Stucco percentages are similar to existing. The propose street side percentages are closer to the resolution's stated goal than current conditions.***

The proposed design provides a modern material palette that is in line with the existing structure's proportions and details.

Staff Response: The character of a particular historic district is not of consideration. The landmark structure is the consideration. Staff finds that the proposed addition is sensitive to the existing structure. The most character defining elements of the terminal are retained. The location of the addition is sensitive to the existing historic structure.

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

Applicant Response: ***Increasing stucco percentages on all elevations to reach 80% would require eliminating current proportions of materials which would be a detriment to the existing landmark structure.***

Modern air travel operations and requirements require some adaptation of this facility to continue to function as needed to maintain service.

Staff Response: Staff agrees that the proportions of glass to wall mass are similar to existing. For the Santa Fe Regional Airport to not upgrade to meet modern airport requirements and to not be able to operate or serve the public would present a hardship.

(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 proposed expansion further reinforces the existing landmark structure's three dimensional proportions and materials.***

Decreasing the percentages of stucco on the west, air-side, elevation will improve the views afforded visitors and passengers to the City's only air passenger terminal.

Staff Response: Other designs were considered which would have been disruptive to the existing historic structure. The applicant can describe them to the HDRB at the hearing if they wish to hear them.

2. The other is an exception request to 14-5.2(D)(2) Additions for an addition to a primary, an addition that is not set back 10 feet, and for a parapet that is not lower than the existing parapet. Given that it is one mass that invokes the need for an exception, the exception was requested generally to 14-5.2(D)(2).

    - 14-5.2(D)(2)(c) additions are not permitted to primary facades,

    - 14-5.2(D)(2)(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.

    - 14-5.2(e)(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.

Applicant Statement Regarding the Design Choice

The City Code calls for the addition to be at least 6″ lower than the existing adjacent structure. The height of the existing control tower is 50′ above grade not including railings and equipment. The portion of the existing building that the expansion attaches to is 13′-8″ above grade. The proposed design has two parapet heights, 14′-0″ and 24′-0″. Both heights are below the existing control tower and the existing 2nd floor parapet, 26′ above grade. The lower height is designed to create a feasibly constructed joint that address the existing building materials and wall batter angle. The upper height is to accommodate a taller interior public space at the expansion's airline gates.

The city code calls for 10′ setbacks of addition from existing structures. The existing building has a variety of building components and that step in and out currently. The proposed addition continues with this theme of stepping facades while maximizing the limited space available on the site. The space is critical to airport functions.

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

Applicant Response: ***The overall conglomerate of parapet heights and façade stepping in the proposed Expansion Design is in harmony with the existing structure and its varied layers. The expansion will replace existing portable buildings that are incongruous with the historical character. The accompanying site improvements will significantly improve the streetscape around the current structure. This proposed project will eliminate gaps in the streetscape and create a complete design within the project boundaries.***

Staff Response: A district is not under consideration. It is the landmark structure. Staff agrees with this response and finds the addition sensitive to the existing historic structure.

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

Applicant Response: ***Limiting the expansion footprint to a lower parapet height than the adjacent existing structure will hinder the construction joint that is required between the buildings. It may still be possible but may be more visually apparent from the street and therefore undesirable. Limiting the height would also making screening of roof top equipment more difficult to achieve as noted with in the resolution. Limiting the interior height of the public space would also limit architectural and cultural opportunities within. A lower interior space will limit the use of architectural components such as exposed wood structure, grand views, available space for art installation.***

Increasing façade step back from the proposed connection point would severely limit the available square footage necessary for airport operations.

This facility is the City's only public air transportation hub which makes it unique. A adequately sized footprint and taller interior public space is more appropriate for this use as opposed to being smaller and shorter than the existing adjacent spaces. The proposed space will allow harmonious architectural features and art opportunities that is more akin to similar facility in the region and thus is a benefit to the City of Santa Fe.

Staff Response: Staff agrees with this response.

(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 proposed Design addresses current facility shortcomings and capacity issues. This project will strengthen the ability of this landmark facility to continue to be used by the local residents going forward.***

This project will address current facility shortcomings to enhance and add longevity to the historic structure. This project will also encourage future work in the area to harmonize with the landmark structure.

Staff Response: Staff agrees with this response and finds that the addition is sensitive and addresses modern needs for the airport terminal and the property in general.

City of Santa Fe, New Mexico

memo

DATE: March 23, 2021

TO: Historic Districts Review Board Members

FROM: Nicole Ramirez Thomas, Interim Historic Preservation Division Manager

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Case # 2021-003248-HDRB

Address: 121 Aviation Way
Historic Status: Landmark
Historic District: N/A

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

____ **District Standards & yard wall & fence standards.**

____**Historic Inventory Form**

____ **Preliminary Zoning Review Sheet**

____ **Other**: Airport Master Plan; HDRB Staff Memo Sept. 22, 2015; NM HPD Staff Letter July 22, 2015; HDBR FOF & COL Sept. 22, 2015; HDRB Minutes Sept. 22, 2015; Bill No. 2015-45; Resolution No. 2015-101.

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs (in PowerPoint)**

__x__ **Other: PowerPoint Presentation**

STAFF RECOMMENDATION:

Staff recommends approval of the proposed project and finds that the exceptions to Resolution No. 2015-101 and 14-5.2(D)(2) General Design Standards for all H Districts, Additions.

BACKGROUND & SUMMARY:

The Santa Fe Airport Terminal Building, located at 121 Aviation Drive, is a landmark structure. The building was designated as a landmark structure via Resolution No. 2015-101 by the Governing Body in 2015. The adoption of the resolution by the Governing Body was made on the recommendation of the Historic Districts Review Board (HDRB) which was made on September 22, 2015 (Case # H-15-089).

Included in this packet for HDRB review and information, in addition to the application materials, are the Airport Master Plan; the HDRB Staff Memo Sept. 22, 2015; the NM HPD Staff Letter July 22, 2015; the HDBR FOF & COL Sept. 22, 2015; the HDRB Minutes Sept. 22, 2015; the Bill No. 2015-45; Resolution No. 2015-101.

Given the digital nature of the packets, the information for this case is provided to the HDRB in three separate documents. The first is the staff report with the background information on the airport and its path to landmark status. The second document is the applicant's letter and architectural drawings. The third document is the PowerPoint that the applicant prepared for the HDRB and it contains the photos of the existing conditions of the airport terminal.

Case H-15-089 Synopsis

The airport terminal building, built in 1957 in the Spanish Pueblo Revival style, has roomblock massing, battered walls, and rounded edges. Additional historic materials and styles include the windows, which are brown-painted multi-lite windows. Small metal lantern sconce light fixtures were also named as historic material and style. Wood elements include headers and corbels with carved bullet and rosette designs are found on the exterior of the building as well as on the interior.

Resolution Synopsis

The resolution states the following standards must be considered by HPD Staff and the Chair of the HDRB and that as a landmark structure all facades of the building are primary. Per the resolution, historic details of the interior are also to be considered.

Because of the exceptions being requested this case is being brought to the HDRB to review the new construction and alterations to the building. The considerations for the new construction and alterations per the resolution are bulleted here.

- As much as is possible, preservation of the historic integrity of the original exterior architecture.
- Preservation of historic elements of the interior such as wooden beams, corbels, and light fixtures.
- Interior alteration shall harmonize with the existing.
- No less than 80% of publicly visible facades shall be of natural stone, wood, brick, tile, terra cotta, or other material.
- The color of the stucco shall be brown, tan, or local earth tones. Yeso is allowed.
- Surfaces of stone shall be natural color.
- Entries and portals may us white or other colors or materials.
- Solar energy collectors are encouraged but should not detract from the overall appearance of the Terminal Building.

- Roof mounted and other utility elements shall be placed in a way to minimize their visual impact.
- No cantilevers are allowed except over projecting vigas, beams, or corbels, or as part of the roof.
- Arches are allowed at freestanding walls.
- Renovations or expansion of the terminal should have a design that appears as having massive walls that appear to be built of adobe construction.
- Wall thickness is massive in relation to height.
- The depth of windows, doors, and entry openings shall have a depth the shows the massiveness of the structure.
- Mass elements of the building composition shall appear as single blocks.
- Alternations and new constructions on the terminal shall appear as an aggregation of smaller building blocks.
- Walls and fences shall be built of brick, adobe, rock, masonry, wood, wrought iron, or similar materials.
- Solid wall space.

Proposed Project Details

The applicant has provided a detailed letter of the current conditions and proposed alterations to the airport terminal and property. A PowerPoint created by the applicant is also provided. An overview describing the changes is provided here.

Exterior Changes

1. The proposed addition is 8,850 square feet to the existing 23,000 square foot footprint of the terminal.
2. The addition is proposed to be on the north end of the airport.
3. The walls will be massive, the parapet will be stepped, the walls will appear thick around the fenestrated areas, stucco will be used, and wood lintels and canals will be used.
4. Exterior lighting will harmonize with the existing.

Interior Changes

1. The interior will include new carpet and tiles similar to the existing airport tiles.
2. Similar paint scheme to existing.
3. Exposed wood ceilings, beams, and columns to harmonize with the existing.
4. Modifications to add baggage handling at ticket counter.
5. Addition of light fixture that will harmonize with the existing.

Site Improvements

1. Alterations to the roadway and parking lot.
2. Changes to landscaping, lighting, grading and drainage among other items detailed in the letter.
3. Installation of a small solar bank in the parking area.

Landmark Structure Definition (14-12.1)

A *structure* outside a historic district that otherwise meets the definition of a *significant structure* . A *structure* may also be a *landmark structure* if it is listed on or is eligible to be listed on the State Register of Cultural Properties or the National Register of Historic Places.

Exceptions

Two exceptions are requested. The exception responses from the applicant and from staff are provided below.

1. Part 2.A of Resolution No. 2015-101. The applicant is requesting that 80% of a publicly visible façade finished in glass as opposed to the permitted materials.

Applicant Statement regarding this design choice

The Landmark resolution calls for "no less than eighty percent (80%) of the surface area of any publicly visible facade of the Terminal Building shall be adobe finish, or stucco simulating adobe finish". Current percentages of this type of finish are as follows:

- ***North 79%,***
- ***East 74%,***
- ***South 78%,***
- ***West 68%, and***
- ***Overall Existing 74%.***

Proposed Design Percentages:

- ***North 90% (+10%),***
- ***East 78% (+4%),***
- ***South 78% (no change),***
- ***West 65% (-3%), and***
- ***Overall Proposed 76% (+2%).***

The proposed Design increases percentage of stucco finish on all three publicly accessible sides. The west facing elevations decrease stucco in favor of additional glazed openings. This feature is appropriate for air passenger terminals and takes advantages of views for travelers and visitors. Openings as part of the expansion are mainly under porches or obscured by physical shade structures. The existing patio will be covered with an opaque glass canopy to further shield the existing glazed opening to the existing terminal. The canopy will replace a vinyl tent and compliment a glass railing that is already in place.

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

Applicant Response: ***Stucco percentages are similar to existing. The propose street side percentages are closer to the resolution's stated goal than current conditions.***

The proposed design provides a modern material palette that is in line with the existing structure's proportions and details.

Staff Response: The character of a particular historic district is not of consideration. The landmark structure is the consideration. Staff finds that the proposed addition is sensitive to the existing structure. The most character defining elements of the terminal are retained. The location of the addition is sensitive to the existing historic structure.

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

Applicant Response: ***Increasing stucco percentages on all elevations to reach 80% would require eliminating current proportions of materials which would be a detriment to the existing landmark structure.***

Modern air travel operations and requirements require some adaptation of this facility to continue to function as needed to maintain service.

Staff Response: Staff agrees that the proportions of glass to wall mass are similar to existing. For the Santa Fe Regional Airport to not upgrade to meet modern airport requirements and to not be able to operate or serve the public would present a hardship.

(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 proposed expansion further reinforces the existing landmark structure's three dimensional proportions and materials.***

Decreasing the percentages of stucco on the west, air-side, elevation will improve the views afforded visitors and passengers to the City's only air passenger terminal.

Staff Response: Other designs were considered which would have been disruptive to the existing historic structure. The applicant can describe them to the HDRB at the hearing if they wish to hear them.

2. The other is an exception request to 14-5.2(D)(2) Additions for an addition to a primary, an addition that is not set back 10 feet, and for a parapet that is not lower than the existing parapet. Given that it is one mass that invokes the need for an exception, the exception was requested generally to 14-5.2(D)(2).

    - 14-5.2(D)(2)(c) additions are not permitted to primary facades,

    - 14-5.2(D)(2)(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.

    - 14-5.2(e)(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.

Applicant Statement Regarding the Design Choice

The City Code calls for the addition to be at least 6″ lower than the existing adjacent structure. The height of the existing control tower is 50′ above grade not including railings and equipment. The portion of the existing building that the expansion attaches to is 13′-8″ above grade. The proposed design has two parapet heights, 14′-0″ and 24′-0″. Both heights are below the existing control tower and the existing 2nd floor parapet, 26′ above grade. The lower height is designed to create a feasibly constructed joint that address the existing building materials and wall batter angle. The upper height is to accommodate a taller interior public space at the expansion's airline gates.

The city code calls for 10' setbacks of addition from existing structures. The existing building has a variety of building components and that step in and out currently. The proposed addition continues with this theme of stepping facades while maximizing the limited space available on the site. The space is critical to airport functions.

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

Applicant Response: ***The overall conglomerate of parapet heights and façade stepping in the proposed Expansion Design is in harmony with the existing structure and its varied layers. The expansion will replace existing portable buildings that are incongruous with the historical character. The accompanying site improvements will significantly improve the streetscape around the current structure. This proposed project will eliminate gaps in the streetscape and create a complete design within the project boundaries.***

Staff Response: A district is not under consideration. It is the landmark structure. Staff agrees with this response and finds the addition sensitive to the existing historic structure.

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

Applicant Response: ***Limiting the expansion footprint to a lower parapet height than the adjacent existing structure will hinder the construction joint that is required between the buildings. It may still be possible but may be more visually apparent from the street and therefore undesirable. Limiting the height would also making screening of roof top equipment more difficult to achieve as noted with in the resolution. Limiting the interior height of the public space would also limit architectural and cultural opportunities within. A lower interior space will limit the use of architectural components such as exposed wood structure, grand views, available space for art installation.***

Increasing façade step back from the proposed connection point would severely limit the available square footage necessary for airport operations.

This facility is the City's only public air transportation hub which makes it unique. A adequately sized footprint and taller interior public space is more appropriate for this use as opposed to being smaller and shorter than the existing adjacent spaces. The proposed space will allow harmonious architectural features and art opportunities that is more akin to similar facility in the region and thus is a benefit to the City of Santa Fe.

Staff Response: Staff agrees with this response.

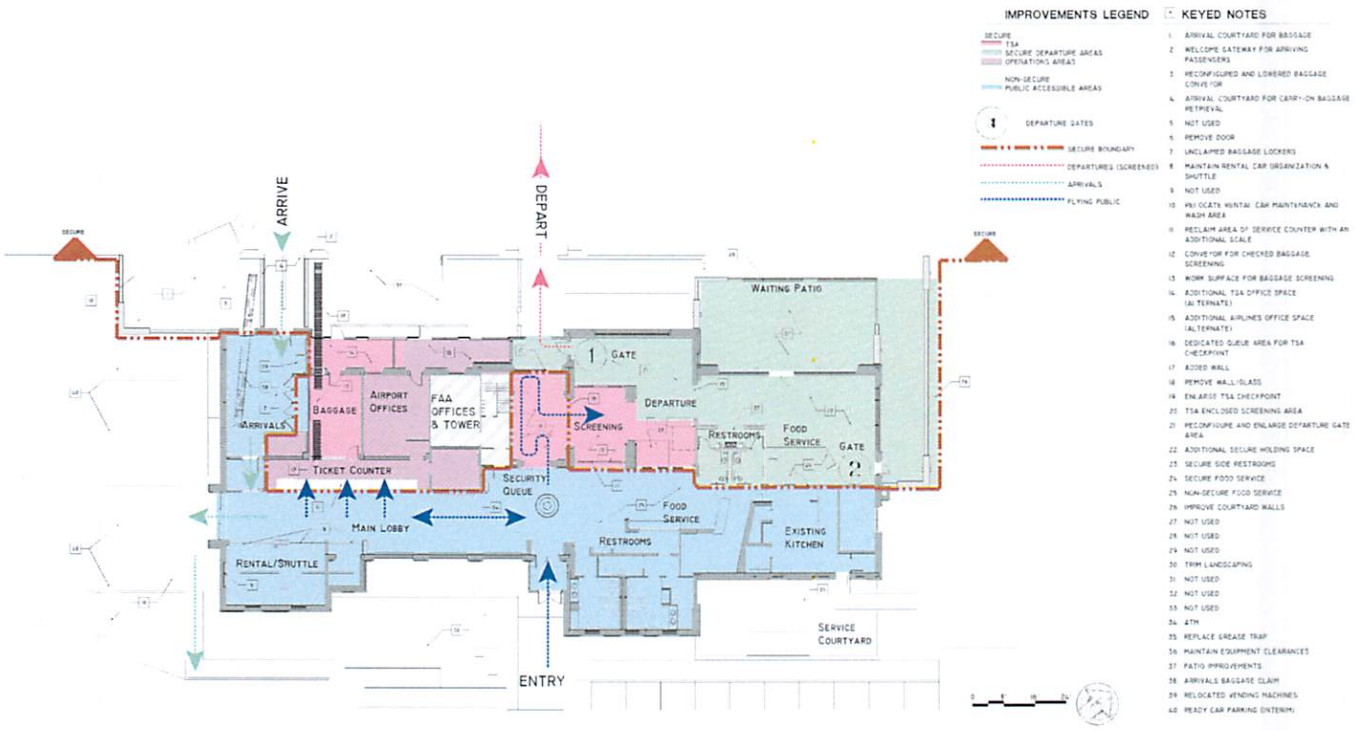
(iii) Strengthen the unique heterogeneous character of the *City* by providing a full range of design options to ensure that residents can continue to reside within the historic districts.

Applicant Response: ***The proposed Design addresses current facility shortcomings and capacity issues. This project will strengthen the ability of this landmark facility to continue to be used by the local residents going forward.***

This project will address current facility shortcomings to enhance and add longevity to the historic structure. This project will also encourage future work in the area to harmonize with the landmark structure.

Staff Response: Staff agrees with this response and finds that the addition is sensitive and addresses modern needs for the airport terminal and the property in general.

Santa Fe Regional Airport Master Plan



Source: Molzen Corbin

Exhibit 4N
NEAR TERM TERMINAL FLOORPLAN

The following section focuses on terminal building alternatives that could better accommodate future planning horizons through the reconfiguration/expansion of the terminal facility. Two alternatives consider modifying the terminal building and adding onto the north and south sides of the facility to better meet functionality needs. The expansion in both alternatives considers approximately 18,000 square feet of additional facility space. This coupled with the existing 9,700 square feet of space would allow for approximately 27,700 square feet of total area within the ultimate terminal design.

Terminal Building Expansion Alternative A

As depicted on **Exhibit 4P**, Terminal Building Expansion Alternative A considers expansion and remodeling of the proposed near term facility improvements in order to better meet future space requirements. The overall theme of this alternative is to segregate arriving and departing passengers by focusing the north terminal expansion area on departing passengers and the south terminal expansion area on arriving passengers.

This alternative would allow for the existing terminal entrance/exit to remain, but would also create an additional entrance point farther north as part of the terminal expansion for departing passengers. Upon entrance into the expanded facility, airline ticketing/check-in counters would be located directly ahead and to the right. Office space to accommodate airline management and operations is proposed adjacent to the airline counters. With this setup, once passengers check in they could proceed to the TSA screening area prior to entering the expanded departure hold room.

This alternative provides restrooms for passengers in the departure hold room. In addition, restaurant/concessions would be made available to secured passengers in the hold room as well as arriving passengers and the general public in a common area outside the secured area. As proposed, the existing kitchen area would remain and concessions could be served to the west in the secured area as well as to the north in the common area.

The south terminal expansion area in this alternative is dedicated to arriving passengers. Upon deplaning the aircraft, passengers would enter the building where current airport administration offices are located and make their way to the baggage claim area located in the south portion of the facility. The existing car rental counters would be expanded to better accommodate this functional need. In addition, restrooms would be made available in the expanded area for the arriving passengers. These amenities would be accessible to passengers before exiting the terminal to the east.

Additional amenities offered in this alternative include offices and storage in the area where airline ticketing currently takes place. The existing restroom facilities would remain adjacent to the existing entrance/exit to the facility. Finally, existing space would remain to accommodate FAA personnel associated with the ATCT. As previously stated, this alternative does not accommodate airport administration offices.

As detailed, the existing facility located directly north of the proposed terminal expansion could provide space for airport administration. It should be noted that this building is currently utilized for a

private FBO on the airfield. Future plans include the construction of additional FBO facilities, thus allowing this building to once again be utilized for terminal area support.

Terminal Building Expansion Alternative B

Presented on **Exhibit 4Q**, Terminal Building Expansion Alternative B also considers an expansion to the north and south sides of the existing facility. This alternative differs from the previous one in that the north terminal expansion area would be dedicated to arriving passengers and the south terminal expansion area would accommodate departing passengers.

Passengers arriving at the terminal to depart would enter through the existing entrance on the east side of the building and proceed to the ticketing counters immediately to the left of the entrance. This setup would utilize the existing counter space in the terminal building. The office space behind the ticket counters could be reconfigured to meet the needs of airline management and operations.

Once passengers check in, they would proceed directly to the security screening area and enter the departure hold room. Whereas the previous alternative dedicated the south terminal expansion to arriving passengers, this alternative calls for this area to serve departing passengers in the form of a departure hold room. Within the secured area, bathroom facilities and a concessions area are proposed.

As proposed, arriving passengers would enter the terminal building in the north expansion area. Immediate access would be provided to the baggage claim area as well as restroom facilities. Under this alternative, the rental car facility would be located in a separate building adjacent to the north side of the expansion area. Immediate passenger access to this facility would be provided through doors exiting the north side of the building.

Airport administrative offices would be situated in the center of the terminal building in the area currently accommodating portions of the TSA security screening and departure hold room. A restaurant/concessions area would be offered to arriving and departing passengers as well as the general public in the general location it is in currently. With this alternative, the kitchen would only be capable of serving concessions in a non-secured area of the terminal. A separate concessions area that is proposed within the departure hold room could be afforded food/drink service from this kitchen but would require additional personnel to man the secured concessions area. The existing restroom facilities would remain as well, as would space for FAA personnel associated with the ATCT.

Commercial Terminal Complex Alternatives Summary

The two commercial terminal building alternatives provide space to better meet the functional needs of airline and administrative operations in the future. Alternatives A and B would include expanding the existing facility, allowing for approximately 27,700 square feet of overall floor plan space. Both

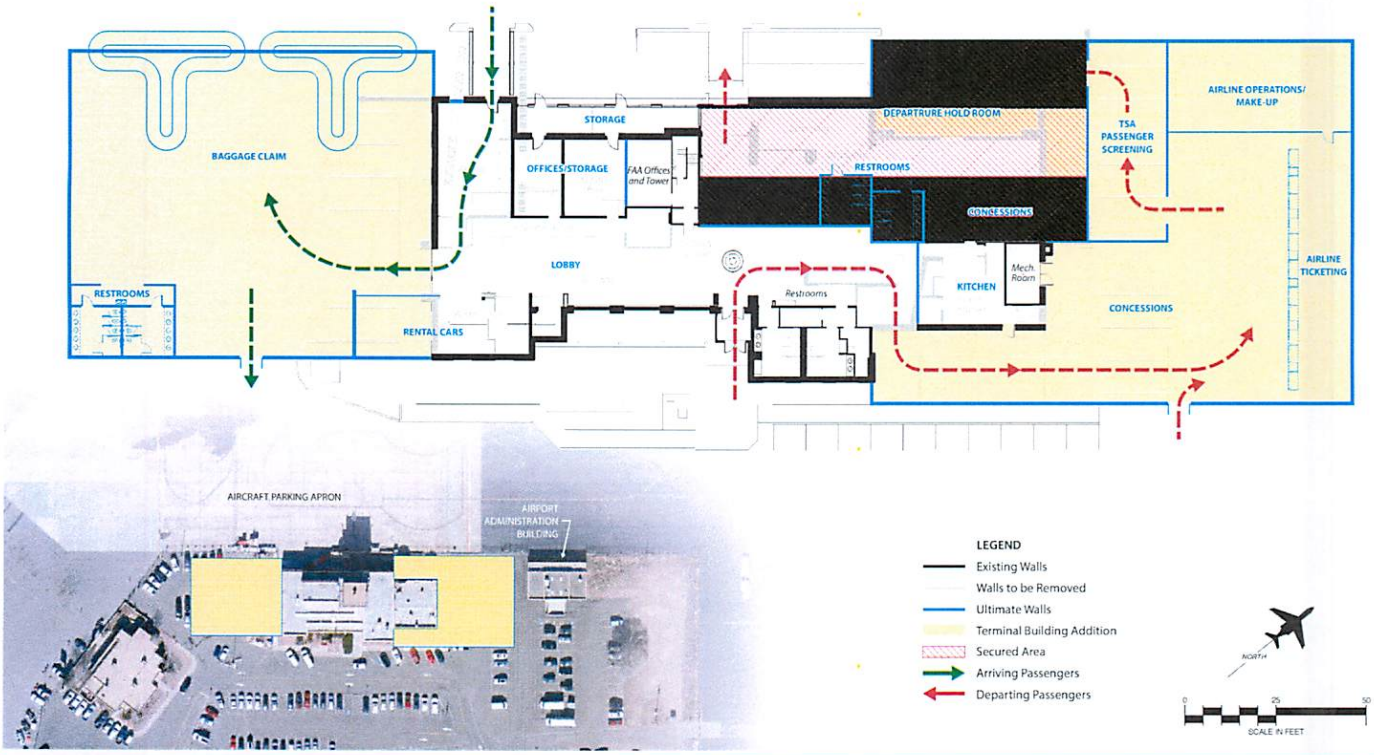


Exhibit 4P
TERMINAL BUILDING EXPANSION - ALTERNATIVE A

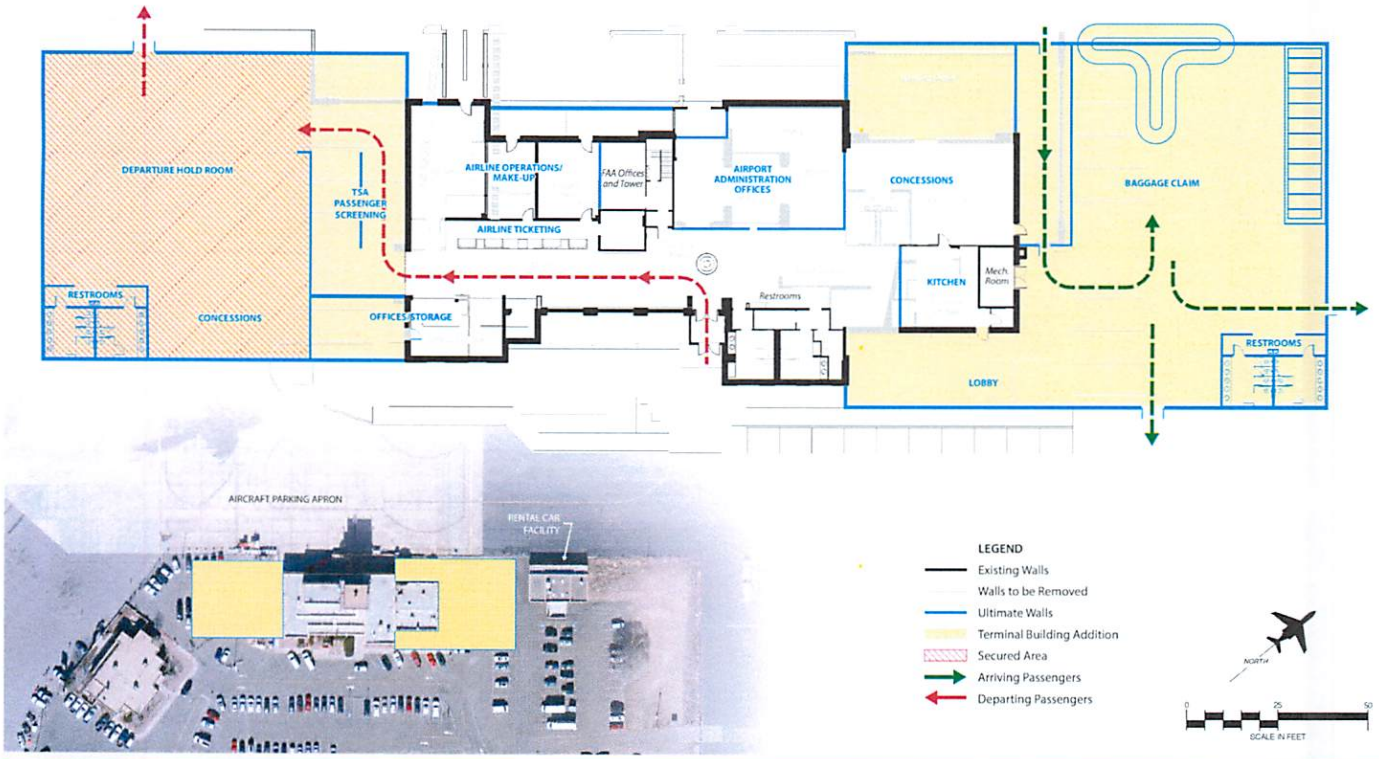


Exhibit 4Q
TERMINAL BUILDING EXPANSION - ALTERNATIVE B

Historic District Review Board

September 22, 2015

Staff Memo

City of Santa Fe, New Mexico

memo

AUG 31 2015

August 31, 2015

To: Historic Districts Review Board

Via: David Rasch, Historic Preservation
Jon Bulthuis, Transportation Department Director
David Pfeifer, Facilities Division Director

From: Mary MacDonald, Project Administrator, Facilities Development Section

Subject: Santa Fe Airport Terminal, assigning Landmark status

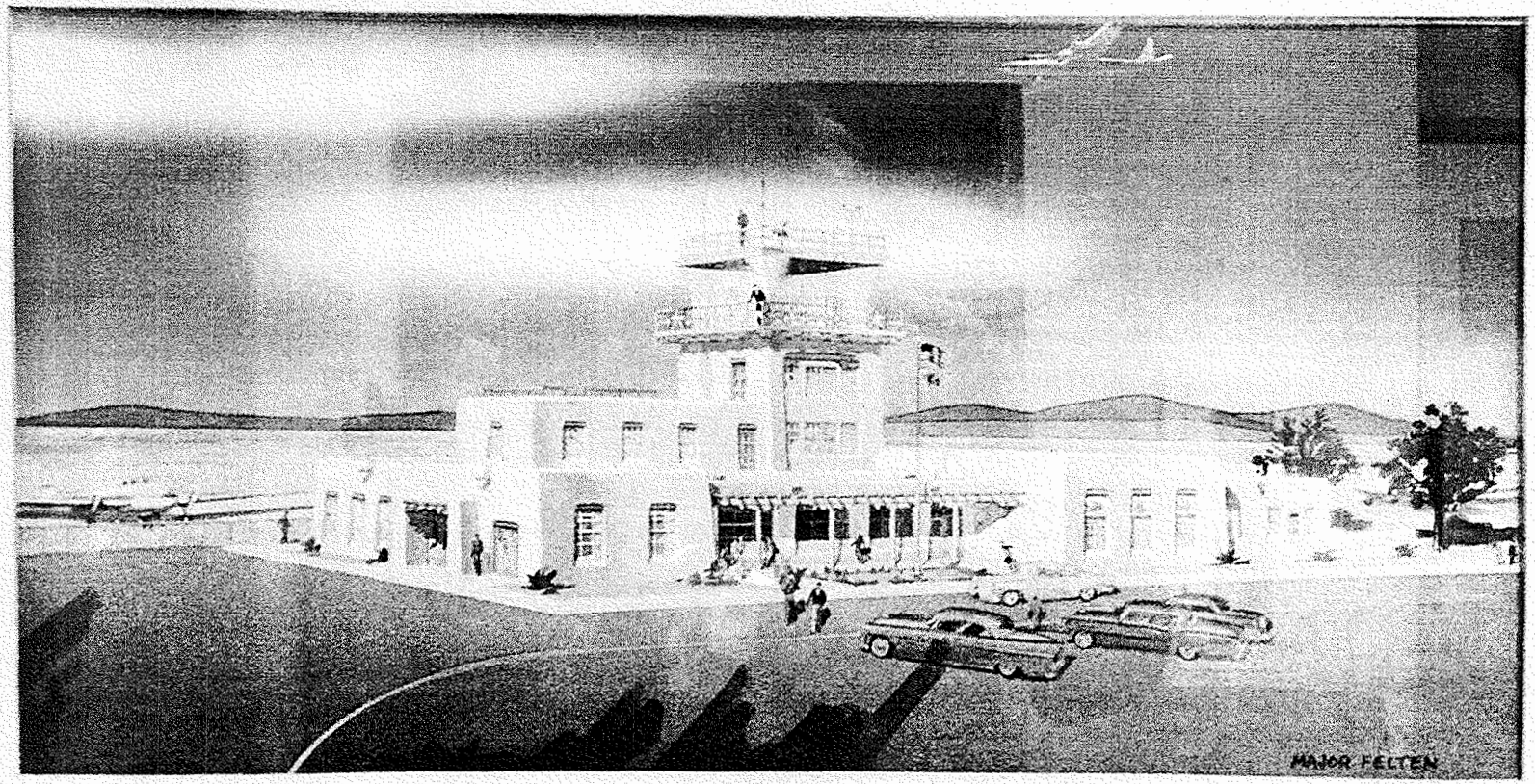
Issue and Action Request:
The Historic Preservation Office of the New Mexico Department of Cultural Affairs has recently notified the City the Airport Terminal is eligible for the National Register of Historic Places; for this reason, the City's Historic Preservation must ask the Board to consider whether or not the structure should be assigned Landmark status by the City. Therefore, we are requesting the Board make a recommendation on whether or not the Santa Fe Airport Terminal should be assigned Landmark status as an historic building.

Background:
The Santa Fe Airport Terminal was built in 1957 and several changes have been made to the structure between 1956 and 2015; refer to Attachment 1, elevations of the Terminal in the past and what is planned for the exterior in late 2015. Attachment 2 is construction plan sheets for the 1957 construction and the 1988 construction. The 1988 construction made the majority of the significant changes to the exterior of the building, including the two additions under the front portico. **The 2004 construction remodeled the interior of the Terminal with an historically sensitive design created by Molzen-Corbin & Associates, the same consulting firm designing the 2015 construction.** The construction planned for 2015/first half of 2016 is intended to address the critical short term needs essential to operational functions at the Airport Terminal.

Our Recommendation:
We recommend the Historic Districts Review Board not support the Airport Terminal being assigned Landmark status at this time, for the following reasons:

a. The two building additions under the front portico, the extension for the shuttle office and the extension for the main front entry to the Terminal, were constructed in 1988.
b. The windows in the restaurant, on the runway side of the Terminal, were changed after 1957.
c. Assigning Landmark status to the Airport Terminal is highly likely to interfere with changes to the exterior that are essential to operational needs of the Terminal currently and in the future.

Attachments: (1) Exterior Elevations and (2) Construction Plans
xc: Isaac J. Pino, P.E., Public Works Department Director


MAJOR FELTEN



Terminal Building ♦ Santa Fe County - Municipal Airport

Wolgamood and Millington ♦ Pueblo-Spanish Revival 1956-7





Terminal Building ♦ Santa Fe County - Municipal Airport

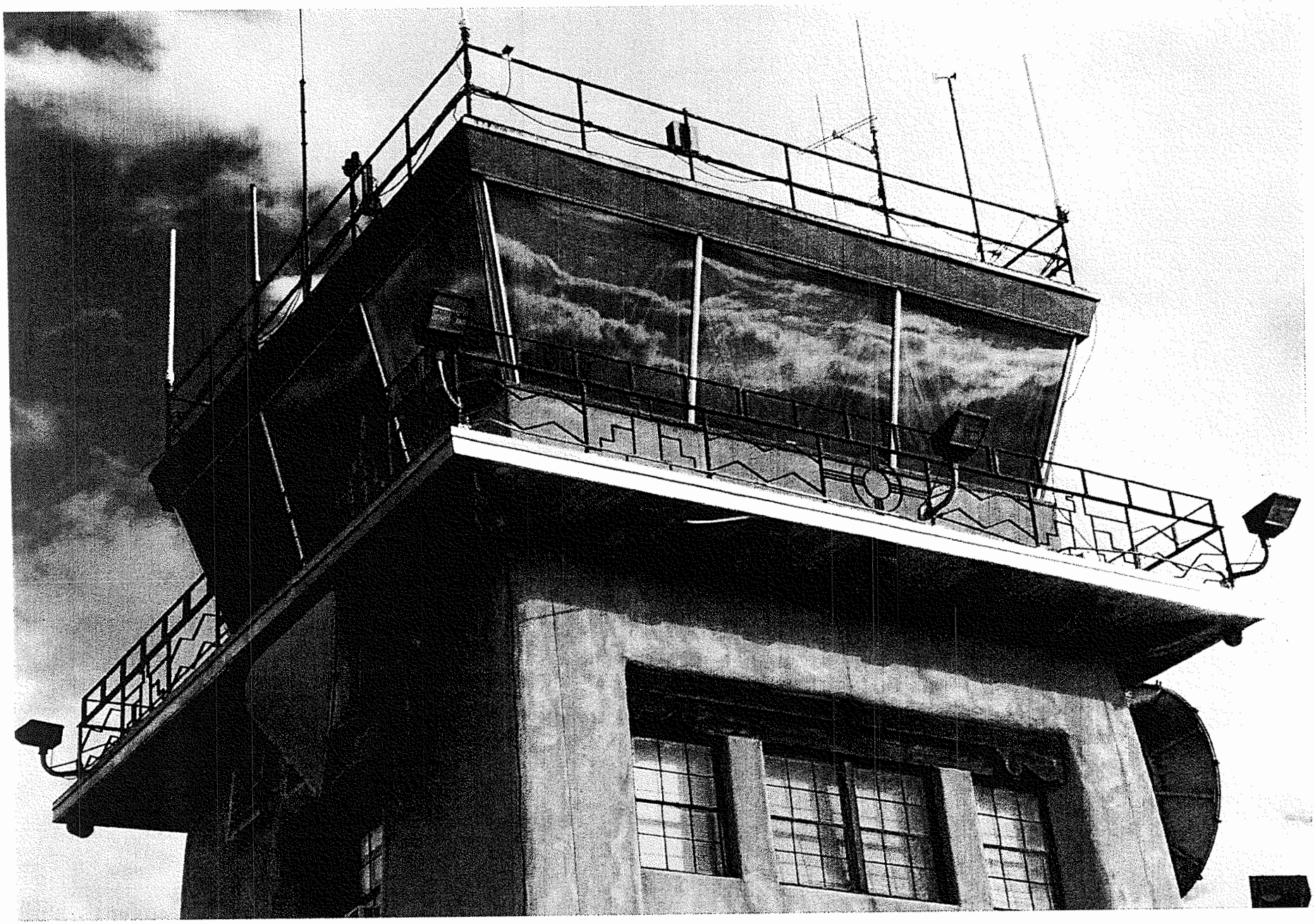
Wolgamood and Millington ♦ Pueblo-Spanish Revival 1956-7



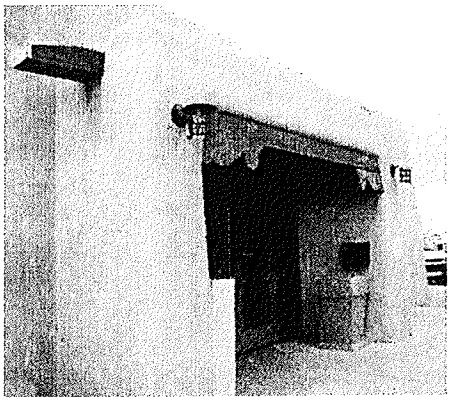
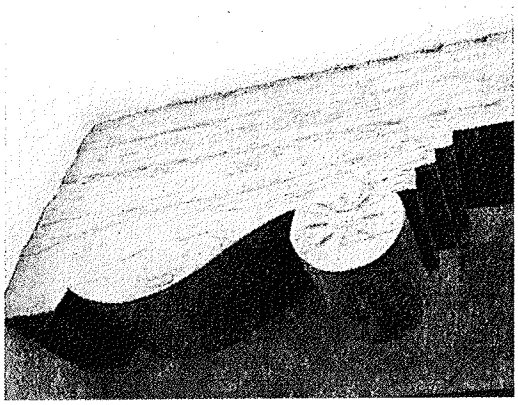
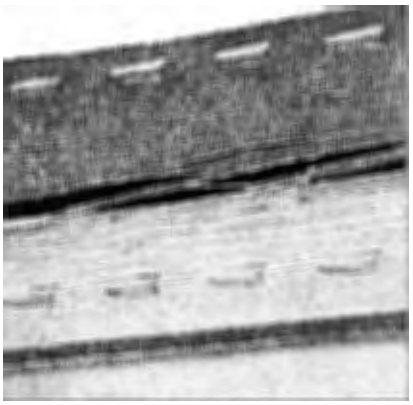
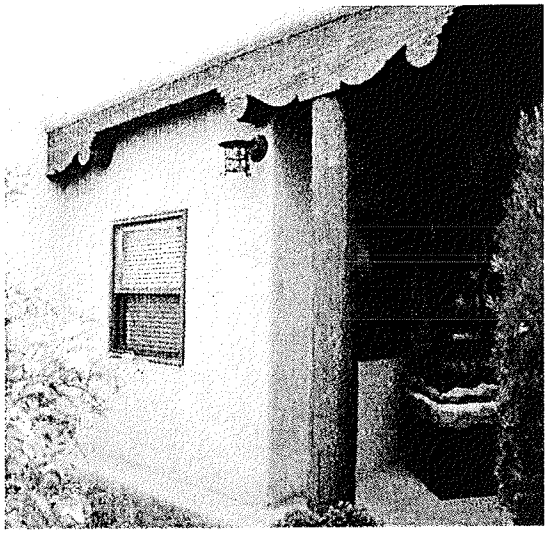
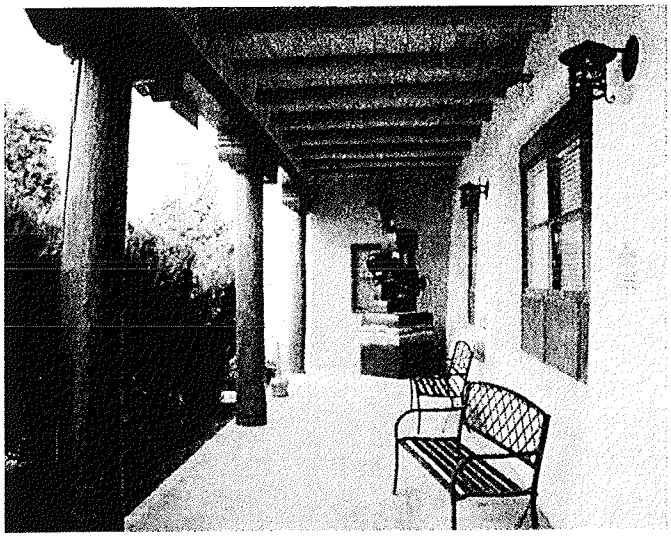
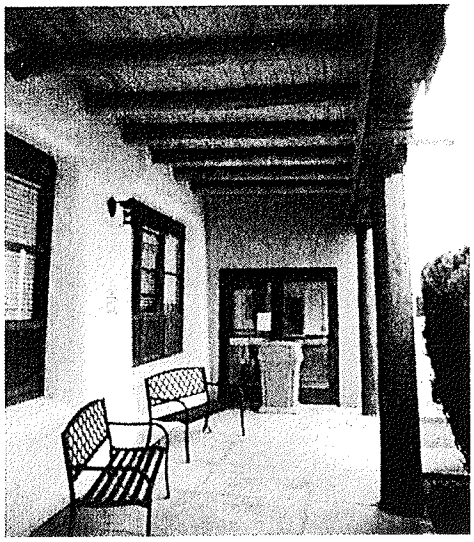
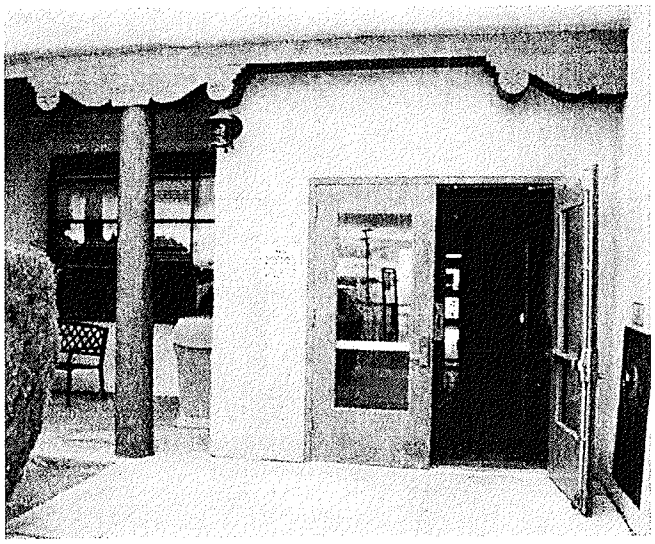
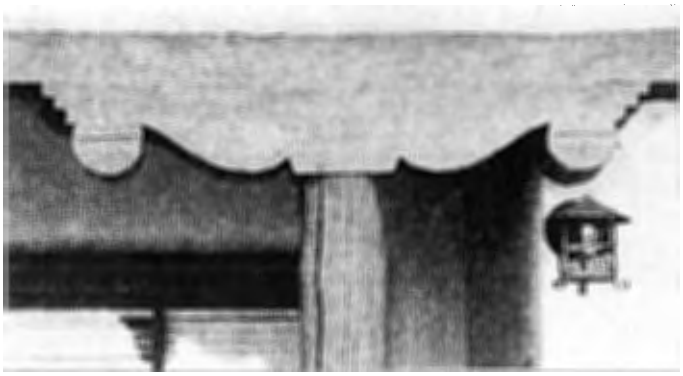
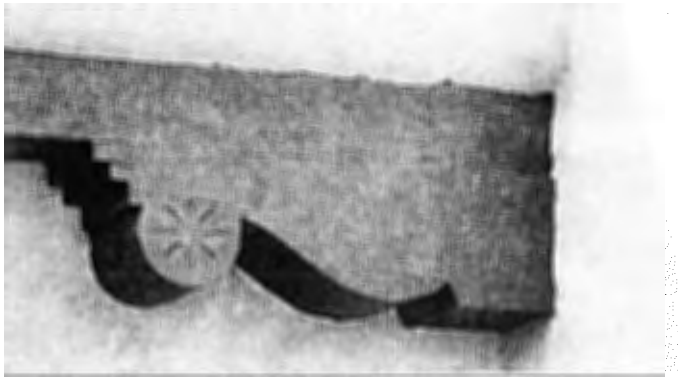


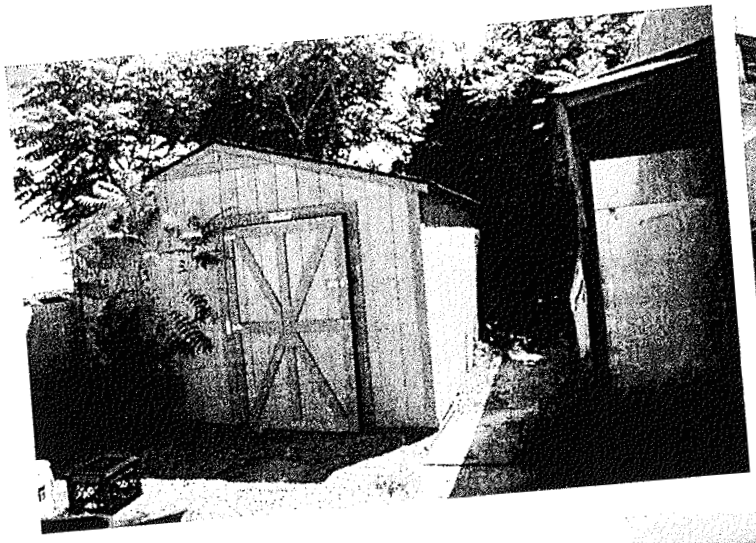
Santa Fe Airport Terminal Building (West Façade)

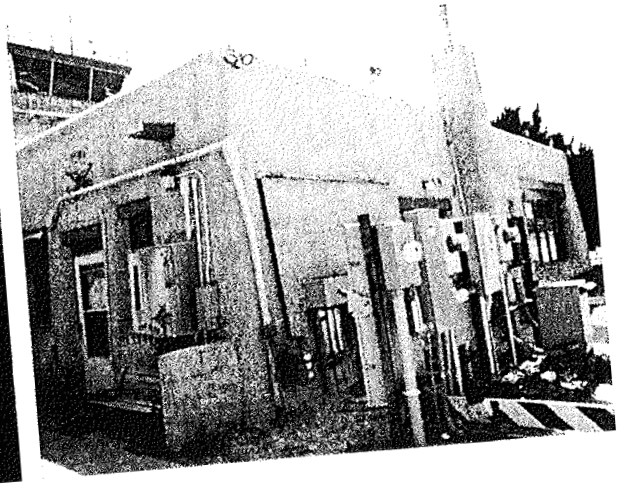




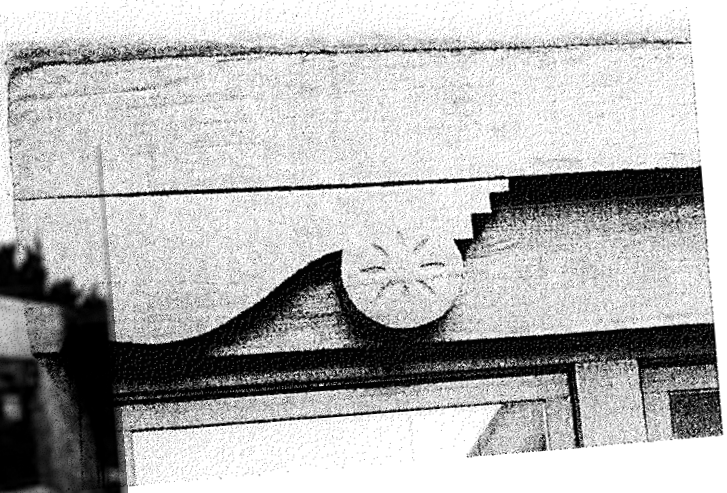
Santa Fe Airport Terminal Building (Tower Detail)





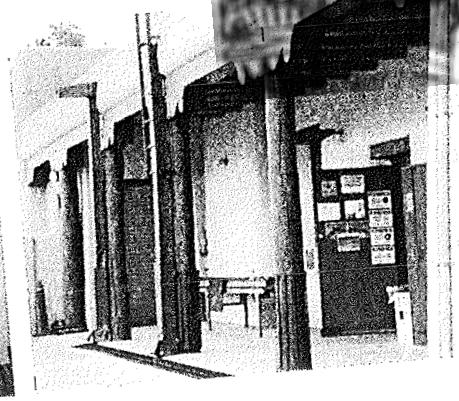


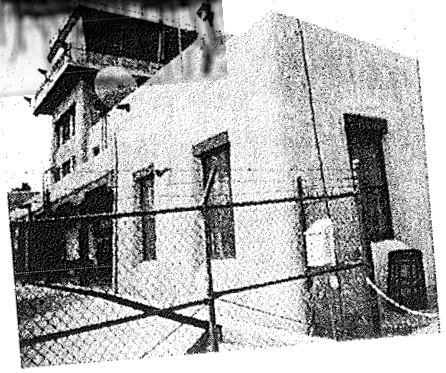


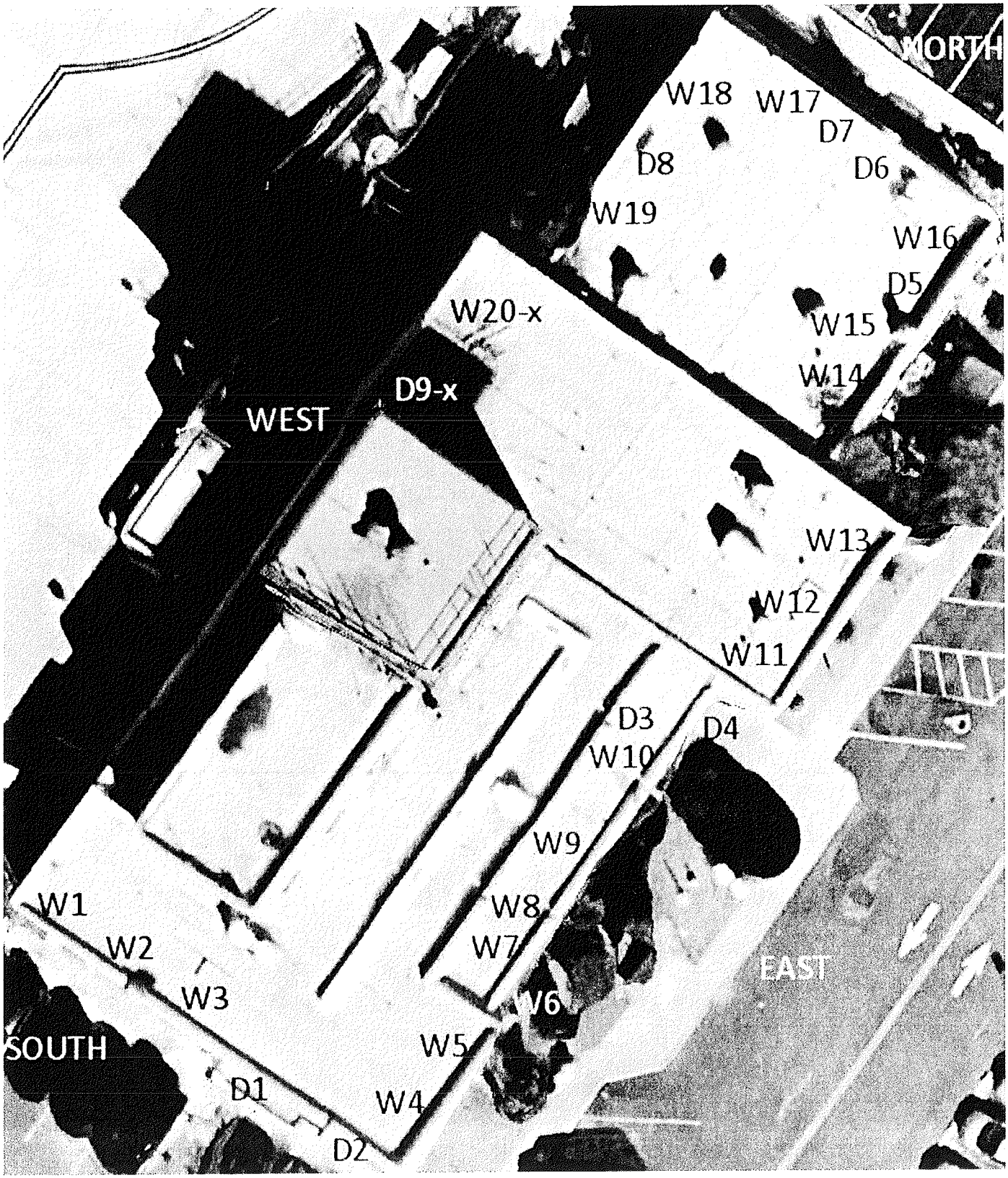




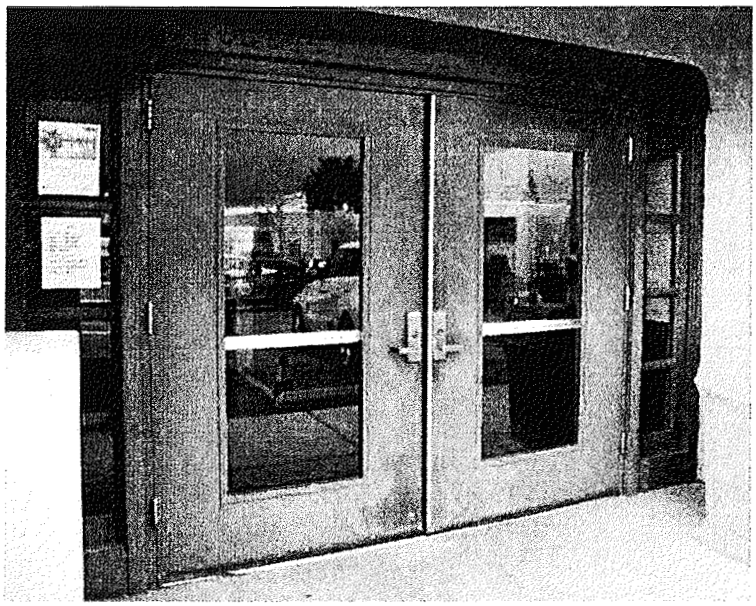




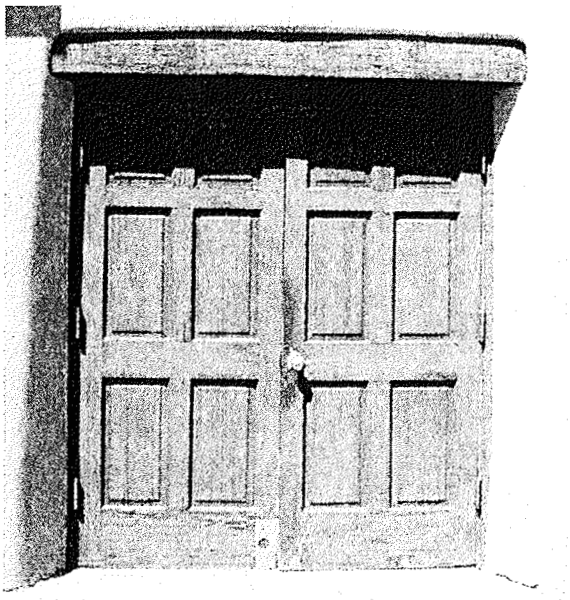




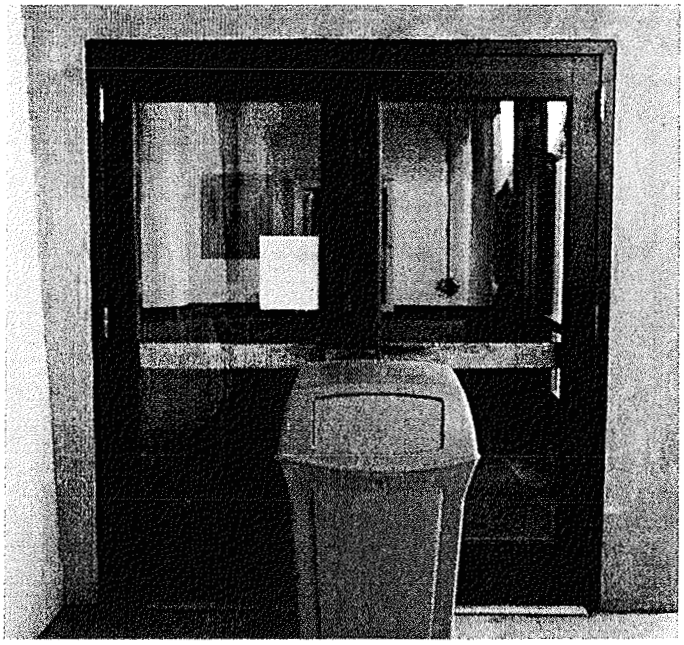
Santa Fe Airport Window and Door Schedule



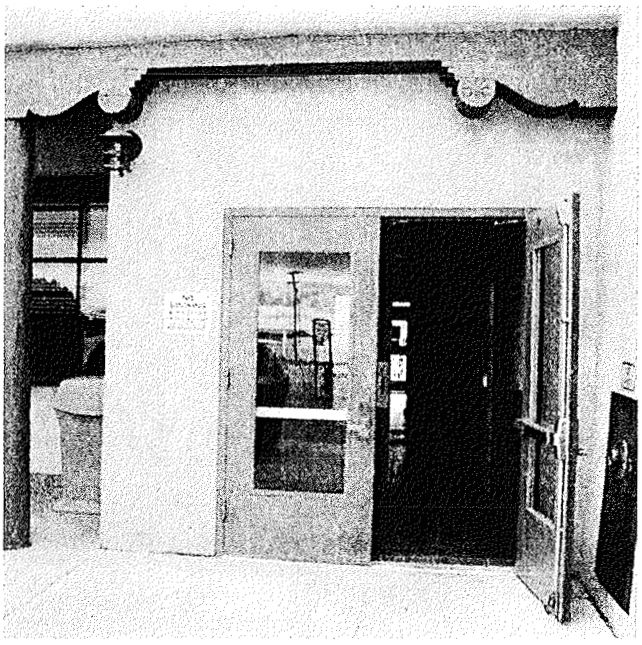
D1 (side entry)



D2 (maintenance room S)



D3 (blocked main entry vestibule)



D4 (Main Entry)



D5 (maintenance E)



D6 (blocked maintenance N)

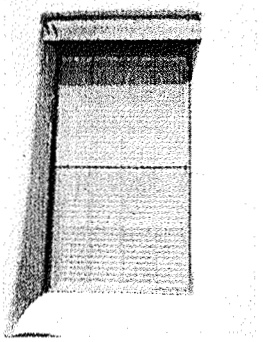


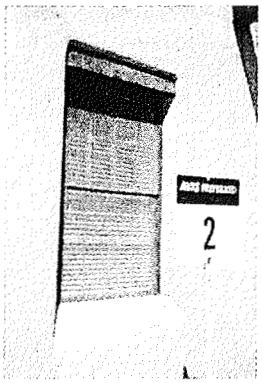
D7 (restaurant N)



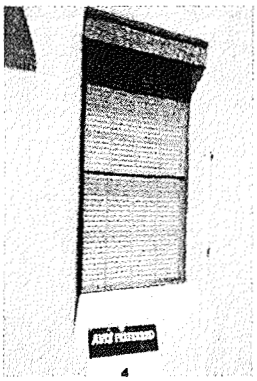
D8 (restaurant W)

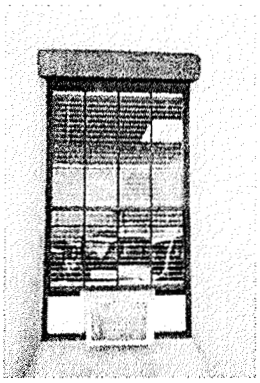
Terminal Building Exterior Doors (excluding secure plane side)

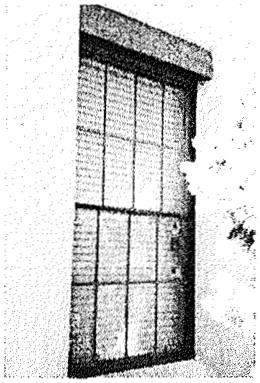

W1



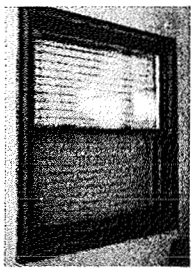
W2


W3

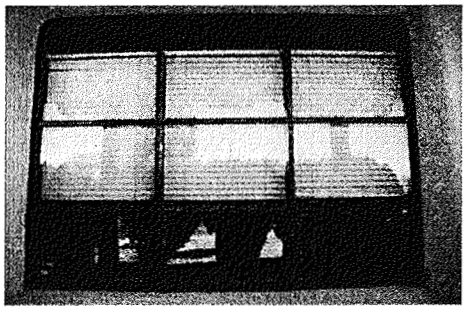

W4


W5

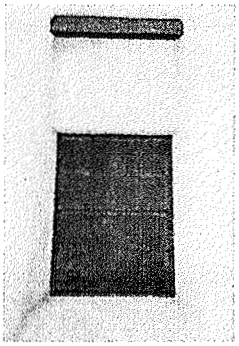

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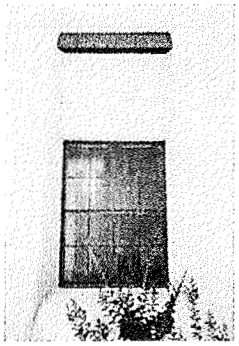

W7

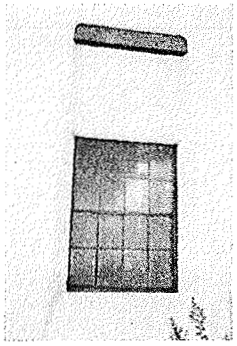

W8


W9


W10

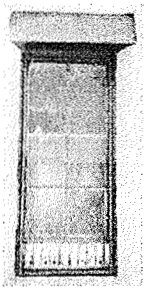

W11


W12


W13


W14


W15

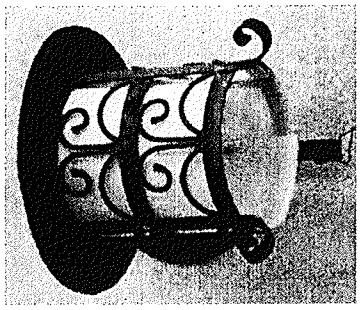

W16

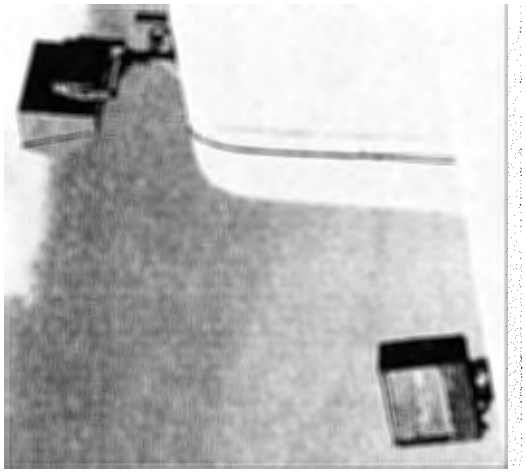

W17


W18

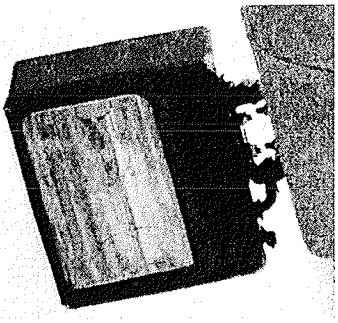

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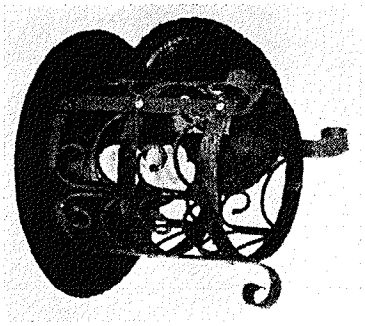
Terminal Building Exterior Windows (excluding secure plane side + upper floor)

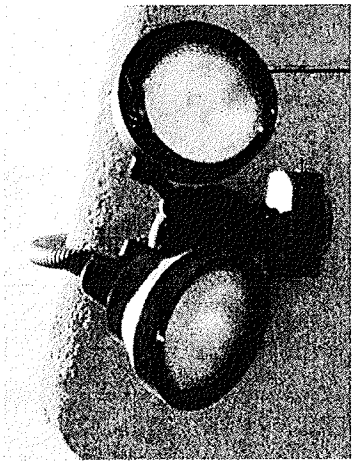


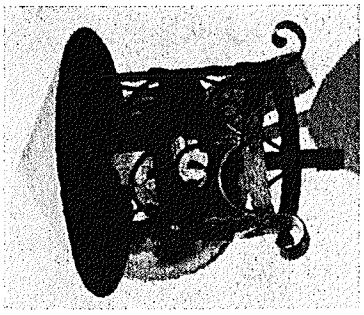


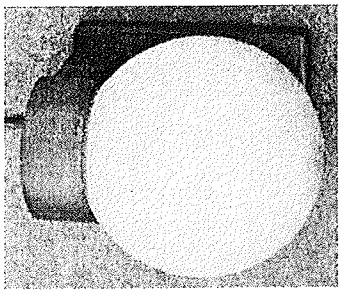


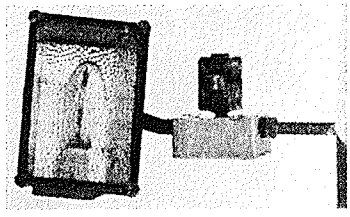


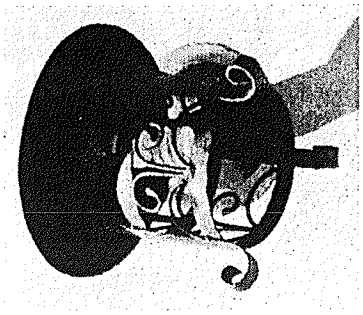


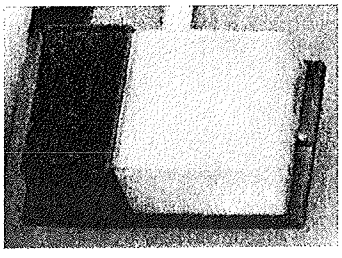


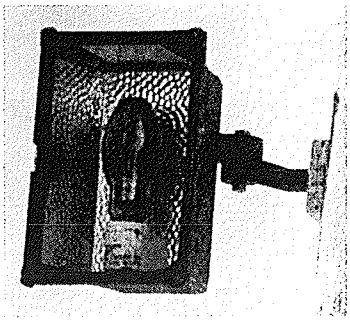










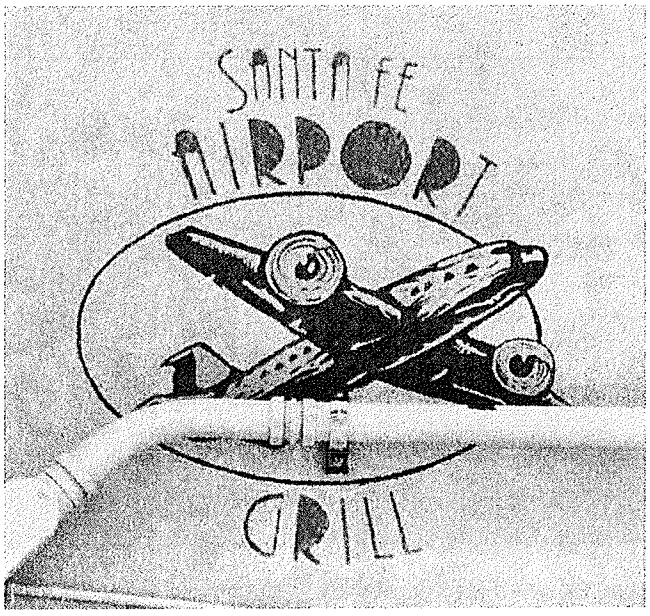


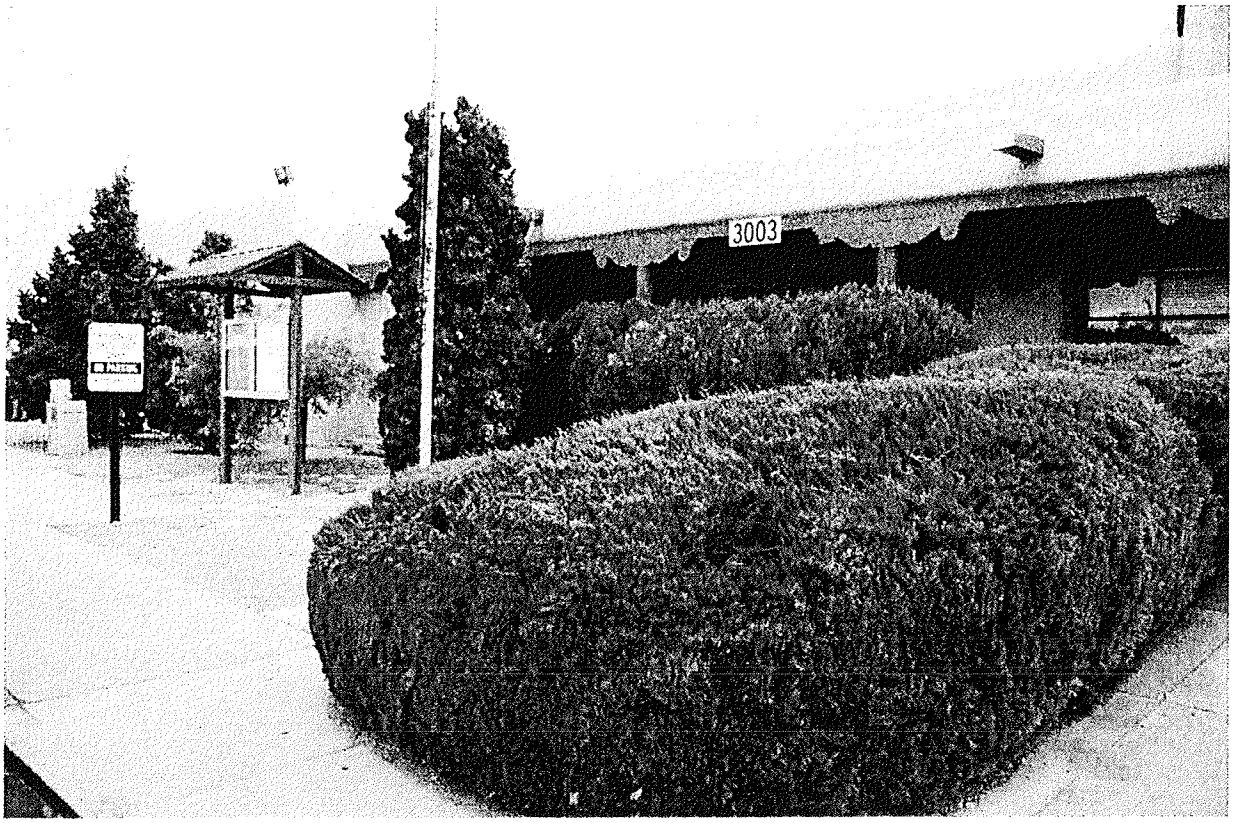

TERMINAL BUILDING
SANTA FE COUNTY - MUNICIPAL AIRPORT
STARTED 1956
COMPLETED 1957
COUNTY COMMISSIONERS
ARCHITECTS
GENERAL CONTRACTOR
FEDERAL AID AIRPORT PROJECT


CITY OF SANTA FE
MUNICIPAL AIRPORT TERMINAL RENOVATION
MAYOR
LARRY A. DELGADO
CITY MANAGER
JIM ROMERO
CITY COUNCIL
COMPLETED 2001


COUNTY-MUNICIPAL


SANTA FE
AIRPORT GRILL
& GIFT SHOP


SANTA FE
AIRPORT
GRILL



East Front Garden Overall View



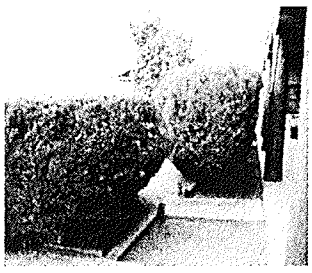


Front Garden with Colorado Blue Spruce, 2 Arborvitae sp., and Apple sp.



and unknown foundation plant

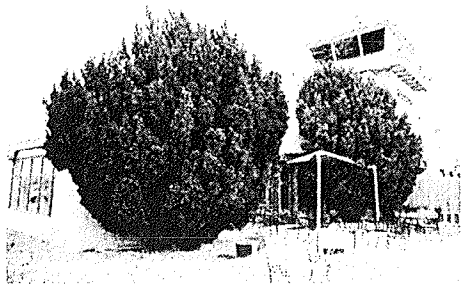





L-shaped area of Juniper sp. hedges in Front Garden




NE Maintenance Court Flowering Cherry/Plum and many Tree of Heaven



NW Restaurant Court 2 large Yews










EXIT

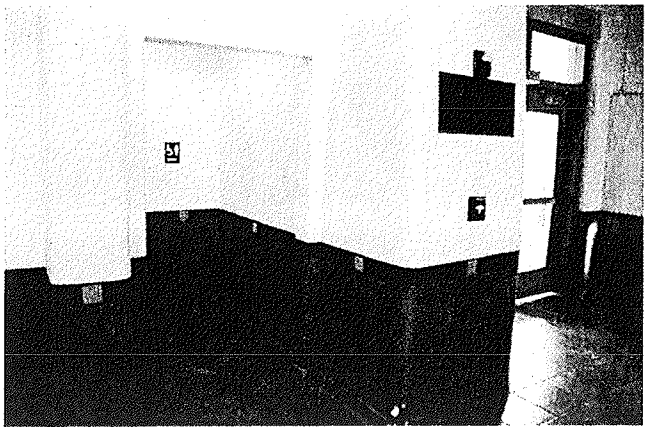








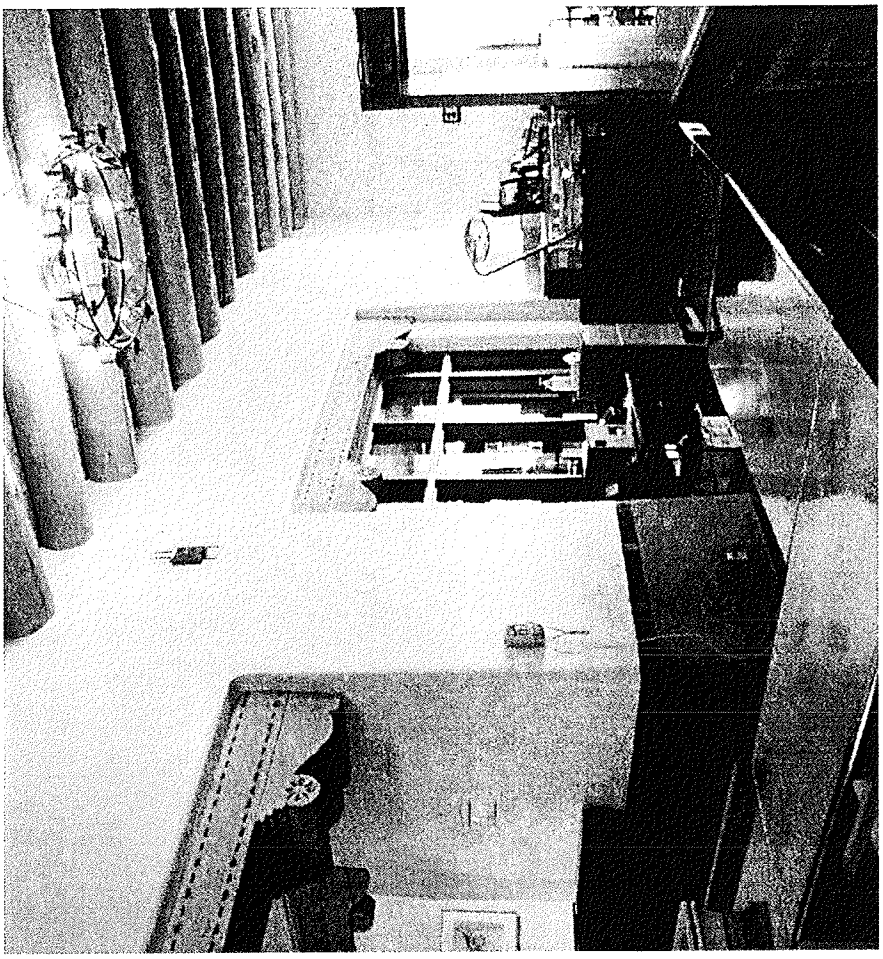


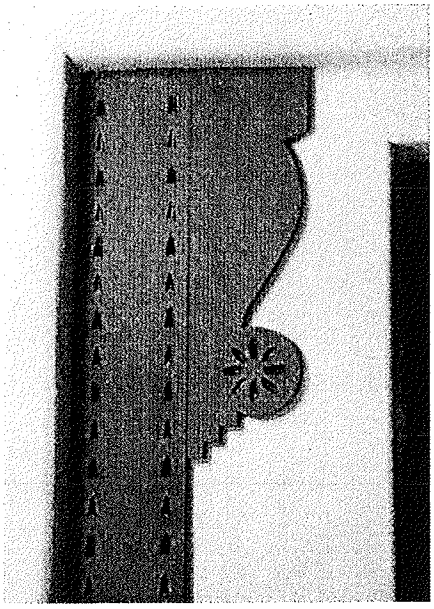




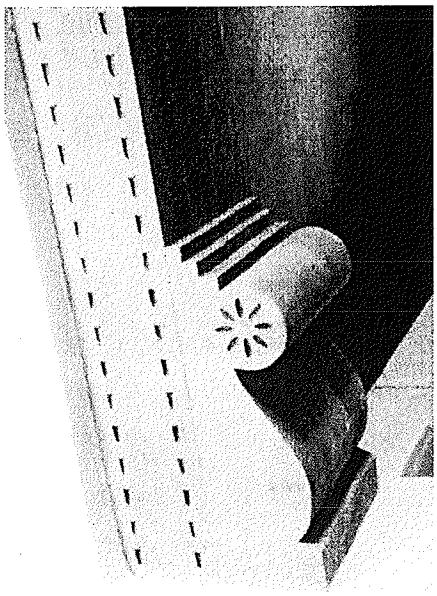


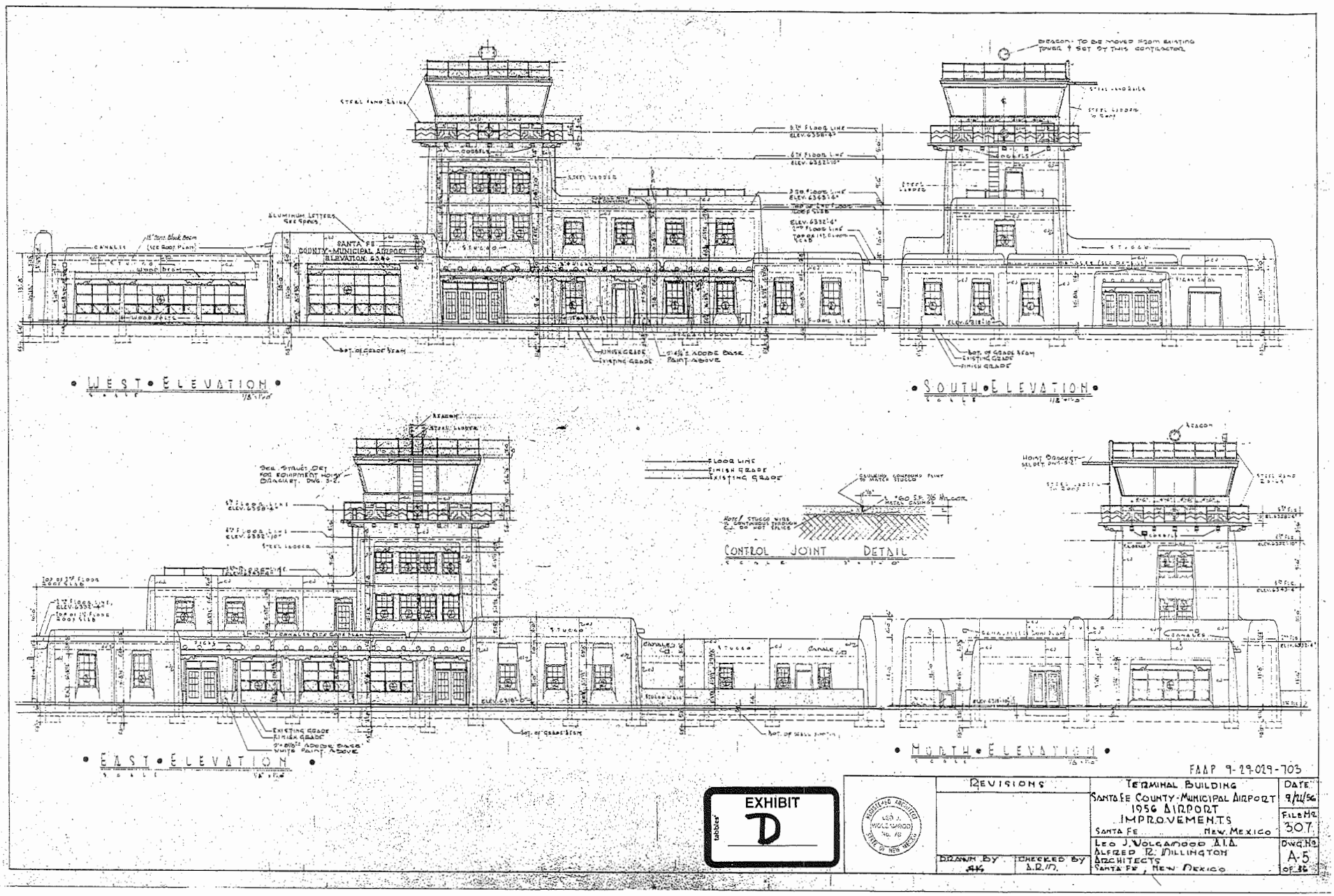


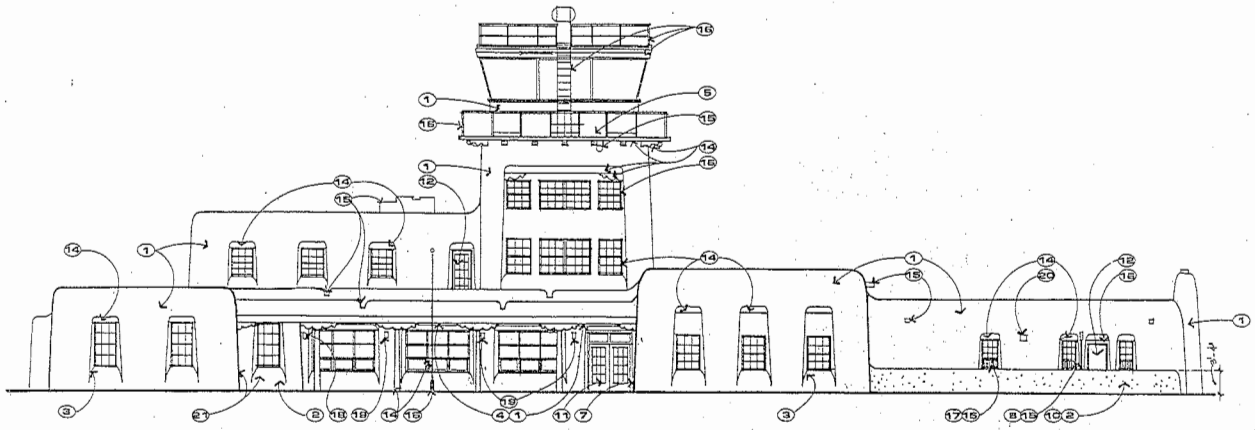






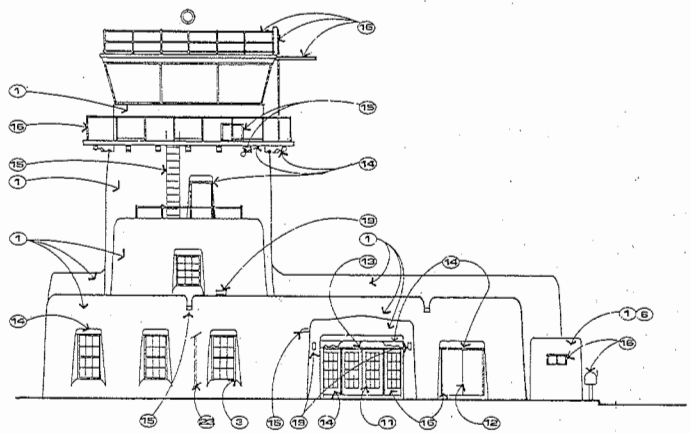



• WEST • ELEVATION •
• SOUTH • ELEVATION •
• EAST • ELEVATION •
• NORTH • ELEVATION •
CONTROL JOINT DETAIL
BEACON
STEEL HAND RAILS
STEEL LADDER
ALUMINUM LETTERS
SANTA FE
COUNTY-MUNICIPAL AIRPORT
ELEVATION 6349
STUCCO
CANALES
FLOOR LINE
FINISH GRADE
EXISTING GRADE
EXISTING GRADE
FINISH GRADE
EXISTING GRADE
FINISH GRADE
EXISTING GRADE
FINISH



EAST ELEVATION

SCALE 1/8"=1'-0"



SOUTH ELEVATION

SCALE 1/8"=1'-0"

KEYED NOTES

MAINTAINENCE

(1) PROVIDE NEW STUCCO FINISH ON METAL LATH,PATCH AND REPAIR EXISTING CRACKS, REMOVE STUCCO AS REQUIRED TO COVER ALL EXISTING STUCCO AREA. ~~ADD 2" FOAM INSULATION PRIOR TO STUCCO, AND A/C Eq~~

(2) STUCCO ON NEW CONSTRUCTION

(3) CRACKED CONDITION, TYPICAL. REPAIR/REPLACE AS REQUIRED.

(4) REMOVE STUCCO, BACK SIDE OF PORTAL FACADE.

(5) STUCCO TO COVER EXPOSED WOOD AT EXISTING STUCCO.

(6) EXISTING WELL HOUSE, STUCCO EACH FACE

(7) PATCH AND REPAIR AROUND STANDPIPE

(8) PIPE AND CONDUITS ON FACE OF WALL, LESS THAN 3/4", STUCCO OVER; 3/4" OR LARGER, PAINT TO MATCH.

(9) NOT USED.

(10) NEW CONCRETE MASONRY UNIT WALL

(11) REPLACE DOORS, SALVAGE WITH NEW FRENCH DOOR. REFINISH FRAME.

(12) REPLACE DOORS WITH REFINISHED SALVAGED 15 PANEL DOORS.

(13) REPLACE WOOD LINTEL ~~PRODUCT ALTERNATE~~ BOX BEAM WRAP EXISTING LINTEL 3 SIDES.

IMAGE ENHANCEMENTS

(14) REFINISH EXTERIOR WOODWORK: TYPICAL

a. LINTELS/CORBELS

b. VIGAS AND VIGA/CEILING

c. WINDOWS AND WINDOW FRAMES-REPLACE SCREEN, PAINT TO MATCH.

d. WOOD POSTS

e. WOOD DOOR FRAMES.

(15) PAINT EXTERIOR TRIM TO MATCH ADJACENT COLOR:

a. CANALE

b. ROOF TOP HVAC

c. CONDUIT NOT IN STUCCO

d. SECURITY SCREEN

(16) PAINT EXTERIOR TRIM, COLOR AS SELECTED:

e. TOWER RAILINGS

b. LATTICE

c. DOOR FRAME

d. LIGHT

e. MAIL BOX

f. FLAG POLE

(17) SECURITY SCREENS (15) (SEE SHEET A6)

(18) REMOVE LIGHT FIXTURE FOR SALVAGE.

(19) PAINT EXISTING LIGHT FIXTURE.

(20) REPLACE LIGHT FIXTURE

(21) SALVAGE & REFINISH 15 PANEL DOORS AT EXISTING DOOR UNDER PORTAL(DOOR)

(22) REPLACE EXISTING DOORS WITH SALVAGED 15 PANEL DOORS)

(23) REMOVE, RELOCATE EXISTING CANALE.

As-Built 4-10-88

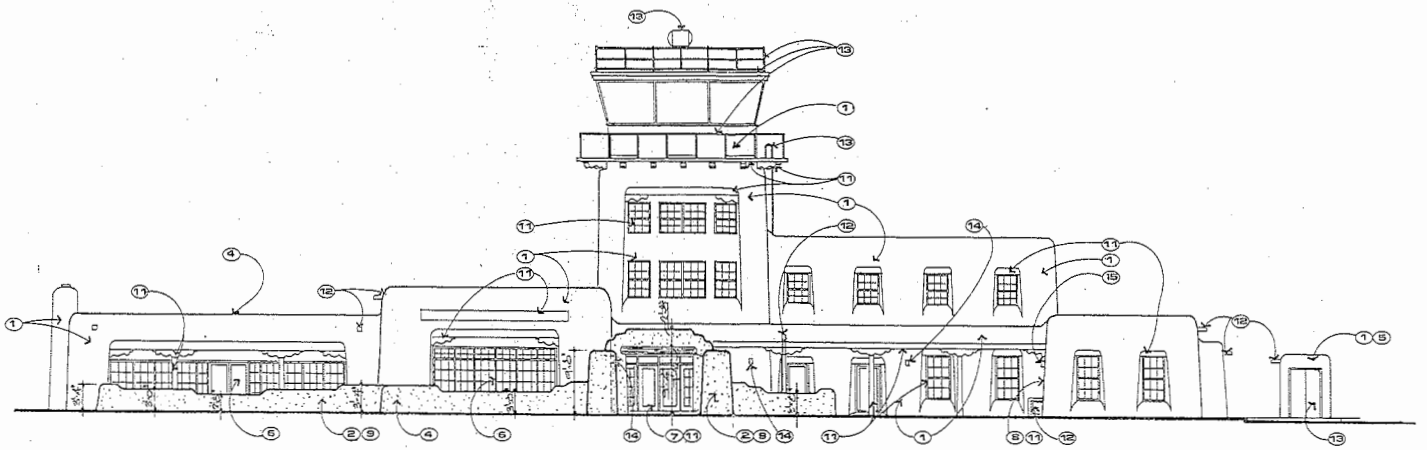
STATE OF NEW MEXICO
GERALD D. CHAVEZ
1826
REGISTERED ARCHITECT

AIRPORT TERMINAL RENOVATION

CITY OF SANTA FE, NEW MEXICO

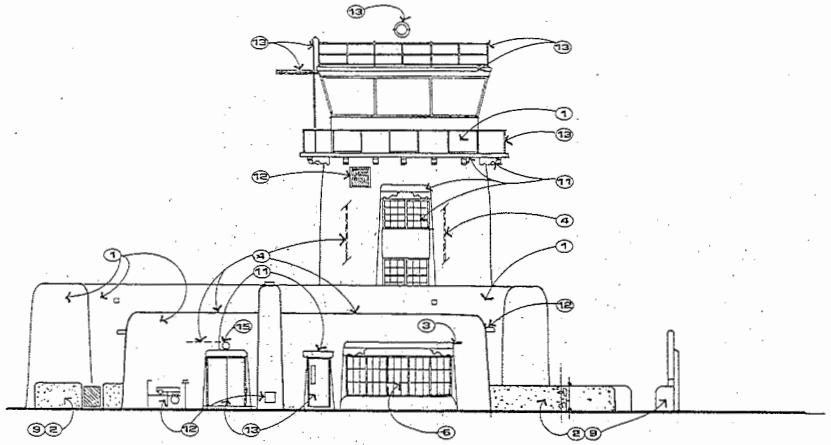
16 SEPT 87

8



WEST ELEVATION

SCALE 1/8"=1'-0"



NORTH ELEVATION

SCALE 1/8"=1'-0"

KEYED NOTES

MAINTAIN/CIU

(1) PROVIDE NEW STUCCO FINISH ON METAL LATH. PATCH AND REPAIR EXISTING CRACKS. REMOVE STUCCO AS REQUIRED TO COVER ALL EXISTING STUCCO AREAS. ADJUSTIVE ALTERNATIVE: K-15 SPRAY ON INSULATION PRIOR TO STUCCO APPLICATION.

(2) STUCCO ON NEW CONSTRUCTION.

(3) CRACKED CONDITION, TYPICAL. REPAIR/REPLACE AS REQUIRED.

(4) PIPE/ANT CONDUITS ON TOP OF PARAPET, FACE OF WALL LESS THAN 3/4" STUCCO OVER, 3/4" OR LARGER PAINT TO MATCH.

(5) EXISTING WALL HOUSE, STUCCO EACH FACE.

(6) REPLACE WINDOW/WALL SYSTEM. ADJUSTIVE ALTERNATE: FRENCH DOORS AT RESTAURANT AS SHOWN.

(7) REPLACE DOOR WITH NEW FRENCH DOOR.

(8) REFINISH 15 PANEL WOOD DOOR, TYP.

(9) NEW CONCRETE MASONRY UNIT WALL.

(10) NEW WOOD LINTEL-PAINT

(MADE UNDER/MENT)

(11) REFINISH EXTERIOR WOODWORK: TYPICAL.
- a. LINTEL/GIRDERS
- b. VIGAS & TAG BRACING
- c. WINDOW AND FRAME - REPLACE SCREENS, PAINT TO MATCH.
- d. WOOD POSTS

(12) PAINT EXTERIOR TRIM TO MATCH ADJACENT COLOR
- a. CANALIZ/DOWNSPOUT
- b. BAGGAGE DOOR.
- c. FRESH AIR INTAKE.
- d. UTILITY METERS/ DOOR

(13) PAINT EXTERIOR TRIM COLOR AS SELECTED.
- a. TOWER RAILING
- b. LADDER
- c. HOIST
- d. HOLLOW METAL DOOR AND FRAME
- e. SPOTLIGHT
- f. EXISTING SIGN

(14) PAINT EXISTING LIGHT FIXTURE.

(15) REPLACE EXISTING LIGHT FIXTURE WITH SALVAGED FIXTURE

A-E-C-K 4-12-88

STATE OF NEW MEXICO
GERALD D. CHAVEZ
1826
REGISTERED ARCHITECT

AIRPORT TERMINAL RENOVATION

CITY OF SANTA FE, NEW MEXICO

BY CHAVEZ ASSOCIATES, ARCHITECTS

15 SEPT 87

9

State of New Mexico

Department of Cultural Affairs

Historic Preservation Division

Letter from Steven Moffson

July 22, 2015

Susana Martinez
Governor

STATE OF NEW MEXICO
DEPARTMENT OF CULTURAL AFFAIRS
HISTORIC PRESERVATION DIVISION

BATAAN MEMORIAL BUILDING
407 GALISTEO STREET, SUITE 236
SANTA FE, NEW MEXICO 87501
PHONE (505) 827-6320 FAX (505) 827-6338

July 22, 2015

David Rasch
Historic Preservation Division
City of Santa Fe
200 Lincoln Avenue
Santa Fe, New Mexico 87501

Dear Mr. Rasch:

Based on the information provided, the Historic Preservation Determined that the Santa Fe Airport Terminal, completed in 1957, is eligible for the National Register of Historic Places under Criterion C in the area of architecture as an excellent and rare example of the Spanish Pueblo Revival style incorporated in the design of an airport terminal. Many airports were designed in modern styles after the Second World War to reflect or emphasize the modern technology associated with air travel however; the Santa Fe Airport Terminal is unique because it demonstrates the city's continued commitment to the Spanish Pueblo Revival style, which began in the first decades of the 20th century.

The airport terminal has had few changes since its construction and retains a high level of historic integrity, especially its original design, materials, and craftsmanship. The four-story control tower rises from roughly the center of the one-story terminal building. The stucco walls, rounded corners, canales, and portal are characteristic of the Spanish Pueblo Revival style. Original features, such as Spanish-style metal light fixtures are located on the exterior and interior, where ornate chandeliers illuminate the lobby. Minor changes to the building—infill spaces on the front entrance, recent light fixtures, conduit, and storage shed—have not diminished the terminal's ability to convey its historic significance.

It is the view of the Historic Preservation Division that the Santa Fe Airport Terminal is significant because of its architectural significance and because it represents the history and growth of Santa Fe after the Second World War. We believe every effort should be made to preserve the terminal in its historic condition and we would be pleased to provide technical assistance toward this end.

If you have any questions, please contact me at 505-476-0444 or steven.moffson@state.nm.us.

Best regards,

Steven Moffson
State and National Register Coordinator

Historic District Review Board

September 22, 2015

Minutes

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HISTORIC DISTRICTS REVIEW BOARD
September 22, 2015

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2. **Case #H-15-056B** 461 Camino de las Animas	Approved as recommended	12-14
3. **Case #H-12-030** 494 Camino Don Miguel	Approved with conditions	14-28
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EXHIBIT C

MINUTES OF THE

CITY OF SANTA FÉ

HISTORIC DISTRICTS REVIEW BOARD

September 22, 2015

A. CALL TO ORDER

A regular meeting of the City of Santa Fé Historic Districts Review Board was called to order by Chair Cecilia Rios on the above date at approximately 5:30 p.m. in the Nambé Room at the Civic Conference Center, Santa Fé, New Mexico.

B. ROLL CALL

Roll Call indicated the presence of a quorum as follows:

MEMBERS PRESENT:
Ms. Cecilia Rios, Chair
Mr. Frank Katz, Vice Chair
Ms. Meghan Bayer
Ms. Jennifer Biedscheid
Mr. Buddy Roybal

MEMBERS EXCUSED:
Mr. Edmund Boniface
Mr. William Powell

OTHERS PRESENT:
Mr. Zach Shandler, Assistant City Attorney
Mr. David Rasch, Historic Planner Supervisor
Ms. Lisa Roach, Historic Planner Senior
Ms. Lisa Martínez, Land Use Department Director
Mr. Carl Boaz, 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 Planning Department.

C. APPROVAL OF AGENDA

Action of the Board

Member Roybal moved in Case #H-15-088 at 128 Grant Avenue to approve the application per staff recommendations. Member Biedscheid seconded the motion and it passed by majority (3-1) voice vote with Member Katz dissenting.

8. **Case #H-15-089. 121 Aviation Drive.** The City of Santa Fe requests consideration of the Santa Fe Airport Terminal for landmark historic status. (David Rasch).

Mr. Rasch gave the staff report as follows:

BACKGROUND & SUMMARY:

The Santa Fe Airport Terminal, aka Santa Fe County – Municipal Airport, was constructed in 1957 by Leo J. Wolgamood and Alfred R. Millington in the Spanish-Pueblo Revival style with room-block massing, battered walls, and rounded edges. The historic structure includes historic brown-painted multi-lite metal windows and small metal lantern sconce light fixtures. Exposed brown-painted woodwork includes headers and corbels with carved bullet and rosette details. A decorative metal balustrade ornaments the tower catwalk supported by carved wooden corbels.

The only significant non-historic alterations are two small additions under the front entry portal from 1988. The additions were designed to be "harmonious" to the Santa Fe Style structure, but when built, the walls were not battered and the window openings were not beveled, like the original character. Therefore, these additions are not sensitive to the building. Besides the additions, other non-historic alterations include door replacements, coyote and lattice fences, a stepped stuccoed passenger entry arch and yardwall at the jetway, a pitched-roof metal storage shed, exterior wall-applied conduit for large metal light fixtures and flood lights, and a shade sail at the rear restaurant courtyard.

The airport is at the beginning of a master plan that includes alterations and expansions which propose to improve the facility with current airport conveniences, such as self-opening doors, and sufficient space for necessary operations. At this time, the City requests a review for potential Landmark status outside of the historic districts. A recommendation for or against Landmark status will be forwarded to the Governing Body for final determination.

A Landmark structure is equivalent to a Significant structure within the historic districts. It would require the highest level of preservation on the City's historic register with all elevations designated as primary. The SHPO has determined that the structure is eligible for State or National Register listing.

STAFF RECOMMENDATION:

Staff defers to the Board as to whether or not the Airport Terminal Building meets the definition of Landmark.

Mr. Rasch walked the Board through photos and described the disharmonious additions. A beautiful watercolor is in Manager's office from 1957 and he showed the plans for the front elevation that had solid doors. The 1988 remodel was also shown. He showed details of historic windows with historic headers. He pointed out the non-harmonious additions including non-recessed window and a variety of exterior lights.

Questions to Staff

Chair Rios asked if the nonhistoric additions are reversible.

Mr. Rasch agreed that all of them are. They meet contemporary conveniences.

Member Roybal asked Staff's opinion, if this is designated Landmark, what it would do to construction there and if it would have to be Santa Fé style.

Mr. Rasch clarified that whether the Board recommends for or against Landmark status, the Governing Body makes the final decision. If the Governing Body doesn't make it landmark, this Board won't have any jurisdiction. But the State could get involved. But if it is made landmark, this Board has jurisdiction over all elevations. Any changes to historic materials would require an exception.

Member Roybal asked why this wasn't designated earlier.

Mr. Rasch speculated that now that there is a Master Plan process happening there are members of the community that asked the Mayor to get the Board to look at it.

Member Bayer said the Board makes decisions on character and not on a proposed Master Plan.

Mr. Rasch agreed.

Applicant's Presentation

Present and sworn was Mr. Jon Bulthuis, Transportation Division Director and also interim airport director. He stood for questions.

Questions to Applicant

Chair Rios asked if he thought it should be designated landmark.

Mr. Bulthuis said there is a great desire to preserve the architectural character and the architect is working with us to keep it but also to meet travelers' needs. We want that historic character as part of our work going forward.

Member Roybal asked if the exterior conduit and electrical panel would be corrected.

Mr. Bulthuis agreed. The first phase focus is on the interior for additional restrooms in secured areas and water fountain. Currently, it puts us at risk of losing commercial certification. This project is less than $1 million so we cannot correct major changes to solve the issues you reference. We are looking a second phase but no funding for it is available right now. The Master Plan has one for the terminal and another for the entire property. The terminal building is about half the size to accommodate current traffic. So an increase in square footage is down the road. With that major expansion we can correct HVAC. It is over 50 years old. We have things that make it not functional. Some of the exterior improvements will be rolled into that improvement.

Member Roybal thought it would be nice to keep this watercolor picture in mind for the future.

Mr. Bulthuis said they looked at that six weeks ago with the subcommittee. There is not enough lobby space to accommodate the traffic now. We want to fix the errors in a more sensitive way. We want to improve the function as well as keep its historic character.

Public Comment

Mr. Enfield, previously sworn, said there was a very similar project – the Spanish Arts Museum. He was able to double the area and keep the designation. The Board worked well with him on understanding necessary function. It is a gateway to Santa Fé and even with landmark status, there is room to work with the Board. If it is a politically correct project, it will be approved but if not, it won't be. They can have a successful building. It is possible and it will look just like that.

Ms. Beninato, previously sworn, echoed what Mr. Enfield has said. It is a beautiful building and typical of Santa Fé but is an airport and it works well. She hoped the Board would recommend Landmark status. It will be an added incentive for the City to be sensitive to the status. And if exceptions are needed, the Board should allow those.

There were no other speakers from the public regarding this case.

Chair Rios felt it deserves Landmark status. It will be wonderful. It was built in 1957 which is the year the Historic Ordinance was created.

Mr. Shandler asked that she give a three sentence explanation for Mr. Rasch to articulate clearly why because he would have to take that to Council.

Action of the Board

Member Katz moved in Case #H-15-089 at 121 Aviation Drive, to recommend Landmark status to the Governing Body and would make a finding that it is a beautiful example of Santa Fé style adapted for an airport and pointed out specifically the railing around the tower and corbels underneath. He would also find that the various additions not appropriate to the building including the entry, the rental area and lighting and conduit are very easily removable and the Board is very aware that it needs to be added to and probably have some exceptions to consider that should not be a problem. Member Roybal seconded the motion.

Member Biedscheid asked for a friendly amendment that the motion should include that the DCA HP Division has determined it is eligible for state and national registers under criterion C, despite the alterations that have occurred since it was built and still retains a high level of integrity.

Member Katz accepted it as friendly and the motion passed by unanimous voice vote.

9. **Case #H-15-090. 110 West Santa Fe Avenue/610 Don Gaspar.** Don Gaspar Area Historic District. Architectural Alliance Inc., agent for Peter Komis, owner, proposes to construct a 115 sq. ft. accessory structure to a height of 17'9" where the maximum allowable height is 19'5" on a significant residential property. An exception is requested to construct a pitched roof where a flat roof is required (Section 14-5.2(D)(9)(d)). (Lisa Roach).

Ms. Roach gave the staff report as follows:

BACKGROUND & SUMMARY:

110 West Santa Fe Avenue, also addressed as 610 Don Gaspar, is a single-family residential structure with free-standing guest house and garage. All structures are listed as significant to the Don Gaspar Area Historic District.

The applicant proposes to construct a free-standing "tree house" structure, featuring the following:

13) 115 square feet of new construction, supported by three 1" thick steel beams, one of which comes from the base of the tree and the other two from the ground at the western corners of the tree house;
14) A maximum height of 17'9" from the ground to the top of the roof pitch, where the maximum allowable height is 19'5". An exception is needed for the pitched roof, and relevant code citation and exception responses can be found below;
15) No windows, but openings for viewing with wooden shutters at each;
16) Wood finishes, featuring clear sealed wood planks on all sides of the tree house and wooden shingles on the pitched roof;

City of Santa Fe

Bill No. 2015-45

October 16, 2015

City of Santa Fe, New Mexico

memo

DATE: October 16, 2015

TO: Mayor Gonzales and City Council Members

FROM: David Rasch, Supervising Planner, Historic Preservation Division DR

VIA: Lisa Martinez, Land Use Department Director

STRUCTURE: Santa Fe Airport Terminal Building, 121 Aviation Drive

ACTION REQUIRED:

- If the Governing Body concludes that the Santa Fe Airport Terminal Building meets the definition of a Landmark/Significant Structure and concludes that it is worthy of preservation, then the structure shall be adopted as a City Landmark by amending the Official Map of Historic Structures.

- If the Governing Body concludes that the Santa Fe Airport Terminal Building does not meet the definition of a Landmark/Significant Structure and concludes that it is not worthy of preservation, then the structure shall not be adopted as a City Landmark.

EXHIBITS:

A Official Map of Historic Structures
B Historic Districts Review Board (HDRB) Findings of Fact and Conclusions of Law
C HDRB Minutes of Hearing on September 22, 2015
D HDRB Packet with Staff Report including 1956 and 1988 Elevation Drawings

BACKGROUND & SUMMARY:

The Santa Fe Airport Terminal Building (Terminal) was constructed in 1957 in the Spanish-Pueblo Revival style and remodeled in 1988. The State Historic Preservation Office determined that the Terminal is eligible for listing on the National Register of Historic Places on July 22, 2015. The City Historic Districts Review Board recommended the Terminal for listing on the Official Map of Landmark Structures on September 22, 2015. According to Section 14-5.2(L) Landmarks in the Historic Districts Overlay Zoning Ordinance of the Land Development Code, the Governing Body shall have final jurisdiction over the adoption of Landmarks on the Official Map of Landmark Structures.

CITY OF SANTA FE, NEW MEXICO

BILL NO. 2015-45

INTRODUCED BY:

Councilor Patti J. Bushee

Councilor Signe I. Lindell

Councilor Peter N. Ives

Councilor Joseph M. Maestas

AN ORDINANCE

AMENDING THE OFFICIAL MAP OF HISTORIC STRUCTURES TO DESIGNATE THE SANTA FE AIRPORT TERMINAL BUILDING, LOCATED AT 121 AVIATION DRIVE, AS A CITY LANDMARK.

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF SANTA FE:

Section 1. Governing Body Findings.

A. Section 14-5.2(L) SFCC 1987 provides for the official map designating the status of landmarks.

B. Article 14-12 SFCC 1987 defines a "landmark" as any site, building, structure or natural feature that has visual, historic or cultural significance, and is listed on the state or national historic register. Article 14-12 SFCC 1987 also defines a "landmark structure" as a structure outside a historic district which otherwise meets the definition of a significant structure. A structure may also be a landmark structure if it is listed in, or is eligible to be listed in, the state register of cultural properties, or the national register of historic places.

C. The official map designating landmarks was readopted on December 13, 2006 by

Ordinance No. 2006-68.

D. Since 1996, the governing body has approved the following additional landmark designations:

1.	February 23, 2005	210 Brownell-Howland Road Bishop Everett Jones residence;
2.	February 23, 2005	1134 Cerillos Road Fairview Cemetery;
3.	May 10, 2006	300 East Houghton Street Residence;
4.	December 13, 2006	801 Griffin Street St. Catherine's Industrial Indian School .

E. The Santa Fe Airport Terminal Building is located outside the boundaries of the city's historic districts;

F. On July 22, 2015, the terminal was determined to be eligible for listing on the national register of historic places by the state's historic preservation division; and

G. On September 22, 2015, the historic design review board unanimously recommended landmark status for the terminal.

H. The governing body has determined that the Santa Fe Airport Terminal Building has visual, historic, and cultural significance and is appropriately designated as a landmark based upon the following:

(1) The terminal was constructed in 1957 as designed by Leo J. Woolgamood and Alfred R. Millington in the Spanish-Pueblo Revival style;

(2) The terminal embodies distinctive characteristics of Santa Fe style architecture;

(3) The terminal retains a high level of historic integrity, despite the minor

alterations from the 1988 remodel;

(4) The terminal is eligible for listing on the state register of cultural properties or the national register of historic places; and

(5) The terminal is an important gateway into Santa Fe that introduces visitors to our unique architecture.

Section 2. Re-adoption of Map.

The official map, designating those landmarks described in Section 1, paragraphs C and D above, is readopted as shown on the attached exhibit A.

Section 3. Amendments of Map.

The official map is amended as shown on the attached exhibit A, designating the Santa Fe Airport Terminal Building as a historic landmark.

Section 4. Previously Adopted Map.

The official map designating significant, contributing, and non-contributing resources within the historic district boundaries is not amended by this ordinance and shall remain as previously adopted.

Section 6. Availability of Map.

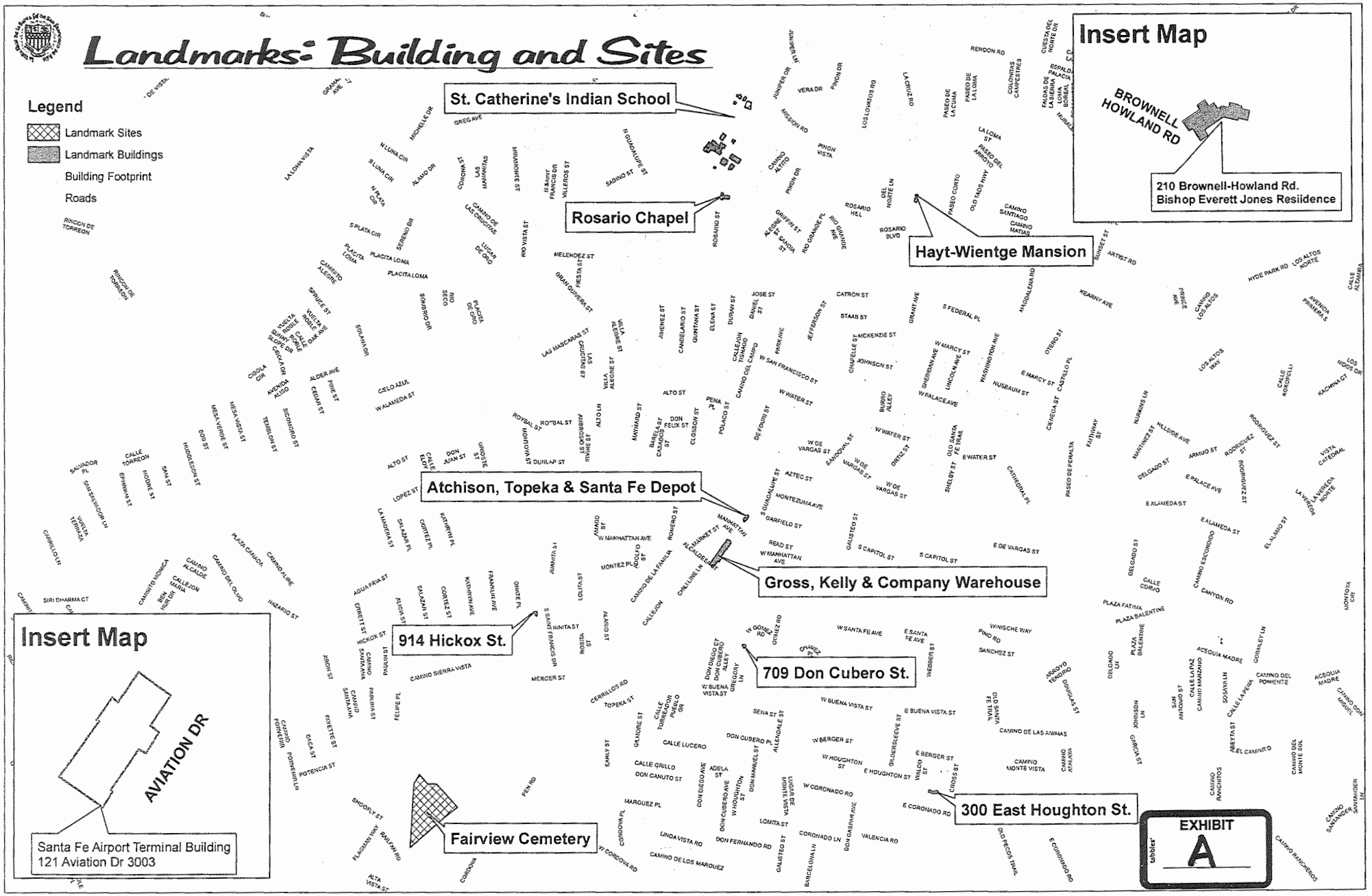
The official map, readopted and amended as set forth in the attached exhibits, is available in the historic preservation division and is accessible at all reasonable times for inspection. The official map is also available online with the geographic information system.

APPROVED AS TO FORM:

Kelley A. Brennan

KELLEY A. BRENNAN, CITY ATTORNEY

M/Legislation/Bills 2015/Airport Historic Designation


Landmarks: Building and Sites
Legend
Landmark Sites
Landmark Buildings
Building Footprint
Roads
St. Catherine's Indian School
Rosario Chapel
Hayt-Wientge Mansion
Atchison, Topeka & Santa Fe Depot
Gross, Kelly & Company Warehouse
914 Hickox St.
709 Don Cubero St.
300 East Houghton St.
Fairview Cemetery
Insert Map
BROWNELL HOWLAND RD
210 Brownell-Howland Rd.
Bishop Everett Jones Resiidence
Insert Map
AVIATION DR
Santa Fe Airport Terminal Building
121 Aviation Dr 3003
EXHIBIT
A

Findings of Fact and Conclusions of Law

H-15-089

ITEM # 15-1074

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

Case #H-15-089
Address-121 Aviation Drive
Agent's Name- City of Santa Fe
Owner/Applicant's Name- City of Santa Fe

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on September 22, 2015.

BACKGROUND & SUMMARY:

The Santa Fe Airport Terminal, aka Santa Fe County – Municipal Airport, was constructed in 1957 by Leo J. Wolgamood and Alfred R. Millington in the Spanish-Pueblo Revival style with room-block massing, battered walls, and rounded edges. The historic structure includes historic brown-painted multi-lite metal windows and small metal lantern sconce light fixtures. Exposed brown-painted woodwork includes headers and corbels with carved bullet and rosette details. A decorative metal balustrade ornaments the tower catwalk supported by carved wooden corbels.

The only significant non-historic alterations are two small additions under the front entry portal from 1988. The additions were designed to be "harmonious" to the Santa Fe Style structure, but when built, the walls were not battered and the window openings were not beveled, like the original character. Therefore, these additions are not sensitive to the building. Besides the additions, other non-historic alterations include door replacements, coyote and lattice fences, a stepped stuccoed passenger entry arch and yardwall at the jetway, a pitched-roof metal storage shed, exterior wall-applied conduit for large metal light fixtures and flood lights, and a shade sail at the rear restaurant courtyard.

The airport is at the beginning of a master plan that includes alterations and expansions which propose to improve the facility with current airport conveniences, such as self-opening doors, and sufficient space for necessary operations. At this time, the City requests a review for potential Landmark status outside of the historic districts. A recommendation for or against Landmark status will be forwarded to the Governing Body for final determination.

A Landmark structure is equivalent to a Significant structure within the historic districts. It would require the highest level of preservation on the City's historic register with all elevations designated as primary. The SHPO has determined that the structure is eligible for State or National Register listing.

FINDINGS OF FACT

EXHIBIT
tabbies
B
6

1. After conducting public hearings and having heard from the Applicant and all interested persons, the Board hereby FINDS, as follows:
2. Staff Recommendation: Staff defers to the Board as to whether or not the Airport Terminal Building meets the definition of Landmark.
3. The project is subject to requirements of the following sections of the Santa Fe Land Development Code: Section 14-12.1 Definitions.
4. The property is located in the following district:
   _____ Downtown and Eastside Historic District
   _____ Historic Review District
   _____ Historic Transition District
   _____ Don Gaspar Area Historic District
   _____ Westside-Guadalupe Historic District
   ___x_ Other
5. Under Section 14-12.1, the definition of a landmark structure is: "A structure outside a historic district that otherwise meets the definition of a significant structure. A structure may also be a landmark structure if it is listed on or is eligible to be listed on the State Register of Cultural Properties or the National Register of Historic Places."
6. Under Section 14-12.1, the definition of a significant structure is: "A structure located in a historic district that is approximately fifty years old or older, and that embodies distinctive characteristics of a type, period or method of construction. For a structure to be designated as significant, it must retain a high level of historic integrity. A structure may be designated as significant:(A) for its association with events or persons that are important on a local, regional, national or global level; or (B) if it is listed on or is eligible to be listed on the State Register of Cultural Properties or the National Register of Historic Places."
7. The Board, in response to the application, finds the structure:
   __x__ meets the Section 14-12.1 criterion
   _____ does not meet the Section 14-2.1 criterion
8. It is a beautiful example of Santa Fé style adapted for an airport, specifically the railing around the tower and corbels underneath.
9. The various additions are not appropriate to the building including the entry, the rental area and lighting and conduit and are very easily removable.
10. The DCA HP Division has determined it is eligible for state and national registers under criterion C, despite the alterations that have occurred since it was built and it still retains a high level of integrity.
11. The information contained in the Application, and provided in testimony and evidence establishes that all applicable requirements 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 granted the Applicant's request to review historic status and voted to:

_x__ Recommend landmark status to the Governing Body.

IT IS SO ORDERED ON THIS 13th DAY OF October 2015, THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Cecilia Rios — 10·13·15
Chairperson — Date:

FILED:
Yolanda Y. Vigil — 10/14/15
City Clerk — Date:

APPROVED AS TO FORM
Assistant City Attorney — 10-13-15
Date:

Resolution 2015-101

CITY OF SANTA FE, NEW MEXICO

RESOLUTION NO. 2015-101

INTRODUCED BY:

Councilor Signe I. Lindell

Councilor Patti J. Bushee

Councilor Peter N. Ives

A RESOLUTION

ESTABLISHING DESIGN STANDARDS FOR ALTERATIONS AND NEW CONSTRUCTION AT THE SANTA FE AIRPORT TERMINAL BUILDING; AND PROVIDING FOR HISTORIC PRESERVATION DIVISION DESIGN REVIEW IN CONSULTATION WITH THE CHAIR OF THE HISTORIC DISTRICTS REVIEW BOARD.

WHEREAS, the Santa Fe Airport Terminal Building is located outside the boundaries of the city's historic districts; and

WHEREAS, the Governing Body recognizes that the Terminal Building is visually and historically important; and

WHEREAS, the Terminal Building incorporates the distinctive characteristics of the Spanish-Pueblo Revival style; and

WHEREAS, the Terminal Building is an important gateway into Santa Fe that introduces visitors to our unique architecture.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF SANTA FE that any alteration or new construction of the interior or exterior of the Terminal Building be reviewed and approved by the Historic Preservation Division in consultation with the Chair of the Historic Districts Review Board.

BE IT FURTHER RESOLVED that the following standards shall be used when alteration or new construction of the Terminal Building is proposed:

1. Any alteration or new construction at the existing Terminal Building shall preserve as much as reasonably possible its historic integrity, including its original exterior architecture and the historic elements of the interior such as wooden beams, corbels, and light fixtures. Interior alteration or new construction shall harmonize with existing.

2. The following standards shall be complied with whenever exterior features of the Terminal Building are erected or altered:

A. No less than eighty percent (80%) of the surface area of any publicly visible façade of the Terminal Building shall be adobe finish, or stucco simulating adobe finish. The balance of the publicly visible façade shall be of natural stone, wood, brick, tile, terra cotta, or other material, subject to approval by the Historic Preservation Division in consultation with the Chair of the Historic Districts Review Board.

B. The color of the stucco shall predominantly be brown, tan, or local earth tones. This does not include chocolate brown colors or white, except dull or matt off-white (yeso). Surfaces of stone shall be in the natural color. Entries and portals may be emphasized by the use of white or other colors or materials.

C. The use of solar and other energy collecting and conserving strategies is encouraged, provided that they do not detract from the overall appearance of the Terminal Building.

D. To the extent technically feasible, the visual impact of roof-mounted mechanical, electrical and telephone equipment and other obtrusive structures shall be minimized. Equipment shall be of a low profile to minimize screening.

E. No cantilever or long apparently unsupported openings shall be allowed except over the projecting vigas, beams, or corbels or as part of the roof. The use of arches is discouraged except in freestanding walls.

F. In order to emulate traditional Santa Fe architecture and construction traditions, it is intended that renovations or expansions to the Terminal Building be designed to appear essentially as structures with massive walls which are defined as being built or appearing to be built of adobe construction, wall thickness appearing massive in relation to wall height, and where applicable, the depths of windows, doors and entry opening showing the massiveness of the structure. Solid wall space shall be greater in any façade than window or door space combined. Exceptions are allowed for south facing walls for solar equipment. The mass elements that make up the building composition shall appear as single blocks. Alterations or new construction at the Terminal Building shall be designed to appear more as an aggregation of smaller "building blocks" rather than a single large box or block.

G. Walls and fences shall be built of brick, adobe, rock, masonry, wood, wrought iron, or similar materials. Walls of unstuccoed concrete block or unstuccoed concrete, chain link, metal wire, or similar materials are discouraged, except where the wall or fence is required by security or similar considerations.

PASSED, APPROVED AND ADOPTED this 10th day of November, 2015.

JAVIER M. GONZALES, MAYOR

ATTEST:

YOLANDA Y. WIGIL, CITY CLERK

APPROVED AS TO FORM:

KELLEY A. BRENNAN, CITY ATTORNEY

M/Legislation/Resolutions 2015/2015-101 Airport Design Standards

MOLZENCORBIN

March 17, 2021

Mr. Mark Baca, C.M.
Airport Manger
Santa Fe Regional Airport
121 Aviation Drive
Santa Fe, New Mexico 87504

RE: City of Santa Fe – Santa Fe Regional Airport (SFRA) – Terminal Expansion SAF182-13B
Proposal to Historic Districts Review Board (HDRB) (Case #H-15-089)

Dear Mr. Baca:

This document is to serve as the Proposal Letter to the HDRB for the purposes of board approval.

PROJECT SUMMARY

LOCATION:

The SFRA is located at 121 Aviation Drive Santa Fe, New Mexico 87504.

SCOPE:

This project is being undertaken to improve an aging facility and to expand its capacity. The previous planning study demonstrated that at current usage the SFRA terminal and parking lot are significantly undersized when compared to FAA Design Guides and regionally comparable facilities. This project will not address all of the shortcomings but will make a significant impact and set the stage for future improvements. This Design proposes to both renovate and enlarge the terminal and make site improvements to parking and circulation. The entire project is planned to be LEED Silver Certified or better. A companion project within the City's Scope is a solar power carport in the long-term parking lot.

HISTORY:

The public portion of the site has had only minor modifications over the years and is in dire need of improvements.

The terminal was originally built in 1956. There have been numerous modifications over the years, some documented and some not. Our firm has been involved with Architecture projects to renovate the terminal in 2003 and 2016, as well as a re-roofing project in 2007. We were also the Architects for the SFRA's Aircraft Rescue and Fire Fighting Facility. Our Engineers have been serving the SFRA for many years and have a deep appreciation of the airport as a landmark in the community.

TERMINAL STATISTICS:

The terminal is approximately 14,150 sf currently and is proposed to be enlarged to 23,000 sf, an increase of 8,850 sf.

The control tower and upper floors are under the jurisdiction of the FAA. As such, only minor and required Work will take place in these spaces.

The vast majority of the expansion is to the north end of the current facility.

ARCHITECTURAL DETAILS OF THE RENOVATION:

A. Exterior:
   1. Demolition of:
      a) Unnecessary yard-walls.
      b) Unnecessary Utilities and their components to be relocated.
      c) Low utility yard-wall to be replaced with a taller version.
      d) Non-historical light fixtures and electrical equipment.
      e) Non-historical office addition to make way for a second main-entry vestibule.
      f) Non-historical entry vestibule to be replaced.
      g) South porch to accommodate an enclosed vestibule.
      h) Reduced landscaping at main entry to accommodate more pedestrians.
      i) A window and adjacent wall to accommodate access to expansion.
      j) Five Larger wood window installations to accommodate replacement glazing, framing to match current proportions and recent renovations.
   2. Augmentation of steel windows (where possible) with an interior glazing solution to maintain visual aesthetics and increase thermal performance and energy efficiency.
   3. Relocation of the exiting portable administration building:
      a) This structure will be re-purposed as the baggage claim area.
      b) Integration of baggage handling equipment.
      c) Finishes of the portable building are to be refurbished and replaced to match terminal counterparts.
   4. Replacement of existing patio tent with a glass canopy.
B. Interior:
   5. Demolition of:
      a) Non-historical office partitions to be relocated in some areas of the terminal.
      b) Kitchen to be replaced with components for a modern food service tenant.
      c) Non-historical plumbing and light fixtures are to be replaced.

ARCHITECTURAL DETAILS OF THE EXPANSION:

A. Exterior:
   1. Massive walls with a taper similar to the original construction.
   2. Stepped parapet heights to harmonize with the existing and to screen roof top equipment.
   3. Recessed openings and glazing within thick walls and/or under porches.
   4. Stucco finish, the existing facility will get a fresh color-coat to match the expansion.
   5. Wood lintels and canals similar to existing construction.
   6. Light fixtures to harmonize with existing or to blend in.
   7. Utility connections in alignment with current standards and requirements.
B. Interior:
   1. Carpet and walk-off tiles similar to existing.
   2. Tile similar to existing.
   3. Paint scheme similar to existing.
   4. Exposed wood ceilings.
   5. Modifications to add baggage handling at ticket counter.
   6. Exposed wood columns and beams, stained to harmonize with existing.
   7. Light fixtures to harmonize with existing or to blend in to maintain the focus on existing lights and architectural components.
C. Colors: Describe stucco color, wood stains, paint, window colors, glass tinting, etc.
   1. Exterior:
      a) Stucco color proposed to be lightened with a new color.
      b) Wood trim painted to match existing trim.
      c) Window framing to match existing.
      d) Glass to be clear. Films may be applied that darken it. LEED calculations will determine the outcome.

2. Interior:
    a) Paint scheme to match existing.
    b) Tile to match where possible, and/or to harmonize.
    c) Typical finishes to match existing.
    d) Wood stain TBD.
    e) Ceilings to match existing types.

D. Materials: What will be wood, metal, stucco, CMU etc.
1. Stucco - building and yard-walls.
2. Wood - trim and structure.
3. Aluminum storefront framing openings.
4. Glass - openings.

E. Finishes: Finish of the stucco, metal, wood, etc.
1. Stucco finish to match.
2. Aluminum storefront to match existing window proportions and colors.
3. Wood trim to match.

F. Walls: Any walls on the property including any around the property that will be new. Describe location, height, material, color.
1. Replacement yard-wall around utility yard - 8′ high stucco.
2. Trash and recycling is curtly in the open. A combination of wood fencing and landscaping will be used to screen these items.

G. Exterior Finishes: Swatches or samples are helpful.
1. Proposed stucco color.
2. Stone proposed on exterior benches.
3. Remaining finishes will match existing.

H. Floor Plans: Complete, existing and proposed Floor Plans are required. These need to be separate images one for existing and one for proposed.
1. Demo for existing.
2. Renovation Plan.
3. Addition Plan.
4. Baggage Plan.
5. Upper levels form code sheets.

SITE IMPROVEMENT ITEMS:

A. Roadway:
1. Realigned for improved access and to meet up with future road extension.
2. Bike lanes included.
3. Cell phone waiting area included.
4. Control gate included.

B. Parking Lots:
1. City parking.
2. Short-term parking with controlled access.
3. Long-term parking with controlled access.
4. Include accessible spaces.
5. Includes electric vehicle charging stations.

C. Overall:
1. Lighting throughout.
2. Landscaping throughout.
3. Trash and recycling relocated and screened.
4. Welcoming plane relocated.
5. Bicycle access and parking provided.
6. Grading and drainage accounted for and aligned with LEED goals.

Itemize each part or element of the proposed project in detail. Include information about location, square footages (roofed, unroofed, and flat surfaces), heights measured from finished grade, other dimensions, materials, colors and finishes, type of windows and their material or cladding, yard-walls and gates, etc. **Anything that is not itemized may be denied or delayed for approval.** Include a brief architectural history of the building(s), i.e., original date of construction and dates and types of all previous alterations, etc. DO NOT rely on Architectural Drawing sheets.

PHOTOGRAPHS:

A. See PowerPoint.

EXTERIOR FINISHES:

A. Stucco / EIFS: City-approved color, off-white / beige, which is lighter than the orange / brown that exists. Proposed basis of design is in line with the Georgia O'Keeffe Museum, along the lines of the STO Americas Classic Color Collection, '10622 Indiana Limestone'.
B. Wood and Wood-Look Lintels, Beams, Corbels, Columns, and Canals: Painted – Sherwin-Williams #DEA148 'Sunken Ship'.
C. Glazing Units: Painted / Powder-coated, Kawneer Permacoat™ 'Java Brown'.
D. Metal Trim / Ladders / Railings: Painted / Powder-coated, match paint or Kawneer above.
E. Equipment for electrical, communications, and HVAC, selected to match adjacent colors when possible.
F. Light fixtures, per manufacture, Bronze / Light Bronze / Black typical.
G. Sidewalks: Standard grey typical, but there are some portions with integral color – Davis Colors 'Rustic Brown 6058'.
H. Furniture: Not part of this project.
I. Manufactured Stone on Landscaping Benches: As approved by city, basis of design is Eldorado Stone, Stacked Stone, 'Dry Creek®'.
J. Composite Decking: Classic wood look for deck, rail, and fencing, Trex Enhance®, 'Saddle'.

INTERIOR FINISHES:

A. Tile:
    1. Floor.
    2. Base.
    3. Wall.
B. Carpet:
    1. Office product.
    2. Walk-off tiles at building entries.
C. Rubber base.
D. Ceiling Tiles:
    1. Office.
    2. Food prep.
    3. Wood-look in waiting area.
E. Paint:
    1. Walls.
    2. Ceilings.
F. Exposed Wood:
    1. Existing: Leave as is.
    2. Expansion: Clear stain.
G. Glazing units to match exterior units.
H. Metal Trim: To match exterior.
I. Wall covering at Ticket Counter.
J. Light fixtures, per manufacturer, Bronze / Light Bronze / Black typical in public spaces. White fixtures in offices, and lay-in ceilings
K. Back of House areas to receive only clear seal on concrete floors.
L. Furniture not part of this project.

COMPLETE EXISTING AND PROPOSED SITE PLAN:

A. See PowerPoint.
B. One (1) copy at full-scale and one (1) copy reduced to a 11″ x 17″ sheet, both approved by zoning staff. Submit a Site Plan showing the relationship of the project to the street and adjacent properties at 1″=20′ or larger. Include a graphic scale and a north arrow. Include written zoning setback dimensions. Show all proposed changes to the site.

COMPLETE EXISTING AND PROPOSED FLOOR PLANS:

A. See PowerPoint.
B. One (1) copy at full-scale and one (1) copy reduced on 11″ x 17″ sheet(s), both approved by zoning staff. Floor plan(s) must be adequately dimensioned and clearly indicate the existing construction, if applicable, and the new construction of smaller structures on the same page.
C. One above the other for ease of visual comparison. If the structure is larger, the existing and proposed Floor Plans may be on separate pages. Floor Plans must be drawn at 1/4″=1′ for residential projects or, if necessary, 1/8″=1′ for large commercial/institutional and very large residential projects. Other scales are prohibited. Include a graphic scale and a north arrow.

COMPLETE EXISTING AND PROPOSED ELEVATIONS:

A. See PowerPoint.
B. One (1) copy at full-scale and one (1) copy reduced on 11″ x 17″ sheet(s), both signed and dated by zoning staff. Elevations must be adequately dimensioned and clearly indicate the existing construction, if any, and the new construction on the same page one above the other for ease of visual comparison, at 1/4″=1′ for residential projects or, if necessary, 1/8″=1′ for large commercial/institutional and very large residential projects. Other scales are prohibited.
C. Include a graphic scale.
D. Drawings must indicate all heights, accurate window and door openings, and relevant dimension lines, extension lines, and leader lines. Drawings must indicate parapet height from existing or **finished grade whichever grade is more restrictive only**, do not indicate finish floor elevations. Do not submit elevations with foliage indicated.
E. Elevations containing existing yard-walls and fences must be done to show the elevation with the yard-wall or fence and again showing the elevation without the yard-wall or fence.
F. Drawings for walls and fences may include entire lengths or just typical elevations with all relevant details including gates, pilasters, and lights.

PROPOSED PROJECT BREAKDOWN PER CITY RESOLUTION NO. 2015-101:

City of Santa Fe, New Mexico Resolution No. 2015-101 text is cited below with our comments in **bold** *italics*.

"A RESOLUTION
ESTABLISHING DESIGN STANDARDS FOR ALTERATIONS AND NEW CONSTRUCTION AT THE SANTA FE AIRPORT TERMINAL BUILDING; AND PROVIDING FOR HISTORIC PRESERVATION DIVISION DESIGN REVIEW IN CONSULTATION WITH THE CHAIR OF THE HISTORIC DISTRICTS REVIEW BOARD."

"**NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF SANTA FE** that any alteration or new construction of the interior or exterior of the Terminal Building be reviewed and approved by the Historic Preservation Division in consultation with the Chair of the Historic Districts Review Board."

"**BE IT FURTHER RESOLVED** that the following standards shall be used when alteration or new construction of the Terminal Building is proposed:

"1. Any alteration or new construction at the existing Terminal Building shall preserve as much as reasonably possible its historic integrity, including its original exterior architecture and the historic elements of the interior such as wooden beams, corbels, and light fixtures. Interior alteration or new construction shall harmonize with existing."

Agreed, see Proposal Package.

"2. The following standards shall be complied with whenever exterior features of the Terminal Building are erected or altered:

"A. No less than eighty percent (80%) of the surface area of any publicly visible facade of the Terminal Building shall be adobe finish, or stucco simulating adobe finish. The balance of the publicly visible facade shall be of natural stone, wood, brick, tile, terra cotta, or other material, subject to approval by the Historic Preservation Division in consultation with the Chair of the Historic Districts Review Board."

The existing structure is less than 80% stucco on all sides. The three publicly accessible sides will maintain or increase their percentage of stucco in this Design. The non-public air-side is proposed to maintain a similar proportion, within a 5% difference.

"B. The color of the stucco shall predominantly be brown, tan, or local earth tones. This does not include chocolate brown colors or white, except dull or matt off white (yeso). Surfaces of stone shall be in the natural color. Entries and portals may be emphasized by the use of white or other colors or materials."

Design is in accordance, see Plans and Elevations for confirmation. The entire existing building is proposed to receive a fresh color coat, to match the addition. Color as approved by appropriate stakeholders.

"C. The use of solar and other energy collecting and conserving strategies is encouraged, provided that they do not detract from the overall appearance of the Terminal Building."

The current solar power collector is planned to be located in the parking lot. This is a separate City project that we are coordinating with.

"D. To the extent technically feasible, the visual impact of roof-mounted mechanical, electrical and telephone equipment and other obtrusive structures shall be minimized. Equipment shall be of a low profile to minimize screening."

At the addition, the parapets are expected to hide rooftop equipment. Units at the existing building will be made to minimize the visual impact to the extent possible. See proposed elevations and a possible safety railing detail for use around HVAC units that are near to lower parapet edges.

"E. No cantilever or long apparently unsupported openings shall be allowed except over the projecting vigas, beams, or corbels or as part of the roof. The use of arches is discouraged except in freestanding walls."

No building cantilevers or similar are proposed. The glass canopy on the air-side patio will have a minor cantilever to avoid encumbering the space with additional columns. It will not project out or over the patio walls. It is designed to harmonize with the current glass railings and glazing in the proposed addition, see Plans and Elevations for confirmation.

"F. In order to emulate traditional Santa Fe architecture and construction traditions, it is intended that renovations or expansions to the Terminal Building be designed to appear essentially as structures with massive walls which are defined as being built or appearing to be built of adobe construction, wall thickness appearing massive in relation to wall height, and where applicable, the depths of windows, doors and entry opening showing the massiveness of the structure. Solid wall space shall be greater in any facade than window or door space combined. Exceptions are allowed for south facing walls for solar equipment. The mass elements that make up the building composition shall appear as single blocks. Alterations or new construction at the Terminal Building shall be designed to appear more as an aggregation of smaller "building blocks" rather than a single large box or block."

The Design fits this description in general, see Plans and Elevations to confirm.

"G. Walls and fences shall be built of brick, adobe, rock, masonry, wood, wrought iron, or similar materials. Walls of un stuccoed concrete block or unstuccoed concrete, chain link, metal wire, or similar materials are discouraged, except where the wall or fence is required by security or similar considerations."

Agreed.

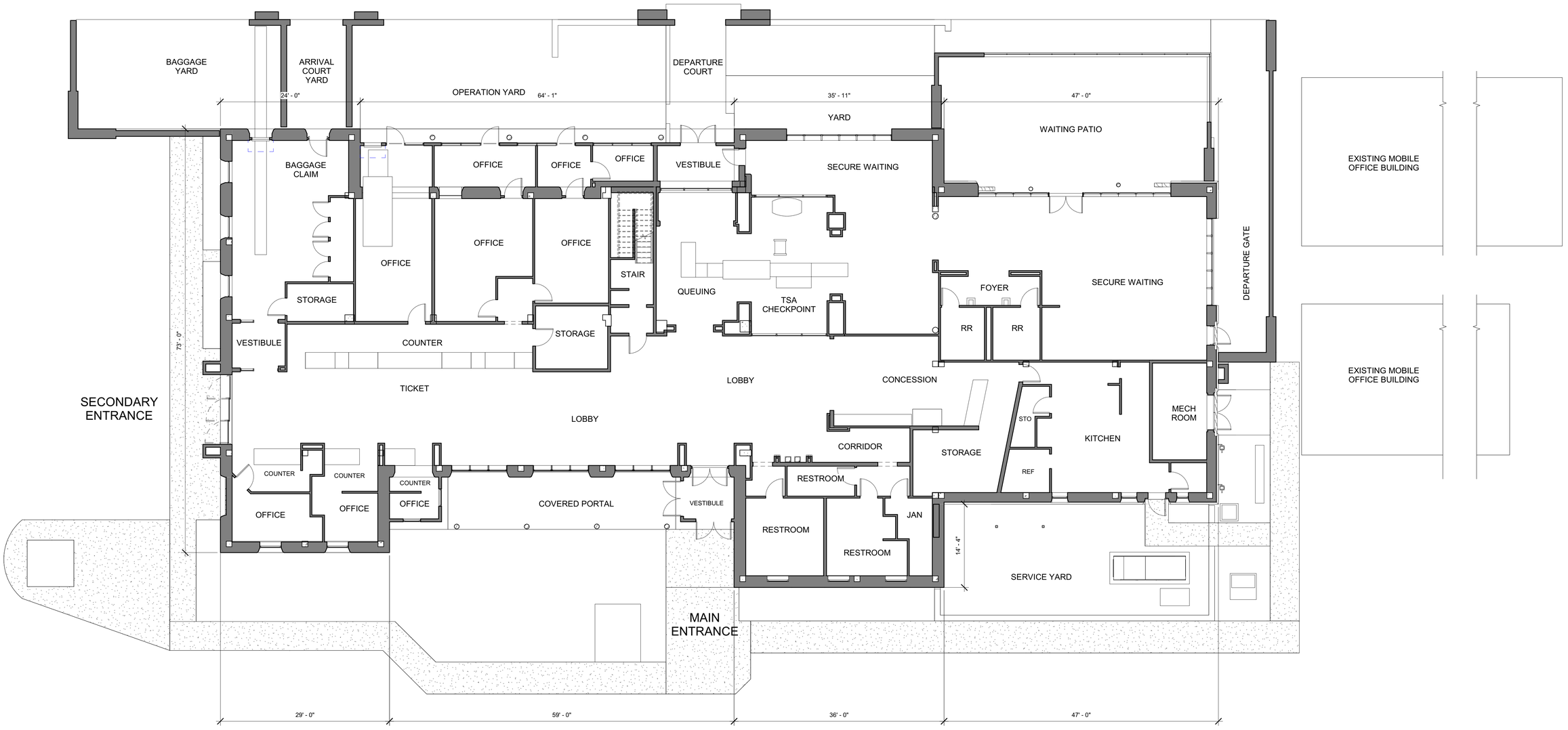
If you have any questions or require additional information, please contact me at (505) 242-5700.

Sincerely,

MOLZEN CORBIN

Jeremy Scott Alford, RA

JA:scc



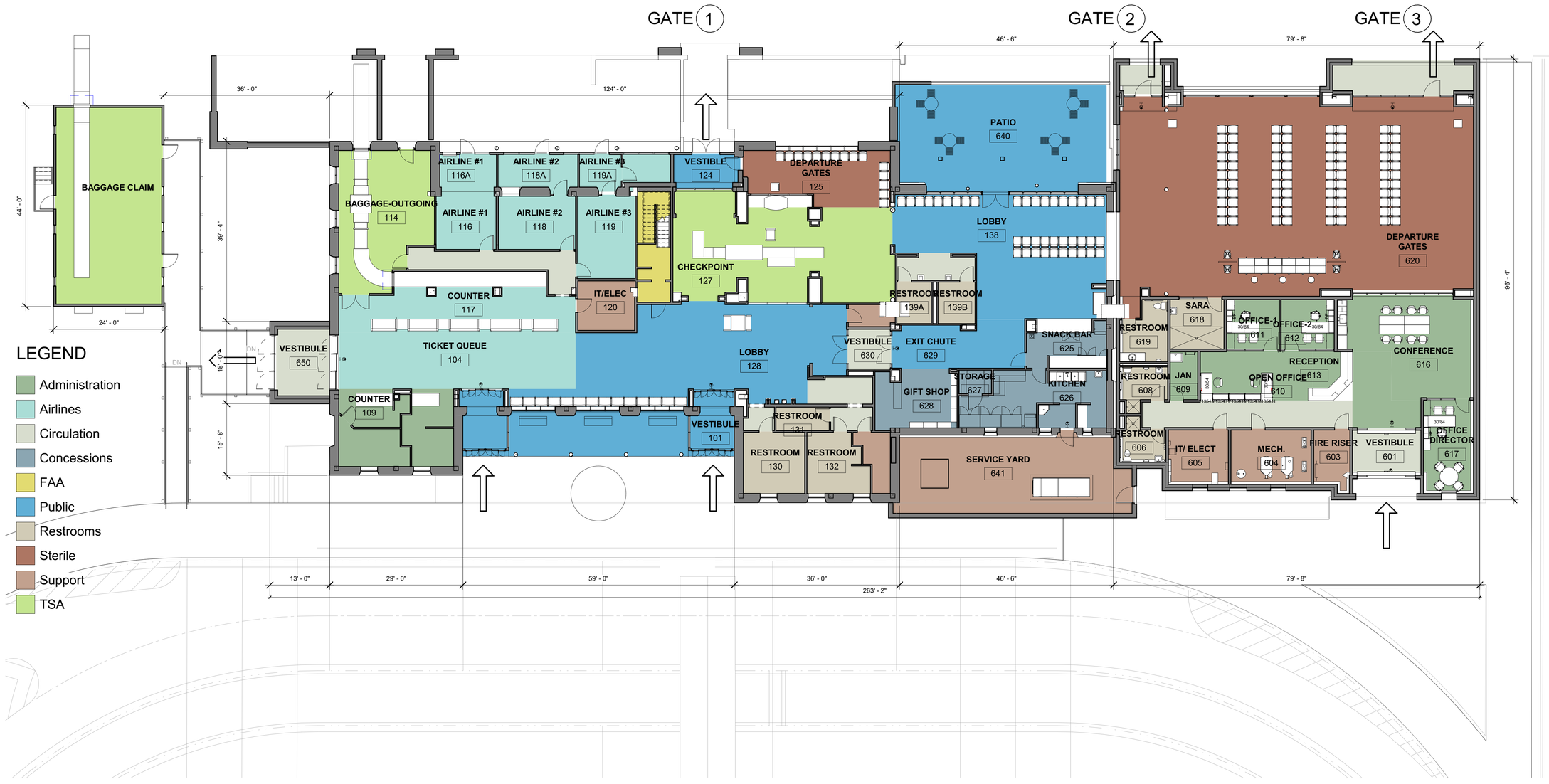
FLOOR PLAN - PRESENT DAY 1

Scale: 1/8" = 1'-0"

0 4'-0" 8'-0" 16'-0"

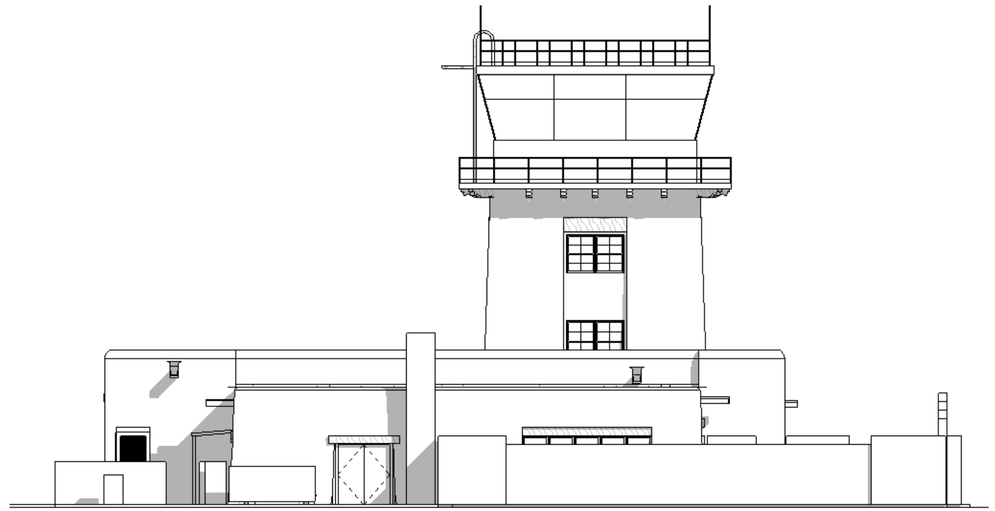
SCALE: 1/8" = 1'-0"

NORTH



OVERALL FLOOR PLAN 1

Scale: 3/32" = 1'-0"



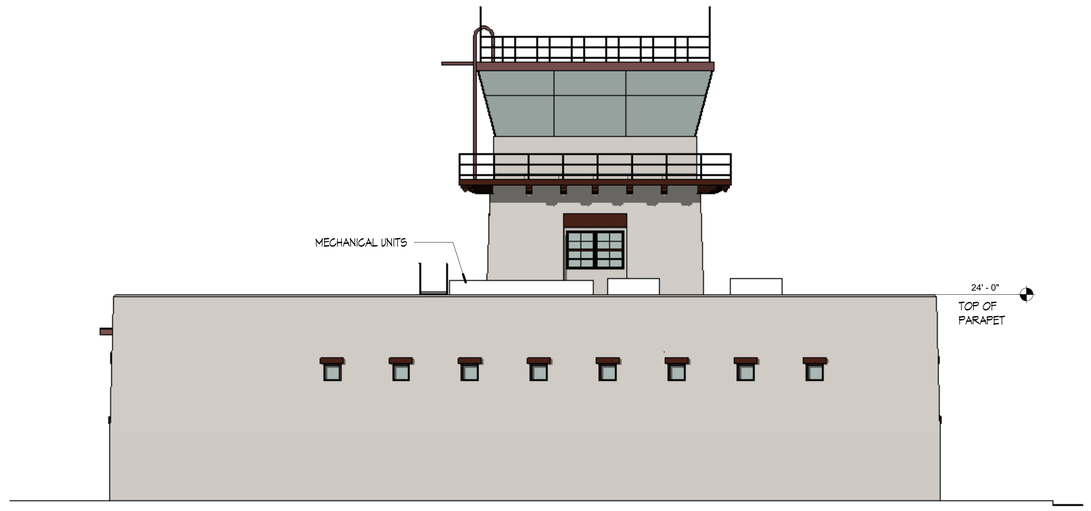
NORTH ELEVATION - PRESENT DAY

Scale: 1/8" = 1'-0"

1

0 4'-0" 8'-0" 16'-0"

SCALE: 1/8" = 1'-0"



NORTH ELEVATION - PROPOSED

Scale: 1/8" = 1'-0"

3

0 4'-0" 8'-0" 16'-0"

SCALE: 1/8" = 1'-0"



0 4'-0" 8'-0" 16'-0"
SCALE: 1/8" = 1'-0"

EAST ELEVATION PRESENT DAY 1

Scale: 1/8" = 1'-0"



0 4'-0" 8'-0" 16'-0"
SCALE: 1/8" = 1'-0"

EAST ELEVATION PROPOSED 2

Scale: 1/8" = 1'-0"

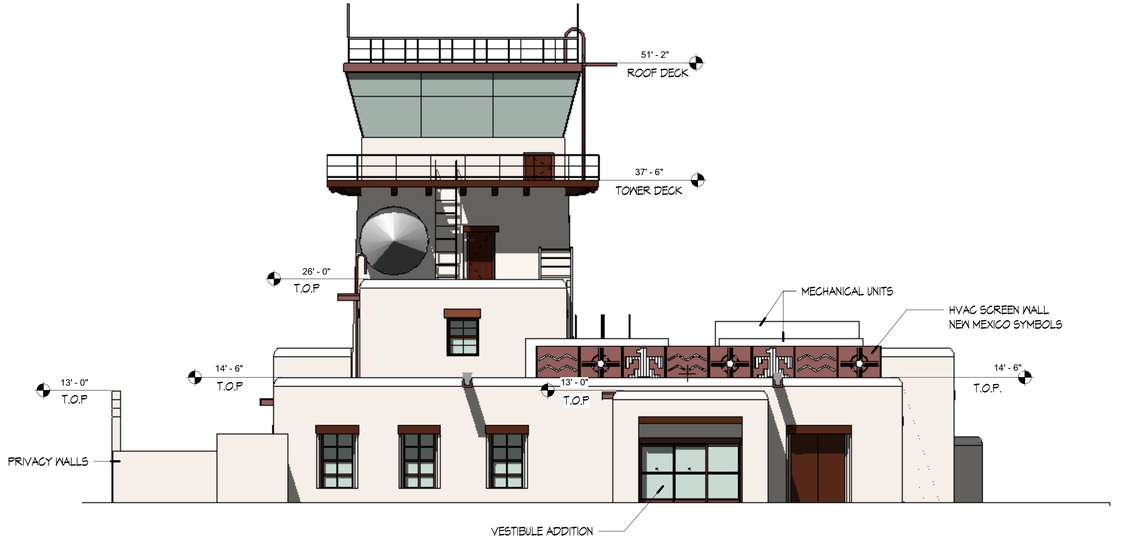


SOUTH ELEVATION 1

Scale: 1/8" = 1'-0"

0 4'-0" 8'-0" 16'-0"

SCALE: 1/8" = 1'-0"



SOUTH ELEVATION 2

Scale: 1/8" = 1'-0"

0 4'-0" 8'-0" 16'-0"

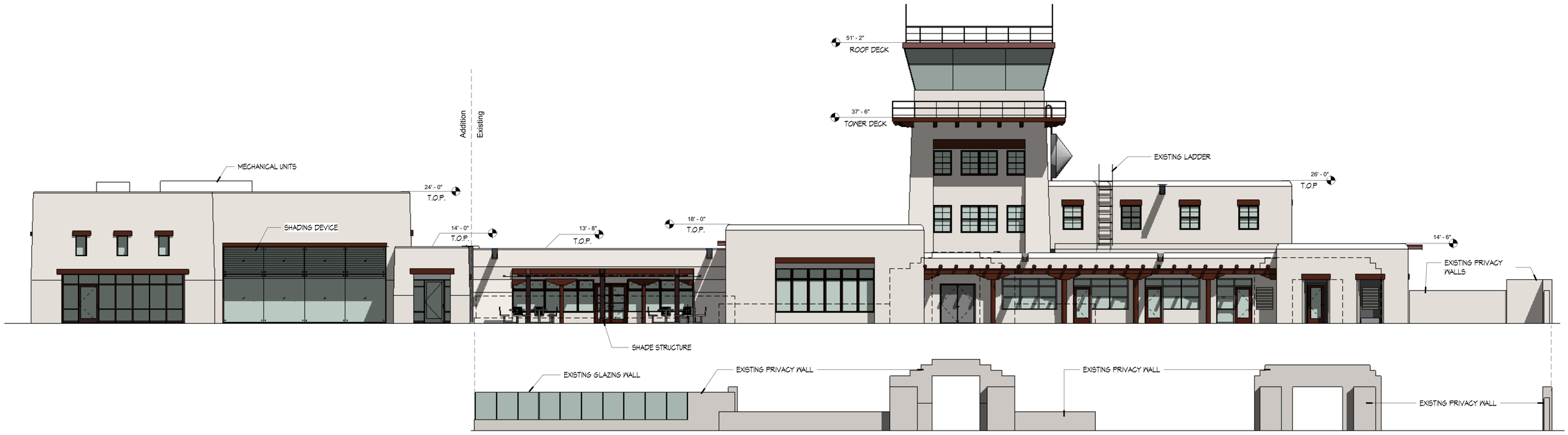
SCALE: 1/8" = 1'-0"



0 4'-0" 8'-0" 16'-0"
SCALE: 1/8" = 1'-0"

WEST ELEVATION 1

Scale: 1/8" = 1'-0"



0 4'-0" 8'-0" 16'-0"
SCALE: 1/8" = 1'-0"

WEST ELEVATION - PROPOSED 2

Scale: 1/8" = 1'-0"

CITY OF SANTA FE, NEW MEXICO

PROJECT DESCRIPTION:

Case number: **H-2020-003380-HDRB**
Project Type: HDRB

PROJECT LOCATION (S): 806 Don Gaspar Avenue

PROJECT DATA:

HISTORIC DISTRICT

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

HISTORIC BUILDING STATUS

Non-Statused ☐ **Non-Contributing** ☐ **Contributing** X **Significant** ☐ **Landmark** ☐ **N/A** ☐

PRIMARY ELEVATIONS: **North** ☐ **South** ☐ **West** ☐ **East** X **N/A** ☐

PUBLICLY VISIBLE FACADE-EAST Yes X No ☐

PUBLICLY VISIBLE FACADE-NORTH Yes ☐ No ☐

PUBLICLY VISIBLE FACADE-SOUTH Yes X No ☐

PUBLICLY VISIBLE FACADE-WEST Yes ☐ No ☐

HISTORIC DISTRICT INVENTORY NUMBER ____2000

YEAR OF CONSTRUCTION ____1911

PROJECT TYPE

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

USE, EXISTING **Residential** X **Non-Residential** ☐ **Vacant** ☐

USE, PROPOSED **Residential** X **Non-Residential** ☐

HISTORIC BUILDING NAME _____

City of Santa Fe, New Mexico

memo

DATE: April 27, 2021

TO: Historic Districts Review Board Members

FROM: Daniel Schwab, Senior Planner, Historic Preservation Division

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Case # 2021-003380-HDRB

Address: 806 Don Gaspar
Historic Status: Contributing
Historic District: Don Gaspar Area

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

STAFF

____ **District Standards & yard wall & fence standards.**

__x__ **Historic Inventory**

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

RECOMMENDATION:

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

BACKGROUND & SUMMARY:

806 Don Gaspar is a single-family residential structure designated Contributing to the Don Gaspar Area Historic District. The house was built in 1911 in a "cottage" style. It has shallow gables in the front, wood shingles and a diamond-shaped fixed pane window at the gable end. In case H-17-057A, heard by the Board on July 11, 2017, primary façades were designated to the contributing structures. Character defining features identified were the painted wood shingles and gabled roof, as well as its location set back from the street. It has a tar shingle roof which is presumed not to be original, and also not historic. In 2000, it had "dark" tar shingles and white trim and an unknown roof material. The historic roof material is unknown.

On October 10, 2017, in case H-17-057B, the Board approved construction of an addition of 550 square feet to the house of 1212 square feet. The exterior finishes included vertical wood siding and a galvanized standing seam metal roof.

The applicant appeared before the Historic Districts Review Board on August 11th, 2020 with a proposal to replace the tar-shingle roof with a metal Victorian Tile roof colored a matte "Shasta White." An exception to Section 14-5.2(D)(6) was requested not to maintain the existing roof styles and materials.

The HDRB postponed the application, with the concern that the exception criteria, especially number 2 (damage to the public welfare and the applicant), were not met, and requested an updated proposal. The applicant was requested in the Board's motion to specifically consider the following options for roofing material:

1. Wood, in the original style,
2. Asphalt that compliments the original color,
3. Standing seam which would coordinate with the back of the house, but more matte in appearance.

The applicant returned to the Board on September 8, 2020 with the proposal to implement option number 3, a standing seam roof. This was denied by the Board.

The applicant now returns to the Board, proposing to re-roof with standing seam material of a different color and texture that he believes are more in keeping with the historic qualities of the house. This material is painted to have a more matte look, like a historic, or aged metal roof. The applicant maintains that there is no evidence that the original roof was wood shingle.

In preparation for this renewed application, and at the request of staff, the applicant examined a number of alternative materials, including wood shake, composite, plastic and rubber shingles that give the appearance of wood. His responses are given in a separate in this packet.

The applicant maintains his choice for a standing seam roof for the following reasons:

1. It will weather well and will be compatible with the district and historically respectful of the building;
2. It will differentiate the historic structure from the addition;
3. It has an acceptable environmental footprint (one wood shingle is grown in New Zealand, processed in the Netherlands, and shipped to New York before coming to Santa Fe)
4. It will last in the Santa Fe climate (he points to a recently shingled roof on Paseo de Peralta that is showing signs of degradation after only 3 years);
5. It is affordable, while the wood shake he has found costs over $40,000, where the standing seam option costs $14.200. This is a difference of $25,800 or 285%.

In the opinion of Staff, this choice amply differentiates the original structure from the modern addition but does not create a false sense of history by installing wood shake where there is no direct evidence of their prior existence on this structure. It is preferable to choose a modern material that makes clear that it is modern and demonstrates that historic details are lost and cannot be re-constructed based on the evidence.

EXCEPTION CRITERIA AND RESPONSES:

Request for an Exception to 14-5.2(D)(6): The applicant requests to change the roof materials.

RELEVANT CODE CITATION

14-5.2(D)(6) Roofs
The existing roof styles and materials shall be maintained or replaced in kind if necessary. The addition of dormers or other roof features should only be considered when they are an existing or historical feature of the structure .

(i) *Do not damage the character of the district*
Applicant Response: We intend to replace the roof with metal standing seam to match other homes and structures in the Don Gaspar district, and blend better with the recent addition. Following the July meeting, we are proposing standing seam as
one of the acceptable alternatives to the previously proposed metal shingles. The choice of color for the metal standing seam which differs from the new addition, is intended to retain the desired visual separation between the historic and new construction portions of the house respectively, and retain the intent and character of the property which originally was clad in wooden shingles.
Further, we feel the existing skylights and galvanized roof vents atop the brown asphalt roof call undue attention to their presence, and by moving to a standing seam roof common in the neighborhood, they would blend back in to the house and return the home to more homogenous appearance with the district.

Staff Response: Staff agrees with the applicant. The district is heterogeneous and the proposed roofing is one of many different roofing materials used in the district. The chosen color and type differentiates the original subtly so that the historic structure is legible. It does not attempt to create a false sense of history by using wood shake when there is no direct evidence of it existing on this house. Staff holds that wood shake would create a false sense of history. It is preferable to choose a modern material that makes clear that it is modern, and demonstrates that historic details are lost and cannot be re-constructed based on the evidence.

(ii) *Are required to prevent a hardship to the applicant or an injury to the public welfare*
Applicant Response: Tar shingles in general are problematic and create multiple hardships. First they are more than 10 years beyond their intended lifespan and need to be replaced immediately according to multiple roofing contractors who came to look at them.
Second, as a petroleum based product (literally oil tar shingles), they contaminate rainwater that falls on them with tar, gravel and other constituent toxins used in their manufacturing. As encouraged and incentivized by the city, we intend to use the rainwater to water our garden where we grow many vegetables. We currently use clean rainwater off of our new-construction standing seam roof in this manner. Without gutters or a 'cleaner' roofing material it is not possible to capture the majority of water falling on our home for use in our garden.
Third, the lifespan of new tar shingles is significantly shorter than that of metal shingles. We intend for this historic home to last as long as possible while generating the minimum amount of waste. To that end, we hope to use a metal roofing to significantly extend the life of the home.
Fourth, after the last meeting we solicited quotes for wood shake as an alternative cladding to metal. There was only one roofing company we could find that still does wood shake roofs, and quoted us a number we cannot even consider affording: $39,200 including GRT ($25.3/sqft).
Fifth, tar shingles absorb heat, making the home uncomfortable to inhabit during the heat of summer which continues to get hotter due to climate change. By installing metal roofing, the roof will reflect significantly more heat, making the home much more comfortable in the summer months.

Staff Response: Staff agrees with the applicant.
Wood shake damages the public welfare by creating a false sense of history. A clearly modern material that differentiates the historic structure makes this clear.
In this age of climate change it is important to balance preservation values with ecological values. This response does both.

(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:
We have invested significant time, energy, money and intention into the renovation and revival of 806 Don Gaspar over the course of the past 2.5 years. We deeply value the historic nature of the neighborhood and view our residency as one of stewardship to ensure the home continues to live a long and useful life. Through an exhaustive design and renovation process, we explored numerous layouts, materials and uses of the space to ensure it would work well to raise a

family, grow an extensive vegetable garden and contribute aesthetically and functionally to the neighborhood.
In practice, we feel we achieved those goals. During construction we avoided replacing the tar shingle roof for budgetary reasons, but now we cannot put it off any longer. We explored every option for roofing materials that met our ecological goals, enabled usage of the rainwater, maintained an aesthetic separation between the new and old portion of the home, took into account feedback from the board, and was within a reasonable budget. In landing on standing seam we feel we have balanced all of these needs and arrived at an ideal option.

Staff Response:
Staff agrees with the applicant. The applicant has made an investigation of a number of roof-material alternatives and has ruled them out according to the criteria of historic preservation value, district appropriateness, ecological responsibility and economy. This he has deemed to be the most appropriate choice.

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 2000

IDENTIFICATION

ADDRESS: 806 Don Gaspar Avenue

OLD ID NUMBER:

SANTA FE ID NUMBER: 18360 & 01

UTM REFERENCE EASTING NORTHING

ZONE 12 13 414770 3948500

LEGAL DESCRIPTION:

TNSP 17N RANGE 9E SEC 28 NW 1/4 SE 1/4

BUILDING NAME:

FIELD MAP
Santa Fe Historic Status Map 1996

DATE OF CONSTRUCTION:
1920 ESTIMATE
1913 ACTUAL

SOURCE(S)
City Dir.
Sanborns

BUILDING DATA

ARCHITECTURAL STYLE:
Cottage

USE:

HISTORIC: residential

OTHER _____

PRESENT: residential

OTHER _____

SURROUNDINGS: residential

RELATIONSHIP TO HISTORIC SURROUNDINGS:

X SIMILAR ____ NOT SIMILAR

ASSOCIATED BUILDINGS ON SITE:

X YES ____ NO

WHAT TYPE?

IF INVENTORIED, LIST ID NUMBER(S)
18361

DEGREE OF REMODELING:

____ MINOR X MODERATE

____ MAJOR

EXPLAIN:
additions at south and east

OVERALL CONDITION:

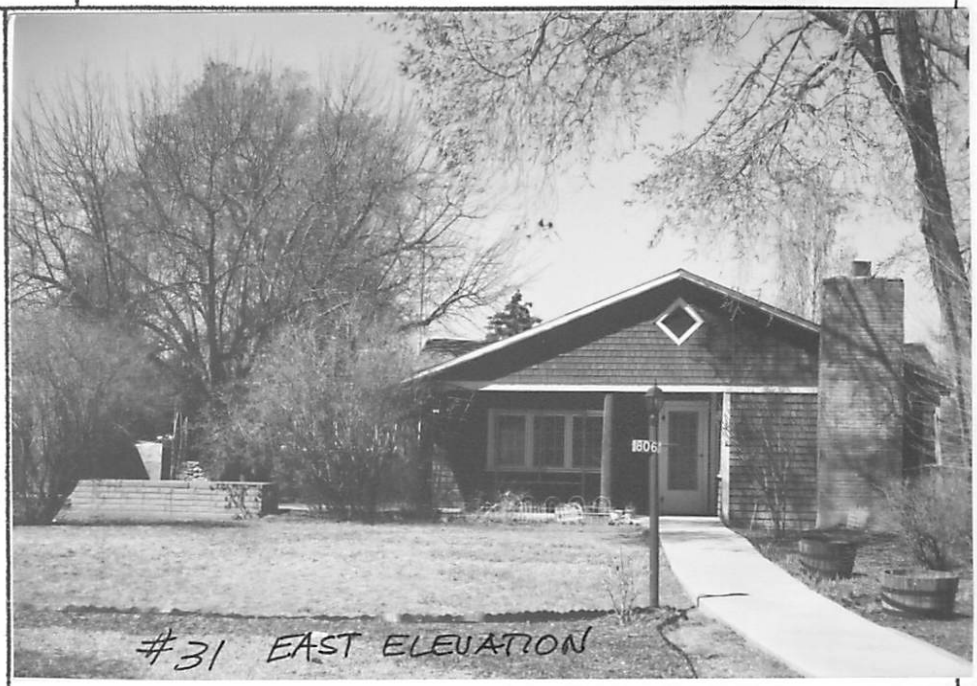
____ EXCELLENT X GOOD

____ FAIR ____ DETERIORATED

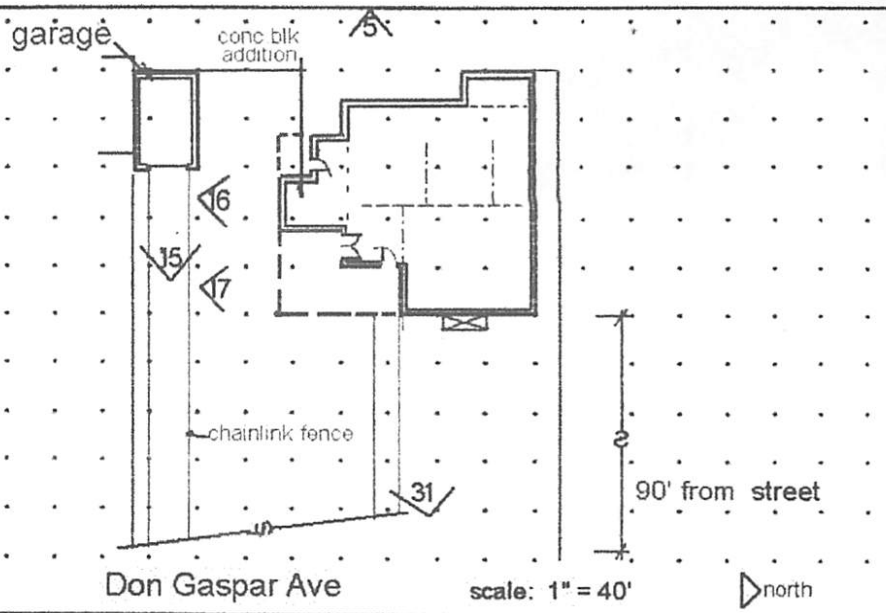
BUILDING THREATENED?

____ YES X NO

PHOTO



SITE PLAN



SIGNIFICANCE

LISTED ON NATIONAL REGISTER OF HISTORIC PLACES?

____ YES X NO ____ ELIGIBLE

____ CONTRIBUTING ____ NON-CONTRIBUTING

LISTED ON STATE REGISTER OF CULTURAL PROPERTIES?

____ YES X NO ____ ELIGIBLE

LOCAL DESIGNATION: Don Gaspar HISTORIC DISTRICT

____ SIGNIFICANT X CONTRIBUTING ____ NON-CONTRIBUTING

LOCAL LANDMARK ____ YES X NO

SURVEYED 2000 BY CC

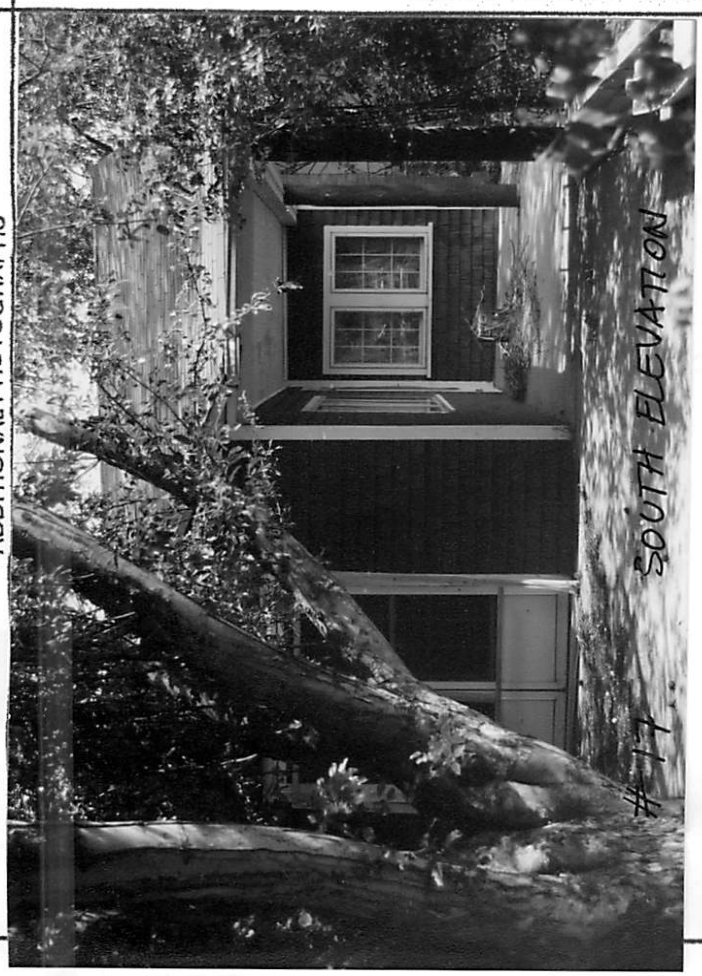
NEGATIVES WITH NMHPD ROLL # 4 NEG # 30TO 32 ROLL #18
17 15 TO 17 NEG #5

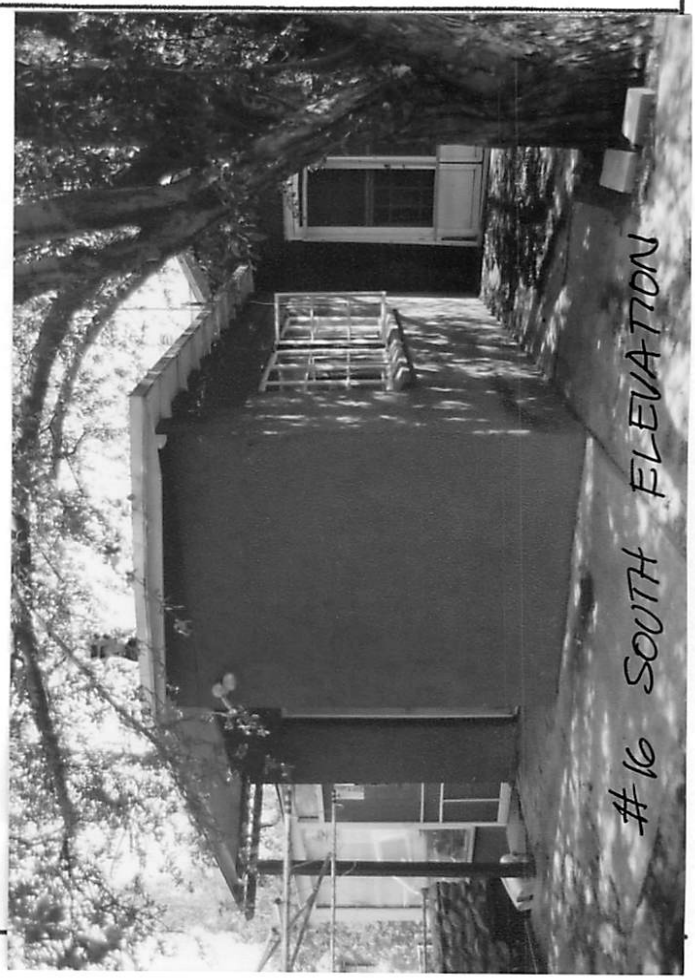
ARCHITECTURAL FEATURES: STYLE, MATERIALS, AND CONDITION

ROOFS & DRAINS	shallow gable at front/ multigable & shed at rear	garage flat w/ parapets
BUILDING WALLS	wood shingle on wood frame & conc. block addit.	garage: tile
FOUNDATIONS	not visible	APPROX. HEIGHT (FT.) 20' feet
DOORS	wood french doors	pair wood vert. plank garage doors
WINDOWS	wood casement and double hung	large fixed sheets at SW
PORCHES OR PORTALES	L-shaped, inset under gable roof	
ARCHITECTURAL DETAILS	diamond fixed pane in gable end strong contrast of white trim and corner boards against dark shingles	
FENCES/WALLS	chain link	
SITE FEATURES	straight concrete path	large evergreen and deciduous trees
OTHER/ COMMENTS	Distinct set back in neighborhood, w/ expanse of grass	

1928 owner C. E. Sanford, cashier at the SF Railway Freight Depot
1936-7 owner Violet Jones

ADDITIONAL PHOTOGRAPHS





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

IDENTIFICATION

ADDRESS

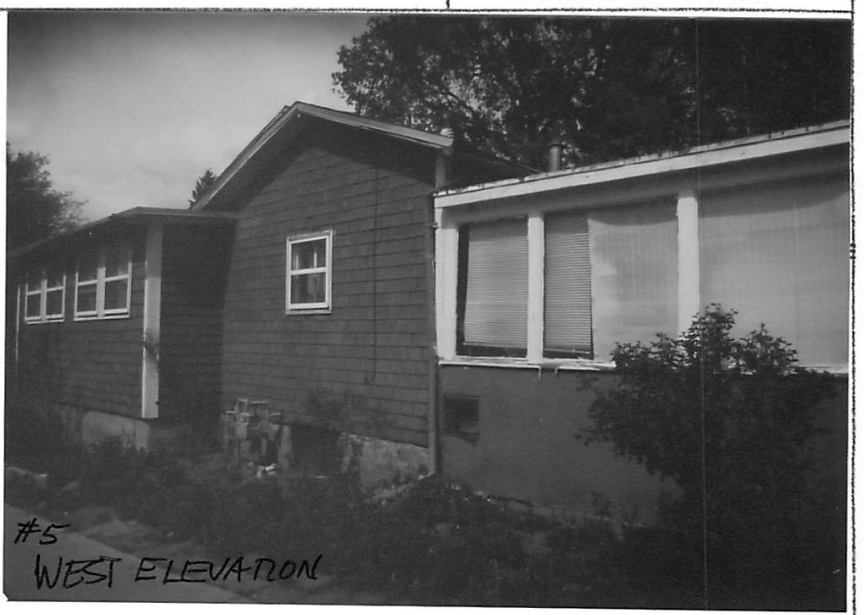
806 Don Gaspar Avenue

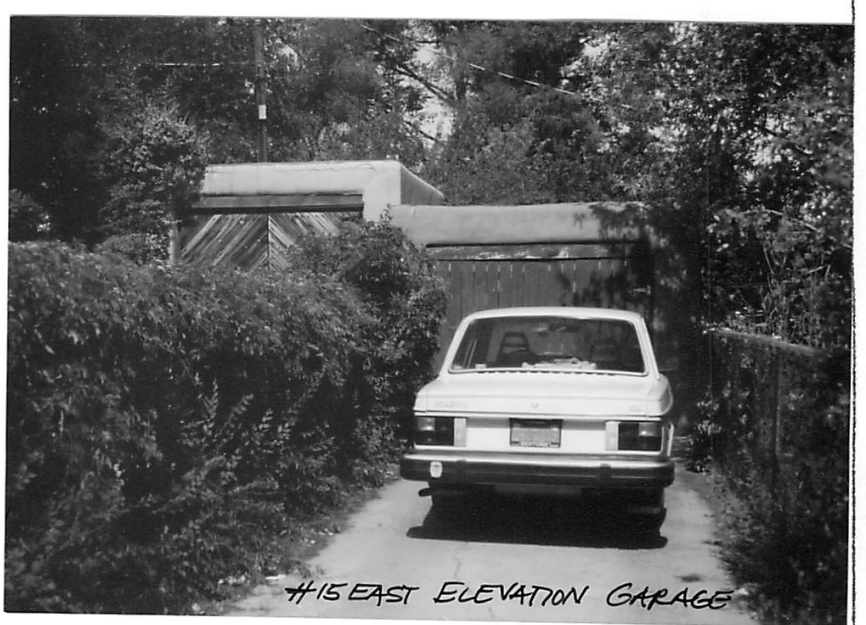
ID NUMBER:

SANTA FE ID NUMBER: 18360 & 01

SURVEYED/RESEARCHED

DATE 5/00 BY CC





(continuation sheet for additional field notes, interview notes, historical documentation/notes, map/plat information)

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

H1834

building threatened? yes	surveyed date 7-82 by E.T.	county Santa Fe	ID no. 051600
field map Don Gaspar Neighborhood	number 3/9	UTM reference zone 12 (13)	easting / northing

location description: 806 Don Gaspar

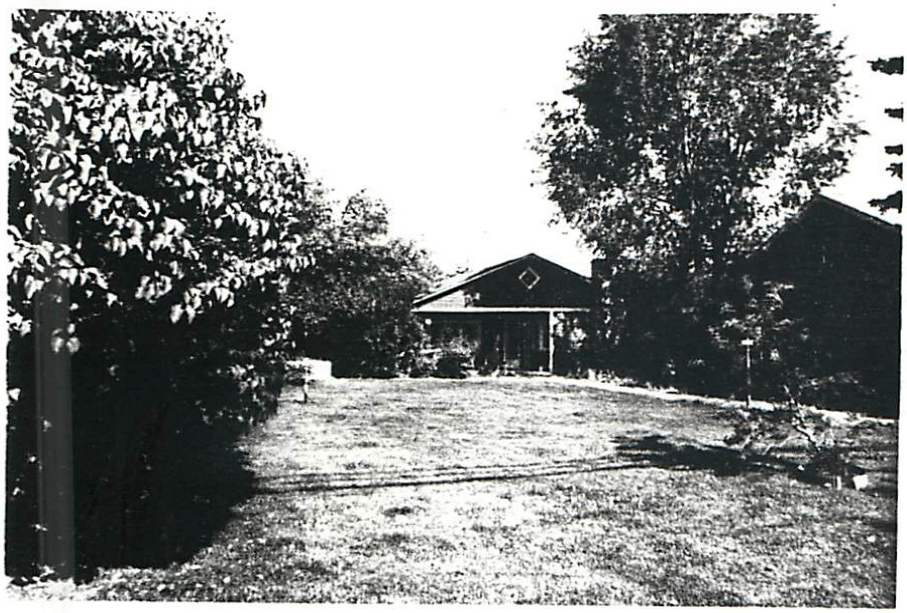
city/town: Santa Fe

land grant/reservation:

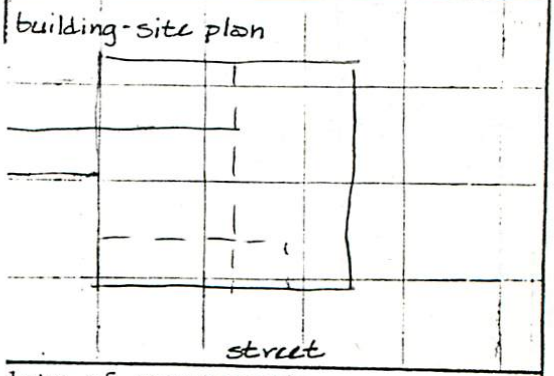
building name:

legal description: tnsp ___ N S range ___ E W sec ___ ¼ ¼

film roll by E.T. no.	negative nos.	loc. of neg.
11	21A	City of Santa Fe



building-site plan



date of construction: 1920 estimate 1913 actual

source: J. Thomas

use
present: ~~residential~~
other:
historic: residential
other:

condition
___excellent X good
___fair ___deteriorating

degree of remodeling
X minor ___moderate ___major
describe:

surroundings: res

relationship to surroundings
___similar ___not similar

district potential
___yes ___no

significance
___significant X contributing
___supporting ___intrusive

associated buildings? X yes
what type? garage
if inventoried, list ID nos.

see back? X yes

style: Bungalow

foundation material: n/v

wall material/surface: wd shingle

architectural features
wd casement
gable
attic - diamond window
recess porch
side addn

comments
set back - lawn
chain link fence

1936-37cd Jones, Violet, ½ Area gw
1928 cd - Sanford CE Bashr - AT&SF Ry Freight Depot
on 193x Dunbars

City of Santa Fe

Agenda

CITY CLERK'S OFFICE
DATE 7.5.17 TIME 2:40pm
SERVED BY M Gallegos
RECEIVED BY Calmelina Spears

HISTORIC DISTRICTS REVIEW BOARD FIELD TRIP

TUESDAY, July 11, 2017 at 12:00 NOON

HISTORIC PRESERVATION DIVISION, 2nd FLOOR CITY HALL

HISTORIC DISTRICTS REVIEW BOARD HEARING

TUESDAY, July 11, 2017 at 5:30 P.M.

CITY COUNCIL CHAMBERS

*****AMENDED*****

A. CALL TO ORDER
B. ROLL CALL
C. APPROVAL OF AGENDA
D. APPROVAL OF MINUTES: June 27, 2017
E. FINDINGS OF FACT & CONCLUSIONS OF LAW

Case #H-08-043. 325 & 325½ Delgado Street.
Case #H-17-049A. 628 Gomez Road.
Case #H-17-051. 205 Delgado Street.
Case #H-17-052. 613 West San Francisco Street.
Case #H-17-048A. 520 Jose Street Unit 6.
Case #H-17-050A. 335 Camino Cerrito
Case #H-17-001. 110 Delgado Street
Case #H-17-053. 113 Old Santa Fe Trail.

F. BUSINESS FROM THE FLOOR
G. COMMUNICATIONS
H. ACTION ITEMS

1. Case #H-08-096. 1150 Canyon Road Unit 5. Downtown & Eastside Historic District. Architectural Alliance, agent for Manderfield LLC, owner, proposes to construct a 315 sq. ft. carport to a height of 9'6", a 6' high yardwall, a 5' high pedestrian gate, and a handrail at a contributing residential property. (David Rasch)

2. Case #H-17-031B. 125 Quintana Street Unit 3. Westside-Guadalupe Historic District. Jonah Stanford, agent for Laura Einstein, owner, proposes to remodel a contributing residential structure by constructing 236 sq. ft. of additions, a 5'0" high yardwall and gate, and replace windows. An exception is requested to place an addition on a primary elevation (Section 14-5.2(D)(2)(c)). (David Rasch)

3. Case #H-17-043. 336 Camino Cerrito. Downtown & Eastside Historic District. Architectural Alliance, agent for Jacqueline Hartley, owner proposes to construct a 268 sq. ft. 10'3" high addition, a 6' high yardwall, a 2'6" high stacked stone wall, and replace windows and doors on a contributing residential structure. (Nicole Ramirez Thomas)

4. Case #H-17-055. 425 Hillside Avenue. Downtown & Eastside Historic District. Martinez Architecture Studio, agent for Daniel and Marian Knowles, owners, proposes to construct 789 sq. ft. of additions to a height of 13' on a non-contributing residential structure and 127 sq. ft. of additions to a height of 13' on a non-contributing accessory structure. (Nicole Ramirez Thomas)

5. Case #H-17-057A. 806 Don Gaspar Avenue. Don Gaspar Area Historic District. Palo Santo Designs agent for Halley Roberts Strongwater and Daniel Strongwater, owners, requests designation of primary elevations for a contributing residential structure, and designation of primary elevations for a contributing accessory structure. (Nicole Ramirez Thomas)

6. Case #H-17-058. 729 Dunlap Street. Westside-Guadalupe Historic District. John Odell, agent/owner, proposes to construct a residential structure with a 783 sq. ft. footprint to a height of 19' where the maximum allowable height is 14'6" and a 6' high coyote fence, remove a shed, and remove an existing coyote fence on a contributing property. An exception is requested to exceed the maximum allowable height (Section 14-5.2(D)(9). (Nicole Ramirez Thomas)

7. Case #H-17-059A. 827 East Alameda Street. Downtown & Eastside Historic District. Rachele Griego and Andrew Gough, agents/owners, request a historic status review with designation of primary elevations, if applicable, for a non-contributing residential structure. (Nicole Ramirez Thomas)

I. MATTERS FROM THE BOARD

J. ADJOURNMENT

Cases on this agenda may be postponed to a later date by the Historic Districts Review Board at the noticed meeting. Please contact the Historic Preservation Division at 955-6605 or check http://www.santafenm.gov/historic_districts_review_board_hearing_packets for more information regarding cases on this agenda. Persons with disabilities in need of accommodations, contact the City Clerk's office at (505) 955-6521 five (5) working days prior to the meeting date.

City of Santa Fe

Agenda

CITY CLERK'S OFFICE
DATE 6-22-17 TIME 1:16pm
SERVED BY
RECEIVED BY Carmelora Spears

HISTORIC DISTRICTS REVIEW BOARD FIELD TRIP

TUESDAY, July 11, 2017 at 12:00 NOON

HISTORIC PRESERVATION DIVISION, 2nd FLOOR CITY HALL

HISTORIC DISTRICTS REVIEW BOARD HEARING

TUESDAY, July 11, 2017 at 5:30 P.M.

CITY COUNCIL CHAMBERS

A. CALL TO ORDER
B. ROLL CALL
C. APPROVAL OF AGENDA
D. APPROVAL OF MINUTES: June 27, 2017
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SUMMARY INDEX
HISTORIC DISTRICTS REVIEW BOARD
July 11, 2017

ITEM	ACTION TAKEN	PAGE(S)
B. Roll Call	Quorum Present	1
C. Approval of Agenda	Approved as presented	1-2
D. Approval of Minutes June 27, 2017	Approved as amended	2
E. Findings of Fact & Conclusions of Law	Approved as presented	2-3
F. Business from the Floor	None	3
G. Communications	Comments	3
H. Action Items		
1. **Case #H-08-096**	Approved with condition 1150 Canyon Road Unit 5	3-6
2. **Case #H-17-031B**	Approved as submitted 125 Quintana Street Unit 3	24-28
3. **Case #H-17-043**	Approved with conditions 336 Camino Cerrito	6-8
4. **Case #H-17-055**	Approved as recommended 425 Hillside Avenue	8-10
5. **Case #H-17-057A**	Designations made 806 Don Gaspar Avenue	10-15
6. **Case #H-17-058**	Approved as recommended 729 Dunlap Street	15-19
7. **Case #H-17-059A**	Designated Contributing 827 East Alameda Street	19-24
I. Matters from the Board	Comments	28
J. Adjournment	Adjourned at 7:00 p.m.	28

MINUTES OF THE

CITY OF SANTA FE

HISTORIC DISTRICTS REVIEW BOARD

July 11, 2017

A. CALL TO ORDER

A regular meeting of the City of Santa Fé Historic Districts Review Board was called to order by Ms. Cecilia Rios, Chair, on the above date at approximately 5:30 p.m. in the City Council Chambers at City Hall, Santa Fé, New Mexico.

B. ROLL CALL

Roll Call indicated the presence of a quorum as follows:

MEMBERS PRESENT:
Ms. Cecilia Rios, Chair
Mr. Frank Katz, Vice Chair
Ms. Meghan Bayer
Ms. Jennifer Biedscheid
Mr. Edmund Boniface
Mr. William Powell
Mr. Buddy Roybal

MEMBERS EXCUSED:

OTHERS PRESENT:
Mr. David Rasch, Historic Planner Supervisor
Ms. Theresa Gheen, Assistant City Attorney
Ms. Nicole Ramirez Thomas, Senior Planner
Mr. Carl Boaz, 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 Planning Department.

C. APPROVAL OF AGENDA

Member Roybal moved to approve the agenda as published. Member Boniface seconded the motion and it passed by unanimous voice vote.

D. APPROVAL OF MINUTES: June 27, 2017

Chair Rios requested the following changes:

On page 11, under Questions to Staff first sentence should say, "Chair Rios asked if Staff knew the age of the picture window. Mr. Rasch said all the windows are non-historic replacements and the openings are original."

On page 33 under appointment of Board members. I think it is incorrect. She believed she had appointed two members but she also appointed Member Powell and then Member Bayer as the alternate.

[Steno's note: Chair Rios said, "I will accept the recommendation as just stated." What was just stated was the recommendation by Ms. Gheen to "appoint Member Katz and Member Boniface and then to appoint Member Powell as alternate, if he is interested, or Meghan, if she is interested."]

Mr. Rasch asked for a change on page 32, where he said the subcommittee would meet only with City Staff, either Mr. Rasch or Ms. Gheen." He explained his intent was that he would convene the meetings and be in touch with the County and that Board members will not be doing that procedure. "It will all go through me and the attorney will be there or not but I will convene all meetings."

Member Boniface moved to approve the minutes of June 27, 2017 as amended. Member Katz seconded the motion and it passed by voice vote with all voting yes except Member Bayer, who abstained.

E. FINDINGS OF FACT AND CONCLUSIONS OF LAW

Case #H-08-043. 325 & 325½ Delgado Street.

Case #H-17-048A. 520 Jose Street Unit 6.

Case #H-17-049A. 628 Gomez Road.

Case #H-17-050A. 335 Camino Cerrito

Case #H-17-051. 205 Delgado Street.

Case #H-17-001. 110 Delgado Street

Case #H-17-052. 613 West San Francisco Street.

Case #H-17-053. 113 Old Santa Fe Trail.

Member Katz moved to approval all Findings of Fact and Conclusions of Law on this agenda as presented. Member Boniface seconded the motion and it passed by voice vote with all voting in favor except Member Bayer, who abstained.

F. BUSINESS FROM THE FLOOR

There was no business from the floor.

G. COMMUNICATIONS

Ms. Gheen announced that Mr. Shandler would be at the next two meetings in her place.

H. ACTION ITEMS

1. **Case #H-08-096. 1150 Canyon Road Unit 5.** Downtown & Eastside Historic District. Architectural Alliance, agent for Manderfield LLC, owner, proposes to construct a 315-sq. ft. carport to a height of 9'6", a 6' high yardwall, a 5' high pedestrian gate, and a handrail at a contributing residential property. (David Rasch)

Mr. Rasch presented the Staff Report for this case as follows:

BACKGROUND & SUMMARY:

1150 Canyon Road, previously known as Manderfield Elementary School, was originally constructed with hollow clay tile in the Territorial Revival style by John Gaw Meem in 1927 with approximately 3,000 square feet. The building was designed for future expansion along a north-south hall axis. Seven additions have been added to the original building: on the south end in 1943; to the southeast in 1947; on the northeast corner in 1948 all completed by Meem's firm; the last historic addition at the north end in 1957; and final additions between 1967 and 1971. The building is listed as contributing to the Downtown & Eastside Historic District with all elevations facing east except the northernmost block, and the easternmost block of the north elevation, excluding the three non-historic additions and all non-historic windows designated as primary.

Now, the applicant proposes to construct a free-standing carport at the northwest side of the building. The 315-square foot carport will be 9' 6" high and it is designed in the Territorial Revival style with square posts and a dentil-finished cornice. The roof overhangs two of the four posts by 2' 6". This placement appears to be taking advantage of an existing yardwall in some manner. Because this cantilever is part of the roof treatment, see below, an exception is not required to exceed the 18" operational standard, even though the treatment appears to be non-traditional.

Also, a 6' high stuccoed yardwall will be constructed that ties into an existing yardwall on the east side of the carport. A 5' high pedestrian gate and an ADA-compliant ramp with handrail will be installed.

RELEVANT CODE CITATIONS

14-5.2(E)(2)Downtown & Eastside Design Standards, 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:

(c) No cantilevers shall be permitted except over projecting vigas, beams, or wood corbels, or as part of the roof treatment described below

(f) Flat roofs shall have not more than thirty (30) inches overhang.

STAFF RECOMMENDATION:

Staff recommends approval of this application which complies with Section 14-5.2(D)(9) General Design Standards, Height Pitch, and Massing and (E) Downtown & Eastside Historic District.

Questions to Staff

Chair Rios asked if the free-standing carport on the northwest side is not a primary elevation.

Mr. Rasch agreed.

Member Biedscheid asked if the north elevation is primary.

Mr. Rasch said, "I thought it was, but also, we are not connecting to that either. But my wording here is rather convoluted. All elevations facing east, except the northernmost block and the easternmost block of the north elevation. So, it seems like the north façade, itself, is not primary either."

Ms. Biedscheid said she remembered it being primary when the Board discussed the door with the windows.

Mr. Rasch said at the north end of the building there is the original where those doors are; then there is an addition. So, there is another north. And the carport that is adjacent is not primary. But where the door is, that is primary.

Applicant's Presentation

Mr. Eric Enfield, 612 Old Santa Fe Trail, was sworn. He said he was initially concerned with location and realized the west-facing portion of that building and neither is the north façade. That was one of the later additions and the Board allowed him to put new openings in that furthest north façade which would not

have been allowed if it was primary. Mr. Rasch was correct - It was the corner where the portal was built where the only existing doors were left that the Board allowed him to refurbish.

He said this is a special case to provide access for a handicapped woman to get to her unit and this is the only way for her to have a car parked protected. The ramp is completely concealed behind the yard wall and the way the carport accesses the yard wall makes if less like it dropped out of the sky. Sheet A-1 has existing and proposed elevations and shows how little it affects the view. It is a very skinny structure and he did so they stack the wood fascia on the depth of the structure. There is a picture in here - his sheet A-2 on page 20. It is a good representation in that corner of the actual construction of the carport. It is a welcoming portal for Unit 5.

Questions to the Applicant

Member Roybal asked if all finishes will comply with existing structures.

Mr. Enfield agreed.

Member Boniface noted the structure is to be 9' 6" to the top of the roof. He asked how that compares with the photo.

Mr. Enfield said it matches that construction exactly with a lighter cap and 8x8 posts.

Member Boniface asked, regarding the posts, on sheet A-1, page 19, that it looks like the southeast post is placed directly on top of the wall.

Mr. Enfield agreed.

Member Boniface asked if he would perhaps add a pilaster below that, much like his design on the northeast.

Mr. Enfield agreed and said one actually exists there that they are taking one out from the gate so they could reproduce the pilaster under that to pronounce the connection more. It would rest on the brick pilaster.

Member Boniface thought it would look better; otherwise it is a tenuous connection. It would look more substantial. He asked if Mr. Enfield would consider doing it on the other column.

Mr. Enfield said they are at ground level so they are detailed the way the other columns are. He said it looks like it is on the wall but is not. It is where the road grade dives down to the slope down to Canyon Road. It is not on the wall but at grade with the driveway surface.

Member Boniface understood.

Mr. Enfield added that a car is parked there most of the time.

Public Comment

There were no comments from the public and the public hearing portion for this case was closed.

Action of the Board

Member Boniface moved in Case #H-08-096 at1150 Canyon Road, Unit 5, to follow the Staff recommendation and approve the application with the condition that the pilaster be connected to the wall under the southeast corner of the carport. Member Roybal seconded the motion and it passed by majority voice vote with all voting in favored except Member Biedscheid who opposed.

The applicant for the next case was not present.

Member Katz moved to table Case #H-17-031B to the end of the meeting. Member Powell seconded the motion and it passed by unanimous voice vote.

2. **Case #H-17-031B. 125 Quintana Street Unit 3.** Westside-Guadalupe Historic District. Jonah Stanford, agent for Laura Einstein, owner, proposes to remodel a contributing residential structure by constructing 236 sq. ft. of additions, a 5'0" high yardwall and gate, and replace windows. An exception is requested to place an addition on a primary elevation (Section 14-5.2(D)(2)(c)). (David Rasch)

Tabled to the end of the meeting.

3. **Case #H-17-043. 336 Camino Cerrito.** Downtown & Eastside Historic District. Architectural Alliance, agent for Jacqueline Hartley, owner proposes to construct a 268-sq. ft. 10'3" high addition, a 6' high yardwall, a 2'6" high stacked stone wall, and replace windows and doors on a contributing residential structure. (Nicole Ramirez Thomas)

Ms. Ramirez Thomas presented the Staff Report for this case as follows:

BACKGROUND & SUMMARY:

336 Camino Cerrito is a Territorial Revival and Spanish Pueblo Revival style house which is designated as contributing to the Downtown and Eastside Historic District. The house is estimated to have been built sometime after 1920. The north elevation of the house, including the yard wall, and the east yard at the north corner were designated as primary elevations by the HDRB on June 13, 2017. The existing square footage of the home is 1,168 square feet.

The historic elements of the property that contribute to the district include the yard wall with stone foundation, an opening for a gate on the north elevation where stairs are once thought to have existed, and window-like openings in the wall. The area where the Santa Fe Style massing is visible is on the north elevation. All other elevations of the house have been altered or added to and likely occurred after 1987.

The applicant proposes to remodel the property with the following items.

1) Add 286 square feet to the south elevation of the residence. The parapet height will match the existing parapet height at 10'-3". The addition will have one window on the east elevation and French doors on the south elevation. A wood lattice eyebrow will hang over the pair of French doors.

2) Replace a CMU and stucco yard wall with identical materials. The wall will be attached to the addition to create an interior courtyard. The existing gate and wrought iron window covers will be re-used.

3) Addition of a 2'-6" stacked river rock wall along the southeast portion of the driveway will be added to the south property line. To the west of the river rock wall will be a 2'-0" retaining wall with coyote fencing with irregular latilla tops placed on top of it to create a fence of no greater than 6'-0" in height.

4) Fill in existing openings for a door and window on the south elevation of the home.

5) Replace a door on the north elevation of the storage shed. The shed is located at the southwest corner of the house and is not visible on the elevation drawings.

6) Re-roof with spray foam, UV coating, and tan gravel.

7) Re-stucco the residence in cementitious El Rey "Sahara."

8) Window trim and painted trim will be "Brown."

STAFF RECOMMENDATION:

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.

Questions to Staff

There were no questions to Staff.

Applicant's Presentation

Mr. Enfield (previously sworn) clarified on #5 that it is a new door and not replacing a door. Everything else is accurate. As we talked with contractors, a revision was needed for the gates there. We have to remove the wall to a five-foot width and just replace the nonhistoric gates with wider gates because they couldn't get any furniture into the house.

Ms. Ramirez Thomas said it is not a contributing place. It will widen the gates to 3' instead of 1' 6".

Mr. Enfield handed out the revised drawings. A copy is attached to these minutes as Exhibit 1.

He reviewed the handout which will change the size but the detail will match. Each leaf is 1' 6".

Questions to the Applicant

Member Katz asked if he is not doing the recess.

Mr. Enfield agreed but added that he could do the recess.

Ms. Ramirez Thomas confirmed that the gate on the primary elevation is not being touched.

Public Comment

There were no comments from the public and the public hearing portion for this case was closed.

Action of the Board

Member Katz moved in Case #H-17-043 at 336 Camino Cerrito, to follow the recommendation of Staff and approve the application with the change in gate width and ask that it be recessed as shown and that all revised drawings be submitted to Staff for review and approval before final approval. He added that item #5 is an addition of a door rather than a replacement. Member Roybal seconded the motion and it passed by unanimous voice vote.

4. **Case #H-17-055. 425 Hillside Avenue.** Downtown & Eastside Historic District. Martínez Architecture Studio, agent for Daniel and Marian Knowles, owners, proposes to construct 789 sq. ft. of additions to a height of 13' on a non-contributing residential structure and 127 sq. ft. of additions to a height of 13' on a non-contributing accessory structure. (Nicole Ramirez Thomas)

Ms. Ramirez Thomas presented the Staff Report for this case as follows:

BACKGROUND & SUMMARY:

425 Hillside Avenue is a single-family residence with an attached guest house, a free-standing garage, and a pool and pool house built in the Spanish Pueblo Revival style. The house was built in 1984 and is noncontributing to the Downtown and Eastside Historic District. The existing square footage for the house is 5,426 square feet including portals, the garage is 1,080 square feet, and the cabana/pool house is 480 square feet.

The applicant proposes to remodel the property with the following seven items.

1) Addition of 538 square feet with a 65-square foot portal for a family room. The parapet height will match the existing parapet height of 13'-0".

2) Renovation of the master bathroom with the addition of 186 square feet. The height will match the existing parapet height of 13'-0".

3) Addition of 106 square feet to the pool house for a changing room/bathroom. A 21-square foot portal is also requested. The height of the parapet will match the existing parapet height of 13'-0".

4) Replace a set of doors and a window on the pool house.

5) Stucco will be elastomeric El Rey "Pueblo."

6) Windows and doors will have divided lites and will be clad in the color "Bronze."

7) Wood will be stained "Natural."

STAFF RECOMMENDATION:

Staff recommends approval of the application as it complies with 14-5.2(D)(9) General Design Standards for All districts, Height, Pitch, Scale, and Massing and 14-5.2(E) Downtown and Eastside.

Questions to Staff

Chair Rios asked if she could describe the location and public visibility.

Ms. Ramirez Thomas said it is on top of the hill above street level. There is small visibility of the southeast corner from Hillside Avenue.

Applicant's Presentation

Mr. Richard Martínez, P. O. Box 925, was sworn. He added that the additions are in back of house and they plan to match existing details exactly.

Questions to the Applicant

There were no questions to the Applicant.

Public Comment

There were no comments from the public and the public hearing portion for this case was closed.

Action of the Board

Member Roybal moved in Case #H-17-055 at 425 Hillside Avenue, to follow Staff recommendations for items 1-7. Member Boniface seconded the motion and it passed by unanimous voice vote.

Chair Rios complimented Mr. Martínez on the quality of his drawings.

5. **Case #H-17-057A. 806 Don Gaspar Avenue.** Don Gaspar Area Historic District. Palo Santo Designs agent for Halley Roberts Strongwater and Daniel Strongwater, owners, requests designation of primary elevations for a contributing residential structure, and designation of primary elevations for a contributing accessory structure. (Nicole Ramirez Thomas)

Ms. Ramirez Thomas presented the Staff Report for this case as follows:

BACKGROUND & SUMMARY:

806 Don Gaspar Avenue is a Cottage style single family residence located within the Don Gaspar Area Historic District. The house was built by Charles Stanford and was completed by 1912. It is listed as contributing the Don Gaspar Area Historic District. A detached garage is located at the southwest corner of the property and it is built in a vernacular style and is known to have been part of the property by 1967 based on aerial photographs. The garage is also contributing to the district. The applicant is asking for the assignment of primary elevations on the main house and the garage.

The letter provided in the packet, which gives details regarding the history of the home, was part of the bank documents for purchase of the home by the previous owner. The history of the house was given by a member of the Sanford-Thomas family.

Main House

Charles Stanford was a railroad worker who worked as the station master at the time the house was built but was also at some point a carpenter who helped build St. Vincent's Hospital and the Coronado Building. The construction of the house started in 1911 and it was built as a two-room cottage. It underwent a major renovation when Stanford's daughter and her family moved into the house in the 1950s. Notable changes to the exterior include the kitchen area on the south elevation and the back portion of the house on the west elevation as well as the partial front porch enclosure on the east elevation where the fireplace is located. A green house was added to the west elevation of the home in the 1970s. Members of the Stanford family lived in the house until 1998.

The house is constructed of wood frame with a painted wood shingle exterior and has a gabled roof, a diamond fixed pane window in the gable, and retains wood double hung windows in some locations. All the windows and the French door on the south elevation were hand-built and have the original blown glass window panes in them. The house was originally built as a pitched roof house but when the house grew in size a new pitched and gabled roof was added over the top of the original roof. The east elevation has a porch with the front door and three wood windows underneath of it. That the house is set back so far from the street is another of its distinctive characteristics.

The statement provided by the former owner of the house notes that it was constructed largely of scraps from nearby construction jobs and some of the floor joists are railroad ties and the beadboard in the cupboard was from railroad freight cars.

Garage

The garage is located on the south and west lot lines and is constructed of adobe covered in stucco. It was chicken coop before becoming a garage. It is somewhat dilapidated and does not match the style of the house, however a garage set back at the back of a property is common in the Don Gaspar area.

STAFF RECOMMENDATION:

Staff recommends the north elevation (1), the east elevation (2 and 3), and the south elevation (south facing area of 4) of the main residence be designated as primary and that the north elevation of the garage (garage 1) be designated as primary.

Questions to Staff

Chair Rios asked if Ms. Ramirez Thomas is recommending the doors on the garage as primary.

Ms. Ramirez Thomas said yes because it is the front. Other than the garage being characteristic of the neighborhood, it is quite dilapidated and could be beyond repair but the side with the door is recommended as the primary elevation.

Member Biedscheid noted regarding the garage that the north elevation has a small recessed door. She asked if that is worthy as a defining characteristic. It looks original from the photo.

Ms. Ramirez Thomas responded that in considering the size of the garage, we didn't want to be too strict in defining primary elevations.

Member Biedscheid said in the Staff Report, Ms. Ramirez Thomas mentioned several times that the long setback from the street is characteristic. She asked if there is a method for preserving that.

Ms. Ramirez Thomas said here wasn't any.

Mr. Rasch explained that there is no Code citation that limits someone from placing a free-standing structure in front of this building. But the Board has the authority to look at it in terms of being harmonious to the property on the streetscape.

Member Katz was confused on the primary façades, looking on page 24. Basically, façade #2 is an east-facing façade; # 3 is an east-facing façade and between them is a south facing façade not labeled.

Ms. Ramirez Thomas said the rule is if (the façade) is more than 4 or less than 8, it has to be included with another longer elevation

Mr. Rasch explained that because of its width, it is not a separate façade and would need to be either part of #2 or part of #3.

Ms. Ramirez Thomas said her intention was to make it part of #3.

Member Katz wasn't clear about # 4.

Ms. Ramirez Thomas said # 4 has the French Doors and is by the kitchen addition and is really similar to #3. It is less than 8' wide.

Mr. Rasch suggested labeling it a 4a and 4b.

Ms. Ramirez Thomas agreed. The French doors would be 4a.

Member Boniface pointed out that the Staff Report recommended the north elevation of the garage as primary but that is the east where the doors are.

Ms. Ramirez Thomas agreed and apologized.

Member Bayer asked if on #4, Staff recommended 4a only as primary.

Ms. Ramirez Thomas agreed.

Member Powell asked if on the north façade of the garage, that door was an original door.

Ms. Ramirez Thomas said it has been there for a long time. This building was a chicken coop for a long time and then by 1967, it became a garage. The door could have been put in then. There is no indication the chicken coop was built at same time as the house but it was somewhere between 1912 and 1927 and became a garage by 1967.

Applicant's Presentation

Mr. Mark Georgetti, 108½ Halston Street, was sworn. He asked for clarification of 4a and 4b.

Mr. Rasch pointed them out to him on the site plan.

Ms. Ramirez Thomas clarified that she recommended 4A as primary, which is where the French Doors are located.

Mr. Georgetti asked if the recommendation for primary was 1, 2, 3, and 4a.

Ms. Ramirez Thomas agreed.

Mr. Georgetti said that was fine with him.

He said, in regard to the garage, façade #1 is to be primary.

Ms. Ramirez Thomas agreed.

Mr. Georgetti said that is what he was looking for.

Questions to the Applicant

There were no other questions.

Public Comment

Ms. Stefanie Beninato, P.O. Box 1601, was sworn. She was happy the applicant is in agreement with Staff. It is a beautiful building and different from many others in the South Capitol area. It is the most heterogeneous historic district we have. She said, "Mr. Rasch talked to you about being able to control that space from the street to the building and that setback being characteristic. But besides harmony with the streetscape, you also have that it is a primary elevation and restrictions on whether a building would interfere with the designation of it as a contributing structure on the primary elevations. So, that would be another way to be able to have some control over what might be proposed for that front yard if that ever does happen there."

There were no other comments from the public and the public hearing portion for this case was closed.

Chair Rios said it is a gentle little cottage and she had not noticed it because it is set so far back - a little gem.

Member Biedscheid asked if the Applicant knew any of the history or age of the garage.

Mr. Georgetti said he didn't know anything beyond what Ms. Ramirez Thomas shared.

Member Biedscheid said in looking at it that it appears to be in quite good shape as far as a single car garage set back from the street and a good example of one that has not been touched and maintains the original adobe construction. It appears to be very old but not original doors.

Action of the Board

Member Katz moved in Case #H-17-057A at 806 Don Gaspar Avenue, to accept the recommendation of Staff and designate the north elevation - # 1, the east elevation - #2 and #3 and the south-facing elevation - #4a on the main residence as primary; and the east elevation of the garage as primary. Member Boniface seconded the motion.

Member Biedscheid wanted to hear a little discussion on 4b. Even though it was from the 1950's addition, it is historic, it is in good shape. It has a window typical of the time - casement window and it appears to be original fill. She thought the fifties addition is part of the history of this house and wondered if other Board members might consider it having a primary designation.

Member Boniface asked to view the photograph of that corner of the building.

Mr. Rasch said he didn't have a photo of just that part.

Member Katz referred him to page 10.

Member Boniface said 4b is historic, built in the 50's, but what stands out is the fact that the front street façade is so well defined by the shakes on the front and such a distinctive look with the shingles. And, at that corner, 4b, it changes from the original shingles to a stuccoed wall. So, he had a hard time going with that idea. It is a flatter roof that overhangs. He was inclined to not include it.

Mr. Rasch said that, for the Secretary of the Interior standards, it is an excellent example for how to do historic preservation by making the addition different. So, it does follow federal law.

Member Boniface asked if Mr. Rasch was implying that he agreed with Member Biedscheid.

Mr. Rasch said it was not his case.

Member Katz agreed with Member Boniface. He said, "I don't want to overdo it and the rest is what makes this a distinctive building."

Chair Rios added that the Board doesn't follow federal standards.

Mr. Rasch said the City's code kind of follows the Secretary of the Interior code. He quoted from Section 14-5.2C - 1, regarding purpose and intent.

Ms. Ramirez Thomas said it is not a direct relationship but it is imbedded in our code.

Chair Rios disagreed with Member Boniface. There are lots of cottages in this district with flat roofs. This is a cottage style home and this portion is distinct from that.

Member Biedscheid said the addition was done sensitively and distinctly from the original. You can still see what the original was and, in her mind, a reason to preserve that addition, or at least hope that any future addition would be done as sensitively. She asked for Ms. Ramirez Thomas' opinion about 4b.

Ms. Ramirez Thomas said her thought was that it doesn't add to or define the overall cottage character of the house so she didn't recommend it. Also, it was not particularly sensitive. Although distinctive in its character and related to its time period, it is a little disharmonious with the cottage style home, and even the lot lends itself to the cottage look, the way it is set back. To her, the addition is historic but not particularly interesting or a good example of 1950's CMU construction either. We've had others in the other district that are better examples.

Member Powell tended to agree with Member Biedscheid but was okay with the decision of the Board.

Member Bayer agreed with Member Katz and Member Boniface on this point. She didn't think 4b would meet the definition.

The motion was approved on a voice vote (4-2) with all voting in favor except Member Biedscheid and Member Powell who dissented.

6. **Case #H-17-058. 729 Dunlap Street.** Westside-Guadalupe Historic District. John Odell, agent/owner, proposes to construct a residential structure with a 783-sq. ft. footprint to a height of 19' where the maximum allowable height is 14'6" and a 6' high coyote fence, remove a shed, and remove an existing coyote fence on a contributing property. An exception is requested to exceed the maximum allowable height (Section 14-5.2(D)(9). (Nicole Ramirez Thomas)

Ms. Ramirez Thomas presented the Staff Report for this case as follows:

BACKGROUND & SUMMARY:

729 Dunlap is a single-family residence built in the Spanish Pueblo Revival style and is contributing to the Westside Guadalupe Historic District. The lot where the house is located extends almost 200 feet behind the house. The applicant proposes to construct a small residence behind the existing house.

The applicant proposes the following seven items.

1) Construction of a 783-square foot residence on a vacant portion of land behind the existing house. The height of the house will be 19'-0" total where the maximum allowable height is 14'-6". The applicant proposes to construct 5'-0" of the house below ground and 14'-0" above ground. The roof of the house will be flat with a 12" overhang on all sides. A deck and stairs will extend off of the north elevation of the house. A height exception was requested per 14-5.2(D)(9). Exception Responses are presented at the end of this memo.

2) Construct 95 feet of coyote fence along the east property line to a height of no greater than 6'-0".

3) Paint for the front door will be "Striking Red."

4) Exterior trim will be painted in "White Heat."

5) Stain for the deck will be "Early American."

6) Windows and the patio door will be white clad with divided lites.

7) Stucco will be El Rey "Adobe."

RELEVANT CODE CITATION

14-5.2(D) General Design Standards for All H Districts
(9) Height, Pitch, Scale, and Massing
(c) Height

(iii) In historic districts, height shall be the vertical distance measured between the highest part of a structure and the existing grade or finished grade, whichever is more restrictive, at the midpoint of the street facing façade, excluding rooftop appurtenances, the increased height of walls or fences over pedestrian and vehicular openings, and gates (either in opened or closed position). For structures which do not have street frontage, height shall be determined by the façade which contains the tallest vertical distance measured between the highest part of a structure and the existing grade or finished grade, whichever is more restrictive. The height of walls and fences is measured from the street-facing side of the wall or fence. (Ord. No. 2002-37 § 27)

EXCEPTION RESPONSES

(i) Do not damage the Character of the streetscape

Buildings with this height are characteristic of this neighborhood, since we are 170+ feet from the street it has minimal visibility from the street.

Staff response: Staff agrees with this response. The height of the structure and its appearance from the street will not impact the streetscape.

(ii) Prevent a hardship to the applicant or an injury to the public welfare

Anything less than a standard 8 ft. ceiling height would be claustrophobic as the rooms are already small in size.

Staff response: Staff agrees with the response. Digging the foundation of the house to 5 feet below existing grade accomplishes the desired ceiling height.

(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

One design option was to lower ceilings to 7.5 ft. but was unacceptable for modern living.

Another design option was to raise ceilings to 9ft on both floors but we found that to be an unacceptable design option because it conflicted with the fabric of nearby houses.

Staff response: Staff agrees with this response. The applicant considered different options in regard to the height of the house.

(iv) Are due to special conditions and circumstances which are peculiar to the land or structure involved and which are not applicable to other lands or structures in the related streetscape

Although this is a small 2 bedroom house the shape of the lot restricted the footprint of the building to be 2 levels.

Staff response: Staff agrees that the lot shape is a special circumstance which restricts the ability to build a single story home.

(v) Are due to special conditions and circumstances which are not a result of the actions of the applicant

The shape of the historic footprint of the lot limits the design options.

Staff response: Staff agrees with this response. The lot limits design options.

(vi) Provide the least negative impact with respect to the purpose of this section as set forth in Subsection 14-5.2(A)(1)

The 18" additional height is a reasonable and minimal change that allows for normal ceiling height, insulation. Additionally, we deliberately eliminated the parapet in order to keep the structure as low as possible. We chose to mimic the style of the contributing house on the same property.

Staff response: Staff agrees with this response. The applicant has worked to keep the height of the house as low as possible.

STAFF RECOMMENDATION:

Staff finds that the exception criteria have been met and recommends approval of the application as it complies with 14-5.2(D)(9) General Design Standards for All districts, Height, Pitch, Scale, and Massing and 14-5.2(I) Westside-Guadalupe Historic District.

Questions to Staff

Member Roybal asked what other buildings are 2-story along there.

Ms. Ramirez Thomas acknowledged there are quite a few. Some of them are up to 23' high. The height calculation map is on page 9. "But those are excluded because they are non-contributing."

Member Katz noted the only reason he needs the exception is because of the three window walls there. The rest is an appropriate height and it is totally minimal.

Member Roybal asked if it is necessary to go down that far underground to meet the height limit.

Ms. Ramirez Thomas said if he wanted to have it all above ground and built it higher than 14' 6", it would still require a height exception and the applicant felt it was more harmonious to go down five feet and have it 14' above ground.

Applicant's Presentation

Mr. John Odell, 1523 Taos Street, was sworn. He clarified that the stucco is cementitious.

Questions to the Applicant

Chair Rios asked what the square footage that is below ground.

Mr. Odell said it is 783 square feet.

Member Powell asked if that is part of the lower level.

Mr. Odell said the footprint of the house is 783 square feet.

Public Comment

Ms. Beninato (previously sworn) said she appreciated that the applicant is sensitive enough for the harmony of the streetscape to keep the height below 14' from the ground and makes it minimal for the exception. Near there, are 2 and 3 story buildings built and the neighborhood was very upset by that. She wished the door wasn't red.

Mr. Robert Nowak, 731 Dunlap Street, was sworn. His concern, as a neighbor and renter for five years, was that the construction traffic and parking on that narrow road and the times of construction activity. He would like to know how long it will take and when it starts and stops each day.

Mr. Rasch said it is not the Board's jurisdiction. The Permit Division in the Land Use Department can tell him the answers to all those questions.

Action of the Board

Member Roybal moved in Case #H-17-058 at 729 Dunlap Street to approve per staff recommendations for items 1 through 7, and finding that all exceptions have been met. Member Powell seconded the motion and it passed by unanimous voice vote.

7. **Case #H-17-059A. 827 East Alameda Street.** Downtown & Eastside Historic District. Rachele Griego and Andrew Gough, agents/owners, request a historic status review with designation of primary elevations, if applicable, for a non-contributing residential structure. (Nicole Ramirez Thomas)

Ms. Ramirez Thomas presented the Staff Report for this case as follows:

BACKGROUND & SUMMARY:

827 East Alameda is a Pueblo Revival style single family residence constructed in 1947. The house is located within the Downtown and Eastside Historic District and is currently designated as noncontributing. The applicant has requested a status review of the property.

The house has been owned by the Griego family since the time it was built in 1947. It is currently a rental property but the granddaughter of the original owner is purchasing the property from her family. The footprint of the house has remained the same over time but the windows were replaced in 1964 which resulted in removal of the original wood windows and enlarging the openings. The Historic Cultural Properties Inventory Form (HCPI) indicates that the change in window opening and opening sizes, particularly of two window openings on the south and west elevations, compromised the historic integrity of the home. In addition, the front door has been replaced.

RELEVANT CODE CITATION

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

(Ord. No. 2004-26)

(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.

DEFINITIONS

SIGNIFICANT STRUCTURE

A *structure* located in a historic district that is approximately fifty years old or older, and that embodies distinctive characteristics of a type, period or method of construction. For a *structure* to be designated as significant, it must retain a high level of historic integrity. A *structure* may be designated as significant:

(A) for its association with events or persons that are important on a local, regional, national or global level; or

(B) if it is listed on or is eligible to be listed on the State Register of Cultural Properties or the National Register of Historic Places.

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.

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.

STAFF RECOMMENDATION:

Due to all the changes in the massing on this simple structure, Staff recommends historic status remains non-contributing to the Downtown and Eastside Historic District per 14-5.2(C) Regulation of Significant and Contributing Structures in the Historic Districts.

Ms. Ramirez Thomas added that the two structures in the back are contributing and the two in front have no status.

Questions to Staff

Member Biedscheid asked about the status of the yard wall.

Ms. Ramirez Thomas didn't know. It appeared no aerial photograph were

Chair Rios thought the footprint has remained the same over these 70 years. She asked what the changes are.

Ms. Ramirez Thomas said it doesn't look like it has changed at all.

Chair Rios asked if the porch is original to the home.

Ms. Ramirez Thomas agreed. The openings have changed somewhat.

Member Biedscheid said the HCPI Report indicates there is only one window that appears to be original and read it from page 11, which said it was the only original wood window that remains other than the wall and the only window opening that is the original size. She also noted from the HCPI report on page 12, item #15 said the wall was built in 1968.

Ms. Ramirez Thomas thanked her for noticing that.

Applicant's Presentation

Ms. Rachele Griego, 509 Plaza Balentine, was sworn. She agreed with the Staff recommendation and said the door and the porch were changed in 1968. It is her grandmother's house and is emotional for her.

Chair Rios was glad to see she is moving into her family's house on the east side.

Ms. Griego said she is related to all her neighbors.

Questions to the Applicant

There were no questions to the Applicant.

Public Comment

Ms. Beninato (previously sworn) said she almost thought the Board should designate it contributing because it has stayed in one family all this time. She understands some changes appeared in 1958 which is still over 50 years old. Those homes built in the 1950's are worthy of preservation here in Santa Fe.

There were no other comments from the public and the public hearing portion for this case was closed.

Chair Rios asked when the windows were replaced.

Ms. Ramirez Thomas said they were replaced in 1964 with aluminum slider windows. The photo on page 8 shows them and a large one underneath the porch.

Chair Rios reasoned that maybe the window quality type is not good.

Ms. Ramirez Thomas agreed could be considered.

Chair Rios felt the vernacular style buildings are important to preserve.

Ms. Griego said her grandfather pieced it together.

Member Bayer said Ms. Ramirez Thomas indicated this is part of a family compound and asked how that gets treated in the Code. There are four buildings in this compound.

Mr. Rasch said the Governing Body approved a historic compound registry that will become effective 30 days after the approval. The compound register consultant completed the report years ago. It is being brought forward with the Code rewrite and was pretty sure this one was not included in the registry.

Ms. Ramirez Thomas clarified that they have to be on one tract of land to be considered a compound. She wasn't sure if this was all part of one lot or each was separate.

Mr. Rasch was not sure that was a requirement and cited Plaza Chamisal which has individual lots.

Member Biedscheid felt it is worth considering as a contributing structure, based on the original footprint. Although there is one original feature, she didn't believe that façade had enough character to be a primary facade. The one façade that could be considered primary is the one with the portal. And it has the only character-defining feature.

Ms. Ramirez Thomas said there is a corner portal that would be on the south end of the elevation that would be considered primary.

Member Biedscheid thought it was probably less than 8'.

Mr. Rasch agreed. "And we haven't gone over the bridge with historic aluminum sliders. And the Board also doesn't often preserve steel casements."

Member Powell commented but it was not audible.

Mr. Rasch said if they are historic, it would require an exception to remove them.

Member Katz pointed out that they could restore to an earlier period.

Ms. Griego said, unfortunately, they don't have any family photos to show their design before the aluminum sliders. She said, "We want to restore its historic integrity. A lot of material used were just 2x4s. I do think we can make it structurally more sound and make it look how it historically was."

Ms. Ramirez Thomas said the window under portal and one window on the west elevation would be hard to replace and comply with the ordinance because they are so large.

Member Biedscheid asked if there is any option to just acknowledge the portal placement is characteristic without getting into windows and walls.

Mr. Rasch explained that when the Board designates contributing status, it must state the character-defining features.

Action of the Board

Member Biedscheid moved in Case #H-17-059A at 827 East Alameda Street, to designate the historic status as Contributing with the placement of portal on the south façade and the west façade as character-defining and excluding all windows and doors that might be associated with the portal. Member Bayer seconded the motion and said this house does contribute to the historic association as being part of this family compound and the vernacular qualities contributes to the historic architectural design qualities of the District.

Member Katz was torn because of something the applicant said. It is just a family home. The consequence of making it contributing would be some restrictions on what could be done in the remodel. He believed the Board was reluctant to impose restrictions but he was not sure what they wanted to do would be impeded by this designation but the Board is not allowed to consider what they want to do at this time.

Chair Rios agreed the Board is not allowed to discuss that now. But she wanted to reiterate what Member Katz said. If it is designated Contributing, it doesn't mean they can't do renovations to the house.

Ms. Griego said, "Our family wanted to add a bathroom by closing the porch as the original process and adding materials. That was part of our plan. To me, that matters."

Member Biedscheid said her intent was to honor that vernacular style and not intended to restrict what they could do. The Board perceives that continuing the tradition to keep it in the family is contributing in itself.

The motion vote resulted in a 3-3 tie vote with Member Biedscheid, Member Powell, and Member Bayer voting in favor and Member Roybal, Katz and Boniface voting against. Chair Rios voted in favor of the motion to break the tie and the motion passed.

Ms. Ramirez Thomas clarified that the home is designated as Contributing with the south and west elevations of the portal only as primary.

Chair Rios agreed.

Ms. Ramirez Thomas said the window underneath the portal and the door - massing doesn't need to be preserved nor the opening.

Member Biedscheid said okay.

Member Katz moved to take Case #H-17-031 from the table. Member Boniface seconded the motion and it passed by unanimous voice vote.

2. **Case #H-17-031B. 125 Quintana Street Unit 3.** Westside-Guadalupe Historic District. Jonah Stanford, agent for Laura Einstein, owner, proposes to remodel a contributing residential structure by constructing 236 sq. ft. of additions, a 5'0" high yardwall and gate, and replace windows. An exception is requested to place an addition on a primary elevation (Section 14-5.2(D)(2)(c)). (David Rasch)

Mr. Rasch presented the Staff Report for this case as follows:

BACKGROUND & SUMMARY:

125 Quintana Street Unit 3 is a single-family residence that is part of the Elena Quintana Compound that was constructed during the first half of the twentieth century in the Spanish-Pueblo Revival style. Historic windows have been replaced and the 1985 building inventory states that the inset portal woodwork has also been replaced. The building is listed as contributing to the Westside-Guadalupe Historic District. Primary elevation(s) were designated in the previous hearing, i.e., all elevations on the west façade.

The applicant proposes to remodel the property with the following five items.

1. A 197-square foot addition will be constructed on the west, primary elevation. The addition will match adjacent height with two-lite paired French doors and two-lite paired casement windows. An exception is requested to place an addition on a primary elevation (14-5.2(D)(2)(c)) and the required exception criteria responses are at the end of this report.

2. An existing door on the south elevation under the portal will be removed and replaced with a two-lite paired casement window over a fixed wooden panel in the same location and opening dimensions and an existing window on the west elevation under the portal will be removed and replaced with a door in the same location and opening dimensions, thus not requiring exceptions.

3. All windows and doors, which are non-historic, will be removed and replaced with windows and doors like those proposed in the addition.

4. A 39-square foot storage addition will be constructed at the southeast corner with sliding wooden doors.

5. A 5' high yardwall with a wooden pedestrian gate will be constructed at the south side of the street frontage with the maximum allowable height is 4' 11". The one-inch difference is a diminimis amount and not requiring a height exception. An associated 2' 6" planter will be constructed with the yardwall.

EXCEPTION TO PLACE AN ADDITION ON A PRIMARY ELEVATION (14-5.2(D)(2)(c)) AND TO ALTER OPENINGS ON A PRIMARY ELEVATION (14-5.20(D)(5)(a))

(I) Do not damage the character of the streetscape

Response: The proposed changes to the residence will not result in a disruption of the character of the streetscape. A mass dominated adobe style reinforced with strong horizontal architectural lines will remain and will continue to support the character of the area. The addition is consistent with the surrounding massing, scale, and primary façades.

Staff response: Staff agrees with this statement. The addition is harmonious to the streetscape.

(ii) Prevent hardship to the applicant or an injury to the public welfare

Response: After many years of ownership the Owners are retiring and plan on living in our community for the rest of their lives. The proposed alterations are needed to make the residence functional in terms of accessibility and to allow space for ageing-in-place functions. Without the proposed addition and internal accessibility alterations the subject property would not be usable to the owners and would cause hardship during these later life phases. The existing common living area is 13' x 18' and contains a large adobe kiva fireplace, the dining area, living room, entry, and exterior patio access. This is an extremely small area to contain this amount of programing and accessibility is challenging even with important secondary programing such as home office and the home entertainment being allocated to the only other bedroom. The current space allocations do not meet ageing in place needs. The medical industry has minimum requirement standards for in-home care providers in terms of space allocation and living conditions, among them is that a care giver must be provided a separate bed room and storage area for personal belongings. The existing living area is not large enough to absorb any additional programing and would no longer be accessible once the second bedroom is allocated to a caregiver. It is not possible to meet accessibility maneuvering requirements to all house hold functions that would need to be contained within a 13' x 18' space without the proposed addition.

Staff response: Staff agrees with this statement. The owner's needs have changed and that caused a hardship.

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

Response: The proposed design allows the Owners to reside within our historic community while maintaining a balance between architectural scale and utility. The proposed design is consistent with the

growing needs of our community by providing healthy and comfortable housing to aging residents while maintaining a strong sense of Santa Fe culture and architectural heritage. The primary façade is the only façade that an addition is possible. All design options were originally investigated. The only other potentially buildable area was on the East façade. However, this area contains only 64 sq. ft. of buildable area as it is encumbered by the proximity of an adjacent residence and is subject to compliance with fire and building separation requirements. However, we are proposing to make use of even this small area with a 40-sq. ft. storage shed. We also investigated to possibility of reducing the size of the existing secondary bedroom to facilitate accessibility however the gains were not impactful as the bedroom is already only slightly larger than HUD minimum standards.

Staff response: Staff agrees with this statement. There is no other area on the property to gain livable space.

(iv) Are due to special conditions and circumstances which are peculiar to the land or structure involved and which are not applicable to other lands or structures in the related streetscape.

Response: The existing property is unusually shaped and extremely limited in terms of space. The only area within the property that an addition is possible resides within the street facing portion of the property. Shared walls and closely placed adjoining yard walls serve to restrict available natural day lighting. The proposed design attempts to address the needs of the Owner while working within the existing perimeters of this unusual shaped property. The subject property is also particular within the relating streetscape as it resides within the only compound of buildings where access to resident parking is not provided on the primary street façade. All other residences on Quintana Street are required to provide parking access from Quintana Street. This unit is not required to share the front yard or primary façade yard with parking. The subject property is able to provide an accessible exterior space while maintain an architecturally inviting street façade without compromising vehicular safety or utility.

Staff response: Staff agrees with this statement. This condo has street frontage on two streets, unlike the other properties in the streetscape.

(v) Are due to special conditions and circumstances which are not a result of the actions of the applicant

Response: The height, scale, massing, and setbacks are existing conditions which have not been altered by the current owners. Maturing adjacent trees and surrounding neighborhood growth has impacted natural day lighting and encumbered alternate addition locations. The proposed alterations are needed to make the residence functional in terms of ageing-in-place. To age gracefully within one's own residence is considered a right and the requirements for accessibility, provisions for in-home care, and easing the hardship of this process are not due to a decided action on the part of the applicant.

Staff response: Staff agrees with this statement. We are usually not able to change what happens with aging.

(vi) Provide the least negative impact with respect to the purpose of this section as set forth in Subsection 14-5.2(A)(1)

Response: The proposed design is consistent with the existing architecture. It provides the least impact possible through maintaining the existing height, scale, and colors. The scale of the addition is conservative and in-line with existing architectural massing. All design options were originally investigated. Additionally, the scale and scope of the design program is small, only intended to provide accessibility to outdoor areas and internal functions, while providing space for required ageing-in-place functions.

Staff response: Staff agrees with this statement. This is the best location for an addition on this limited property.

STAFF RECOMMENDATION:

Staff finds that the exception criteria have been met to place an addition on a primary elevation and staff recommends approval of this application which otherwise complies with Section 14-5.2(D) General Design Standards and (I) Westside-Guadalupe Historic District.

Questions to Staff

There were no questions to Staff.

Applicant's Presentation

Mr. Jonah Stanford, 928 Shoofly Street, Santa Fe, was sworn and stood for questions.

Questions to the Applicant

There were no questions to the Applicant.

Public Comment

Ms. Beninato (previously sworn) said it sounded like the designating of primary façade was rather recent. She didn't understand the point of designating a primary façade and then have the applicant come in with request for an exception on that façade for an addition on that side. It seemed to be counterproductive on so many levels for the Board. If it is a primary façade, is there another alternative that could achieve the same result.

There were no other comments from the public and the public hearing portion for this case was closed.

Action of the Board

Member Boniface moved in Case #H-17-031B at 125 Quintana Street, Unit 3, to follow the Staff recommendation and approve the application as presented and to acknowledge the exception criteria have been met. Member Roybal seconded the motion and it passed by unanimous voice vote.

I. MATTERS FROM THE BOARD

Mr. Rasch said the Board should hear a report from the subcommittee.

Member Katz reported that the subcommittee met with the City Attorney and Staff this afternoon on the present status. He said, "The City Attorney has spoken with the County about meeting with the subcommittee and there are some issues with the design that are getting worked out and they will get back with us. Ms. Brennan was quite confident we would meet with them in the very near future and we want to keep the Board advised and make sure that anything we propose is agreeable with the Board. If we meet we will report back and I'm sure there will be design issues to hash out."

Chair Rios said she did ask Member Powell if he was willing to be part of the subcommittee and he said yes.

J. ADJOURNMENT

The meeting was adjourned at approximately 7:00 p.m.

Approved by:

Cecilia Rios, Chair

Submitted by:

Carl Boaz for Carl G. Boaz, Inc.

City of Santa Fe

Agenda

CITY CLERK'S OFFICE
DATE 12/6/17 TIME 11:10
SERVED BY
RECEIVED BY

HISTORIC DISTRICTS REVIEW BOARD FIELD TRIP

TUESDAY, December 12, 2017 at 12:00 NOON

HISTORIC PRESERVATION DIVISION, 1st FLOOR CITY HALL

HISTORIC DISTRICTS REVIEW BOARD HEARING

TUESDAY, December 12, 2017 at 5:30 P.M.

CITY COUNCIL CHAMBERS

*****AMENDED*****

A. CALL TO ORDER
B. ROLL CALL
C. APPROVAL OF AGENDA
D. APPROVAL OF MINUTES: November 28, 2017
E. FINDINGS OF FACT & CONCLUSIONS OF LAW

Case #H-17-078. 998 Acequia Madre.
Case #H-17-060. 115 Rodriguez Street.
Case #H-17-100. 118 East Santa Fe Avenue.
Case #H-16-078. 564 Garcia Street.
Case #H-17-096. 616 East Alameda Street Unit F.
Case #H-17-099. 235 Delgado Street.
Case #H-17-068. 434 and 434A Acequia Madre.

F. BUSINESS FROM THE FLOOR
G. COMMUNICATIONS
H. ACTION ITEMS

1. Case #H-17-097B. 984 C Acequia Madre. Downtown & Eastside Historic District. Deborah Auten, agent for Holly Hart, owner, proposes to construct an 834 sq. ft. addition to 11 ft. high on a non-contributing residential structure. (Nicole Ramirez Thomas)

2. Case #H-17-057B. 806 Don Gaspar Avenue. Don Gaspar Area Historic District. Palo Santo Designs, agent for Halley Roberts Strongwater and Daniel Strongwater, owners, proposes to demolish a non-residential contributing structure. An exception is requested (Section 14-5.2(D)(1)(a)). (Nicole Ramirez Thomas)

3. Case #H-17-101A. 53 and 55 Old Santa Fe Trail. Downtown & Eastside Historic District. HPD Staff requests primary elevation(s) designation for a non-residential contributing structure . (David Rasch)

4. Case #H-17-101B. 53 and 55 Old Santa Fe Trail. Downtown & Eastside Historic District. John Silver, agent/owner proposes to remodel the storefronts and entries on a contributing non-residential structure. (David Rasch)

5. Case #H-17-102. 501, 503, 507 Webber St. Don Gaspar Area Historic District. Ross and Katherine Hall, agent/owners, request designation of primary elevation(s) on a contributing non-residential structure. (Nicole Ramirez Thomas)

6. Case #H-17-104. 960 Acequia Madre. Downtown & Eastside Historic District. Chet Cramin, owner/agent, requests to replace a vehicle gate with a 5' high mechanical vehicle gate on a contributing residential property. The gate is 5 ft. in height. (Nicole Ramirez Thomas)

7. Case #H-17-105. 853 E. Palace Ave. Downtown & Eastside Historic District. Lisa Roach, agent for Vigil Estate, Patsy Vigil Lardizbal, owner, requests historic status review with primary elevation(s) designation, if applicable, for non-contributing residential structure. (Nicole Ramirez Thomas)

8. Case #H-17-106. 345 Delgado St. Downtown & Eastside Historic District. Lorn Tryk, agent for Charles and Theresa Niemeier, owners, requests historic status review with primary elevation(s) designation, if applicable, for non-contributing residential structure. (Nicole Ramirez Thomas)

9. Case #H-17-107. 233 West Manhattan Ave. Downtown & Eastside Historic District. Linda Armer, owner/agent, requests historic status reviews with primary elevation(s) designation, if applicable, for a contributing residential and a non-statused residential structure. (Nicole Ramirez Thomas)

10. Case #H-17-108. 100 N. Guadalupe St. Downtown & Eastside Historic District. Descartes Labs, agent for Firestone 100, LLC, owner, proposes to remodel a non-contributing, non-residential structure by installing three windows, constructing a screen for existing mechanical equipment, and install signage. Two exceptions are requested to exceed the three color maximum (14-8.10(B)(4)) and to place signage above 15' from grade (14-8.10(H)(26)(D)). (David Rasch)

11. Case #H-17-109. 431 Camino de las Animas. Downtown & Eastside Historic District. Scott Cherry, agent for Russell and Sandra Osterman, owners, proposes to construct a 198 square foot addition on a non-contributing residential property. An exception is requested to exceed the 3' corner standard (14-5.2(E)(2)(b)). (David Rasch)

I. MATTERS FROM THE BOARD

J. ADJOURNMENT

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

City of Santa Fe

Agenda

CITY CLERK'S OFFICE
DATE 11-21-17 TIME 4:55pm
SERVED BY
RECEIVED BY Carmelona Spears

HISTORIC DISTRICTS REVIEW BOARD FIELD TRIP

TUESDAY, December 12, 2017 at 12:00 NOON

HISTORIC PRESERVATION DIVISION, 1st FLOOR CITY HALL

HISTORIC DISTRICTS REVIEW BOARD HEARING

TUESDAY, December 12, 2017 at 5:30 P.M.

CITY COUNCIL CHAMBERS

A. CALL TO ORDER
B. ROLL CALL
C. APPROVAL OF AGENDA
D. APPROVAL OF MINUTES: November 28, 2017
E. FINDINGS OF FACT & CONCLUSIONS OF LAW

Case #H-17-078. 998 Acequia Madre.
Case #H-17-060. 115 Rodriguez Street.
Case #H-17-099. 235 Delgado Street.
Case #H-16-078. 564 Garcia Street.
Case #H-17-068. 434 and 434A Acequia Madre.
Case #H-17-098A. 122, 124, 125, and 126 Camino Santiago.
Case #H-17-098B. 122, 124, 125, and 126 Camino Santiago.
Case #H-17-096. 616 East Alameda Street Unit F.
Case #H-17-066. 415 Camino Manzano.
Case #H-17-100. 118 East Santa Fe Avenue.
Case #H-17-068. 434 and 434A Acequia Madre.

F. BUSINESS FROM THE FLOOR
G. COMMUNICATIONS
H. ACTION ITEMS

1. Case #H-17-097. 984 C Acequia Madre. Downtown & Eastside Historic District. Deborah Auten, agent for Holly Hart, owner, proposes to construct an 834 sq. ft. addition to 11 ft. high on a non-contributing residential structure. (Nicole Ramirez Thomas)

2. Case #H-17-101. 53 Old Santa Fe Trail. Downtown & Eastside Historic District. John Silver, agent/owner proposes to remodel the storefronts and entries on a contributing non-residential structure. (David Rasch)

3. Case #H-17-102. 501, 503, 507 Webber St. Don Gaspar Area Historic District. Ross and Katherine Hall, agent/owners, request designation of primary elevation(s) on a contributing non-residential structure. (Nicole Ramirez Thomas)

4. Case #H-17-103. 984 B Acequia Madre. Downtown & Eastside Historic District. Deborah Auten, agent for Holly Hart, owner, proposes to construct a 576 sq. ft. free-standing garage to 10 ft. high at a contributing residential property. (Nicole Ramirez Thomas)

5. Case #H-17-104. 960 Acequia Madre. Downtown & Eastside Historic District. Chet Cramin, owner/agent, requests to replace a vehicle gate with a 5' high mechanical vehicle gate on a contributing residential property. The gate is 5 ft. in height. (Nicole Ramirez Thomas)

6. Case #H-17-105. 853 E. Palace Ave. Downtown & Eastside Historic District. Lisa Roach, agent for Vigil Estate, Patsy Vigil Lardizbal, owner, requests historic status review with primary elevation(s) designation, if applicable, for non-contributing residential structure. (Nicole Ramirez Thomas)

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9. Case #H-17-108. 100 N. Guadalupe St. Downtown & Eastside Historic District. Descartes Labs, agent for Firestone 100, LLC, owner, proposes to remodel a non-contributing, non-residential structure by installing three windows, constructing a screen for existing mechanical equipment, and install signage. Two exceptions are requested to place signage above 15' from grade (14-8.10(H)(26)(D)) and to exceed the three color maximum (14-8.10(B)(4)). (David Rasch)

10. Case #H-17-109. 431 Camino de las Animas. Downtown & Eastside Historic District. Scott Cherry, agent for Russell and Sandra Osterman, owners, proposes to construct a 198 square foot addition on a non-contributing residential property. An exception is requested to exceed the 3' corner standard (14-5.2(E)(2)(b)). (David Rasch)

I. MATTERS FROM THE BOARD

J. ADJOURNMENT

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HISTORIC DISTRICTS REVIEW BOARD
December 12, 2017

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MINUTES OF THE

CITY OF SANTA FE

HISTORIC DISTRICTS REVIEW BOARD

December 12, 2017

A. CALL TO ORDER

A regular meeting of the City of Santa Fé Historic Districts Review Board was called to order by Ms. Cecilia Rios, Chair, on the above date at approximately 5:30 p.m. in the City Council Chambers at City Hall, 200 Lincoln Avenue, Santa Fé, New Mexico.

B. ROLL CALL

Roll Call indicated the presence of a quorum as follows:

MEMBERS PRESENT:
Ms. Cecilia Rios, Chair
Mr. Frank Katz, Vice Chair
Ms. Meghan Bayer
Ms. Jennifer Biedscheid
Mr. Edmund Boniface
Mr. William Powell
Mr. Buddy Roybal

MEMBERS EXCUSED:

OTHERS PRESENT:
Mr. David Rasch, Planner Supervisor
Ms. Nicole Ramirez Thomas, Senior Planner
Ms. Theresa Gheen, Assistant City Attorney
Ms. Lisa Martínez, Land Use Director
Mr. Carl Boaz, 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 Planning Department and available on the City of Santa Fe web site.

C. APPROVAL OF AGENDA

Member Roybal moved to approve the agenda as presented. Member Boniface seconded the motion and it passed by unanimous voice vote.

D. APPROVAL OF MINUTES - November 28, 2017

Member Bayer requested a change on page 11, first sentence to add at the end of the sentence, "on the main house when it was brought before the Board last time." She asked if this is what was previously approved.

Member Boniface asked for a change on page 6, paragraph 10 to insert after "three feet" the words, "in height." and "in plan" at the end of the sentence.

Chair Rios noted that on pages 6, 22 and 34. Mr. Boaz could not hear what Member Powell was saying. She asked the Board members to keep their microphones on and close by.

Member Boniface moved to approve the minutes of November 28, 2017 as amended. Member Katz seconded the motion and passed by voice vote with all voting in favor except Chair Rios abstained.

E. FINDINGS OF FACT AND CONCLUSIONS OF LAW

Case #H-17-078. 998 Acequia Madre. Case #H-17-096. 616 East Alameda Street Unit F.
Case #H-17-060. 115 Rodriguez Street. Case #H-17-099. 235 Delgado Street.
Case #H-17-100. 118 East Santa Fe Avenue. Case #H-17-068. 434 and 434A Acequia Madre.
Case #H-16-078. 564 Garcia Street.

Member Roybal moved to approve the Findings of Fact and Conclusions of Law as presented. Member Boniface seconded the motion and it passed by unanimous voice vote.

F. BUSINESS FROM THE FLOOR

There was no business from the floor.

G. COMMUNICATIONS

There were no communications.

H. ACTION ITEMS

Chair Rios announced to the public that anyone who wished to appeal a decision of the Board would have up to 15 days after approval of the Findings of Fact and Conclusions of Law with the Governing Body.

1. **Case #H-17-097B. 984 C Acequia Madre.** Downtown & Eastside Historic District. Deborah Auten, agent for Holly Hart, owner, proposes to construct an 834-sq. ft. addition to 11 ft. high on a non-contributing residential structure. (Nicole Ramirez Thomas)

Ms. Ramirez Thomas presented the staff report as follows:

BACKGROUND & SUMMARY:

984 C Acequia Madre is a single-family residence located within the Downtown and Eastside Historic District. The house was built prior to 1973 and has Spanish Pueblo Revival Style and Territorial Style elements. The Board designated the historic status of the residence as non-contributing to the Downtown and Eastside Historic District in November of 2017.
The applicant proposes the following remodel.

1) Addition of 834 square feet for a garage addition on the south elevation. The addition will require the removal of a portal on the main house and the removal of a portal and storage area on the guest house. The height of the garage will be 11'-0". The driveway brick that is removed will be reused.
2) Windows on the addition will be wood clad divided lite in "White."
3) The stucco will be cementitious "Adobe" to match the existing.
4) The garage door will be a wood panel door.

STAFF RECOMMENDATION:

Staff recommends approval of the application as it complies with 14-5.2(D)(9) General Design Standards for All H Districts, Height, Pitch, Scale, and Massing and 14-5.2(E) Downtown and Eastside.

Questions to Staff

There were no questions to Staff.

Applicant's Presentation

Ms. Debra Auten, 840 Alto Street, was sworn. She had nothing to add to the Staff Report.

Questions to the Applicant
Member Boniface asked what the color of garage door would be.

Ms. Auten said it will be dark brown.

Public Comment

There were no speakers from the public regarding this case and the public hearing portion was closed.

Action of the Board

Member Roybal moved in Case #H-17-097B at 984 C Acequia Madre, to approve the application as staff recommended. Member Boniface seconded with a friendly amendment that the garage door shall be a brown color. Member Roybal accepted it as friendly and the motion passed by unanimous voice vote.

2. **Case #H-17-057B. 806 Don Gaspar Avenue. Don Gaspar Area Historic District. Palo Santo Designs, agent for Halley Roberts Strongwater and Daniel Strongwater, owners, proposes to demolish a non-residential contributing structure. An exception is requested (Section 14-5.2(D)(1)(a)). (Nicole Ramirez Thomas)**

Ms. Ramirez Thomas presented the staff report as follows:

BACKGROUND & SUMMARY:

806 Don Gaspar Avenue is a Cottage style single family residence located within the Don Gaspar Area Historic District. The house was built by Charles Stanford and was completed by 1912. It is listed as contributing the Don Gaspar Area Historic District. A detached garage is located at the southwest corner of the property. The building is built in a vernacular style and is known to have been part of the property by 1967 based on aerial photographs. The garage is also contributing to the district. The Board assigned the north, east, and south elevation with the original glass doors as primary elevations for the main house. The east elevation is primary on the garage.

The applicant requests the following items.

1) The applicant is requesting an exception to demolish the contributing garage (14-5.2(D)(1)(a)). The relevant code citations, demolition responses, and exception responses are provided at the end of this memo.

2) Addition of 550 square feet to the house. The current square footage of the house is 1212 square feet. The addition does not exceed 50% of the historic footprint so an exception is not requested. The height of the addition is proposed to be 13'-4 1/2" where the maximum allowable height is 16'-8". The exterior finishes will be vertical wood siding and a galvanized standing seam metal roof.

RELEVANT CODE CITATIONS

14-3.14 Demolition of Historic Landmark Structure

(G) Standards

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

(a) Whether the *structure* is of historical importance;

Staff response: In July of 2017 the historic status of the garage was already contributing to the Don Gaspar Area Historic District and the Board assigned the east elevation as primary.

(b) Whether the *structure* for which demolition is requested is an essential part of a unique *street* section or block front and whether this *street* section or block front will be reestablished by a proposed *structure*; and

Staff response: The structure is a common element of homes built in the Don Gaspar Area Historic District. The existence of a garage at the back of the property is not unique to this home but is a characteristic of homes built in the neighborhood in the 1930s and 1940s. The construction of the main house occurred prior to the time the former chicken coop was turned into a garage/shed. The proposed addition to the home will not reestablish the structure.

(c) The state of repair and structural stability of the *structure* under consideration.

Staff response: The garage is in a state of disrepair but according to the City Building Official the building is not in danger of collapsing. The engineer's evaluation indicates that the garage/shed is structural unsafe due to a lack of bond beam. In addition the joists are undersized. To make the building usable for more than storage significant modifications would be necessary. Attached to this memo are a Special Inspections Demolition Request and the engineers report on the state of the building.

(2) In determining whether a request for demolition of a *landmark structure* should be approved or denied, the HDRB and *governing body* shall consider the following:

(a) The historical importance of the *structure*; and

(b) The state of repair and structural stability of the *structure*.

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

In any review of proposed additions or alterations to *structures* that have been declared significant or contributing in any historic district or a *landmark* in any part of the *city*, the following standards shall be met:

(1) General

(a) The status of a significant, contributing, or *landmark structure* shall be retained and preserved. If a proposed alteration will cause a *structure* to lose its significant, contributing, or *landmark* status, the *application* shall be denied. The removal of historic materials or alteration of architectural features and spaces that embody the status shall be prohibited.

EXCEPTION RESPONSES

Does not damage the character of the Streetscape: The outbuilding structure, which is detached from the main house and situated at the back easement line, farthest from the street and on a zero lot line with the south boundary of the property. It is visible only to a very limited degree when the viewer is positioned directed in front of the property and falls out of view quickly as one passes by the property. It is not the dominant or defining architectural feature of the property and differs significantly in terms of its style and

quality of construction as compared to the main house and adjoining structure on the zero lot line to the South. The backset outbuilding is common feature in the Don Gaspar area, including on the directly adjacent property to the South. Its removal from the subject property would not damage the character of the streetscape, as similar features remain intact elsewhere, which are more prominent to the streetscape, in better condition and more in alignment with the architectural style of their respective main houses.

Staff response: Staff agrees with this response. While the placement of a garage at the back of the property along a tandem driveway is a common characteristic of the Don Gaspar Area Historic District the garage/shed on this property is not unique to the streetscape and the style of the building differs from the residence.

Prevents a hardship to the applicant or an injury to the public welfare: The applicants are a young couple with a newborn baby. One of the applicants' family home is in the district and the intention in buying the property was to renovate the home to suit the needs of a growing family as permanent residence and be able to accommodate a home office and space for grandparents to watch the grandchild. Anecdotally, it has been said that the previous owners sold the home because the layout did not suit the needs of their young children.

Although the condition of the outbuilding was obviously in disrepair when the owners purchased the property, it was not known to them at the time that the structure was unsafe or uninhabitable. The building was inspected by Jorge Gonzales, Structural Engineer, and Michael Purdy, City Building Inspector. Letters, attached. Mr. Gonzales has determined the building to be unsafe and uninhabitable, Mr. Purdy has determined the building to be in a state of disrepair. Structural deficiencies are evident upon visual inspection and the building is beyond repair short of a major structural re-build. This type of structural alteration is disallowed by city zoning code due to the non-conforming nature of the building per 14-10.3(E)(3). It would not be allowed to structurally alter the building (which is needed to make it safe) without bringing it into zoning compliance simultaneously. To bring it into zoning compliance (in meeting the min. 5 ft. setback) demolition would be required of the entire south façade (which adjoins a structure on the southern neighboring property) and portions of the West façade and East facade (East having been designated a primary facade) to five feet away from the property line, representing nearly half of the building's existing footprint. Leaving an unsafe structure on the property which cannot be structurally altered is a significant hardship to the owners. Being required to demolish half the building and preserve half in neither practical nor advisable in this case, and would represent an undue hardship.

Furthermore, city zoning staff's recent characterization that the structure could not be made into habitable space without a variance (due to the zero lot line situation in the R-21 zone), AND that the project would not meet eligibility criteria for such a variance, creates a significant hardship to the owners in not being able to utilize the outbuilding for any of the uses one could reasonably expect.

Also, Mr. and Mrs. López, the neighbors sharing the southern property line of the subject property, have stated that demolition of the outbuilding is highly desirable to them for reasons including the continued preservation of their outbuilding to which the unsafe structure in question is attached, preservation of their property value by detaching from a potential structural liability and their desire to see improvements carried out on the subject property.

For the above reasons, demolition of the outbuilding will prevent both a hardship to the owners and prevent an injury to the neighbors and thus the public welfare.

Staff response: Staff agrees in part with this response. The engineer's letter does state that the building is unsafe and therefore can be characterized as a hardship in that it is somewhat unusable and does not suit the needs of the family that plans to live in the home.
The applicant is correct in stating that they were advised by zoning that it would not be possible to incorporate the building into the remodel of the home. Since that time, Current Planning and Historic Preservation have discussed the apparent conflicts in Chapter 14 relating to non-conforming structures and the historic districts. It is the opinion of City Staff that the more restrictive regulations under Chapter 14 apply and those that are more restrictive are the City code for the historic districts. As such, and due to the fact that the garage/shed is a contributing structure per 14-5.2(C), the non-conformity of the structure is not non-conforming; it is conforming and has been deemed worthy of preservation. The issue of non-conformity in the historic districts is resolved by the Land Use Director and the determination of non-conformity is considered and determined on a case-by-case basis.

All this stated, the applicant was given advice to the contrary which was that the building is non-conforming and cannot be used as a habitable space. The applicant followed this advice and pursued a request for demolition of the garage/shed and a request for construction of a conforming addition. Up to the point of constructing this memo the conforming/non-conforming discussion had not been resolved; therefore the argument that the garage/shed cannot be incorporated into the design of the remodel has been presented.

Strengthen the 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: During Design Development, Palo Santo Designs has explored other design options which would allow the preservation of the outbuilding, none of which has served to provide the owners with the end use they require while remaining admissible to city zoning staff or in alignment with Historic design guidelines.

We looked at the possibility of a second story addition. This was not suitable for the owners and, and would present a significant change to primary facades of the contributing main house, dramatically changing the character of the original historic home and having a significant impact on the streetscape and character of the district.

We explored constructing an addition to the south non-primary façade of the main house to connect the main house and outbuilding, preserving the primary façade of the outbuilding while incorporating the outbuilding into the heated habitable space. Zoning staff informed us that this would be disallowed according to R-21 zoning and the zero lot line condition of the outbuilding. We were told it would also contradict the intention of zoning code to prevent the extension of the useful lifespan on con-conforming structures in the district. We were told a variance would be required to achieve this design option, and that such a proposal would not meet the eligibility requirements for a variance.

We explored the option of connecting the buildings as described above, while leaving the outbuilding unimproved/unheated and preserved. In order to achieve adequate living space for the intended purpose, this option would necessitate a very long and narrow room extending into the front yard area to the north and east of the outbuilding, detracting from the character defining nature of the front yard area. This option

would also necessitate the structural improvement to the outbuilding structure to extend its longevity and protect the new construction from future harm. This is contrary to 14-10.3(E)(3) which prohibits alterations to a nonconforming structure except to bring it into conformity. This option also presented a very awkward and undesirable layout for the owners and was rejected.

We also explored the option of leaving the outbuilding unattached to the main house and building an addition or detached structure in the front yard area. City zoning staff had informed us during design development that a 10ft, building setback would be required between the outbuilding, severely limiting the options for a functional floorplan that did not encroach significantly on the front yard area, and require a long hallway addition. Zoning has just, in the last week, retracted its assertion that a 10-ft. building setback requirement is required in this case. Yet, a design trajectory was followed based on the "expert" advisement of senior planners during design development. Reversal of this assertion by city staff at this time creates added hardship, frustration and consternation on the part of the owners, and they have rejected back tracking on design and accumulating any unnecessary design costs due to erroneous assertions made by zoning staff when specifically consulted on the options.

Staff response: Staff agrees with this response. Several design options were considered.

Is due to special conditions and circumstances which are peculiar to the land or structure involved which are not applicable to other lands or structures in the related streetscape: The unusual lot line configuration of the property, which has resulted from previous owners' lot consolidations, splits and granting of easements, leaves the home perched in a position which is non-conforming to current City Zoning Setback requirements. This is also true for the outbuilding structure proposed for demolition here. The peculiar boundary and easement conditions severely restrain any new construction on the property except for in the front yard area. The unique character of this home is that it is set back far from the street and presents an aesthetically pleasing feature to the streetscape and district, which the applicants hope to preserve, leaving very limited options and special constraints to improving the property without utilizing the space currently occupied by the outbuilding.

Staff response: Staff does not agree with this response but acknowledges that an addition to the south prevents the contributing elements of the main residence and the property from being diminished.

Is due to special conditions and circumstances which are not a result of the actions of the applicant: The applicants recently purchased the property as is. The current state of disrepair and structural compromise was inherited from the previous owners, and was not fully understood prior to their acquisition of the property. Specifically, the knowledge that zoning would disallow the use of the outbuilding as inhabitable space was unknown until after the purchase. Furthermore, erroneous and contradictory assertions over time by city zoning staff has complicated matters as they relate to the owner's ability to understand correctly what options are viable to the improvement of their property.

Staff response: Staff agrees with this response in part. The statements regarding the zoning review are accurate, however staff feels the special conditions and circumstances that are not the result of the actions of the applicant is that the location of the structures on the lot are both at the back of the property and that any modern growth of the main house to accommodate a family would need to be to the south in order to preserve the streetscape. Staff does not agree with the statement that a lack of knowledge about the

condition of the property and the requirements of zoning are a special circumstance.

Provides the least negative impact with respect to the purpose of the code: Demolition of the structure will allow the applicants to explore other design options for future improvements which will further enhance the heterogeneous character of the district and streetscape, while eliminating a dangerously unmaintained structure. As Chapter 14 duly expresses, the purpose of the Historic Districts is to promote economic, cultural and general welfare and to ensure harmonious, orderly and efficient growth and development. The historic outward appearance of the home and property is well preserved regardless of the presence of the detached outbuilding; therefore demolition of it will have no negative effects on property values, touristic appeal and the welfare of the residents. Demolition will ensure the opportunity for the applicants to design and build a new structure in its place in alignment with historic styles, without adversely affecting the unique front yard aesthetic. This is in fulfillment of the purposes set out in 14-5.2 (A)(1).

Staff response: Staff agrees with this response. The applicant's design has worked to be sensitive to the character defining aspects of the property and the streetscape.

STAFF RECOMMENDATION:

Staff defers to the Board to determine if the exception criteria have been met and if the garage/shed structure should be demolished. Should demolition be approved, 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(H) Don Gaspar Area Historic District.

Ms. Ramirez Thomas commented that her responses to the applicant's exception responses were a little complicated. In some cases, she agreed, she disagreed with one, and with others, she qualified her agreement or disagreement. So Staff defers to the Board in this case whether the shed should be demolished.

Questions to Staff

Chair Rios asked her what parts she did not agree with and why.

Ms. Ramirez Thomas said the single criterion response she disagreed with was #4. The criterion asks if the request is due to special conditions and circumstances which are peculiar to the land or structure involved, which are not applicable to other land or structures in the related streetscape. This criterion is really intended for the applicant to compare the lots adjacent to it within the immediate vicinity to see how they might be different. She didn't believe they answered that very clearly. But she thought they were prepared to address it tonight.

Chair Rios took note of a handout from Jorge Gonzalez, P.E. [A copy of the handout is attached to these minutes as Exhibit 1.]

Member Biedscheid had a question on how to approach this case. She asked if the Board is to

consider the demolition and the approval of the new design [at this meeting].

Ms. Ramirez Thomas agreed.

Member Biedscheid asked if the demolition standard and exception criteria should be considered together or one after the other.

Mr. Rasch clarified that the demolition standard asks the Board to find that it is either not historically important nor part of streetscape. The Board should first consider removal of historic materials.

Chair Rios asked her to comment on the architectural style of the home and of the garage.

Ms. Ramirez Thomas described this home as a cottage, built by a man who uses scrap material, and there have been very few modifications since it was built. The garage/shed was a chicken coop and done opportunistically. So, the style is very different. It is vernacular, stuccoed with a wood door.

Chair Rios concluded that they are not compatible.

Ms. Ramirez Thomas said they are very different styles. In the last hearing, when she looked at it and the long front yard and considered that the shed was a chicken coop, it makes more sense. The unique items are long front yard and cottage. To her, the garage/shed is secondary.

Chair Rios asked if the garage is an essential element of the streetscape.

Ms. Ramirez Thomas pointed out that it is a common element of the Don Gaspar area but not as good an example as the others are. It is characteristic to have garages set back at the end of a long driveway and that is a characteristic of this district.

Chair Rios asked if she knew what the condition of it was structurally or if it has been expressed by an engineer.

Ms. Ramirez Thomas agreed. The City building officials said it is in bad shape but not ready to collapse. The engineer hired by the applicant said there is quite a bit of work that needs to be done in order to make it safe.

Chair Rios asked what the interior height is.

Ms. Ramirez Thomas said it is 6' 2¾".

Mr. Rasch handed out the statement from Mr. Greg Smith, Current Planning Division Director. [A copy of the statement is attached to these minutes as Exhibit 2.]

Member Roybal asked how the redesign fits with the existing house.

Ms. Ramirez Thomas said the design is congruent with the style the Board approved in November for

this property. It tries to match a style that doesn't look separate from the house but didn't match it completely. So there are two different styles on the property.

Member Roybal asked if the garage, or chicken coop, would be usable for anything else.

Ms. Ramirez Thomas didn't think so in its current state, but it might be usable for storage.

Member Powell said he remembered this house and the Board had a status review.

Ms. Ramirez Thomas said it actually was not a status review but just to designate primary elevations.

Member Powell recalled the east façade was designated primary for the garage.

Ms. Ramirez Thomas agreed. And, there was no request from Staff, Board or Applicant to review it for a possible downgrade of status.

Member Powell surmised the Board would undo that designation if they approved the demolition.

Ms. Ramirez Thomas said yes, ultimately, because it would not exist any longer. That meeting was in October 2017 because it was in the convention center.

Member Powell could not remember any previous time in the past when demolition and proposed plan were considered together in one packet.

Ms. Ramirez Thomas clarified that it can be done but there was no design brought forward at that meeting when it was postponed.

Chair Rios recalled when this case came to the Board then, the house and garage were already contributing, and the Board just designated primary elevations.

Ms. Ramirez Thomas agreed.

Applicant's Presentation

Mr. Mark Georgetti, 108½ Pemican Street, was sworn. He said he prepared some comments but would like to go through, to clarify and expand their exception responses. And address the comments of Staff.

He also knew members of the public were present to speak to this case during the other hearings and hoped they would do that this evening.

Chair Rios assured him there will be public comment on this case.

Mr. Georgetti first commented on the context of the out-building which is inappropriately labeled as a garage and to his knowledge, never was. It was constructed decades after the main house. It was not built when the main house was built nor with same types of materials nor in same architectural style as the main

house. Its intended use was as a chicken coop and later modified as a storage shed. There is no evidence it was ever used as a garage and the dimensions would make it very difficult. The height of the doors is less than 7'. The ceiling height is 6' 2¾". Even the opening width is 7' 11" - less than a standard parking spot I a parking lot would be. So he called it an outbuilding and not a garage.

He handed out some photos and other documents to the Board. [The packet he handed out is attached to these minutes as Exhibit 2.] The first page was to show the measurements, limited scope, and scale for usability for any purpose. His notes were on minimum code requirements.

His photos were to demonstrate the comments in the engineer's letter. He pointed out in Engineer Gonzales' letter the ceiling joists were undersized for the span and roof load and there was no bond beam. They would need to reinforce the foundation and rebuild the roof to have a safe, code compliant building.

Regarding the contributing scale, he understood it is likely the outbuilding was given contributing status in 1990's by default in a drive-by inventory. It was not closely assessed at that time or any time since. No status change was requested ever.

Ultimately, the issue is whether the building was truly worthy of that status that has never been addressed. It is not unique or critical to the streetscape. He had photos on the third page of twelve other properties within about a block and a half of the property that have distinctive outbuildings, garages, or car ports that are integrated with the main house. This property does not demonstrate that quality.

This is not a significant building respecting the character of the streetscape of the district. Page 2 shows pictures of the outbuilding while passing along Don Gaspar and it can be seen that the visibility is extremely limited, in fact only at the driveway, to see it clearly at all.

So it doesn't contribute as a noticeable building that the public would recognize as defining to the neighborhood. So those comments and the second engineer review addresses the key criteria for demolition.

The modifications that would be required to make it usable and safe would significantly change the character of the building by raising it higher and modifying every opening. That was his insight on it and which he thought were valid and important for the Board's consideration.

He commented further on their exception responses. We appreciated that Staff agreed with criteria 1, 3, and 6 in full and in part to 2 and 5, but didn't agree with #4. Upon further discussion with Staff, he thought he could address the criteria to the Board's satisfaction.

Criterion #4t was due to special conditions and circumstances not applicable to others. He said the original construction occurred when many other properties were not developed in that area (1915) and it was much larger lot. The boundaries were disregarded in siting the home. He did provide the legal lot of record in which the Board could see that the house, itself, transgresses at least four old property boundaries (lots 10, 13, 14 and 15) and. over time, various lot consolidations, lot line adjustments, splits and easement recordings, resulted in a peculiar lot line and easement configuration that are characterized by the house and the outbuilding being pinned into the north, west, and south property boundaries, leaving

no space for further development of the property other than in the character-defining east front yard and they need to avoid disturbing that primary elevation, or to develop an addition on the south where the chicken coop structure is.

Almost every other building lots around there are normal shaped lots. But this one has jogs and unusual conditions, as could be seen in his aerial photograph in the exhibit.

The numerous design options explored and referenced in their response to criterion #3 were all eventually legally disqualified, leaving only the south as the lone viable option, providing the owners, the end use they desired, while supporting the spirit and intent of preserving the unique historic character of the property. They went to great lengths to preserve the historic properties of the main house - the east facing façade and front yard. They felt that building a second story addition would seriously jeopardize the historic character. So they were left with a unique set of lot lines and setbacks that limit any other location except where the outbuilding is located. That was how he wanted to revise his #4 response.

Member Roybal was concerned with calling the chicken coop a garage. He asked, if it was a chicken coop, how it would be designated contributing.

Ms. Ramirez Thomas explained that whatever that structure was used for is not our consideration.

Member Roybal pointed out that with those dimensions, it couldn't be used for anything like a garage.

Ms. Ramirez Thomas said it is similar to other garages. Model T's or smaller, would fit in there. The question to her was that they don't know much about it. It was some sort of outbuilding for the property and the claim of the daughter was as a chicken coop.

Member Roybal understood, but it doesn't look like the style of the house.

Ms. Ramirez Thomas said that at some point, chickens were not important to that area. That is as far as she could get. The house has amazing character in the history associated with it.

Member Roybal agreed and the addition would be a plus, too.

Ms. Ramirez Thomas had mixed feelings. The first thing and what struck her first is the front yard and second what the house looks like. The garage just doesn't pop out as historic. The long drive does and was characteristic of agriculture areas there. That was her thought in consideration. The garage is not the most important element for preserving but is congruent with the neighborhood, etc. And then it opportunistically became incorporated into the life of this family.

Chair Rios asked who designated it as contributing.

Mr. Rasch said it was designated in 1982. Page 12 has the original inventory that recommended contributing status and identified an associated building as a garage. There was also a 2000 inventory, recognizing both structures as contributing. So 1982 is as far back as they could go. It was signed "E. T." We don't know who E.T. was.

Member Biedscheid thought there was history about the house. Those people worked for the railroad and even the materials in the house. She asked where that information was.

Ms. Ramirez Thomas said that was from a sworn affidavit when the property title changed. That was not in this packet, but she could retrieve it from the case files.

Member Biedscheid asked if that document discussed the garage.

Ms. Ramirez Thomas said it stated only that it was a chicken coop.

Member Boniface asked Ms. Ramirez Thomas, when it came to the Board last month, the building was already contributing, and the Board was asked only to designate primary elevations. He asked if the applicant had discussed downgrading the status of the chicken coop/garage with her.

Ms. Ramirez Thomas said there was no consideration of what needed to happen to the garage. They were both contributing, and the applicant needed the primary elevations to know how to proceed. The complicating factor that no one raised is how the property could be developed. The building couldn't be integrated into what the family needs. There is always an option to request downgrade. Staff and applicant didn't, and the Board didn't either. That is the trajectory chosen.

Member Boniface though if they had known what they wanted to do, they might have taken another route to make it noncontributing. But since the Applicant didn't ask for it, the Board was not in a position to even suggest that to the Applicant because the Board didn't have the authority to consider it.

Ms. Ramirez Thomas agreed. But once it was postponed, there was a preference for asking for the downgrade and then, at a point where it goes one direction, it didn't make sense.

Questions to the Applicant

Mr. Georgetti said when they first came to ask for primary façades, they were just doing due diligence to understand the main house primary elevations to begin a design process. He consulted with zoning staff and Mr. Greg Smith's letter was slow to get to them. But he wrote a conclusive statement that set the trajectory of design element for this Board to be zoning compliant and also compliant with Chapter 14 as it pertains to historic districts. He tried to thread the needle from a zoning point of view and historic preservation point of view. That devolved into a series of conversations where Staff were unable to affirm for them what the primary code compliant mechanism should be. And, as Ms. Ramirez Thomas stated, they were already down the road on design to comply with Greg Smith's letter to solve a problem with a building that is not essential, non-conforming and that it could not be made into a habitable space because it would be a code violation. Chapter 14 disallows the structural modification of nonconforming buildings, so they were left with no other option than to propose demolition.

Regardless of that internal debate, he has never gotten a response from zoning. There is a precedent to allow the demolition of contributing buildings. He thought this was an exceptional candidate for that

because it is not defining for the street or district and is unsafe and it impedes the intent of Chapter 14 for economic and cultural development in historic districts and orderly development of a lot in the district. So that contradictory statement from zoning has not helped.

If he had been properly informed, the approach might have been slightly different, but this approach is for the highest and best use of this property. A letter from five neighbors along Don Gaspar was crafter by Owen and Vicky López who are the neighbors at the south boundary and whose garage adjoins this structure and with the others, are in full support of this proposal. They said that it would improve the value of their property as well as other neighbors and to enable something quite beautiful in its place.

He didn't think there is a strong case for preserving this structure.

Chair Rios noted this is on a zero lot line to the south and the Applicant could not rebuild on that lot line.

Ms. Ramirez Thomas said they could do so with a zero lot line affidavit but the neighbor is not willing to do that, so it must have a setback minimum of 5'.

Member Biedscheid appreciated the discussion but felt it had jumped from the designation of the primary façade to the current application. In November, the Board approved an application for remodel, where they proposed a new roof, new siding, a new front door of a different color, and new windows. He found it curious how or why, not recalling any discussion of a future addition to the main house, at that time. She asked if he could speak to how they design evolved. She asked how the design evolved.

Mr. Georgetti said they were advised by Staff to break down their presentation so it could be handled in a systematic and incremental way.

Chair Rios noted that, at one time, the Applicant was told by the Director of Planning that they could not attach any portion of the garage to the house.

Ms. Ramirez Thomas said maybe it could be connected but it couldn't become a habitable space.

Chair Rios reasoned that it could not be a casita for the house.

Mr. Georgetti agreed. That was confirmed in Mr. Smith's letter.

Chair Rios said that is not Staff's position, then.

Ms. Ramirez Thomas said Staff was asked to determine if that was correct. So, after the last meeting, Staff asked for clarification and the zoning staff, City Attorney's office, PGD Staff, and the Land Use Director, all met to consider how to approach it. There is a conflict in Chapter 14. Mr. Smith interpreted it from zoning that to make the building structurally sound would intensify the nonconformity. Most of those in the discussion said that the historic district overlay acknowledges the building is nonconforming. It is not built to modern standards. So this Historic District overlay acknowledges that is the case with historic buildings and accepts they are nonconforming by modern standards and in that view, are not

nonconforming. The other layer to this is whether the building is significant or contributing. It would be different with a noncontributing building and not have this problem. The overlay is the most restrictive in this particular situation.

Member Katz agreed that making it larger would definitely increase the nonconformity. So he was puzzled. The increasing of the nonconformity to actually use that building which would be desirable in normal circumstance, would require that it no longer look like what it was.

Member Biedscheid had trouble understanding why Staff would have advised the Applicant to piecemeal this application. It would make more sense to consider the demolition first before approving the new design.

Ms. Ramirez Thomas said that was what Staff was presented with, and it required a number of exceptions that would not have been appropriate to bring to the Board in that initial design. So, more work had to be done on it. And the discussion happened with zoning unbeknown to her and then the design was presented to her. It seemed like a really coherent design but required several exceptions.

Member Biedscheid commented that it is a very small portion of the overall design, by itself. The new design is a much larger façade.

Ms. Ramirez Thomas supposed the owner probably thought of proposing smaller first but that is not piecemealing it.

Member Powell noted this building has been contributing for over three decades and the Board is skipping some steps here. There is a lot to be digested in this packet. Mr. Georgetti has thrown the Board a curve ball that we are trying to work with, having just designated a primary façade.

Ms. Ramirez Thomas clarified that it was already contributing.

Member Powell agreed. So the Board is under a mandate to preserve the building and should discuss a possible downgrade. He asked why the Board should have designated a primary façade if they were just going to demolish it. That would be his motion if he were to make one. We are skipping a lot of steps and there is confusion. He felt the Board should do this systematically and do it the right way.

Member Katz pointed out that by doing it with exceptions is equally valid. That would have been an alternate route but didn't think the Board would want to approve the exceptions if they felt that somehow, they would be losing a building that was really worth preserving.

Member Powell said he was having a hard time understanding why the Board would undo what it just approved.

Member Katz said because it was already contributing, the primary elevation had to be designated, and it was obvious it would be the east.

Member Powell felt it was a lot to go through this process in such a short time.

Member Boniface agreed to a certain extent. But it came to the Board already designated and the Applicant didn't ask for a downgrade because no primary elevations were even assigned. It needed to be done so the Board did it. It seems very convoluted. He was having a problem since this is a nonconforming building. You would hit your head when walking through. It is not a habitable structure but even as storage shed, it would be problematic and as Member Katz pointed out, raising the roof would change the character. And the joists are just stuck in the mud.

Member Powell pointed out that they didn't have concrete in New Mexico until the late 1930's. He didn't walk through it. But do we have room for vernacular small buildings in the neighborhood? He was torn about it. How do we value this building? It is not very usable, but it has a place in our community. He didn't know how many of them there are. If it was the last Model T garage on the street, he would like to know that.

Member Roybal said this is either an exceptional shed or a chicken coop. It is something that is not common in the neighborhood.

Ms. Ramirez Thomas noted that it had an agriculture setting and a chicken coop makes perfect sense. There are not many garages that don't match the house.

Chair Rios thought there should be two motions - one in reference to the out building and one for the remodel.

Public Comment

Mr. Doug Roberts, 302 Lomita Drive, was sworn. He said he and his wife Bobbi, were the parents of the Applicant. They live in San Francisco now, and have a nine-week old granddaughter. So, they couldn't be here for the hearing. He said he grew up on West Houghton three houses down and went by this building which he remembered. Haley grew up here, too. She also walked by this house and remembered it. They hoped to have their granddaughter live in this house. It is just two bedrooms and they need to build a bedroom for her. He had been in this shed, but it is not safe. They would not be able to let his granddaughter go in there or around it. The beams are caving down; the walls are falling in and it is unsafe. So it would be difficult situation for them to have that building on the property. The next-door neighbor couldn't be here but favored demolition.

Ms. Bobbi Sould, 302 Lomita Street, was sworn. She read a letter from her daughter. In the letter, she read, *"806 Don Gaspar has held a special place in our family for what is now at least a collective centennial. My father grew up down the street and attended Wood Gormley as did I. And we walked by the house as kid on our way to school. Since the first time I saw it, 806 Don Gaspar, I was attracted to the beautiful yard and unique architecture of the home. Recently, my husband, Daniel, and I became to our beautiful daughter, Stone, who is twelve weeks old. For a long time, it has been our plan to move back to Santa Fe and raise her where I grew up, in the high desert. In our search for a home in Santa Fe, we learned 806 Don Gaspar was going to be on the market and we put in an offer before it was even listed. They chose us from multiple owners because of our intention to raise our family in Santa Fe, in the*

neighborhood where I and my father both grew up. Daniel and I are designers, artists and entrepreneurs and are anxious to bring our skills back to Santa Fe. We want it to be a functional home for raising our children and for it to stay with our family for future generations. Today, the house and its layout exist in a structural soup. The exterior is enticing and beautiful, but the interior is compromised and lacks functionality and efficiency. The former owners were overwhelmed by the prospects of reconciling these issues and chose to move instead of remodel it. Instead of passing up the house, after seeing its unfortunate layout and the very decrepit outbuilding, or chicken coop, we chose to undertake the challenge as an opportunity and weave together a home with considered modifications to the floor plan and a thoughtful addition, building a home a successful aesthetic, and formal qualities of a historical home while removing the stylistically conflicting aspects of the property amongst the chicken coop. We support the Board's and City's goals by, #1, increasing the density of the property zoned as R-21, a clear indication of the City's desire to densify the area. And it stands, currently, as a two-bedroom, one-bath home with a decrepit, unusable, and structurally unsound building as Mark has shown you in the photographs; #2, maintaining the single-story home in the aesthetic style of Don Gaspar, and #3, increasing the internal stylistic confusion of the property while maintaining and nurturing the front yard, garden, and orchard, #4, fulfilling the City's mandate to attract young people to Santa Fe. Mark presented to you our hard work and collaboration with our neighbors, who fully support the renovation and Palo Santo Designs was chosen for their aesthetic design sense and their contribution to similar historic properties in Santa Fe. We trust that the thought, care, and considerable effort that has gone into our proposal is recognized by the Board. And we look forward to rejoining the community of Santa Fe and to building our lives here with all of you."

Ms. Lisa Martínez was asked to speak.

Ms. Martínez said she thought the Board clearly understands how difficult and complex this case is, especially when looking at the conflicts that exist within Chapter 14 that speak to making a determination as to what is more restrictive, since whatever is more restrictive shall prevail.

This structure sits on a property line and is a nonconformity. Is that more restrictive than that this has been designated a contributing structure? It is preservation's code vs. zoning regulation. The preservation regulation is more restrictive but then the zoning regulations being looked at as no longer nonconforming. But can you change it to become habitable space? As nonconforming, no changes can be made to it. Does historic regulation trump the existing status? We've talked about it internally and how to determine which is more important standard. Ms. Ramirez Thomas made valuable points. The value of the house is that it is set back with a long driveway. It is not so much the architectural style, which doesn't match the main house. So what are the more critical elements of the property and whether it should remain or not is the issue. The structural components are very important.

Action of the Board

Chair Rios summarized the issue is whether to keep the garage or not keep it. Should we hear what the applicant is proposing?

Member Katz commented to Ms. Gheen regarding the more restrictive principle, that he didn't understand why designation of contributing has anything to do with conforming or nonconforming. That's

one issue and being on the property line, both historic code and zoning code have restrictions on what can be done with the building, and they are different things. Zoning says you can't make it habitable because that would increase the nonconformity.

Ms. Gheen said the zoning issue is not about use of it but the zero lot line.

Member Katz asked if they can make changes to their nonconforming building regardless of status.

Ms. Gheen said in the conflict, zoning code would consider it nonconforming and therefore, the zoning code would prevent any intensification. The building code is not an issue. But historic district code, in contrast to zoning issues - the zoning code would encourage its removal, so it would be set back 5'. And the historic code would say, since it is contributing, it should be preserved. So do you want to encourage its demolition or its preservation?

Member Katz said the historic code says no change can be made and zoning says you can't increase it. So in either case, it is uninhabitable. So the Board would say either, it is a nice chicken coop, or that the exceptions for demolition have been met.

Member Roybal said the Board can accept those exceptions as laid out. He believed E4 has been successfully addressed.

Ms. Ramirez Thomas agreed.

Member Roybal reasoned that since those exceptions have been met, the Board has authority to demolish it.

Mr. Rasch agreed. The Board must either ensure the structure meets minimum maintenance requirements since this predated the zoning code. A bonding beam might be required though not always required. We don't have the option of postponing it for downgrading, but the Board could approve removal of historic material. If attached, it would exceed the 50% footprint. Just sitting there is not giving it life. It is either that or getting rid of it.

Chair Rios asked if the historic issue is more restrictive and trumps the zoning issue.

Mr. Rasch clarified that because historic development doesn't follow Euclidian zoning is why we have the conflict today.

Member Biedscheid asked if there is a comparison to be made how the Board looks at the historic code vs. the zoning code. She didn't think the Board has ever denied an exception request for enlarging a bedroom window for egress or maybe removing historic material on a contributing structure. In that case, it seems the building code is trumping the historic code. What is the comparison with zoning?

Mr. Rasch said there is not a consensus among Land Use Staff on what the nonconformity is. Right now, it is not a heated structure, and is on a zero lot line. So the nonconformity is the zero lot line and, to some, that it is not a heated, livable structure. To some staff, attaching it to the main house, or putting on a

new roof, would intensify its use and therefore intensify its nonconformity.

Ms. Ramirez Thomas added that ultimately, it is a zoning issue because zoning can dictate use, where the historic code cannot.

Member Boniface thought what Mr. Rasch brought up is very poetic. If the building is not going to be used, why keep it? We are charged to protect the historic district and to make sure the buildings are usable. It is not usable now. The term "opportunistic" that is was a chicken coop and could be demonstrated by no bond beam, just cobbled together. The owner just used materials picked up and brought home to build it. It is similar to other garages in this area - being set back from the street. But so is the house.

So this house doesn't look like other typical houses that are close to the street. It is shingled and doesn't look like any others on the street. It doesn't seem to match or have much thought or care in its design.

The set back is more by default than by design. The design of the outbuilding is not even in conformity with the design of the main house.

Chair Rios asked for any other comment.

Ms. Sould noted there are two-story houses on either side and the City grew up around this tiny house. The chicken coop was built in 1967 and the house built in 1912 so she didn't understand why this little adobe chicken coop is more important than the house built in 1912. The kids are not planning on a second story for this house. So she really hoped the Board could give them support so they can move here. It is expensive for them and they can't keep doing it forever. If they had to sell it, it would be bad for us all.

MOTION: Member Boniface moved in Case #H-17-057B at 806 Don Gaspar Avenue, to approve the demolition of the garage, recognizing that the exception criteria have been met, especially #4 for special conditions - it was built in 1967 as an opportunistic building cobbled together and in disharmony with the house which was built in 1912 and by default set back from the street and not what is normally found with garages that are set back from the street. Member Roybal seconded the motion and it passed by 5-1 majority voice vote, with Member Biedscheid dissenting.

The Board went to the remodel portion of the case.

Questions to Staff:

Chair Rios asked for the square footage.

Ms. Ramirez Thomas said the house is 1,212 square feet with a proposed 550 square foot addition.

Member Bayer asked if that included what was added at the previous remodel.

Ms. Ramirez Thomas explained that there was no increase in square footage. That was just a remodel.

Member Biedscheid noted that the drawing on pages 27 and 28 showed different square footage that did not match with the Staff reports. On page 27, it shows 1,646 existing square feet and on page 28 it indicates 2,265 square feet.

Mr. Georgetti said the difference represents the historic footprint of the home, which is 1,212 square feet and the renovated portion previously approved makes up the difference.

Chair Rios thought the 1,646 is both historic and non-historic.

Mr. Georgetti apologized and said the renovation would make it 1,646 square feet and the proposed addition is 558 square feet.

Chair Rios said the proposed addition will be in harmony with existing home.

Mr. Georgetti agreed. It is exactly the same style.

Chair Rios asked if the proposed part would be the same height.

Mr. Georgetti said it would be 13' 4½".

Chair Rios asked if it will have any visible rooftop appurtenances.

Mr. Georgetti said no.

Member Biedscheid still had a question on the 50% of footprint rule.

Ms. Ramirez Thomas said the previous approval was 1,653.8 square feet. The request last time was to demolish 122 sq. ft. sunroom and replace with 183 square feet or increase of 56 square feet. Current is 550. So the addition is 635 square feet. The 1,242 was incorrect.

Public Comment

There were no speakers from the public regarding this case and the public hearing portion was closed.

Action of the Board

MOTION: Member Roybal moved in Case #H-17-057B at 806 Don Gaspar Avenue, to approve the addition as proposed. Member Boniface seconded the motion and requested a friendly amendment that there be no visible rooftop appurtenances, including skylights, duct work or visible skylights. Member Roybal accepted the amendment as friendly.

Chair Rios asked for a friendly amendment that the lighting fixtures be submitted to Staff for review and approval. Member Roybal agreed the amendment was friendly and the motion passed by 5-1 majority voice vote with Member Biedscheid dissenting.

3. **Case #H-17-101A. 53 and 55 Old Santa Fe Trail. Downtown & Eastside Historic District. HPD Staff requests primary elevation(s) designation for a non-residential contributing structure. (David Rasch)**

Mr. Rasch said this is the first of two cases and presented the staff report as follows:

BACKGROUND & SUMMARY:

53 and 55 Old Santa Fe Trail, known as the Catron Block, was constructed by Bernardinelli and Palladino on the east side of the Santa Fe Plaza in 1891 in the Italianate style during the Americanization Period. The building is listed as contributing to the Downtown & Eastside Historic District.

In the 1968, a Territorial Revival style portal was constructed on the west façade and partially on the north façade. In the 1970s storefronts were changed on the west façade below the portal.

Staff requests primary elevation designation for this structure.

STAFF RECOMMENDATION:

Staff recommends that the Board designate the west and north elevations as primary, including the historic portal and excluding the non-historic storefronts.

Questions to Staff

Chair Rios thought the second story part should be Significant.

Member Powell asked about making the ground floor Significant, with the exception of the portal.

Mr. Rasch explained that the storefronts are nonhistoric and have little or no change. But he had never seen having a second floor as Significant and it would have to exclude the storefront to make that not Significant.

Mr. Rasch added that the Board cannot have the status considered but primary elevations. If the Board made it Significant, all elevations would be primary.

Member Boniface said that in either case, the primary elevations would be the same except for the rear elevation and, if Significant, the back side would have to be primary, but it is a poor elevation.

Mr. Rasch agreed. He agreed that everything up above is very historic and before painting, imagined that it was very colorful. He described how the Palace of the Governors and this building helped gain statehood for New Mexico. It is a very good example of the Americanization period.

Member Boniface wondered what they would have looked like without being painted brown.

Chair Rios said the request is to designate primary elevations.

Applicant's Presentation

Ms. Siobhan Porter was sworn and had nothing to add.

Questions to the Applicant

Chair Rios asked if she agree with Staff recommendations that the west and north be made primary and the storefront remain nonhistoric.

Ms. Porter agreed. She said she is a second-generation retailer in this spot and in the last year, spent much time reading the history of the building. It was a ready to wear store in 1920. For her, it is a very personal connection. It is owned by the Silvers who have been really supportive. We just want to recover some of its former glory in the 1920's and have photos as a guide. To do it completely would be exorbitant but they want to bring harmony by replicating the top at the bottom.

Public Comment

There were no speakers from the public regarding this case and the public hearing portion was closed.

Action of the Board

MOTION: Member Katz moved in Case #H-17-101A at 53 and 55 Old Santa Fe Trail, to approve per staff recommendations with the west and north façades, including the portal and excluding the storefronts as primary. Member Roybal seconded the motion and it passed by unanimous voice vote.

4. **Case #H-17-101B. 53 and 55 Old Santa Fe Trail. Downtown & Eastside Historic District. John Silver, agent/owner proposes to remodel the storefronts and entries on a contributing non-residential structure. (David Rasch)**

Mr. Rasch presented the staff report as follows:

BACKGROUND & SUMMARY:

53 and 55 Old Santa Fe Trail, known as the Catron Block or the James Johnson Building, was constructed in 1891 in the Italianate style during the Americanization Period. The building is listed as contributing to the Downtown & Eastside Historic District and the primary elevation(s) were established in the previous hearing.

The applicant proposes to remodel the building with the following three items.

1. The aluminum door at the north side of 53 (Santa Fe Dry Goods) will be removed and replaced with a similar bronze-colored metal door with a single lite.

2. The storefront at the south side of 53 (Workshop) will be reconfigured. The new design will bring the storefront windows out to the front of the façade, eliminate the angled windows, and maintain to double door entry with bronze-colored metal single lites.

3. The storefront at 55 (Gift & Gourmet) will be reconfigured. The angled brick-finished wall will be removed and replaced with an entry that will match the entry at Workshop.

STAFF RECOMMENDATION:

Staff recommends approval of this application which complies with Section 14-5.2(D) General Design Standards and (E) Downtown & Eastside Historic District.

Questions to Staff

There were no questions to Staff.

Applicant's Presentation

Ms. Porter (previously sworn) had nothing to add to the Staff Report.

Questions to the Applicant

Chair Rios asked if the wainscoting is cement.

Ms. Porter said it is cement stucco.

Public Comment

There were no speakers from the public regarding this case and the public hearing portion was closed.

Action of the Board

Member Powell asked if Staff had the bronze sample here.

Mr. Rasch showed the bronze sample.

Member Powell said the bulkheads are proposed to be cementitious. Normally they don't hold up after a few years, so normally, they are made of steel. He asked if that was because of cost.

Ms. Porter said they are cement now. The dry goods part is being painted. It behaves like stucco and continues along the bake shop. The gift and gourmet shop has fake brick and skips over Lucchese that has glass to the ground and picks up with Maloof. They are trying to maintain some uniformity there instead of breaking tradition.

Member Powell said they will crack with snow - it freezes and then thaws.

Member Boniface said page 16 showed the proposed conditions. Compare that top drawing with page 15 that shows the existing conditions. On page 16 in the middle, it had something in the center like a half circle. It appears to be a pair of doors and he saw nothing about it in the application.

Ms. Porter asked where it was explained.

Mr. Rasch said page 12 and 13 shows it.

Ms. Porter said that doorway is the entrance to the upstairs law offices. Maybe the discrepancy was having them open or closed.

Member Boniface asked if there was no proposal to change those.

Ms. Porter agreed.

MOTION: Member Boniface moved in Case #H-17-101B at 53 and 55 Old Santa Fe Trail to approve the application as presented and follow staff's recommendations. Member Roybal seconded the motion and it passed by unanimous voice vote.

5. **Case #H-17-102. 501, 503, 507 Webber St. Don Gaspar Area Historic District. Ross and Katherine Hall, agent/owners, request designation of primary elevation(s) on a contributing non-residential structure. (Nicole Ramirez Thomas)**

Ms. Ramirez Thomas presented the staff report as follows:

BACKGROUND & SUMMARY:

501, 503, and 507 Webber Street represent two mixed-use buildings that are both contributing to the Don Gaspar Area Historic District. The applicant is requesting the designation of primary elevations for both buildings.

501 & 503 Webber Street

501 and 503 Webber are two addresses assigned to a single building. The building is a small, rectangular,

vernacular building. The date of construction is estimated to be before 1912. Few changes are evident on this building. The west, south, and east elevations retain their original massing, concrete window sills, deep insets for the fenestration, and historic wood windows and doors. The north elevation windows were replaced with aluminum sliders at an unknown date.

507 Webber Street

507 Webber Street is built in the Mission Revival style. The west elevation retains the original porch, entry door and window openings. The porch once had tile over the roof, but the tile was replaced with ProPanel at an unknown date after 1982. The north elevation of the porch has an arched opening as does the west elevation where the steps lead from the sidewalk to the porch. Other features of the home are the retention of historic 4/1 wood windows and deeply inset windows. The building also has square windows on either side of the fireplace (north elevation). This design is commonly seen in construction from the 1930s and on homes in the Don Gaspar Area. The attached carport at the northeast corner of the building that was noted at the time of the 1982 inventory has since been enclosed.

STAFF RECOMMENDATION:

Staff recommends the west elevation of 501 and 503 Webber (façade 1) and the west elevation of 507 Webber (façade 1) be designated as the primary elevations.

Questions to Staff

Chair Rios said that 501 seemed to be one building with two addresses. She asked if it is a duplex.

Ms. Ramirez Thomas said it is just gutted on the inside. Possibly at one time, it was a duplex.

Chair Rios noted that the south elevation has the same deep-set windows and the original door. It also has the concrete sill.

Ms. Ramirez Thomas agreed that the inset and the concrete sill and the window are original but was not sure of the age of the door. She didn't recommend the south elevation because those features are captured on the west elevation.

Applicant's Presentation

Mr. Ross Hall, 507 Webber, was sworn and had nothing to add to the Staff Report.

Chair Rios asked if he agreed with the west elevation as primary for both buildings.

Mr. Hall agreed that it makes sense.

Questions to the Applicant

There were no other questions to the Applicant.

Public Comment

There were no speakers from the public regarding this case and the public hearing portion was closed.

Action of the Board

Member Powell had a question on one of the pictures regarding which façade it was.

Ms. Ramirez Thomas said the photo showed the south and west.

Member Powell asked to see the overhead for that recommended façade.

Mr. Rasch said it is the south elevation.

Ms. Ramirez Thomas clarified that on the drawing, façade #1 is south and façade #4 is west.

Member Biedscheid noted there seems to be modulation in the parapet but not on the west façade and the doors on the west have a stoop where the others are ground level. On 507, she wanted to know if the north façade is excluding non-historic portions.

Mr. Hall Ross said, of all the façades of 501 and 503, the south is least visible. It faces into the courtyard and can't be seen until you are directly in front.

Member Biedscheid said that was the direction the Board drove earlier in the day so that was why they saw it.

Member Boniface moved in this case to follow staff's recommendation to make the west elevation of 501 and 503 primary and the west elevation of 507 primary elevation. The motion died for lack of a second.

MOTION: Member Biedscheid moved in Case #H-17-102 at 501, 503, 507 Webber Street, to accept staff recommendations with the addition of façade #1 and #4 as primary elevations for 501 and 503 and façade #1 and #4 as primary elevations for 507. Member Powell seconded the motion.

Member Bayer added, excluding the non-historic portion. Member Biedscheid agreed and stated it in her motion, excluding the non-historic portions that include the back portion of the portal enclosure, which passed by majority (5-1) voice vote with Member Boniface dissenting.

6. **Case #H-17-104. 960 Acequia Madre. Downtown & Eastside Historic District. Chet Cramin, owner/agent, requests to replace a vehicle gate with a 5' high mechanical vehicle gate on a**

contributing residential property. The gate is 5 ft. in height. (Nicole Ramirez Thomas)

Ms. Ramirez Thomas presented the staff report as follows:

BACKGROUND & SUMMARY:

960 Acequia Madre is a single-family residence built in the Spanish-Pueblo Revival style and located within the Downtown and Eastside Historic District. The house was built by 1935.

No project is proposed for the house. The applicant is requesting to change the vehicle gate at the entrance of the property. Currently the gate is a manual gate with open bars and is made of steel with patina. The applicant is requesting to replace the gate with the same type of iron but with a solid panel of steel with patina and to change the gate from manual to motorized. The proposed gate will be placed in the same opening as the existing gate. The proposed gate will be 5'-0" in height, just as the existing gate is, and will be 13'-9" in length. Included in the redesign of the vehicle gate is the addition of a manual operated pedestrian gate.

STAFF RECOMMENDATION:

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.

Questions to Staff

Chair Rios understood that no part of the vehicle gate can be seen through.

Ms. Ramirez Thomas agreed. It has a solid panel.

Chair Rios asked for its height.

Ms. Ramirez Thomas said it has the same dimensions as existing but is not a see-through design.

Member Bayer said the gate looked like several others nearby, but they were not solid.

Ms. Ramirez Thomas agreed.

Applicant's Presentation

Mr. Chet Cramin, 960 Acequia Madre, was sworn. He said three adjacent properties coming down Acequia Madre, before this one, all have solid gates.

Member Bayer asked if those properties are contributing.

Ms. Ramirez Thomas didn't know but offered to look at the map.

Questions to the Applicant

Chair Rios asked him why he wanted it solid.

Mr. Cramin explained that he has no back yard and all the tour companies come by the house and his dog is out there and barks at the dogs coming by. The only place to enjoy outdoors at his house was in the front yard. It is more of a privacy and safety issue for him.

Member Roybal asked what the age of the existing gate is.

Ms. Ramirez Thomas said it is not historic.

Public Comment

There were no other speakers from the public regarding this case and the public hearing portion was closed.

Ms. Ramirez Thomas referred to page 5 for the HCPI that shows no gate in 2003.

Action of the Board

Member Powell asked if it would just read as a flat plane.

Mr. Cramin agreed.

Member Powell asked if he had no interest in having a design in the gate.

Mr. Cramin said they would retain the design on the top of each of the panels.

Member Powell understood the applicant's desire for privacy. The drawing doesn't show how it will be executed but he was a little concerned with just a flat panel.

Mr. Cramin said the other gate nearby has wood insets but it is not well maintained.

Member Powell said the City has lots of steel gates with articulation, which the applicant could always add later.

MOTION: Member Powell moved in Case #H-17-104 at 960 Acequia Madre. to approve the application as submitted with encouragement for some fenestration in the gate. Member Katz seconded the motion.

Member Boniface commented that the gate, as drawn, is not pretty. He thought part of their job is to discuss aesthetics and design but not to design it for applicants. He didn't want to redesign it, but many Board members have discussed maintaining public visibility. Mr. Cramin has a dilemma because he has no privacy. But there are two things going on. Allowing visibility of historic old buildings and giving privacy and third, presenting something worthy of design for the public to see. He would encourage the Applicant to look around at other gates and consider embellishing his gate. He was thinking about the gate where the water tank is, at the end of Alameda where it meets Upper Canyon Road. It has openings in the top and is beautifully articulated.

Member Boniface asked for a friendly amendment for alternatives to be submitted to staff for review.

Member Powell agreed the amendment was friendly.

Mr. Cramin thanked him but it is pretty bland.

Member Boniface said it would liven up his house.

Member Biedscheid said the driveway across the acequia is unique and special. What the Board is voting on doesn't seem in harmony with the property.

Member Powell said it is not about the house but the neighborhood.

Member Powell restated his motion that in Case 17-104, he moved to approve the application as submitted with encouragement of revising the gate. Member Roybal seconded the motion.

Mr. Rasch suggested the applicant probably needs more design guidance on that gate. Fenestration is desired in the wall and fence guidelines.

Member Powell added that it could be 3-D without direct see through.

Chair Rios didn't think the discussion was helpful.

Member Boniface said he would make a substitute motion that he redesign his gate and bring it back to the Board.

Member Katz said perhaps the Board could ask the applicant for fenestration. The Board generally does want fenestration to see through and asked if Mr. Cramin would consider a small see-through area at the top to satisfy that normal request.

Mr. Cramin said if he had another yard, he would consider it. He thought about an extravagant gate but decided not to maintain the existing look. The top of the house is very plain. So he wanted the gate to fit in.

The motion failed on a 2-4 voice vote.

MOTION: Member Boniface moved in Case #H-17-104 at 960 Acequia Madre to postpone this application to the January 9, 2018 meeting, to give direction and request the applicant go back and redesign the gate with a little fenestration - not completely open but maybe the top 16". Member Bayer seconded the motion and asked also that the applicant consult the wall and fence guidelines. The motion passed by majority (4-2) voice vote with Member Roybal and Member Powell dissenting.

7. **Case #H-17-105. 853 E. Palace Ave. Downtown & Eastside Historic District. Lisa Roach, agent for Vigil Estate, Patsy Vigil Lardizbal, owner, requests historic status review with primary elevation(s) designation, if applicable, for non-contributing residential structure. (Nicole Ramirez Thomas)**

Ms. Ramirez Thomas presented the staff report as follows:

BACKGROUND & SUMMARY:

853 Palace Avenue is a Territorial Revival style non-residential structure located within the Downtown and Eastside Historic District. The structure was built around 1963 and served as the Palace Grocery for 50 years. Recently the building has sat vacant. The applicant has provided an updated inventory for the building and is requesting a status review and designation of primary elevations.

RELEVANT CODE CITATION

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

(Ord. No. 2004-26)

(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.

DEFINITIONS

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.

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.

SIGNIFICANT STRUCTURE

A *structure* located in a historic district that is approximately fifty years old or older, and that embodies distinctive characteristics of a type, period or method of construction. For a *structure* to be designated as significant, it must retain a high level of historic integrity. A *structure* may be designated as significant:

(A) for its association with events or persons that are important on a local, regional, national or global level; or

(B) if it is listed on or is eligible to be listed on the State Register of Cultural Properties or the National Register of Historic Places.

STAFF RECOMMENDATION:

Staff recommends the historic status the historic status of contributing per 14-5.2(C) Regulation of Significant and Contributing Structures in the Historic Districts and that the south elevation of the building including the portal (façade 1) is assigned as the primary elevation.

Questions to Staff

Chair Rios asked if she heard Staff say the sign was included as primary.

Ms. Ramirez Thomas said no – excluding the sign.

Applicant's Presentation

Ms. Lisa Roach was sworn and agreed with the Staff recommendations.

Questions to the Applicant

Member Biedscheid asked how old the Palace Avenue Grocery sign had been there.

Ms. Ramirez Thomas understood it had been there for the entire time.

Member Biedscheid felt the sign, at this point, was character defining.

Ms. Ramirez Thomas agreed.

Ms. Roach was not certain that a sign that can be detached is included as part of the primary façade.

Mr. Rasch said the Board could consider it character-defining but would still caution the Board. If he lived there, he wouldn't want people coming to his door thinking they would buy groceries.

Ms. Roach said they discussed what problems might arise having the grocery sign stay there. The buyers might be willing to preserve the sign, but they discussed what problems that might arise if the sign is kept. She didn't think there was any specific mention of the date of the sign in the HCPI. So the age is not a certainty.

Ms. Ramirez Thomas referred to page 14 in the packet to the older photo of the store and a newer photo of the store. There was no sign on the older photo.

Chair Rios asked what the date of the photo is.

Ms. Ramirez Thomas said there is no date but probably 1963.

Ms. Roach said it was at some date between 1963 and 1967.

Ms. Ramirez Thomas said that makes the sign 50 years old.

Member Katz asked when was the article on page 10 was published.

Ms. Roach did not believe they had a date on the news articles.

Member Powell pointed out an early 1960's truck is in the photo.

Ms. Roach reminded the Board that this building has been vacant for ten years and they have potential buyers now. She emphasized that anything we can do to facilitate that purchase and preservation of that building would be ideal for the neighborhood and the community.

Public Comment

There were no speakers from the public regarding this case and the public hearing portion was closed.

Action of the Board

MOTION: Member Boniface moved in Case #H-17-105 at 853 E. Palace Ave., to follow staff recommendations to maintain the building as contributing and that the primary façade be the south elevation, including the portal. Member Biedscheid seconded the motion and it passed by unanimous voice vote.

8. **Case #H-17-106. 345 Delgado St. Downtown & Eastside Historic District. Lorn Tryk, agent for Charles and Theresa Niemeier, owners, requests historic status review with primary elevation(s) designation, if applicable, for non-contributing residential structure. (Nicole Ramirez Thomas)**

Ms. Ramirez Thomas presented the staff report as follows:

BACKGROUND & SUMMARY:

345 Delgado Street is a Spanish-Pueblo Revival style single family residence located within the Downtown and Eastside Historic District. The building currently has no historic status assigned to it. The applicant has provided an updated inventory of the property which details the history and dates and types of alterations to the property. The applicant is requesting a status designation for the residence.

RELEVANT CODE CITATION

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

(Ord. No. 2004-26)

(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.

DEFINITIONS

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.

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, 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.

SIGNIFICANT STRUCTURE

A *structure* located in a historic district that is approximately fifty years old or older, and that embodies distinctive characteristics of a type, period or method of construction. For a *structure* to be designated as significant, it must retain a high level of historic integrity. A *structure* may be designated as significant:

(A) for its association with events or persons that are important on a local, regional, national or global level; or

(B) if it is listed on or is eligible to be listed on the State Register of Cultural Properties or the National Register of Historic Places.

STAFF RECOMMENDATION:

Staff recommends the historic status the historic status of noncontributing per 14-5.2(C) Regulation of Significant and Contributing Structures in the Historic Districts.

Questions to Staff

Chair Rios asked when the changes were made.

Ms. Ramirez Thomas said it was from 1984. The HCPI is on page 5 and it looks significantly different than in 1982.

Chair Rios concluded that nothing is original there.

Ms. Ramirez Thomas agreed.

Member Biedscheid noted that whoever did the renovation, did a great job of recreating historic elements. She asked if the Board could recognize that in a contributing status although the façades don't appear to be original.

Ms. Ramirez Thomas said if they had tried to restore it, maybe if could be contributing. It doesn't resemble what was there originally, but is Santa Fe style.

Mr. Rasch said the Board would need to find the structure had only minor alterations but historic integrity remains.

Ms. Ramirez Thomas read briefly from its history. On page 10, Mr. Murphy described where you could see the older from newer elements.

Applicant's Presentation

Mr. Lorn Tryk, 436 W San Francisco, was sworn. He said that what Ms. Ramirez Thomas said is essentially correct. One corner room was shown on page 23 in the floor plan of the staff report. The lower left-hand corner is the original room. About 1/3 was demolished and reconstructed.

He pointed out the section that was added, where the additions were made and when. The whole look and feel of the house is different. The original addition was in 1970's and it was torn down in 2006 and rebuilt. Three outbuildings were taken down in 2006. It has a very tall street wall that hides the entire unit. So, it has lost all historic integrity. Less than 50 years ago, it was several structures. Their plans are primarily to replace doors and windows and provide a weather cover to the rear.

Questions to the Applicant

There were no questions to the Applicant.

Public Comment

There were no speakers from the public regarding this case and the public hearing portion was closed.

Action of the Board

MOTION: Member Roybal moved in Case #H-17-106 at 345 Delgado St., to approve the application per staff recommendations and maintain a noncontributing status. Member Biedscheid seconded the motion and it passed by unanimous voice vote.

9. **Case #H-17-107. 233 West Manhattan Ave. Downtown & Eastside Historic District. Linda Armer, owner/agent, requests historic status reviews with primary elevation(s) designation, if applicable, for a contributing residential and a non-statused residential structure. (Nicole Ramirez Thomas)**

Mr. Ramirez Thomas presented the staff report as follows:

BACKGROUND & SUMMARY:

233 West Manhattan Avenue consists of two unoccupied residential structures that are located at the southwestern edge of the Downtown and Eastside Historic District. The structures were constructed in a simple vernacular style after 1940 and were occupied by a single owner until 2009. The buildings have sat unoccupied since that time. Over the course of their lifetime the buildings were poorly maintained, and changes occurred to the property as needed. Some windows are still wood while others are aluminum sliding windows. Openings to the buildings have also changed through time.

The applicant is requesting a status review of both buildings. The building to the east will be referred to as the "Bunk House" and the building to the west will be referred to as the "Dominguez House." The Bunk House currently has a historic status of contributing and the Dominguez House has no status.

The King's map shows the lot was owned by Charles Hines in 1912. No structures are shown on the property at that time. The 1951 aerial photograph provided by the applicant shows the property in relatively the same configuration as is seen today. The 1969 aerial photograph is easier to read and shows the same footprint as that in the 1951 photo. The room that once existed on the south elevation of the Bunk House collapsed and was removed in the 2012 as per the Board's approval. The status of the Bunk House was not reviewed at that time and for this reason is now coming forward.

RELEVANT CODE CITATION

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

(Ord. No. 2004-26)

(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.

DEFINITIONS

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.

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, 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.

SIGNIFICANT STRUCTURE

A *structure* located in a historic district that is approximately fifty years old or older, and that embodies distinctive characteristics of a type, period or method of construction. For a *structure* to be designated as significant, it must retain a high level of historic integrity. A *structure* may be designated as significant:

(A) for its association with events or persons that are important on a local, regional, national or global level; or

(B) if it is listed on or is eligible to be listed on the State Register of Cultural Properties or the National Register of Historic Places.

STAFF RECOMMENDATION:

Staff recommends the historic status of the Bunk House be downgraded to noncontributing and that the Dominguez House be given the historic status of noncontributing per 14-5.2(C) Regulation of Significant and Contributing Structures in the Historic Districts. The recommended bunk house status was not reviewed when a wall was demolished. The requested status is noncontributing.

Questions to Staff

There were no questions to Staff.

Applicant's Presentation

Mr. Steve Shaw, 1061 Bishop's Lodge Road was sworn. He agreed with the Staff recommendation. He shared some history of the property. The photo on the left showed it once had an outhouse. Historically, it was an outhouse. It had no indoor plumbing in the building until last week when a homeless man dug into the wall. And the outhouse was removed. The photo on the right was when it was constructed in 2012.

Questions to the Applicant

There were no questions to the Applicant.

Public Comment

There were no speakers from the public regarding this case and the public hearing portion was closed.

Action of the Board

MOTION: Member Katz moved in Case #H-17-107 at 233 West Manhattan Ave., to follow the recommendation of Staff and downgrade the status to noncontributing of the bunk house and give noncontributing status to the Dominguez House. Member Boniface seconded the motion and it passed by unanimous voice vote.

10. Case #H-17-108. 100 N. Guadalupe St. Downtown & Eastside Historic District. Descartes Labs, agent for Firestone 100, LLC, owner, proposes to remodel a non-contributing, non-residential structure by installing three windows, constructing a screen for existing mechanical equipment, and install signage. Two exceptions are requested to exceed the three-color maximum (14-8.10(B)(4)) and to place signage above 15' from grade (14-8.10(H)(26)(D)). (David Rasch)

Mr. Rasch presented the staff report as follows:

BACKGROUND & SUMMARY:

100 North Guadalupe Street is a two-story non-residential structure that was built in the Spanish-Pueblo Revival style around 1994. The building is listed as non-contributing to the Downtown & Eastside Historic District.

The applicant proposes to remodel the property with the following three items.

1. Window openings will be created on the south and west elevations. Two sets of paired 4-lite

windows will be installed with an exposed stained header on the south elevation and one similar pair will be installed on the west elevation.

2. A wooden balustrade screen will be installed on the south elevation lower roof parapet to screen existing mechanical equipment. The stained balustrade will match others on the structure.

3. Signage will be installed at the on the building with visibility on both street frontages. The signs will have more than three colors and be mounted at 26' 9" above grade. Another option for the Guadalupe frontage is to install the sign on a lower parapet at 17' 7" above grade. Two exceptions are requested to exceed the three-color limit (Section 14-8.10(B)(4)) and to install signs above 15' from grade (Section 14-8.10(H)(26)).

RELEVANT CODE CITATIONS

14-8.10 SIGNS

(A)(1) Purpose

Section 14-8.10 is intended to establish a comprehensive and balanced system of sign control that accommodates the need for a well-maintained, safe and attractive environment within the city, and the need for effective communications including business identification. It is the intent of this section to promote the health, safety, general welfare, and aesthetics of the city by regulating signs that are intended to provide reasonable communication to the public to achieve the following specific purposes:

(a) To eliminate potential hazards to motorists and pedestrians using the public streets, sidewalks, and rights-of-way;

(b) To safeguard and enhance private investment and property values;

(c) To control public nuisances;

(d) To protect government investments in public buildings, streets, sidewalks, traffic control and utility devices, parks, and open spaces;

(e) To preserve and improve the appearance of the city through adherence to reasonable aesthetic principles, in order to create an environment that is attractive to residents and to nonresidents who come to live, visit, work, or trade;

(f) To eliminate excessive and confusing sign displays; and

(g) To encourage signs which by their design are integrated with and harmonious to the surrounding environment and the buildings and sites they occupy.

(B) General Provisions

(4) Maximum Number of Colors and Lettering Styles

For any one sign, including frame and poles, there shall be no more than three colors and no more than two lettering styles. At least one of the colors shall match one of the predominant colors in the building.

(H) Special Sign Regulations in the H Districts

(1) Purpose

(a) The purpose of the sign regulations in this section is to establish and carry into effect regulatory procedures governing signs in historic districts of the city. These regulations pertain to permits, colors, texture and finish, materials and design, location and size. They are set forth to preserve the special qualities inherent in the city that attract tourists and residents alike and that are the basis of the city's economic stability and growth. Signs excessive in size, illumination and of commonplace design will defeat the purpose of the preservation of characteristic areas in this, the oldest capitol in the United States.

(26)Wall Signs

(a) Area Limitations

(i) A wall sign is subject to the following limitations:

A. The maximum allowable size is fifteen percent of the façade on which the sign is to be placed. In no case shall the sign area exceed twenty (20) square feet except in the AC and RAC districts where the maximum allowable size is six (6) square feet;

B. Maximum size of letters shall be twenty (20) inches in height, except in the AC and RAC districts where the maximum size shall be eight (8) inches in height;

C. There shall be no restriction on the number of letters, words or lines of any sign as long as its overall area is within the maximum allowable square feet; and

D. No sign shall be permitted fifteen (15) feet or more above street grade measured in front of the façade where the sign is to appear.

EXCEPTION TO HAVE MORE THAN THREE COLORS ON SIGNAGE

(i) Do not damage the character of the district

Response: 100 N. Guadalupe St. is a non-contributing structure in Downtown and Eastside Historic District, designed in Spanish Pueblo Revival style. The stucco and wood stain are earth tone colors. We request to place two signs including our logo that has more than three colors, these colors are saturated tones and take up a fraction of each façade, therefore do not damage the character of the structures within this district. Moreover, there are a few examples of existing signage in Downtown and Eastside Historic District

a few blocks down on E. Alameda St. with more than three colors, one of which is not a color on the building. Cowgirl sign and Café Sonder sign, though not in Downtown and Eastside Historic Districts, just a couple of blocks on Guadalupe St. also have nonconforming signs.

Staff response: Staff agrees with this statement.

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

Response: Our logo design is our unique identity and branding. The overlapping colors identify and represent the processes reflective of day to day functions in our work. By eliminating the number of colors in our logo will be a disservice to our identity. We have gone through several rounds of public funding and have used our branding for each phase; thus far our logo design has been our unique identity and would be a hardship for the organization to change the branding at this point.

Staff response: Staff agrees with this statement.

(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: Our unique established logo design placed at this corner of the district offers a unique addition to existing signage within the district and strengthens the unique heterogeneous character of the City by providing a full range of design options to this part of the district. We have explored other design options including reducing the number of colors to three colors, which does not work for our organization's identity since the overlapping colors identify and represent the processes reflective of day to day functions in our work. In that regard using brown and white or black and white colors does not work for our organization's identity either.

Staff response: Staff agrees with this statement.

<u>EXCEPTION TO INSTALL SIGNAGE ABOVE 15' FROM GRADE</u>

(i) Do not damage the character of the district

Response: Placing our two proposed signs at the second level wall does not damage the character of the district since there is a range of sign height, including Café Sonder sign. The sign is sized and placed in a manner as not to obstruct or disfigure the existing architectural elements of the two building facades. Moreover, there are a few examples of existing signage in Downtown and Eastside Historic District around the Plaza area that do not meet sign mounting height requirements, one of which is Lucchese bootmaker. Café Sonder sign, though not in Downtown and Eastside Historic Districts, just a couple of blocks on Guadalupe St. also exceeds the allowable mounting height for a sign in Historic Districts.

Staff response: Staff agrees with this statement.

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

Response: The lower parapet on the east portal is very narrow and does not allow enough room for a sign that is visible and readable from the corner of Guadalupe and Alameda, the existing established trees along Guadalupe Street block this parapet. Moreover, the building is set back from the property line substantially and is not easily visible; it is detrimental for the location to be higher than the lower parapet.
The south-east building corner along Alameda St. and Guadalupe St. is the most visible corner and lends itself for the most visible location for a sign. The lower parapet at the portal is limited in size to take a sign that is visible to moving traffic on Guadalupe for ease of visibility and location identification. The proposed locations will allow the signs to be visible from both Guadalupe St. and Alameda St.

Staff response: Staff agrees with this statement.

(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: The placement of our sign in a publicly visible manner strengthens the unique heterogeneous character of the City by provides a full range of design options in the district. We have explored other design options including placing the sign on the lower parapet on the east portal, this location is not visible and readable from the corner of Guadalupe and Alameda, the existing established trees along Guadalupe street block this parapet. Placing the signs at the two proposed locations will allow the sign to be visible from both Guadalupe St. and Alameda St.

Staff response: Staff agrees with this statement.

STAFF RECOMMENDATION:

Staff finds that the exception requests to have more than three colors and mount signage above 15' grade have been met. In addition, Staff recommends approval of this application which complies with Section 14-5.2(D)(9) General Design Standards, Height Pitch Scale and Massing and (E) Downtown & Eastside Historic District.

Questions to Staff

Chair Rios asked where the signs are.

Mr. Rasch said the signs are requested to be put at the east.and the south. And at the southeast corner an option would be not putting the one high on the east but on the middle parapet which would still be

higher than fifteen feet. So either way, they would still need a height exception.

Member Katz asked if on the south elevation, the sign couldn't go lower between the first and second floor.

Mr. Rasch read the intent of the sign code in historic districts. The intent was to not distract from historic quality of the architecture. He described the limitations on signage.

Member Powell asked if Staff agreed with the exception responses.

Mr. Rasch agreed. There are other signs that are above 15'. He also wondered where the 15' came from.

Chair Rios asked, to make the sign less prominent on the south elevation, if he might suggest putting the sign under those windows.

Mr. Rasch agreed that would be a better location for aesthetics of the structure.

Chair Rios asked where the sign would be on the east elevation.

Mr. Rasch said it would be facing Guadalupe and between the floors would still require an exception.

Member Powell thought the blank façade would be a better location on the south.

Applicant's Presentation

Mr. Carmino Baker was sworn.

Questions to the Applicant

Member Powell asked if the signs would be multicolored at night.

Mr. Baker agreed.

Member Biedscheid asked how big they are.

Mr. Baker provided a handout showing the sign design. [A copy of the handout is attached to these minutes as Exhibit 3.] He said the logo would be 3' x 3' with lettering individually lit probably with white. The caps are 18" and small caps 12" high.

Member Powell said 14" for caps is the industry standard.

Mr. Rasch said the max size for sign lettering in the historic districts is 20" in height. At the proposed

height, it will be legible from far away.

Member Powell said a normal person could read a 14" letter from 100' away. He asked the Applicant how he felt to use that blank façade for the location.

Mr. Baker said for them, the big thing is visibility. They will have a lot of people coming down Guadalupe. He thought that would be acceptable, as opposed to the top of the building. They are landing here as their home and the Guadalupe corridor is key to that. He would be okay with it. It could serve the signage. The eastern façade is more important, and the parapet has a problem from trees in front of it. They would prefer it on the corner. They looked at the signs at Cowgirl Hall of Fame and Sonder which were approved. He asked if the Board was still talking about two signs and just relocating them.

Member Boniface agreed.

Member Powell asked if we are pushing the envelope with these signs. They are not part of the character. The Board needs to be judicious and we can't have many like that. They might set a precedent for future businesses.

Mr. Baker said that for height, the dotted line is the finished floor elevation at 15'. If we were to use that space, he asked if it could be the same height at the east portal (at 17').

Member Katz pointed out that the window to the right edge of it, in the drawing is inaccurate. And that actually helps because it would allow it to be more visible from the south.

Mr. Baker said he would update the drawing and would be happy with the blank space at the same height. So both signs would match the height. That building is 26' high.

Member Powell said they should use cardboard cutouts to place in the location and the Board would say the maximum height and Applicant could put the signs in the best place under that height.

Chair Rios added that the Board must address the lighting part of it.

Member Boniface said it seems like everyone is in favor of the signs, but he was not. The signs across the street are painted signed not illuminated signs. The one at Café Sonder was a special case. This Applicant is not proposing neon, but the drawing is 2.5 by 2.5. He was having a problem with it being so bright, so high and so visible.

He asked Mr. Baker to talk about it being "self-illuminating."

Mr. Baker said the letters would be white, but the logo is multi-colored.

Member Boniface understood the letters are solid and back lit.

Mr. Baker agreed. Descartes can take satellite images to map all the corn in the world and all the soy in the world. It was done by the man who designed the apple logo. So the logo is integral to what they do. It

was proposed as stained glass in those colors to impart what they are doing. The letters glowing at night is not as important, but the medallion is important.

Member Boniface said the work of the company sounds great and the logo does speak to that. He asked about the code allowing back lit signs.

Mr. Rasch said Santa Fe is seeing more backlit signs but they are not very large and typically, at first floor level.

Member Katz asked if the level of light would make a difference.

Mr. Rasch agreed.

Member Powell clarified that the Board doesn't want to take away the logo but how it is illuminated is important. There are ways to illuminate without being just backlit. He thought it would be best to ask the Applicant to resubmit the proposal and consider the illumination. It could be a more elegant building and more in keeping with the ordinance.

Mr. Baker said he was not opposed to having opaque letters with light behind them.

Member Boniface had no problem with letters being backlit. But what bothered him the most is the logo blasting out high in the air. He thought it would stand out in a bad way and they would get bad feedback. He liked the logo and encouraged Mr. Baker to stick with it. He liked what it represents for the company. But the Board might require him to return with a more subtle and friendly way.

Member Roybal compared it with REI and suggested the location might be right in the parking lot in front where people walk by and right in front where you drive up on Guadalupe.

Mr. Baker said okay. He said they could revisit the design as long as the medallion stays.

Member Katz was not convinced they could figure out a way of lighting them softly. He would probably need to mock it up.

Mr. Baker said they would figure it out.

Member Boniface said they could bring down the level of lighting. As an architect, 150-foot-candles didn't mean anything to him. A gooseneck would be a compromise, but he didn't like the look of gooseneck to convince the Board of a way to go.

Member Katz asked if those panels could be luminescent.

Mr. Baker said they would talk about it.

Chair Rios pointed out this case has three requests and asked the Board to address the first two parts.

Public Comment

There were no speakers from the public regarding this case and the public hearing portion was closed.

Action of the Board

MOTION: Member Boniface moved in Case #H-17-108 at 100 N. Guadalupe St., to approve items 1 and 2 for wooden openings and wooden balustrade and screening of rooftop appurtenances and to postpone to January 9, 2018, the signage for further consideration. Member Roybal seconded the motion and it passed by unanimous voice vote.

Chair Rios thanked him for his flexibility.

11. **Case #H-17-109. 431 Camino de las Animas. Downtown & Eastside Historic District. Scott Cherry, agent for Russell and Sandra Osterman, owners, proposes to construct a 198-square foot addition on a non-contributing residential property. An exception is requested to exceed the 3' corner standard (14-5.2(E)(2)(b)). (David Rasch)**

Mr. Rasch presented the staff report as follows:

BACKGROUND & SUMMARY:

431 Camino de las Animas is a single-family residence that was constructed in the 1930s. Major alterations have caused the building to be listed as non-contributing to the Downtown & Eastside Historic District.

The applicant proposes to construct a 198-square foot addition on an existing sunroom. The addition will duplicate the existing character of the sunroom with windows placed close to the corners. An exception is requested to install windows nearer than 3' to a corner (14-5.2(E)(2)(b)) and the required exception criteria responses are at the end of this report.

RELEVANT CODE CITATION

14-5.2(E) Downtown and Eastside Design Standards

(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:

(b) No door or window in a publicly visible façade shall be located nearer than three (3) feet from the corner of the façade;

EXCEPTION TO HAVE OPENINGS AT LESS THAN 3' FROM CORNERS

1. *Do not damage the character of the streetscape;*

1.1. The proposed new east facade replicates what exists in regard to the location of the windows to the corner.

1.2. The proposed addition is similar to other neighboring houses in regard to there are other sunrooms with windows closer than three feet from the corner

Staff response: Staff agrees with this statement.

2. *Prevent a hardship to the applicant or an injury to the public welfare;*

2.1. The owner requires the extended space and access through the east to allow for "universal access" to age in place.

Staff response: Staff agrees with this statement.

3. *Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that the residents can continue to reside within the Historic Districts;*

3.1. The Sunroom is unique in style yet in keeping with the vernacular of the Downtown Eastside District

3.2. Differentiation of multiple unique building materials, in the facade, wood corbels round wood posts hewn wood beam and exposed vigas, strengthen the building heterogeneously.

3.3. Additions to the north or south would to widen the corners block circulation and create problems for universal access as well as cover other parts of the existing structure that strengthen its character.

3.4. Massed corners would prevent the doors opening to the east from opening completely creating access obstacles.

Staff response: Staff agrees with this statement.

4. *Are due to special conditions and circumstances which are peculiar to the land or structure involved and which are not applicable to other lands or structures in the related streetscape;*

4.1. The unique special relationship of the existing living room, and existing east facade would be compromised by adding additional mass to the north or south, reducing the stepped massing of the facade.

4.2. To preserve which doesn't exist in other buildings the western light in the sunroom as it exists.

Staff response: Staff agrees with this statement.

5. *Are due to special conditions and circumstances which are not a result of the actions of the applicant; and*

5.1. The existing sunroom preexists in its current location.

Staff response: Staff agrees with this statement.

6. *Provide the least negative impact with respect to the purpose of this section as set forth in 14-5.2(A)(1).*

6.1. We have chosen a design that reuses and or replicates the materials and integral look the existing space but also meets the owners' needs.

Staff response: Staff agrees with this statement.

STAFF RECOMMENDATION:

Staff finds that the exception request to place windows closer than 3' to a corner has been met and recommends approval of this application which otherwise complies with Section 14-5.2(D) General Design Standards, Height Pitch Scale and Massing and (E) Downtown & Eastside Historic District. recommended approval and that the exceptions were met.

Questions to Staff

There were no questions to Staff.

Applicant's Presentation

Mr. Scott Cherry was sworn and agreed with the recommendation. They are extending the western façade outward and the 3' rule is already existing on what they are extending out. It is the same façade but extended ten feet west.

Questions to the Applicant

There were no questions to the Applicant.

Public Comment

There were no speakers from the public regarding this case and the public hearing portion was closed.

Action of the Board

MOTION: Member Powell moved in Case #H-17-109 at 431 Camino de las Animas to approve as submitted and find exceptions requested were met. Member Boniface seconded the motion and it passed by unanimous voice vote.

I. MATTERS FROM THE BOARD

Member Katz said he would not be at the meeting on January 9, 2018.

J. ADJOURNMENT

The meeting was adjourned at approximately 9:06 p.m.

Approved by:

Cecilia Rios

Cecilia Rios, Chair

Submitted by:

Carl G Boaz

Carl Boaz for Carl G. Boaz, Inc.

SUMMARY INDEX
HISTORIC DISTRICTS REVIEW BOARD
September 8, 2020

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2. Case #2020-2359-HDRB 510 Halona Street	Approved	5-7
3. Case #2020-002451- HDRB 1146 Canyon Road	Approved w/condition	7-11
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9. Case #2020-002480-HDRB 512 Acequia Madre Unit C	Postponed	45-50
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MINUTES OF THE CITY OF SANTA FE
HISTORIC DISTRICTS REVIEW BOARD
SEPTEMBER 8, 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.**

B. APPROVAL OF AGENDA

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

Member Roybal indicated he would recuse himself on the last case #2020-002257 on 1303 Camino Corrales.

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. HDRB Hearing Minutes August 11, 2020

Chair Rios requested the following amendments:

- On page 6, under Board Discussion, it should read "Chair Rios ~~thought~~ said that"
- On page 37, second paragraph from top should read, "Chair Rios stated that the significant status should remain, as it gives weight to the three sides of the house that are intact and should be preserved. The north side, however, has been compromised."
- On page 53, under Board Discussion, the second sentence should read, "She personally has driven in the *subject area* and coverage in the area is lacking". The word Paseo should be deleted.

MOTION: Member Guida moved, seconded by Member Biedscheid, to approve the HDRB Hearing Minutes of August 11, 2020, as amended.

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. FINDINGS OF FACT AND CONCLUSIONS OF LAW

Case #2020-002356-HDRB. 224 Maynard Street.
Case #2020-002254-HDRB. 141 Camino Escondido.
Case #2020-002194-HDRB. 1160 Camino de Cruz Blanca.
Case #2020-002357-HDRB. 203 East Santa Fe Avenue.

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

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

E. BUSINESS FROM THE FLOOR

Stefanie Beninato asked about the follow up on the plaque on the Obelisk. She brought that up at the last meeting and Ms. Roach said she would follow up. She thought the decision for 203 E. Santa Fe Avenue was unfortunate. She couldn't see how you can have a significant structure when one of the façades is covered. The "aging in place" is a very bad precedent. Also, she would bring to the Board's attention that 845 Don Cubero has a front house and a guest unit, and they have stuccoed. They are talking about reroofing and were pulling off portal roofs. She was told by Land Use that there are permits for the project, but the main unit has no visible permit on it. Also, on the south side, the primary façade on a contributing structure, they are doing stucco. She wanted to know if they would be addressing the windows because they need maintenance. She indicated further up that alley is a nice stone wall that has had changes made to it, but it is coming apart and part is held with baling wire. The wood slatted fence behind it is coming down in sections and difficult to tell if deliberately taken down. Her hope was that staff would look at that when in the area, but they didn't. It is an important wall to preserve in that streetscape.

Chair Rios asked if Ms. Roach had comments on the Obelisk plaque.

Ms. Roach replied she has asked the question but has no answer.

F. ACTION ITEMS

Chair Rios noted there were ten action items before the Board. She reminded 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 #2020-002475-HDRB. 552 East Coronado Street.** Downtown and Eastside Historic District. Gurule Construction, agent for Ronald Stern, owner, proposes to construct a roof deck and exterior stairs on a noncontributing accessory structure. (Daniel Schwab, 955-6660, dnschwab@santafenm.gov)

Amanda Lujan, sign language interpreter, translated for the applicant.

Mr. Schwab indicated that there was technical difficulty making the applicant visible to Ms. Lujan.

Ms. Roach offered to help with communication to spotlight Ms. Lujan's video for a shared screen format.

Ms. Lujan confirmed she could be seen by the applicant.

Mr. Schwab presented the staff report as follows:

STAFF REPORT

552 East Coronado Street is a non-contributing residential structure with a detached garage in the Downtown and Eastside Historic District. It is located on a private section of East Coronado Road and is thus not visible from the public right of way.

The applicant proposes the construction of a 360-square foot composite deck of an earth-tone color on top of the garage. This would include a 3 foot high railing construct of red wood and cable rail tension cords designed to reduce visibility. The railing will have a height of 13 feet 6 inches. The maximum allowable height is 15 feet 7 inches. The front rail will be set back 3 feet from the street-facing façade and will be visible from the public right of way. The deck will be accessed via a stairway on the rear (south) of the garage which will not be publicly visible.

The applicant wishes to emphasize important reasons for his choice of materials. The applicant is deaf, and thus relies solely on visual communication across distance. He thus argues that it is important for vision lines to be as unobstructed as possible. A deck garage with minimal visual obstruction will give the applicant oversight of what is happening in the backyard, the driveway and the street simultaneously. The thin cables would maximize the opportunity for people to catch one another's eye, for example in their peripheral vision, through gestures such as waving. The applicant also argues that a metal rail system is more durable relative to its wood counterpart.

STAFF RECOMMENDATION

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

QUESTIONS FOR STAFF

None.

APPLICANT'S PRESENTATION

Mr. Ronald Stern, 552 E. Coronado Rd., was sworn in.

Ms. Lujan said the applicant thanks the Board for considering the plan. The cable system is important in addition to what had already been said. He indicated we cannot hear cars or people approaching and the system allows seeing anyone entering the driveway.

QUESTIONS FOR APPLICANT

Vice Chair Katz asked how much set back is from the parapet to the fence.

Mr. Schwab replied setback was 3 feet from the garage door side.

Vice Chair Katz asked if the height of the barrier had to be the same or could it be lower if set back from the edge, so it was less visible.

Member Guida explained the minimum height as shown is minimum Code, 36 inches.

Mr. Schwab noted the photo showing the story poles was taken from a private street and there is no public visibility.

Lorenzo Gurule, 21A Adobe Loop, Santa Fe, was sworn in. He is the architect for the applicant. He referred to the height of the rail and agreed 36 inches is as low as it can go. The setbacks are three feet all around except where there are stairs.

PUBLIC HEARING

Stefani Beninato, PO Box 1601,was sworn in. She appreciated the setback on three sides but thought it would be nice if there were less layers of wire. The road is private, and this is an appropriate addition with certain considerations including style and harmony.

BOARD DISCUSSION

MOTION: In Case #2020-002475-HDRB, 552 East Coronado Street, Member Roybal moved to approve the project as presented. 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.

2. **Case #2020-002359-HDRB. 510 Halona Street.** Downtown & Eastside Historic District. Garrett Werner, owner, proposes to increase the height of an existing yard wall at a non-contributing residential property. (Angela Schackel Bordegaray, 955-6127, asbordegaray@santafenm.gov) (POSTPONED FROM 8/11/2020)

Ms. Bordegaray presented the staff report as follows:

STAFF REPORT

The house at 510 Halona non-contributing. The residence sits at the corner of Halona Street and Winishe Way in the Downtown and Eastside Historic District. Designed in Spanish-Pueblo Revival style, it is flat-roofed and wall-dominated with wooden posts, beams, corbels, projecting canales, and stuccoed tan (El Rey's "Buckskin).The residence is bounded by a low stucco yard wall at the northeast corner. Approximately twenty feet back from Winishe Way, the eastern yard wall steps up to five feet. (See photograph "Pedestrian Gate Location" showing the existing east side yard wall.)

This application comes to the board after it was postponed at the August 11, 2020 HDRB meeting to allow the applicant to revise drawings and provide additional detail about the pedestrian and vehicular gates. The applicant proposes to raise the height of the yard wall from two and ½ feet to five feet, add a pedestrian gate on the east side, and install a vehicular gate on the north side bridging the house with the garage and studio structure west of the residence. This case comes back to the board which requested a complete application for its review.

The need for a corner "visibility triangle" is met by the addition of wrought iron atop the existing low yard wall. The wrought iron will be one inch in diameter with clean lines and distressed appearance. The extent of the wrought iron portion is 10 feet along Halona and 15 feet along Winishe Way. The maximum allowable wall and fence height is five feet in this streetscape. The applicant wishes to add a 5 feet high pedestrian door (wooden, to match existing garage wood and stain) to the Halona Street facing yard wall for better pedestrian access and circulation. The CMU wall will have a three-coat stucco finish to match the house and garage.

The proposed vehicular gate will span the open distance between the house and the garage fronting Wenishe Way. It will extend 20 feet with a height of four feet, ten inches with iron detail. The gate will rest on an electric roller platform.

The family seeks this change to provide security for their young child and dog, as they note in their proposal letter that speedy traffic on Halona has increased significantly.

STAFF RECOMMENDATION

Staff recommended approval of the application in compliance with Section 14-5.2(D), the General Design Standards for all Historic Districts; 14-5.2(D)(9) Yard Wall Height, Height, Pitch, Scale, Massing and Floor Stepbacks; and 14-5.2(E) Downtown and Eastside Design Standards.

QUESTIONS FOR STAFF

None.

APPLICANT'S PRESENTATION

Garrett Werner, 510 Halona St., was sworn in.

Chair Rios thanked Mr. Werner for the revised drawings.

QUESTIONS FOR APPLICANT

None.

PUBLIC HEARING

Ms. Beninato said she appreciated the openness with the wrought iron details, and it would be nice to have a step down and a break in the wall.

BOARD DISCUSSION

MOTION: In Case #2020-002359-HDRB, 510 Halona Street, Member Roybal moved to approve as presented. The motion was seconded by Vice Chair Katz.

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 #2020-002451-HDRB. 1146 Canyon Road.** Downtown and Eastside Historic District. Carol Ware, agent for CC Culver, owner, proposes to enclose a portal and create a new entry on a non-contributing residential structure. (Angela Schackel Bordegaray) (POSTPONED FROM 8/25/2020)

Ms. Schackel Bordegaray presented the staff report as follows:

STAFF REPORT:

1146 Canyon Road consists of a Spanish-Pueblo style single-family home, guesthouse and studio, together totaling 5,288 square feet of roofed area and listed as non-contributing to the Downtown and Eastside Historic District. The main residence was constructed between 1920 and 1950, with extensive post-1958 and more recent alterations and additions. The roughly 1,000 square foot guesthouse was constructed in 2007 (Case H-06-084) and is connected to the post-1958 400 square foot studio by a 550 square foot portal. Last year, HDRB approved a "privacy screen" wall between the guesthouse and the studio, along with a walled trash enclosure and freestanding mechanical room (Case H-19-060). The house sits at the far southern end of the lane off Canyon Road is not publicly visible.

The applicant proposes to enclose the front portal on the west façade. The applicant's intent is to create a new entry on the portal's west façade by placing a new door and windows on that façade. The portal will not change in height; the existing wood header will remain. The proposed single French door will have 8 divided lites in a 2 by 4 pattern; the dimensions of the window adjacent to (west of) of the single French door are 16' by 72 inches. The window will have 5 divided lites in a single vertical row alongside the French door. The window will be white wood clad. The building footprint will not change. The stucco repair work will match existing stucco of the house.

The applicant proposes no other changes to the property at this time.

The portal is on the west side of the house. The door and windows will be on the south.

STAFF RECOMMENDATION

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

QUESTIONS FOR STAFF

Chair Rios said some portions of the house are 60, 70 or 100 years old and there was an addition in 2007. She asked if Ms. Bordegaray knew the history of the house to know whether the many changes had compromised the historic status.

Ms. Bordegaray said she concluded that the house has been altered significantly and more than doubled in size. The cumulative effect of the additions had almost erased the historic contributing nature of the house.

Vice Chair Katz said he was puzzled by the windows. The new part seemed to clash with the rest of the house. He wondered why they weren't using the windows. He thought the windows seemed inappropriate and should be smaller and match the others.

Chair Rios asked Ms. Bordegaray to describe the proposed windows before answering Vice Chair Katz's question.

Ms. Bordegaray said the windows are not the same pattern as the existing. She understood the windows were proposed to get more light into the enclosed portal area. She suggested that the applicant speak to that.

Member Guida asked about the color of the existing window trim.

Ms. Bordegaray agreed it appeared dark but will be white according to the plans.

APPLICANT'S PRESENTATION

Vahid Mojarrab, 147 Gonzales Road, #12, was sworn in. He explained he was part of the WAMO Studio, the architect representing the applicant.

QUESTIONS FOR APPLICANT

Chair Rios asked the applicant to address the questions on the windows.

Mr. Mojarrab explained the reason for the project was that the front door and gate were further up the street making it difficult for someone to find the front door. The front door and portal have very tall evergreen trees in front of them and are not visible from the street. The front portal is not being used at this time and the proposal would enclose that area, but it will not be interior space. The window and the front door to the house will remain the same and the space will be enclosed and made into another vestibule and the front door relocated. The window patterns and color are different mainly to distinguish they are not part of the old house and is new. The color and pattern are different and mimics much of the historic structure of the house, like the greenhouse addition that differentiates from the main house.

Chair Rios asked if the windows are mainly glass with no divisions.

Mr. Mojarrab explained they are glass but have division, and the enclosed space will not be heated. It is just an outdoor vestibule. All of the windows are paned with simulated divided lights and are not fixed. They are not functional.

Member Guida asked regarding the window trim and color if the windows are clad or all wood.

Mr. Mojarrab replied they are aluminum clad in a maroon, dark red.

Member Guida said what would be done is very sensible, but the size of the window should be smaller. He said the applicant was very articulate in how this was handled, infilling an existing portal. It is clear the windows proposed would mark the existing openings and architecturally that was a good way to handle that. They can still see what was there before.

He still had concerns with the jarring white color of the windows and the light pattern. He preferred no divided lights but that may not be preferable to the Board. Also, he would love to see a window darker in color and closer to what exists.

Mr. Mojarrab said he appreciated the comment and if the Board was more comfortable, they will match the existing color of the windows.

Member Guida asked if the applicant's preference was to do divided light.

Mr. Mojarrab explained if they filled in the window size they are proposing that the large portion of the window mimic the existing pattern. The applicant was not sure if that was acceptable to the Board. The existing windows are divided at the top portion and the bottom is clear. If they mimic the existing windows, they will end up with nonconforming window openings.

Member Biedscheid asked if the stone façade on the portal was historic.

Mr. Mojarrab didn't have information on the stone portion but indicated it would remain. The back of the guest house is over 100 years old, but he thought this structure was remodeled seven or eight years ago.

Member Biedscheid said it appeared the post on either sides of the new door and new windows would be bigger. She asked if the windows were being installed in the current openings.

Mr. Mojarrab said the openings would be reduced but nothing below the floor of the portal would change.

Member Guida asked staff if an exception would be required if the applicant were to change the window light pattern.

Ms. Roach replied the structure is non-contributing and does not require an exception. The only thing that might affect that is the 30-inch mullion if publicly visible.

Chair Rios asked to clarify if Ms. Roach had indicated that divided light windows would not be required.

Ms. Roach explained the 30-inch rule would apply, meaning divided light windows are required if publicly visible.

Member Guida asked if it was determined if the windows were publicly visible.

Ms. Bordergaray said that façade is not publicly visible, and the lower yard wall was added on and the portal is behind the trees.

Ms. Roach explained that public visibility had been eliminated because the house is at the end of a private lane off of Canyon Road.

PUBLIC HEARING

Ms. Beninato, previously sworn, suggested divided lights would make it more harmonious but understands that isn't required. It is jarring in regard to the harmony of the rest of the house because they don't look like they have any divided lights.

Chair Rios said she understood that the applicant is mimicking the light pattern on the existing windows.

BOARD DISCUSSION

MOTION: In Case #2020-002451-HDRB, 1146 Canyon Road, Member Guida moved to approve as submitted with the condition that the window color not be white but be a color that matches closely to the existing units on the house. The motion was seconded by Member Larson.

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

4. Case #2020-002355-HDRB. 806 Don Gaspar Avenue. Don Gaspar Area Historic District. Daniel Strongwater, applicant/owner, proposes to replace a shingle roof with a metal roof and to construct a yardwall on a contributing residential structure. An exception is requested, per Section 14-5.2(D)(6). (Daniel Schwab) (POSTPONED FROM 8/11/2020)

Member Guida recused himself from this case.

Mr. Schwab presented the staff report as follows:

STAFF REPORT

806 Don Gaspar is a single family residential structure designated Contributing to the Don Gaspar Area Historic District. The house was built in 1911 in a "cottage" style. It has shallow gables in the front, wood shingles and a diamond-shaped fixed pane window at the gable end. It has a tar shingle roof which is presumed not to be original, and also not historic. In 2000, it had "dark" shingles and white trim and an unknown roof material. In

2018, the wood shingles had a brick red color, painted many years before. The shingles, wood corner and horizontal trims, fascia boards, fireplace chimney brick, soffits, and ceiling of the front porch were painted in Dunn Edwards "Vapor," which is an off-white. In 2018 the structure also underwent an interior remodel, and an addition was constructed with vertical wood siding and a galvanized standing seam metal roof.

The applicant appeared before the Historic Districts Review Board on August 11th with a proposal to replace the tar-shingle roof with a metal Victorian Tile roof colored a matte "Shasta White". An exception to Section 14-5.2(D)(6) was requested, which states that "the existing roof styles and materials shall be maintained or replaced in kind if necessary." The complete responses to the original exception criteria are given in this report.

The HDRB postponed the application, with the concern that the exception criteria, especially number 2, was not being met, and requested an updated proposal. In particular, the applicant was requested to consider the following options for roofing material:

1. Wood, in the original style;
2. Asphalt that compliments the original color, if possible untreated so that water-run-off is useable;
3. Standing seam which would coordinate with the back of the house, but more matte in appearance

The applicant now returns to the board with the proposal to implement option number 3, a standing seam roof. The applicant found only one company that could install wood shingles, however the price was approximately twice that of the standing seam option. The updated responses to the exception criteria are given in the applicant's proposal letter and staff agrees with the applicant.

In addition, the applicant proposes to construct three yard walls from concrete block with a stucco finish colored El Rey Colonial White to match the house siding. These are to block traffic noise and create privacy from Don Gaspar Avenue. They are set back more than 35 feet from the public right of way and will be 6 feet in height, which is the maximum allowable height.

STAFF RECOMMENDATION

Staff recommended that all the exception criteria had been met. Staff recommended approval of the application as it complies with 14-5.2(D) General Design Standards for all H Districts, and 14-5.2(I) Westside-Guadalupe Historic District.

QUESTIONS FOR STAFF

Chair Rios asked Mr. Schwab if he agreed with the applicant's responses to the exception criteria.

Mr. Schwab said he did.

Chair Rios asked if Mr. Schwab felt the wall height of 6 feet would hide the contributing house and if that was acceptable.

Mr. Schwab said Code says the streetscape should be preserved, but there is no Code provision for preserving a view of an individual house. He has discussed that with Ms. Roach and Assistant Attorney Paez, who may want to comment.

Ms. Roach stated that the practice of the Historic Preservation Division was for the applicable streetscape for walls and fences for calculating maximum height, go back into the property by 20 feet. Staff has employed that practice, particularly pertaining to side yard walls and fences. In this case the concept was communicated to the applicant and he proposed putting in 6' high walls that are 35 feet back.

She noted it is important to remember that 20 feet from the street is just an interpretation employed for practical reasons. She read the definition of streetscape from Code section 14-12, "*The streetscape is the visual sector of the street or section of the street as defined by topography, the pattern of structures in open space, building and wall setbacks, street design, architectural design, and heights, widths and proportions of structures, fixtures and graphics*."

Ms. Roach said she took that to mean that the street encompasses the relationship between buildings and the street; between buildings and yard walls; between yard walls and fences and the street. It takes into account all of the different factors with each streetscape having slightly different character. The Board discussion with regard to the applicant's proposed yard walls, is whether 6-foot-high yard walls are compliant with the height restriction for yard walls and fences for this particular streetscape.

The application and interpretation of the Code is challenging. Staff over the years has facilitated an easier path to protect the essential character of the streetscape. The 20 feet rule is almost always applied to side yard walls and fences, unless there is a development pattern in which there are large tall walls set far back from the street. She would leave that to the Board to determine whether the proposal for the wall is in keeping with applicable streetscape for this case.

APPLICANT'S PRESENTATION

Daniel Strongwater, 806 Don Gaspar Ave., was sworn in. He said he has been before the Board many times in the past. He is committed to the community and is raising

his young family in the Downtown Historic District. He said they have attempted to act in the best of faith in getting all of the approvals and having necessary discussions and adhering to the desires of the Board to maintain the Historic District. His report has many reasons why he proposed the walls and he offered to share those details again if helpful.

Mr. Strongwater also wanted to comment that the drawing set that was presented is not the latest set he provided. The Board has a set showing a wall with a brick top and he proposes a straight concrete stuccoed wall. He has done a lot of research on wood shingles since the last meeting. They did find someone to install shake roofing but there is a large financial amount associated with that. He asked that the Board consider the financial implications, particularly in a pandemic, among the many other economic issues. It is deterring to young families and families in general who are not from means, particularly families of color or others we would like to have in our community. The financial restrictions imposed by recommendations can be very limiting. He would hope the Board considers that in their decision now and going forward.

He added for reference, that wooden shake roofing for this very small portion of our house was quoted $40,000 not including the gross receipts tax.

QUESTIONS FOR APPLICANT

Chair Rios asked Mr. Strongwater to indicate why his family found it important to have the 6-foot-high walls. She felt looking at the before and after elevations, that he was hiding this beautiful historic house.

Mr. Strongwater explained there has been a dramatic increase over the years in traffic on Don Gaspar. The street is used increasingly more for commuter traffic in the morning and evening with a constant stream of cars that can be loud. In addition, they have a young daughter, a child on the way and a dog and had an incident where someone threw a bone over the fence. Thankfully, their dog survived that, but they feel quite exposed to the street in a way that almost no other houses on the street are. They have no backyard and are at the back of the lot line. They want to create a place of privacy for their young family to play safely in a friendly environment outside.

He added they are also working on a garden and have planted over 16 trees in their front yard in addition to extensive gardening. Another goal of the walls is to create a microclimate for the garden by building them in a thermally massive material. That improves the garden and helps mitigate extreme temperatures anticipated as the climate continues to become less predictable.

Chair Rios asked the distance from the property line to the proposed wall.

Mr. Strongwater replied the two walls are 35’8” to the closer walls and 43’6” to the furthest wall from the street. They did attempt this with landscaping and berms, but it was

a small impact in noise and privacy. Also, the house will still be quite visible with the 6-foot wall from the street.

He offered to answer questions in more depth if helpful.

Vice Chair Katz asked if correct that the standing seam roof would be $20,000.

Mr. Strongwater replied it was less than that. He is still talking to different contractors and it is between $10,000 & $15,000.

Vice Chair Katz asked if he had an idea of the cost of the wall.

Mr. Strongwater said he had spoken to people who have done work for them but did not get a concrete number.

Chair Rios asked him to describe the standing seam roof. She explained that the Board had approved a seam roof down the street from his house. In her opinion, that roof is very prominent and the house there before the roof was soft. The standing seam roof is very prominent. She asked if his roof would emulate that.

Mr. Strongwater indicated the house she referred to plays an important role in the history of his house. When doing our standing seam roof, we cited that building as a reference because we believed it was something the Board would approve. They had discussed the material of the seam roof on the addition and the Board was happy with the materials he put on the house at the time and approved them.

He said he was then, as well as now, open to working with the Board to find an acceptable solution. He has proposed, based on their comments from the last meeting, a material that is matte in finish in gray. It would not be nearly as prominent as the color on the existing addition and provides a visual separation from the addition. He was open to alternative color suggestions.

Member Larson said she is a lot more comfortable with the standing seam metal roof after the last discussion. She thought it more appropriate for the style of the house and more in harmony with the addition.

She asked if he had a reason to do a stucco wall, other than the thermal mass. She thought it a style problem and a conflict. This house is different than what one would expect to see with a stucco wall. She also couldn't understand how they would still be able to see most of the house. The rendering shows just the roofline which is a huge loss and she thought there should be something more compatible than stucco. She preferred a wooden fence which would still provide some microclimate and would not dominate the façade.

Mr. Strongwater said he extensively explored materials for the wall. The thermal mass is important for noise as well as the microclimate. He looked into a wood fence, but the noise reduction wasn't nearly as good nor for the microclimate without a lot of effort and strange amalgamation of materials. He considered a full brick wall but that seemed cost prohibitive and looked at capping the stucco wall with brick. That seemed to be further out of character although it echoes walls in the neighborhood but didn't seem to fit the house.

Mr. Strongwater said they arrived at what is proposed, a monolithic minimal stuccoed wall, as the quietest version of the wall possible. He was open to the Board's suggestions.

Chair Rios asked if Member Larson had a specific idea regarding the wood fence.

Member Larson explained she was thinking of something more in character with the house in a simplified form. A stucco wall clashes with the house and they should see a distinction between styles, not just a wall that conforms. She thought because there is already a wood fence although shorter and doesn't provide privacy, it is the most appropriate option. It adds the barrier for the noise reduction, and aesthetically he should try to harmonize and complement the house.

Mr. Schwab noted that this house is the only one on the street located at the back of its lot. The street is heavily impacted with 5,000-10,000 cars a day connecting to downtown. The material of the wall is crucial for blocking noise and a wood fence would never be used as a noise barrier.

Mr. Schwab said the question is also how the Board defines the streetscape - whether it ends at the fence or extends all the way back to the house. That is important in making a decision.

Chair Rios agreed the house is different with where the garden area is and the house set further back, but it is still part of the streetscape.

Vice Chair Katz said he wasn't quite so sympathetic with the noise concern. No other house on the street has a wall above 2-3 feet and they are closer to the street. He agreed with Chair Rios that the streetscape is the relationship of the house to the street, the fence to the street, and what is between the house to the street. He thought that the wall should not be. He noted there was an area in front of the new addition that could be wall to provide privacy and would not block the historic facades of the house. He encouraged the Board to not allow the wall to block the historic façade. He would agree that a different wall that only blocked the new portion could work and provide some quiet.

Ms. Roach offered a friendly reminder that Code has no provision prohibiting the blocking of the view of a contributing structure. She encouraged the Board to evaluate

the character of the streetscape and whether the proposal is appropriate in that regard. She said it is important not to introduce concepts that have no basis in Code.

Vice Chair Katz said what about blocking the view of the house. The streetscape is where you see the houses, some that are contributing and some that are not. The pattern of the streetscape is not having high walls.

Ms. Roach said if the Board thought they should explore that line of reasoning of the pattern of walls, and that relationship to the siting of the homes in the rest of the streetscape.

Member Roybal said we need to understand what the applicant wants and why. He didn't agree that the applicant should not have a wall. He was concerned that the Board was not honoring the wishes of an applicant before the Board, especially when staff had already approved this. This would not affect anyone other than someone driving by who could not get a view of the house. That is important. He said the Board has a responsibility to the applicant and to the Code. And if this does not affect the Code, as just pointed out, the project should be approved.

Mr. Schwab said the streetscape is defined by a small front yard with a mass in the form of a house 40 feet back from the street. The applicant proposed a mass about 30-40 feet back from where a house would normally stand. This does not fit into the pattern of the streetscape, but the wall would actually be in line with all the other houses on the street. He responded to Vice Chair Katz that the rule is that there is no other family using their front yard for their private use, they use their backyard. In this case there is no backyard. The applicant is forced to use the front yard.

Mr. Strongwater asked in the consideration of the streetscape, what extent of the street was being considered. As you move toward the downtown area, it is rare you have a view of the houses and almost all of those houses are either behind a wall or a hedge. It is rare to have a full view of a house heading north for a couple of blocks toward the Capitol. It is certainly a pattern of walls, hedges and fences and other forms of obstruction that prevent you to see the homes. Across the street from him, each house has a small front yard and he could attest that the front yard is not used. They have private backyards, many with second units, where they spend most of the time outdoors.

Chair Rios asked that staff confirm that streetscape is 600 feet from midpoint in either direction from the home. She thought that included the opposite side of the street as well.

Ms. Roach confirmed that was correct.

Vice Chair Katz said if you go to the next block, as suggested by the applicant, there are low walls just like the block he is on.

Member Bienvenu asked staff to clarify the relevant provisions on the definition of the streetscape as he found only the height of the wall. He asked if they were talking about any other permit and if there was any other reason the word streetscape would be relevant for a determination.

Ms. Roach replied that is the pivotal definition that height restrictions are centered around.

Member Bienvenu said his point is that the streetscape issue only relates to height, not to harmony with the streetscape or other concerns.

Chair Rios said that is exactly what it does.

Member Bienvenu asked where in the Code it does that. He was asked for help finding the section of the Code that is applicable and could only find the height issue. Code says the yard wall shall be limited to a height that does not exceed the average height of other yard walls or fences in the streetscape. He asked if the Board decided this is in the streetscape, under that provision do they know the limitation of the average height.

Mr. Schwab explained staff allowed for the maximum allowable height of 46 inches.

Member Bienvenu asked if the position of staff was that the wall did not meet the streetscape and therefore the provision did not apply.

Ms. Roach said staff often applies the 20-foot rule when interpreting the streetscape for walls and fences. It is used as a way to help apply a rule that is too broad. The line in the sand they have drawn the last 20 years or so is 20 feet. She believed in this case it was up to the Board to determine how far back the streetscape would go for this property. She said initially when employing the 20-foot rule, to keep in mind the character of the streetscape, and whether or not 20 feet is appropriate, given the definition of streetscape and the maximum allowable height.

Member Bienvenu said he understood and was not disputing one way or the other and was just trying to follow the reason for the recommendation that this should be approved. He asked to see the definition of streetscape again.

Ms. Paez added that Code has in addition to the definition, a portion about how the streetscape is measured and describes the 600 feet. Code says, "*If the project location is sited on a street which extends linearly with no interruptions or truncations, the streetscape shall include buildings, yard walls and fences on both sides of the street on which the proposed building, yardwall or fence is to be located for a distance of 600 feet, measured from the midpoint of the street facing the façade of the proposed building, yard wall, or fence in both directions.*"

She thought that was helpful because it tells them how far to go away from the midline of the new wall, and how deep into the property in terms of defining this. That is why it is a practical metric in cases where staff has excluded something more than 20 feet back. In this case, the Board should determine if they should be considered part of the streetscape. If so, it would then be limited to the maximum allowable for a new wall in the streetscape, the 46 inches and not six feet.

Member Biedscheid thought the proposed walls on the streetscape of Don Gaspar is uniform, more than many streets in the city. There are low walls predominantly, lots of picket fences and landscaping close to the sidewalks. She was sorry there was no discussion around the status for the building. She recalled a discussion about similar yards on the street and comments that orchards were popular, and animal tending was historically done in the front yard of some properties. She thought the setback of the house was intentional a hundred years ago when there were orchards and livestock.

She also remembered a discussion about protecting the space in front of the property. She noted that even on page 12 it said, "*The house is setback so far from the street it is another of its distinctive characteristics."* It's location on the lot is what makes this house contributing. She saw the impact of the proposed wall as a barrier to the streetscape and didn't see how it possibly fit within the streetscape. Stucco walls at that height do not appear in this streetscape.

Member Biedscheid said with respect to the roof, this house went in a direction not in keeping with its history. The roof choices presented to the Board do not enhance its character or protect things that make the house unique. She wasn't familiar with the expense of the wood shingles and wouldn't comment from a cost perspective, but it is true to the history of the house. It is inappropriate that the wood shingles on the sides were painted and takes them further from this house's contribution to the streetscape.

Ms. Roach responded in reference to Member Biedscheid's comments on the wood shingles that those are not proposed by the applicant. They were brought up by the Board in the previous case. She cautioned the Board about requiring an applicant to reintroduce a material that was no longer an historic stamp on the building. The historic character of the wood shingle roof has already been removed. There are not even photos of the home with wood shingles, it is just conjecture and she would caution the Board.

Member Biedscheid explained her intent was not exclusively wood shingles. She believed that there had been a shingled roof and there are wood shingles on the side. She had assumed this house had a wood shingle roof of some sort. That was what the Board was trying to replicate; it was certainly not a standing seam originally. She retracted her wood shingle suggestion and said it was speculation.

Vice Chair Katz said he had a real problem with the standing seam. It really detracts from identifying the historic portion of the structure from the new. He thought wooden shingles would be great if the applicant didn't want to replace in kind. He asked if a requirement of the Code on a contributing structure was if something is replaced that it was to be replaced in kind.

Ms. Roach noted that was the exception request.

Vice Chair Katz said the shingles could be asphalt in the color of the shingles that are there, or wooden shingles. Standing seam is not appropriate on the old portion and doesn't carry through the historic view of the house.

Member Larson thanked Member Biedscheid for adding the history in terms of the streetscape. She thought it important, especially to the discussion of the streetscape and why this is contributing and why the wall would take away from the historic character.

Mr. Strongwater said he appreciated all of the discussion and thoughtful feedback and consideration of the history. He wanted to add looking at the agriculture, he had planted a significant number of fruit trees and has returned the yard to its history as an orchard. They also have chickens and are supportive of that. He said we believe the addition of walls also supports the use of the yard space.

Mr. Strongwater said as a resident in the historic district he has worked closely with staff. He has followed their guidance and listened closely in interactions with the Board. They are open to finding a mutually beneficial and positive solution. But he was struggling to understand how to get to a place where his needs as a resident in the home is met in addition to the Board's needs. He asked the Board for support or help so they could find a solution that supports both.

He apologized to Vice Chair Katz for misquoting that *all of the streetscape between his home and 600 feet*. But there are homes with different topographic relationships with their walls and the walls are in excess of 6 feet when walking the sidewalk or driving along the street of his house. The homes behind them are at different elevations and some of their walls do appear to be low walls.

Mr. Strongwater said he appreciated their thoughtful consideration. He said we care deeply about the historic home and they care about preserving it and moving it forward into future generations.

Chair Rios said she appreciated the applicant's cooperative spirit. She noted as a Board they do have to uphold the ordinance. She said many of the members have been on the Board for a while and have a lot of history and do want to work with the applicant.

PUBLIC HEARING

Ms. Beninato, previously sworn, was happy the addition was added and didn't obscure the house. In that location there is no backyard and the setback of the house alone is going to help with the noise problem. And that the owner has put in so much vegetation in the front yard should also help with the noise. They are talking from 8-9 a.m. and 4:30 to 6 p.m. and possibly lunch and it is noisy. But having a wall six feet high is different than having windows and an open porch. She urged the Board not to approve the wall. Landscape could make it less noisy and there is a picket fence for safety, and the house sits way back. She added that a shingle roof is more appropriate than a standing seam, but the owner shouldn't spend twice as much. Many of the houses in that area have asphalt shingles which is appropriate and in keeping with harmony.

BOARD DISCUSSION

MOTION: In Case #2020-002355-HDRB, 806 Don Gaspar Avenue, Vice Chair Katz moved to deny the wall because it is not within the allowable limit in streetscape and he finds what is so special about this house is that it is setback. That is a crucial part and what is between the sidewalk and the house is part of the streetscape. He also would deny the request for the standing seam roof but would approve either an asphalt or wood shingle roof at the choice of the owner.

Member Bienvenu asked for a friendly amendment to split the motion into two separate motions since they are two independent issues. He had different points of view on each.

Ms. Paez asked Vice Chair Katz if he would split his motion into two motions.

Vice Chair Katz thought that reasonable.

Ms. Paez clarified that the first motion is that the wall would be denied on the grounds that it is not within the allowable height for walls in the streetscape.

Member Bienvenu seconded the motion.

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

MOTION: In Case #2020-002355-HDRB, 806 Don Gaspar Avenue Vice Chair Katz clarified that the second motion denies the standing seam roof, but he would approve an asphalt or wood shingle roof. The standing

seam roof takes away from the historic look of the contributing house and loses what is old and new and the historic value is lost. Member Biedscheid seconded the motion.

Ms. Paez asked if Member Katz had additional findings regarding the exception criteria, particularly those that are not met for a standing seam roof.

Member Katz stated #1 is it doesn't achieve the desire to have the new part and the old part of the house look identical so that the old part could still be identified. He found there is no hardship even though it costs more because that is part of having an historic house.

Member Biedscheid seconded the motion adding that exception criteria #1 was not met and the addition of a standing seam roof would alter the predominate streetscape, that are not standing seam roofs. In addition, it detracts from the historic nature of the house by not replacing with material in-kind; and criteria #3 was not substantially met. The design option to replace in-kind is fully obtainable and possible.

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

Chair Rios allowed Mr. Strongwater to comment.

Mr. Strongwater indicated the Board made 3 recommendations at the last meeting and he returned with one of the recommendations. Also, he thought a number of his reasons for requesting the exceptions didn't seem to be considered in the motion. He respectfully requested the Board consider his request for exceptions and the reasons for the requests in full, and to consider in the motion from the previous meeting the Board had offered a standing seam roof as an option. He said we responded to that and returned with color considerations responding to and in line with that discussion.

MOTION: Vice Chair Katz moved that the roof be replaced in-kind with asphalt shingles of a similar color. Member Biedscheid seconded for discussion.

Member Biedscheid said that is not the proposal. She asked if the Board could make that motion.

Chair Rios replied the Board could make that motion. They weigh everything presented to them and make their motion based on the discussion that took place on the application.

Ms. Paez said that this still a denial of the application and denies the exception request with the condition if approved, that the applicant replace in-kind. The motion is the same without the potential for wood shingles. The motion needs to deny the exception request.

Chair Rios asked if Ms. Paez was saying the Board should not go forward with the motion.

Ms. Paez explained she was clarifying the motion is still a denial of the application and the exception request.

Chair Rios asked if they could continue with the vote on the motion.

Vice Chair Katz rephrased his motion and moved to grant the request to reroof on the condition it is with asphalt shingles of the same color. Member Biedscheid seconded the motion.

VOTE: The vote began with Member Biedscheid voting in favor, Member Bienvenu said he was in favor, but the applicant had not proposed that option. He wasn't sure it made sense to approve if the applicant had not indicated it in the realm of possibilities. He thought the applicant did not want asphalt shingles originally because he wanted to harvest rainwater off the roof.

Chair Rios said she believed the motion could take place. She asked that Ms. Paez comment.

Ms. Paez replied the motion is not responsive to the application. The Board's jurisdiction is limited to what has been applied for. If the applicant wanted to amend the application on the record to say he was requesting approval of a replacement of the shingles, she would be comfortable. In the absence of that, this is functionally a denial of the application and exception request.

Ms. Roach suggested a condition of the motion could be that the Board invite the applicant to allow staff to do an administrative approval of a replacement in-kind.

Mr. Strongwater said he appreciated Member Bienvenu's comment. He said they attempted to be as explicit as they could in the application and documentation that they don't feel asphalt shingle is an appropriate replacement. From an ecological perspective in 2020 and dealing with an immense climate crisis, they should not be operating under the presumption of normal conditions.

Mr. Strongwater said he appreciated the Board's concern with regard to the distinction between the existing roof and the roof of the addition. He welcomed other alternative options more ecological that allow the use of rainwater without contamination and enable them to reroof with a responsible roofing material. He said we are not open to replacing with asphalt and would like to replace with metal in some capacity but are open to alternative forms of metal roofing or colors.

He also appreciated that there is an added expense to living in an historic home but would argue that the expense for replacing a small portion of roofing in excess of $40,000 doesn't seem a reasonable expense to request. And he didn't believe someone purchasing an historic home could ever anticipate that in terms of maintenance from a cost perspective.

He said he respectfully requested the Board reconsider a standing seam or alternative forms of metal roofing. He wasn't sure if there are other conditions of metal roofing or color shades more acceptable to be considered. He brought a sample of the gray roofing material he proposed which is very visibly different from the gaveling on the addition. It is a starkly different color with a starkly different finish. He thought they could not be confused if they were next to each other. He again respectfully requested help from the Board in finding an acceptable solution to meet everyone's needs.

Ms. Paez suggested another option could be to postpone.

Ms. Roach said she was having a hard time with the discussion. She wanted to advocate on behalf of staff's recommendation and for the applicant. This has already been postponed once. The applicant has considered multiple other options and selected an option recommended and accepted by the Board in the last hearing. The color selected distinguishes the standing seam roof from the addition and the Board thought that appropriate and compatible material when this was approved. She thought it worth approving the standing seam metal.

Member Larson reiterated that with the siding the Board is still looking at a very distinctive difference between the historic and newer material. Not only the roof dictates that, there is visible physical evidence of the time periods. She added that in the last meeting they discussed alternative options of roofing and a Board suggestion was to look at a rustic shake metal roof. She didn't think they got far into the discussion. If they are at a standstill, even though the Board previously thought standing seam would be appropriate, they could decide to continue to look at materials. There are still options available.

Chair Rios asked if Member Larson's reference to a metal roof was to a standing seam or corrugated metal roof.

Member Larson said she was referring to a non-ornamental metal shingle.

Chair Rios thought that would be an excellent option and appropriate. There are other metal buildings in town with those types of roofing and it would fit well with this home. She thought a color in matte would be acceptable.

Member Larson added if talking about replacing in-kind and still being livable, that would be the best alternative. They haven't looked at whether that would be cost prohibitive. She found it difficult to still be discussing this in the second hearing.

Vice Chair Katz withdrew his motion and Member Biedscheid accepted.

MOTION: Vice Chair Katz moved to postpone for the applicant to explore the non-ornamental metal shingle roof discussed. Member Roybal seconded the motion.

Member Roybal said he was perturbed by what the Board had done to the applicant and that they were causing him to come back. His second to the motion was because it was the only way to move forward.

Member Bienvenu echoed what Member Roybal just said. We told this applicant at the last meeting there were three options to explore. One was the standing seam metal roof. We did not provide the

option of the metal shingles even though they were discussed. He thought this unfair to the applicant now to send him back. The applicant had returned to the Board with what they requested and now we are asking him to consider something that was not requested.

He agreed he would support the motion if postponement were a way out of a potential impasse and the applicant wanted to consider the option.

Member Biedscheid asked to ensure the discussion include the color. What was proposed is a color matching the existing standing seam roof but in a matte finish. The Board in previous discussions had emphasized the dark tan of the current roof as preferable.

Vice Chair Katz thought the discussion of the non-ornamental metal tile it was agreed it could be in a light brown to match the current roof. He has suggested it match the current roof as much as possible.

VOTE: Member Biedscheid said she was going to vote yes asked if the Board could offer an opportunity for the applicant to agree now to something to avoid the postponement. She would like to try to avoid the applicant having to come back.

Chair Rios said she has been on the Board for a number of years as have many of the members of the Board. She thought sometimes when you want to get it right, unfortunately with a house that is historic, sometimes the applicant has to come back several times. She thanked the applicant and his wife because they wanted to do what is right. She said she hoped he would bear with the Board.

She asked Ms. Paez if appropriate, in the middle of a motion, to ask the applicant if he would be okay with looking into this option.

Ms. Paez replied the motion was seconded and the motion could be withdrawn if both the maker and the second agree and they could start over.

Chair Rios clarified she just wanted to ask if the applicant was willing to do what was requested of him in the motion.

Ms. Roach apologized for interrupting but said she wondered if appropriate to postpone again or if they should deny with an invitation

for a new application. Postponing again effectively denied the applicant the right to appeal.

Vice Chair Katz said he was inclined to move ahead with the motion. It would be faster for the applicant to bring in the information and get it over with.

Chair Rios said there is a motion and a second, but nothing had been offered if she could ask the applicant before the Board moves forward with a vote.

Ms. Paez explained it was not appropriate parliamentary procedure, but the Board takes a more informal approach due to the nature and complexity of the motions and the projects. She would go ahead.

Chair Rios asked Mr. Strongwater his opinion on the Board postponing to allow him time to look into another option for roofing material with metal shingles.

Mr. Strongwater said he continues to appreciate the discussion but is a bit aghast of where they ended up. At the last meeting he had offered the board a non-ornamental shingle to look at on the Internet. The Board decided the shingle was not appropriate. He has attempted to follow the word, intent and the intention behind the word of the Code, and of City staff, as well as the word of the Board. To the best of his ability he attempted to reconcile all of them for a solution that checks all the boxes.

The gray is not a match to the gaveling and is many shades darker and closer to the trim gray, a dark gray. It does not look anything like gaveling. He said winter is fast approaching, we may have snow tomorrow and we are worried about the quality of our roof. When the contractors looked at the roof, their faces were not good. We really want a new roof on our house and have a new baby coming in January.

Mr. Strongwater said we have been put through the ringer on this. He doesn't know what else he could have done to meet the needs he put forth and the aesthetic considerations of the Board.

In addition, although they are no longer talking about the wall, the combination of the two has him very confused and frustrated. The Historic staff has been approving walls 20 feet back from the street

for over 20 years. He has been open to changes in height and everything to that nature and will try to return with a new proposal for the wall.

Mr. Strongwater said with regard to the roof, he didn't want to consider other options. We have already been through this. His understanding at the last meeting was that standing seam was an acceptable option and is not sure how to reconcile that. It was written in the motion and provided as an option. He isn't sure where that will go legally speaking when he returned with an option of the Board to a T and a color differentiation and one of the proposed material options.

Mr. Strongwater said he was not sure where to go from here and did not want to consider getting more quotes and figuring out where he could source a metal shingle. In his experience, the fake metal shingles he has seen in town do not look good. It is apparent from their warping and the installation that they are not shingles.

Mr. Strongwater said he would be open to pursuing a path to learn more about buildings in town the Board thought looked good with metal shingles.

He asked the Board to consider approving the standing seam or make suggestions or consider other patterns where the spacing and height of the seam are differentiated from the existing roof. He would be open to those options. At this point, from when we began discussions on roofing options with staff, it has been many months. We were hoping to get this project done and he would like to avoid a postponed meeting if possible.

He wasn't sure as in the past if the Board could provide broader guidance and give authority to staff to determine the final details. He thought in general this would be a real deterrent to people living in the historic district and really problematic for homeowners.

Mr. Strongwater said he did not call on his neighbors to voice their concerns at this meeting. He thought this would be a reasoned and principled discussion. We did bring support from many of our neighbors and have discussed this with them and is not sure if that matters. He said he felt deflated and disenfranchised from participating in the historic community in Santa Fe. And that is "a real bummer" to have to say.

Member Roybal said he also is very disturbed of what has happened to this applicant and asking him to come back. We need guidance from the attorney and staff of how to proceed and move forward so the applicant does not have to come back with something he doesn't want. He was also disturbed that the Board asked Mr. Strongwater to do certain things, and he has done them, yet they are here again trying to get the applicant to do something else. The Board is trying to get the applicant to redesign something he was told to do by the Board.

Mr. Roybal asked for guidance for the Board, so they didn't waste the applicant's time.

Mr. Schwab asked to comment. He said he has great respect for the work of the Board. He is new and trying his best to serve them. The Board had provided a clear set of three options, he transcribed those and sent them to the applicant. He and the applicant discussed the options and the applicant agreed to accept one of the options exactly as the Board recommended and approved in a roll call vote.

He found it difficult to understand how now the previous decision by the Board is not honored. He asked the Board to reflect on that.

Ms. Roach echoed Mr. Schwab's comments and agreed. The applicant did everything possible to satisfy the desires of the Board, the Code and his needs. He navigated the different sets of values. When the Board makes specific recommendations to an applicant, staff works diligently with the applicant to bring forward an application that would meet the Board recommendations. It makes a very difficult situation to return to the Board and they change their decisions and returns to the effort to revisit metal shingles. They were the entire subject of conversation at the last hearing.

Ms. Roach said she will state again, she strongly encourages the Board to follow staff's recommendation and approve the standing seam metal roof.

Member Katz withdrew his motion.

Member Bienvenu said the Board has had further discussion after the motion to deny the application. He thought the discussion and

the recollection of what the Board advised staff and the applicant at the last meeting, may have changed some minds.

MOTION: In Case # 2020-002355, 806 Don Gaspar, Member Bienvenu moved to approve the application with respect to the standing seam metal roof as recommended by staff and supported by the record and the Board's prior recommendations to the applicant, and that all exception criteria have been met. Member Larson seconded the motion.

Chair Rios asked for specifics on the approval.

Mr. Schwab indicated they would be approving a standing seam that will coordinate with the back of the house with a more matte appearance, per the last hearing.

Ms. Roach added the color is slate gray. She displayed the color.

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

Ms. Paez suggested the vote be considered a denial and an impasse. With six Board members and one member recused there was no way to have a winning motion and should be construed as a denial and a final act.

She indicated the record is clear what was decided by each member of the Board and that the application was not approved and that the exception was not approved. This is a final action and a denial.

Mr. Strongwater asked about the process for an appeal of a decision.

Ms. Paez explained the process is that an appeal period starts with the Board's approval of the written decision. That should be available at the next Board meeting in two weeks and triggers a 15-day appeal period to the Governing Body. Staff could provide the appeal petition and appeal ordinance.

Mr. Strongwater asked how long the entire process would take.

Ms. Paez explained it will take time because the appeal would have to be scheduled for hearing by the Governing Body.

Ms. Roach offered to assist Mr. Strongwater with the procedure and timeline.

5. **Case #2020-002422-HDRB. 225 East Marcy Street**. Downtown & Eastside Historic District. Daniel Strongwater, applicant/owner, requests primary façade designation for a contributing structure. (Daniel Schwab) (POSTPONED FROM 8/25/2020)

Member Guida recused himself from this case.

Mr. Schwab presented the staff report as follows:

STAFF REPORT:

225 East Marcy Street is a structure with contributing status to the Downtown and Eastside Historic District. The applicant requests designation of primary facades.

The structure was constructed in 1914 in Bungalow style and was used as a single-family residence until 1968, after which it has been used for commercial and restaurant uses. It is constructed of brick with shingled gables and has an essentially rectangular shape except for a non-historic addition on the northwest corner.

The structure's principal façade faces south onto East Marcy Street. It has a porch with white columns on top of stucco-covered plynths both at the corners and on either side of centered brick stairway. These inner columns were added around 1985. The white wall plaster may be historic, but is likely not original, given that the exterior walls on the other sides of the building are brick. Centered in the shingled gable are two wood-framed single pane windows presumed to be historic. The façade has a highly symmetrical design, with a door at the center. Staff presumes that at one time, windows were placed symmetrically on either side of the centered door and that at an unknown date, the window on the west side was replaced by a door. Further investigation of the structure would be required to establish if this was the case. The center door is recessed and has a wooden rectangular lintel above the door, while the west door is flush with the exterior wall, has no lintel and has two non-historic vertical side windows. The doors themselves are of the same design and are non-historic. The east windows are historic single-pane wood-framed double-casements on top of which screens have been tacked. The black security grates are not historic.

The other facades are much less prominent.

The East façade, with a driveway running next to it, is publicly visible. Here the brick is visible, painted white. The façade contains historic double casement windows with wood frames and single panes. Black metal security bars were added in 1985.

The North façade has had the most changes, with an addition constructed in 1991 on the northeast corner, including a concrete ramp leading to the original rear door, and replacing the single door with the current existing wood double doors. The backyard was paved over for parking most likely after 1984.

The West façade has very low visibility from the public right of way. Similar to the east façade, it has white painted brick, several historic windows and a tar shingled gable with a non-historic window. The rear addition also extends over part of this façade.

STAFF RECOMMENDATION:

Staff recommended the historic status of the structure be maintained as contributing and that the south façade of the structure be designated as primary, per 14-5.2(C) Designation of Significant and Contributing Structures. Staff recommended designating the south façade as primary, noting that the western door and door opening with side-windows, the east door, the metal grates and the central columns are not part of the original structure.

QUESTIONS FOR STAFF

Vice Chair Katz asked if Mr. Schwab considered also recommending the east side for primary. It seems original and gives the sense of what the original building was, which was brick and it is quite visible.

Mr. Schwab thought that would be reasonable. He added it would be the east façade if any, in addition to the south.

Member Biedscheid agreed the south façade should be primary. Other cases with gabled roofs they had tried to capture both gables. By designating another façade as primary, it would capture the roof line. She asked Mr. Schwab's thoughts on that.

Mr. Schwab replied he did not have the experience, but Ms. Roach may want to add to that. He did believe those two are the most prominent and capture the building.

Ms. Roach stated primary facades are the principle facades of the building.

Ms. Paez restated for the record that Member Guida is recused from this case.

Mr. Schwab. in response to Ms. Roach's comment, noted the design has one prominent façade and the others are secondary.

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APPLICANT'S PRESENTATION

Mr. Strongwater, previously sworn, agreed with staff on the south façade as a primary designation. He did a lot of sleuthing in the newspapers and other historical records. He believed when purchased in 1968, the house was converted into an office duplex. He thought on the south façade the owners made the opening of the symmetrical windows to the left in the photo into a door with single pane lights on either side. Also, it is likely at that time they replaced both original doors. That theory proved out through demolition because the framing appears to align with that. The two center columns were added later. He offered to add more flavor to what had been called out in the text.

Mr. Strongwater added that the east façade was not treated with the same historical respect. We are not clear how or when the wood shingle siding was replaced with asphalt shingle. In addition, there is a lot of condition on the ground with concrete and other material we feel degrades the historical nature.

He requested the Board consider only the South façade which has retained the most visual similarity as a primary façade. He also asked the Board if considering the east façade to possibly consider secondary or ideally noncontributing rather than primary, based on the modifications made over time.

QUESTIONS FOR APPLICANT

Chair Rios asked if the window openings on the east façade were original.

Mr. Schwab believed they were original although he had not researched them. They appear historic and led him to believe there were no changes in the openings.

Mr. Strongwater said the second story opening on the east façade is unclear. The first story openings are believed to be original. The second story is replaced with an aluminum single pane set of windows and it isn't clear if the windows were there originally. The windows themselves are not historic. He believed the second story may not have even existed originally and could have been added during the duplex conversion in the 70's.

Chair Rios said she has heard from both Mr. Schwab and Mr. Stormwater that the openings are historic. But Mr. Stormwater believes the windows themselves are not historic in the openings.

Mr. Schwab said he understood the first floor has historic windows. The second story is not historic and possibly the opening is more recent.

PUBLIC HEARING

Ms. Beninato, previously sworn, said the east façade should be included. She thought she heard that the office conversion occurred in 1968, making it historic anyway. The asymmetry of the south side is not typical of that type of building. And she would say the same for the second story window. It would be important to capture the gabled sloping roof; and concrete walkways or paths that were not there originally does not necessarily detract from the primary façade itself.

BOARD DISCUSSION

MOTION: In Case #2020-002422-HDRB, 225 East Marcy Street, Vice Chair Katz moved to designate the south and east facades as primary. The motion was seconded by Member Biedscheid.

Ms. Roach clarified the property was not currently statused.

Mr. Schwab explained it is contributing and they are designating primary facades.

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

6. **Case #2020-002421-HDRB. 1243 Canyon Road.** Downtown and Eastside Historic District. Martinez Architectural Studio, agent for Price Lind Holdings, owner, proposes partial demolition, new additions and window replacements on a non-contributing residential structure. (Daniel Schwab) (POSTPONED FROM 8/25/2020)

Member Guida returned to the meeting at this time.

Mr. Schwab presented the staff report as follows:

STAFF REPORT

1243 Canyon Road is a single family residential structure in a Spanish Pueblo Revival Style designated non-contributing to the Downtown and Eastside Historic District. The structure was formerly designated as contributing, however because of multiple additions, now none of the original façades exist, and the building and the structure was downgraded to non-contributing in 2004.

The proposal includes a number of minor changes, none of which exceed the current maximum height of the structure:

1. Move the entry gate back from the street to improve driveway visibility
2. Enlarge the parking area by partially demolish its retaining wall, extending the pave area further back, and rebuilding the wall
3. Repaint the existing pedestrian gate in the existing red color
4. Construct an entry portal in a Spanish Pueblo Revival Style matching home on the east side with the same height as the entry mass
5. Construct an 80 square foot closet addition on the southwest corner
6. Demolish, redesign and reconstruct west-facing courtyard, including walls of the guesthouse on the north side by reducing the enclosed space by about 100 square feet.
7. Construct a new portal with parapets, corbels and round wood posts stained “Mahogany” on the west-facing courtyard
8. Construct a 320 square foot gym attached to the north side of the structure in the same style. It will be built to a height of 14 feet 2 inches from the natural grade. The natural grade here is 8 feet lower than the natural grade at the highest point. It will have sliding doors facing North with 10-light simulated divided lights.
9. Convert non-historic windows to French doors in a ten-light simulated divided pattern, a lintel above and side lights also in a ten-light pattern. This will be placed under a new portal on the north facade with a parapet, corbels and round posts stained “Mahogany”.
10. Change skylight patterns in the northern part of the structure all of which will not be publicly visible
11. Replace all windows with new windows with wood lintels, colored with a mahogany stain. There are no historic windows on the currently existing structure;
12. Replace and add skylights, colored dark bronze, none of which are publicly visible;
13. Construct a detached garage on the southwest part of the property to a height of 13 feet 0 inches. The garage door will be wood with a “Mahogany” stain and “Buckskin” stucco to match the existing house.

STAFF RECOMMENDATION

Staff recommended approval of the proposed project and found 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

None.

APPLICANT'S PRESENTATION

Richard Martinez, 1524 Paseo de Peralta and Sissy Mahoney, owner, 1243 Canyon Road, were sworn in.

Mr. Martinez said they are trying to make the house more historic looking. For that reason, they want to replace all of the windows. They will expose the lintels over the windows, remove all of the arched windows, replace the entryway, and put in a new entry gate, 23 feet back from the street, per Code. Currently a person has to stand in the street when ringing the doorbell. In the courtyard they are opening things up, demolishing part of the house and pushing the closet further away. They will replace a portal on the side of the courtyard with a courtyard on the back to take advantage of the outdoor space and view of the mountains to the west. A garage will be added that will not be publicly visible because it is behind a high wall. It would be lower than the house and out of a utility entry at the bottom of the property.

Ms. Mahoney added we love this house and want it to be more historic. The windows proposed are French casement windows. They want this be a cohesive and more historic project.

QUESTIONS FOR THE APPLICANT

Vice Chair Katz addressed Mr. Martinez and stated he thought he understood the reason for moving the driveway entrance was to get off the road. He voiced some concern that the closer it gets to the hill, there is less visibility. There are a lot of pedestrians and bikers and the street isn't very wide, which is always a problem.

He didn't see a drawing of the entryway and wondered if he missed it.

Mr. Martinez indicated it was on the site plan on sheet A1.1. He indicated he will put buttresses on the existing wall on the street in corners where the sections are cut out and put back the wood and metal gate located in the back of the recessed part of the wall. He noted a photograph on the sheet showing the materials and finishes.

Vice Chair Katz thought it looked good and would be safer.

Mr. Martinez said the location would be more central and allow primary guest parking and a utility parking space on either side of the gate. They currently have to go the full length of their courtyard to enter the house.

PUBLIC HEARING

No one spoke.

BOARD DISCUSSION

MOTION: In Case #2020-002421-HDRB, 1243 Canyon Road, Member Guida moved to approve as submitted. The motion was seconded by Member Roybal.

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.

7. **Case #2020-001740-HDRB. 212 Barela Street.** Downtown and Eastside Historic District. Joe Simmons and Wendy Waites, agents/owners, propose to construct residential structures on a vacant lot. (Daniel Schwab) (POSTPONED FROM 8/25/2020)

Mr. Schwab presented the staff report as follows:

STAFF REPORT

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

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

These were filed and recorded as a "Declaration of Covenants Running with the Land" with the Santa Fe County Clerk on February 25th, 2019. The existing structures have since been demolished.

On March 10, 2020, this case was heard by the Board for the first time. At that time, the applicant proposed the construction of a new residential structure consisting of the maximum allowable 3 units with a total roofed area of approximately 3400 sq. ft. The proposed structure exceeded the maximum allowable height and was proposed to be 18 feet-8 inches high, having requested a height allowance for a sloping site, per 14-5.2(D)(9)(c)(ii)(F).

The proposed façade along the street frontage only partially conformed to the requirements of the board set forth in the first condition of approval from case H-19-001.

In particular, the east-facing façade was set further back than six feet from the original footprint.

The Board postponed the proposal for redesign. In particular, the made the following suggestions for redesign:

1. The scale and massing should be more compatible with the streetscape.
2. The height of the casita volumes should be reduced.
3. The clerestory windows should be eliminated.
4. The massing should be more in line with historic structure and previous directions of the Board; and
5. The massing between front and rear structures should be separated.

The applicant now returns with an updated proposal. With regard to the above points, the following changes have been made:

1. The revised proposal follows dimensionally the front wall and adjoining east wall exactly to the former structure. The third façade has been shortened to provide vehicular access as required by zoning and fire codes. Formerly, the corner of the house was 8'-9" from the property line. This proposal sets this clearance at 11'- 0", resulting in this wall being 24" shorter than the original. This is the maximum allowable deviation as set forth in the "Declaration of Covenants Running with the Land" from February 25th, 2019.'

2. The floor elevation of the front casita is lowered. Parapet height from adjacent grade is 11'9", which is 15" taller than the former structure (per HPC record "as-built" plans). Parapet and roof heights are lowered to be within the allowable heights and the solar panels will not be publicly visible. The floor elevation of the front casita is lowered. The roof height and parapet height of the casitas is simplified and made uniform. The clerestory volume for the main house is similarly eliminated.

3. The clerestory windows have been eliminated throughout.

4. The revised proposal follows dimensionally the front wall and adjoining east wall exactly to the former structure. The third façade has been shortened by 24 inches.

5. The applicant states that separating the massing of the casitas and the main house is not possible due to existing conditions and other code requirements. An attached garage alternative is proposed which attempts to minimize the visual impact of a continuous structure. As homeowners and caretakers for two rentals, the applicant asserts that he requires an enclosed garage. The garage placement is reworked,

bracketing the garage between higher walls achieves the goal to diminish the mass of this wall.

STAFF RECOMMENDATION

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

QUESTIONS FOR STAFF

Member Guida clarified that the applicant did not address the issue of differentiating the rear building from the front building and had said it was impossible.

Mr. Schwab replied he understood that with the Code requirements, fitting a garage meant the structures could not be fully separated.

Member Roybal addressed staff mentioning the changes proposed when compared to the original, were hard to understand. He asked if Mr. Schwab thought the changes were specific to what had been requested by the Board.

Mr. Schwab said yes. He summarized that first the Board asked that the L shape be reproduced. The 1-2-foot requirement in the original design was not reflected in the design. The new proposal keeps exactly to the requirement except for one wall. That wall is within the requested 2 feet and meets all requirements to re-create the historic façade.

The next point had to do with height in general. The applicant requested an exception for height and wanted clerestory windows to illuminate artwork. The proposed design has completely removed the clerestory windows and request for height exception and is within the requirements.

The applicant has stated because of various restrictions he was unable to do the separation between the two buildings.

Mr. Schwab said the applicant has done everything possible to respond to Board requests.

Chair Rios noted a letter in their packet [page 24-25] from Jerry Richardson, president of the Historic Guadalupe Neighborhood Association. Mr. Richardson was opposed to the project in the first submittal but indicates in the letter he now is in agreement with the project and has no objections. The letter is attached to these minutes as Exhibit “1”.

APPLICANT'S PRESENTATION

Joe Simmons, 99 S. Logan St., Denver, CO, was sworn in. He indicated he was before the Board in March. The Board gave he and his wife helpful suggestions and helped them understand the neighborhood they will build in. Subsequently, they met with staff and were given further suggestions and direction. They have conformed the project as much as possible to the requirements recorded with the land. The only exception is pushing the southeast corner of the casita closer to the property line. Code mandates a 10' driveway between the property line and the casita. That necessitates pushing the wall to the north to the maximum 2 feet allowed.

Also, they have met the condition of the demolition and have no garage entrances in the three façades. They do require a garage and the Board had suggested at the first meeting to consider a carport. They went through several attempts to create what they need in security for their vehicles etc. It wasn't possible to create the appearance of two separate structures. He indicated he wasn't sure the carport would provide that appearance. A drawing on page 4 shows the side angles where the north opening of the carport would be. It would not be visible in either case whether there is a wall or not. To mitigate the appearance of a long unbroken façade, they had to bracket the garage mass with the taller roof structures. The land slope was allowed to work in their favor. The third drawing shows how the garage is bracketed by two higher volumes. They also minimized the garage to the smallest floor plan compliant with zoning for two parking spaces in the garage. That required pulling the walls of the garage back both on the north and south sides in relationship to the casita to the east, to minimize the visual impact. They made the garage subordinate to the other masses of the house.

Mr. Simmons believed the proposal is now much better and he has a better understanding of the nature of the neighborhood. He thanked the Board for their direction to help reduce the mass, which is a considerable contribution to their budget. He thought he has done everything possible that could be done within the functionality of a house with two rentals. They also worked with the neighborhood Association. Mr. Richardson was kind enough to write a letter that not only did not object but supported the current proposal.

Mr. Simmons said he hoped the Board agreed and would grant approval.

QUESTIONS FOR APPLICANT

Chair Rios thanked the applicant. She thanked him for compliance with Board requests and his comments that the project is more in harmony with the existing neighborhood. She asked if he also proposed a low fence in this application.

Mr. Simmons replied it is also in the application proposal and would be between the parking and the courtyard. It will be a coyote fence with stucco finish pilasters and the coyote fencing in between. The piers of the fence will be 4 feet above the adjacent grade with coyote fencing a few inches both higher and lower to emulate the randomness of that type of fencing.

PUBLIC HEARING

Ms. Beninato said she appreciated the changes made and the effort to comply with the Board's suggestions. Also, that the applicant appreciated the scale of the neighborhood where new construction will be developed.

BOARD DISCUSSION

Member Guida acknowledged appreciation for the changes made and returning to the Board with a revised proposal. The proposal is much more sensitive to the massing of the original structures and revision of the overall height and impression of the building.

He said the Board is both a Historic Review Board and a Design Review Board and as much as he appreciated the changes and revisions, he could not approve without some differentiation of the garage. If he owned the property to the north it would appear to him something like a Motel 6. It has an extremely long façade that is virtually undifferentiated. The changes in roof height on either side of the garage doesn't do it. There are a lot of windows and equipment.

Member Guida suggested a relatively easy change would be to differentiate the material of the garage portion of the structure; same massing but with another material, such as wood siding on north and south façades. Something that would break up the mass of the building.

He said it would be well advised by the Board to push for that change. Otherwise it is a great project and he liked the amount of housing it creates in the neighborhood and the scale of the response.

Chair Rios asked for Mr. Simmons comments and if he would be willing to change the materials. She asked again about the materials he proposed with the garage.

Mr. Simmons explained all of the wall finishes proposed are stucco in the same color, El Rey Adobe. They did not want to create much of a differentiation in the guideline of the neighborhood. The two materials of Code would be slumpstone and stucco. But, if the Board allowed a change in materials, he would be willing to do that. His first suggestion was a preferred building material he used in Denver that is non-galvanized steel siding in a flat panel. The steel oxidizes and turns to a natural earth tone he thought would harmonize nicely with the stucco colors

He proposed a weathered galvanized corrugated metal material for shed roof structures at the porches for the casitas, and the porch for the main house. He preferred not to use wood because of the maintenance but would consider a stone façade. He was also open to a color change and a slight shift in plane between the garage and the main house to further differentiate. That could be combined with a different material or color.

Mr. Simmons requested that the Board provide firm direction to staff and allow approval of this at that level, so he did not have to return to the Board.

Chair Rios asked if the solar panels on the garage would be visible.

Mr. Simmons explained they would be visible from to the north but not from Barela Street. He said he displayed an aerial perspective from the historic data and did a study by driving the block. The panels would not be visible from any point on Alto Street, nor from Don Felix, or Maynard Street.

Chair Rios asked for comments from other Board members

Vice Chair Katz said he didn't have the same problem as Member Guida. The garage is set back from the front two units. He was comfortable approving as submitted.

Member Roybal agreed. He didn't have a problem with the way this was presented. A lot of effort was put into the presentation and it was good. He would be in favor of the project as presented.

Member Biedscheid thanked the applicant for his careful reconsideration. She agreed especially on Barela Street, that this is what the Board hoped to see. She agreed with the material change for the garage. The mix is consistent with the neighborhood and streetscape. She would be in favor of a material of the applicant's choice that differentiates that from the other buildings.

Member Larson complimented the applicant for taking into account the Board recommendations. The proposal is in line with the District and the property. She thought because of its simplicity it came off as somewhat commercial but would adapt to the environment and have the look hoped for through landscaping, etc. she also thought he could improve the differentiation in material to further the organic look and would prefer wood to Corten. But it is in a discreet location in a newer building so is suitable.

Member Bienvenu said he didn't have a particular opinion and was not completely comfortable with the idea of that level of design. He preferred letting the applicant make design decisions and the Board decide if they fit within the Code. He didn't think the metal proposal was permitted under Code, but the wood and stone were permitted. He wasn't sure if that would take away from the commercial look. He said that is commonly done in commercial buildings as well. He would approve this application.

MOTION: In Case #2020-001740-HDRB, 212 Barela Street, Vice Chair Katz moved to approve as submitted. The motion was seconded by Member Roybal.

Member Guida proposed a friendly amendment recommending strongly that the Board would like the garage differentiated on the north and south façades, and for the applicant to submit a proposal for staff approval within the following parameters: a color change within acceptable color limits or a change to wood siding, or a stone or brick veneer. That would provide enough leeway for the applicant to make the change and staff to approve.

Vice Chair Katz clarified it was fine to give flexibility to the applicant, but he would like to approve the project as submitted. As an option, he was fine with the applicant, if he wanted to do wood or a change in color, taking that to staff.

Member Guida said this façade is 130 feet long and highlights the issue.

Vice Chair Katz replied you don't really see that façade; only part of it. Once you get past the front, you don't really see it.

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

8. **Case #2020-002420-HDRB. 512 Acequia Madre Unit C**. Downtown and Eastside Historic District. Michael Munson, applicant/owner, requests a status review and primary façade designation, if applicable, for a noncontributing residential structure. (Daniel Schwab) (POSTPONED FROM 8/25/2020)

Mr. Schwab presented the staff report as follows.

STAFF REPORT

512 Acequia Madre, Unit C is a single-family residential structure listed as non-contributing to the Downtown and Eastside Historic District. The applicant requests a review of historic status and designation of primary facades, if applicable.

The structure is situated behind the former Tito Griego's Market and is built in a simplified Spanish Pueblo Revival Style. Tito bought in the 1940s and lived with his family there. The northernmost part of the structure was constructed with 18-inch adobe walls around

1932 and encompasses the current living room, kitchen and a north-facing portal which has blue-painted wood corbels and posts and a white wall under it (page 23). The southern portion of the structure, including the garage, was constructed between 1937 and 1947 from concrete block, wood frame, lathe and plaster. The garage was enlarged toward the east in 1971. In 1983, the historic adobe L-shape was filled with a wood-frame addition with east facing French doors. 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 approval. At that time, three windows and the French doors from 1983 on the east elevation were also replaced. Approval for these changes will be sought retroactively in a subsequent case.

Mr. Schwab referred to page 33 in the packet showing the evolution of the structure. North is to the right on the plan and is the most prominent and distinguishable part of the original structure with the portal mentioned in the photograph.

STAFF RECOMMENDATION

Staff recommended the historic status of the structure be designated as contributing, per 14-5.2(C) Designation of Significant and Contributing Structures. Staff recommended only the north-facing portal and adobe façade be designated as primary.

QUESTIONS FOR STAFF

Vice Chair Katz noted that the north façade recommended as contributing and the east façade portion under the portal are part of the original structure. He asked if there was merit to have that portion of the east façade as contributing.

Mr. Schwab replied his opinion was no because it blends in with the rest of the building and is stuccoed over. It is difficult to differentiate between the old and the new. The new portal on the east façade doesn't have the same character of the north façade. Even the layout of the structure of the north façade was the entrance and prominent face of the building, although its current condition doesn't appear that way. He did not recommend the east façade as primary.

Ms. Roach added the northern most massing is not historic.

Mr. Schwab clarified that the north east portion is non-historic and the one to the left of it had a lot of changes and doesn't have the character of the north façade.

Vice Chair Katz said it hasn't had any more changes than the north façade. The windows and doors have been replaced and other than that, it is just a wall.

Mr. Schwab noted there is a portal in front of it that is a later addition.

APPLICANT'S PRESENTATION

Michael Munson, 512 Acequia Madre, Unit C, was sworn in. He agreed with staff's recommendations and had nothing further. He said Mr. Schwab did a good job.

QUESTIONS FOR APPLICANT

Member Guida said he was having a hard time with the drawings.

Mr. Schwab commented that they are scaled drawings and some portions did not fit on the paper. Parts of the structure are shown on the sheet on the bottom. The bottom right for instance shows the northern most extent part of the east façade.

Member Guida asked clarification of a red metal roof building that he thought faced Acequia Madre.

Mr. Schwab explained the building was mostly not visible.

PUBLIC HEARING

Ms. Beninato was happy the building was recommended as contributing and thought the east façade with the portal should also be considered. It is an historic part of the building that deserves protection.

BOARD DISCUSSION

MOTION: In Case #2020-002420-HDRB, 512 Acequia Madre, Unit C, Member Katz moved to designate the status as contributing; designate the western portion of the north façade under the portal as primary; and the portion of the east facade under the portal as primary; and in both cases to accept the non-historic portions. The motion was seconded by Member Roybal.

Member Biedscheid clarified the north façade included the full kitchen/dining in addition to the portal.

Mr. Schwab noted he recommended only the portion under the portal. The other is a non-historic infill.

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

9. **Case #2020-002480-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)

Mr. Schwab presented the staff report as follows:

STAFF REPORT

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.

The applicant proposes the following:

1. Increase the height of the non-historic yard wall from 48 inches to 60 inches, and construct stuccoed archways with pedestrian gates constructed of wood cedar planks and painted Behr "Thai Green" at current openings. Port Oxford 5 inch "chestnut" wall sconces will be installed to the sides of the gates at a height of approximately 6 feet;
2. 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;
3. Paint underside of portals, portal posts, and front and kitchen door Behr "Thai Green"
4. Replace non-historic windows and French doors on the east façade. They will be aluminum clad white with simulated divided lights;
5. Mount Jaken ceramic wall sconces on the yard walls at about 6 foot height, painted El Rey "Adobe" to match the yard wall;
6. Construct a coyote fence to a height of 6 feet at the rear portion of the east façade
7. Construct a free-standing pergola with square 4 by 6 inch posts and 3 by 6 inch rafters with spaced 30 inches apart, stained light brown in front of the east-facing French doors.

STAFF RECOMMENDATION

Staff recommended approval of the proposed project and found 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 staff agreed this is a narrow driveway.

Mr. Schwab said he didn't know. He thought it was about 10 feet at the narrowest point.

Chair Rios asked him to describe the walls and was asking because she has been there. She thought the driveway was narrow and the applicant wants to increase from four feet to five feet. She wondered if Mr. Schwab could describe what is on both sides of the street because they start to get a canyon affect which they have seen in other neighborhoods with narrow streets.

Mr. Schwab referred to page 21 of the packet showing a view from the south facing Acequia Madre. It is wide enough to accommodate a driveway and park two vehicles. Also, on page 20 of the packet there are walls shown on both sides and the driveway widens after the front building, Tito's Market. You can park cars and drive through to a garage in the rear.

Chair Rios asked if he thought increasing the wall another foot is compatible to the neighborhood, or if it would give it a canyon affect.

Mr. Schwab said it is compatible. The wall on the left side of the driveway entering is a comparable height and not narrow enough to create a canyon effect.

Ms. Roach clarified on the proposed pergola, that it is free standing.

Mr. Schwab said the applicant assured him it was free standing.

Ms. Roach indicated new drawings would be needed to accurately depict that.

Mr. Schwab explained he asked the applicant about that. He was told the pergola will go up to the building but not be attached and would be freestanding.

APPLICANT'S PRESENTATION

Mr. Munson, previously sworn, explained that the pergola has four posts in each corner and the structure is carried down to the ground. It is free standing and not supported by the building and the structure will carry it. They did raise the wall and the windows have not been replaced yet but are proposed. Also, the three windows on the

left side of the drawing from the front door have not been replaced. They are currently Anderson casements from the 80s. And the French doors have been replaced.

QUESTIONS FOR APPLICANT

Chair Rios asked if he was saying the wall has already been done.

Mr. Munson said yes, it was shown in the photographs. The wall went up from 4 feet to 6 feet.

Mr. Schwab said that was mentioned in the report, the wall was done without approval and approval is being sought in this case.

Member Guida asked if gates were being proposed.

Mr. Munson said yes, cedar plank gates that are a little under 6 feet. The drawings are included with a detailed drawing on the right and scaled next to it.

Mr. Guida said he was struggling with the proposal because of the drawings. Earlier in the evening the Board couldn't make a decision because of inaccurate drawings that didn't represent what was proposed. He found these drawings also incomplete; particularly the pergola as freestanding. Nothing on the drawing indicates that. The wall is just dashed in and not effectively drawn, and the gate drawing is cryptic.

He said there isn't enough information on what is being proposed for the Board to be comfortable with what would be built. In addition, a pergola in this particular location adjacent to a portal is a good idea and personally would not approve the pergola if that is part of the proposal.

Mr. Schwab referred to the elevation drawing. He noted the upper drawing shows the proposed building and the wall in front in a dotted line. That is to elucidate both at once. The wall is visible from the dotted lines and shows the wall as proposed is in front of the house.

Member Guida said he didn't agree. It is not enough to show the Board a dashed line for new work being proposed. He could understand the intent of the drawing showing the elevation beyond, but they should also see the elevation of the wall.

Chair Rios asked if other Board members had issues with the drawings.

Vice Chair Katz agreed the drawings are inadequate, but he could also understand what was being proposed.

Ms. Roach expressed her concerns again that the pergola appeared to be connected to the house despite the applicant saying it abuts the house. If she reviewed the plans she would think the pergola attaches to the house. Other pergolas reviewed

and approved by the Board have had a separation between the pergola and the house, even if only 6 inches or a foot. It should be depicted accurately where it will go and with the exact details. She would be uncomfortable if approved. She suggested the applicant submit revised drawings to staff prior to permit.

Member Bienvenu said he could see what was going on but agreed the drawings could be better. He saw the pergola as an addition because at best it is leaning and touching the wall of the house. Whether actually bolted to the wall or freestanding based on the drawings, he would consider it an addition. He agreed there should be revised drawings if it is not intended as an addition.

Chair Rios asked the purpose of the pergola.

Mr. Munson replied it is to shade the patio area outside the kitchen.

Chair Rios asked how much the gap between the home from the pergola.

Mr. Munson said as freestanding it has its own structure and is not attached to the house and the posts run to the ground. He said they could if they need to, redesign it to be 6 inches away from the house.

Member Bienvenu said the Code is not clear that would be the definition of an addition. It only states no additions are allowed to a primary façade without a definition. He couldn't except that literally meant as long as something is not physically attached to the building. If that were the case they could put a massive portal across a primary façade and have it supported by the post underneath it. That would defy the intent of the ordinance.

Member Biedscheid agreed with the points about the pergola. She suggested they postpone if the drawing needs to be revised for clarity. The Board should assess the impact of the pergola to the primary façade and it is important to have the detail. She thought the Board lacked information to make a decision. She added she would like some separation from the pergola or a redesign.

PUBLIC HEARING

Ms. Beninato, previously sworn, agreed that the plans should be redrawn. Her particular concern was the pergola abuts right onto a primary façade. That should be redesigned to be 10 feet away. She suggested a smaller portal further from the primary façade and more in keeping with the area of a portal opposed to a pergola.

BOARD DISCUSSION

MOTION: In Case #2020-002480-HDRB, 512 Acequia Madre Unit C, Member Guida moved to postpone and have the applicant

come back with improved drawings that accurately describe the project proposed, including a full elevation of the yard wall, the elevation of the house and with the understanding that any recommendation of a pergola will be subject to further Board review. In addition, the pergola should be clearly differentiated not only structurally but spatially from the house on both façades of that corner. The motion was seconded by Member Bienvenu.

Chair Rios said that when elevations are submitted to the Board, normally they include the existing and proposed on the same page.

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 said the proposal was to repaint the portals in a green color which are now primary façades. Staff will need guidance if that will be a portion of the application when it returns to the Board.

Ms. Roach encouraged the Board when postponing a case, to consider all of the items under consideration and not to fixate on one issue. She thought the Board would not be crazy about the proposal to repaint the white under the portals in green. She asked for some direction.

Chair Rios said she personally thought they should stay white.

Mr. Munson added currently they are blue and the stucco white and is not proposed to change. The woodwork, ceiling and doors, the gates and existing posts, are all blue.

Ms. Roach suggested including a better description in the staff report of that item as proposed would be helpful for clarity. This needs to be as clear as possible of what is being proposed and would be approved.

10. **Case #2020-002257-HDRB. 1303 Camino Corrales.** Historic Review District. Autotroph Inc, agent for Water Gardens Trust, owner, proposes to construct a new, free-standing structure featuring an entry block, roof deck, and stair/elevator tower on an undeveloped portion of a residential property. An exception is requested to exceed the maximum allowable height, per 14-5.2(D)(9). (Lisa Gavioli Roach, 955-6657, lxroach@santafenm.gov) (POSTPONED FROM 8/25/2020)

Member Roybal recused himself from this case.

Ms. Roach presented the staff report as follows:

STAFF REPORT

1303 Camino Corrales is a 4-acre residential property located in the Historic Review District on which there are currently five existing residential structures. The existing structures are not assigned historic status, as is typical of most structures in the Historic Review District.

The applicant proposes to construct a new free-standing library structure, referred to as the "Water Garden Keep," in an undeveloped portion of the lot. Although typically such proposals are subject only to staff review, this proposal is brought before the HDRB because a height allowance is requested, and a height exception is required.

On January 14, 2020, the HDRB reviewed a previous proposal for a similar structure, and the decision of the Board was to deny the application, having found that the exception criteria for height and style had not been met, and on the basis that the proposal at that time was incongruous with the character of the Historic Review District. Since that time, the applicant has worked extensively with the property owner to redesign and modify the siting and detailing of the propose structure. As described in the proposal letter, the applicant has made multiple changes to the design, which have led staff to determine that the new design does not require an exception to the district design standards, per 14-5.2(F) Historic Review District. That said, staff has determined that an exception is still required for the stair/elevator tower enclosure to exceed the maximum allowable height. Further explanation of the reasons for this determination can be found below.

The revised scope of work for the proposed new accessory structure is as follows:

1) Construct a 3,600 sq ft (1,735 sq ft of roofed area), seven-sided library with entry block, stair/elevator torreon, and roof deck. The structure will feature two levels above grade and one below (basement, main level, mezzanine, and roof deck). The design of the proposed structure has been significantly altered from the previous proposal, to include battered, stuccoed walls, wood corbels at the tower, and Territorial Revival detailing around the cornices of the tower and entry block. Gothic Revival design elements have been predominantly removed, aside from the arched entry and arched window, which have been positioned such that they are no longer publicly visible and therefore are not in violation of the district design standards in 14-5.2(F).

   The torreon on the structure, which houses the stairwell and elevator, will be 25 ft-6 in above grade. Due to a sloping site, the applicant requests a height allowance, per 14-5.2(D)(9)(c)(ii)(F). As stated above staff has determined that the additional height

needed for the stairwell/elevator tower also require an exception to Section 14-5.2(D)(9), to exceed the maximum allowable height. The applicant has provided exception criteria and responses, which are included below.

Despite providing the exception criteria responses, the applicant requests that the stair/elevator tower instead be considered a "rooftop appurtenance" (See 14-12 Definitions and 14-5.2(D)(3)) or "rooftop attachment" (See 14-7.1(C)(2)), which they claim would exempt the tower from the height restrictions laid out in Section 14-5.2(D)(9). However, it is the position of staff that because the stairwell and elevator equipment are housed in what constitutes a substantial and character-defining architectural feature and as such is integral to the proposed structure, it should not be considered a "rooftop appurtenance" or a "rooftop attachment" but rather is subject to the height restrictions of Section 14-5.2(D)(9).

There are specific differences between the case the applicant references as precedent (Case H-16-109) and the case before the Board at this hearing. First, the elevator tower proposed in the previous case represented an addition *and* a publicly visible rooftop appurtenance to a contributing structure in the Downtown and Eastside Historic Districts. In that instance, a publicly visible rooftop appurtenance required an exception to be placed on the existing contributing structure. There is no such provision that applies to a non-statused, new structure in the Historic Review District. In fact, the code in Section 14-5.2(F)(2)(d), states that "roof-mounted mechanical, electrical and telephone equipment and other obtrusive *structures* 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* problem." The district-specific standards that apply to the current proposal specifically require screening the equipment in such a way as to be "low profile" and do not provide for an exemption from the height restrictions unless the equipment and its housing is considered a "rooftop appurtenance" (roof-mounted vertical transportation), which it is not in this case, for the reasons specified above. Regardless of this determination, the Governing Body determined in Case H-16-109 that a height exception was in fact needed because they considered the elevator tower in that case to be *both* rooftop appurtenance *and* an addition, and the height exception was granted.

2) Exterior finishes: The exterior of the structure is characterized by battered stuccoed walls, in El Rey "Adobe." Wood doors with be stained Sherwin Williams "Chestnut" brown, and the aluminum clad wood windows will be Koble "Gingersnap." Cornices at the tower and entry block are proposed to be stuccoed in El Rey "Dove" grey.

STAFF RECOMMENDATION

Staff defers to the Board as to whether all the criteria for an exception have been met, but otherwise recommends approval of the application as it complies with the remainder of 14-5.2(D) General Design Standards, and with 14-5.2(F) Historic Review District.

QUESTIONS FOR STAFF

Chair Rios clarified the structure is seven sided. She inquired if the sides were sharp or battered walls and asked how the seven-sided structure, including the stairwell, would be classified architecturally.

Ms. Roach explained the sides are battered in the proposal which is not typical. She could only say regarding its classification that it was a proposal for an accessory structure.

Chair Rios asked if correct that the ordinance doesn't specifically address this type of architectural structure.

Ms. Roach replied the ordinance provides design guidelines for staff to evaluate proposals against. Typically, the design guidelines speak to Santa Fe Revival Style or Territorial design elements. This structure was redesigned from what was previously proposed of a lot of Gothic Revival elements such as a pitched roof, crenellated parapets, arched windows in multiple locations. The applicant has created the structure more closely to resemble accepted styles in the District. This proposal minimizes the Gothic Revival elements (the arched entry and arched window on the opposite side of the building) and places them in areas not publicly visible.

Chair Rios asked to confirm the proposed structure is 21'6" at the highest.

Ms. Roach stated there is some discrepancy about the actual maximum height on the form. The applicant wrote that it was 24 feet when in fact it is at least 25 1/2 feet, possibly 26 1/2 depending on who you ask. She understood from the Planning Division Director that a variance may be needed, or the structure would need to be lowered at least 6 inches.

Chair Rios asked for a description of the public visibility of the 4-acre plot with a number of buildings.

Ms. Roach explained there are five existing structures. She pointed out on screen what was visible publicly and an aerial view of the rear of the property showing it is not very visible. The reason for the height exception is because there is some visibility from Camino Corrales or old Santa Fe Trail as well as coming from the south.

Chair Rios asked the number of feet the proposal exceeded the maximum allowable height.

Ms. Roach replied the majority of the structure is built to 19 feet and was given as the maximum height. The tower structure exceeds that.

Vice Chair Katz expressed dismay at how little the drawings had changed. He said looking at the structure there is no doubt it is a medieval castle keep. The applicant put bits of Territorial style at the top of the tower, but you don't see a brick Territorial style on a round tower. This is quite visible from south on Corrales and virtually the entire building could be seen from the southwest.

He couldn't see how this fits with the design criteria for the District, particularly because it says, *"In order to emulate traditional Santa Fe architecture and construction traditions it is intended that structures be designed to appear essentially as structures with massive walls, which are defined as being built or appearing to be built of adobe construction."* It is very clear this is not an adobe building; it is a medieval castle.

Vice Chair Katz said he couldn't understand how the Board could approve the proposal in this style, and the major part. The seven-sided part having battered walls and covered with adobe. It hasn't really changed since the last time the Board saw this.

Ms. Roach said the last proposal of the tower was completely faced in stone and had a pitched roof and crenellated parapets. It has been drastically simplified from the last proposal. It is stuccoed massing, which can be argued with on whether it looks like adobe or not. The Board has approved many structures that are supposed to look like adobe but anyone with an eye for construction would know it isn't adobe.

Vice Chair Katz explained his problem is it doesn't look like adobe. He thought it clear what this structure is. There have been cosmetic changes around the edges, but the basic appearance of the building hasn't changed in what it is intended to look like.

Ms. Roach appreciated Vice Chair Katz's opinion. She said she did her best to interpret a convoluted ordinance.

Member Guida asked if the principal reason this is before the Board is the height exception. He asked in terms of the discussion on style in this District , if this had complied in terms of height, would this have come before the Board.

Ms. Roach replied no.

Chair Rios noted that Ms. Roach had sent the Board a letter from 43 of the neighbors in opposition to the project. The letter is attached as Exhibit "2".

Ms. Roach replied that was the only letter received.

Member Bienvenu asked to clarify the extra height is the approximately 4’6” the building has over what is permitted by Code.

Ms. Roach explained technically no, it is for 6’6” and part is an allowance request for a sloping site.

Member Bienvenu clarified that if the tower were on the sloping site but 4 1/2 feet lower, could it have been approved administratively.

Ms. Roach said if 6 1/2 feet lower it could have been approved administratively. Staff cannot grant an allowance for a sloping site for height.

Chair Rios confirmed given the type of structure, if the structure were lower, staff could have approved this.

Ms. Roach replied that was correct. Applications for un-statused buildings in the review district are only brought to the Board when an exception is needed to either the height or style. If a building is not publicly visible, the design guidelines are not applicable. The portion that is not publicly visible of this building is not subject to the design guidelines in 14-5.2(f).

APPLICANT’S PRESENTATION

Alexander Dzurec, 222 E. Marcy St., Suite 19, was sworn. He had a presentation he thought would address many of the questions and clarify issues.

Mr. Dzurec noted this is a resubmission of a project previously heard in January. They are now pursuing height and design standard exceptions. They took to heart the many comments of concerns and objections from the Board, the public and neighbors at the last meeting. The project was re-designed significantly. Part of the process was to meet with the neighbor to the south, most affected. After making revisions and submittal, the applicant also offered a preview to neighbors most recently affected. And met with two in addition to the neighbor to the south.

Revisions were made to the design in terms of the siting, the stylistic elements, and what is publicly visible. Staff has agreed and provided administrative approval for design standards. The applicant is present only to discuss the height exception for the stair and elevator enclosure.

Mr. Dzurec pointed out the pertinent elements of the criteria and how they met them. The property is owned by a trust of which his clients are the beneficiaries. They are an aging couple and hope to reside here the rest of their life. There are disability issues and one is bound to a wheelchair. This is about providing safe access to an upper level deck that is integral to the use and enjoyment of the structure. It is allowed by building code, and zoning and has been permitted. Everything from the deck structure

down is within the allowable height limits. This discussion is only to request a cylinder 15 feet in diameter measuring 152 ft.² and smaller than most rooms. It is 8.8% of the footprint of the structure.

Mr. Dzurec said we appreciate and respect staff working with them on the project, but they do consider this a rooftop appurtenance. As they read the Code, this is exempt from height legislation in the Chapter 14 under the Historic District guidelines.

He reviewed the site, location and the surrounding area. Criteria #4 is what makes the structure unique. One of the questions raised was why this couldn't be placed somewhere else less visible on the site. Detailed and exhaustive site analyses was done for the appropriate location and that was done again after their last presentation. A key request from the applicant was that no trees be killed as part of the structure. It is a religious belief of the client and a steadfast part of the brief. A question was also raised why not relocate and replant some of the trees. That was discussed with the landscaper. Due to the mature age of the Pinon pines that would need to be relocated, they were told there was a 50-50 chance they would survive. That was unacceptable to the applicant.

Secondly, they needed a compact footprint to house a sizable collection of literature and other collectibles. The basement, main level, and mezzanine level are all required to house this collection. To the question of whether this could be single story; in theory, yes. But there is no place large enough on site to relocate that and hence the need for the two-story structure. The accessory structure must be close to the house for accessibility. There is an existing arroyo and a headwall with a 10-foot drop and a bowl that drains into the arroyo. They had to steer clear of those elements because of the basement and did not want to disturb the natural drainage.

Images of the site were shown and the location of the residence. The previous site plan and the changes made were shown. The changes were reviewed: the structure was rotated which moved the stair and elevator structure and arched windows out of public visibility. The diameters of the main portion shrunk by 4 feet and the stair/elevator enclosure by a foot. The structure was sunk lower and is 4 feet below grade and almost 7 feet below grade of the main level on the uphill side.

Mr. Dzurec said he is present to discuss the stair/elevator enclosure. It consists of a circular elevator with semicircular stair wrapping around it. This provides access to all levels of the structure. He stressed this is what they would discuss tonight in terms of the height exception. Everything else is at or below the allowable height for the structure.

Slides were shown of the previous proposal noting the crenellated pieces on the parapet, stone facing on the elevator enclosure, the arched window openings and the metal roof. Slides were shown of the current proposal that took into account the comments made at the last hearing. They mimicked the details of the neighborhood,

rounded the corners, and used Territorial copings for the stair/elevator enclosure and entry. Slides were shown before and after of the sinking of the structure and the minimized bulk. A view of the parapet was shown before and after with the window no longer publicly visible and simpler massing and architecture that is visible.

Elevations were noted and shown. Code was cited for the stair/elevator and the uphill side of the structure with before and after slides.

Mr. Dzurec said they are requesting per ordinance, a 2-foot height allowance because of a sloping site. That leaves a 4'6" height exception request to get to the top of the tower.

A map of heights in the historic district from City sources was shown. He explained the map shows allowable height in context with the area. Slides of upper level roof terraces were shown. Mr. Dzurec noted that everything proposed was similar to context in the area.

Mr. Dzurec discussed the question of the impact to the streetscape and area streetscape. This project has one point of visibility where the structure can be seen 420 feet away. He reviewed the character of the streetscape ranging from larger houses with lushly landscaped and planted areas into rolling hills and native terrain.

Photographs were shown of nearby properties and the point of visibility into the rolling terrain and to the end of the streetscape. Properties on Camino Corrales were shown with two stories or higher. Photos of the previous proposal and the current proposed structure were shown to point out they were in keeping with the character of others within the streetscape.

A cross section showing the effort to reduce the size of the structure was shown, noting the significant changes to reduce the height and bulk. The stair/elevator enclosure was shown, and that they reduced the height 3 1/2 feet by removing the rooftop appurtenances.

Mr. Dzurec noted the height definition in the ordinance specifically exempts rooftop appurtenances yet under Rooftop Appurtenances, it specifically says stairwells and vertical transportation. Code has nothing regarding character defining structures. In principal, they believe these things are exempted from the height calculation.

Mr. Dzurec discussed getting from the mezzanine to the exterior upper level roof deck. This meets the definitive definition of a rooftop appurtenance and is within the bounds of the parapets and is unadorned and very functional. The design alternatives discussed were shown and why the proposed was determined a better design.

He turned the floor over to Frank Herdman to discuss another project.

Frank Herdman, also sworn, talked further about the rooftop appurtenances. He stated that Code provides that rooftop appurtenances are excluded from the measurement of height for buildings in historic districts. The definition refers to stairwells and vertical transportation. In this case, the elevator and stairwell enclosure are devoted exclusively to vertical transportation. For that reason, it falls within the definition of a rooftop appurtenance.

He noted Ms. Roach mentioned in her staff memo the exclusion for rooftop appurtenances does not apply if considered a substantial and character defining feature of the building. As pointed out, nothing in the provision says the rooftop appurtenance would be excluded if it is a substantially character defining feature of a building.

Photographs of typical rooftop appurtenances that are not character defining features of a building were shown. The First Northern Plaza Building where the rooftop appurtenance in the form of a stairwell to the upper level was shown. It incorporated the elevator in a way that made it more pleasing than typical boxes usually seen. He suggested the Board not discourage people from incorporating rooftop appurtenances in pleasing manner complementary to the structure. He asked why a height exception would be given to an unsightly stairwell and exclude a rooftop appurtenance like First Northern Plaza.

Mr. Herdman noted Ms. Roach's memo made the point that a requirement for the Historic Review District is that roof mounted mechanical equipment must be screened. The Code provision referred to states, "*roof mounted mechanical, electrical and telephone equipment and other obtrusive structures shall be architecturally screened with opaque materials, by raising the parapet, boxing in the equipment, or other appropriate means."*

This provision does not apply to circumstances such as the First Northern Plaza Building where the rooftop appurtenance was not converted into an unsightly, protruding or obtrusive structure on the top of the building. The particular provision is not applicable and in addition, the word obtrusive, as used in that provision is defined as, "*noticeable or prominent in an unwelcome or intrusive way."*

Screening is appropriate if you have an unsightly rooftop appurtenance. This provision contemplates if you appropriately integrate the appurtenance into the structure, screening is not required.

Mr. Herdman referred to a case in February 2018 involving 76 E. San Francisco St. that was very similar. The applicant requested approval to construct an elevator enclosure attached to the side of the main structure opposed to an enclosure projecting from the roof. In that case and in this, the vertical transportation provides access to the roof of the building and the roof is an integral part of the building. Specifically, in this case, and an important part of the applicant's intended use and enjoyment. HDRB denied

the request for the previous case of the elevator enclosure, which was appealed to the Governing Body who reversed the decision and approved the structure. The decision by the Governing Body confirmed that the proposed elevator massing would be a rooftop appurtenance as a vertical transportation and mechanical equipment.

Mr. Herdman reviewed this is vertical transportation in the form of a structure added to the principal part of the building and confirmed a rooftop appurtenance. That falls within the definition and is excluded from the height calculation. That result should be followed in this case.

He said Ms. Roach noted in the prior case that the Governing Body also granted a height exception. That was because the applicant argued the alternative, they were entitled the height. In addition, they met the exception criteria for the added height. The Governing Body agreed with both positions granting the rooftop appurtenance and the exception.

Mr. Herdman said the same result should follow in this case, but we submit we do not require the height exception by virtue of the Code provision. The elevator/stairwell enclosure is vertical transportation and therefore undeniably a rooftop appurtenance and excluded from the height calculation.

Mr. Herdman stood for questions.

QUESTIONS FOR APPLICANT

Chair Rios thanked Mr. Dzurec and Mr. Herdman for a thorough and clear presentation.

Ms. Roach asked to make a couple of counterpoints for clarification. She thought it is important the Board know that Mr. Herdman is playing smoke and mirrors in referencing the previous case. The documents show that the Governing Body considered that tower to be both a rooftop appurtenance and an addition requiring a height exception. You cannot claim that you are exempt from a height exception and at the same time use a precedent case in which a height exception was required and say it is the same thing. It is not he same.

She did not understand the argument that this is supposed to be exclusively considered a roof top appurtenance, yet they are calling forward a precedent case in which the Governing Body agreed a height exception was required. It was granted but all of the exception criteria had to be met for the height exception. A height exception is required only if that determination is made by staff; it agrees with the previous decision by the Governing Body and is absolutely in-line and appropriate for this case.

Mr. Herdman said Ms. Roach was correct that the Governing Body recognized in that case that the proposed elevator enclosure was an addition. That was because it was an addition to an existing structure. There was no attempt on his part to cause any smoke and mirrors or deception. Here, the proposed enclosure is not part of an existing structure. He was the attorney that represented the applicant in the previous case and fully participated. He has a good understanding of that decision. He said is that case different from this, yes, but doesn't alter the conclusion.

Ms. Roach said respectfully it also does not mean that the Governing Body did not consider the elevator tower proposed as an addition to that structure. It doesn't make sense they shouldn't consider the elevator tower to be in addition because this is a new structure. Truth be told, it doesn't matter if it is considered exclusively a roof top appurtenance or a roof top appurtenance in addition to an otherwise compliant structure. It needs a height exception. That is not being argued tonight.

Mr. Herdman respectfully disagreed. His belief was that this elevator/stairwell enclosure, independent of the decision from that case, falls within the definition of what constitutes a rooftop appurtenance. His interpretation of the Code is based on a clear understanding of the Code and the Code language is supported by the decision of the Governing Body. They could ignore that decision in the other case and look at definition of roof top appurtenance which includes stairwells and vertical transportation.

Ms. Roach replied she believed his present case actually supports her interpretation and her determination that a height exception is required. They required it in that case, and we are requiring it in this case.

She asked that they move on. She said it is not up to Mr. Herdman to determine whether or not an exception is needed in this case. That determination has been made and the Board will determine the merits of the application.

Vice Chair Katz addressed Ms. Paez. He said he understands the Board only gets involved in cases in the HDRB if exceptions are being sought for height or it is an historic building. Regarding the design of a building, staff can make that decision. He asked if the case comes to the Board for an exception could they disagree with staff on whether it meets the design criteria.

Ms. Paez responded she would generally support staff's determination that it is their call. The Code gives the Board very limited authority and she does not see that as included. She said it is one thing for the Board to determine that less exceptions are required but didn't think the Board can determine more exceptions are required. That would require an additional level of notice and is outside the scope of the application. That is the reason for staff making that determination. She was inclined to say no.

Ms. Roach requested Mr. Berke be invited to speak on the issue of a height exception and a height variance that may also be required. The evaluation being made for the 8-foot allowance for an elevator overrun is for commercial buildings, not residential. She wanted Mr. Berke to speak to the potential zoning issues with this application.

Mr. Berke said zoning looks at height differently and looks in three ways at height. It is listed in the table of dimensional standards in Chapter 14-7. They have to look at the most restrictive. This was looked at with the maximum height for a structure in a residential district that is 24 feet. First they looked at the measurement of maximum height that says no point on the structure shall be higher than the most restrictive of the following calculations: They applied first the maximum height specified in the table (24 feet) measured from the average of the highest and the lowest points of the fenestrated structure. Based on the applicant's drawings he determined the highest grade or height on the structure was 7169 and the lowest was 7167. His calculation came to 7168.5 and added 24 feet to that giving 7192.5. Currently the drawing is 1/2 a foot larger than would be allowed by Code.

Mr. Berke explained that is the most restrictive of the three options. The setback regulations don't apply here because it is not close proximity to the sidewalk, etc.

For every design review case they can list conditions of approval. One would be a variance for height which is more difficult and stringent than an exception for height. That goes to the Board of Adjustment and requires a positive finding for each of the six criteria. One of the criteria is impossible to meet reasonably without granting this variance. He noted that generally in his experience, the Board has not given height variances.

Mr. Berke said Mr. Herdman's examples are commercial and this is a residential structure. It is important to differentiate the two. Looking at height they allow rooftop appurtenances to exceed the rooftop - to go above the roofline - not to increase the roofline. It is up to 8 feet for commercial and 4 feet for residential. In this case staff looked at this as extending the roofline and making it higher. They worked in the first round with Mr. Dzurec and the applicant to identify the need of a variance. The applicant returned with a revised drawing that staff determined still needed a variance from the Board of Adjustment. He wanted to point that out. He thanked Ms. Roach for allowing him to give feedback.

Chair Rios noted they had heard from three people so far and Member Katz's question was clarified by the Assistant City Attorney. She wanted to reiterate that Ms. Paez had stated the H-Board does not have purview over design in this case. This is just to look at height.

Ms. Paez said that was correct, the only item in the current application is the height exception. This was purely within height structure and would have been subject to

administrative approval unless an exception. Staff puts that determination on the front end for which exceptions are required.

Chair Rios said that does not make sense. The Board is looking at an entire structure and can only look at this case for its height.

Ms. Roach clarified that the 9 standards for the Historic Review District are only applicable to buildings or portions of, that are publicly visible. The portions of this building in her view and from what she heard in Board discussion at the last hearing, and in working with the applicant to support the application to the best of her ability, is that clearly the Gothic revival elements have been eliminated or made not publicly visible. That is the basis for the determination that a style exception was not needed.

Ms. Roach said this is not a situation the Board can't discuss details of what is publicly visible. She thought Ms. Paez was just saying it is not up to the Board to determine if another exception is needed in the midst of a hearing.

Chair Rios said that makes it clear that the Board can look at this from a stylistic architectural point of view for portions that are publicly visible.

Member Bienvenu thought it seemed a reason for the extra height is because they need an elevator because of the needs of the owners, and their need to access not just the upper floor of the building, but the roof. He asked if they could provide more information on the age, mobility and the requirements why the owners need the elevator. Secondly, why the owners would need to access the roof.

Mr. Dzurec said the owners are in their late 60s and one has an illness that has left them in a wheelchair. The prognosis is unlikely they will return to full mobility and as they age, both do not expect the issues to get better. He is not sure why they want to access the roof is necessarily in question. He has stated, it is for their ability to enjoy the use of the structure and it is permitted by Code. In addition, he demonstrated another rooftop deck structure in the area higher in elevation than proposed here that has similarities in architectural features.

Mr. Herdman added regarding the question of the need to access the second floor, one might assume if there are two floors of the house the applicant would want access to both. The same is true with the upper level. It is permitted by Code and part of the structure and for their relative use and enjoyment. Access to the roof should presumptively be allowed like access to any other floor. That one would want to use the roof should not be looked at differently than one would want to use the second floor.

Mr. Dzurec said to add further to that point, if his client were younger and did not have a valuable collection, perhaps an exterior stair within the height limitation would be acceptable. In this case there are potential health issues in combination with the weather;

rain or snow on the stairs. And it is integral to the protection of the elevator equipment and stair itself. They believe all of that constitutes a hardship for the applicant.

He said the applicant calculated slightly differently than Mr. Berke but would be okay at the 24 feet, as designed. Staff reviewed that and has concurred and with all of that. He said he would find a way, if over by 6 inches to get 6 more inches out of the elevator enclosure as a condition of approval.

Member Bienvenu followed up that he had not heard a reason the owners need to get to the roof. They are required to show hardship per the exception criteria, so they need to show why it is a hardship if they cannot get to the roof.

Ms. Roach said it is important to distinguish that the need for an elevator and stairs to get to the rooftop for a commercial building is different than the need to get to the rooftop on a residential building. Code has requirements for access to the rooftop for health and safety for commercial buildings that are not applicable for residential structures.

Mr. Dzurec replied he didn't know if that is within the Board's purview to say what can and cannot be done with someone's structure, as long it meets applicable Code and life safety issues.

Member Bienvenu said his question is not to tell them what they can and cannot do. The applicant is requesting a waiver by virtue of a hardship that they cannot get to the roof without the elevator. He asked what the hardship is if they cannot be on the roof.

Mr. Dzurec thought they were discussing the hardship in a different way. His position is that the hardship is not having an elevator to access a level they are permitted to. The enclosure provides an easy access for someone in a wheelchair and the weathertight enclosure on the roof protects the elevator/stairs. That otherwise would prevent the applicant because of their ability, to access a portion of the structure they are legally able to access. This prevents the hardship for a potential fall or slipping or having a leak that would affect the collection.

Ms. Roach said respectfully the applicant is legally allowed to have a roof, but not necessarily allowed to have a roof deck when the requirements exceed what is allowable by Code. In this case the height of the access does exceed Code allowance.

Chair Rios asked if the applicant had an opportunity to meet with the neighbors and what their response was. She noted the receipt of one letter with about 43 names in opposition to the structure's architectural design. She asked Mr. Dzurec to comment.

Mr. Dzurec said after the initial meeting they met with Mark Graham, the neighbor to the south and Karl Sommer, attorney representing Mr. Graham. They met in February

and discussed if changes could be made to the design to make it more appealing. They discussed the removal of the crenellation from the parapet, simplifying the stair/elevator enclosure, and details within style and keeping with the area. Much of what they presented today was a direct outcome of that meeting.

In addition, they reached out to the neighbors who spoke at the last meeting and those reasonably affected by the structure. They met with the neighbors on the eastern and northeastern side of the project and had a follow-up meeting with Mr. Graham. He offered to meet with several other neighbors who declined to hear or see the design changes.

Member Biedscheid asked if all options had been looked at for the elevator; possibly having two elevator structures or dividing that to reduce the overall height.

Mr. Dzurec replied they did look at other options. This is the simplest, most compact design to put a stair/elevator together to access all of the floors. They looked at the option of attaching a stair lift to the exterior of the structure. That required a glass and steel enclosure which they were sure would not be acceptable. Also, it would have been similar in size and proportion to the proposed that extends above the parapet now.

PUBLIC HEARING

Mark Graham, 1313 Camino Corrales, was sworn. He said we are the neighbors directly to the south. He confirmed they did meet in February and made it clear that they did not support the project. Mr. Dzurec sketched some modifications and that was the last that he heard from him until the project was posted. Subsequent to that, Mr. Dzurec called to ask if they could meet by phone to explain the project. We told him we had reviewed what was submitted and were only willing to meet if the poles representing the height of the project were put back up. The poles did go back up at which time we told him we would not support an exception to height, nor support having a castle in the neighborhood.

Mr. Graham said the majority of the neighbors have responded to the Board that this architecture and structure has nothing to do with anything in the neighborhood. He noted that not even one picture presented was a castle. But the fact is the beneficiaries, the Martin's of the Trust who will reside there, as well as the notoriety of Mr. Martin and Game of Thrones, make them fear their neighborhood will become the next treasure hunt. Mr. Martin's fans will be looking for his castle in the middle of Santa Fe.

Mr. Graham said apparently, Mr. Dzurec in an interview with another neighbor, the Harvey's, said the Martins want rooftop access to entertain. Potentially the plan is to put a tent up there. He said Ms. Harvey referenced that conversation and was said to be one

purpose of the rooftop access beyond enjoying mountain views. He said he could tell them from that massive property they are able to enjoy mountain views from ground level.

Mr. Graham asked that the Board not approve the height exception and to respect the wishes of those who have lived in the neighborhood for decades. Although this is not presented as an architectural exception, clearly it is. It has nothing in keeping with the neighborhood and should not be approved.

Guy Gronquist, 730 Camino Pinones, was sworn. He asked permission to read into record the letter from 43 neighbors sent to Ms. Roach. The signatories of the letter are from residents of the nearby properties who understood this request would be considered by the HDRB at this meeting.

Mr. Gronquist said the neighbors urged the Board to deny the request for exceptions on this property. Since the meeting of the HDRB in January 2020 when the exceptions were originally denied, the applicant's architect has made some changes in reduced the height slightly, changing the material to more stucco and less stone, and changing the shape of the windows and reorienting the large window. The fact remains that the proposed building is still a prominent castle in the middle of a residential neighborhood in Santa Fe. It will be visible. The architect has gone to great pains to draw comparisons with existing Medieval style structures in Santa Fe, such as old Fort Marcy and the Scottish Rite Temple. Neither of those is a major building surrounded by houses. Attempting to site a downtown commercial building elevator rooftop access approval would set a precedent for a castle tower elevator rooftop access approval in a residential neighborhood for the purpose of "enjoying mountain views". That is like comparing an apple to an orange. They are both fruit, but that is where the comparison ends. Surely it is possible to enjoy the mountain view's at less than 25+ feet in the air. We urge the HDRB to deny the application again. Nothing has fundamentally changed with this revised proposal. Our neighborhood does not need, nor want, this folly.

Mr. Gronquist said he would continue to say that there is no reason that this request should be treated any differently that disadvantages neighbors, in any other request. The downtown structures are irrelevant in respect of a residential neighborhood. Planning Manager Berke said, this is not a commercial neighborhood, it is a commercial structure in a noncommercial zone. The elevator as Mr. Graham said, is designed to allow for parties and getting people up there, which the architect did discuss with our neighbors. There is a certain amount of duplicity going on which is unacceptable. He thought Ms. Roach had mentioned this is not a commercial neighborhood. One reason he declined to meet with the architect was because substantial changes were not made. The story poles were put up and were taken down with undue haste. There is a manner of duplicity here that is unacceptable. He said we urge you, with respect, to decline these exceptions again.

Ms. Beninato, previously sworn, said she was opposed also to giving an exception. This is about whether the applicant has a hardship and needs the exception to get to the roof. She understands wanting to be outside and that they want to be on top of the structure. That has nothing to do with access to the collection, which was said to be the primary purpose of the structure. If you don't need the elevator to access the collection then getting to the roof deck, despite that you can build it and use it, is not a hardship. Aging in place is a bad precedent to follow. And she agreed this is residential, not commercial.

Karl Sommer, PO Box 2476, was sworn in. He noted he was presenting on behalf of the Graham's. He wanted to address three issues, one the issue of whether the Board should grant the extra two feet based on the slope of the lot. The second is the Board's jurisdiction regarding design and third is the issue of hardship.

He thought Member Bienvenu hit it on the head. He would point their attention to the Findings of Fact and Conclusions of Law in the case Mr. Herdman referred to. The Council found specifically in Findings #15; the proposed elevator is needed to prevent a hardship to the appellant in that without the elevator, he would not be able to access the roof. In that case the applicant could not get to the roof without the elevator in any other way. This applicant has not demonstrated that they cannot get to the roof without the elevator. The idea that they are building it to prevent leaks is not a hardship; building it to prevent people from falling is not a hardship. People showed in all of the instances they could get to the roof deck through a stairwell. There is no evidence in any of those cases about how they were approved.

Secondly, he wanted to discuss that the Board has a provision in Code allowing an applicant to have an extra 2 feet based on slope. In his experience, that is discretionary, and Ms. Roach commented it is discretionary in the Board's purview. They saw the nature of the terrain on the lot. It is flat and not an area in which there is a steep, or even a significant slope. It slopes across 2 feet and is practically flat. It is within the Board's discretion to say the applicant is not entitled to the 2 feet on a lot like that and is not the reason for the policy. Without that 2 feet, this application is very different. The applicant has not demonstrated they are entitled to that 2 feet.

Mr. Sommer said finally, with respect to the design, Ms. Roach has indicated it is within staff's purview in an historic design to make that call on whether the design meets the guidelines. That is obviously subject to Board review, but in this type of case, the only way it gets in front of the Board is by virtue of the application for an exception. Without an exception being required, the Board could review that decision on appeal. The Board has the jurisdiction to review a determination, but in this particular procedure, it comes to them because there is an exception requirement. That does not preclude the Board from doing something it already has jurisdiction to do on appeal.

He thanked the Chair for allowing him extra time to make those points.

BOARD DISCUSSION

Vice Chair Katz wanted to make a point on the visibility of the structure from a public street. The applicant showed visibility within the 600-foot streetscape. He said if he had gone a couple of streets further down Corrales there is a perfect view of the castle. He thought you would be able to see the entry door.

Vice Chair Katz said secondly, recently there was a re-visioning preservation that he thought interesting. One of the major points is it is not just about preserving structures, but there is a cultural element to it. He maintained in the design code is the cultural element that the houses and style of architecture in the neighborhood of those who developed Santa Fe. The tribal members, the pueblos and the Hispanics, Mexicans and the Spanish who settled Santa Fe that built in the adobe style. That is why they have Santa Fe style, because of the culture.

Third it is obvious that this is a castle keep. He fears because it is visible, it will attract viewers. But also, the castle keep is the castle where the lord lives. The lords want to be able to view over everything and the deck is entirely for that. That is not a hardship to be denied elevator access. There is still a nice view.

Vice Chair Katz thought it inappropriate to give an exception so the applicant could get on their roof. In addition, the design does not meet the criteria and is another reason the application should be denied.

Member Guida said the project was challenging and for him comes down to a few issues, the style issue and where the Board weighs in on that issue is important. He couldn't say he liked the project stylistically or he would have chosen to do it. However, it is important that this particular part of town allow a lot of leeway. He may not agree with the project but supports the freedom to do that in this district. It is a positive thing that this district's rules allow more loose development for the diversity of expression. With the good comes the bad sometimes.

Member Guida thought as long as it did not require an exception it was within the homeowner's rights to develop a project that he likes. He thought there had been a lot of gymnastics to describe what a tower is and what architectural element pops up from that. He believes that staff acted in good faith as seen in the review of the exception criteria. But it is a step too far to then have to describe this tower as something it is not. It is not a rooftop appurtenance, and that circles back to style.

He said ultimately, this is a problem that shouldn't require an exception. If this were an existing building and the Board was asked to consider an exception for an elevator for a disabled owner, that would be an entirely different question. The problem

seems to be created by the design for the building in the first place. That is where he is really challenged, especially when there are so many other options. The design to not have a tower in the first place was possible. It is possible to have a roof deck and an elevator that conforms to the height limit, or possible to put it somewhere else on the site. He thought that the Board is being asked to look at the exceptions for the height issue is critical.

Member Guida said given this is a new building and there are other options, he couldn't justify the exceptions.

Member Larson said this has been a good discussion. They started by looking from a landscape perspective, particularly the streetscape, and what the building will impose on the character of the district. There have been positive steps to mitigate through materials and careful placement on the lot. But she thought they were still dealing with an impact if this is built, that will harm the surrounding district. The Board is here to try to preserve and protect what exists now. In this case there is a valid reason to build a library and develop the property to the needs and wants of the owners. But she agreed this still shows as a dominant piece and can be seen from the streetscape and imposes on the surrounding district.

Member Larson said she couldn't see a way the Board could approve this in good consciousness and preserve the character of the district, which is what they are here to do. Steps have been taken in the right direction, but they could work more with the surrounding community and more could be done. And it is possible to design something really creative without harming the landscape or trees. She looked forward to seeing something more suitable proposed.

Chair Rios clarified that a couple of people had mentioned that this is the Historic Transition District, but it is not. She said we are dealing with the Historic Review District.

Chair Rios asked the architect the circumference of the 7-sided building.

Mr. Dzurec replied the footprint is 44'4" and the site plan gives a more accurate reading.

Member Biedscheid said her main concern is the objection from the neighbors. There seem to be a lot of effort to involve the neighbors in good faith. She views the Board's role in part to ensure that the community voices are heard and considered. A huge number of immediate neighbors voiced that they were uncomfortable with the project. They did not have an opportunity to speak with the applicant about the project and feel they haven't been heard. Attention should be paid to that.

She thought the main objection seemed the visual impact which is tied to the criteria required for an exception for height. She didn't think this was the least negative

impact and that shows both visually as well as the applicant's relationship with the community.

Mr. Dzurec asked to respond. He thanked the Board for the thoughtful discussion. He referred to the point made by Mr. Sommer that they showed an example where an exterior deck on the roof was accessed via stairs. That seemed okay with everyone. That is not the case in this because the applicant would not be able to access the roof without an elevator. The Board was saying if a person is able-bodied they can be granted up to the maximum height allowed but if in a wheelchair and a provision is needed to provide a weather enclosure for the top of the elevator and stair, it is not allowed.

Point number two is he understands some neighbors were frustrated that the story poles were up for a short duration. After the previous application had gone through they left the story poles up per staff recommendation. Mr. Graham indicated he did not want to see them up any longer and they took them down right away. When Mr. Graham asked for the poles to be back up, we put them back up. They met with him for discussion and then took them back down. When Mr. Gronquist contacted him, he offered to put the poles up and meet with him, but he never received a response.

Lastly on the issue of entertainment on the deck. He wanted to be very clear what was said; he did say to some neighbors the owner may want to entertain within the structure. People asked if they would entertain on the deck and if there would be a tent. He told them there had been no discussion or consideration of that. If the applicant had wanted a shade structure for gatherings they would have designed that. That has not been a consideration of the owner. He offered, if people here feel there might be a large gathering, he was willing to minimize the size of the deck to eliminate its use for the purpose of a gathering space.

Mr. Dzurec said although he appreciatea concerns about the style, staff has 1) issued a ruling that we have complied with district standards; and 2) if Mr. Katz is concerned about what the structure would look like from further away, he has mock ups of what it would look like outside the streetscape within public visibility he could share.

Mr. Dzurec said he would again confirm that the architectural elements that were objectional before, are no longer visible or could no longer be seen from those viewpoints.

MOTION: In Case #2020-002257-HDRB, 1303 Camino Corrales, Vice Chair Katz found regarding the exception criteria that:

- he agreed with staff that the structure proposed does not damage the character of the streetscape (within 600 feet each way);
- the height does not present a hardship to the applicant or injury to the public welfare, and does not meet criteria # 2;

- it also does not meet criteria #3 and is not the only way this could be designed. It is obvious, we know Mr. Martin's work and how that would relate to a castle keep and why he would be intrigued with the design. However, that is not the only design possible. There is still a clear sense of that design; and
- criteria #4 there are no peculiarities to the land requiring the structure be as tall or have access to the roof in the way designed, and the criteria regarding the circumstances of the action of the applicant was not met. The applicant wants a castle keep and to get on the roof for a view.

On the criteria regarding the least negative impact, there are a number of other designs that avoid requiring extra height. The criteria were not met. With those findings he moved that the Board deny the application as not meeting criteria, does not fit in with Santa Fe and is not appropriate. The motion was seconded by Member Larson.

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

G. COMMUNICATIONS

Chair Rios referred to a publication called The Magazine. She was given a copy by Ms. Roach and was pleased to see the content is geared to New Mexico issues. The content ranges from preservation, art, issues regarding people or places, or the history of the area or businesses. Ms. Roach has an article in the magazine titled "Authenticity, Belonging and Becoming Real in Santa Fe, the Historic Districts." The article is short but very meaningful. She told Ms. Roach that she did an excellent job.

She said there are articles on different subjects she thought would interest everyone. She read from the article written by Ms. Roach and encouraged everyone to read the magazine.

Chair Rios asked Ms. Paez if the appeal was heard on the wall on Alameda.

Ms. Paez said it was and the appeal was denied. The applicant has the option to return with a new application and was asked to be mindful of the site visibility requirements for a new proposal. They are not precluded from still trying to do some new alteration for the wall and would be subject to the Board's review and approval.

1. 2021 HDRB Hearing Schedule. Presented by staff for review and approval.

Ms. Roach said this could be postponed if they need more time to review.

MOTION: Vice Chair Katz moved to approve the proposed hearing schedule as presented. Member Guida seconded the motion.

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

H. DISCUSSION ITEMS

None.

I. MATTERS FROM THE BOARD

Chair Rios thanked everyone.

J. ADJOURNMENT

Chair Rios adjourned the meeting at approximately 11:45 p.m.

Approved by:

Cecilia Rios, Chair

Submitted by:

Melissa D. Byers

Melissa D. Byers, Stenographer
For Byers Organizational Support Services

HISTORIC DISTRICTS REVIEW BOARD APPLICATION

PROJECT LOCATION: 806 Don Gaspar Ave

HISTORIC DISTRICT: Downtown & Eastside [ ] Don Gaspar Area [X] Westside-Guadalupe [ ]
(from attached map) Historic Transition [ ] Historic Review [ ] Landmark (outside of historic districts) [ ]

PROJECT PROPOSAL: Standing Seam roof replacement

CONSTRUCTION COST: $ 14,200

BASE FEE: $ _____ **+ EXCEPTION: $**_____ **+ POSTER: $**_____ **= TOTAL:** $ WAIVED

(base fee = ½ of 1% of construction cost, not to exceed $2,000 and not less than $250)

(each exception has an additional fee of $350) ($25 per poster with one (1) poster per street frontage)

OWNER: Daniel Strongwater **PHONE #:** (505) 421-6221

OWNER MAILING ADDRESS: 806 Don Gaspar Ave

CITY, STATE, ZIP CODE: Santa Fe NM 87505

EMAIL: dan.strongwater@gmail.com

AGENT: _____ **PHONE #:** _____

MAILING ADDRESS: _____

CITY, STATE, ZIP CODE: _____

EMAIL: _____

PREAPPLICATION MEETING: Date: _____ Case Planner: DANIEL SCHWAB

AFFIDAVIT TO AUTHORIZE SOLE AGENT

I am,/We are the owner(s) and record title holder(s) of the property located at: 806 Don Gaspar Ave

I/We authorize _____ to act as my/our agent to execute this application.

Signed: _____ Date: _____

Printed Name: _____

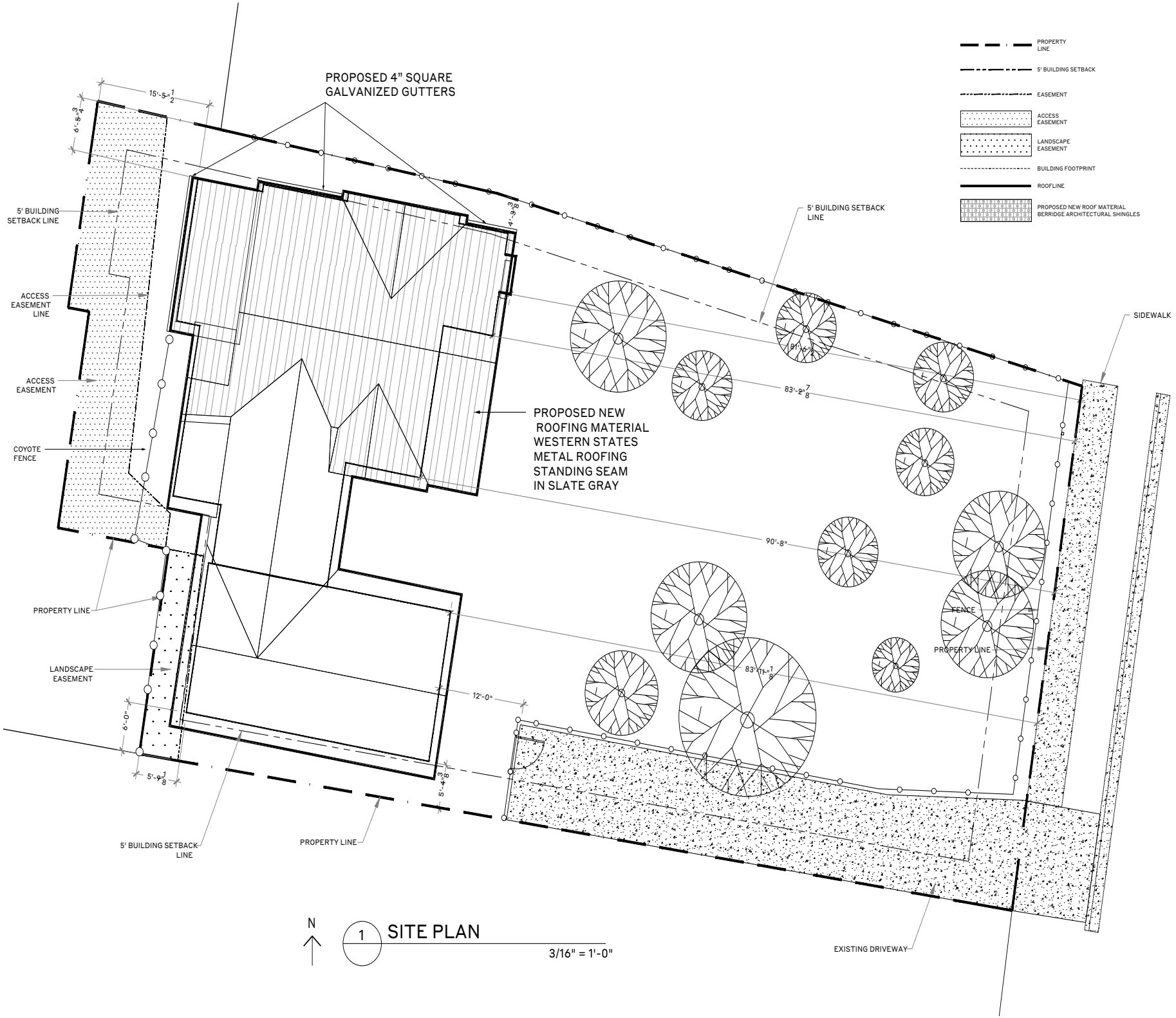
I/We shall act as my/our own agent to execute this application.

Signed: Daniel Strongwater (Mar 24, 2021 11:44 MDT) Date: 3/24/2021

Printed Name: Daniel Strongwater

AFFIDAVIT TO AUTHORIZE SOLE AGENT must be signed to be accepted.
Original form must be submitted with Historic Districts Review Board Application packet.
All documents submitted to the Historic Preservation Division are public record. HPD does not return documents.

Revised 20 November 2020

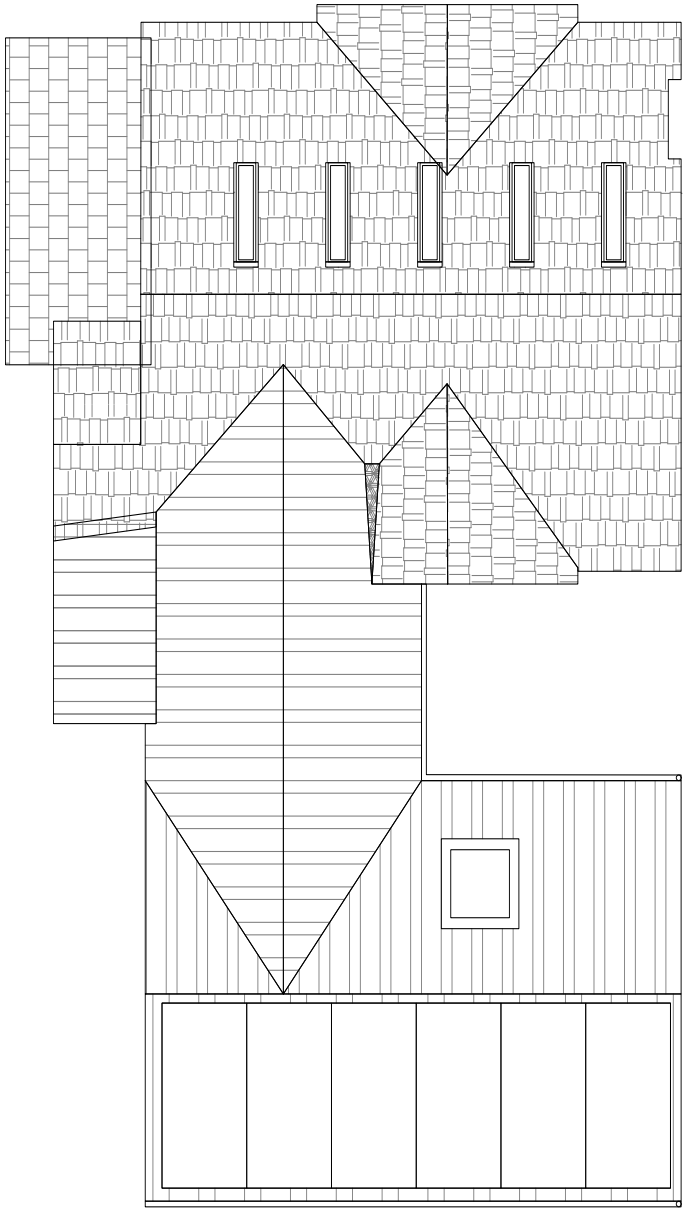


806 Don Gaspar

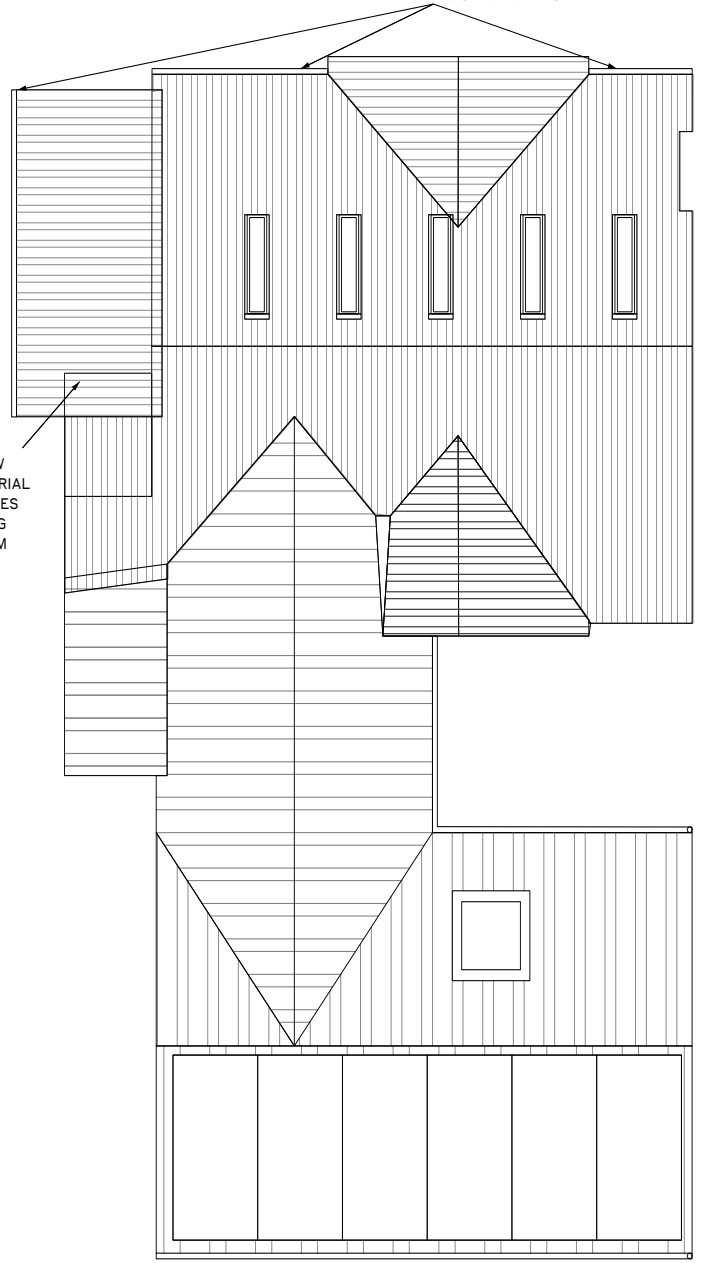
SEPTEMBER 2020
—
STRONGWATER RESIDENCE

FENCE PLAN

A101



1 EXISTING ROOF PLAN
1/4" = 1'



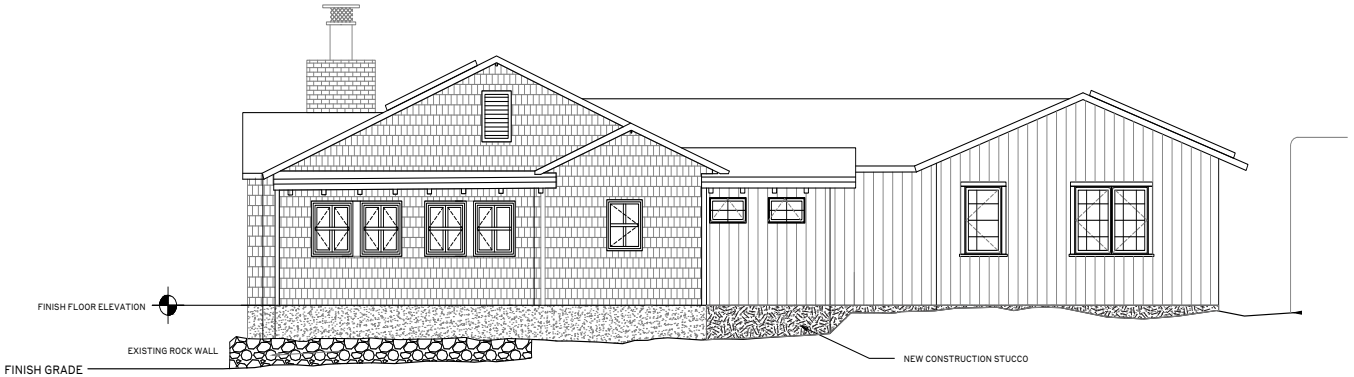
1 PROPOSED ROOF PLAN
1/4" = 1'

806 Don Gaspar

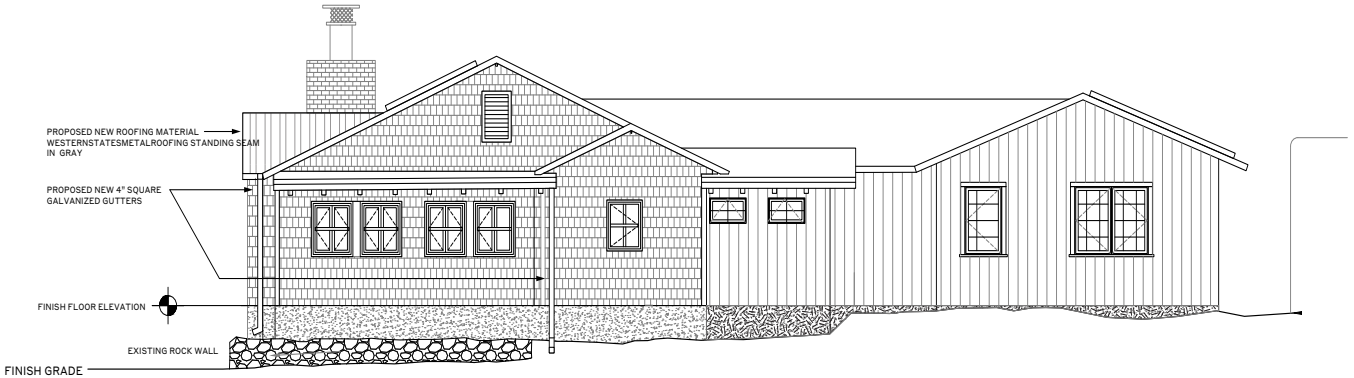
SEPTEMBER 2020
—
STRONGWATER
RESIDENCE

ROOF
PLAN

A102



1 A201.1 EXISTING WEST ELEVATION
SCALE: 1/4" = 1'



2 A201.1 PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'

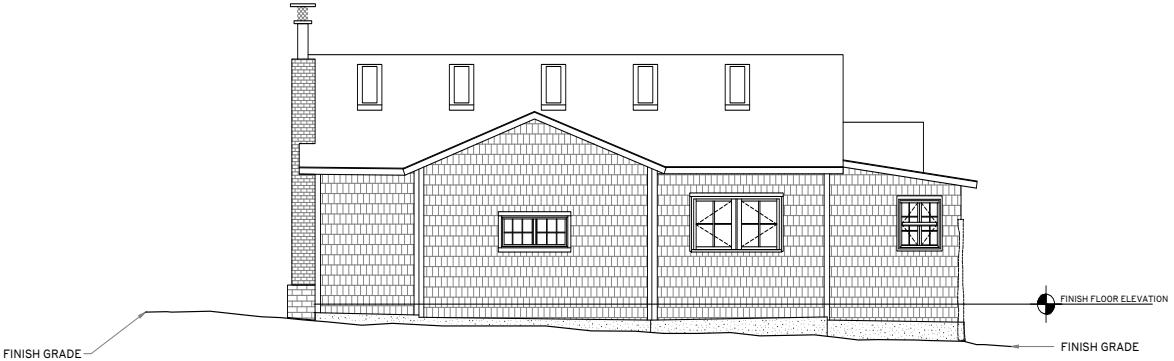
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806 Don Gaspar

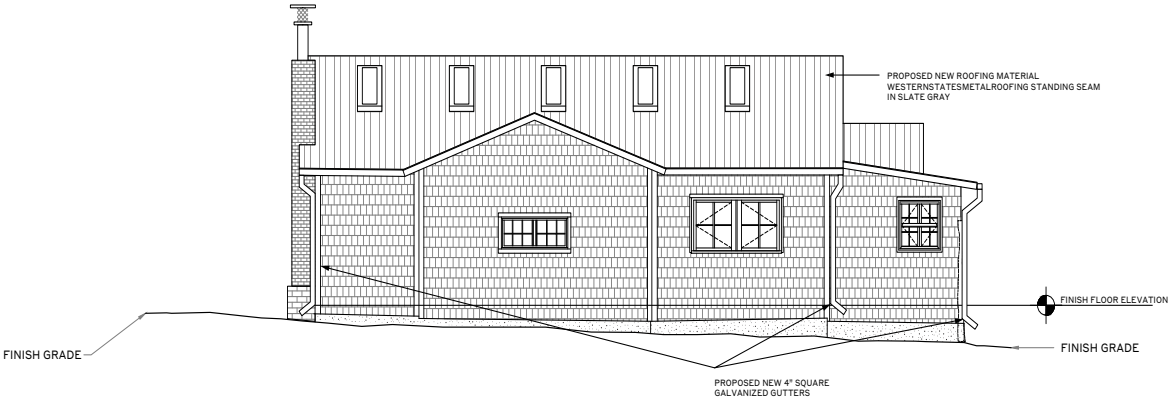
SEPTEMBER 2020
—
STRONGWATER
RESIDENCE

WEST ELEVATION

A202.1



1 A201.2 EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'



2 A201.2 PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'

1/4"=1'-0" 4' 0 4 8

806 Don Gaspar

SEPTEMBER 2020
—
STRONGWATER
RESIDENCE

NORTH ELEVATION

A202.2

16 March 2021

806 Don Gaspar
Strongwater Residence
Proposal to the Historic Districts Review Board

To Whom It May Concern,

We are seeking approval for re-roofing the historic portion of 806 Don Gaspar. We intend to replace the existing tar shingle with metal standing seam requiring an exception to historic code to change the roofing material. Standing seam will match the previously approved in Dec 2017, case H-17-057B

HISTORY OF 806 DON GASPAR

The residence located at 806 Don Gaspar was the Sanford-Thomas House. Construction began in 1911 by Charles Sanford. Construction continued for several years. It began as two rooms, the previous living and dining rooms. Eventually a kitchen, back porch, bedroom, sleeping porch, and bathroom were added.

The house was built in a New England cottage style and is wood frame construction. It has a pitched roof and shingle siding. Originally it was over a crawl space, which was expanded to be a partial basement to add space for forced air heating and likely to double as a bomb shelter. Materials used to construct the house came from the railroad where Mr. Sanford was the station master and a brakeman on the Denver and Rio Grande Railroad. Railroad ties were used for floor joists and dismantled freight cars were used for the sheathing beneath the shingles. In 2018, through Palo Santo Design, we completed an extensive renovation of the home. The previous kitchen, sunroom and shed were removed and new bedroom and studio were added in their place. In the historic portion of the home, the floor plan was simplified and brought up to code structurally, electrically and mechanically. The roofing of the original home was not replaced at the time due to budgetary constraints.

DETAILS OF PROPOSED ROOFING

We seek an exception to Section 14-5.2(D)(6) which states that “The existing roof styles and materials shall be maintained or replaced in kind if necessary.” The roof is currently in dire shape, with immediate repair recommended by multiple contractors who inspected it. The historic roof covers 1550sq ft. In addition to the roof, we propose adding 4” square galvanized metal gutters to avoid additional future damage to the foundation incurred from inadequate runoff management. The gutters will run 19¼ ft on the N facade and 19 ft on the W facade.

Roofing will be done by MGM Roofing. The current roof will be stripped down to sheathing. Waste will be appropriately disposed of and any rotted or problematic sheathing will be replaced with new plywood. They have spec’ed the following materials to seal and clad:

- Owens Corning Deck Defense Underlayment
- Owens Corning WeatherLock Ice + Water Barrier
- Western States Metal Roofing Standing Seam in Preweathered Galvalume
- 4” square galvanized metal gutters along N & W drip edges

EXCEPTION CRITERIA RESPONSES

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

> We intend to replace the roof with metal standing seam to match other homes and structures in the Don Gaspar district, and blend better with the recent addition. Following the July meeting, we are proposing standing seam as one of the acceptable alternatives to the previously proposed metal shingles.

The choice of color for the metal standing seam which differs from the new addition, is intended to retain the desired visual separation between the historic and new construction portions of the house respectively, and retain the intent and character of the property which originally was clad in wooden shingles.

Further, we feel the existing skylights and galvanized roof vents atop the brown asphalt roof call undue attention to their presence, and by moving to a standing seam roof common in the neighborhood, they would blend back in to the house and return the home to more homogenous appearance with the district.

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

Tar shingles in general are problematic and create multiple hardships. First they are more than 10 years beyond their intended lifespan and need to be replaced immediately according to multiple roofing contractors who came to look at them.

Second, as a petroleum based product (literally oil tar shingles), they contaminate rainwater that falls on them with tar, gravel and other constituent toxins used in their manufacturing. As encouraged and incentivized by the city, we intend to use the rainwater to water our garden where we grow many vegetables. We currently use clean rainwater off of our new-construction standing seam roof in this manner. Without gutters or a 'cleaner' roofing material it is not possible to capture the majority of water falling on our home for use in our garden.

Third, the lifespan of new tar shingles is significantly shorter than that of metal shingles. We intend for this historic home to last as long as possible while generating the minimum amount of waste. To that end, we hope to use a metal roofing to significantly extend the life of the home.

Fourth, after the last meeting we solicited quotes for wood shake as an alternative cladding to metal. There was only one roofing company we could find that still does wood shake roofs, and quoted us a number we cannot even consider affording: $39,200 including GRT ($25.3/sqft).

Fifth, tar shingles absorb heat, making the home uncomfortable to inhabit during the heat of summer which continues to get hotter due to climate change. By installing metal roofing, the roof will reflect significantly more heat, making the home much more comfortable in the summer months.

(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

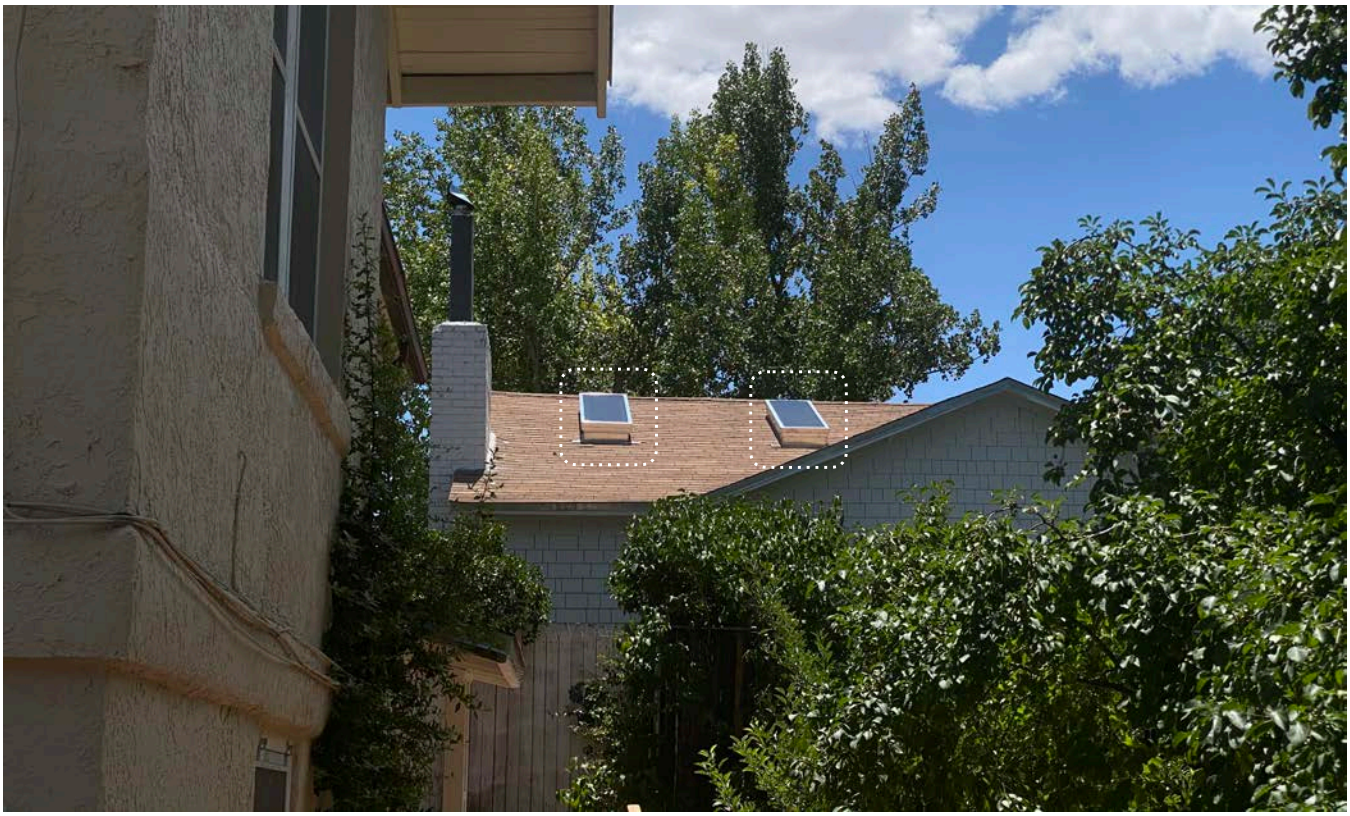
We have invested significant time, energy, money and intention into the renovation and revival of 806 Don Gaspar over the course of the past 2.5 years. We deeply value the historic nature of the neighborhood and view our residency as one of stewardship to ensure the home continues to live a long and useful life. Through an exhaustive design and renovation process, we explored numerous layouts, materials and uses of the space to ensure it would work well to raise a family, grow an extensive vegetable garden and contribute aesthetically and functionally to the neighborhood. In practice, we feel we achieved those goals. During construction we avoided replacing the tar shingle roof for budgetary reasons, but now we cannot put it off any longer. We explored every option for roofing materials that met our ecological goals, enabled usage of the rainwater, maintained an aesthetic separation between the new and old portion of the home, took into account feedback from the board, and was within a reasonable budget. In landing on standing seam we feel we have balanced all of these needs and arrived at an ideal option.

Thank you for your consideration,



Daniel Strongwate
(860) 371-5021
dan.strongwater@gmail.com

APPENDIX 1: PHOTOS OF EXISTING ROOF



View from E. Berger above neighbors 7’ fence (public view), Approved raw aluminum skylights



View from E. Berger above neighbors 7’ fence (public view), Approved bright aluminum skylights and vents, DIRECTV satellite to be removed



View of roof from E patio (private view)



View of roof from E patio standing on 6’ ladder (private view)



View of roof from Don Gaspar (public view)



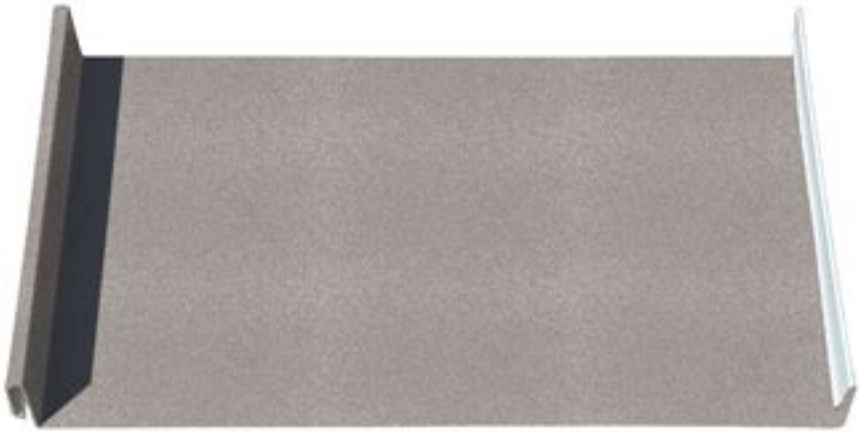
View of roof from NE corner on Don Gaspar sidewalk (public view)



View from front patio (~3' up) of W neighbors, access on private shared driveway (private view)

APPENDIX 2 EXTERIOR FINISHES

Pre-Weathered Galvalume Color Finish from Western States Metal Roofing



CITY OF SANTA FE, NEW MEXICO

PROJECT DESCRIPTION: Daniel Strongwater, applicant/owner, proposes to replace a shingle roof with a metal roof on a contributing residential structure. An exception is requested to change the materials of a roof (section 14-5.2(D)(6)).

Case number: **2020-002355-HDRB**
Project Type: HDRB

PROJECT LOCATION (S): 806 Don Gaspar Avenue

OW/AP – Daniel Strongwater 806 Don Gaspar Avenue Santa Fe NM 87505 Dan.Strongwater@gmail.com

PROJECT DATA:

HISTORIC DISTRICT

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

HISTORIC BUILDING STATUS

Non-Statused ☐ **Non-Contributing** ☐ **Contributing** ☒ **Siguificant** ☐ **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 2000

YEAR OF CONSTRUCTION 1911

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: Septemeber 8, 2020

TO: Historic Districts Review Board Members

FROM: Daniel Schwab, Senior Planner, Historic Preservation Division

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Case # 2020-002355-HDRB

Address: 806 Don Gaspar Avenue
Historic Status: Contributing
Historic District: Don Gaspar Area Historic District

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

____ **District Standards & yard wall & fence standards.**

__x__ **Historic Inventory Form**

___ **Zoning Review Sheet**

__x__ **Other** HDRB-Minutes Form Oct 2017

APPLICANT SUBMITTALS

__x__ **Proposal Letter (includes exception criteria and applicant responses)**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

___ **Other:**

STAFF RECOMMENDATION:

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

BACKGROUND & SUMMARY:

806 Don Gaspar is a single family residential structure designated Contributing to the Don Gaspar Area Historic District. The house was built in 1911 in a "cottage" style. It has shallow gables in the front, wood shingles and a diamond-shaped fixed pane window at the gable end. It has a tar shingle roof which is presumed not to be original, and also not historic. In 2000, it had "dark" shingles and white trim and an unknown roof material. In 2018, the wood shingles had a brick red color, painted many years before. The shingles, wood corner and horizontal trims, fascia boards, fireplace chimney brick, soffits, and ceiling of the front porch were painted in Dunn Edwards "Vapor," which is an off-white. In 2018 the structure also underwent an interior remodel, and an addition was constructed with vertical wood siding and a galvanized standing seam metal roof.

The applicant appeared before the Historic Districts Review Board on August 11th with a proposal to replace the tar-shingle roof with a metal Victorian Tile roof colored a matte "Shasta White". An exception to Section 14-5.2(D)(6) was requested, which states that "the existing roof styles and materials shall be maintained or replaced in kind if necessary." The complete responses to the original exception criteria are given in this report.

The HDRB postponed the application, with the concern that the exception criteria, especially number 2, was not being met, and requested an updated proposal. In particular, the applicant was requested to consider the following options for roofing material:

1. Wood, in the original style
2. Asphalt that compliments the original color, if possible untreated so that water-run-off is useable;
3. Standing seam which would coordinate with the back of the house, but more matte in appearance

The applicant now returns to the board with the proposal to implement option number 3, a standing seam roof. The applicant found only one company that could install wood shingles, however the price was approximately twice that of the standing seam option. The updated responses to the exception criteria are given in the applicant's proposal letter and staff agrees with the applicant.

In addition, the applicant proposes to construct a three yard walls from concrete block with a stucco finish colored El Rey Colonial White to match the house siding. These are to block traffic noise and create privacy from Don Gaspar Avenue. They are set back more than 35 feet back from the public right of way and will be 6 feet in height, which is the maximum allowable height.

EXCEPTION CRITERIA AND RESPONSES:

An exception to Section 14-5.2(D)(6) is requested, which states that "the existing roof styles and materials shall be maintained or replaced in kind if necessary."

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

Applicant response: We intend to replace the roof with metal shingles to match other homes and structures in the Don Gaspar district. Notably three other homes on the 500 block and a structure at 906 Don Gaspar, likely built around a similar time to 806 Don Gaspar, feature metal Victorian Shingle roofs (see attached Appendix 1). By matching these buildings, we will in fact contribute more cohesion to the character of the district, rather than detract from it. The choice of metal Victorian Shingles is intended to retain the desired visual separation between the historic and new construction portions of the house respectively, and retain the intent and character of the property which originally was clad in wooden shingles.

Staff Response: Staff does not believe that this choice of roof material will damage the character of the district. It is a restrained color and the shingles are non-reflective, so that they will not be uncharacteristic of the neighborhood. A metal shingle is compatible with the historic character of the house and it will be replacing a material that is non-historic. Staff agrees that the material will support a differentiation between the historic and new parts of the building.

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

Applicant response: The tar shingles are problematic and create hardship for our current use of the property. First they are more than 10 years beyond their intended lifespan and need to be replaced in short order according to three roofing contractors who came to look at them. Second, they contaminate rainwater that falls on them with tar, gravel and other constituent toxins used in their manufacturing. We intend to use the rainwater to water our garden where we grow many vegetables. We currently use water from our new-construction standing seam roof in this manner. Without gutters or a 'cleaner' roofing material it is not possible to capture the majority of water falling on our home for use in our garden. Third, the lifespan of new tar shingles is significantly shorter than that of metal shingles. We intend for this historic home to last as long as possible while generating the minimum amount of waste. To that end, we hope to use a metal roofing to extend the life of the home. Lastly, tar shingles absorb heat, making the home uncomfortable to inhabit during the heat of summer which continues to get hotter due to climate change. By installing white metal roofing, the roof will reflect significantly more heat, making the home much more comfortable in the summer months.

Staff Response: Staff views changing the roof material as required to prevent an injury to the public welfare. The Sustainable Santa Fe 25-Year Plan calls for an "Increase on-site water harvesting, recycling, reuse, and ground infiltration" and the "increase the number of public and private use of raingarden and other infiltration projects." These goals require infrastructure that allow the safe harvesting of rainwater. Staff argues that to require continued use of a tar roof would be an injury to the public welfare because it would preclude the implementation of the aforementioned sustainability goals.

(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: We have invested significant time, energy, money and intention into the renovation and revival of 806 Don Gaspar over the course of the past 2.5 years. We deeply value the historic nature of the neighborhood and view our residency as one of stewardship to ensure

the home continues to live a long and useful life. Through an exhaustive design and renovation process, we explored numerous layouts, materials and uses of the space to ensure it would work well to raise a family, grow an extensive vegetable garden and contribute aesthetically and functionally to the neighborhood. In practice, we feel we achieved those goals. During construction we avoided replacing the tar shingle roof for budgetary reasons, but now we cannot put if off any longer. We explored every option for roofing materials that met our ecological goals, enabled usage of the rainwater, and maintained an aesthetic separation between the new and old portion of the home. In landing on Victorian Shingles we feel we have balanced all of these needs and arrived at an ideal option.
Staff Response: Staff agrees that all design options have been considered in preparing this application.

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.

(5) Exceptions

Staff shall determine whether an exception to this section is required. The historic board may grant an exception to the regulations set forth in this section provided that such exception does not exceed the underlying zoning.

(b) Design Standards and Signage

The board may recommend exceptions to Subsections 14-5.2(D)(1-8, 10-11) and 14-5.2(E) through (I) for construction or alterations within the historic district. The recommendation for exceptions shall be made to the governing body. Procedures for public notice and hearing before the governing body shall be as set forth in Section 14-3.6(B)(3). Exceptions are project specific

and do not apply to the subject property in perpetuity. If approved by the governing body, the inspections and enforcement office shall accept and review an application for, and issue, as appropriate, a building permit. The applicant for such exceptions shall conclusively demonstrate and the board shall make a positive finding of fact that such exceptions comply with all the criteria listed as follows:
(i) Do not damage the character of the district;
(ii) Are required to prevent a hardship to the applicant or an injury to the public welfare; and
(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.

14-5.2(D) General Design Standards for All H Districts
In any review of proposed additions or alterations to structures that have been declared significant or contributing in any historic district or a landmark in any part of the city , the following standards shall be met:

(6) Roofs
The existing roof styles and materials shall be maintained or replaced in kind if necessary. The addition of dormers or other roof features should only be considered when they are an existing or historical feature of the structure .

14-5.2(H) Don Gaspar Area Historic District
(1) District Standards
Compliance with the following structural standards shall occur wherever 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, stone, or wood shall be used as exterior wall materials. Aluminum siding, metal panels, mirrored glass and unstuccoed concrete block or unstuccoed concrete shall not be used as exterior wall materials. The painting of buildings with a color that causes arresting or spectacular effects or with bold repetitive patterns, or using building as signs is prohibited. Murals, however, are permitted and may be referred to the city arts board for an advisory recommendation.
(b) Roof forms including but not limited to flat, gabled, shed, and hipped roofs are allowed. Folded plate or hyperbolic roofs are not allowed.
(c) 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, greenhouses, garden rooms, 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 by the following methods:
    (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 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.

(d) Mechanical, electrical, telephone equipment, microwave satellite receiving dishes, and other obtrusive equipment shall be architecturally screened by opaque materials by raising the parapet, framing in the equipment, or other appropriate means. The equipment shall be of a low profile to minimize the screening problems.

(e) 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, chain-link, metal wire, or similar materials are prohibited, except where the wall or fence is not in view from any public street, way, or other public place.

(f) Greenhouses. 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 the greenhouses made from enclosed porches or portales shall maintain the shape of the porch or portal.

(g) For residential uses, paving with asphalt or parking is not allowed in the front yard except in the sidewalk or driveway.

(h) For commercial uses zoned C-1 front yards are required to be landscaped, and no required front yard shall be used for off-street parking.

(i) As a condition of any rezoning all applicants shall provide evidence of sufficient off street parking and an intent to maintain the architectural integrity of the existing building or to conform to the architectural style of the district if constructing a building on a vacant lot.

(2) Walls; Fences; Solar Collectors; Administration

Applications for erection, alteration, or destruction 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, or referrals to the board at its next regular meeting as an informational item. (Ord. No. 2007-45 § 30)

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 2000

IDENTIFICATION

ADDRESS: 806 Don Gaspar Avenue

OLD ID NUMBER:

SANTA FE ID NUMBER: 18360 & 01

UTM REFERENCE EASTING NORTHING

ZONE 12 13 414770 3948500

LEGAL DESCRIPTION:

TNSP 17N RANGE 9E SEC 28 NW 1/4 SE 1/4

BUILDING NAME:

FIELD MAP
Santa Fe Historic Status Map 1996

DATE OF CONSTRUCTION:
1920 ESTIMATE
1913 ACTUAL

SOURCE(S)
City Dir.
Sanborns

BUILDING DATA

ARCHITECTURAL STYLE:
Cottage

USE:

HISTORIC: residential

OTHER _____

PRESENT: residential

OTHER _____

SURROUNDINGS: residential

RELATIONSHIP TO HISTORIC SURROUNDINGS:

X SIMILAR ____ NOT SIMILAR

ASSOCIATED BUILDINGS ON SITE:

X YES ____ NO

WHAT TYPE?

IF INVENTORIED, LIST ID NUMBER(S)
18361

DEGREE OF REMODELING:

____ MINOR X MODERATE

____ MAJOR

EXPLAIN:
additions at south and east

OVERALL CONDITION:

____ EXCELLENT X GOOD

____ FAIR ____ DETERIORATED

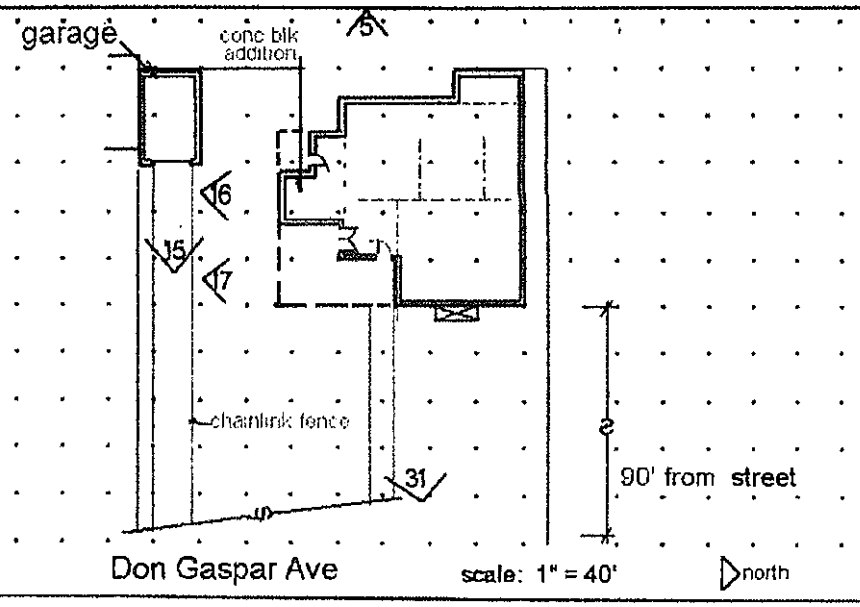
BUILDING THREATENED?

____ YES X NO

PHOTO



SITE PLAN



SIGNIFICANCE

LISTED ON NATIONAL REGISTER OF HISTORIC PLACES?

____ YES X NO ____ ELIGIBLE

____ CONTRIBUTING ____ NON-CONTRIBUTING

LISTED ON STATE REGISTER OF CULTURAL PROPERTIES?

____ YES X NO ____ ELIGIBLE

LOCAL DESIGNATION: Don Gaspar HISTORIC DISTRICT

____ SIGNIFICANT X CONTRIBUTING ____ NON-CONTRIBUTING

LOCAL LANDMARK ____ YES X NO

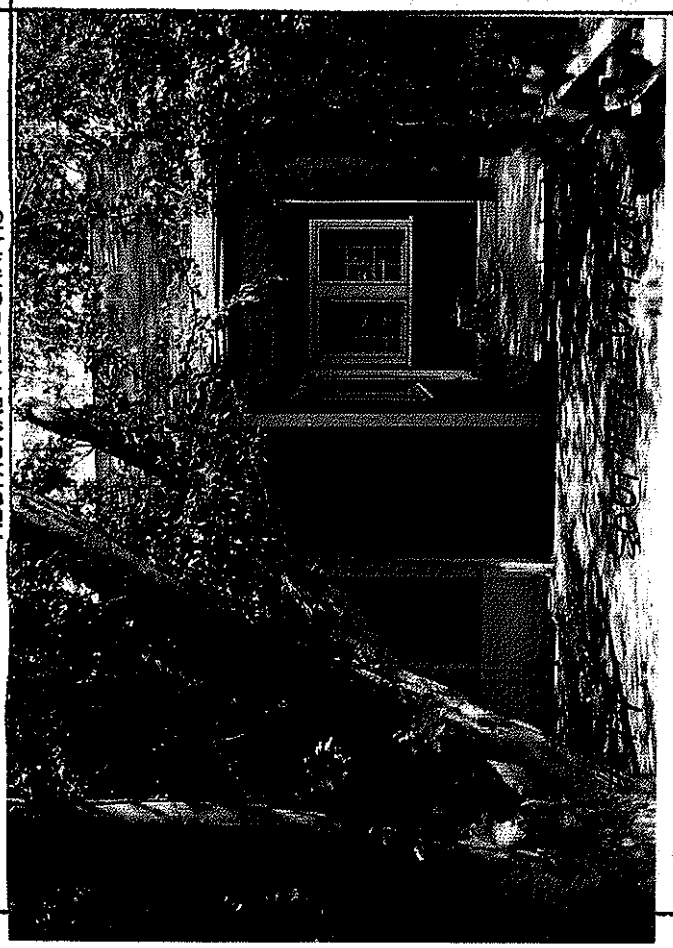
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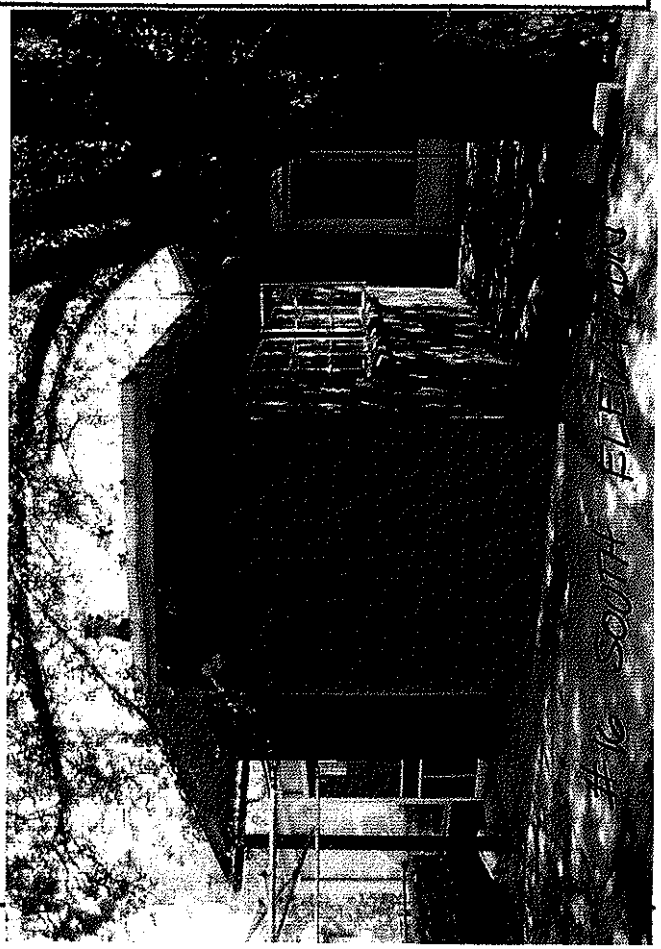
NEGATIVES WITH NMHPD ROLL # 4 NEG # 30TO 32 ROLL #18
17 15 TO 17 NEG #5

ARCHITECTURAL FEATURES: STYLE, MATERIALS, AND CONDITION

ROOFS & DRAINS	shallow gable at front/ multigable & shed at rear garage flat w/ parapets	
BUILDING WALLS	wood shingle on wood frame& conc. block addit. garage: tile	
FOUNDATIONS	not visible	APPROX. HEIGHT (FT.) 20' feet
DOORS	wood french doors pair wood vert. plank garage doors	
WINDOWS	wood casement and double hung large fixed sheets at SW	
PORCHES OR PORTALES	L-shaped, inset under gable roof	
ARCHITECTURAL DETAILS	diamond fixed pane in gable end strong contrast of white trim and corner boards against dark shingles	
FENCES/WALLS	chain link	
SITE FEATURES	straight concrete path large evergreen and deciduous trees	
OTHER/ COMMENTS	Distinct set back in neighborhood, w/ expanse of grass 1928 owner C. E. Sanford, cashier at the SF Railway Freight Depot 1936-7 owner Violet Jones	

ADDITIONAL PHOTOGRAPHS





IDENTIFICATION

ADDRESS

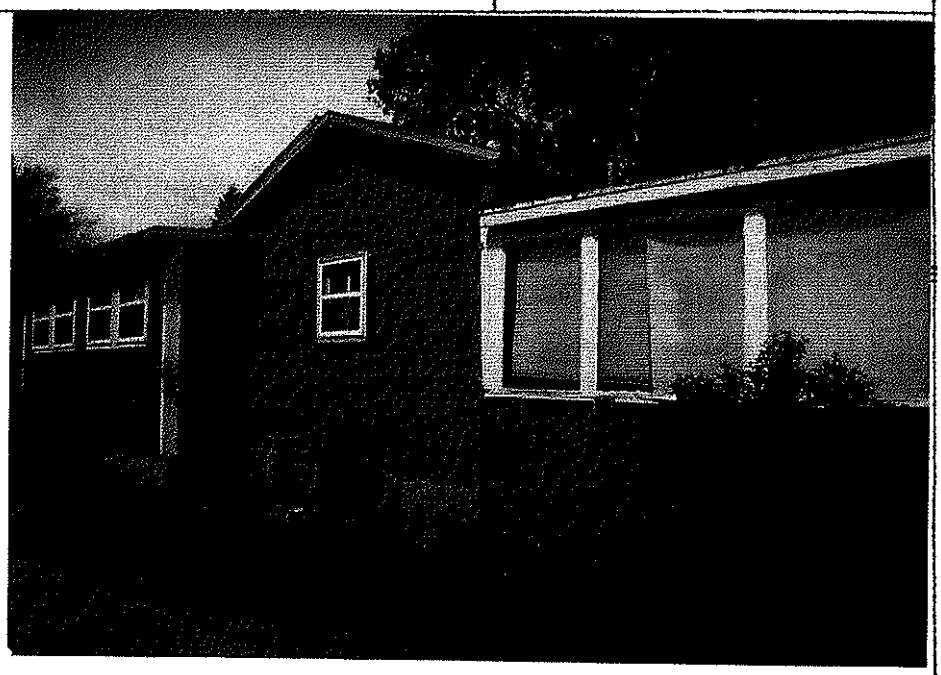
806 Don Gaspar Avenue

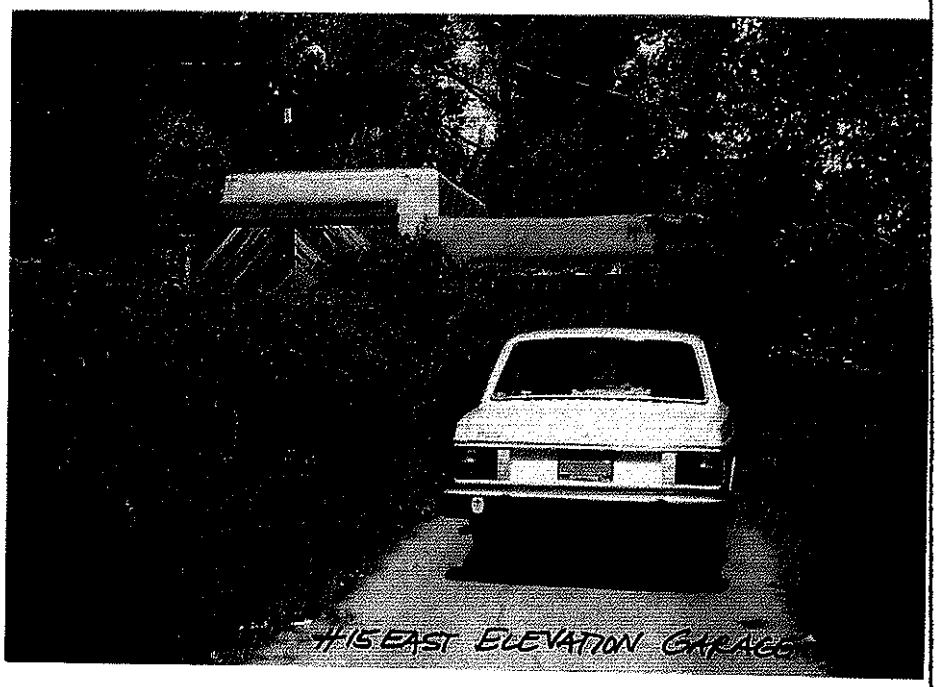
ID NUMBER:

SANTA FE ID NUMBER: 18360 & 01

SURVEYED/RESEARCHED

DATE 5/00 BY CC





(continuation sheet for additional field notes, interview notes, historical documentation/notes, map/plat information)

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

H1834

building threatened? yes	surveyed date 7-82 by E.T.	county Santa Fe	ID no. 051600
field map Don Gaspar Neighborhood	number 3/4	UTM reference zone 12 (13) easting	northing

location description: 806 Don Gaspar

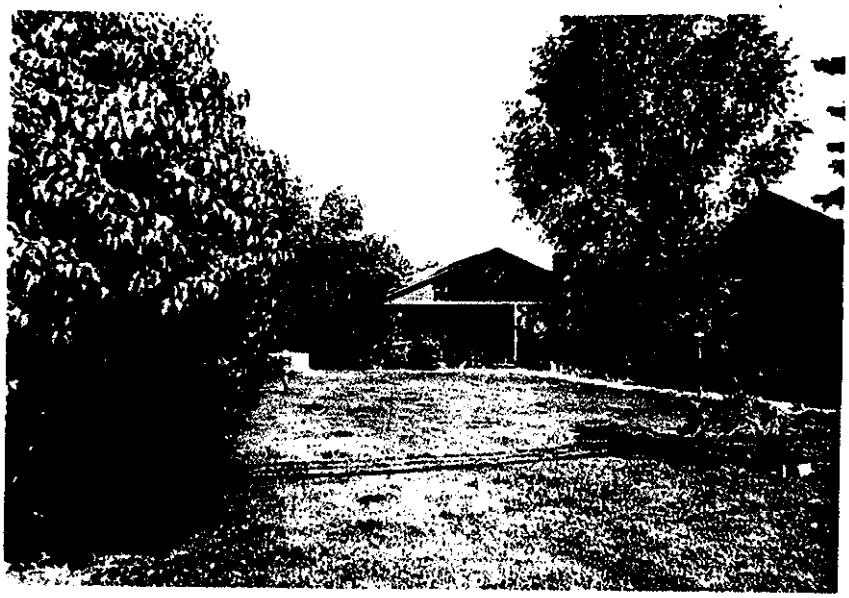
city/town: Santa Fe

land grant/reservation:

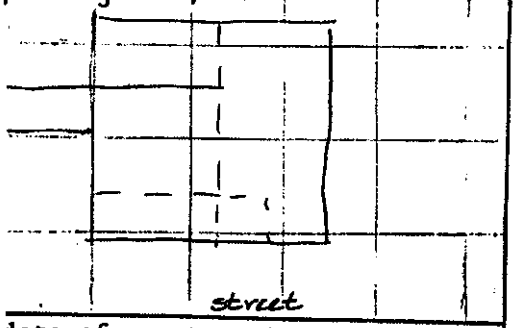
building name:

legal description: tnsp ___ N S range ___ E W sec ___ ¼ ¼

film roll by E.T. no. 11 | negative nos. 22 21A | loc. of neg. City of Santa Fe



building-site plan



date of construction: 1920 estimated 1913 actual

source: J. Thomas

use
present: ~~residential~~
other:
historic: residential
other:

condition
___ excellent X good
___ fair ___ deteriorating

degree of remodeling
X minor ___ moderate ___ major
describe:

style: Bungalow

foundation material: C/C

wall material/surface: wd shingle

architectural features
wd casement
gable
Gothic - diamond window
corbel brick
side addn

surroundings: R2C

relationship to surroundings
___ similar ___ not similar

district potential
___ yes ___ no

significance
___ significant X contributing
___ supporting ___ intrusive

comments
set back - lawn
chain link fence

1936-37cd Jones, Violet, ½ Rhea gw
1928 cd - Sanford CE Bashr - ATSF Ry Freight Depot
on 14th N of Don G

associated buildings? X yes
what type?
garage
if inventoried, list ID nos.

see back? X yes

Public Comment

There were no speakers from the public regarding this case and the public hearing portion was closed.

Action of the Board

Member Biedscheid moved in Case #H-17-088 at 578 and 578½ West San Francisco Street, to adopt staff recommendations and designate the north and west elevations of the contributing residence with the corner porch as primary; to retain the non-contributing status to the garage; and to designate the rock yard wall as contributing with the northwest corner as primary; and to assign noncontributing to wire fence and gate. Member Katz seconded the motion and it passed by unanimous voice vote.

Member Katz moved to remove Case #H-17-017 from the table for consideration. Member Boniface seconded the motion and it passed by unanimous voice vote.

6. **Case #H-17-057. 806 Don Gaspar Avenue.** Don Gaspar Area Historic District. Palo Santo Designs, agent for Halley Roberts Strongwater and Daniel Strongwater, owners, proposes to alter roof styles from flat to pitch, construct a 56 sq. ft. addition, install skylights and publicly visible rooftop appurtenances on a contributing residential structure. An Exception is requested for publicly-visible rooftop appurtenances (Section 14-5.2(D)(3)) and to change roof styles (Section 14-5.2(D)(6)). (Nicole Ramirez Thomas)

Ms. Ramirez Thomas presented the staff report as follows:

BACKGROUND & SUMMARY:

806 Don Gaspar Avenue is a Cottage style single family residence located within the Don Gaspar Area Historic District. The house was built by Charles Stanford and was completed by 1912. It is listed as contributing the Don Gaspar Area Historic District. A detached garage is located at the southwest corner of the property and it is built in a vernacular style and is known to have been part of the property by 1967 based on aerial photographs. The garage is also contributing to the district. The Board assigned the north, east, and south elevation with the original glass doors as primary elevations.

Main House

Charles Stanford was a railroad worker who worked as the station master at the time the house was built but was also at some point a carpenter who helped build St. Vincent's Hospital and the Coronado Building. The construction of the house started in 1911 and it was built as a two-room cottage. It underwent a major renovation when Stanford's daughter and her family moved into the house in the 1950s. Notable changes to the exterior include the kitchen area on the south elevation and the back portion of the house on the west elevation as well as the partial front porch enclosure on the east elevation where the fireplace is located. A green house was added to the west elevation of the home in the 1970s. Members of the Stanford family

lived in the house until 1998.

The house is constructed of wood frame with a painted wood shingle exterior and has a gabled roof, a diamond fixed pane window in the gable, and retains wood double hung windows in some locations. The windows and the French door on the south elevation were hand-built and have the original blown glass window panes in them. The house was originally built as a pitched roof house but when the house grew in size a new pitched and gabled roof was added over the top of the original roof. The east elevation has a porch with the front door and three wood windows underneath of it. That the house is set back so far from the street is another of its distinctive characteristics.

The statement provided by the former owner of the house notes that it was constructed largely of scraps from nearby construction jobs and some of the floor joists are railroad ties and the beadboard in the cupboard was from railroad freight cars.

Garage

The garage is located on the south and west lot lines and is constructed of adobe covered in stucco. It was chicken coop before becoming a garage. It is somewhat dilapidated and does not match the style of the house, however a garage set back at the back of a property is common in the Don Gaspar area.

The applicant proposes to remodel the property with the following items.

1) Addition of 5 skylights to the north elevation rooftop. Four of the skylights will be 1'-0" x 6'-0" and one skylight will be 1'-0" x 2'-0". An exception is requested to add visible rooftop appurtenances (14-5.2(D)(3). Relevant code citations and exception responses are presented at the end of this memo.

2) Add 56 square feet to the south west corner of the house. The addition will include demolition of the 122-square foot sunroom and demolition of the 182-square foot kitchen.
   - The stucco and roll asphalt roof will be removed from the east elevation. This portion of the east elevation is not primary but the applicant requests to change the roof style and an exception is requested to redesign the roof (14-5.2(D)(6)). The relevant code citations and exception responses are provided at the end of this memo.
   - The roof is proposed to be 14'-0" at its highest where the maximum allowable height is 16'-8".
   - The roof material is proposed to be standing seam.
   - The non-primary east elevation wall will remain intact and an exception is not required to add to a primary elevation.
   - The applicant proposes to use wide board vertical siding with no color or stain.
   - The steel casement window will be replaced but the concrete windowsill will remain.

3) Move the existing basement access to the west elevation.

4) Paint the existing wood shingles, wood corner and horizontal trims, facia boards, fireplace chimney brick, soffits, and ceiling of the front porch in Dunn Edwards "Vapor."

5) Paint wood and window trim in Dunn Edwards "Black Bean."

6) Paint the front door with Dunn Edwards "Marigold."

RELEVANT CODE CITATIONS

D) General Design Standards for All H Districts

In any review of proposed additions or alterations to *structures* that have been declared significant or contributing in any historic district or a *landmark* in any part of the *city*, the following standards shall be met:

(3) Remodeling to Increase Height; Rooftop Appurtenances

(b) For significant and *landmark structures*, *publicly visible* roof top appurtenances, including but not limited to solar collectors, clerestories, decks, or mechanical equipment, shall not be added nor shall the parapet be raised to conceal the *rooftop appurtenances*. For contributing *buildings* solar collectors, clerestories, decks, or mechanical equipment if *publicly visible* shall not be added.

(6) Roofs

The existing roof styles and materials shall be maintained or replaced in kind if necessary. The addition of dormers or other roof features should only be considered when they are an existing or historical feature of the *structure*.

EXCEPTION RESPONSES

EXCEPTION TO HAVE VISIBLE ROOFTOP APPERTENANCES (14-5.2(D)(3)(b))

Does not damage the character of the District: The Don Gaspar Historic District has a wide variety of architectural styles and character. Part of the charm of this property is its deep setback from Don Gaspar. This setback contributes to the feel of the streetscape by offering a somewhat rural feel. However, this setback also makes it somewhat less visible from the street. In fact getting a view of the north roof itself is almost impossible, even when standing on the opposite side of the Don Gaspar, and even on top of the retaining walls on that side. This is in part to its deep setback and because the house to the north is near to the house and set to the front of its lot.

The proposed skylights will be as low profile as possible. One will be hidden behind the chimney the rest will be set back from the Don Gaspar side of the roof by 12 feet. The color of the skylight frames will be bronze so they will recede from view. It is worthy to note that a neighboring property has visible solar panels which suggests that skylights will not damage the overall character of the district.

Staff response: Staff agrees with this response. The profile of the skylights is low.

Prevents a hardship to the applicant or an injury to the public welfare: The applicant needs to create a family home with two bathrooms, and an open living space appropriate for raising small children. If they cannot create that space, they will not be able to use the house as they hoped to when they purchased it. Palo Santo has attempted to create this in the following ways but meeting the subsequent restrictions.

1. Addition to the south with new kitchen and living/dining room. This cannot be accomplished due to space being limited by the historic garage, a historic apple tree, and a primary façade which cannot be attached to. The existing garage is non-conforming and cannot be attached to, in fact, the new addition must be 10 feet from the existing garage. With these restrictions, there is not enough available space for this option.

2. Detached structure. While this is would be allowed by zoning, it would not be useable space for living with small children and therefore not an option for the applicant. Because of the same space restrictions stated above, a detached structure would have to be placed partially in front of the existing house blocking the view of the structure for the public streetscape. Furthermore, this would dramatically impact the front yard, arguable the most distinctive and aesthetically pleasing feature of the property.

3. Addition to the west is not possible because of access easements given to the adjoining property.

4. Additions to the north and east are not allowed due to designation as primary facades.

5. An option to add dormers was also investigated, but it would have had more impact on the primary facades than low profile skylights.

6. An alternate to add skylights on the south roof was investigated, but would be more visible to the street. In addition, south skylight locations would have been limited by the plan to add an addition to the south side and would not have been located in the best place to introduce light to the interior spaces.

Staff response: Staff agrees with this response. Other options might have a greater impact on the structure and a lack of light in the house would cause a hardship.

Strengthen the 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: The applicant is looking forward to living in and raising their child in the house. Palo Santo has demonstrated that a full range of design options have been investigated as listed above. We believe that allowing the skylights will allow more diversity in style in the district without damaging the character.

Staff response: Staff agrees with this response. The applicant has considered several design options.

EXCEPTION TO CHANGE THE STYLE OF THE ROOF (14-5.2(D)(6)

Does not damage the character of the District: The applicant wishes to create a new bedroom addition where an existing kitchen and sunroom are currently. One existing kitchen wall will remain due to its proximity to a primary façade. The new addition will have a pitched roof which is typical for the District and in fact, the new pitch will match the south and north facing pitches existing on the building. This in no way damages the character of the district as pitched roofs are the predominant roof type in the District.

Staff response: Staff agrees with this response. Pitches on roofs are common along Don Gaspar Avenue.

Prevents a hardship to the applicant or an injury to the public welfare: The existing roof is being removed because of its low slope, low ceiling, insufficient structure, and lack of insulation. Currently both the sunroom and kitchen have low ceilings and very low profile structural members offering little to no space for insulation. Adding structure to fill in insulation would create a code compliance issue for required ceiling height in living space. In designing the new addition additional height is required to create a code compliant space and code compliant insulation. A hardship would be created for the applicant if keeping the existing roof design means insufficient comfort or lack of code compliant use of this space.

Staff response: Staff agrees with this response. In order to have a code compliant roof a style change in roof or a height change would be required.

Strengthen the 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: the new roofline was a last consideration after investigating other design options including:
Removing the existing basement access from the sunroom so the space could be used as is. However, the floor height being 14" lower than the house makes it difficult to incorporate as steps in and out of the room take up too much floor area.

Raising the floor height to match that of the house and removing walls between it and other spaces. Unfortunately, the ceiling height would be less than 6'-8" on the low side, making it too short to use. Leaving it as is. Because of the lack of space in which to build an addition outlined in previous exception requests (historic nonconforming garage, historic apple tree, location of primary facades, etc.) this is not helpful since the space is quite useless as is and occupies prime location on the lot which is required to meet the applicant's needs.

The proposed roof structure is very much in keeping with the character of the Don Gaspar District as there are many differing roof pitches, materials and styles in the District. The pitch and mass of the roof is kept in proportion to the other portions of the existing roof. The proposed galvanized standing seam roof is similar to the roof used on neighboring properties and will give the addition a distinct character to help distinguish it from the historic structure.

Staff response: Staff agrees with this response. Other design options were considered.

STAFF RECOMMENDATION:

Staff recommends the north elevation (1), the east elevation (2 and 3), and the south elevation (south facing area of 4) of the main residence be designated as primary and that the north elevation of the garage (garage 1) be designated as primary.

Questions to Staff

Chair Rios asked what the existing colors are and if they are historic.

Ms. Ramirez Thomas said the wood siding is a brick red and the trim is white. She had no idea if they are historic colors.

Chair Rios asked if they are compatible colors.

Ms. Ramirez Thomas agreed. A wide variety of colors is allowed in the Don Gaspar District. The color and material type are acceptable.

The Board members looked at the color swatches provided.

Chair Rios said the Vapor color is light grey. The framing color is very dark black and the door is yellow-orange.

Ms. Ramirez Thomas said it is more of a craftsman style color scheme.

Chair Rios noted the roof is shingle and they are proposing standing seam. She asked if there are different types of standing seam and will it dominate this bungalow style home.

Ms. Ramirez Thomas said it is a distinct roof type and a significant change but there is a standing seam a block down. Standing seam has a variety of schemes.

Member Biedscheid asked what the color of the roof is now.

Ms. Ramirez Thomas said it is dark tan.

Applicant's Presentation

Mr. Mark Georgetti, 108½ Huddleston Street, was sworn. He said there are three different roof materials now. Asphalt shingles, rolled asphalt, which they intend to replace, and corrugated galvanized metal over the sunroom, also to be replaced.

Questions to the Applicant

Member Boniface asked what the standing seam roof color is.

Mr. Georgetti said they have not selected the product but Galvalume would be perfectly agreeable.

Member Boniface said typically standing seam is 24" or 16" wide sheets and he believed it would not dominate the house.

Public Comment

Ms. Bobbe Besold, 302 Lomita Street, was sworn. She said the applicant is her daughter and she had a baby three weeks ago and wants to move back and raise their family. They are a very young family but socially and environmentally informed and want to be back. They need a functional living space and to convert this house into a place to raise a family. Their children would go to Wood Gormley and added that she and her husband also live in this neighborhood.

She pointed out that one priority of the City is to attract young people back to Santa Fe so she is asking for flexibility on materials. Asphalt is not a stable solution so allowing them to replace with a metal roof would be beneficial. They intend to maintain the integrity of the neighborhood. She hoped the Board can work with them.

Mr. Doug Roberts,302 Lomita Street, was sworn. He said he grew up and went to Wood Gormley and lived about two houses down and remembered this house which is set back from the street with the garden in front and walks by this house with his dog every day. He didn't like the kitchen and the roof doesn't look right - more like an addition but he really liked their proposed design and thought it would be a real asset to the neighborhood.

There were no other speakers from the public regarding this case and the public hearing portion was closed.

Discussion

Member Katz said he liked everything about this design but the colors. But since he was color impaired, he relied on the Board members.

Chair Rios said she doesn't vote this evening, so she was asking about the colors. She thought it is an improvement but was having trouble with the colors.

Member Boniface wasn't quite sold on them but didn't know how the Board would pick another color. Perhaps they could refer it to the Staff. He thought the Marigold for the front door color was okay. The trim was just for the chimney and shed but he struggled with the Vapor color that is so light. It would likely look like an old weathered barn.

Member Biedscheid agreed it is a big change. She wished she could remember how the other house on that street would fit in. She asked if the red is painted.

Mr. Georgetti believed it is unpainted now.

Member Biedscheid asked how the colors got chosen.

Mr. Georgetti said the owners selected them. The old shingle grey is a New England style. Perhaps a darker hue of that Vapor color might suffice.

Member Katz suggested the one at the bottom of the swatch perhaps.

Mr. Georgetti felt that was not a dramatic change and he could ask them to consider it.

Member Katz asked if they would be willing to leave the brick unpainted.

Mr. Georgetti said he could ask the owners to consider that.

Member Biedscheid thought there might be a treatment for the brick that would keep its color.

Mr. Rasch showed the color photos of the house to the Board.

Mr. Georgetti said there are other light-colored homes along that road. It has a high diversity of color schemes on that street.

Ms. Ramirez Thomas agreed. The house next door has light colored shingles. It is a modern shade with greyish color. There is a very dark saturation on the shingles and very light trim.

She asked if the Marigold for the door was okay.

Member Biedscheid said she didn't mind the color but just wondered how it would go with the house next door. It is a modern look for a very special house.

Ms. Ramirez Thomas said there are many pastel colors in this area.

Chair Rios said her big issue was with the Black Bean for the trim.

Member Katz agreed that needs to lighten up a little bit so it just doesn't seem so sharp - dark with light.

Chair Rios asked Mr. Georgetti is the Board approved these other colors if he could suggest something other than black.

Mr. Georgetti said lightening the Black Bean more toward grey because the Board feels the contrast is too much. In the same value range they could be brought closer.

Member Boniface said it is almost like looking at a negative of what was there. The applicant is proposing the opposite. He didn't have a problem with the contrast. Silver Setting and Iron Fixture are the middle settings on that swatch.

The Board members agreed with those colors and the Marigold for the door.

Member Boniface liked what he did to the roofline to cure the mismatch of slopes there and pulling it together. We need to have a distinction between what was there and what is proposed and it is a nice combination.

Action of the Board

Member Boniface moved in Case #H-17-057 at 806 Don Gaspar Avenue, to approve this application, noting that exception criteria are all met and with one condition, that the colors be changed: that Black Bean be changed to Iron Fixture; that Vapor be changed to Silver Setting and that Marigold be approved for the door. Member Biedscheid seconded the motion and it passed by unanimous voice vote.

I. MATTERS FROM THE BOARD

There were no matters from the Board.

J. ADJOURNMENT

The meeting was adjourned at 7:20 p.m.

Approved by:

Cecilia Rios

Cecilia Rios, Chair

Submitted by:

Carl Boaz

Carl Boaz for Carl G. Boaz, Inc.

1 September 2020

806 Don Gaspar – Case # 2020-002355-HDRB
Strongwater Residence
Proposal to the Historic Districts Review Board

To Whom It May Concern,

We are seeking approval for re-roofing the historic portion of 806 Don Gaspar, and the construction of 3 sections of privacy walls in the front yard. We intend to replace the existing tar shingle and brai torchdown roofing with metal standing seam and are seeking an exception to change the roofing material and color.

The privacy walls will be constructed of concrete block, stucco'ed over in El Rey #100 Colonial White to match the house siding. Each wall is set back >35' from the front fence line, with the two shorter sections to the N & S at 35'-8" from the street, and the longer central wall at 43'-6" from the front fence line. The wall will be 6' tall and constructed of 8" wide concrete block, covered in paper, mesh and stucco resulting in 8-½" wide walls.

Traffic on Don Gaspar has increased significantly during the short period we have lived here, especially during peak commuting hours from 8-10am and 3-5pm, at which times almost a continuous stream of cars could be found driving up Don Gaspar. We are proposing privacy walls to minimize traffic noise in our house, in addition to creating more privacy and protection for our 3yo daughter, our baby-on-the-way due in January and our dog. In the winter especially, we have very little visual privacy from the street when leaves and plantings have gone dormant. We are also anticipating greater temperature swings and more difficult climate to garden in, and would like to create a more controlled microclimate by building walls that will protect the area between them and our house. In an attempt to create privacy, noise isolation and a microclimate, we have planted extensively in the yard in addition to building berms which have all helped slightly, however they have not made a significant difference. To further help in these areas, we are proposing stucco'ed privacy walls in harmony with others seen on almost every property in the Don Gaspar historic district.

HISTORY OF 806 DON GASPAR

The residence located at 806 Don Gaspar was the Sanford-Thomas House. Construction began in 1911 by Charles Sanford. Construction continued for several years. It began as two rooms, the previous living and dining rooms. Eventually a kitchen, back porch, bedroom, sleeping porch, and bathroom were added.

The house was built in a New England cottage style and is wood frame construction. It has a pitched roof and shingle siding. Originally it was over a crawl space, which was expanded to be a partial basement to add space for forced air heating and likely to double as a bomb shelter. Materials used to construct the house came from the railroad where Mr. Sanford was the station master and a brakeman on the Denver and Rio Grande Railroad. Railroad ties were used for floor joists and dismantled freight cars were used for the sheathing beneath the shingles. In 2018, through Palo Santo Design, we completed an extensive renovation of the home. The previous kitchen, sunroom and shed were removed and new bedroom and studio were added in their place. In the historic portion of the home, the floor plan was simplified and brought up to code structurally, electrically and mechanically. The roofing of the original home was not replaced at the time due to budgetary constraints.

DETAILS OF PROPOSED ROOFING

We seek an exception to Section 14-5.2(D)(6) which states that "The existing roof styles and materials shall be maintained or replaced in kind if necessary." The roof is currently in dire shape, with immediate repair recommended by all three contractors who inspected it. The historic roof covers 1550sq ft. In addition to the roof, we propose adding 4" square galvanized metal gutters to avoid additional future damage to the foundation incurred from inadequate runoff management. The gutters will run 19¼ ft on the N facade and 19 ft on the W facade.

Roofing will be done by A Class Properties, LLC (License #85779). The current roof will be stripped down to sheathing. Waste will be appropriately disposed of and any rotted or problematic sheathing will be replaced with new plywood. They have spec'ed the following materials to seal and clad:

- Owens Corning Deck Defense Underlayment
- Owens Corning WeatherLock Ice + Water Barrier
- Western States Metal Roofing Standing Seam in Ash Gray (a matte Kynar finish)
- 4" square galvanized metal gutters along N & W drip edges

EXCEPTION CRITERIA RESPONSES

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

We intend to replace the roof with metal standing seam to match other homes and structures in the Don Gaspar district, and blend better with the recent addition. Following the July meeting, we are proposing standing seam as one of the acceptable alternatives to the previously proposed metal shingles.

The choice of color for the metal standing seam which differs from the new addition, is intended to retain the desired visual separation between the historic and new construction portions of the house respectively, and retain the intent and character of the property which originally was clad in wooden shingles.

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

The tar shingles are problematic and create hardship. First they are more than 10 years beyond their intended lifespan and need to be replaced in short order according to three roofing contractors who came to look at them.

Second, they contaminate rainwater that falls on them with tar, gravel and other constituent toxins used in their manufacturing. We intend to use the rainwater to water our garden where we grow many vegetables. We currently use water from our new-construction standing seam roof in this manner. Without gutters or a 'cleaner' roofing material it is not possible to capture the majority of water falling on our home for use in our garden.

Third, the lifespan of new tar shingles is significantly shorter than that of metal shingles. We intend for this historic home to last as long as possible while generating the minimum amount of waste. To that end, we hope to use a metal roofing to extend the life of the home.

Fourth, after the last meeting we solicited quotes for wood shake as an alternative cladding to metal. There was only one roofing company we could find that still does wood shake roofs, and quoted us a number we cannot even consider affording: $39,200 including GRT ($25.3/sqft). Instead,

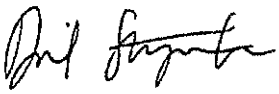
Fourth, tar shingles absorb heat, making the home uncomfortable to inhabit during the heat of summer which continues to get hotter due to climate change. By installing metal roofing, the roof will reflect significantly more heat, making the home much more comfortable in the summer months.

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

We have invested significant time, energy, money and intention into the renovation and revival of 806 Don Gaspar over the course of the past 2.5 years. We deeply value the historic nature of the neighborhood and view our residency as one of stewardship to ensure the home continues to live a long and useful life. Through an exhaustive design and renovation process, we explored numerous layouts, materials and uses of the space to ensure it would work well to raise a family, grow an extensive vegetable garden and contribute aesthetically and functionally to the neighborhood. In practice, we feel we achieved those goals. During construction we avoided replacing the tar shingle roof for budgetary reasons, but now we cannot put if off any longer. We explored every option for roofing materials that met our ecological goals, enabled usage of the rainwater, maintained an aesthetic separation between the new and old

portion of the home, took into account feedback from the board, and was within a reasonable budget. In landing on standing seam we feel we have balanced all of these needs and arrived at an ideal option.

Thank you for your consideration,



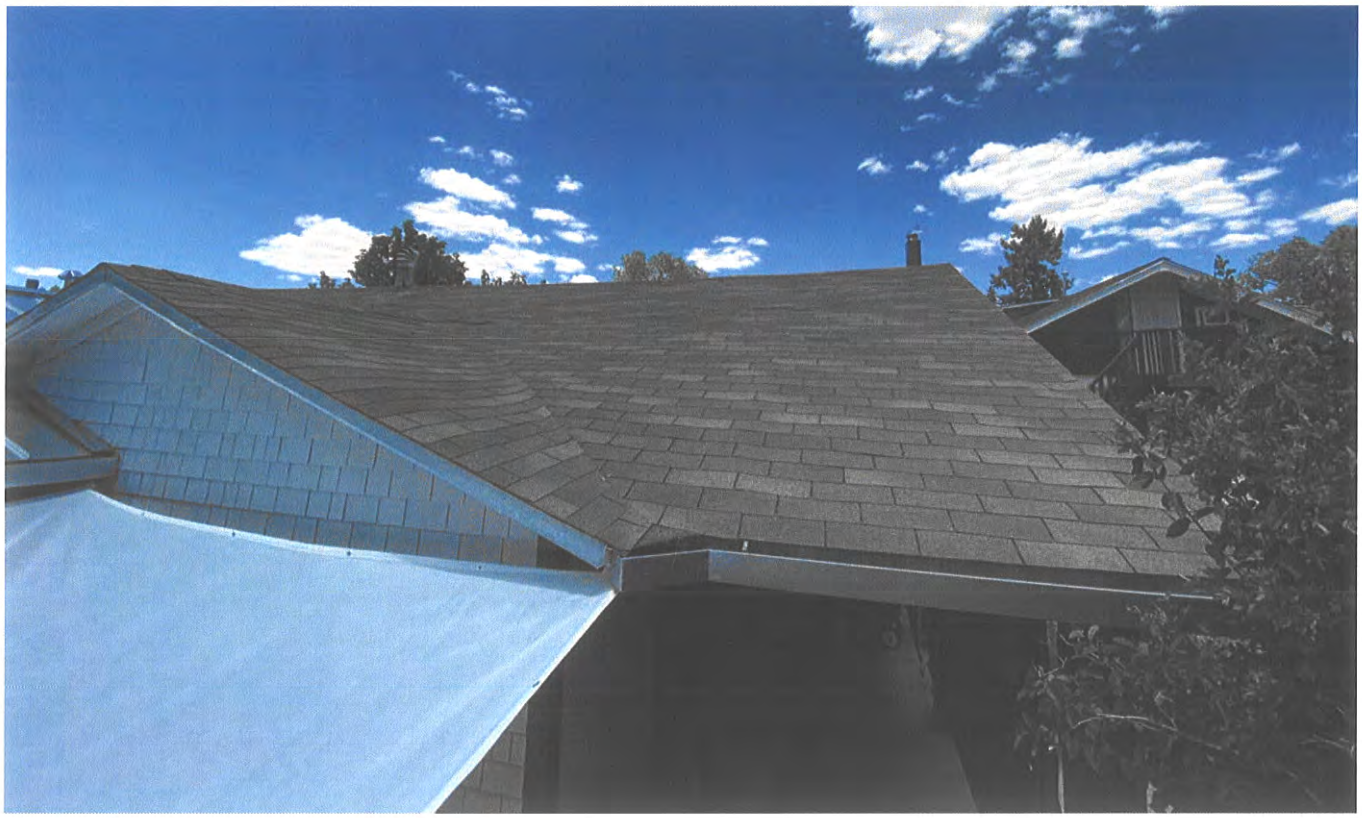
Daniel Strongwater

(860) 371-5021
dan.strongwater@gmail.com

APPENDIX 1: PHOTOS OF EXISTING ROOF



View of roof from E patio (private view)



View of roof from E patio standing on 6' ladder (private view)



View of roof from Don Gaspar (public view)



View of roof from NE corner on Don Gaspar sidewalk (public view)



View from E. Berger above neighbors 7' fence (public view)



View from E. Berger above neighbors 7' fence (public view)



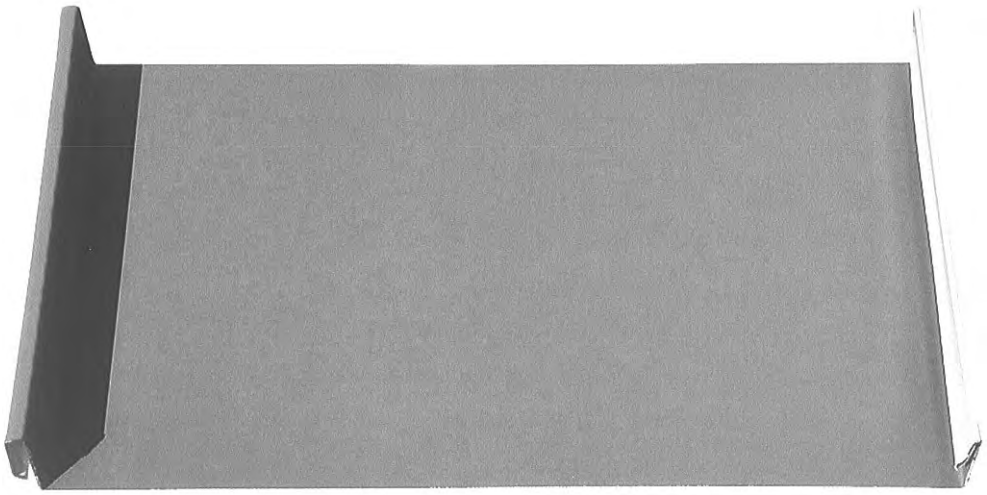
View from front patio (~3' up) of W neighbors, access on private shared driveway (private view)

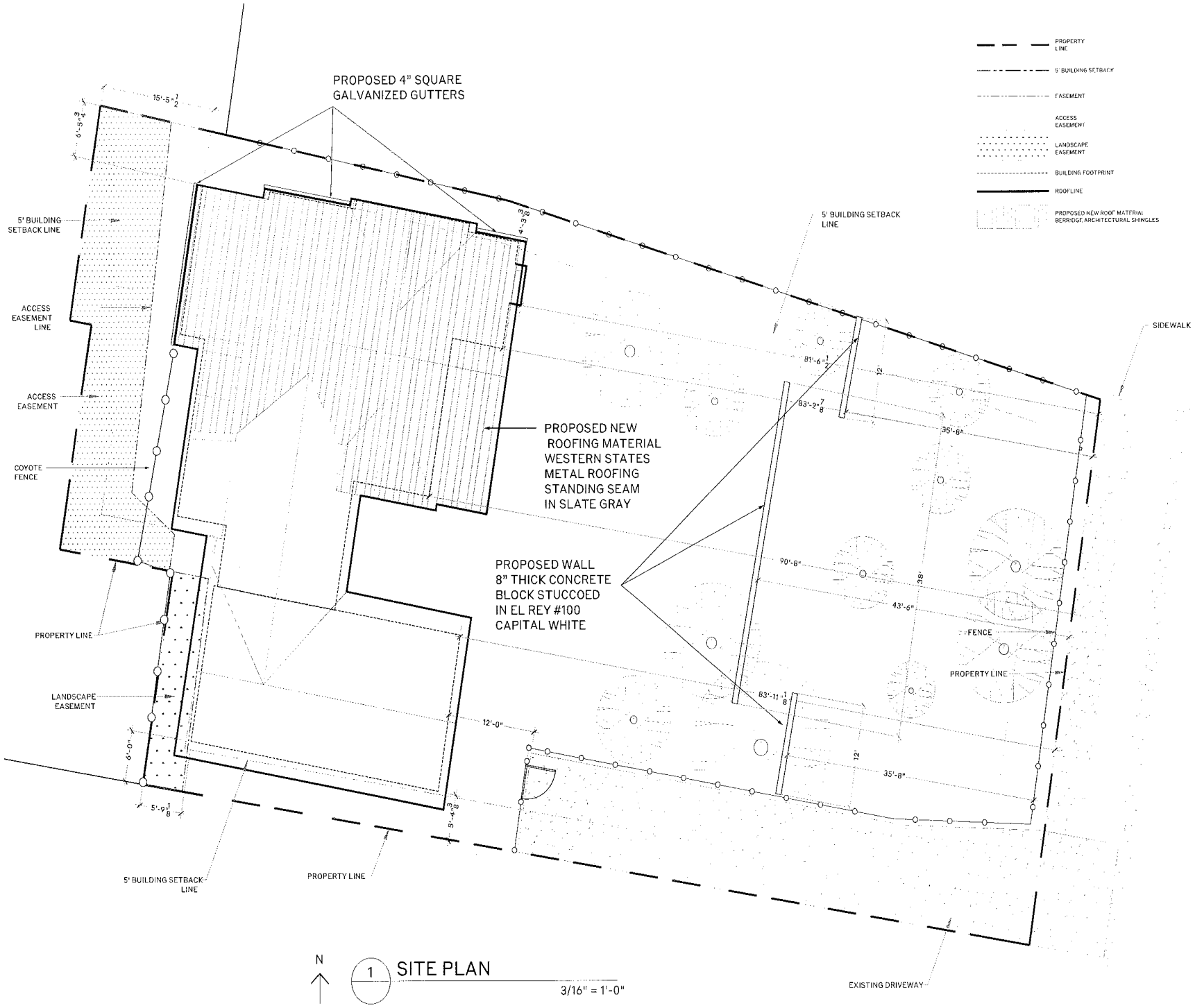
APPENDIX 2: RENDERING OF PROPOSED STUCCO WALLS FROM STREET



APPENDIX 3 EXTERIOR FINISHES

Slate Gray KYNAR 500® or HYLAR 5000® Resin-based Color Finish from Western States Metal Roofing





N

1 SITE PLAN

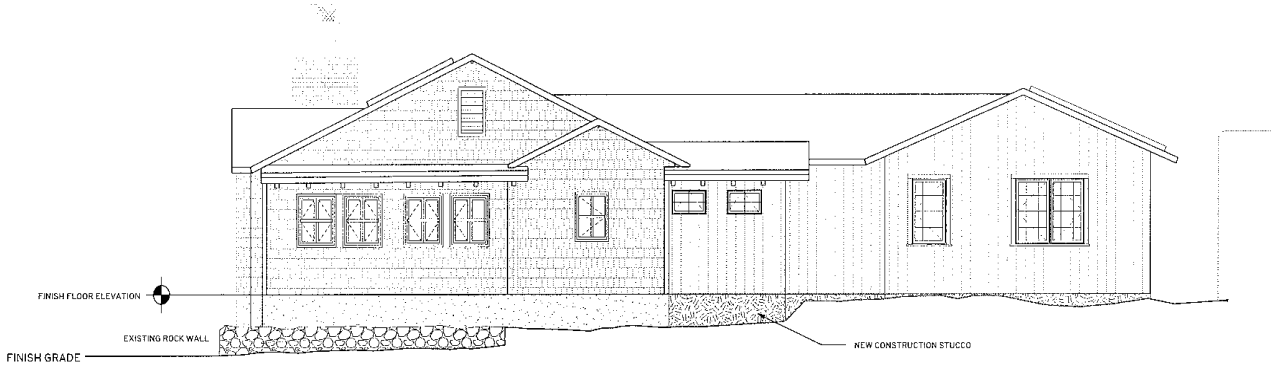
3/16" = 1'-0"

806 Don Gaspar

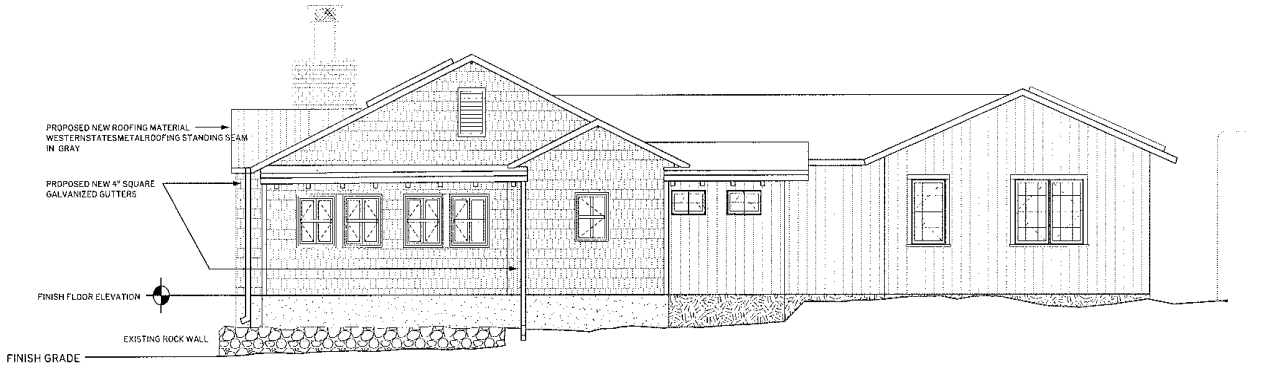
SEPTEMBER 2020
—
STRONGWATER RESIDENCE

FENCE PLAN

A101



1 A301.1 EXISTING WEST ELEVATION
SCALE: 1/4" = 1'



2 A301.1 PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'

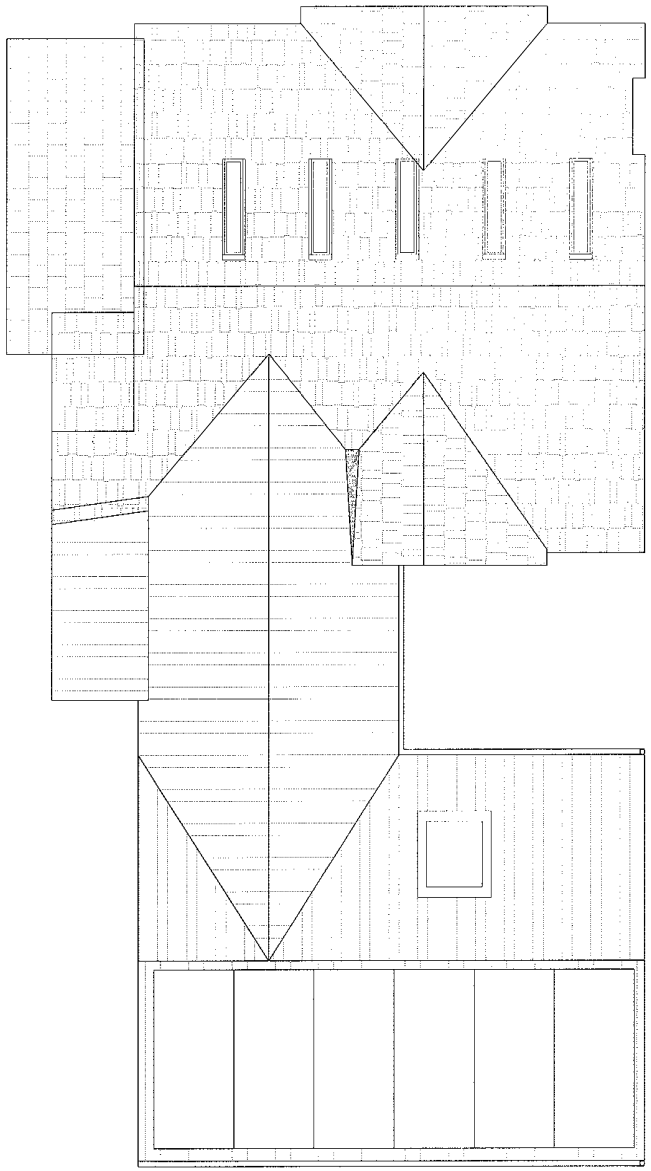
1/4"=1'-0" 4' 0 4 8

806 Don Gaspar

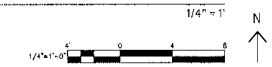
SEPTEMBER 2020
—
STRONGWATER
RESIDENCE

WEST ELEVATION

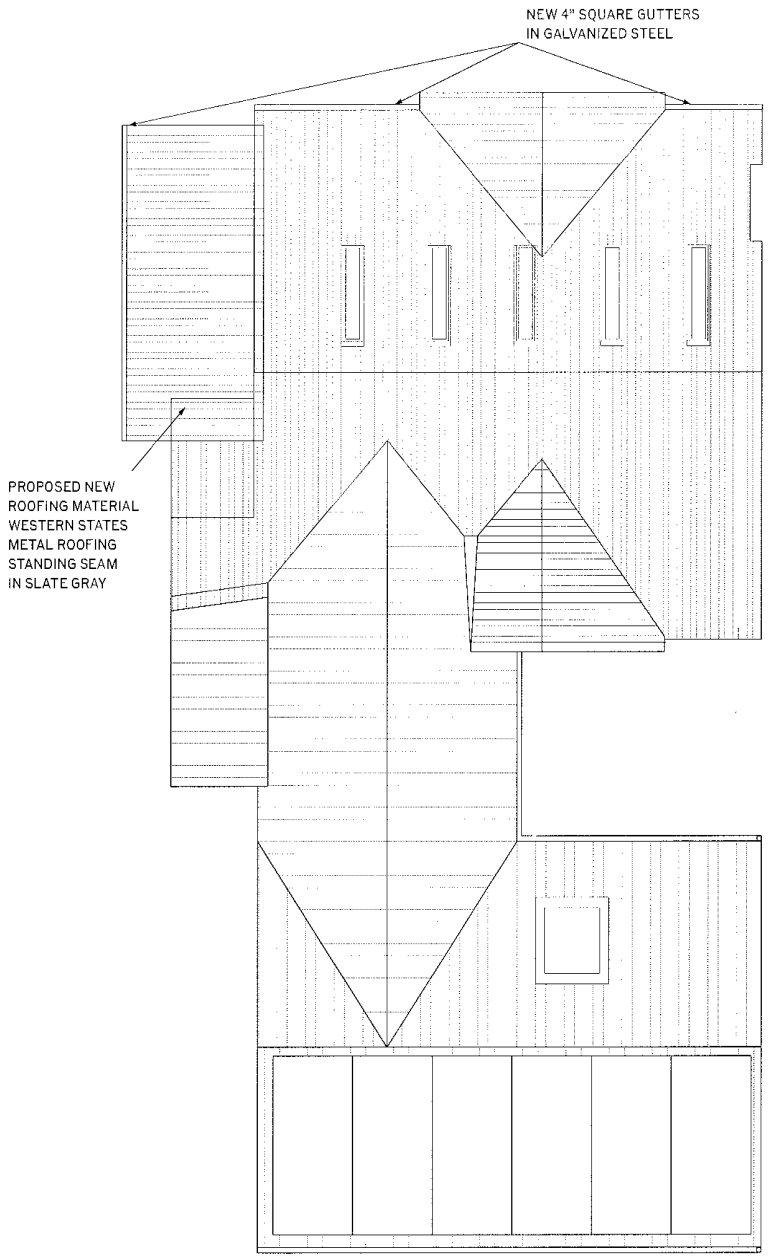
A202.1



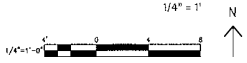
1 EXISTING ROOF PLAN
1/4" = 1'



N



1 PROPOSED ROOF PLAN
1/4" = 1'



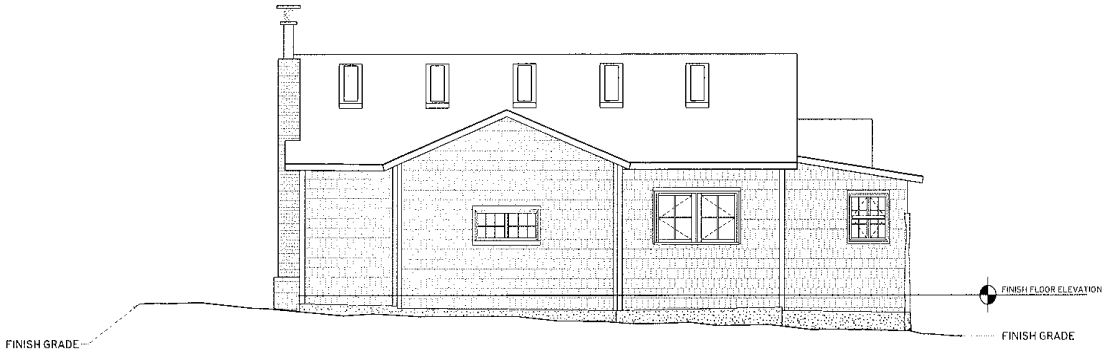
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806 Don Gaspar

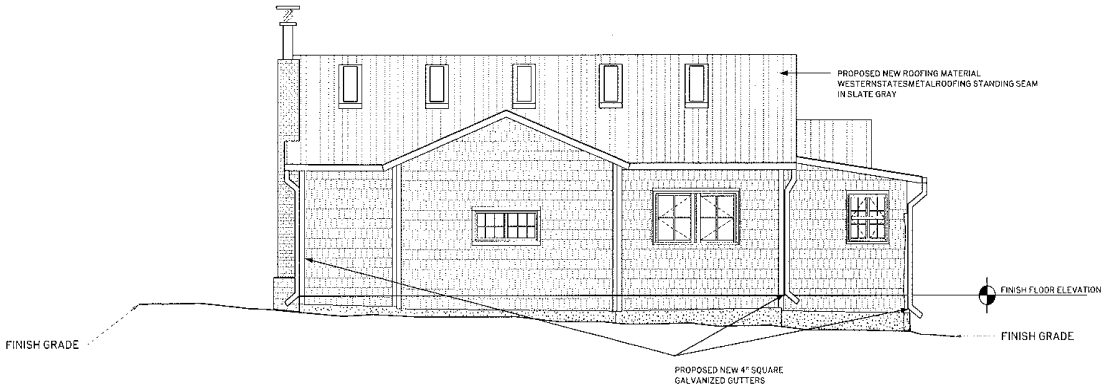
SEPTEMBER 2020
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STRONGWATER
RESIDENCE

ROOF
PLAN

A102



1 A201.2 EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'



2 A201.2 PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'

1/4"=1'-0" 4" 0 4 8

806 Don Gaspar

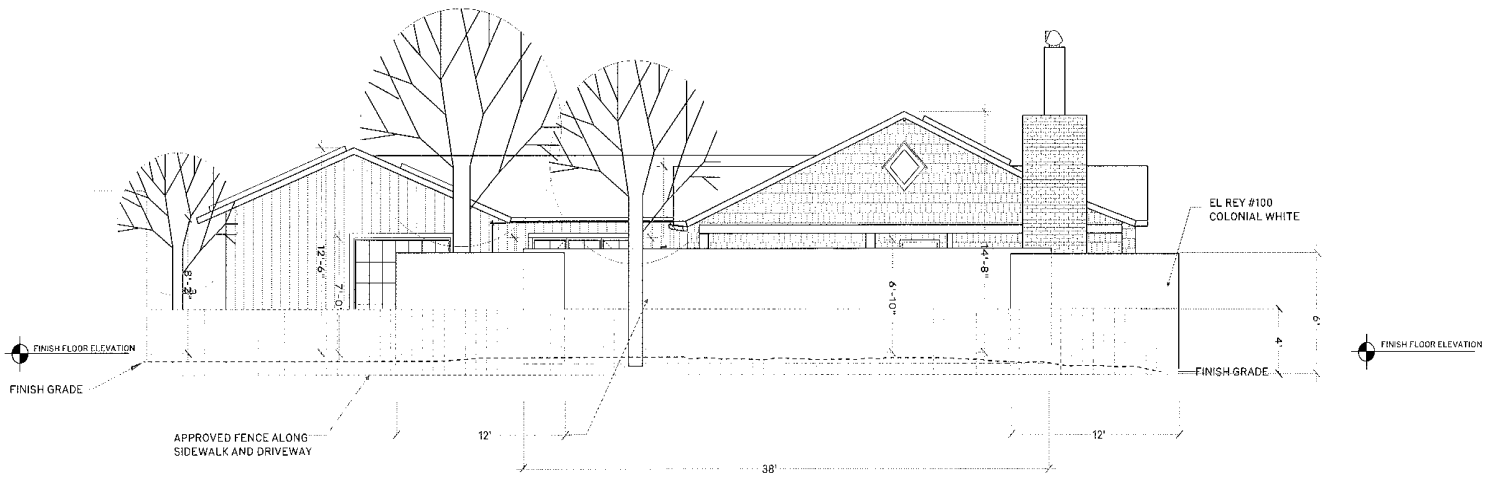
SEPTEMBER 2020
—
STRONGWATER
RESIDENCE

NORTH ELEVATION

A202.2



1 EXISTING EAST ELEVATION
SCALE: 1/4" = 1'



2 PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'

806 Don Gaspar

SEPTEMBER 2020
—
STRONGWATER
RESIDENCE

EAST ELEVATIONS

A202.3

March 25, 2021

From: Don Gaspar St Neighbors
To: Historic Districts Review Board

We write with respect to the issue of a new roof at 806 Don Gaspar Ave, Case #20202355-HDRB. We support the applicants' request to replace the existing aged and deteriorating asphalt shingle roof with a new muted and matte metal standing seam roof.

Owen Lopez, 812 Don Gaspar

Vicki Lopez, 812 Don Gaspar

Virginia White, 811 Don Gaspar Ave

Jesse Doyle, 804 Don Gaspar Ave

James Leonard (Mar 30, 2021 21:54 MDT)

James Leonard, 110 W Berger St

CITY OF SANTA FE, NEW MEXICO

PROJECT DESCRIPTION: Status Determination

Case number: **2021-002791-HDRB**
Project Type: HDRB

PROJECT LOCATION (S):

PROJECT NAMES:

OW – Paul Wilcox, President Casa Barbara Units Association

AP – Christopher Purvis

PROJECT DATA:

HISTORIC DISTRICT

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

HISTORIC BUILDING STATUS

Non-Statused X **Non-Contributing** ☐ **Contributing** ☐ **Significant** ☐ **Landmark** ☐ **N/A** ☐

PRIMARY ELEVATIONS: **North** ☐ **South** ☐ **West** ☐ **East** ☐ **N/A** X

PUBLICLY VISIBLE FACADE-EAST Yes X No ☐

PUBLICLY VISIBLE FACADE-NORTH Yes X No ☐

PUBLICLY VISIBLE FACADE-SOUTH Yes X No ☐

PUBLICLY VISIBLE FACADE-WEST Yes ☐ No X

HISTORIC DISTRICT INVENTORY NUMBER **H 2108**

YEAR OF CONSTRUCTION **1951**

PROJECT TYPE

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

USE, EXISTING **Residential** X **Non-Residential** ☐ **Vacant** ☐

USE, PROPOSED **Residential** X **Non-Residential** ☐

HISTORIC BUILDING NAME **Casa Barbara Condominiums**

City of Santa Fe, New Mexico

memo

DATE: April 27, 2021

TO: Historic Districts Review Board Members

FROM: Angela Bordegaray, Senior Planner, Historic Preservation Division

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Case # 2020-002791-HDRB

Address: 530 Garcia Street
Historic Status: Non-statused
Historic District: Downtown and Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

_X_ **Historic Inventory Form (H 2108)**

_NA_ **Zoning Review Sheet**

APPLICANT SUBMITTALS

_X_ **Proposal Letter**

_X_ **Site Plan/Floor Plan**

_NA_ **Elevations**

_NA_ **Photographs**

_X_ **Other: New HCPI with Photographs**

RECOMMENDATION:

Per Section 14-5.2(C)(2)(a), Regulation of Significant and Contributing Structures in the Historic Districts, staff recommends that Buildings A – E, the carport, laundry, storage, garage, connecting breezeways and white picket fence at the east and south elevations Significant.

Staff finds the Casa Barbara complex, as the group of buildings and structures, is Significant to the Downtown and Eastside Historic District because it retains a high level of historic integrity: it is over 50 years old and embodies distinctive characteristics of apartment complexes of this type, mid-century period, and construction methods. The apartment complex features simple-style mirrored symmetry in its facades with some variation in steel casement window sizes and patterns. Its windows have territorial style concrete pediment surrounds and brick sills painted white. It has been maintained and repaired in its original

state and has undergone no alterations in its 70 year old lifespan. It is built of poured concrete and stucco and has flat roofs with medium overhangs capped with metal fashia. If the structures are designated Significant, the Board does not need to designate primary facades because the code protects all facades of a significant structure in the manner that it protects the primary facades of a contributing structure.

BACKGROUND & SUMMARY:

530 Garcia is a 12,045 sf seven-building cluster of apartments and structures built in 1951 in the Downtown and Eastside Historic District. It was built primarily in a simple Territorial Revival Style of poured concrete and stucco. Windows are steel casements in various combinations. The 12 apartments range from 537 to 806 sf. A paved driveway along the south boundary leads to the rear of the property where there is a long carport, laundry, storage facility and a separate garage.

Casa Barbara consists of 12 apartments, now privately owned condominiums, arranged in five blocks. The complex sits on the west side of Garcia Street not far from its intersection with Acequia Madre and Delgado. The building blocks are arranged as a U, framing a courtyard, on a roughly one-acre rectangular lot. The Historic Preservation Division's historical inventory form dates to 1984. At that time, it was less than 50 years old, and no status was noted. It is now 70 years old, has remained almost entirely intact, with minor changes to its courtyard. The applicant has provided a new historical survey and requests a historic status determination and primary façade(s) designation as applicable.

The original apartments are arranged in a U-shape form, surrounding an 8,100 sf central courtyard. They include four one-story units (Blocks A-D) and one two-story walk-up (Block E), forming the base of the U at the west end. The buildings are connected by breezeways. Windows are steel casements of varying patterns and sizes. Each block shows slight variations. All buildings are connected by small roofs, some serving as breezeways. Each block has a flat roof with a medium overhang capped with metal faschia. All buildings have textured buckskin stucco. The windows are stock steel casement units, ranging from single sash to large combination windows with a mix of fixed and operable sash. Windows facing the courtyard are trimmed with a pedimented head. Sills are composed of slanted bricks in a rowlock pattern. Primary entry doors are solid wood units with a variety of panel designs.

The blocks' orientation reflect the Federal Housing Authority's garden apartment design setting units at right angles to the street, creating a garden courtyard at the center for all tenants. Each unit faces the courtyard and is visible through large living room windows.

Spanning the property's west elevation is a 2,400 sf steel carport. Adjacent to the carport's north end is a laundry room, storage area and a one-bay doorless garage structure.

The north property line is a 5’ high plastered and stucco yard wall. At the complex’ front facing Garcia Street is a short, 3’, white wood picket fence.

The complex, as a whole, is important for illustrating planning and design trends of the postwar period. It is equally significant as one of the few veteran’s housing complexes erected in Santa Fe, specifically tied to the veterans’ rental housing program. It also is important as one of the first apartment complexes built in Santa Fe. The apartment complex’ styling and configuration is unique to the Garcia Street streetscape.


ARROYO TENORIO
DOUGLAS ST
GARCIA ST
PLACITA RAFAELA
DELGADO LN
JOHNSON LN

Casa Barbara Unit Owners Association
% WestGate Properties
508 W. Cordova Rd
Santa Fe, NM 87505

March 12, 2021

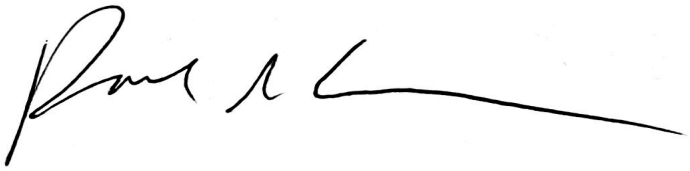
To Whom It May Concern,

The Casa Barbara Units Owners Association met on February 27, 2021 and agreed the below:

Resolved, Casa Barbara Unit Owners Association consents to Historic Status Review by The City of Santa Fe Historic Districts Review Board and authorizes the President of the Board of Directors and Christopher Purvis as our agent to act in accordance with this resolution.

Thank you for your time and attention.

Paul Wilcox



President, Board of Directors
Casa Barbara Unit Owners Association

A. CHRISTOPHER PURVIS ARCHITECTS

Historic Districts Review Board
City of Santa Fe, City Hall
Santa Fe NM 87501

Wednesday, March 31, 2021

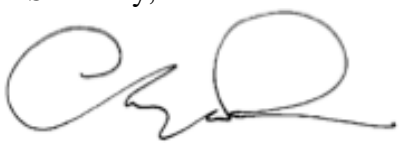
RE: 530 Garcia
Enclosed Report on HCPI
Letter from Homeowners
PLAT
Application

Dear Angela Bordergary and
Members of the Historic Districts Review Board

We request a status review for this property and primary elevation designation

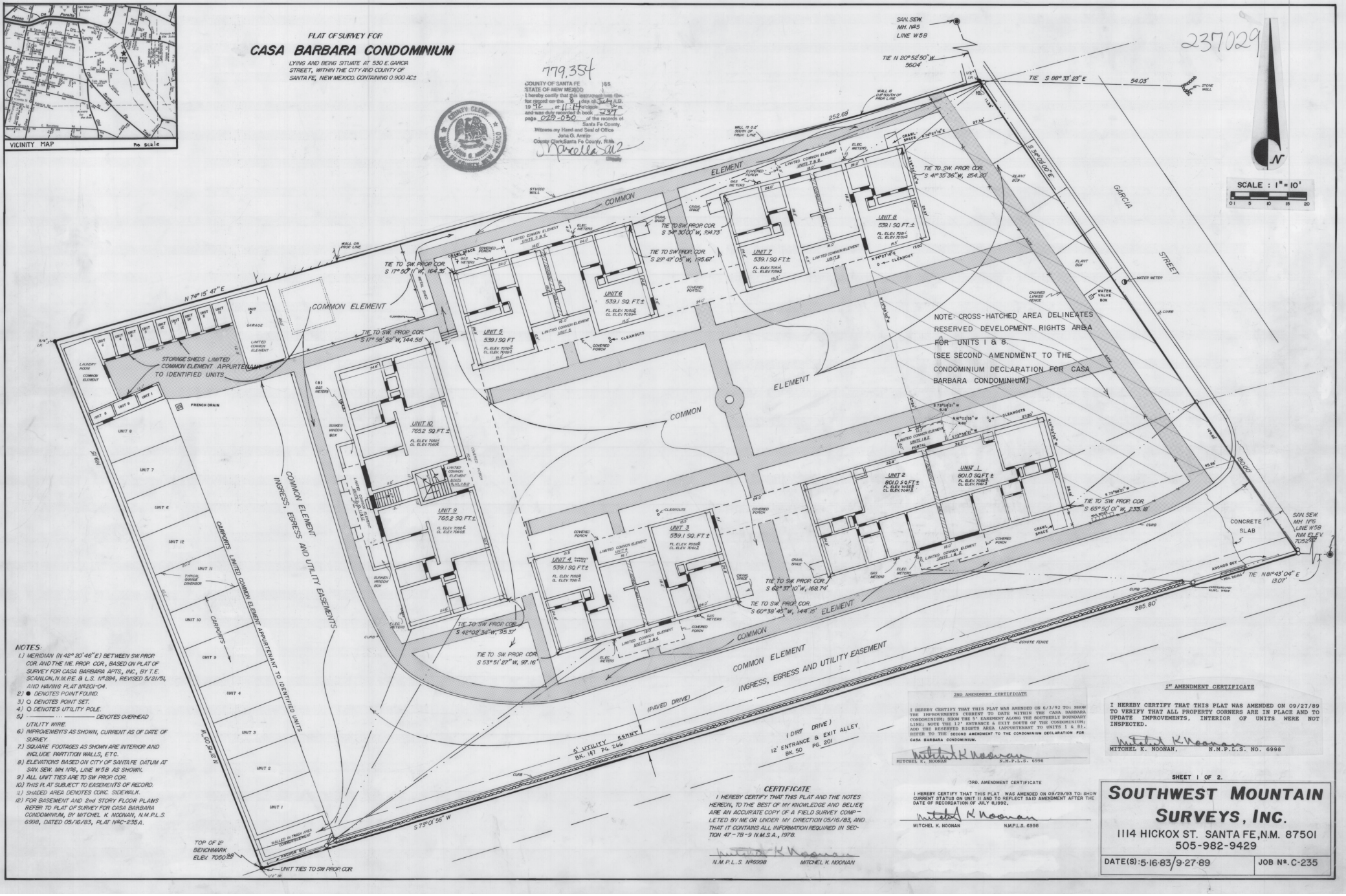
Please call if you have any questions on the project 982-5461

Sincerely,



Christopher Purvis.

222 East Marcy #19 Santa Fe New Mexico
87501 Tel 505-982-5461 E Mail Architect@ACP-AIA.com


PLAT OF SURVEY FOR:
CASA BARBARA CONDOMINIUM
LYING AND BEING SITUATE AT 530 E. GARCIA STREET, WITHIN THE CITY AND COUNTY OF SANTA FE, NEW MEXICO. CONTAINING 0.900 AC±
VICINITY MAP
no scale
779,354
COUNTY OF SANTA FE
STATE OF NEW MEXICO
I hereby certify that this instrument was filed for record on the 8 day of July A.D. 19 92 at 1:14 o'clock p.m. and was duly recorded in book 337 page 029-030 of the records of Santa Fe County.
Witness my Hand and Seal of Office
Josie G. Armijo
County Clerk, Santa Fe County, N.M.
237029
SCALE : 1" = 10'
SAN. SEW. MH. NO5 LINE W58
TIE N 20°52'50" W 5604'
TIE S 88°33'23" E 54.03'
STONE WALL
252.69'
WALL IS 0.8' SOUTH OF PROP. LINE
TIE TO SW. PROP. COR. S 41°35'36"W, 254.22'
N 74°15'47" E
COMMON ELEMENT
GARCIA STREET
S 15°28'00" E
UNIT 8 539 I SQ FT ±
UNIT 7 539 I SQ FT ±
UNIT 6 539 I SQ FT ±
UNIT 5 539 I SQ FT
UNIT 10 765.2 SQ FT ±
UNIT 9 765.2 SQ FT ±
UNIT 4 539 I SQ FT ±
UNIT 3 539 I SQ FT ±
UNIT 2 801.0 SQ FT ±
UNIT 1 801.0 SQ FT ±
TIE TO SW. PROP. COR. S 34°30'00"W, 214.73'
TIE TO SW. PROP. COR. S 29°47'05"W, 195.67'
TIE TO SW. PROP. COR. S 17°50'11"W, 164.35'
TIE TO SW. PROP. COR. S 17°58'52"W, 144.58'
TIE TO SW. PROP. COR. S 42°08'34"W, 95.37'
TIE TO SW. PROP. COR. S 53°51'27"W, 97.16'
TIE TO SW. PROP. COR. S 60°38'45"W, 144.15'
TIE TO SW. PROP. COR. S 62°37'10"W, 168.74'
TIE TO SW. PROP. COR. S 65°50'01"W, 233.18'
TIE N 81°43'04" E 13.07'
285.80'
NOTE CROSS-HATCHED AREA DELINEATES RESERVED DEVELOPMENT RIGHTS AREA FOR UNITS 1 & 8. (SEE SECOND AMENDMENT TO THE CONDOMINIUM DECLARATION FOR CASA BARBARA CONDOMINIUM)
STORAGE SHEDS LIMITED COMMON ELEMENT APPURTENANT TO IDENTIFIED UNITS
COMMON ELEMENT INGRESS, EGRESS AND UTILITY EASEMENTS
CARPORTS LIMITED COMMON ELEMENT APPURTENANT TO IDENTIFIED UNITS
COMMON ELEMENT INGRESS, EGRESS AND UTILITY EASEMENT
(PAVED DRIVE)
(DIRT DRIVE) 12' ENTRANCE & EXIT ALLEY BK. 50 PG. 201
5' UTILITY ESMNT BK. 147 PG. 246
S 79°01'56" W
N 62°24'12" W
CONCRETE SLAB
SAN. SEW. MH. NO5 LINE W58 RIM ELEV. 7052.88
TOP OF ½" BENCHMARK ELEV. 7050.89
UNIT TIES TO SW. PROP. COR.
NOTES:
1) MERIDIAN (N 42° 20' 46" E) BETWEEN SW. PROP. COR. AND THE NE. PROP. COR., BASED ON PLAT OF SURVEY FOR CASA BARBARA APTS., INC., BY T.E. SCANLON, N.M.P.E. & L.S. N°.284, REVISED 5/21/51, AND HAVING PLAT N°201-04.
2) ● DENOTES POINT FOUND.
3) ○ DENOTES POINT SET.
4) ○ DENOTES UTILITY POLE.
5) ——— DENOTES OVERHEAD UTILITY WIRE.
6) IMPROVEMENTS AS SHOWN, CURRENT AS OF DATE OF SURVEY.
7) SQUARE FOOTAGES AS SHOWN ARE INTERIOR AND INCLUDE PARTITION WALLS, ETC.
8) ELEVATIONS BASED ON CITY OF SANTA FE DATUM AT SAN. SEW. MH N°6, LINE W 5.8 AS SHOWN.
9) ALL UNIT TIES ARE TO SW PROP. COR.
10) THIS PLAT SUBJECT TO EASEMENTS OF RECORD.
11) SHADED AREA DENOTES CONC. SIDEWALK.
12) FOR BASEMENT AND 2nd STORY FLOOR PLANS REFER TO PLAT OF SURVEY FOR CASA BARBARA CONDOMINIUM, BY MITCHEL K. NOONAN, N.M.P.L.S. 6998, DATED 05/16/83, PLAT N°C-235-A.
CERTIFICATE
I HEREBY CERTIFY THAT THIS PLAT AND THE NOTES HEREON, TO THE BEST OF MY KNOWLEDGE AND BELIEF, ARE AN ACCURATE COPY OF A FIELD SURVEY COMPLETED BY ME OR UNDER MY DIRECTION 05/16/83, AND THAT IT CONTAINS ALL INFORMATION REQUIRED IN SECTION 47-78-9 N.M.S.A., 1978.
N.M.P.L.S. N°6998 MITCHEL K. NOONAN
2ND AMENDMENT CERTIFICATE
I HEREBY CERTIFY THAT THIS PLAT WAS AMENDED ON 6/3/92 TO: SHOW THE IMPROVEMENTS CURRENT TO DATE WITHIN THE CASA BARBARA CONDOMINIUM; SHOW THE 5' EASEMENT ALONG THE SOUTHERLY BOUNDARY LINE; NOTE THE 12' ENTRANCE & EXIT SOUTH OF THE CONDOMINIUM; ADD THE RESERVED RIGHTS AREA (APPURTENANT TO UNITS 1 & 8). REFER TO THE SECOND AMENDMENT TO THE CONDOMINIUM DECLARATION FOR CASA BARBARA CONDOMINIUM.
MITCHEL K. NOONAN N.M.P.L.S. 6998
3RD. AMENDMENT CERTIFICATE
I HEREBY CERTIFY THAT THIS PLAT WAS AMENDED ON 09/29/93 TO: SHOW CURRENT STATUS ON UNIT 11 AND TO REFLECT SAID AMENDMENT AFTER THE DATE OF RECORDATION OF JULY 8,1992.
MITCHEL K. NOONAN N.M.P.L.S. 6998
1ST AMENDMENT CERTIFICATE
I HEREBY CERTIFY THAT THIS PLAT WAS AMENDED ON 09/27/89 TO VERIFY THAT ALL PROPERTY CORNERS ARE IN PLACE AND TO UPDATE IMPROVEMENTS, INTERIOR OF UNITS WERE NOT INSPECTED.
MITCHEL K. NOONAN, N.M.P.L.S. NO. 6998
SHEET 1 OF 2.
SOUTHWEST MOUNTAIN SURVEYS, INC.
1114 HICKOX ST. SANTA FE, N.M. 87501
505-982-9429
DATE(S): 5-16-83/9-27-89
JOB Nº. C-235

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 __A __B __C __D

1. Name of property:

Casa Barbara Apartments
Casa Barbara Condominiums

2. Location:

530 East Garcia Street*
Downtown and Eastside Historic District

3. Local Reference Number:
Santa Fe ID Santa Fe # (2108)

4. County: Santa Fe
Multiple Parcel #s

5. Property Type:
x Buildings: six
x Structures: three
x Site __ Object



6. Date of Survey: December 22, 2020
Revised March 31, 2021 with new square footage for units

7. Previous Survey Date(s):
_x_ Yes: May 10, 1986
__ No:

8. Name of Project:
HDRB status review

9. Lat/Long:
35.6786522,-105.9333607

10. Photo Information: Sharon Joyce, photographer. View of east edge of property, facing west.

11. Brief Description of the Property:

**Santa Fe County Assessor recognizes as twelve (Units 1-12) separate parcels.*

Constructed in 1951, under a Federal Housing Authority (FHA) veterans' rental assistance program, Casa Barbara consists of 12 apartments (now privately owned condominiums) arranged in five blocks. The complex sits on the west side of Garcia Street, about 500' south of its intersection with Acequia Madre. The blocks are arranged as a U, framing a courtyard, on a roughly one-acre, rectangular lot. With the majority of blocks set perpendicular to the street, the complex has little visibility with only their short elevations exposed (Photos 1 & 2).

Continued on Page 5.

12. Who uses the property? Residential – condominium complex

13. Construction Date: Unknown
Date: 1950
_ x_ Known __ Estimated Source: newspaper accounts

14. Setting:
__ Suburban __ Rural __ Village _x_ Urban If Urban: __ Commercial __ Industrial _x_ Residential __Public

15. Relationship to Surroundings: _x_ Similar __ Dissimilar
Comments: N/A

HCPI Base Form (FORM 1) *(Continued from other side)*

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



Source: Office of the Santa Fe County Assessor.

17. Surveyor:
(your name, address, telephone number, and any group affiliation)

John W. Murphey
Architectural Historian
Architectural History Services
505-577-7593/707-583-7819
John@archhistoryservices.com
w/ Sharon Joyce

For: Casa Barbara Condominium Association

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

Owner: Casa Barbara Condominium Association

19. Is Property Endangered? **_x_ Unknown __ No __ Yes How?**

20. Significance to Current Community: **_x_ Unknown __ None __ Low __ Moderate __ High**
Describe: Unknown

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

22. National or State Register:

Is this property individually listed on a historic register? __ Unknown _x_ No __Yes
If yes: __ State __ National
If 'no' or unknown, do you think this property is eligible for listing? __ No _x_Yes
Why? See Evaluation of Historical Status.

23. National or State Historic District: City of Santa Fe

Is this property in a historic district? __ Unknown __ No _x_ Yes
If yes: __ Significant __ Contributing _x_ Non-contributing::
Storage Shed and Street Wall
Per City of Santa Fe official designation map.

If 'yes', what is the name of the district? __ State __ National _x_ City of Santa:
Downtown and Eastside Historic District

Casa Barbara, the complex, Recommended Contributing to the Santa Fe Downtown and Eastside Historic District, 01/13/21

24. Supplemental Forms:

__ None _x_ HCPI Detail Form (FORM 2) __ Continuation Sheets, # pages: _____

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2***
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:

Casa Barbara Apartments
Casa Barbara Condominiums

2. Location:

530 East Garcia Street*
Downtown and Eastside Historic District

3. Local Reference Number:
Santa Fe ID Santa Fe # (2108)

4. County: Santa Fe

5. Date of Survey: December 22, 2020

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

__ Adobe __ Brick __ Composition __ Concrete: Block

__ Concrete: Cast Stone _x_Concrete: Poured __ 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

_x_Stucco: __ Tile: Clay __ Vinyl Siding __ Wood: Board and Batten

Wood:
__ Horizontal Siding __ Wood: Jacal __ Wood: Log __ Wood: Shingle

__ Wood: Tongue and Groove __ Other: Frame

7. Number of Stories: __ N/A
Number: _x_1 _x_11/2 _x_ 2
__ 21/2 Other:_____

8. Foundation: __ N/A
_x_ Not visible: majority __ None
__ At Grade __ Raised
Materials: __ Concrete: _ Stone
Other:
Notes

9. Roof: __ N/A

Shape: _x_Flat __ Gabled
__ Hipped __ Pyramidal
__ Shed Other:
Pitch: __ None __ Low
__ Medium __ Steep
Features: _x_ Eave: extended canopies
__ Parapets
Materials: x Asphalt
__ Earth
__ Composition shingle __ Metal: Pressed
__ Composition Roll __ Metal: Corrugated
__ Metal: Standing Seam __ Metal: V- Crimp
__ Tile: Terra Cotta __ Wood: Shingle
Other:

10. Windows __ N/A

Operation	Material	Glazing	Number
Casement	Steel	Various	Multiple
In various combinations included fixed units			

11. Doors __ N/A

Type	Style	Material	Number
Single-Leaf	Panel	Wood	Multiple
Single-Leaf	½ Glass	Wood	Multiple

12. Chimneys

N/A

13. Porches __ N/A
Type: _x_ Entry __Partial-Width __ Full-Width __ Wrap

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

#1 Date: Unknown; removal of playground equipment and reworking of courtyard; aerial photographs and material and visual evidence.

 (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	_x_ Territorial Revival
__ Folk Victorian	__ Mediterranean	__ Prairie	__ Spanish-Colonial	__ Tudor Revival

Notes: **Other:**

17. Documents Available and Their Locations

New Mexico Historic Preservation Division
407 Galisteo Street, Suite 236
Santa Fe, NM 87501
(505) 827-6320

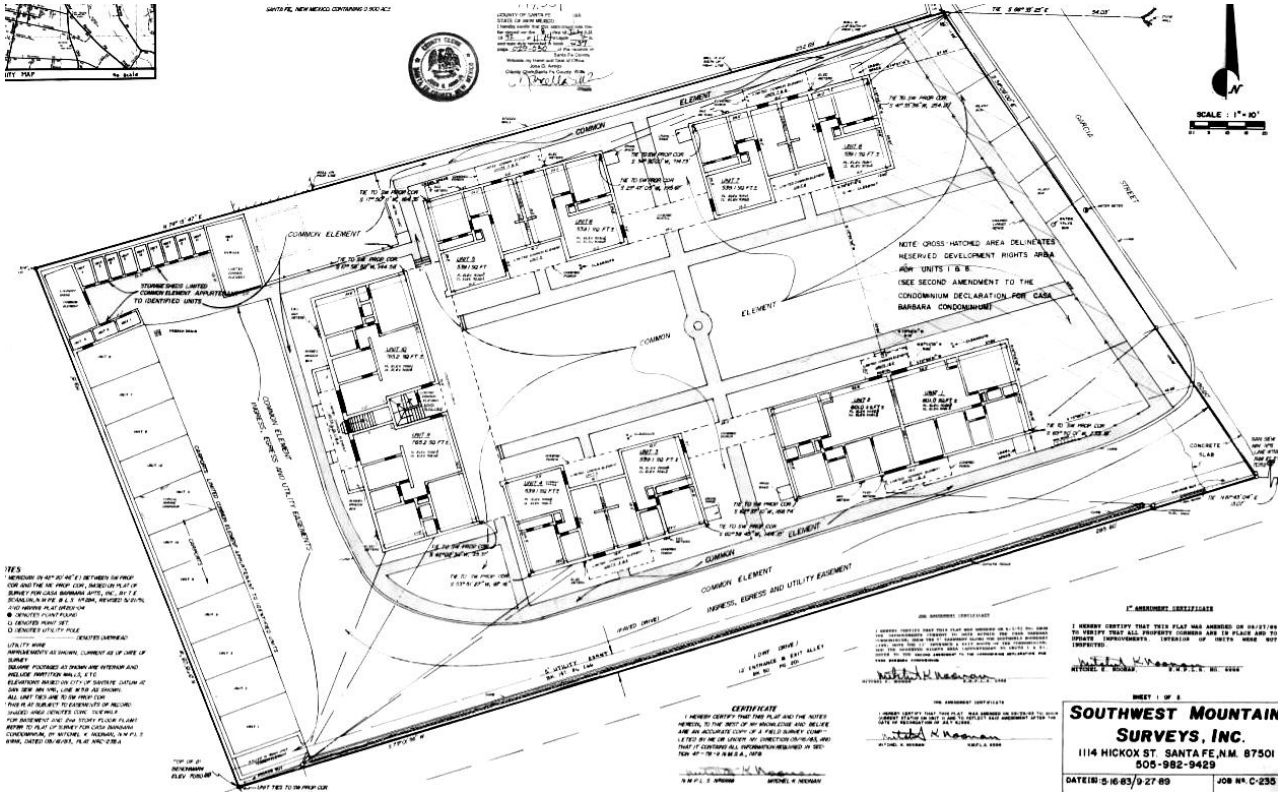
Historic Preservation Division
Land Use Department
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87504
(505) 955-6605

S I T E:

18. Attached or Associated Properties

Are associated properties eligible for listing: Yes

19.Site Plan: Survey Plat, 1983/1989. Courtesy Southwest Mountain Surveys



Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Casa Barbara Apartments** **Casa Barbara Condominiums**	**2. Location:** **530 East Garcia Street*** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID Santa Fe # (2108)** **4. County: Santa Fe** **5. Date of Survey: December 22, 2020**

Architectural Description Continued

Site

A paved driveway at the south end leads to the property's back side, where there is a long carport, laundry, storage facility, and separate garage (Photo 3). Landscaping is concentrated mainly around the courtyard (Photo 4). The roughly 8,100-square foot common space is divided into quadrants and framed by original concrete paths. In the center is a concrete circle which was originally surrounded by a lawn. The landscaping has been updated with crusher rock beds and xeric and native plantings (Photo 5). Several shaped juniper bushes appear to be original surviving elements. Historically a children's play area sat at the northwest of the complex. It was removed at some point and replaced with low-maintenance landscaping.

Layout

What were originally apartments are arranged in a semi-rowhouse, U-shape form, surrounding the courtyard. They include four one-story units (Blocks A-D) and one two-story walk-up block (Block E), forming the base of the "U" at the west end (Figure 1). The organization blocks reflect the FHA's garden apartment design philosophy of the period. Developed through numerous studies by the FHA's Rental Housing Division, the garden apartment design set units at right angles to the street, creating a garden or courtyard at the center which could be enjoyed by all tenants.

The design was thought to increase light and air circulation and social interaction between apartment dwellers. Reflecting this philosophy, each unit of Casa Barbara faces the courtyard. The shared space is enjoyed visually through large living room windows and accessed directly by most ground floor units through courtyards doors.
The twelve apartments range from 537 to 806 square feet and have one or two bedrooms (Figure 2). Each unit contains a living room, dining room, galley-type kitchen, and a small bathroom.

Individual Blocks

Each block, while harmonious with the overall design, shows slight variations. Each is constructed stuccoed frame walls over a crawl space. All are connected by small roofs, with some serving as breezeways. Each block has a flat roof with a medium overhang

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
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capped with metal fascia. The buildings have a uniform application of textured stucco, currently in the buckskin tone.

The windows are stock steel casement units, ranging from single sash to large combination windows with a mix of fixed and operable sash (Photos 6 & 7). They have an outswing, wing-hinged opening, operated with rotor crank handles. Windows facing public areas are trimmed with a pedimented head. Sills are composed of slanted bricks in a rowlock pattern. Primary entry doors are solid wood units with a variety of panel designs (Photos 8 & 9).

With their trim and muted use of classical details, the blocks express a slimmed-down, economical driven form of the Territorial Revival style.

Block A (Units 1 &2)

Forming the southeast corner of the complex, Block A consists of two nearly identical two-bedroom, 801-square-foot apartments. Like all ground-floor units, they have entries on both sides. The doors are arranged side-by-side on both elevations. The south elevation, facing the driveway, has a shared porch elevated above grade (Photo 10). The courtyard-facing north elevation has a similar arrangement (Photo 11). The block's largest windows are on this elevation, giving views from the living rooms to the courtyard. A breezeway connects Block A to Block B (Photo 12).

Block B (Units 3 & 4)

Block B is similar in size and design to its neighbor. The block holds two units of 801 square feet. Similar to Block A, its south elevation has a shared porch (Photo 13). However, the courtyard elevation distinguishes the two units, with the larger (Unit #3), given a right-angle entrance and corresponding porch (Photo 14).

Block C (Units 5 & 6)

Across the courtyard from Block B is another building holding two, 539-square-foot, one-bedroom apartments. The south, courtyard-facing elevation is indented with a recessed portal (Photo 15). Both units have access to the portal. Unit 5, traditionally served as the manager's quarters.

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As with other elements of the complex, the portal reveals a Territorial Revival design with is square, capital posts. The rear, north elevation faces onto a concrete path and a wall separating it from the adjacent property (Photo 16). Like Blocks A and B, the entrances at this elevation share an elevated porch.

Block D (Units 6 & 7)

Filling the complex's northeast corner, Block D is almost a mirror of its neighbor. Joined to the former by a connector roof (Photo 17), it holds two, 539-square-foot, one-bedroom units. Both units have access to the shared, courtyard-facing portal (Photo 18). The rear elevation has a similar pattern of doors as Block C (Photo 19).

Block E (Units 8-12)

Block E, a two-story building at the west end of the courtyard, completes the "U." It holds four apartments, ranging from 765 to 796 square feet. Its east, courtyard-facing façade includes a portal (Photo 20). The tall structure is supported by 6"x6" square posts, topped with capitals. Its floor is elevated several feet above the ground (Photo 21). The portal roof extends 75', connecting with the roofs of Blocks B and C.

The west elevation looks something like a military barrack with its stiff arrangement of fenestration (Photo 22). All units are entered from this elevation under a shared porch. The short, side elevations have a symmetrical arrangement of small casement windows at the bedrooms (Photo 22)

Carport

Spanning nearly the entire west wall of the property is a steel carport (Photos 23 & 24). Similar to a bridge, it has a support system made of metal posts topped with a pier cap, over which the roof rests. The roughly 2,400-square-foot structure is bookended by small stuccoed enclosures that were once used to store refuse.

Laundry, Storage Units, Garage

Adjacent to the north end of the Carport is a structure holding a laundry, room, storage area, and a diminutive garage (Photos 24-26. The east east-west structure shares a roof and backs onto the property's northwest corner. The Laundry is a shared tenant area. Its

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east elevation has a single door and set of casement windows. Connecting at a right angle is a line of two-panel wood doors, giving entry to small storage closets. A one-bay, doorless garage terminates the east end of the structure.

Wall

Creating the north property line is an older wall that appears to be adobe construction (Photo 27). It is 5’ in height and faced with several layers of plaster and stucco. It is unclear which property it is associated with.

Fence

Edging the east property line at Garcia Street is a short wood picket fence painted white (Photos 27 & 28). It maintains a nearly uniform height of 3’ and is composed of arrow-shaped pickets nailed to rails, supported by square, pyramid topped posts. The pickets have a shadow edge, suggesting they were gang-cut. The fence continues down the driveway for about 30’ before terminating at Unit 1.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

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Historical Overview

The veterans returned to communities, such as Santa Fe, which had experienced very little construction during the war. Veterans who couldn't find housing doubled up with relatives — sleeping on couches, in closets, garages, and even chicken coops. A report published by the National Housing Agency estimated the country needed 5 million new housing units, with 12.5 million required over the next decade.[1] This was the country's first housing crisis.

Santa Fe, a mostly provincial city, responded to the housing crisis with a feeble effort. The city's wartime leader, mayor Manuel Lujan, worked in vain to encourage local builders to assist, at one point threatening to halt the new state capitol complex until the veteran housing crunch was solved.[2] Later, working with local federal partners, Lujan secured funds through the federal Veterans' Emergency Housing Program to erect emergency shelter.

Part of Santa Fe's funds were directed to an improvised community of recycled buildings assembled over a sandy terrace near present-day Casa Solano. Builder Allen Stamm, a veteran, stepped forward, using the federal assistance to build the Casa Mañana subdivision, Santa Fe's only GI housing project.[3]

Casa Barbara, the subject structure, came about later, using an earlier program to address defense work housing. Passed in May 1941, Title VI of the Federal Housing Act of 1934 encouraged the production of war housing. After the war, the program went inactive but was revived in 1946 to assist the Veterans' Emergency Housing Program. Section 608 of the act permitted the FHA to secure mortgage loans for large-scale rental construction projects.[4]

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[1] Ibid.

[2] John W. Murphey "Preliminary Historical and Architectural Development Overview," [Draft], 2020, no page.

[3] Ibid.

[4] Federal Housing Administration, *Fourteenth Annual Report of Federal Housing Administration, Year Ending December 31, 1947* (Washington, D.C.: Government Printing Office, 1948), 2

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Garden Court Apartments

Nationally, four out of five apartments constructed under the Section 608 program were the garden-type apartment.[5] The FHA preferred this design, later issuing prototypical plans to influence their siting and construction. These promoted a design where blocks of connected apartments were arranged at right angles to the street, with windows facing onto a shared landscaped garden area, and in some cases, also rear "back yards." The federal agency considered the apartment plan advantageous as it conserved green space, provided light and air circulation, and encouraged social activity.

The garden apartment first took hold in the United States in the Los Angeles area, representing a progression of landscape-oriented multi-residential housing. It began in the early 1900s in Pasadena, with bungalows surrounding a landscaped space.[6] The detached units were typically arranged in a U-shaped site plan. The design had the advantage as it could be integrated into neighborhoods of single-family housing. Instead of being arranged parallel to the street, the bungalows were arranged across one or two lots perpendicular to the road.

This type of housing evolved into the courtyard apartment, in which joined dwellings enframed a landscaped courtyard, often with a tiled fountain. The design mimicked the patio house of Spanish-Islamic origin. In this way, Santa Fe, with its history of Spanish Colonial placita-type houses, shared this precedent. In California, it became the epitome of the Hollywood-type apartment courts featured in films.[7]

Beginning in the 1930s, the garden apartment shed the intimacy of the earlier small Spanish oases toward creating larger, often two-story apartment blocks. But like its predecessors, the blocks faced a shared common space. In its purest application the garden apartment consisted of one and two-story low-slung blocks, flanked by multiple landscaped areas. Circulation was only from the exterior, with no interior corridors. Parking was arranged at the perimeter, away from the blocks.

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[5] Ibid., 68.

[6] Architectural Resources Group, *Garden Apartments of Los Angeles – Historic Context Statement* (Prepared for the Los Angeles Conservancy, October 2002), 3; 10.

[7] Charles Moore, Peter Becker, and Regula Campbell, *Los Angeles: The City Observed* (Santa Monica, Calif.: Hennessey + Ingalls, 1998), 235.

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Casa Barbara Apartments, Inc.

Casa Barbara Apartments was incorporated in New Mexico on October 6, 1950. The listed agent for incorporation was Gerald S. Bell, an engineer and small-time developer who later died by suicide. The Casa Barbara Apartments corporation was awarded a $978,780 mortgage loan through FHA's Title VI, Section 608 program.

Casa Barbara Apartments hired T.E. Scanlon & Associates to develop the plan. Primarily an engineering consulting firm, the group was headed by Terrence E. Scanlon.

Born in 1908 in Raton, Scanlon grew up in Dawson, where his father worked as an electrician for a mining company. Terrence Scanlon initially worked as a designer for the New Mexico State Highway Department. During the war, he moved to Southern California to work for the Vega Aircraft Corporation, a Lockheed subsidiary.[8]

Returning from the war, Scanlon formed an engineering consulting company that had a small architectural department. The firm had several members of Scanlon's family, including his son, Joseph E. Scanlon. From newspaper accounts, it appears the firm was mostly involved in government contracting, being one first private companies to prepare designs for the state highway department.

Aside from Casa Barbara, Scanlon was involved in a few commercial building remodeling projects. After the apartments, it appears his largest architectural project was the Cordova Professional Building (1955), a low-slung, U-shaped arrangement of office suites on Luisa Street. Built of concrete masonry blocks, the complex, which showed a mix of modern design and Territorial Revival trim, became the firm's home office.

In 1957, the firm changed its name to Scanlon-Erwin & Associates, when City of Santa Fe engineer Charles O. Erwin left his position to become a partner. Terrence E. Scanlon died in 1987.

[8] Biographical information on Terrence E. Scanlon was gathered from various primary sources, including newspaper accounts, public records, city directories, and census enumerations.

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Completion of Apartments

Construction moved quickly on the apartments, with the company advertising a public inspection tour in early December 1950. Printed in the *Santa Fe New Mexican*, the advertisement invited the public to tour the city's "newest and most complete apartment housing development."[9]

The advertisement highlighted the complex's amenities, including "thermostatically controlled forced air heat," tiled baths, separate linen closets, gas stoves, and a fenced children's playground. One-bedroom units leased for $75 a month and two-bedroom for $88, with tenant choosing the apartment's color upon lease.[10]

The 1951 city directory listed only ten units for the complex, suggesting that one block with two apartments was still under construction.[11] The next available directory in 1953 shows all twelve units.[12] The first occupants recorded in 1951 had all moved out by then. Researching the names listed in the 1953 directory indicates most renters were professionals or managers, several who worked for the highway department and likely knew Scanlon (Figure 6).

Senate Investigations

The next year, Casa Barbara, along with thousands of other apartments funded under the rental housing program, came under review.[13]

The scrutiny, applied by the FHA, the Bureau of Internal Revenue, and two United States Senate investigative committees, centered on whether the apartment developers profited at taxpayers' and tenants' expense. After 43 days of public hearings, resulting in

[9] Advertisement, *Santa Fe New Mexican*, December 3, 1950, 15.
[10] Ibid.
[11] Hudspeth Directory Company, Hudspeth Directory Company, Santa Fe City Directory, 1951 (El Paso: Hudspeth Directory Company, 1951), 438. A limited search was conducted to determine whether the occupants were veterans.
[12] Ibid., (1953), 372.
[13] "To Review Housing Units in Texas, NM," *El Paso Times*, April 24, 1954, 15.

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7,754 pages of testimony and a review of thousands of pages of income tax returns, one senate committee found a disturbing pattern.[14]

They concluded that the builders of 1,149 rental housing projects had walked away with a "windfall profit," cheating the federal government and taxpayers.[15] This was typically achieved by overstating the cost of construction and appraisal so that the federally insured mortgage became the most expensive item of the project. After completing the work, the builder gained the apartments and pocked the excess mortgage — the so-called windfall.

A senate report found that most of the irregularities occurred in 1950-51, as the FHA coaxed more construction from private builders while at the same time terminating the program. The committee targeted mostly the biggest builders, including the Tishmans of New York, and Fred C. Trump and William Tomasello.[16] They made a windfall profit of over $3 million for a rental 608 project at Coney Island that Donald Trump would later own.

The Senate report concluded that it was "difficult, if not impossible, to estimate the total amount by which the American people were defrauded in the FHA program."[17] With only resources to review 549 projects under the 608 program, it doubtful the investigators ever made an effort to review the relatively miniscule Casa Barbara Apartments.

The complex remained as rental apartments until 1983, when the property converted to a condominium.

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[14] *FHA Investigation: Report on the Senate Banking Committee on Baking and Currency, Eighty-Fourth Congress, First Session, Pursuant to S. Res. 229* (Washington, D.C.: Government Printing office, 1955), 2.
[15] Ibid., 4.
[16] Ibid., 128.
[17] Ibid., 6.

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Evaluation of Historical Status

Complex

While of marginal architectural value, the complex, as a whole, is important for illustrating planning and design trends of the postwar period. It is equally significant as one of a few veterans' housing complexes erected in Santa Fe, and is specifically tied to the FHA's Title V, Section 608, veterans' rental housing program. It is additionally important as one of the first apartment complexes built in Santa Fe.[18]

Conclusion

For these reasons, the recommendation is to designate the Casa Barbara complex (as a group of buildings and structures) a Contributing Structure to the Downtown and Eastside Historic District.

[18] Aside from the compound tradition (in which multiple housing units, most often occupied by related family members, occupied one lot), Santa Fe had no experience with apartments. Most designated apartments, of which only seven were listed in the 1928 city directory, were simply rooms available in existing homes. The Nusbaum Apartments, for instance, consisted of rooms in the rambling Jesse Nusbaum Residence (demolished) on Washington Avenue. In this period, only the Richard Apartments on West Berger Street, consisting of two multi-unit adobe buildings facing a driveway, could be considered an actual apartment. None of these resembled what we typically think of as an apartment building.

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Illustrations



Figure 1: Aerial site plan.

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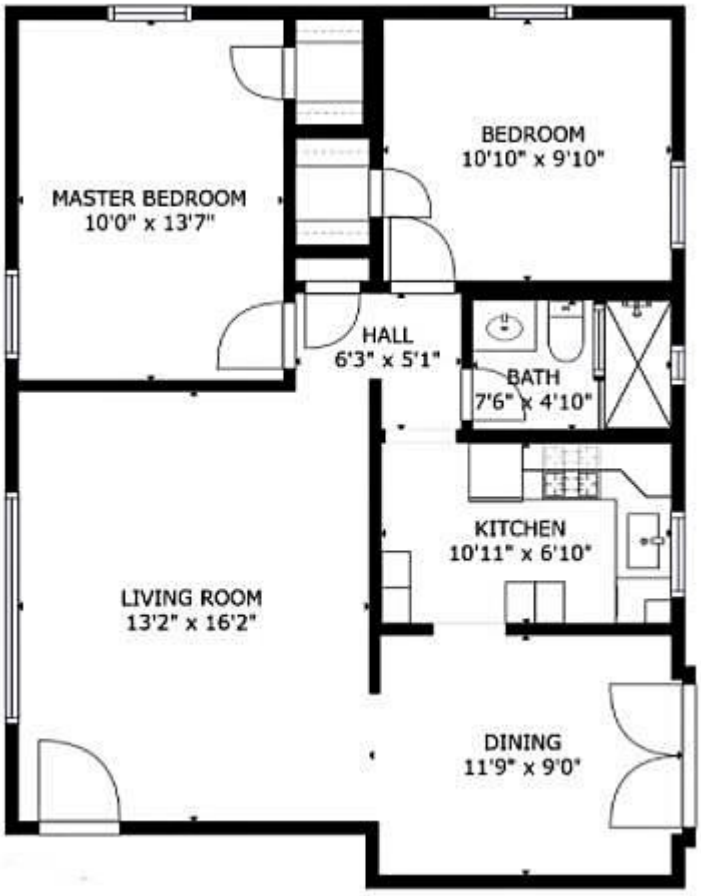


Figure 2: Floor plan of two-bedroom unit.
Courtesy 3-D Casas.

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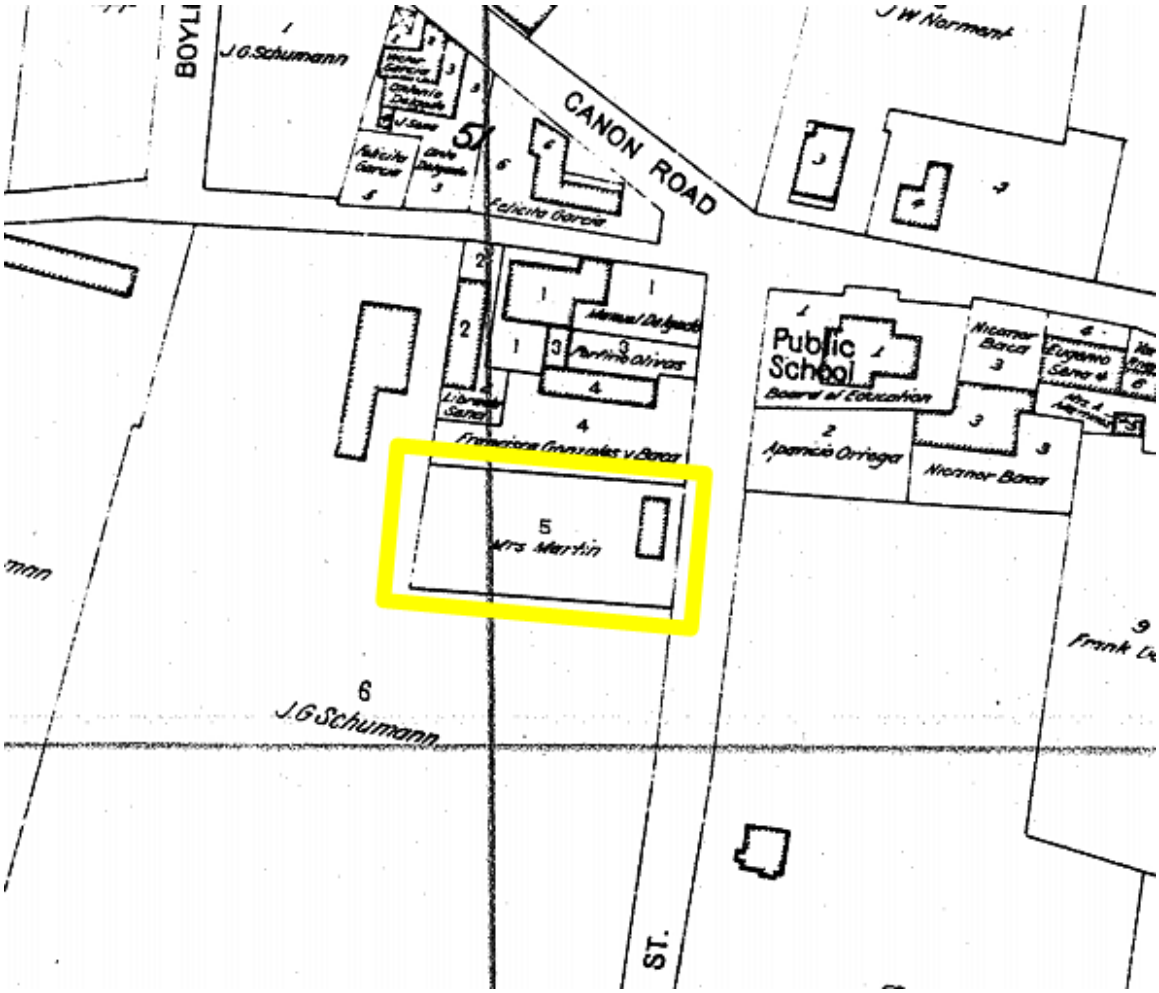


Figure 3: Portion of N.L. King,
"King's Official Map of the City of Santa Fe," 1912.
Parcel is show to be owned by Mrs. Martin and includes a residence.

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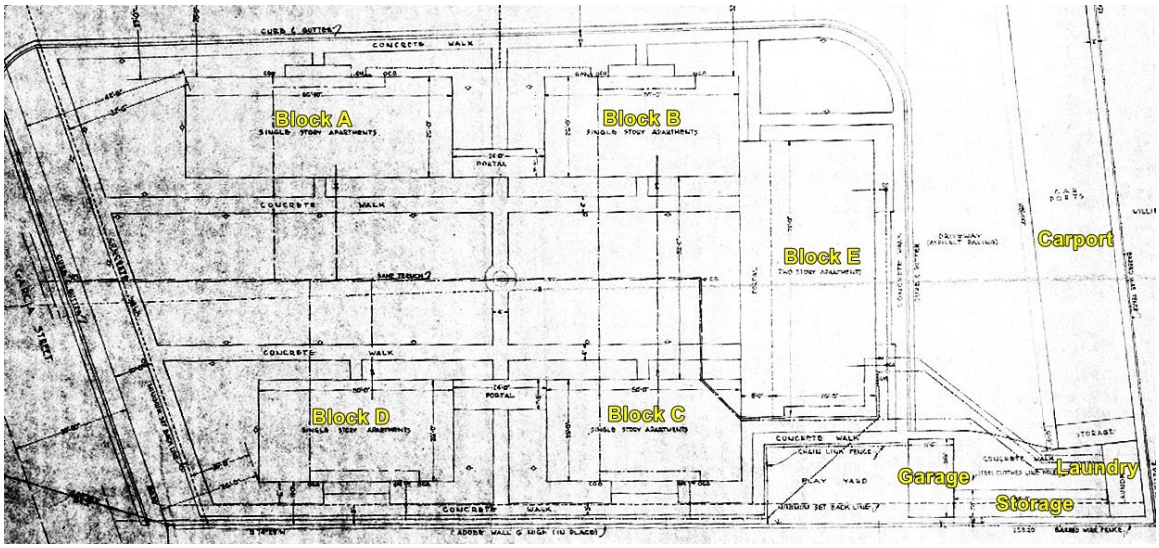


Figure 4: Portion of 1951 Scanlon site plan.

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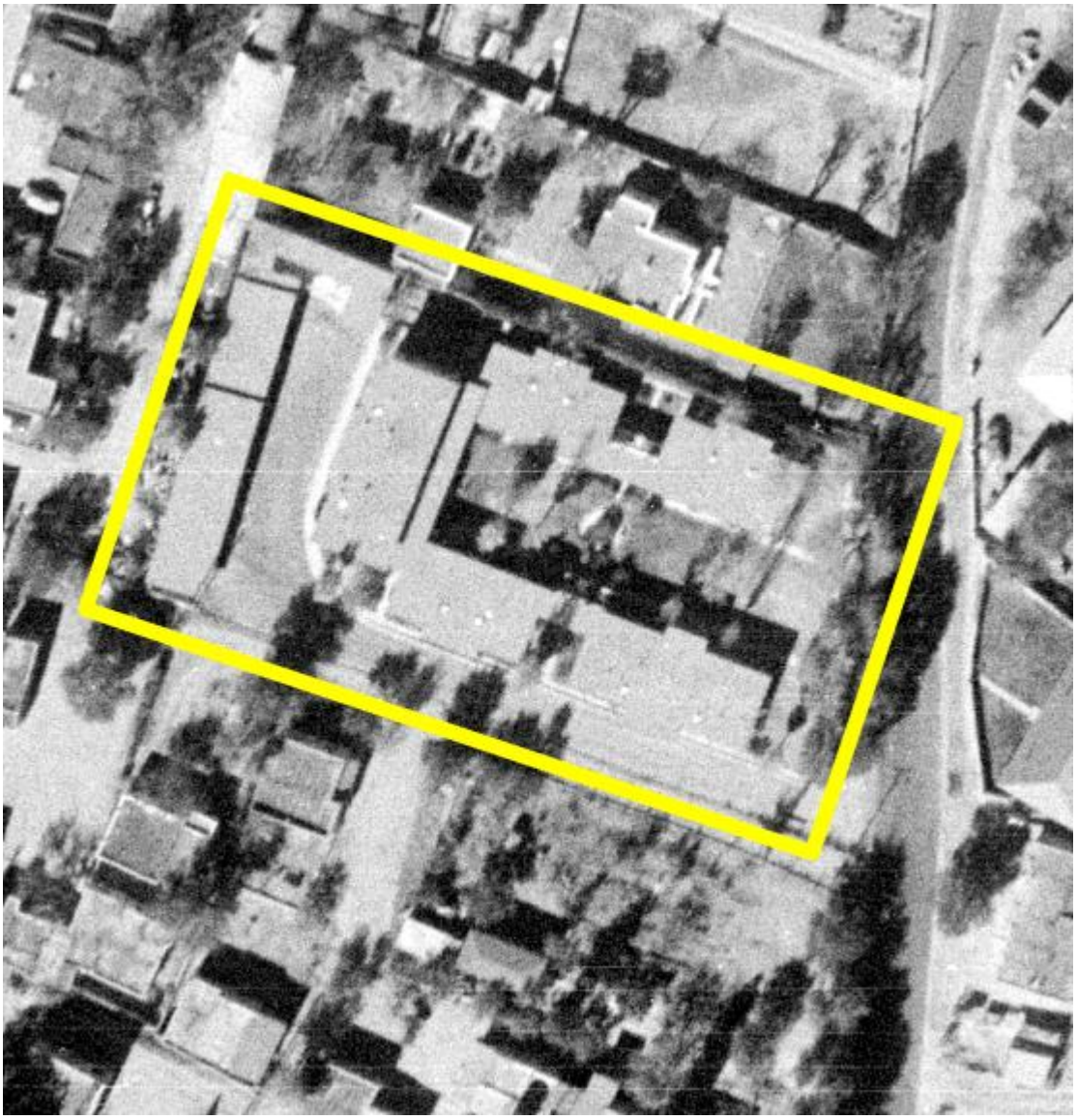


Figure 5: November 10, 1958, aerial photograph complex that is place today. Courtesy NMDOT.

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Apt.	Name	Occupation
1.	Jack E. and Beverly Holmes	Jack - Director New State Legislative Council
2.	James F. and Mary Lamb	James – Chairman State Corporation Commission
3.	William B, and Angela M. Leith	William – Office Manager McBride Insurance Agency Angela – Cashier Public Service Company of New Mexico
4.	Dale W. and Beck Brown	Dale- Adjuster State Securities Inc.
5.	Sherman and Marie Horn	Marie- Apartment Manager
6.	Matin B. and Dorothy Compton	Assistant State Highway Engineer New Mexico State Highway Department
7.	Earl H. and Lucille Varner	Earl – Highway Draftsman New Mexico State Highway Department
8.	Rhea V. Boughner	Analytical Clerk Mountain States Telegraph and Telephone Co
9.	J. Gibbs Spring Bayne A. Spring	J. Gibbs- Colonel Civilian Air Patrol Bayne- KTRC
10.	Consuelo C. Summer	Unknown
11.	Willard Matten	Unknown
12.	Harvey E. and Marcella C. Dunn	Supervisor Mountain States Telegraph and Telephone Co.

Figure 6: Table of occupants.

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Survey Photographs

(All images taken by Sharon Joyce on December 22, 2020, unless otherwise noted)



Photo 1: Front, east side of property from Garcia Street.
Camera facing west.

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Photo 2: Block A front, east elevation.
Camera facing west.

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Photo 3: Entrance drive.
Camera facing west.

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Photo 4: Courtyard form.
Camera facing west.

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Photo 5: Courtyard plantings.
Camera facing west.
Christopher Purvis, November 5, 2020.

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Photo 6: Typical casement window.

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Photo 7: Typical casement window.

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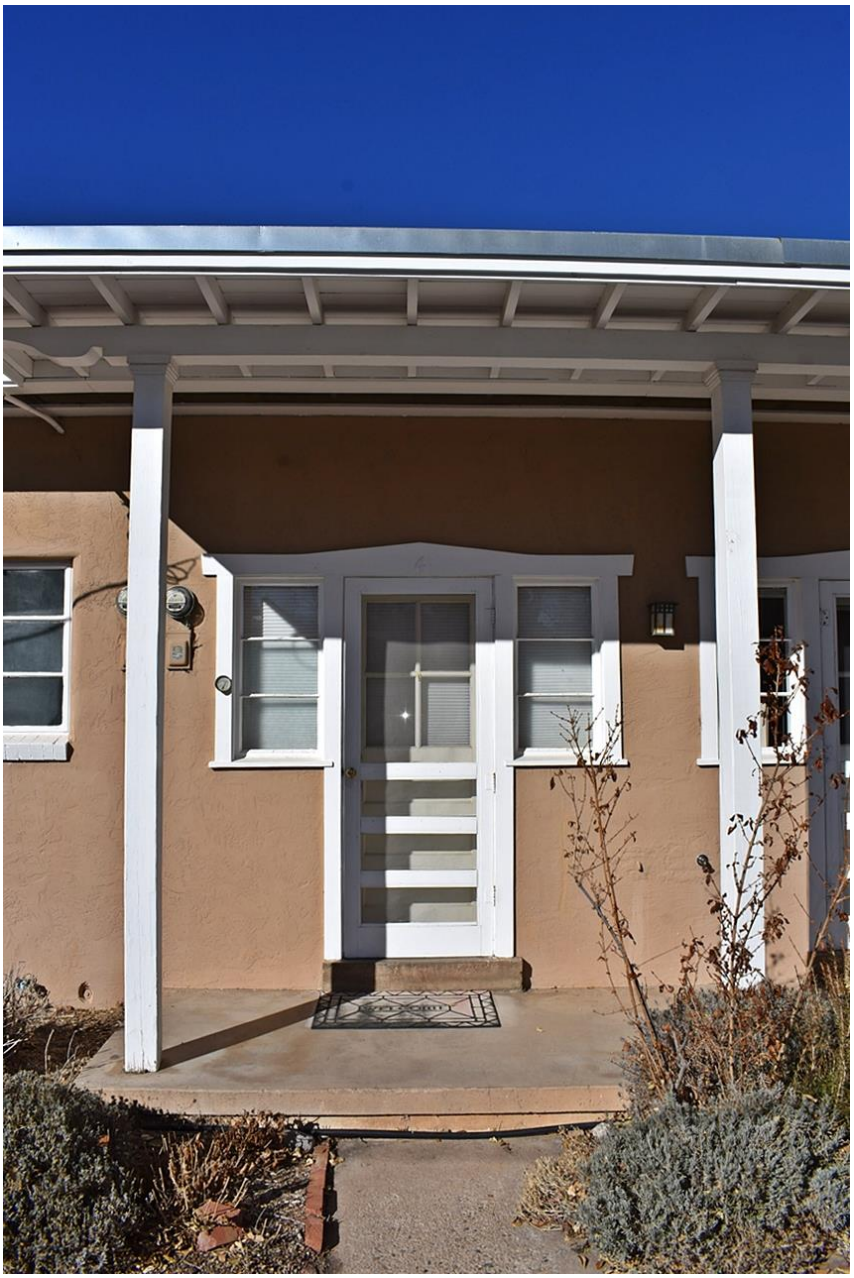


Photo 8: Typical rear entry door.

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Photo 9: Typical front entry door.

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Photo 10: Block A, south elevation.
Camera facing northwest.

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Photo 11: Block A, north elevation.
Camera southeast.

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Photo 12: Breezeway between Blocks A and B.
Camera facing north.

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Photo 13: Block B, south elevation.
Camera facing northwest.

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Historic Preservation Division, New Mexico Department of Cultural Affairs

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1. Name of property: **Casa Barbara Apartments** **Casa Barbara Condominiums**	**2. Location:** **530 East Garcia Street*** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID Santa Fe # (2108)** **4. County: Santa Fe** **5. Date of Survey: December 22, 2020**



Photo 14: Block B, north elevation.
Camera facing southwest.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 16: Block C, south elevation.
Camera facing north.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 16: Block C, north elevation.
Camera facing east.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

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Photo 17: Blocks C and D, breezeway.
Camera facing north.

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Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 18: Block D, south elevation
Camera facing northeast.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 19: Block D, north elevation.
Camera facing west.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

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Photo 20: Block E, east elevation, portal.
Camera facing west.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 21: Block E, east elevation, portal.
Camera facing north.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 22: Block E, west and south elevations.
Camera facing northwest.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 23: Carport.
Camera facing southwest.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

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Photo 24: Carport, Storage Units, Garage.
Camera facing north.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 25: Laundry, east elevation.
Camera facing north.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 26: Storage units and Garage, south elevations.
Camera facing north.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 27: Wall, south elevation at northeast corner.
Camera facing north.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

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1. Name of property: **Casa Barbara Apartments** **Casa Barbara Condominiums**	**2. Location:** **530 East Garcia Street*** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID Santa Fe # (2108)** **4. County: Santa Fe** **5. Date of Survey: December 22, 2020**



Photo 28: Fence.
Camera facing northwest.

City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2021-003458--HDRB

Project Description:

Project Location(s): 109 E PALACE AVE
Santa Fe, NM 87501

Contacts:

Property Owner: Willy Magee willymageestudio@gmail.com

Historic District: HD: Downtown And Eastside

Historic Building Status:

Non-Statused: False Non-Contributing: False Contributing: False Significant/Landmark: False

Primary Elevations:

Publicly Visible Facade-East: No

Publicly Visible Facade-North: No

Publicly Visible Facade-South: Yes

Publicly Visible Facade-West: No

Historic District Inventory Number: 2021

Year of Construction: 1870s?

Project Type: Historic Status Review

Historic Building Name:

City of Santa Fe, New Mexico

memo

DATE: April 27, 2021

TO: Historic Districts Review Board Members

FROM: Daniel Schwab, Senior Planner, Historic Preservation Division

---

Case # 2020-003458-HDRB

Address: 109 East Palace Avenue
Historic Status: Contributing
Historic District: Downtown and Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

____ District Standards & yard wall & fence standards.

__x__ Historic Inventory Form (2021)

__x__ Zoning Review Sheet

____ Other:

APPLICANT SUBMITTALS

__x__ Proposal Letter

__x__ Site Plan/Floor Plan

__x__ Elevations

___ Photographs

____ Other:

STAFF RECOMMENDATION:

Staff recommends designating only the south façade as primary.

BACKGROUND & SUMMARY:

The structure in question at 109 East Palace has contributing status to the Downtown and Eastside Historic District. Despite this location, it has not much historical connection with the well-known buildings lining East Palace, directly in front of it. It is located north of Palace street, facing south onto a parking lot. Originally constructed for stables and storage probably before 1880, it evolved over many decades, mostly of brick, in a long rectangular single-story form oriented east to west of approximately 2000 square feet. It sits around 18 inches below grade, and at some points the window sashes are below grade. It is structured as a series of apartments but is used for storage at present.

The structure faces south. The south façade is visible from the street, and communicates the organic character of the building with four sections of slightly varied height and depth. The windows are mostly wood sash windows, probably dating from the 1930s. The east façade is very short and has a portal that appears to be a later addition. The north elevation, on a narrow alley, is clearly the rear of the building. Like the south façade, it has a series of historic wood sash windows as well as wood casements located at the bathrooms.

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 __A __B __C __D

1. Name of property:

109 East Palace Avenue Apartments

2. Location:

109 East Palace Avenue
Downtown and Eastside Historic District

3. Local Reference Number:
Santa Fe ID #: H 2961- Supplement

4. County: Santa Fe
Parcel #: 11117184

5. Property Type:
x Buildings: 1
__Structures:
__Site __ Object



6. Date of Survey: November 17-18, 2020

7. Previous Survey Date(s):
__ Yes:
x__ No: Main property (Trujillo Plaza) surveyed August 1995

8. Name of Project:
HDRB status review

9. Lat/Long:

35.6878437,-105.9371662

10. Photo Information: Sharon Joyce, photographer. **View of partial south (front) façade, facing northwest.**

11. Brief Description of the Property:

The following is a supplement to the August 1995 Historic Building Inventory for Trujillo Plaza

Hidden in a corner below several tall buildings is a relict building providing a glimpse of old Santa Fe. The subject building — a bumpy, rectangular mass — sits along a darkened driveway behind East Palace Avenue, sunk nearly 18" below grade. At its lowest point, some of its bottom window sashes are not visible. It is dwarfed by the three-story 1990s-built Inn of the Anasazi to the north. Its west wall joins the backside of the former Torreon Building on Washington Avenue. In front are the rough, working sides of the Rainbow Man store and The Shed restaurant (Photo 1).

Continued on Page 5.

12. Who uses the property? Storage

13. Construction Date: Unknown
Date: c.1936, creation of apartments
Known __ X Estimated Source: newspaper account

14. Setting:
__ Suburban __ Rural __ Village _x_ Urban If Urban: __ Commercial __ Industrial _x_ Residential __Public

15. Relationship to Surroundings: _x_ Similar __ Dissimilar
Comments: N/A

HCPI Base Form (FORM 1) *(Continued from other side)*

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



Source: Office of the Santa Fe County Assessor

17. Surveyor:
(your name, address, telephone number, and any group affiliation)

John W. Murphey
Architectural Historian
Architectural History Services
505-577-7593/707-583-7819
John@archhistoryservices.com
w/ Sharon Joyce

For: Mary Field Family LLC

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

Owner: Mary Field Family LLC

19. Is Property Endangered? _x_ Unknown __ No __ Yes How?

20. Significance to Current Community: _x_ Unknown __ None __ Low __ Moderate __ High
Describe: Unknown

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

22. National or State Register:

Is this property individually listed on a historic register? __ Unknown _x_ No __Yes
If yes: __ State __ National
If 'no' or unknown, do you think this property is eligible for listing? _x_ No __Yes
Why? See Evaluation of Historical Status.

23. National or State Historic District: City of Santa Fe

Is this property in a historic district? __ Unknown __ No _x_ Yes
If yes: __ Significant _x_ Contributing: apartments __ Non-contributing:
__ No Status:

If 'yes', what is the name of the district? __ State __ National _x_ City of Santa Fe:
Downtown and Eastside Historic District

Apartments: Recommended Contributing Structure Status to Downtown and Eastside Historic District, 12/30/2020

24. Supplemental Forms:

__ None _x_ HCPI Detail Form (FORM 2) __ Continuation Sheets, # pages: _____

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2***
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:

109 East Palace Avenue Apartments

2. Location:

109 East Palace Avenue
Santa Fe:
Downtown and Eastside Historic District

3. Local Reference Number:
Santa Fe ID

4. County: Santa Fe

5. Date of Survey: November 17-18, 2020

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material: Garage

_x_ Adobe **_x_ Brick*** **__ Composition** **__ Concrete: Block**

__ Concrete: Cast Stone **__Concrete: Poured** **__ 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**

_x_Stucco: **__ Tile: Clay** **__ Vinyl Siding** **__ Wood: Board and Batten**

Wood:
__ Horizontal Siding **__ Wood: Jacal** **__ Wood: Log** **__ Wood: Shingle**

__ Wood: Tongue and Groove **__ Other:**

*** Based on 1948 Sanborn Fire Insurance Map**

7. Number of Stories: **__ N/A**
Number: _x_1 _x_11/2 __ 2
__ 21/2 Other:_____

8. Foundation: **__ N/A**
_x_ Not visible __ None
__ At Grade __ Raised:
Materials: __ Concrete: _ Stone
Other:
Notes

9. Roof: **__ N/A**

Shape: _x_Flat __ Gabled
__ Hipped __ Pyramidal
__ Shed Other:
Pitch: __ None __ Low
__ Medium __ Steep
Features: __ Eave:
_x_ Parapets
Materials: x Asphalt
__ Earth
__ Composition shingle __ Metal: Pressed
__ Composition Roll __ Metal: Corrugated
__ Metal: Standing Seam __ Metal: V- Crimp
__ Tile: Terra Cotta __ Wood: Shingle
Other:

10. Windows * **__ N/A**

Operation	Material	Glazing	Number
Single-Hung	Wood	1/1	1
Single-Hung	Wood	6/6	15
Casement	Wood	6	3
Fixed	Wood	4	2

*some windows were not accessible during the site visit.

11. Doors **__ N/A**

Type	Style	Material	Number
Single-Leaf	Glass-Panel	Wood/Glass	2
Single-Leaf	15-Light	Wood/Glass	2
Single-Leaf	Solid	Steel	1

12. Chimneys _x_ N/A

13. Porches **__ N/A**
Type: _x_ Entry: recessed _Partial-Width __ Full-Width __ Wrap

14. Other Significant Features N/A

15. Modifications: x **__ No known modifications**

#1 Stables: c.1883-1935; numerous alterations of footprint; Sanborn maps.
#2 Apartments: c.1936; conversion to apartments involving major alterations and/or new construction; Sanborn maps and newspaper account.
#3 Apartments: pre-1973; introduction of east elevation portal; Sanborn maps and aerial photographs.

 (Continued from other side)

16. Primary Architectural Style __ Not Applicable

__ Art Deco/Streamline Moderne	__ Gothic Revival	__ Mission Revival	__ Pueblo	_x_ 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: Vernacular**

17. Documents Available and Their Locations

New Mexico Historic Preservation Division
407 Galisteo Street, Suite 236
Santa Fe, NM 87501
(505) 827-6320

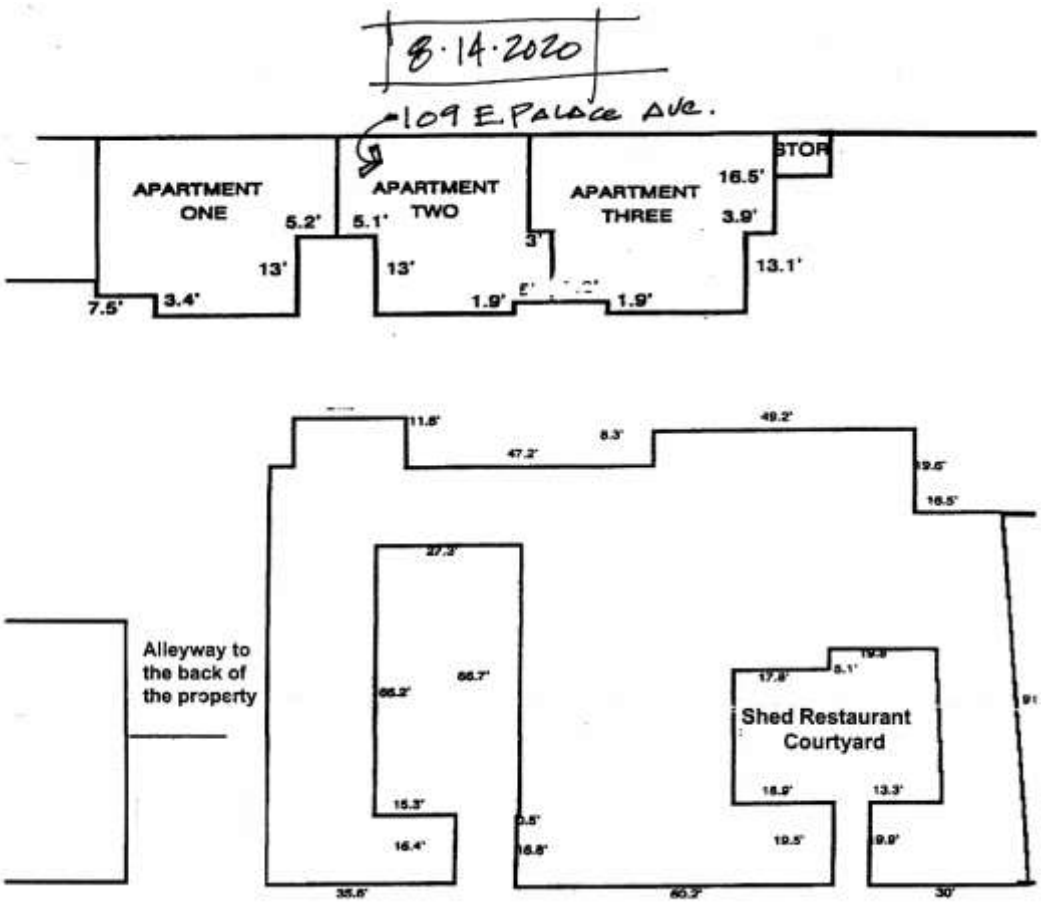
Historic Preservation Division
Land Use Department
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87504
(505) 955-6605

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing: N/A

19.Site Plan: Lot sketch map. Courtesy Kinsey Architecture + Construction.



Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

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1. Name of property: **109 East Palace Avenue Apartments**	**2. Location:** **109 East Palace Avenue** **Santa Fe:** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #: H-2961 – Supplement**
		4. County: Santa Fe
		5. Date of Survey: November 17-18, 2020

Architectural Description Continued

With a complicated genealogy, the building likely predates 1880, and from Sanborn fire insurance maps, it originally functioned as stables and storage. Its basic east-west massing was evident by the late 19th century. Over numerous decades it evolved, with sections demolished and replaced and then reworked again. In 1936, the combination stables and storage were converted into small apartments, ranging from one to three rooms. Based on the 1948 Sanborn map, it is mostly made of brick construction.

South Façade

The façade, with its mix of windows and doors, offsets, and voids, communicates its idiosyncratic growth (Photo 2).

The elevation is divided into roughly four sections. These hold entrances and windows for what were once apartments. The windows are mostly larger wood sash with 6/6 divisions. They have a typical muntin profile and locking mechanisms of a c.1930s window. Simple wood casings set flush to the stucco trim the windows.

Starting from the west is a short, recessed section with a single window (Photo 3). As it sits at a lower height and with different placement, it may be a remnant of an early structure shown on early Sanborn maps (Figures 5 & 6).

Moving east, rounded parapet ends delineate the next section. An enclosed portal sits below grade near the center (Photos 4 & 5). Continuing to the east are two large sash windows.

The subsequent section is a short, recessed wall fenestrated with two doors and two windows (Photo 6). The doors — inexpensive wood-panel-glass units — are flanked by four-light barn sash.

The final section is a rectangular roomblock with rounded parapet ends (Photo 7). Similar to the second section, it has large 6/6 wood sash windows with simple board casings.

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Secondary Elevations

The east elevation is characterized by its portal (Photo 8). Based on its design and construction, it appears to be an added-on feature. It shelters a single 15-light door leading to a former bedroom. The building concludes with a bump-out enclosing a small storage room.

The north elevation, sitting along a narrow alley, faces the Inn of the Anasazi. It has a similar array of older wood sash windows, but with wood casements at bathrooms (Photos 10 & 11).

A cementitious buckskin stucco lends some cohesion to the building's multi-decade evolution. So do the exaggerated parapets and relatively recent trough-type canales. These may represent non-historic interventions to help roof drainage.

The interior is a warren of small rooms, reflecting its use as four apartments (Figure 4). Observable rooms have flat, plastered ceilings. The small kitchenettes have period cabinetry and linoleum floors (Photo 11).

Historical Overview

This odd little building, which started as stables before being converted to storage, then to apartments, and finally to storage again, is mostly hidden from public view. It sits in an empty space between several buildings and is only partially visible from a street. Its history is equally somewhat hidden.

The buildings in front of it, lining East Palace Avenue, have a storied past, but there should be no temptation to tie this structure to them. Bearing the lofty name of the Arias de Quiros site, those buildings do qualify as true antiquity.[1] They represent the placita form of house, where historically four solid adobe walls enclosed a courtyard — a form of shelter dating to the Spaniard population's interaction with the Islamic world.

At least one of the placita homes stood on the north side of what is now the 100 block of East Palace Avenue before Reconquest. After 1692, the block took further shape. It is

[1] Historic Santa Fe Foundation, *Old Santa Fe Today* (Albuquerque: University of New Mexico Press, 1991), 87-88.

thought that Diego de Vargas began this work and later awarded the block to Captain de Arias de Quiros for his military service.[2] At the advent of the American conquest, as seen on Lt. Jeremy F. Gilmer's map of Santa Fe, the north side of the block had three courtyard homes. At some point in the 20th century, the placita in front of the subject building took on the name of Trujillo Plaza.

A Changing Stable

Sanborn fire maps, starting in 1883 and ending in 1948, provide a 65-year history of the property.

1883-1886
The building in 1883 is indicated to be a set of stables likely associated with a commercial structure to the west, fronting Washington Avenue (Figure 5). It consisted of three distinct sections. Starting at the west, the building started as an adobe rectangle joined to a brick square, ending with an L-shape form. Attached to the west end was a narrow, perpendicular frame structure of unknown use. Two of the units had gable roofs covered with tin. Three years later, the building had already changed. Based on the 1886 Sanborn, the west adobe portion had been replaced by a brick structure with a frame overhang (Figure 6). The far east section had also been modified.

1902-1908
This configuration continued until the late 1880s, after which the west and center sections were joined under one roof. By 1902, the perpendicular frame piece at the west was gone (Figure 7). Six years later, a small brick extension had been added to the east end (Figure 8). The building kept this form through the 1920s.

1930-1948
The next Sanborn map of 1930 reveals something different (Figure 9). By then, the stable function had been reduced to only the west end. The building now had three windows across its south façade and two porches but it was not designated a dwelling. This arrangement likely signaled a workshop or storage area.[3]

[2] Ibid, 87.
[3] Frank W. Clancy likely owned the property at this time. This is supported by a published probate notice describing the subject property as his estate. "Legal Notices," *Santa Fe New Mexican*, August 27, 1932, 5.

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The last available Sanborn map of 1948 shows the onetime stable subdivided into three dwellings (Figure 10). The building's footprint had a number of discernable offsets. Premised on the 1940 federal census, the conversion to apartments had occurred earlier.

A 1936 newspaper mentions that Severino Trujillo, a businessman and resident of namesake placita, was building small apartments at 109 East Palace.[4] Ensuing advertisements described various configurations, including two and three-room apartments — one with a radio and a Frigidaire, and another called a "bed-sitting room," a British term indicating a one-bedroom apartment where the single room doubled as a living room.

Behind a Secret

Early in 1943, the federal government took over Trujillo Plaza, just as it had with the Los Alamos Ranch School. The year before, the ancient building harbored a row of law offices, being once ideally situated on the same block as the county courthouse. It also was the home of its namesake, Severino Trujillo.

By March 1943, all one but of the attorney offices had been removed, and the building's heavy wrought-iron gate remained locked. An informal small blue sign with red letters was placed east of the entrance. It read:

"U.S. ENG-
RS"

This was an informal and cryptical way of saying nothing. In fact, it meant, "U.S. Engineers."[5]

Here, as often retold, Dorothy McKibben kept an office on the east side of the gate and worked as the literal gatekeeper for the secretive Manhattan Project. The old plaza also held offices for other Manhattan team members, including Columbia University chemist

[4] "Big Building Boom About to Hit Old Santa Fe," *Santa Fe New Mexican,* March 20, 1936, Section 2-5. As with many historic properties in Santa Fe, the changing addresses and sub-addresses of Trujillo Plaza challenge a complete understanding of the property's evolution and use.

[5] Jennet Conant, *109 East Palace: Robert Oppenheimer and the Secret City of Los Alamos* (New York: Simon & Shuster, 2005), 58.

Dana Mitchell, and advisers shipped from U.C. Berkeley. Robert Oppenheimer, the project's cosmic mastermind, maintained his office along the north wall.

According to author Jennet Conant in her book *109 East Palace*, Oppenheimer could open a pair of French doors and stare out into a walled garden.[6] But local historian and retired LANL engineer John Ruminer, who also wrote about 190 East Palace, described the back area as a parking lot, where a waiting vehicle would whisk scientists to the Hill.[7]

The 1944 city directory, the only one available for the period, shows the units (there were then four) occupied by servicemen.[8] Two are indicated to be working for the U.S. Navy Recruiting Station, which at that time sat at city hall; the others were with the army.

Given the high secrecy of the project, these jobs may have been fictitious. It's not too much of a leap of imagination to think these men may have had a role providing security for the building hiding this world-altering project. Dorothy McKibben recalled that "the place was under armed guard night and day,"[9] and the guards had to live somewhere.[10]

After the Bomb

While Trujillo Plaza would lose some of its heat and secrecy after the war, it continued to serve as the Los Alamos Scientific Laboratory's Santa Fe office until June 1963. By this time, the apartments in the old stable had turned civilian.

Two of the apartments housed young women, including Lillian Kidder (#1), a teacher, and the daughter of the architect Bradley P. Kidder.[11] Edith McManmon, a widow who

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[6] Ibid., 57.
[7] John Ruminer, email to John Murphey, December 20, 2020.
[8] Hudspeth Directory Company, *Hudspeth Directory Company, Santa Fe City Directory, 1944* (El Paso: Hudspeth Directory Company, 1944), 284; 336.
[9] McKibben quoted in "Smiling 'Front Man' for Atomic Bomb," *Santa Fe New Mexican*, June 30, 1963, 5.
[10] John Ruminer did not look into the origin and use of the former stables in his research on 109 East Palace Avenue (see below), but communicated to the author that the apartments made "some sense from a space standpoint" for the location of guards. John Ruminer, email to John Murphey, December 21, 2020. John Ruminer, *109 East Palace Avenue: A Microcosm of Santa Fe's Four Hundred Year History [Nutshell Series No. 4]* (Los Alamos, N.Mex.: Los Alamos Historical Society, 2013).
[11] Hudspeth Directory Company, *Hudspeth Directory Company, Santa Fe City Directory, 1953* (El Paso: Hudspeth Directory Company 1953), 152; 392.

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
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worked as a secretary for the Museum of New Mexico Library, occupied #3. Don Purcell, a designer for the New Mexico State Highway Department, lived in #4. All had telephones and pedestrian access to the best restaurants in town. The apartment represented a time when working people could live downtown — perhaps cheaply.

Since 1983, the building has served as storage for the Rainbow Man, and has experienced no further change.[12]

Evaluation of Historical Status

While much altered from its 19th-century origin as a stable, the building appears to have taken its current form, sans a few exterior changes, by at least the late 1940s. Its association with the Manhattan Project at this point is speculative but worthy of future investigation.

Conclusion

Given the above considerations, the recommendation is to maintain Contributing Structure status to the Downtown and Eastside Historic District.

[12] Zac Cox, telephone communication with John Murphey, December 22, 2020. Cox is the grandson of Rainbow Man proprietors Bob and Mary Kapoun.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Illustrations

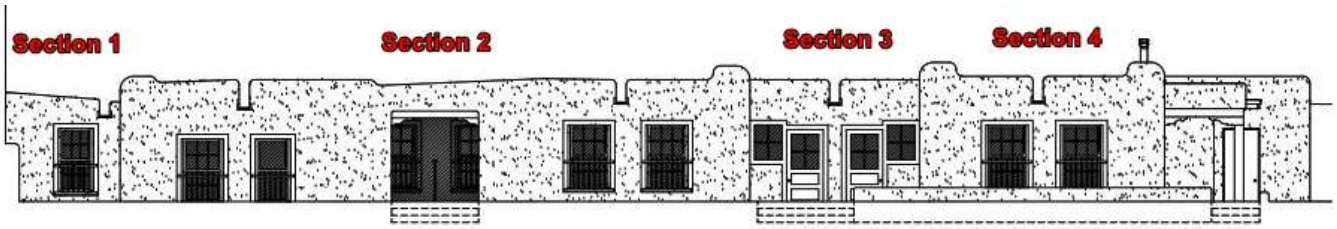


Figure 1: Existing south (front) elevation, 2020.
Courtesy Kinsey Architecture + Construction.

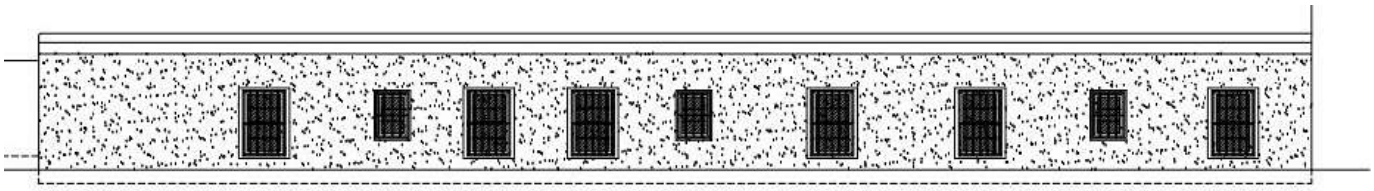


Figure 2: Existing north (rear) elevation, 2020.
Courtesy Kinsey Architecture + Construction.

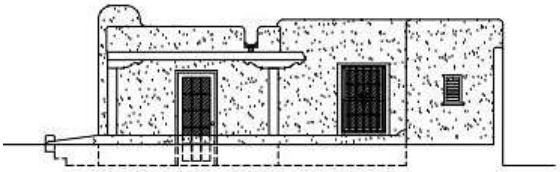


Figure 3: Existing east elevation, 2020.
Courtesy Kinsey Architecture + Construction.



Figure 4: Existing floor plan, 2020.
Courtesy Kinsey Architecture + Construction.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

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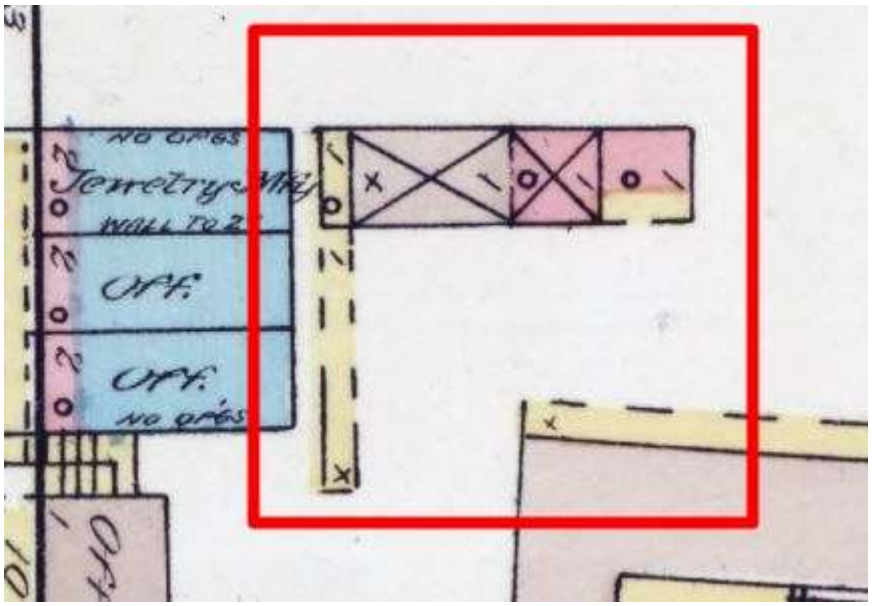


Figure 5: 1883 Sanborn Fire Insurance Map.

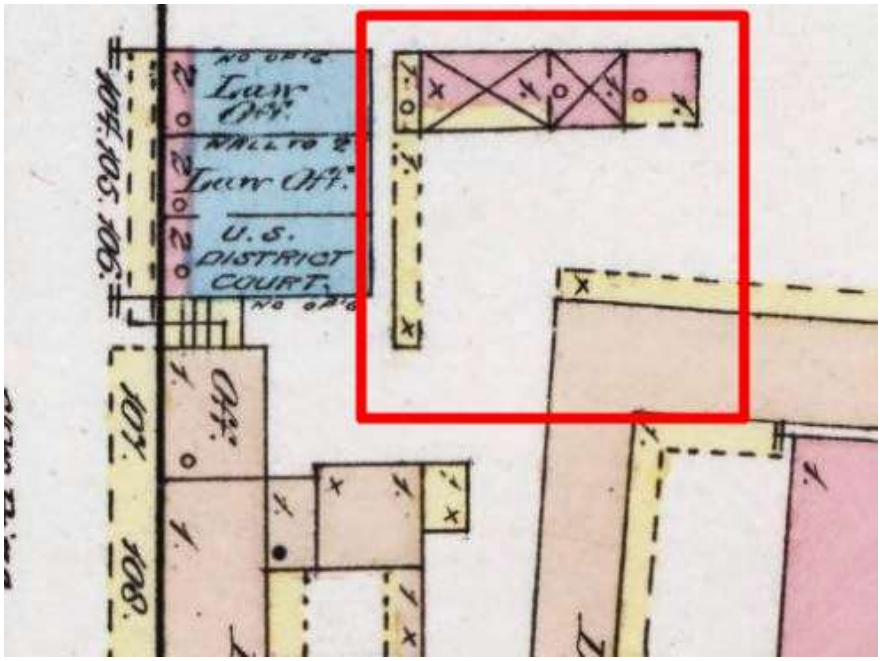


Figure 6: 1886 Sanborn Fire Insurance Map.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

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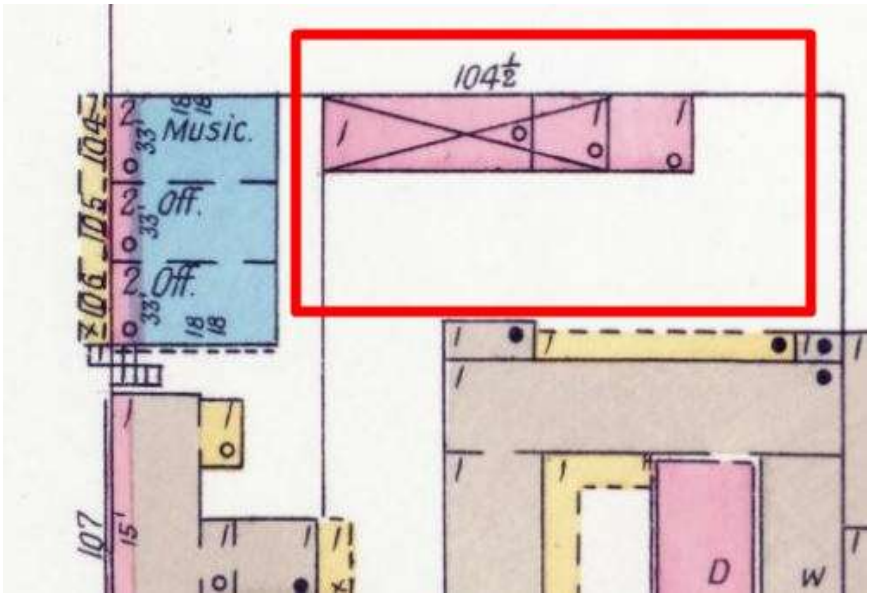


Figure 7: 1902 Sanborn Fire Insurance Map.

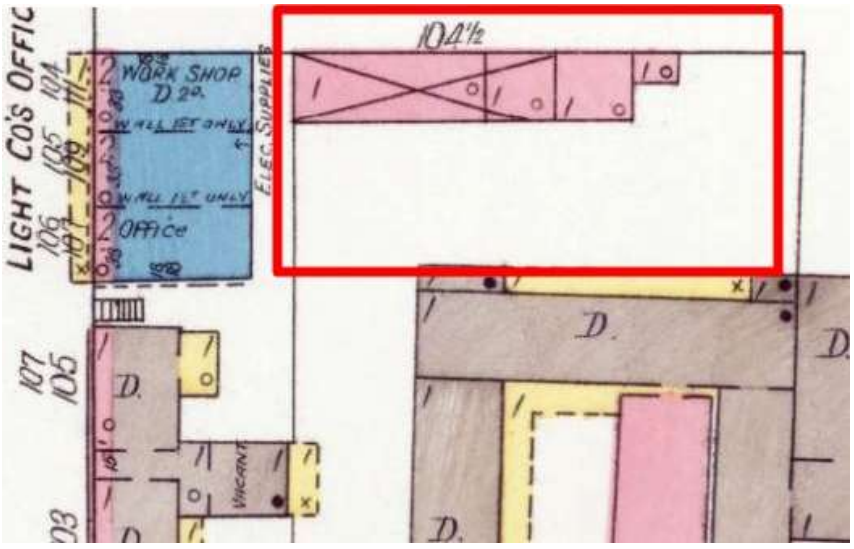


Figure 8: 1908 Sanborn Fire Insurance Map.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

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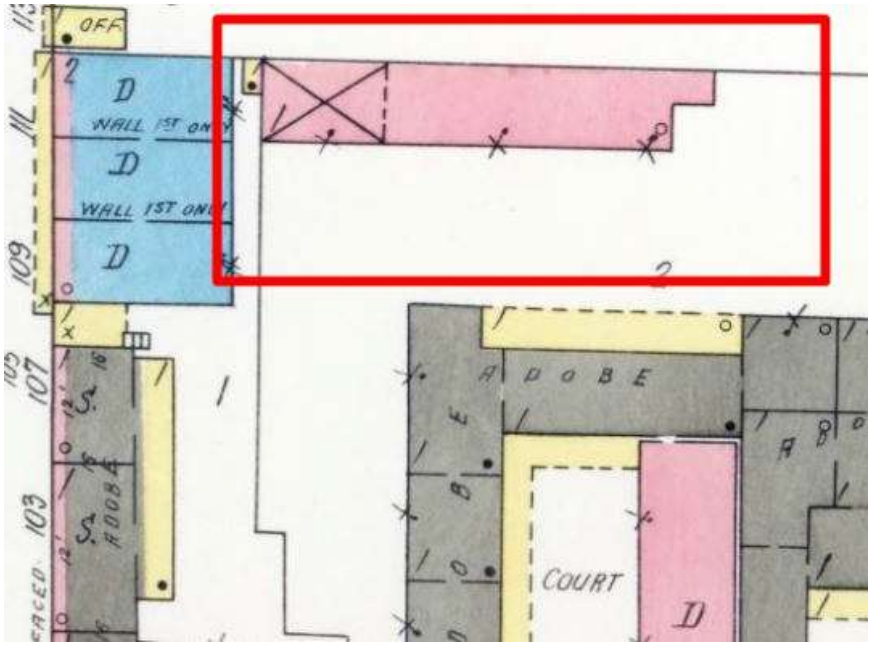


Figure 9: 1930 Sanborn Fire Insurance Map.

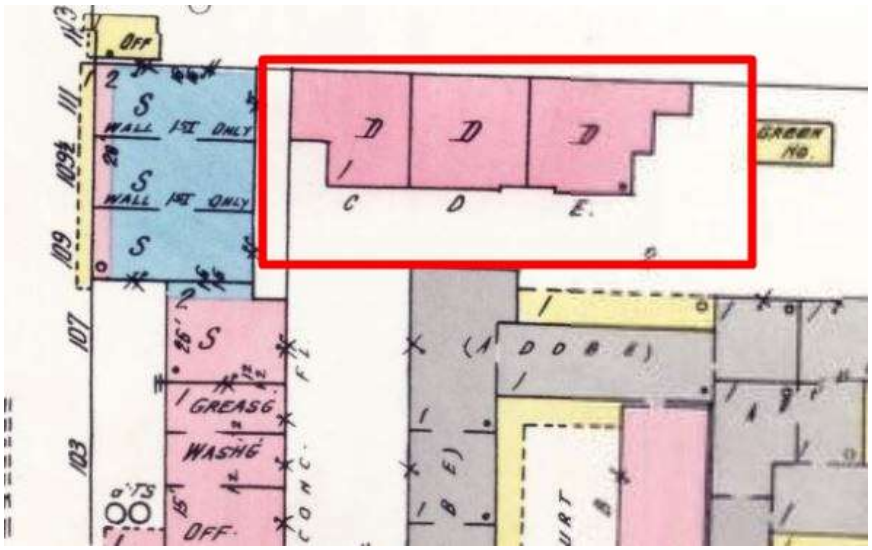


Figure 10: 1948 Sanborn Fire Insurance Map.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

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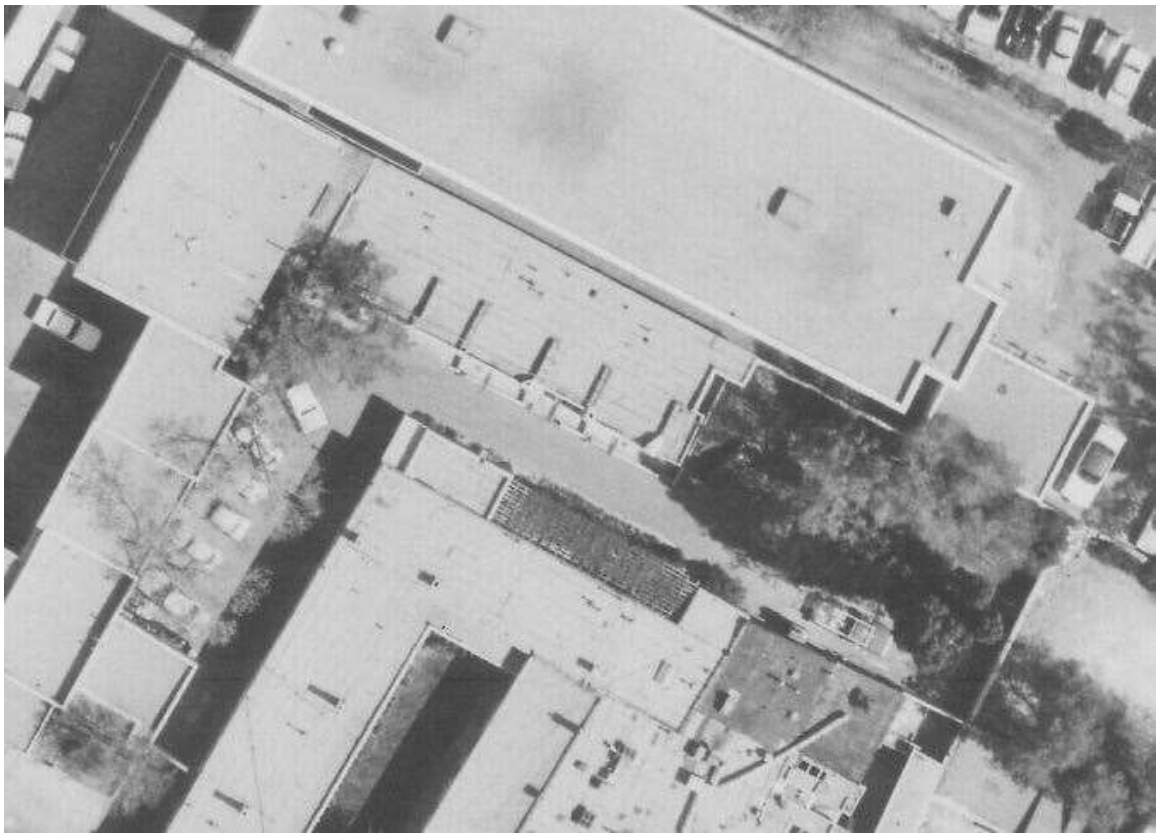


Figure 11: 1973 aerial photograph.
Courtesy New Mexico Department of Transportation.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

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Survey Photographs

(All images taken by Sharon Joyce on November 18, 2020 unless otherwise noted).



Photo 1: Setting.
The Shed Restaurant at center.
November 17, 2020.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 2: Partial south elevation.
Camera facing northeast.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

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		4. County: Santa Fe
		5. Date of Survey: November 17-18, 2020



Photo 3 South elevation, Section 1.
Camera facing northwest.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 4: South elevation, Section 2.
Camera facing northeast.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 5: South elevation, Section 2, portal.
Camera facing north.
November 17, 2020.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 6: South elevation, Section 3.
Camera facing north.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 7: South elevation, Section 4.
Camera facing northeast.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 8: East elevation.
Camera facing northwest.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

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Photo 9: North elevation (right).
Camera facing east.
Carlos Kinsey, August 28, 2020.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

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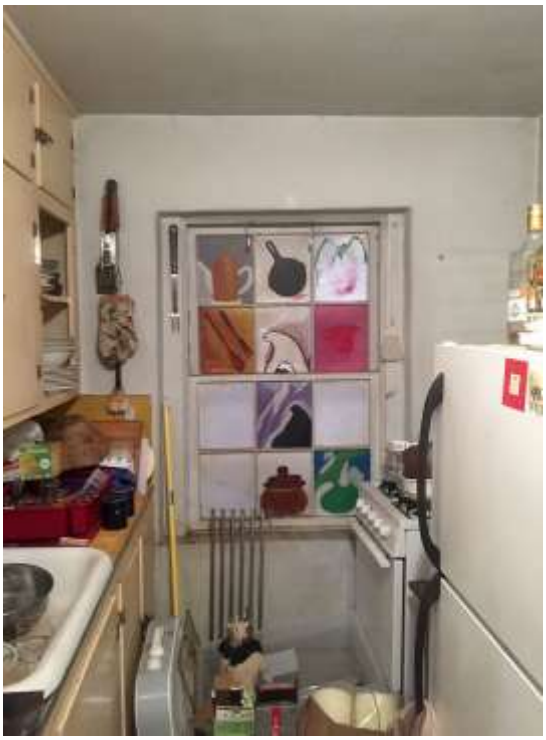


Photo 11: Interior photographs of north elevation windows.
Camera facing east.

K I N S E Y A R C H I T E C T U R E

3600 Cerrillos Road #205 Santa Fe, NM 87507

phone 505 469-5396

March 24, 2021

City of Santa Fe
Historic Preservation Section
200 Lincoln Ave.
Santa Fe, NM 87504-0909

APPLICATION LETTER
RE: 109 East Palace Ave.
STATUS REVIEW

Daniel Schwab,

This request is for Status Review of the existing building at 109 East Palace Avenue. There is no change in the building area or building footprint.

Sincerely,



Carlos Kinsey
Kinsey Architecture
info@kinseyarchitecture.com
3600 Cerrillos Road, #205
Santa Fe, NM 87507
Ph. (505) 469-5396

Kings

Official Map

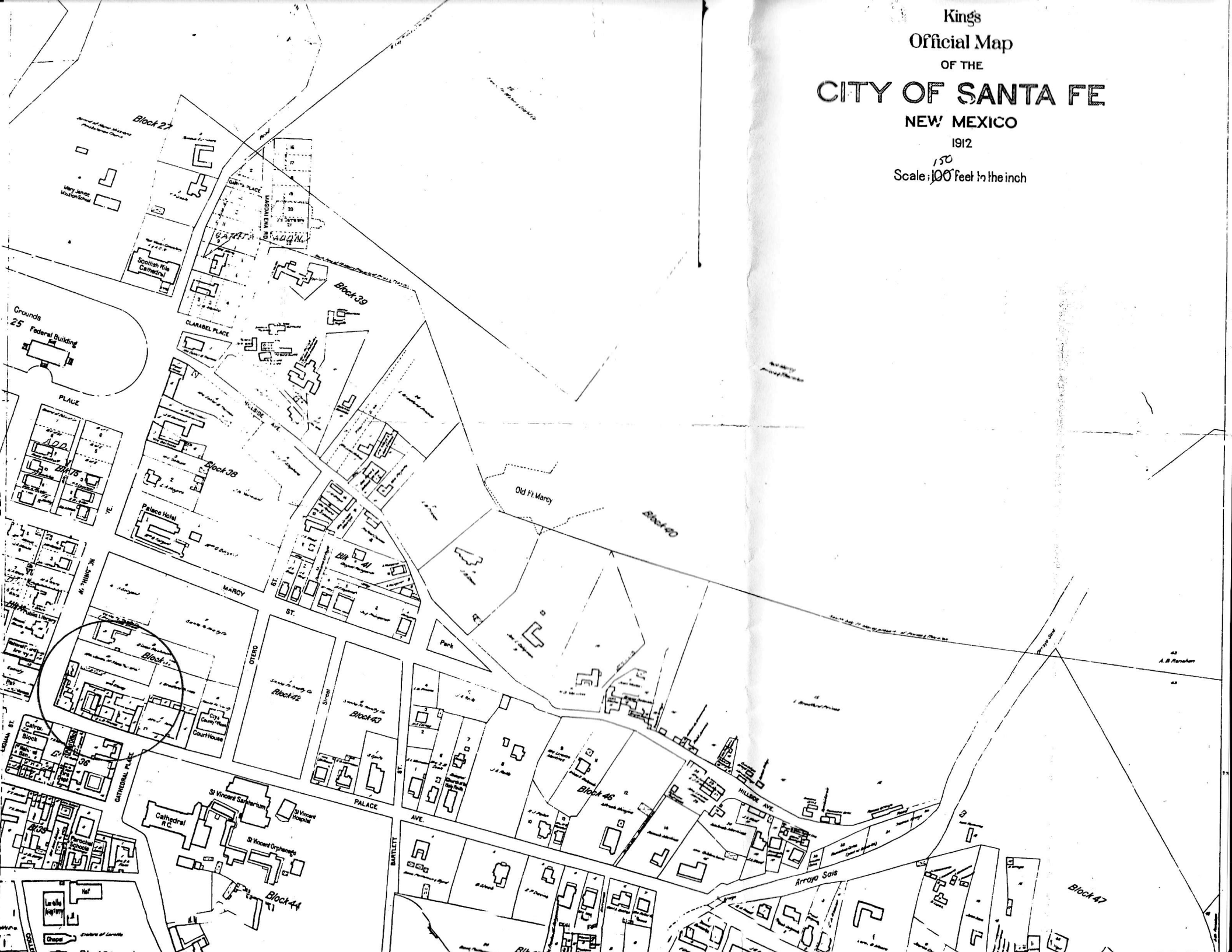
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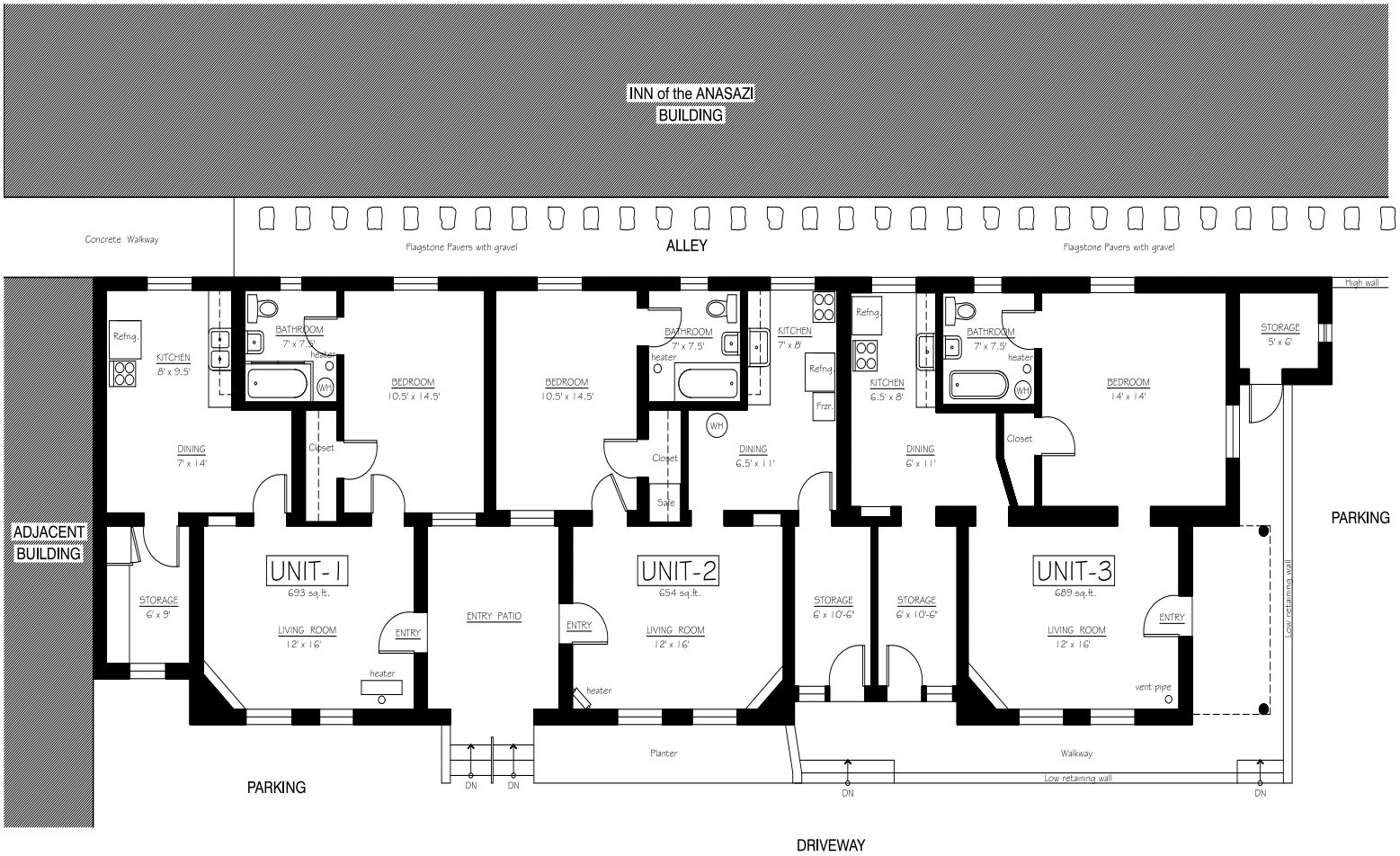
CITY OF SANTA FE

NEW MEXICO

1912

Scale: 150 feet to the inch





1 / A-1 FLOOR PLAN - EXISTING

Architect:

STATE OF NEW MEXICO
CARLOS A. KINSEY
No. 3388
REGISTERED ARCHITECT

KINSEY
ARCHITECTURE + CONSTRUCTION
3600 Cerrillos Road, Unit 205
Santa Fe, NM. 87507
505.469.5396

REMODEL for
109 EAST PALACE AVE.
Santa Fe, NM 87505
690 Callecita Jicarilla

REMODEL

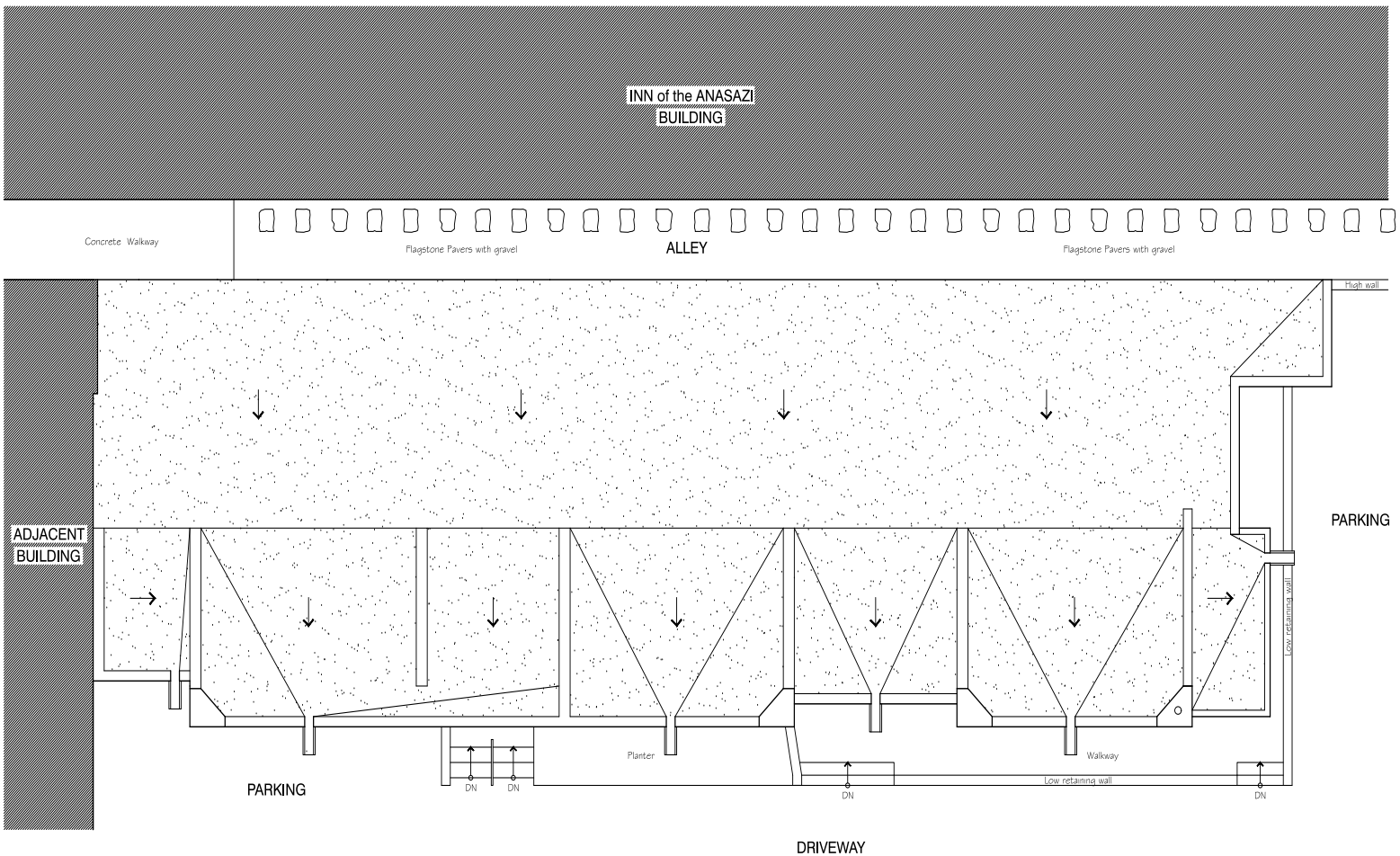
Date
SEPT. 8, 2020

Revised:

Drawn by CK
Checked by CK

Sheet Title
EXISTING FLOOR PLAN
Scale:
1/4"=1'-0"

Sheet No.
A-1



1 / A-2 ROOF PLAN - EXISTING

Architect:
STATE OF NEW MEXICO
CARLOS A. KINSEY
No. 3388
REGISTERED ARCHITECT

KINSEY
ARCHITECTURE + CONSTRUCTION
3600 Cerrillos Road, Unit 205
Santa Fe, NM, 87507
505.469.5396

REMODEL for
109 EAST PALACE AVE.
690 Callecita Jicarilla Santa Fe, NM 87505

REMODEL

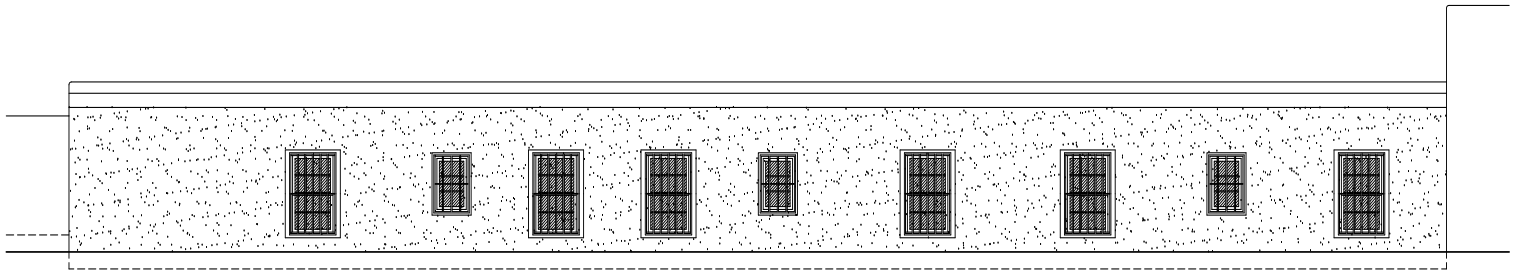
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SEPT. 8, 2020

Revised:

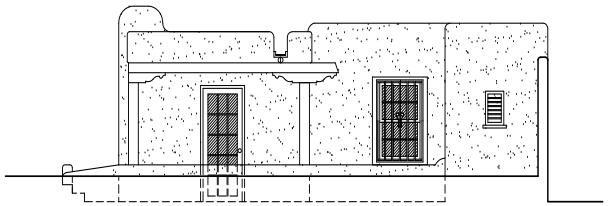
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Checked by CK

Sheet Title
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Scale: 1/4"=1'-0"

Sheet No.
A-2



3 A-3 EXISTING - REAR ELEVATION (North)



2 A-3 EXISTING - SIDE ELEVATION (East)



1 A-3 EXISTING - FRONT ELEVATION (South)

Architect:

STATE OF NEW MEXICO
CARLOS A. KINSEY
No. 3388
REGISTERED ARCHITECT

KINSEY
ARCHITECTURE + CONSTRUCTION
3600 Cerrillos Road, Unit 205
Santa Fe, NM. 87507
505.469.5396

REMODEL for
109 EAST PALACE AVE.
690 Callecita Jicarilla Santa Fe, NM 87505

REMODEL

Date
SEPT. 8, 2020

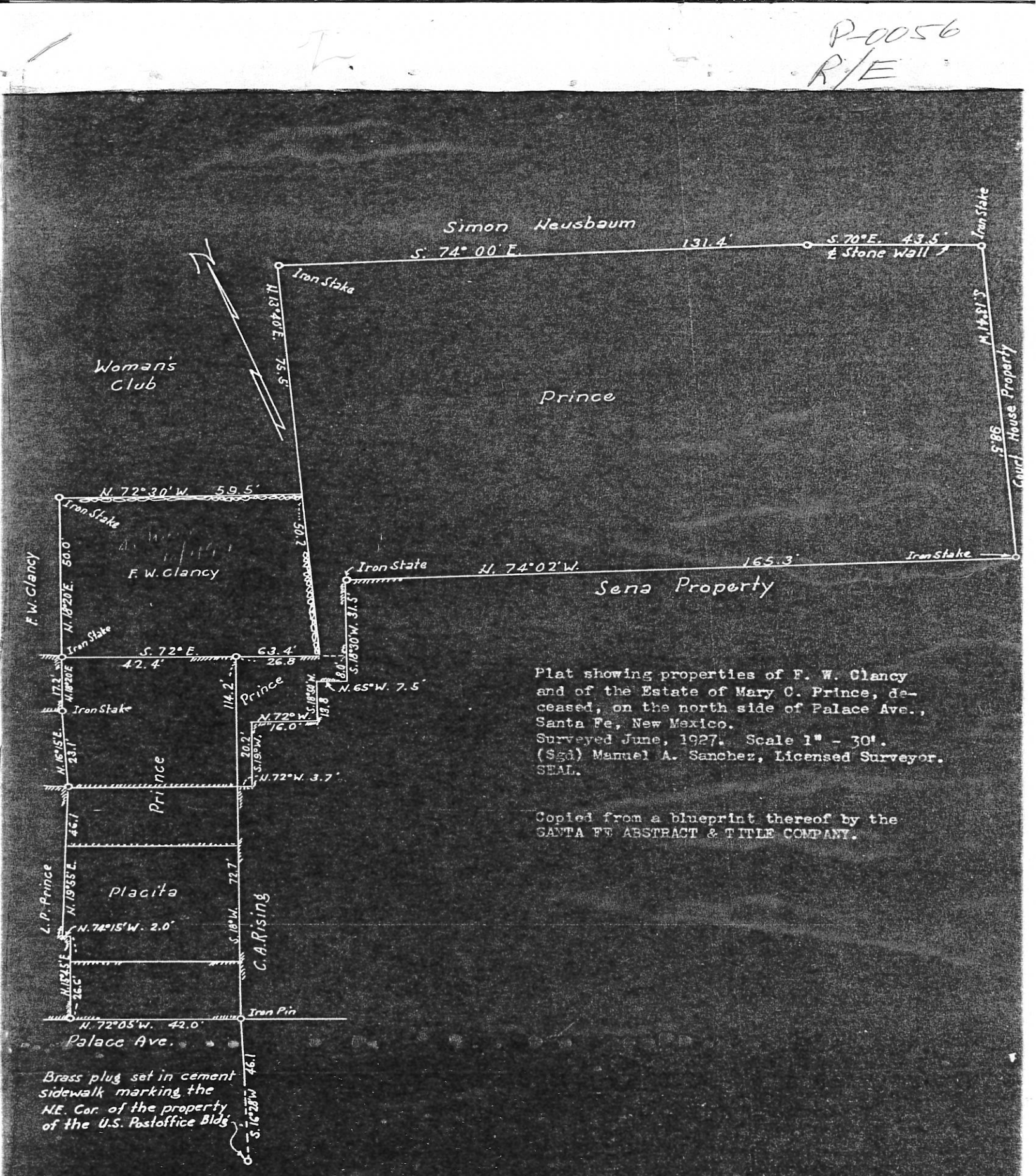
Revised:

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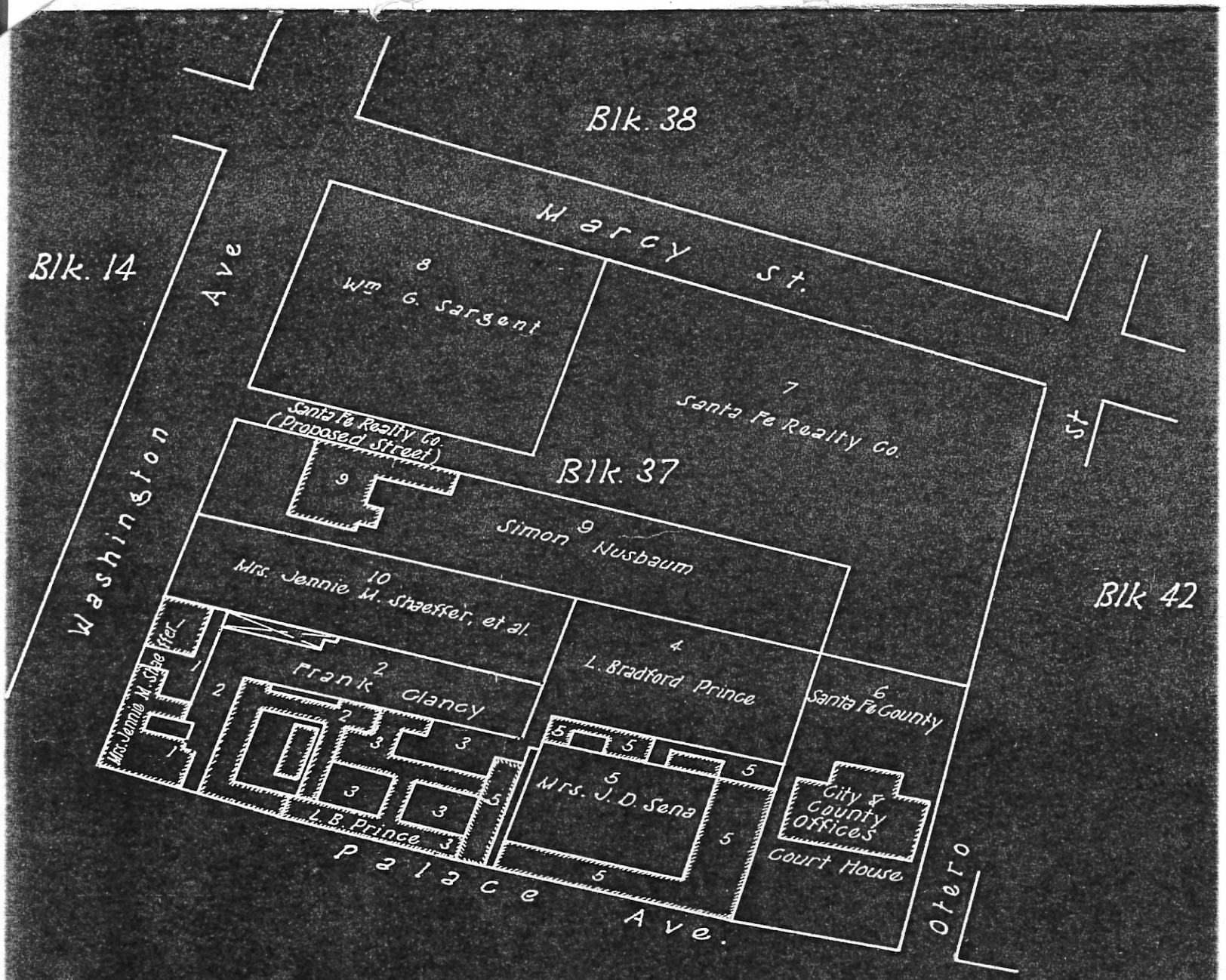
Sheet No.
A-3

P-0056
R/E



Plat showing properties of F. W. Clancy and of the Estate of Mary C. Prince, deceased, on the north side of Palace Ave., Santa Fe, New Mexico.
Surveyed June, 1927. Scale 1" - 30'.
(Sgd) Manuel A. Sanchez, Licensed Surveyor.
SEAL.

Copied from a blueprint thereof by the SANTA FE ABSTRACT & TITLE COMPANY.



Plat Showing a Portion of Block No. 37
King's Map of Santa Fe, N. M.

Copied by

THE SANTA FE ABSTRACT & TITLE CO.

Scale : 1" - 100'

City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2021-003459--HDRB

Project Description:

Project Location(s): 104 CALLE LA PENA
Santa Fe, NM 87505

Contacts:

Property Owner: KAY & DARCY ANDERSON
2005 WOOD THRUST CT CT
WESTLAKE, TX 76262
kander417@aol.com

Historic District: HD: Downtown And Eastside

Historic Building Status:

Non-Statused: False Non-Contributing: False Contributing: False Significant/Landmark: False

Primary Elevations:

Publicly Visible Facade-East: Yes

Publicly Visible Facade-North: No

Publicly Visible Facade-South: Yes

Publicly Visible Facade-West: No

Historic District Inventory Number: 1991

Year of Construction: 1958-66

Project Type: Remodel

Historic Building Name:

City of Santa Fe, New Mexico

memo

DATE: April 27, 2021

TO: Historic Districts Review Board Members

FROM: Daniel Schwab, Senior Planner, Historic Preservation Division

---

Case # 2020-003459-HDRB

Address: 104 Calle la Pena
Historic Status: non-contributing
Historic District: Downtown and Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

____ District Standards & yard wall & fence standards.

__x__ Historic Inventory Form

__x__ Zoning Review Sheet

____ Other:

APPLICANT SUBMITTALS

__x__ Proposal Letter

__x__ Site Plan/Floor Plan

__x__ Elevations

__x__ Photographs

____ Other:

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:

104 Calle la Pena is a single-family residential structure with non-contributing status to the Downtown and Eastside Historic District. It is 1540 square feet in size and is constructed in a Spanish Pueblo Revival Style. It was constructed originally as 2 small structures, one prior to 1958, the other after 1966. These were joined into one with substantial additions after 1973. It also has adobe yard walls, constructed prior to 1966, with their height being raised from 6 feet 6 inches to 7 feet 2 inches in 1971-2. The yard wall gate opening along Calle la Pena was widened in 2012.

The applicant proposes the following:

1. Replace and enlarge the south portal to 100 square feet. It will have wooden structural elements stained a medium brown.
2. Remove the two entries on the south and east elevations, including the portal on the south elevation. The stucco of the infilled wall will be El Rey “Desert Rose”.
3. Construct a 710 square foot addition on the east elevation to a height of 12 feet, the same height as the existing structure. Windows will match the existing teal, and will be of aluminum clad with divided lights.
4. Add egress doors on the north façade;
5. Replace vehicular and pedestrian gates on the south yard wall along the streetscape. This will include widening the non-historic opening in the wall from 10 to16 feet. The wrought iron pedestrian gate will be raised from about 3 feet to about 6 feet;
6. Create a new opening and install a gate of stained wood in the north yard wall.
7. Reconfigure yard walls and construct a low wood picket fence and pedestrian gate to the guest house.

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:

Date Submitted: March 29, 2021

Property Owner of Record: Darcy and Kay Anderson

Applicant/Agent Name: Colleen Gavin / JenkinsGavin, Inc

Contact Person Phone Number: (505) 820-7444

Site Address: 104 Calle la Pena

Proposed Construction Description: Remodel and Additions

TOTAL ROOF AREA:

Zoning District: RC-8

Overlay: ☐ Escarpment ☐ Flood Zone* ☒ Other: Historic Districts

Submittals Reviewed with PZR:
☒ Legal Lot of Record ☐ Development Plan ☐ Building Plans
☒ Existing Site Plan ☒ Proposed Site Plan ☒ Elevations

Supplemental Zoning Submittals Required for Building Permit:
☐ Zero Lot Line Affidavit

Access and Visibility: ☐ Arterial or Collector** ☐ Visibility Triangle Required

Use of Structure: ☒ Residential ☐ Commercial Type of Use:

Terrain: ☐ 30% slopes N/A

*See note on 2012 PZR re: existing legal nonconformity

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

Lot Coverage : 53.2 % (proposed)
☒ Open Space Required: 1,616 sf
O.S. Provided = 1,631 sf

Setbacks:
Proposed Front: 4'-10" Minimum: 0' w/ 6-8' wall
2nd Front? ____
Proposed Rear: 0' (existing) Minimum: 5' w/ 6-8' wall
Proposed Sides: L 0' R 0' (existing) Minimum: 5 ft

Height: Proposed 12'
Maximum Height: 16'-3" or
☒ Regulated by Historic Districts Ordinance
☐ Regulated by Escarpment District

Parking Spaces:
Proposed 2 Accessible N/A
Minimum: 1* *See note on 2012 PZR re: existing legal nonconformity

Bicycle Parking:**
Proposed: ____ Minimum: N/A
** Commercial Requirement

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

Colleen Gavin [☐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 3/29/2021 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: Lee Logston **DATE:** 3/30/21

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

Revised 1-14-13

ARCHITECTURAL
History Services

John W. Murphey
Architectural Historian
SANTA FE+SAN FRANCISCO
John@archhistoryservices.com

March 29, 2021

Colleen C. Gavin, Principal
Jenkins-Gavin
130 Grant Avenue, Suite 101
Santa Fe, NM 87501

RE: 104 Calle La Pena- Historic Footprint Study – Residence and South Street Wall (PN#10670976).

Dear Ms. Gavin:

As requested, I analyzed the evolution of a building and a wall located on a parcel at 104 Calle La Pena. This was conducted, as I understand, to inform preliminary planning for a future renovation project. Through my research, which included aerial photographs, maps, drawings, city directories, newspaper accounts, and property records, I determined that the Residence experienced a radical increase in footprint outside the historic period. Equally, the South Street Wall has undergone considerable change in height and alteration of openings.

Administrative Background

The approximately east-west oriented rectangular parcel includes two buildings taking up the lot's respective east and west portions. These are identified on a c.2010 boundary survey plat as the "Residence" (104) at the west and "Guest House" (104 ½) at the east. This study is focused only on the Residence and the South Street Wall.

The Santa Fe County Assessor sketch and property description map further define the structures. The Residence is recorded at 2,003 square feet and given a 1948 construction date. Both buildings have designations on the City of Santa Fe's "official" GIS status map. The Residence is Non-Contributing; the South Street Wall has no status.

These designations reflect earlier survey work, which resulted in the 1988 Camino del Monte Sol Historic District, listed on the National Register of Historic Places (NRHP# 88000440). In both the survey and register district, 104 Calle La Pena has a Non-Contributing designation. A 1991 New Mexico Historic Building Inventory prepared by City of Santa Fe Historic Preservation Division staff confirms this status.

Historical Background

Various land records provided by the current owner present a fragmented history of the property's ownership. This report attempts to flesh out the story.

H. H. Dorman Subdivision

The subject house sits within the southwest corner of what was historically titled Tract C, Lot 1, of the H. H. Dorman Subdivision.

Its developer, Harry Howard Dorman, arrived in Santa Fe on January 1, 1901, with a case of advanced tuberculosis. Born of means in Connecticut in 1872, Dorman grew up in the Upper West Side of Manhattan. His father, Orlando Porter Dorman, could trace his lineage to early New England; an ancestor helped found Boxford, Massachusetts, in the 1640s.[1]

Like many recovered "lungers," Dorman stayed in Santa Fe, attracted to its exoticism, and seeing business opportunity. He appears to have first worked in the dry goods sector, likely still associated with his father's company. He then tried selling life insurance, a pursuit he recalled years later as a "tough business in those days."[2] He next got involved in real estate. Santa Fe at the time was experiencing a small boom of new subdivisions south of the Santa Fe River.[3] In 1904, Dorman purchased property along College Street and built houses on spec in the Buena Vista Addition.[4]

In the 1920s, Dorman joined other builders who acquired Hispanic agricultural land along Acequia Madre, converting them into small residential tracts.[5] This likely began with Agustin A. Sosaya, a small-time home builder who developed an enclave of picturesque adobe houses on San Antonio Street.[6] John Q. Adams followed, platting a former orchard just west of the subject property as the Los Arboles subdivision.[7]

Dorman had his lot surveyed in 1933, filing a plat seven years later on October 8, 1940 (Figure 1). The north-south-oriented subdivision was divided into seven lots, of which Lot 1 was the second largest. The development was accessed from the east at Camino del Poniente by an ell-shaped street originally named Camino Tranquilo. On the plat, it terminated as a bulb cul-de-sac.

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[1] Mitchell C. Harrison, compiler, *New York State's Prominent and Progressive: An Encyclopedia of Contemporaneous Biography, Volume II* (New York: New York Tribune, 1900), 110.
[2] Quoted in *Santa Fe New Mexican*, May 12, 1957, 16.
[3] Ibid.
[4] *Santa Fe New Mexican*, April 15, 1904, 5.
[5] According to the 1912 King's "Map of Santa Fe," Dorman already had the lot under possession.
[6] Michael Belshaw, *Camino Del Monte Sol Architectural Historic Survey* (City of Santa Fe, 1984), 36.
[7] John Murphey, "415 Camino Manzano, Joseph and Helen Flynn House and Associated Buildings, Santa Fe, Santa Fe County, New Mexico," New Mexico Historic Cultural Properties Inventory 1 & 2, Prepared for Hoopes + Associates, Architects, Ltd. Co., August 29, 2017, 10.

It is unclear how Camino La Pena developed after the initial subdivision. In his study of the Camino del Monte Sol area, Michael Belshaw found no public documentation of construction but guessed that it occurred in the 1920s or early '30s. From aerial photographs, it is clear that the subdivision didn't develop until the 1950s.

Riggs' Refuge

Lot 1 remained unsubdivided when playwright Rollie Lynn Riggs bought it in c.1935 and built a bachelor's hideaway. Born in 1899 in Claremore, Oklahoma, Riggs had first visited Santa Fe in autumn 1923 to cure his own tuberculosis. At Sunmount Sanatorium, he occupied a second-story room — with a wicker chair, small writing desk, and French doors opening to a sleeping porch.[8] There he met fellow poets Alice Corbin Henderson and Ivor Winters, and architect-to-be, John Gaw Meem.

A published writer, Riggs drifted to Witter Bynner's developing salon on Buena Vista hill, where he met Santa Fe's literati. He became close friends with Ida Rauh Eastman (1877-1970), who encouraged him to write plays. Eastman, a famous suffragette and onetime actress who helped found the Provincetown Players (and who had introduced socialism to her first husband, New York activist-journalist Max Eastman (1883-1969)), would later own the subject property.

Riggs wrote his first significant play, *Knives from Syria,* in 1925, for the Santa Fe Players, a Little Theatre Movement group. It premiered at the Rialto Theatre on Lincoln Avenue on May 12, 1925.[9] He also penned articles for the local literary magazine *Laughing Horse*, and poems that were published in national journals. He spent his days at Mary Austin's Meem-designed home on Camino del Monte Sol, strumming a guitar and signing Oklahoma folk songs.[10] With his plays picking up interest and his tuberculosis muted, Riggs left Santa Fe for Broadway in 1926. His 1930 play, *Green Grow the Lilacs*, would later become the hit musical, *Oklahoma!* (1943).

Riggs visited Santa Fe frequently, finding it a spiritual refuge. Seeking to set down roots, the peripatetic playwright bought an unimproved tract along the Acequia Madre to build a home. The parcel, Lot 1 of the Dorman Subdivision, sat near his friend Ida Rauh Eastman's house. Eastman, also of a peripatetic nature, had established her own shallow roots in Santa Fe, living at first with painter Andrew Dasburg and later building a home and small art colony on Calle de Poniente.

[8] Phyllis Cole Braunlich, *Haunted by Home: The Life and Letters of Lynn Riggs* (Norman, Okla.: University of Oklahoma, 1988), 6.
[9] *Santa Fe New Mexican*, May 4, 1925, 2.
[10] Cole Braunlich, *Haunted by Home*, 29.

Riggs began construction on his home, an evolving traditional adobe house, which he would add upon over a few years. The house, arranged down a narrow lane off Acequia Madre, stands just north of the subject property. The same year, he sold the southernmost piece of the property, Tract C, to Eastman.[11]

Though he traveled widely, Riggs always returned to Santa Fe in the summer. In 1939, he retreated to Santa Fe with Enrique Gasque-Molina — a young painter and playwright he met in Merida, Mexico. On the property, Riggs built a studio for Gasque-Molina over a garage.[12] The studio seems to correspond with a building at the subject property's northeast corner, associated with a different owner.[13] Riggs and Gasque-Molina spent a productive summer with Enrique, painting and writing poetry. The couple had help, including Hazel, "a negro girl," and her husband, a gardener.[14]

Riggs left Santa Fe permanently the following year, to seek his fortune as a screenwriter in Hollywood, selling the house in April 1940. The property was purchased by artist William (Bill) Cannon and his wife Emily, a writer.[15] A few days later, the Cannons sold the studio to fellow artist Dorothy Stauffer.[16]

104 Calle la Pena

In 1942, Eastman deeded the tract containing 104 Calle La Pena to her only son Daniel Eastman, an actor (later psychologist). Daniel re-deeded the property to his mother a year later, with her deeding it back again in 1956.[17] During this period, neither one lived in Santa Fe, suggesting the land may have sat idle. Daniel Eastman died in 1969.

As a street name, Calle La Pena does not appear in a Santa Fe city directory until 1960. The first listing for 104 Calle La Pena occurs in 1963.[18] Its first occupant, a widow named Helen Walton, had moved Santa Fe the same year. Another widow, Vena McConnell, leased the house several years later. The succession of older, single women indicates the rental was affordable for this demographic.

In 1968, Michael Zakroff — a 21-year-old St. John's College sophomore with big plans — lived on the property. Zakroff, the son of a Philadelphia machinery company president, used it as

[11] Santa Fe County Probate Case No. 4749, October 31, 1971.
[12] Cole Braunlich, *Haunted by Home*, 149.
[13] Legal records refer to this building as a garage and/or studio. Santa Fe County Probate Case No. 4749, October 31, 1971.
[14] Ibid., Riggs quoted, 167. It is tempting to think the subject building was quarters for help, but there is no evidence supporting this, and the lot at the time was under Eastman's ownership.
[15] *Santa Fe New Mexican,* April 15, 1940, 1.
[16] Ibid., April 19, 1940, 3.
[17] Santa Fe County Probate Case No. 4749, October 31, 1971.
[18] Hudspeth Directory Company**,** *Hudspeth's Santa Fe City Directory, 1963* (El Paso: Hudspeth Directory Company: 1963), 32.

storage for his metalworking tools distribution business.[19] Memory of a large gate at the south edge of the property may tie to this enterprise. The following year, apparently with money to burn, he formed a partnership with architect John Midyette to develop a gated compound with saunas and a private club. Zakroff would later start a warehousing business and a steel company.[20]

In 1973, Daniel Eastman's estate went into probate, with three of his heirs claiming title to the property.[21] It then passed to David Gartner, the first known owner-occupant, who, from a previous property owner's recollection[22] and a published legal notice, made significant changes to the lot. As discussed in the review of aerial photographs, these likely encompassed multiple additions to the Residence and modifications to the South Street Wall.

In 1976, Gartner sought a variance from the Board of Adjustment to construct directly onto a side lot line (Board of Adjustment Case # V-1976-19)[23]. It is unclear whether this petition was for the Residence or Guesthouse, or both. Zero-lot-line construction is a factor in the Residence's footprint expansion.

In evidence submitted for a previous Board hearing, a former owner with direct knowledge stated that Gartner raised the South Street Wall by 3' and altered one of its openings (Figure 2).

Aerial Photographs

While not precise, aerial photographs help establish a property's development. An aerial photograph's usefulness depends on the airplane's altitude, time of year, and conditions on the ground including tree cover. These factors, along with natural geometric distortions caused by the camera, limits the usefulness of aerial photographs — typically to only validating a building's existence and relative footprint during the time of flight. Shadow lines shown on an aerial help indicate a structure's relative height.

1958

Residence

The first reliable aerial photograph from 1958 shows the subject property to be open and mostly undeveloped (Figure 4). There are two discernable buildings. The larger, the Residence, is a northwest-southwest oriented rectangle, which appears to have a window on its south

[19] *Santa Fe New Mexican*, November 3, 1968, A11. Further on information on Zakroff was derived contemporary newspaper accounts and public records.
[20] Four letters were sent to Zakroff, who now lives in Colorado, seeking further information on the property. He did not respond.
[21] Legal notice [Case No. 4749], *Santa Fe New Mexican*, July 23, 1973, B6.
[22] A letter was sent to Thelma A. Smith, who now lives in Colorado, seeking further information on the property. She did not respond.
[23] Legal notice, [Case # V-1976-19], *Santa Fe New Mexican*, July 2, 1976, B3.

elevation. The other is the beginning of the Guesthouse. The Residence has discernable parapets along its south and east elevations; a tree canopy obscures the west roof edge. This building seems to be free-standing with no attached structures or additions. There may be a small, secondary structure at the property's northwest. The function of this structure is unclear.

South Street Wall

Based on shadow lines, there is no street wall proximate to the Residence; however, there may be a section of low yard wall immediately in front of the building. To the east, there is a street wall that continues eastward along Calle La Pena for a short distance.

1966

Residence

On the next available aerial, the rectangle at the southwest corner appears to be in residential use (Figure 5). Its rectangular form is still dominant.

Northwest of the rectangle is a chevron-shaped line that could be the beginning of the six-sided volume holding the northwest bedroom. But if it were this structure, its north and east parapet lines would be visible on the aerial. Instead, the area appears to be earth. Between the Residence and the chevron-shaped line is a small structure casting a shadow at its west exposure.

Additionally, the aerial shows a rectangular structure near the Residence's southwest side. Attached to the street wall, it appears to be the same height as the house. This structure is no longer extant.

Visible across the east elevation is a concrete patio, supporting the idea that the building has a residential function.

South Street Wall

Visible now is a street wall along the entire south edge of the property. From shadow lines, it appears to be low in height in front of the Residence. Beginning at the west and moving eastward, it starts by following the cul-de-sac curve and then Calle La Pena's straight alignment to Abeyta Street. East of the Residence is a wide break in the wall, likely coinciding with a previous owner's recollection of a gate opening to the patio.

1973

Residence

The 1973 aerial reveals a greatly evolved landscape (Figure 6). The building at the southwest corner, representing the Residence's core, maintains its unimpeded rectangular form. To the northwest stands an oddly shaped, six-sided structure of a different height. This structure currently holds the northwest bedroom. These two volumes seem to be joined by a lower roofed, square-shaped form. The east and west edges of the middle structure do not align with the same walls shown on the current floor plan. This may indicate there was an additional extension at its west and/or east edges.

1978

Residence

Because of tree cover, a good portion of the Residence is not visible. Despite the tree cover, the small northeast addition (now holding the master bedroom bath) is evident. A canopy or greenhouse is attached to the east façade (Figure 7).

South Street Wall

The 1978 aerial shows a different street wall configuration at the southwest corner than what is in place today. At the time, this section was considerably shorter than it is today.

Conclusion

Property

It is clear from land records that Tract C was associated with Lot 1 until 1935, when Lynn Riggs deeded it to Ida Rauh Eastman. Given that Riggs had just purchased the property, it is doubtful it has any association with the playwright. The lot appears to have only come into domestic use in the early 1960s.

Residence

As evidenced by aerial photographs, the building began as a simple rectangle form. It originally had no association with Calle La Pena. Its placement on the landscape suggests potentially an agricultural structure. Its northwest-southeast axis could also indicate an art studio if it were known that the north elevation had a significant amount of glazing. Without archival evidence or surviving historic fabric, its original use is lost to history.

The existing floor plan for the Residence reveals its multiple additions (Figure 8). The rectangular box visible on the 1958 aerial is still present but has been expanded upon multiple times on each elevation except the east.

As previously described, the expansions appended a six-sided structure and several connecting rooms. While the full extent of the connecting sections is unclear, the Residence's composite footprint in 1973 does not resemble the current building.

These subsequent changes were not modest. The odd angles of the northwest bedroom and bath, breakfast room, and portal are non-traditional, both in form and function, and seem to be responding to a confined parcel hemmed in with walls.

Cumulatively, the alterations have overwhelmed the historic structure, significantly changing its size and massing. This remains true even though the additions were dressed up with an overly Santa Fe-style exterior.

South Street Wall

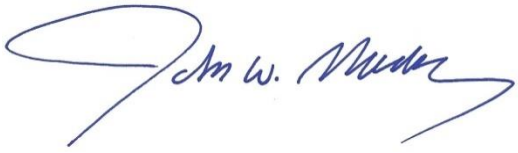
Premised on a legal description, the wall likely postdates the 1940s. Aerial photographs, starting in 1958, show a much shorter wall of differing heights. The section closest to the Residence continued to be very low as late as 1978. With the current midsection height at over 7', the wall is strikingly tall and does not represent the historic streetscape.

Recommendation of Status

Following a review of aerial photographs, maps, drawings, and archival material, neither the Residence nor South Street Wall retains sufficient integrity, in my opinion, to warrant Contributing status. Therefore, the recommendation is to maintain Non-Contributing Structure status for the Residence and to designate the South Street Wall the same.

Please contact me if you have any questions or comments.

Sincerely,



John W. Murphey
Architectural Historian
505-577-7593
john@archhistoryservices.com

Illustrations

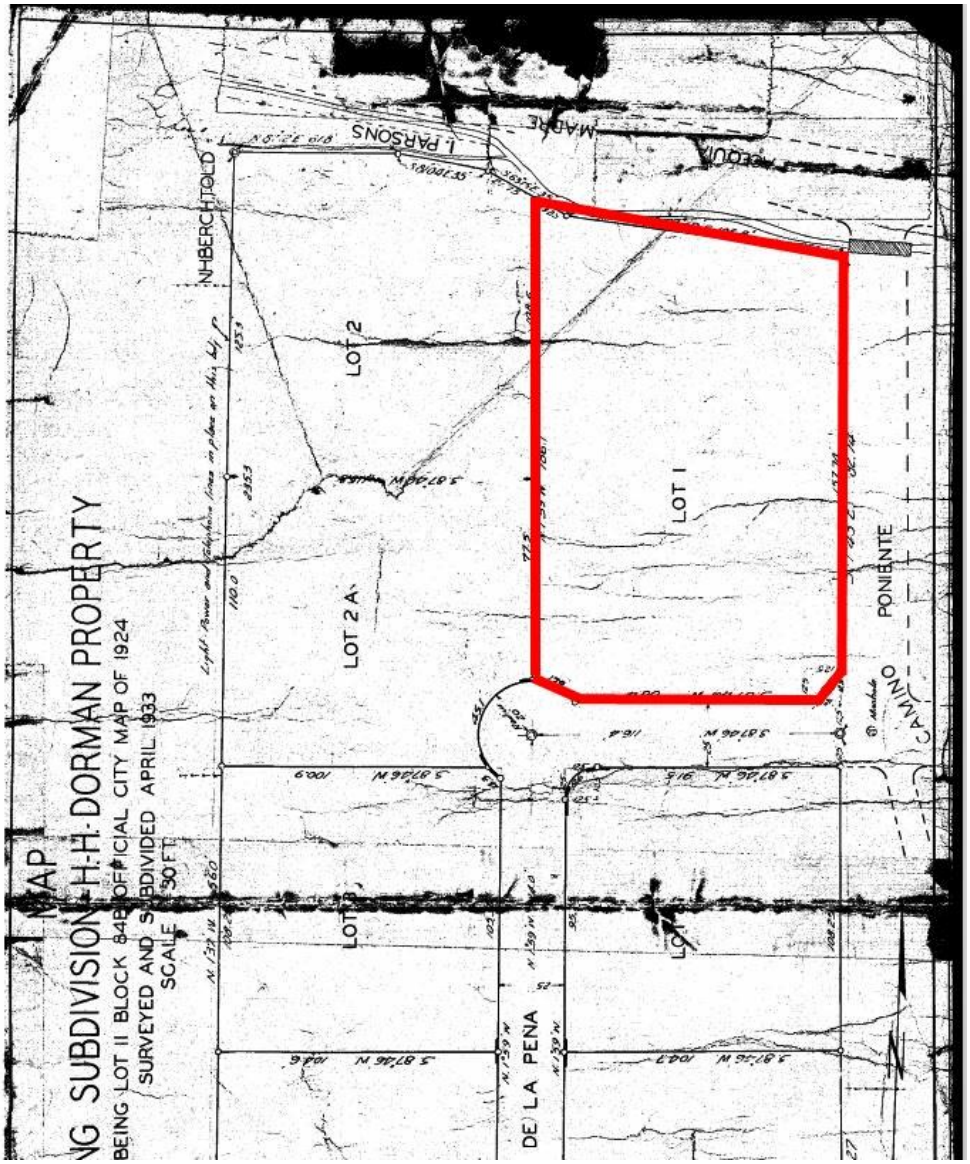
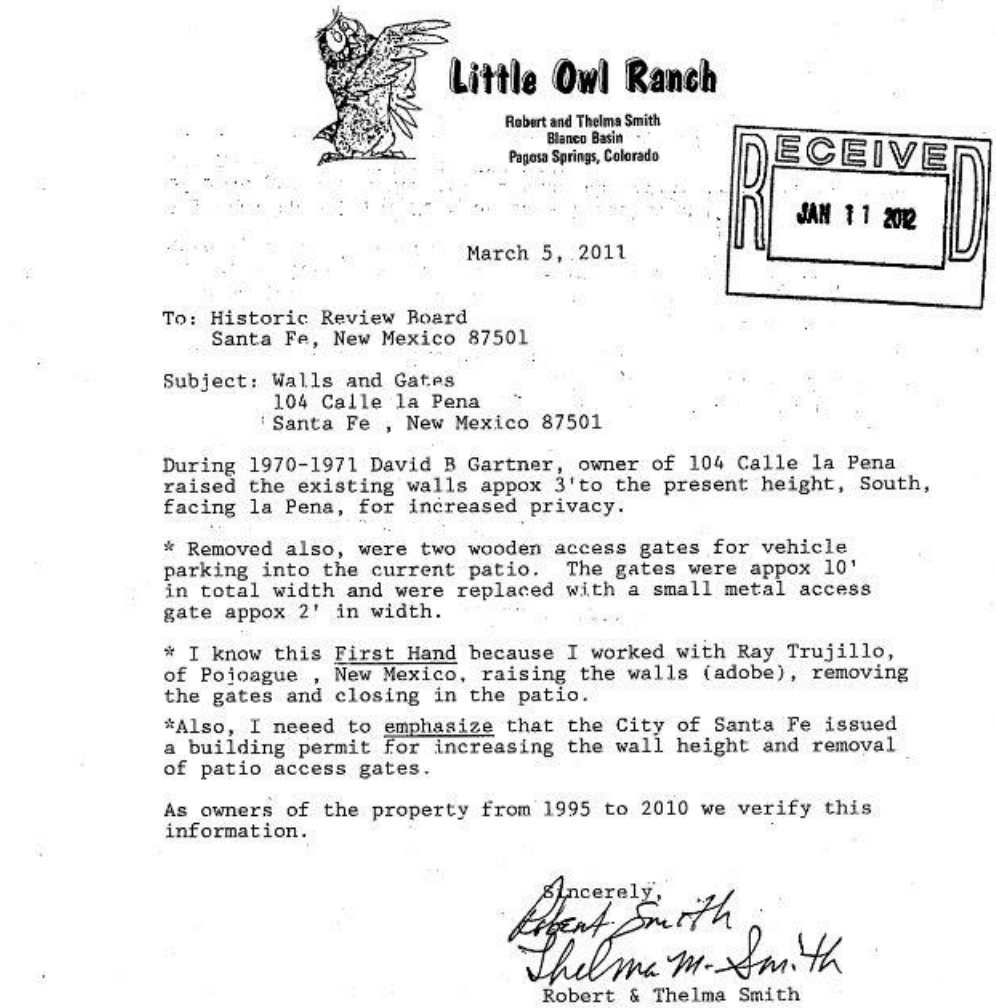


Figure 1: Portion of H. H. Dorman Subdivision showing outline of Lot 1.



Little Owl Ranch

Robert and Thelma Smith
Blanco Basin
Pagosa Springs, Colorado

RECEIVED
JAN 11 2012

March 5, 2011

To: Historic Review Board
Santa Fe, New Mexico 87501

Subject: Walls and Gates
104 Calle la Pena
Santa Fe , New Mexico 87501

During 1970-1971 David B Gartner, owner of 104 Calle la Pena raised the existing walls appox 3'to the present height, South, facing la Pena, for increased privacy.

* Removed also, were two wooden access gates for vehicle parking into the current patio. The gates were appox 10' in total width and were replaced with a small metal access gate appox 2' in width.

* I know this First Hand because I worked with Ray Trujillo, of Pojoague , New Mexico, raising the walls (adobe), removing the gates and closing in the patio.

*Also, I neeed to emphasize that the City of Santa Fe issued a building permit for increasing the wall height and removal of patio access gates.

As owners of the property from 1995 to 2010 we verify this information.

Sincerely,
Robert Smith
Thelma M. Smith
Robert & Thelma Smith

Figure 2: Letter describing Gartner-era changes to South Street Wall. HDRB Case File# H-12-004.

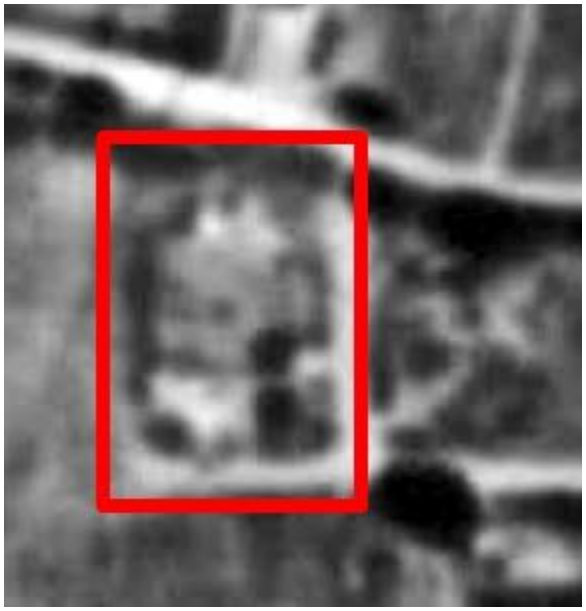


Figure 3: c.1936, Soil Conservation Service aerial photograph showing outline of Lot 1. Lynn Riggs' home and garage appear to be present. The subject building *may* be located in the southwest corner.



Figure 4: 1958 aerial photograph.
Courtesy New Mexico Department of Transportation.



Figure 5: 1966 aerial photograph.
Courtesy New Mexico Department of Transportation.



Figure 6: 1973 aerial photograph.
Courtesy New Mexico Department of Transportation.

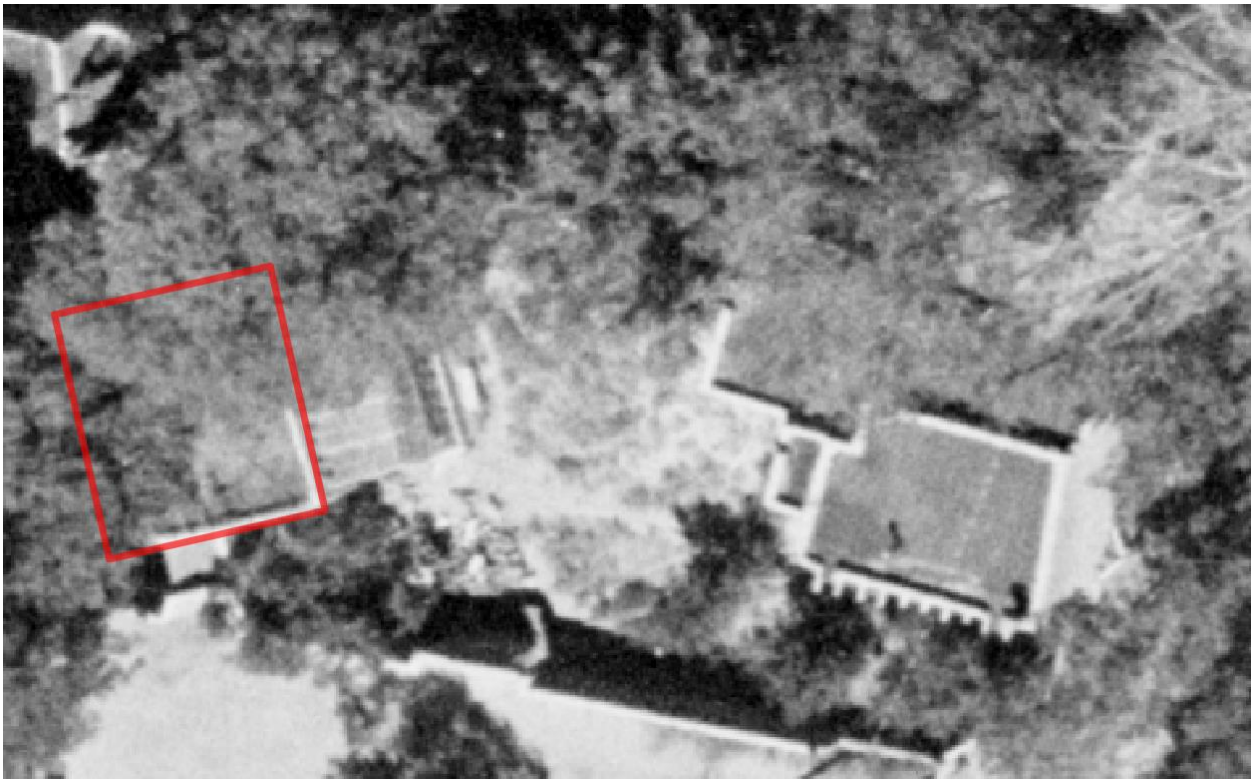


Figure 7: 1978 aerial photograph.
Courtesy New Mexico Department of Transportation.

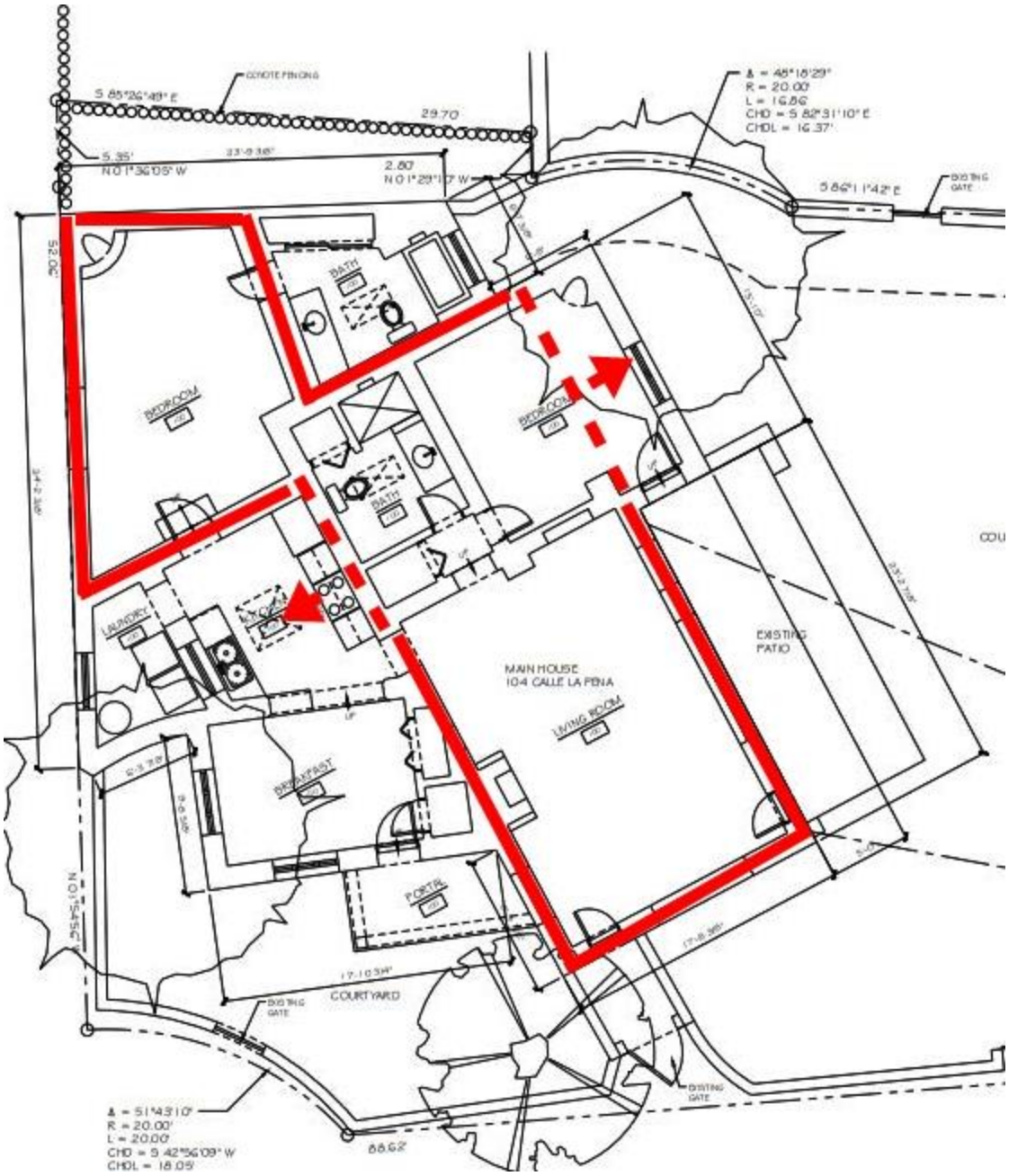


Figure 8: Current floor plan outlined in red with c.1973 house footprint. Floor plan courtesy Martinez Architecture Studio PC.

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1991

#650

IDENTIFICATION

ADDRESS: 104 Calle La Peña
Camino del Monte Sol National Register Historic District

ID NUMBER: 051600 101

BUILDING NAME:

UTM REFERENCE EASTING NORTHING

ZONE 12 13

LEGAL DESCRIPTION:

TNSP 17 N ~~S~~ RANGE 10 E ~~W~~ SEC 30 NW1/4 NW1/4

FIELD MAP Santa Fe Historic Structures Survey No. 2, 1983-85

DATE OF CONSTRUCTION:

Pre c.1963 ESTIMATE _____ ACTUAL

SOURCE(S) first appearance in city directory (see comments)

BUILDING DATA

ARCHITECTURAL STYLE:

Spanish Pueblo Revival

USE:

HISTORIC: residential

OTHER _____

PRESENT: residential

OTHER _____

SURROUNDINGS:

Residential

RELATIONSHIP TO HISTORIC SURROUNDINGS:

✓ SIMILAR ___ NOT SIMILAR

ASSOCIATED BUILDINGS ON SITE:

✓ YES ___ NO

WHAT TYPE? guesthouse

IF INVENTORIED, LIST ID NUMBER(S)

see comment on reverse

DEGREE OF REMODELING:

___ MINOR ___ MODERATE

___ MAJOR

EXPLAIN: unknown: see comment on reverse

OVERALL CONDITION: unknown: see comment on reverse

___ EXCELLENT ___ GOOD

___ FAIR ___ DETERIORATED

BUILDING THREATENED?

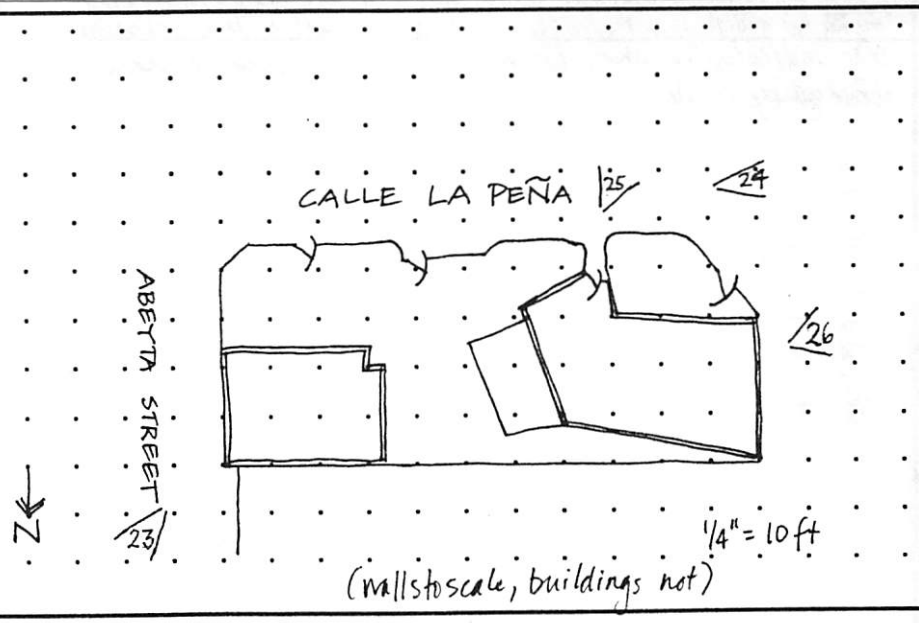
___ YES ✓ NO

PHOTO



south wall of property #24

SITE PLAN



(walls to scale, buildings not)

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: Core HISTORIC DISTRICT

___ SIGNIFICANT ___ CONTRIBUTING ✓ NON-CONTRIBUTING

LOCAL LANDMARK ___ YES ___ NO

SURVEYED 7-24-91 BY mg

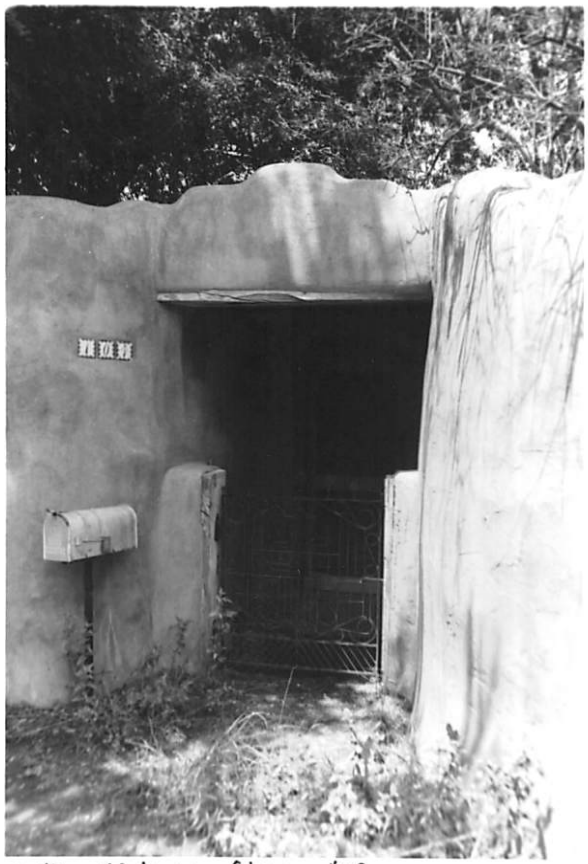
NEGATIVES WITH NMHPD ROLL # 3 NEG # 23 TO 26

ARCHITECTURAL AND LANDSCAPE FEATURES

FEATURE	MATERIALS/TYPE	CONDITION AND ALTERATIONS
BUILDING WALLS		
FOUNDATIONS		
DOORS		
WINDOWS	6 lite casements on greenhouse wall	
PORTALES		
CANALES		
PORCHES		
BALCONIES		
ROOFS		
COURTYARDS		
FENCES/WALLS	stucco over adobe	
ARCH. DETAILS		
OTHER	guesthouse once garage? Greenhouse on East wall (1978)	guesthouse - enlarged/remodelled substantially in past 20± years

COMMENTS owner denied permission to survey property; has lived in house for 20yrs; siteplan from aerial photo; wall to scale, bldgs not; cursory view indicated pretty good integrity; not getting in to; owner of 774 Acequia Madre believes it was once part of large compound including 774; 770 Acequia Madre; 1933 subdivision map indicates common lot with 774 Acequia Madre at time of subdivision, lot #1; 1943 survey shows garage on site already. - now guesthouse.

ADDITIONAL PHOTOGRAPHS



looking N into door of house #25



view of east wall of guesthouse #23

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

IDENTIFICATION

ADDRESS

104 Calle La Peña

ID NUMBER 051600101

SURVEYED/RESEARCHED
DATE 7-24-91 BY ug



West wall of house #26

(continuation sheet for additional field notes, interview notes, historical documentation/notes, map/plat information)

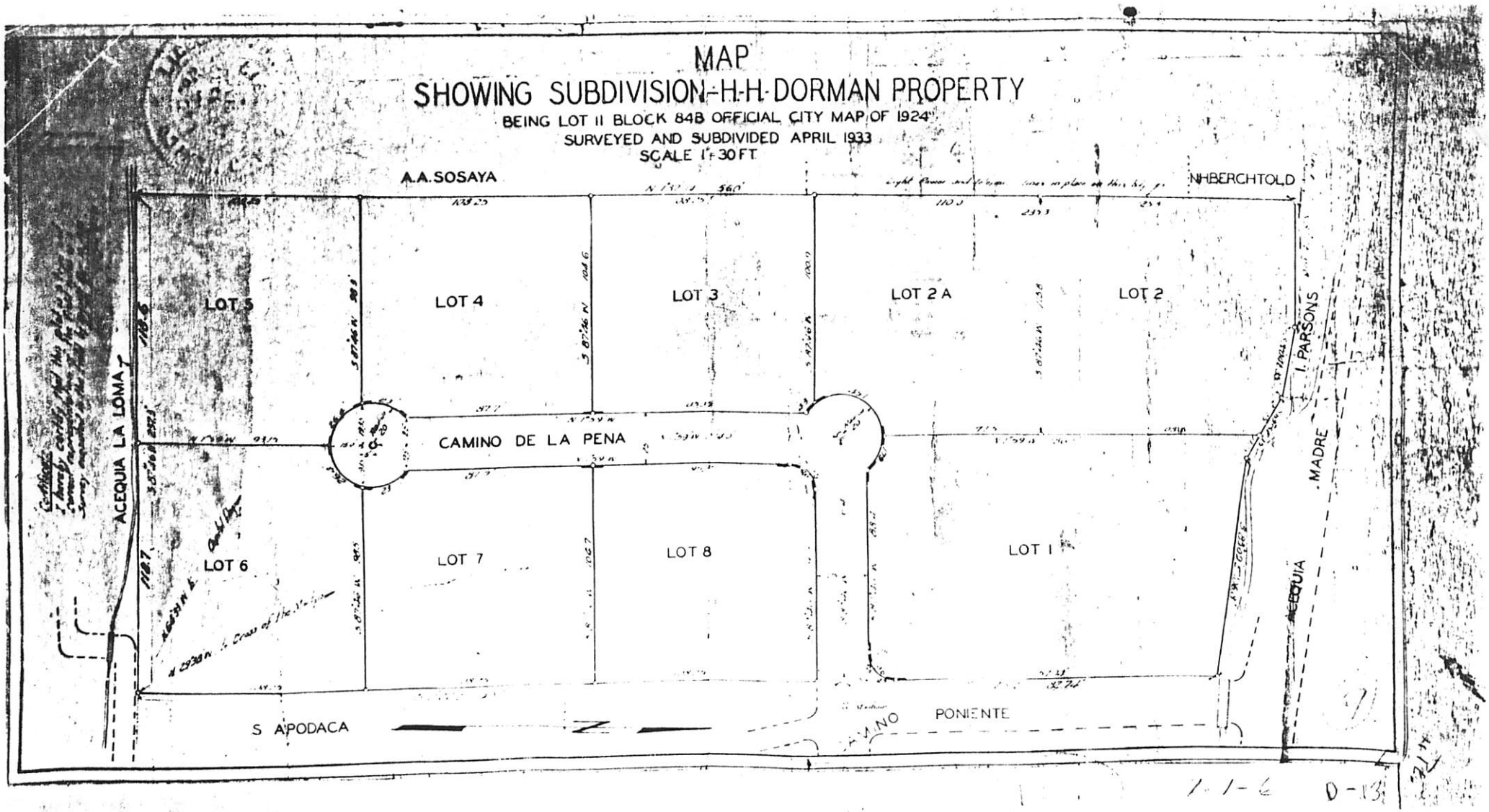
MAP

SHOWING SUBDIVISION-H.H. DORMAN PROPERTY

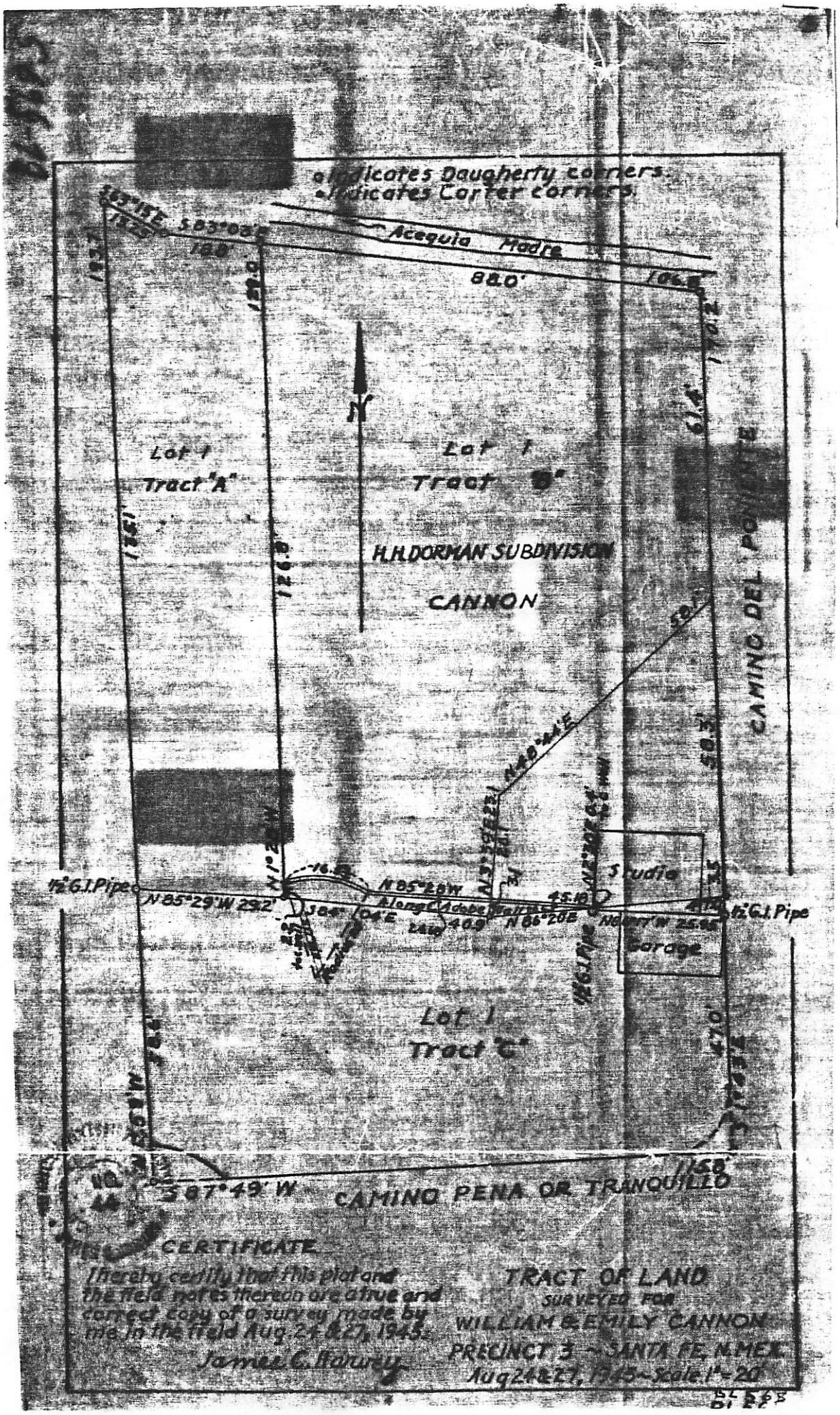
BEING LOT 11 BLOCK 848 OFFICIAL CITY MAP OF 1924

SURVEYED AND SUBDIVIDED APRIL 1933

SCALE 1"=30 FT.



1-1-6 D-13


o indicates Daugherty corners.
• indicates Carter corners
Acequia Madre
880'
Lot 1
Tract "A"
Lot 1
Tract "B"
H.H.DORMAN SUBDIVISION
CANNON
CAMINO DEL PONIENTE
Studio
Garage
Lot 1
Tract "C"
½" G.I. Pipe
N 85°29' W 29.2'
N 85°28' W
Along Adobe Wall
N 86°20' E
CAMINO PEÑA OR TRANQUILLO
S 87°49' W
CERTIFICATE
I hereby certify that this plat and the field notes thereon are a true and correct copy of a survey made by me in the field Aug 24 & 27, 1945.
James C. Rowley
TRACT OF LAND
SURVEYED FOR
WILLIAM & EMILY CANNON
PRECINCT 3 ~ SANTA FE, N. MEX.
Aug 24 & 27, 1945 ~ Scale 1" = 20'

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

building threatened? yes	surveyed date 8-6-83 by mb	county Santa Fe	ID no. 051600101
field map Santa Fe, New Mexico	number 1	UTM reference zone 12 13	easting northing

location description
* 104 ~~Reniente~~ Peña

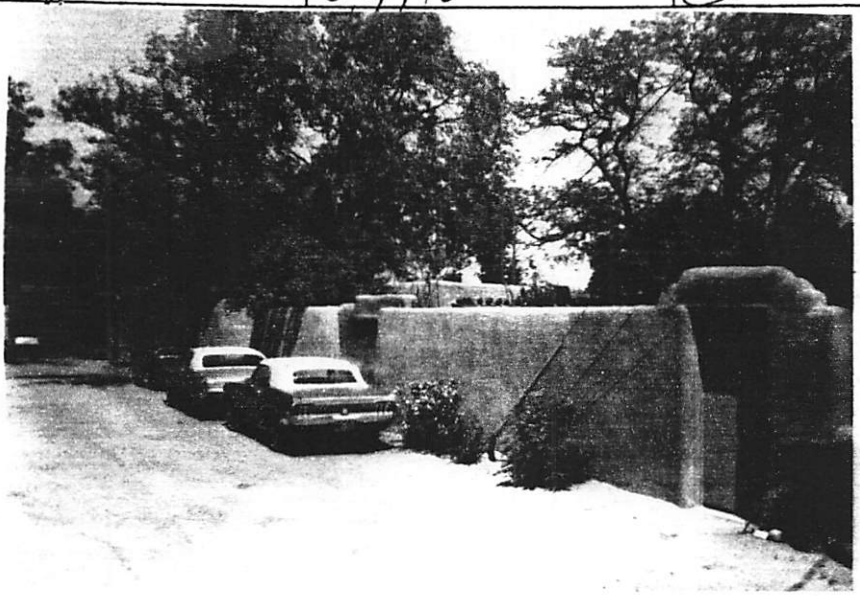
city/town
Santa Fe

land grant/reservation

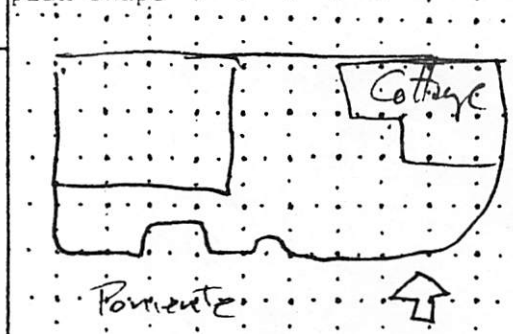
building name

legal description
tnsp 17 N ■ range 10 E ■ sec 30 NW¼ NW¼

film roll by mb no. 6 | negative nos. 8 9, 10** | loc. of neg. (HPB)



plan shape



date of construction
1920's estimate _____ actual
source

use
present residential
other _____
historic residential
other _____

condition
___excellent ___good
___fair ___deteriorating

style
Pueblo revival

foundation material
Not vis

wall material/surface
Stucco

degree of remodeling
___minor ___moderate ___major
describe: Greenhouse to main house
Guest house addtns - once garage

architectural features
Guest house - ① mas. chimney ① metal fire escape - coping - metal framed wood windows - fixed & glass block.
Main house - most not visible fr. Street

surroundings
Res

relationship to surroundings
___similar ___not similar

district potential
___yes ___no

significance
___eligible ___of interest ___none
if eligible, why?

comments
** #10 fr. Abeyta

Streetscape
(wall)
hedge
wire fence
wood fence
landscape
street trees
stone curb
setback
sidewalk
on Abeyta

associated buildings? ___yes
what type?
Guest house
if inventoried, list ID nos.

* Guest house also has Abeyta St. address

see back? ___yes

All Peña shows 1982

JENKINSGAVIN
LAND USE | PROJECT MANAGEMENT

March 30, 2021

Daniel Schwab
Historic Preservation Division
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87501

RE: 104 Calle la Pena

Dear Daniel:

This letter is submitted on behalf of Darcy and Kay Henderson ("Applicants") in application to the Historic Districts Review Board ("HDRB") for approval of modifications to the existing Main House of the residential compound, for consideration at the HDRB meeting of April 27, 2021. The ±0.145-acre (6,340-s.f.) property at 104 Calle la Pena is zoned RC-8 and is located within the Downtown and Eastside Historic District. The residence is designated Non-Contributing and includes a ±1,540 square foot Main House with ±83 square feet of portal space and ±982 square foot Guest House with ±40 square feet of portal space. Please note that the Guest House is not included in this application. This application proposes a 710 square foot bedroom / bathroom addition and 50 square feet portal addition to the Main House, which along with a 33 square-foot portal reduction, results in a net roofed area of 2,350 square feet at the Main House. The existing conditions and proposed modifications are outlined in detail below.

Existing Conditions

The property is located at the corner of Abeyta Street and Calle la Pena and comprises the southern portion of Lot 1 of the 1933 H.H. Dorman property subdivision. As confirmed by John Murphey of Architectural History Services (report attached), the Main House was originally two separate structures – one small structure constructed prior to 1958 and the other constructed after 1966. These two structures were combined with substantial additions built after 1973 (See Main House Massing History Diagram, below). According to the 1991 HCPI for the property, the Guest House (for which no changes are proposed) was originally constructed as a garage by 1943 – a use that apparently persisted until at least 1958, as evidenced by aerial photography – and was converted to residential use at an unknown later date. No documentation of alterations to the Main residence or Guest House was located in City records, although the windows of the Main residence were replaced at an unknown non-historic date.

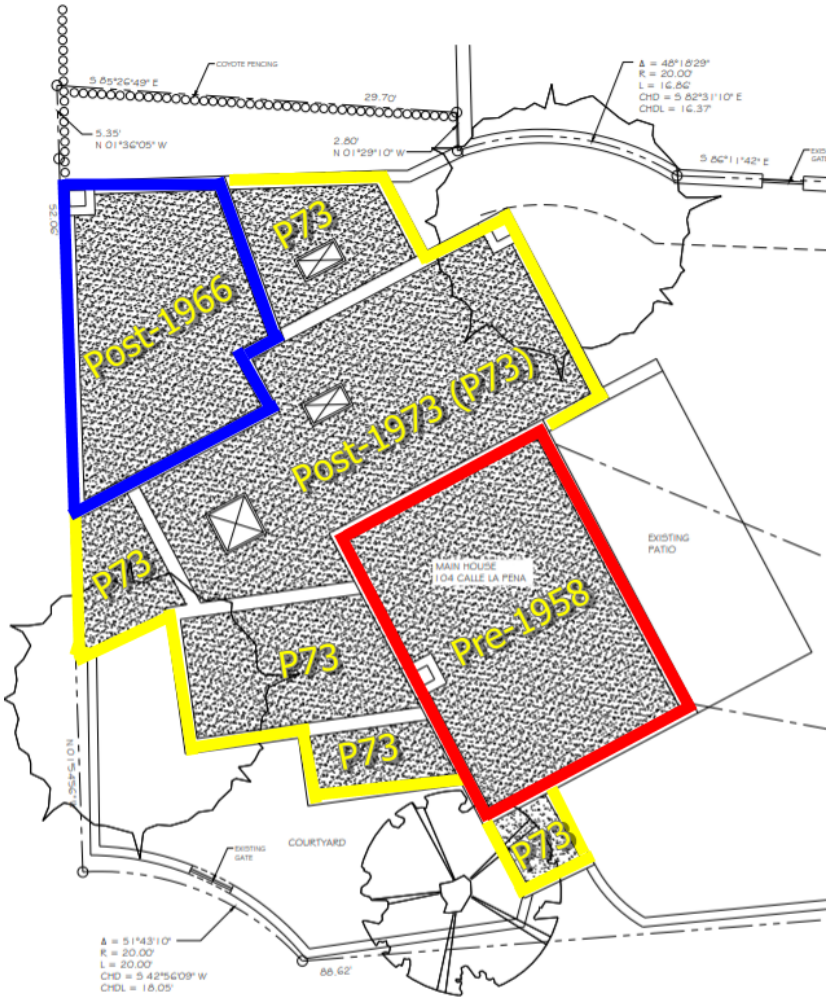


Figure 1: 104 Calle la Pena, Main House Massing History Diagram, courtesy John Murphey and Martinez Architecture Studio.

The adobe yard walls at the property were constructed by 1966, as evidenced in historic aerial photography, and subsequently raised to their existing height of 6'-6" to 7'2" in 1970-1971 (See letter from previous owner of the property, Case H-12-004). At that time, two wooden vehicular gates were removed, and a metal pedestrian gate was installed, reducing the wall opening with concrete block masonry. In 2012, in Case H-12-004, the yard walls were further altered, re-widening the opening in the yard wall for new bi-fold wooden vehicular gates, which remain presently.

Proposed Improvements

The Applicant proposes the following alterations to the Main House on the property:

1. Replace and Enlarge the South Portal

The Applicant proposes to expand the existing portal off the Breakfast Room on the South Elevation to 100 square-feet. The modified portal will feature wooden posts, beams, corbels, and exposed vigas to emulate the existing portal details and finishes, all to be stained in a medium brown hue.

2. Remove Two Entries on the South and East Elevation

   The Applicant proposes eliminating the entry door and 33 square-foot entry portal from the South Elevation and the second entry door on the East Elevation. Presently, the home has multiple exterior entry doors, and the Applicant proposes to reduce the number of entries and to create a new, formalized front entry with an addition to the East Elevation (see below). The south and east entry doors off the Living Room will be removed, and the openings will be infilled and stuccoed to match the existing home, which is presently stuccoed in a color resembling El Rey "Desert Rose."

3. Construct a Bathroom/Bedroom/New Front Entry Addition at East Elevation

   Additions are proposed at the East Elevation, including a 332 square-foot addition to create a new bathroom, closet, and more formal front entry hall, and a 388 square-foot addition to create a new Master Bedroom for the home. Additions will total 710 square feet of roofed, heated area and will feature stuccoed massing, in El Rey "Desert Rose" or similar color to match existing, at 12-feet-high to match the height of the existing bedroom. Windows on the additions will also match the existing teal, aluminum-clad, divided light windows on the home.

4. Add Egress Door at North Elevation

   The existing bedroom at the northwest corner of the residence presently does not meet egress requirements. A new exterior door is proposed at the north elevation to satisfy egress requirements.

5. Replace Vehicular and Pedestrian Gates in South Yard Wall

   At the south wall, a low wrought iron pedestrian gate will be replaced with a new, taller wrought iron gate in a design that will mimic the existing gate design. The Applicant also proposes to remove the existing wooden vehicular gates and to widen the opening in the south yard wall to improve vehicular access. This wall opening was modified in the 1970s and again in 2012. (See Details sheet for gate details.)

6. Add Pedestrian Gate to North Yard Wall

   A new medium-brown, stained wooden pedestrian gate is proposed at the north yard wall. This will entail creating a new opening in the north yard wall to connect to a portion of yard at the northwest corner of the parcel that is presently not accessible.

7. Reconfigure Interior Yard Walls

   The Applicant proposes to reduce the interior yard wall that separates the Main House from the guest house, eliminating the southern portion of the wall. A new interior stuccoed, masonry yard wall is also proposed to connect from the main house to the existing interior yard wall, and a low wooden picket fence and pedestrian gate are proposed in front of the entrance to the Guest House. (See Details sheet for fence details.)

In support of these requests, the following documentation is submitted herewith for your review:

1. HDRB Application
2. Preliminary Zoning Review Worksheet
3. Letters of Owner and Applicant Authorization
4. Legal Lot of Record Documentation
5. Site Aerial
6. Photographs
7. Maximum Height Calculation
8. Case H-12-004 Records
9. Historic Footprint Study/Letter
10. Historic Districts Review Plans

Your consideration of this request is greatly appreciated. Please do not hesitate to contact us should you have any questions or need additional information.

Thank you.

Sincerely,

JENKINSGAVIN, INC.



Colleen C. Gavin

Attachments.

SF201509

WARRANTY DEED

Brian Q. Voris and Nancy S. Voris, husband and wife, for consideration paid, grant(s) to **104 Calle La Pena, LLC, a New Mexico limited liability company,** whose address is 104 Calle La Pena, Santa Fe, NM 87505 the following described real estate in Santa Fe County, New Mexico:

Lot 1, Tract C as shown and delineated on plat of survey entitled "Plat of Survey for Brian Voris & Nancy Voris, Lot 1, Tract C, a Portion of Lot 1, H. H. Dorman Subdivision, City of Santa Fe, Santa Fe County, New Mexico" recorded June 2, 2010 as Document No. 1600469 in Plat Book 717 at page 39, records of Santa Fe County, New Mexico.

SUBJECT TO: Restrictions, reservations and easements of record.

with warranty covenants.

WITNESS my hand and seal this 2nd day of November, 2020.

Brian Q. Voris

Nancy S. Voris

COUNTY OF SANTA FE)
STATE OF NEW MEXICO) ss

WARRANTY DEED
PAGES: 1

I Hereby Certify That This Instrument Was e-Recorded for Record On The 2ND Day Of November, A.D., 2020 at 09:55:40 AM
And Was Duly Recorded as Instrument # 1933127
Of The Records Of Santa Fe County

Witness My Hand And Seal Of Office
Geraldine Salazar
Deputy - AFGALLEGOS County Clerk, Santa Fe, NM

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
) ss.
COUNTY OF SANTA FE)

This instrument was acknowledged before me on the 2nd day of November, 2020, by Brian Q. Voris and Nancy S. Voris, husband and wife.

OFFICIAL SEAL
Amanda K. Pierce
NOTARY PUBLIC-State of New Mexico
My Commission Expires May 19, 2024

Notary Public

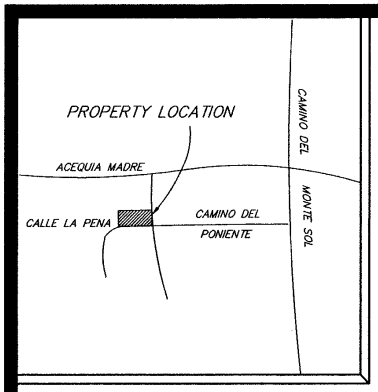
My Commission Expires: 5/19/24 (Seal)

e-Recorded 1933127 11/02/20 SFC

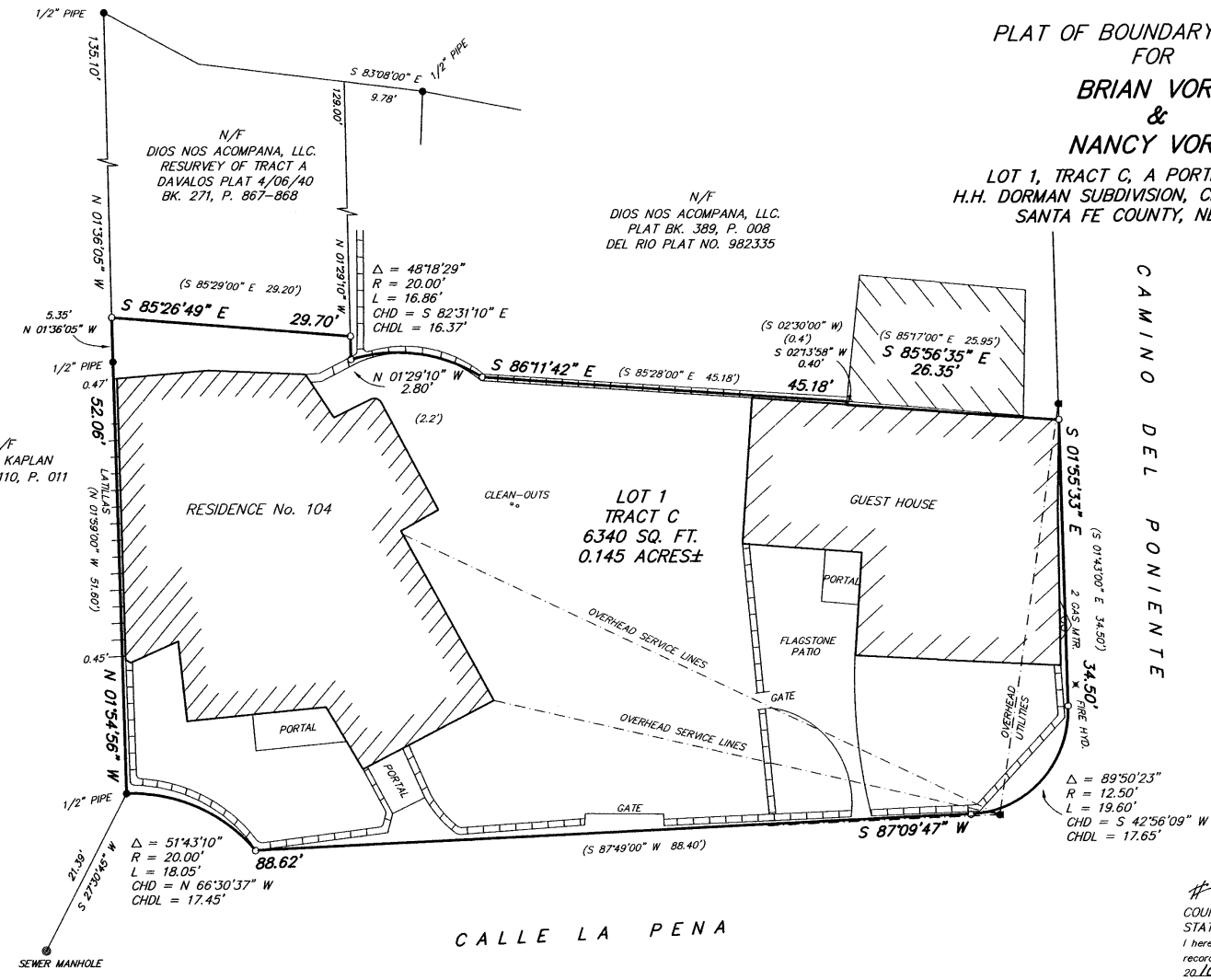
PLAT OF BOUNDARY SURVEY
FOR
BRIAN VORIS
&
NANCY VORIS

LOT 1, TRACT C, A PORTION OF LOT 1,
H.H. DORMAN SUBDIVISION, CITY OF SANTA FE,
SANTA FE COUNTY, NEW MEXICO.

717088



VICINITY MAP



N

SCALE: 1"=10'

0 10 20 30

LEGEND

- Sewer manhole.
- Points found and used as noted.
- 1/2" Capped iron pin set this survey.
- Power poles.
- Fences.
- Walls.
- Concrete.

NOTES

1. BASE OF BEARINGS: GPS OBSERVATION OF THE WEST BOUNDARY OF SUBJECT PROPERTY, (N 01°54'56" W, WGS 84, GEODETIC, LOCAL)

2. THIS SURVEY IS BASED ON A PLAT OF "TRACT OF LAND SURVEYED FOR WILLIAM & EMILY CANNON" BY JAMES C. HARVEY, PS 44, DATED AUGUST, 1945. UNRECORDED. BEARINGS AND DISTANCES IN ( ) ARE FROM SAID PLAT.

3. FEMA FIRM PANEL NO. 35049C-0416-D. ZONE "X".

#1600469

COUNTY OF SANTA FE)ss
STATE OF NEW MEXICO)

I hereby certify that this instrument was filed for record on the 2 day of June A.D. 2010, at 3:30:07 o'clock P m. and was duly recorded in Book 717, Page 039 of the records of Santa Fe County.

Witness my Hand and Seal of Office
VALERIE ESPINOZA
County Clerk, Santa Fe County, New Mexico

Deputy

CERTIFICATE

I, Philip B. Wiegel, a duly registered Professional Surveyor in the State of New Mexico hereby certify that I conducted and am responsible for this survey, that this survey and plat represent an actual survey made in the field by me or under my direction, that it meets the Minimum Standards for Surveys in New Mexico and that the information contained herein is true and correct to the best of my knowledge, information and belief.

I further certify that this survey is not a land division or subdivision as defined in the New Mexico Subdivision Act and that this is a boundary survey plat of an existing tract or tracts.

Philip B. Wiegel 8 April, 2010

Philip B. Wiegel
P.O. Box 22773

P.S. No. 9758
Santa Fe, NM.

PHILIP B. WIEGEL NEW MEXICO 9758 REGISTERED PROFESSIONAL SURVEYOR

PUBLIC NOTICE

CITY OF SANTA FE STAFF HAS NOT REVIEWED THIS DOCUMENT PRIOR TO RECORDATION. CITY OF SANTA FE STAFF MUST APPROVE ALL DOCUMENTS SUBMITTED WITH AN APPLICATION FOR BUILDING PERMIT AND MAY REQUIRE ADDITIONAL DOCUMENTATION TO PROVE LEGAL LOT OF RECORD. VERIFICATION OF LEGAL LOT OF RECORD IS THE SOLE RESPONSIBILITY OF THE PURCHASER/OWNER.

INDEXING INFORMATION FOR COUNTY CLERK

BOUNDARY SURVEY

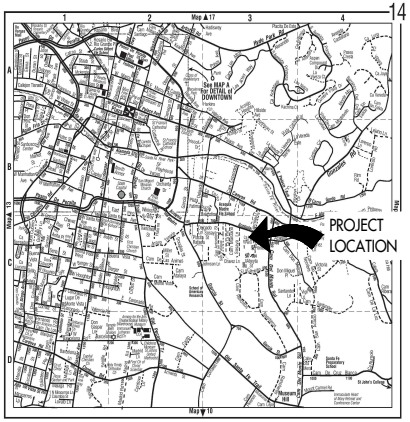
OWNER: ROBERT & THELMA SMITH REV. TRUST
LOCATION: 104 CALLE LA PENA
SECTION 30, T 17 N, R 10 E, N.M.P.M.
PROJECTED INTO THE SANTA FE GRANT
SUBDIVISION: H.H. DORMAN
SANTA FE COUNTY, NM.
UPC No.: 1-055-098-058-417

DEL RIO SURVEYS, INC.		
P.O. BOX 22773	SANTA FE, NM	820-9200
PROJECT No. 10030123	Dwg. PW	Ckd. DV
	Date: 4/08/10	REV: 2

HISTORIC SUBMITTAL SET
ANDERSON RESIDENCE

104 CALLE LA PEÑA
SANTA FE NEW MEXICO 87505

VICINITY MAP



DIRECTIONS TO SITE:
HEAD SOUTH ON LINCOLN AVE. TOWARD W. MARCY ST. TURN LEFT ONTO W. MARCY ST. TURN RIGHT ONTO PASEO DE PERALTA. TURN LEFT ONTO ACEQUIA MADRE. ACEQUIA MADRE TURNS RIGHT AND BECOMES ABEYTA ST. TURN RIGHT ONTO CALLE LA PEÑA. DESTINATION WILL BE ON THE RIGHT AT 104 CALLE LA PEÑA.

PROJECT DATA

SCOPE OF WORK: ADDITION & RENOVATION TO AN EXISTING SINGLE FAMILY RESIDENCE

BUILDING TYPE: RESIDENCE

MAX BUILDING HEIGHT: 16'-3"

COVERAGE CALCULATIONS:

EXISTING MAIN HOUSE ROOF AREA

HEATED	1,540 SF
PORTALS	83 SF

EXISTING GUEST HOUSE ROOF AREA

HEATED	982 SF
PORTAL	40 SF

EXISTING TOTAL ROOF AREA =	2,645 SF
EXISTING LOT COVERAGE	41.7%

PROPOSED ADDITIONS

PROPOSED MAIN HOUSE ADDITIONAL ROOF AREA

HEATED	710 SF
PORTALS	50 SF
TOTAL ADDITIONAL	760 SF

REMOVAL OF FRONT PORTAL (-33 SF)
NET ADDITIONAL 727 SF

PROPOSED TOTAL ROOF AREA =	3,372 SF
PROPOSED LOT COVERAGE =	53.2%

NEW IMPERVIOUS AREA = 727 SF X 0.16 = 116.32 CF OF RETENTION REQUIRED

PRIVATE OPEN SPACE REQUIREMENT

REQUIRED	3,232 SF (HEATED AREA)/2 = 1,616 SF
PROVIDED	1,631 SF

DESIGN PROFESSIONALS

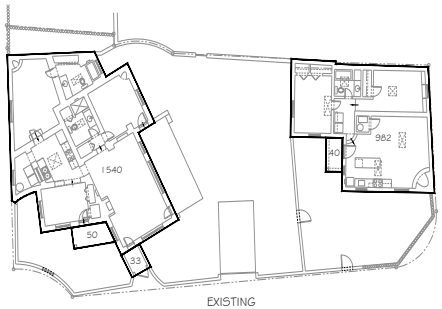
ARCHITECT
Richard Martinez
MARTINEZ ARCHITECTURE STUDIO P.C.
P.O. Box 925 Santa Fe, NM 87504
(505) 989-4958, Fax (505) 989-8933

PLANNER
JENKINS GAVIN
130 Grant Avenue Suite 101
Santa Fe, NM 87501
(505) 820-7444

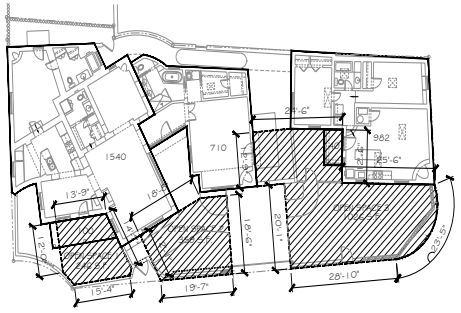
DRAWING INDEX

A-0.1	COVER SHEET & PROJECT DATA LEGAL LOT OF RECORD
A-1.0	EXISTING & PROPOSED SITE PLAN
A-2.0	EXISTING FLOOR PLAN
A-2.1	PROPOSED FLOOR PLAN
A-3.0	EXISTING & PROPOSED ELEVATIONS
A-3.1	EXISTING & PROPOSED ELEVATIONS
A-3.2	DETAILS

AREA DIAGRAM



EXISTING



PROPOSED

MARTINEZ ARCHITECTURE STUDIO PC
1524 PASEO DE PERALTA SANTA FE
505-989-4958 studio@martinezarch.com

ANDERSON RESIDENCE
104 CALLE LA PEÑA
SANTA FE, NEW MEXICO

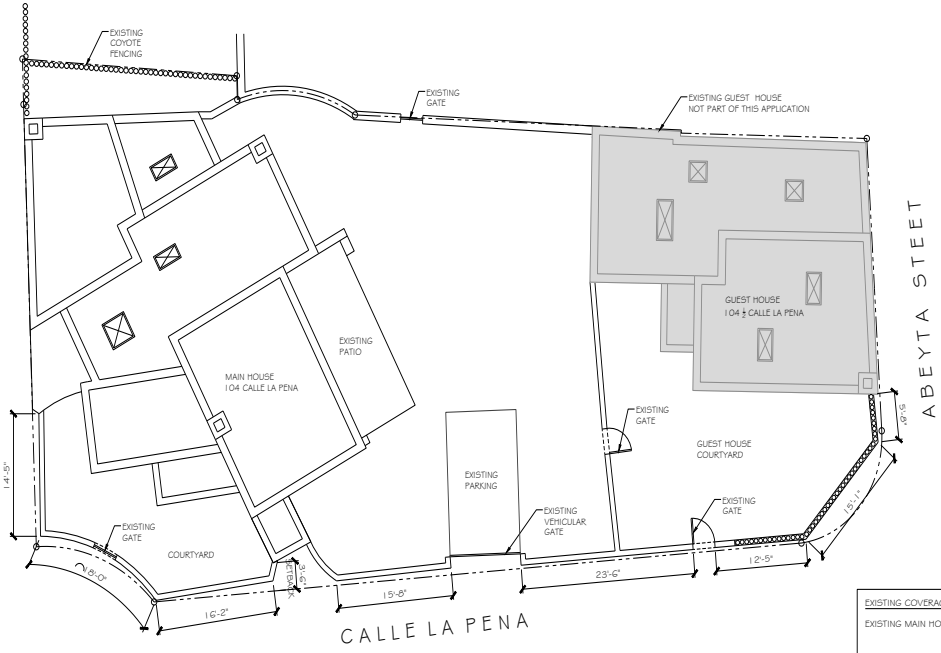
MARCH 25, 2021

COVER SHEET & PROJECT DATA

A 0.1

SET #

CALLE LA PENA - 2014

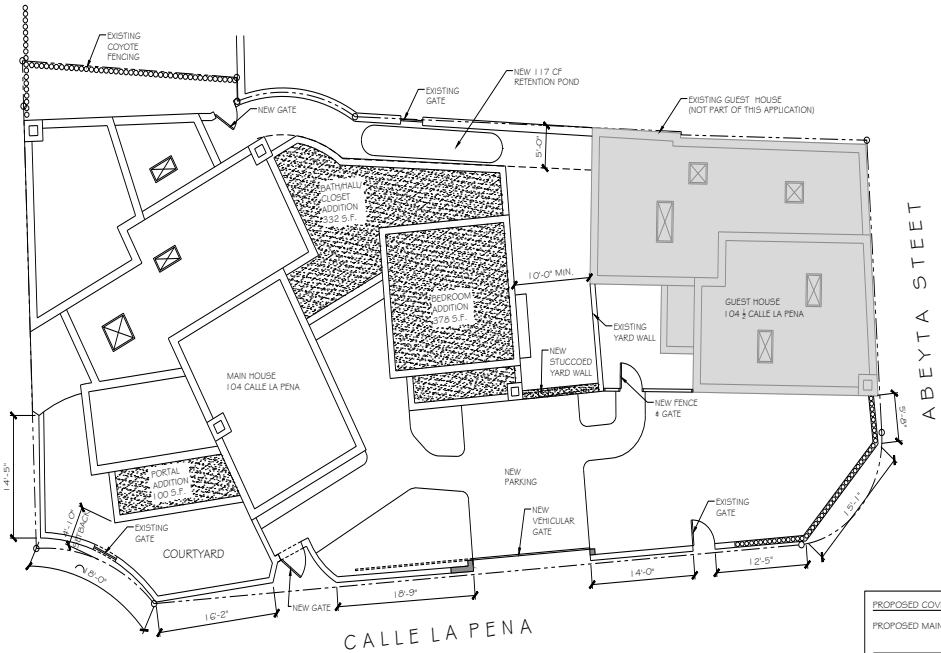


1 EXISTING SITE PLAN
A-1.0 SCALE: 1/8" = 1'-0"

NORTH

EXISTING COVERAGE CALCULATIONS:

EXISTING MAIN HOUSE ROOF AREA	
HEATED	1,540 SF
PORTALS	83 SF
EXISTING GUEST HOUSE ROOF AREA	
HEATED	982 SF
PORTAL	40 SF
TOTAL	2,645 SF



2 PROPOSED SITE PLAN
A-1.0 SCALE: 1/8" = 1'-0"

NORTH

PROPOSED COVERAGE CALCULATIONS:

PROPOSED MAIN HOUSE ADDITIONAL ROOF AREA	
HEATED	710 SF
PORTALS	50 SF
TOTAL ADDITIONAL	760 SF
REMOVAL OF FRONT PORTAL (-33 SF)	
NET ADDITIONAL	727 SF
PROPOSED TOTAL ROOF AREA =	3,372 SF
PROPOSED LOT COVERAGE =	53.2%

GRAPHIC SCALE: 1/8" = 1'-0"

0' 4' 8' 16' 24'

MARTINEZ ARCHITECTURE STUDIO PC
1524 PASEO DE PERALTA SANTA FE
505-989-4958 studio@martinezarch.com

ANDERSON RESIDENCE
104 CALLE LA PEÑA
SANTA FE, NEW MEXICO

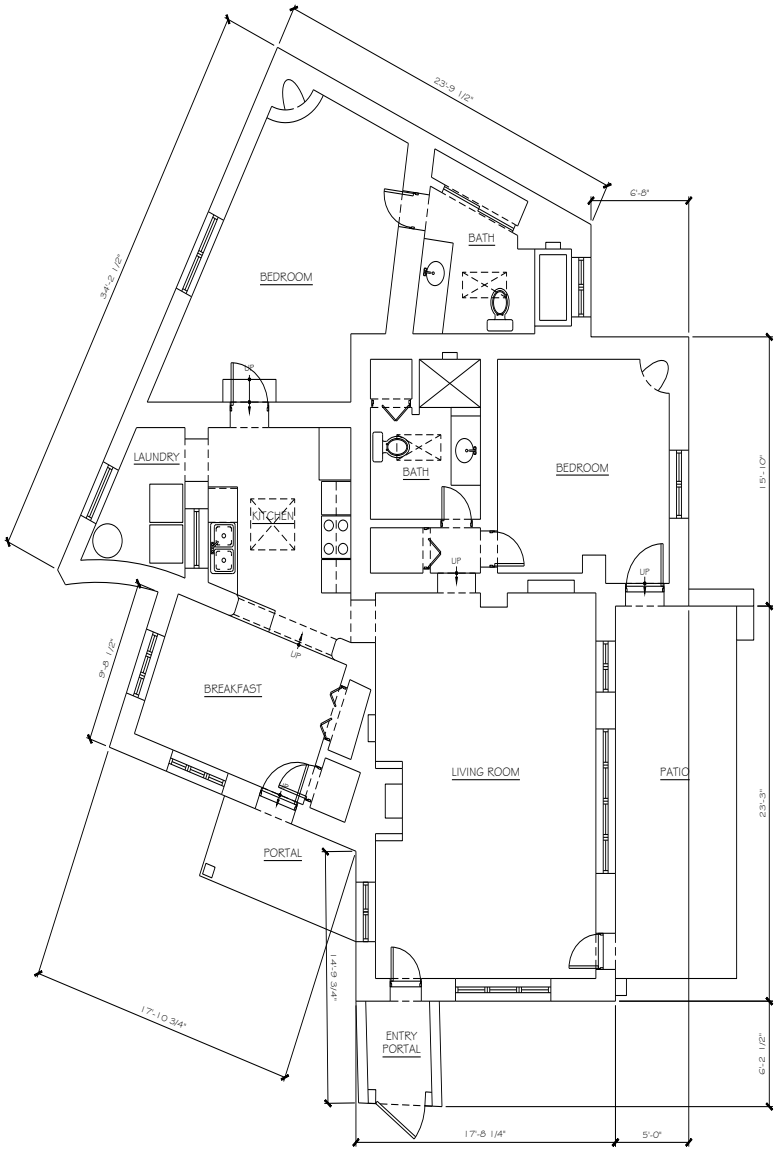
MARCH 29, 2021

EXISTING & PROPOSED SITE PLAN

A 1.0

SET #

CALLE LA PENA - 2014



1 A-2.0 EXISTING FLOOR PLAN
SCALE: 1/4" = 1'-0"

NORTH

GRAPHIC SCALE: 1/4" = 1'-0"
0' 2' 4' 8' 12'

MARTINEZ ARCHITECTURE STUDIO PC
1524 PASEO DE PERALTA SANTA FE
505-989-4958 studio@martinezarch.com

ANDERSON RESIDENCE
104 CALLE LA PEÑA
SANTA FE, NEW MEXICO

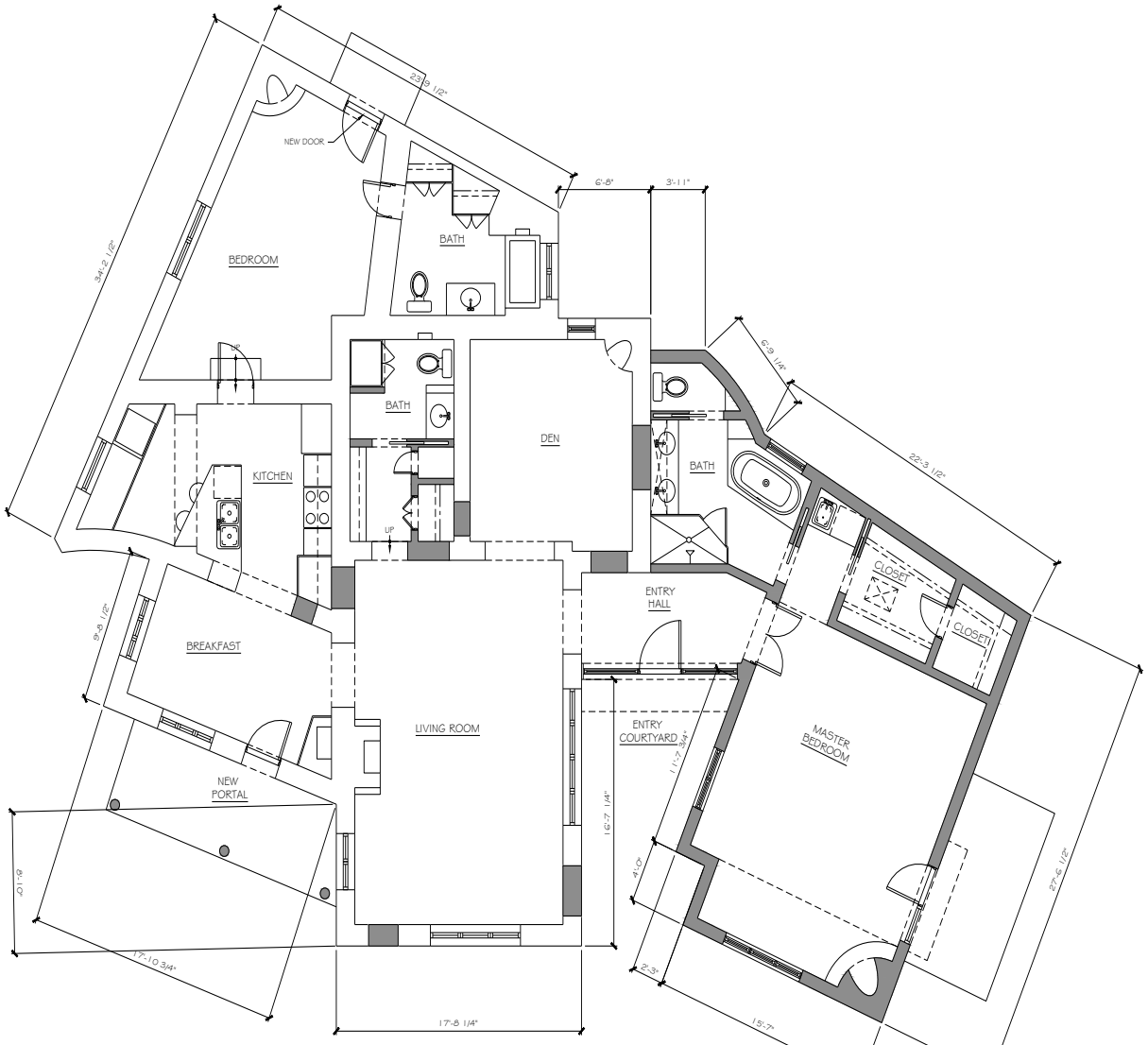
MARCH 29, 2021

EXISTING FLOOR PLAN

A 2.0

SET #

CALLE LA PENA - 2014



2 A-2.0 PROPOSED FLOOR PLAN
SCALE: 1/4" = 1'-0"

NORTH

LEGEND:
- EXISTING WALLS TO REMAIN
- NEW WALLS

GRAPHIC SCALE: 1/4" = 1'-0"
0' 2' 4' 8' 12'

MARTINEZ ARCHITECTURE STUDIO PC
1524 PASEO DE PERALTA SANTA FE
505-989-4958 studio@martinezarch.com

ANDERSON RESIDENCE
104 CALLE LA PEÑA
SANTA FE, NEW MEXICO

MARCH 29, 2021

PROPOSED FLOOR PLAN

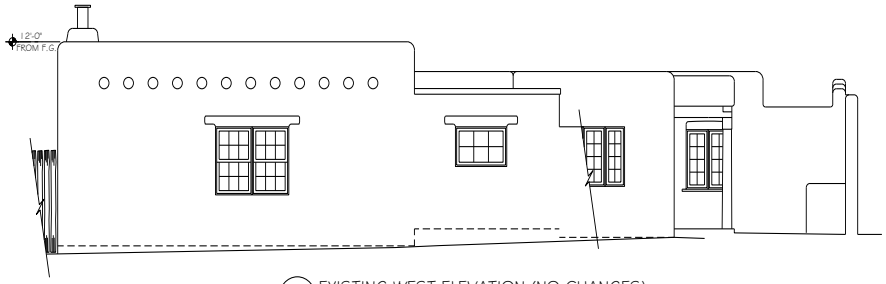
A 2.1

SET #

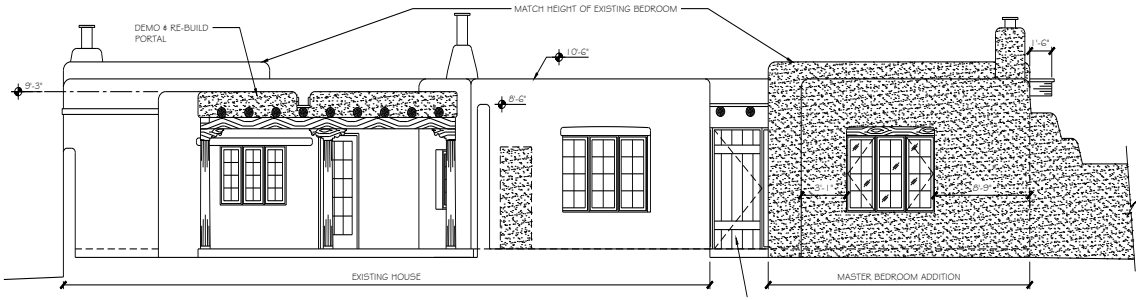
CALLE LA PENA - 2014



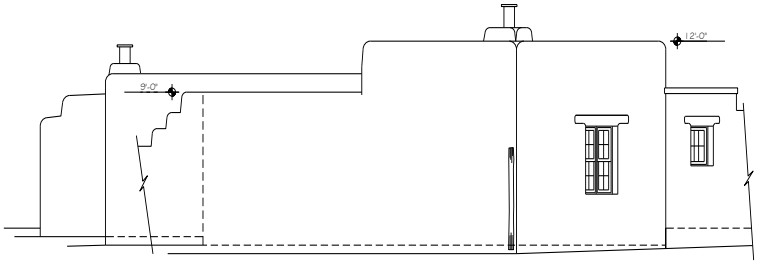
1 A-3.0 EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



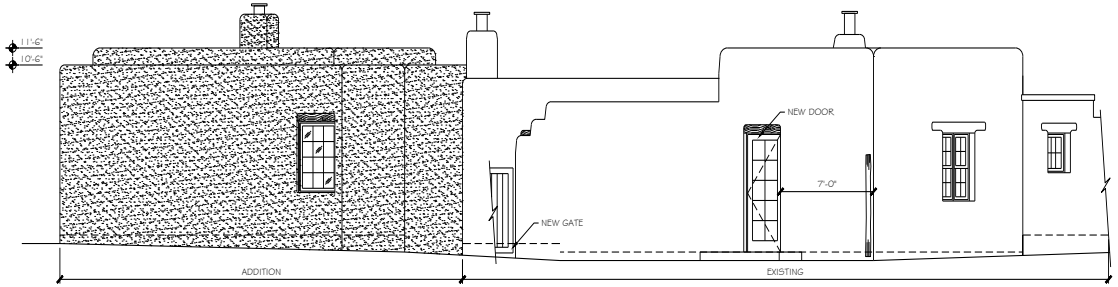
2 A-3.0 EXISTING WEST ELEVATION (NO CHANGES)
SCALE: 1/4" = 1'-0"



3 A-3.0 PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



4 A-3.0 EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"



5 A-3.0 PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"



GRAPHIC SCALE: 1/4" = 1'-0"
0' 2' 4' 8' 12'

MARTINEZ ARCHITECTURE STUDIO PC
1524 PASEO DE PERALTA SANTA FE
505-989-4958 studio@martinezarch.com

ANDERSON RESIDENCE
104 CALLE LA PEÑA
SANTA FE, NEW MEXICO

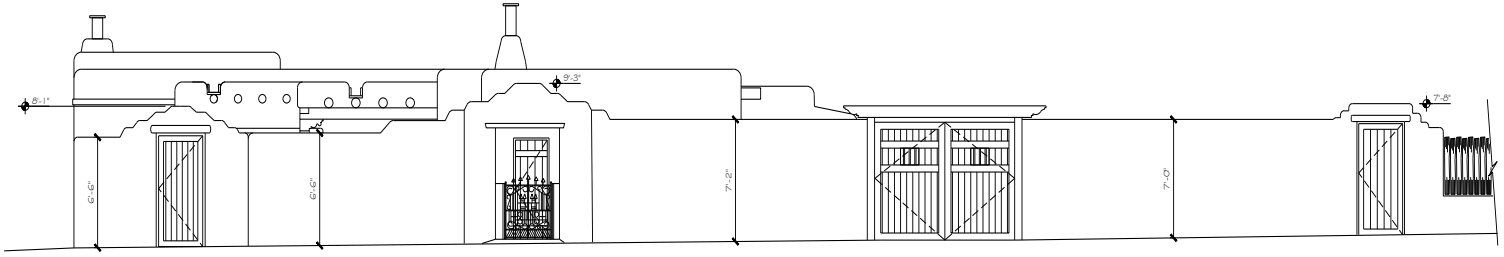
MARCH 29, 2021

EXISTING & PROPOSED ELEVATIONS

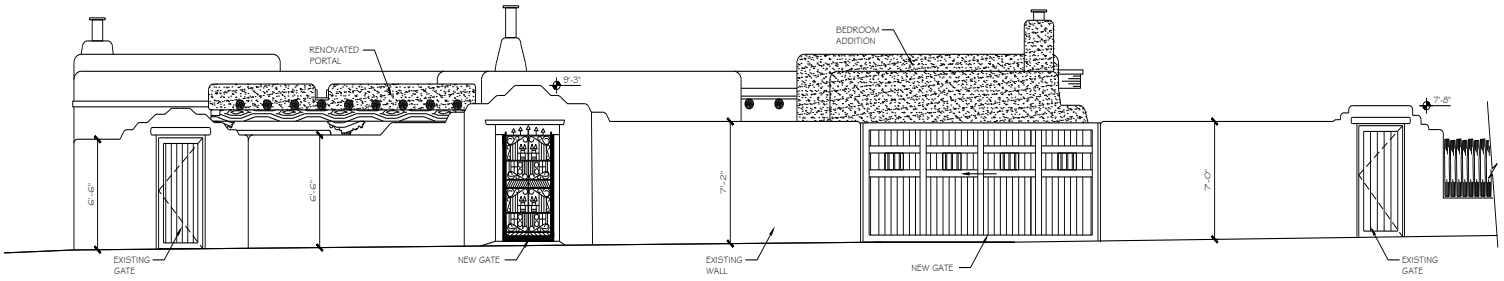
A 3.0

SET #

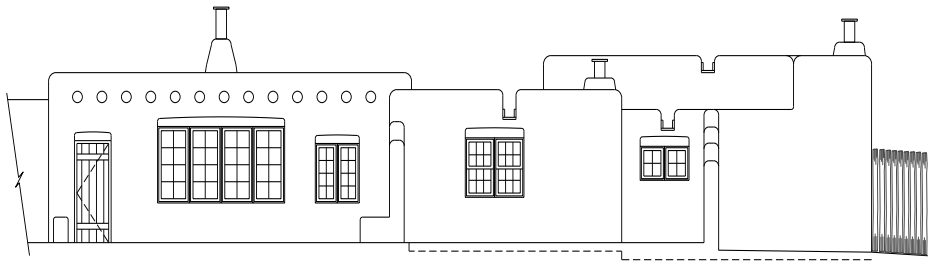
CALLE LA PENA - 2014



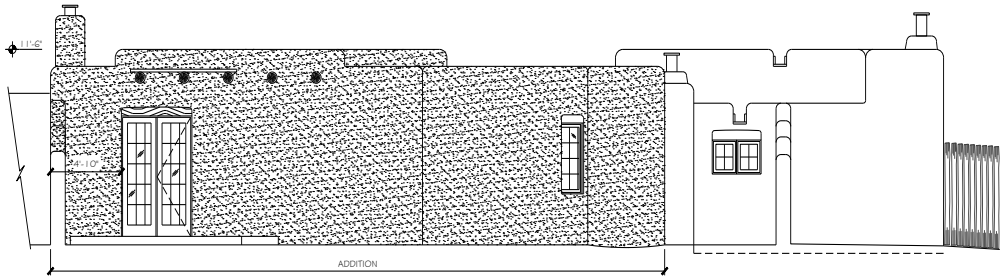
1 A-3.1 EXISTING SOUTH ELEVATION FROM STREET
SCALE: 1/4" = 1'-0"



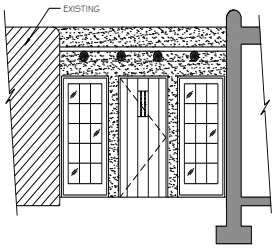
2 A-3.1 PROPOSED SOUTH ELEVATION FROM STREET
SCALE: 1/4" = 1'-0"



3 A-3.1 EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"



4 A-2.1 PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"



5 A-3.1 PROPOSED ENTRY ELEVATION
SCALE: 1/4" = 1'-0"

LEGEND:
EXISTING
NEW

GRAPHIC SCALE: 1/4" = 1'-0"
0' 2' 4' 8' 12'

MARTINEZ ARCHITECTURE STUDIO PC
1524 PASEO DE PERALTA SANTA FE
505-989-4958 studio@martinezarch.com

ANDERSON RESIDENCE
104 CALLE LA PEÑA
SANTA FE, NEW MEXICO

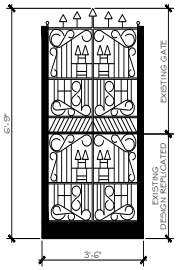
MARCH 29, 2021

EXISTING & PROPOSED ELEVATIONS

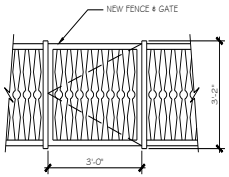
A 3.1

SET #

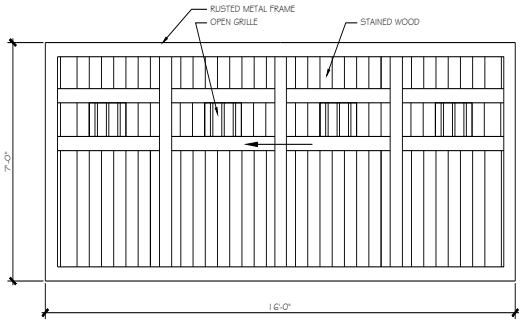
CALLE LA PENA - 2014



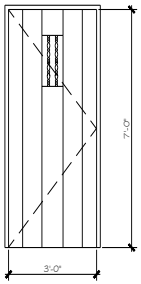
1 A-3.2 NEW ENTRY GATE ELEVATION TO MATCH EXISTING
SCALE: 1/2" = 1'-0"



3 A-3.2 NEW FENCE & GATE
SCALE: 1/2" = 1'-0"



2 A-3.2 NEW VEHICULAR GATE ELEVATION
SCALE: 1/2" = 1'-0"



4 A-3.2 NEW ENTRY DOOR DETAIL
SCALE: 1/2" = 1'-0"

LEGEND:
EXISTING
NEW

GRAPHIC SCALE: 1/2" = 1'-0"
0' 1' 2' 4' 6'

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505-989-4958 studio@martinezarch.com

ANDERSON RESIDENCE
104 CALLE LA PEÑA
SANTA FE, NEW MEXICO

MARCH 29, 2021

DETAILS

A
3.2

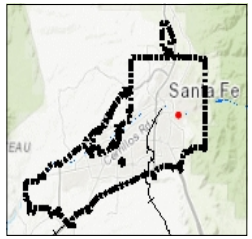
SET #

CALLE LA PENA - 2014

Santa Fe
Mapping the City Different

Map Title





Legend

- City Limits
- Address Points
- Roads
- Major Roads
- Santa Fe County Parcels
- Santa Fe River
- Rail Road

1: 282

47.0 0 23.51 47.0 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

© Latitude Geographics Group Ltd.





MARTINEZ
ARCHITECTURE
STUDIO PC

1524 PASEO DE PERALTA SANTA FE
505-989-4958 studio@martinezarch.com

ANDERSON RESIDENCE
104 CALLE LA PENA
SANTA FE, NEW MEXICO 87505

EAST ELEVATION



SOUTHEAST ELEVATION INSIDE COURTYARD



SOUTH ELEVATION INSIDE YARD

MARTINEZ
ARCHITECTURE
STUDIO PC
1524 PASEO DE PERALTA SANTA FE
505-989-4958 studio@martinezarch.com

ANDERSON RESIDENCE
104 CALLE LA PENA
SANTA FE, NEW MEXICO 87505

SOUTH ELEVATION





MARTINEZ
ARCHITECTURE
STUDIO PC

1524 PASEO DE PERALTA SANTA FE
505-989-4958 studio@martinezarch.com

ANDERSON RESIDENCE
104 CALLE LA PENA
SANTA FE, NEW MEXICO 87505

WEST ELEVATION





MARTINEZ
ARCHITECTURE
STUDIO PC

1524 PASEO DE PERALTA SANTA FE
505-989-4958 studio@martinezarch.com

ANDERSON RESIDENCE
104 CALLE LA PENA
SANTA FE, NEW MEXICO 87505

SOUTH ELEVATION
VIEW FROM STREET

City of Santa Fe, New Mexico

200 Lincoln Avenue, P.O. Box 909, Santa Fe, N.M. 87504-0909

David Coss, *Mayor*

Councilors:
Rebecca Wurzburger, Mayor Pro Tem, Dist. 2
Patti J. Bushee, Dist. 1
Chris Calvert, Dist. 1
Rosemary Romero, Dist. 2
Miguel M. Chavez, Dist. 3
Carmichael A. Dominguez, Dist. 3
Matthew E. Ortiz, Dist. 4
Ronald S. Trujillo, Dist. 4

Project description: Proposes to restore a pedestrian gate opening on a yardwall where a non-historic infill exists on a non-contributing property.

Project number: 12-120004
Case number: H-12-004
Project type: HDRB

PROJECT LOCATION (S): 104 Calle La Pena

PROJECT NAMES:

OW – Brian Vorig
Santa Fe, NM 87505

104 Calle La Pena
505-428-0999

AP – Same as Above

BOARD ACTION

This is to certify that the Historic Design Review Board (HDRB) at their hearing on, February 14, 2012, acted on the above referenced case. The decision of the board was to approve your request with the condition that the wood stain color shall be dark brown. For further information please call 955-6605.

Sincerely,

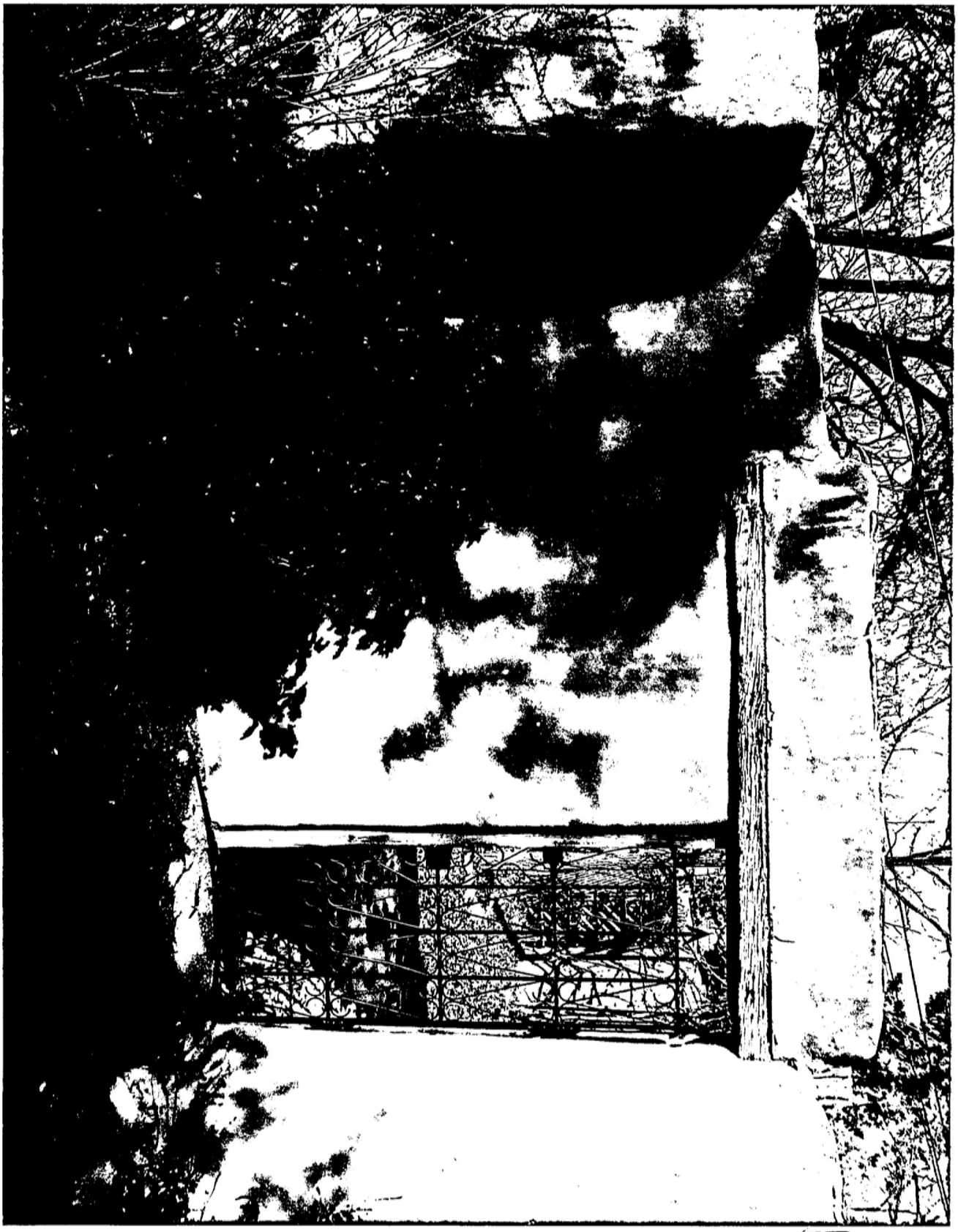
David Rasch
Planner Supervisor Historic Preservation Division

NOTE: Applicant can use this action letter to apply for building permit, but the permit shall not be released until the end of the appeal period which starts on the date of filing of the Findings and Conclusions in the City Clerks office (SFCC 14-3.17(D)). Your permit will be denied if any changes on plans that were not approved by the HDRB or if conditions of approval are not met. **Please attach copies of this letter to all sets when submitting for building permit..**









RECEIVED



RECEIVED

RECEIVED

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department- Building Permit Division

To Be Completed By Applicant:

Date Submitted: 1.11.12	**Site Address:** 104 Calle la Peña
Property Owner of Record: Brian o'Maney Voris	**Proposed Construction Description:** Expanding pedestrain gate
Applicant/Agent Name:	
Contact Person Phone Number: 505 428 0999	**TOTAL ROOF AREA:** 80

NOTE: Preliminary zoning reviews are provided as a courtesy and are intended to address general zoning compliance issues. Applicants are advised to do an independent search of applicable zoning ordinances and research documents related to property history which may affect permitting. Additionally, applicants are advised to contact appropriate City Staff with questions related to Terrain management, building, fire, water budget, Sangre de Cristo, wastewater, and other development codes which may affect permitting.

BASED ON INFORMATION PRESENTED ON APPLICATION DATE, THIS REVIEW DOES NOT GRANT ZONING APPROVAL AT THE TIME OF BUILDING PERMIT. FINAL ZONING APPROVAL WILL BE GRANTED ONCE ALL COMPLIANCE WITH ZONING HAS BEEN MET!

☒OWNER ☐APPLICANT ☐AGENT — 1.11.2012 DATE

To Be Completed By City Staff ☒ Historic PZR ~~☐ Building Permit PZR~~

Zoning District: RC8 + Downtown East

Overlay: ☒ Historic
- ~~☐ Escarpment~~
- ~~☐ Flood Zone*~~
- ~~☐ Business Capitol District~~
- ~~☐ Cerrillos Road Corridor~~

Archaeological
- ☒ Historic Downtown- (2,500 sq ft of ground disturbance)
- ~~☐ River and Trails (2 acres)~~
- ~~☐ Suburban (10 acres)~~

Zoning Submittal Requirements:
- ☒ Legal Lot of Record ☐ ~~Development Plan~~ ☐ ~~Easements~~
- ☒ Existing Site Plan ☒ Proposed Site Plan

Supplemental Zoning Submittals:
- ☐ ~~Accessory Structure Affidavit~~
- ☒ Approval Letters (☐Tech Review, ☐Historic, ☐Other_____)
- ☒ Zero Lot Line Affidavit

Use of Structure: ☒Residential
- ~~☐ Commercial Type of Use:~~

Lot Coverage: Existing %
- ☐Open Space Required:

Setbacks:
Proposed Front: * Minimum: *
2nd Front? *
Proposed Rear: * Minimum: *
Proposed Sides: L * R * Minimum: *
☒10 ft Building Separation existing

Height: Proposed * Existing
Maximum Height: _____ or
☐ Regulated by Historic Division
- ~~☐ Regulated by Escarpment District~~

Parking Spaces:
Proposed_____ Accessible**_____
Minimum: See below

Bicycle Parking:**
Proposed:_____ Minimum:_____
** Commercial Requirement

* Requires an additional review conducted by Technical Review Division to ensure compliance.

Additional Agency Review if Applicable:
☐ Escarpment Approval by N/A Date: -/-/-
☐ Flood Plain Approval by N/A Date: -/-/-
Notes: _____

Zoning Approval:
☒**Preliminary Approval** ☒**with conditions** ~~☐Rejected~~
Driveway Reviews: ☒Driveway Access ☒Driveway Visibility
Comments/Conditions: gate is for pedestrian access only, no vehicular traffic, as does not meet vehicular driveway visibility. Parking is legal non-conforming

REVIEWER: _____ **DATE:** 1/19/12

Rev 05.11

City of Santa Fe, New Mexico

memo

DATE: February 14, 2012

TO: Historic Design Review Board Members

FROM: David Rasch, Supervising Planner in Historic Preservation DR

CASE # H-12-004

ADDRESS: 104 Calle la Pena
Historic Status: Non-contributing
Historic District: Downtown & Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS	APPLICANT SUBMITTALS
__x__ Case Synopsis	__x__ Proposal Letter
____ District Standards & Yard wall & fence standards.	____ Vicinity Map
__x__ Historic Inventory Form	__x__ Site Plan/Floor Plan
__x__ Zoning Review Sheet	__x__ Elevations
____ Other:	__x__ Photographs
	__x__ Other: exception responses

STAFF RECOMMENDATION:

Staff recommends approval of this application which complies with Section 14-5.2(D)(9) General Design Standards, Height Pitch Scale and Massing and (E) Downtown & Eastside Historic District.

BACKGROUND & SUMMARY:

104 Calle la Pena is a single-family residence and a free-standing guest house that were constructed before 1963 in the Spanish-Pueblo Revival style. The buildings are listed as non-contributing to the Downtown & Eastside Historic District. A tall street-fronting stuccoed yardwall was constructed at an unknown date and a section was altered in the 1970s by removing bileaf wooden gates and infilling a wall portion to install a smaller iron gate.

The applicant proposes to restore the wider opening and install bileaf wooden gates. The height of the existing yardwall will not be altered. The gates are similar to other existing gates in this wall with the addition of spindled-grilles for visual access.

Mr. David Rasch
Historic Preservation Planner
P.O. Box 909
Santa Fe Nm 87504

January 10, 2012

Dear Mr. Rasch,

I am proposing a change in a wall at my non contributing property at 104 Calle La Pena in the Santa Fe East side historic area. I have attached a letter from the previous owners explaining that around 1975 they removed the original gates and filled the 9'7" opening with a inset block wall and a small iron gate. The former owners are available for questions regarding that construction. I want to remove the non original block and iron gate and return the original type of pedestrian gates to that space. The surrounding walls are adobe and I would not alter any of that structure.

Calle La Pena is a dead end street and has several wooden vehicle and pedestrian gates so my change would be in keeping with the neighbors frontage. My plan is to erect gates that swing inwards from existing poles sites. The gate elevation would be the same as the adjoining walls. The gates would be constructed of fir and or pine and would be stained a dark brown similar to the neighborhood gates. Each gate would be roughly 56" X 80" X 3.5" and contain a 20" X 20" window, about 4.5 feet above the ground. The windows will feature decorative spindles and have shutters on the back side.

The applicable plans, pictures, forms, letters and applications are attached. Thank you and the Historic Review Boards for your time and consideration on my behalf.

Sincerely

Brian Q. Voris

RECEIVED



Little Owl Ranch

Robert and Thelma Smith
Blanco Basin
Pagosa Springs, Colorado

RECEIVED
JAN 11 2012

March 5, 2011

To: Historic Review Board
Santa Fe, New Mexico 87501

Subject: Walls and Gates
104 Calle la Pena
Santa Fe , New Mexico 87501

During 1970-1971 David B Gartner, owner of 104 Calle la Pena raised the existing walls appox 3'to the present height, South, facing la Pena, for increased privacy.

* Removed also, were two wooden access gates for vehicle parking into the current patio. The gates were appox 10' in total width and were replaced with a small metal access gate appox 2' in width.

* I know this First Hand because I worked with Ray Trujillo, of Pojoague , New Mexico, raising the walls (adobe), removing the gates and closing in the patio.

*Also, I neeed to emphasize that the City of Santa Fe issued a building permit for increasing the wall height and removal of patio access gates.

As owners of the property from 1995 to 2010 we verify this information.

Sincerely,

Robert Smith

Thelma M. Smith

Robert & Thelma Smith

HISTORIC DESIGN REVIEW BOARD APPLICATION

PROJECT LOCATION: 104 Calle La Pena

HISTORIC DISTRICT: Downtown & Eastside [X] Don Gaspar Area [ ] Westside-Guadalupe [ ]
(from attached map) Historic Transition [ ] Historic Review [ ] Landmark (outside of historic districts) [ ]

PROJECT PROPOSAL:

CONSTRUCTION COST: $ 3,000.00 FEE: $ 250.00 + $25 Poster Cost = $ 300.00

OWNER: BRIAN VORIS **PHONE#:** 505 428 0999

OWNER ADDRESS: 104 CALLE LA PENA

CITY, STATE, ZIP CODE: SANTA fe NM 87505

APPLICANT: SAME **PHONE #:**

ADDRESS:

CITY, STATE, ZIP CODE:

NEW CONSTRUCTION:
Single-Family Residence [X] Commercial [ ] Multi-Family Residence [ ]

OTHER CONSTRUCTION:
Demolition [ ] Remodel [ ] Addition [ ] Residential [ ] Signs [ ] Wall/Fence [X]
Antenna [ ]

PREAPPLICATION MEETING: Date: 1.9.12 Case Planner: David Rasch

PRELIMINARY ZONING REVIEW: Date: 1.9.12 Planner: Dominic Gonzales
(You must schedule a meeting with Zoning Planner 955-6585 prior to the HDRB submittal deadline date: Worksheet will not be reviewed on the HDRB submittal deadline day/Preliminary Zoning Review Form must be submitted with proposal)

HEIGHT CALCULATION
Does the project include multi-story new construction, a building addition, and/or a wall or fence which will increase the height?
YES [ ] **NO [X]**
If yes, please provide a written request for an updated maximum allowable height calculation.
What is the proposed height of your project? _____

AFFIDAVIT TO AUTHORIZE AGENT (IF APPLICABLE)
I am,/We are the owner(s) and record title holder(s) of the property located at: _____

I/We authorize _____ to act as my/our agent to execute this application.

Signed: _____ Date: _____

Signed: _____ Date: _____

I agree to post notice of the proposed project on the site fourteen (14) days prior to the Historic Design Review Board meeting.
I am aware that a decision of the HDRB may be appealed by any aggrieved party within thirty (30) days of the adoption of Findings and Conclusions.

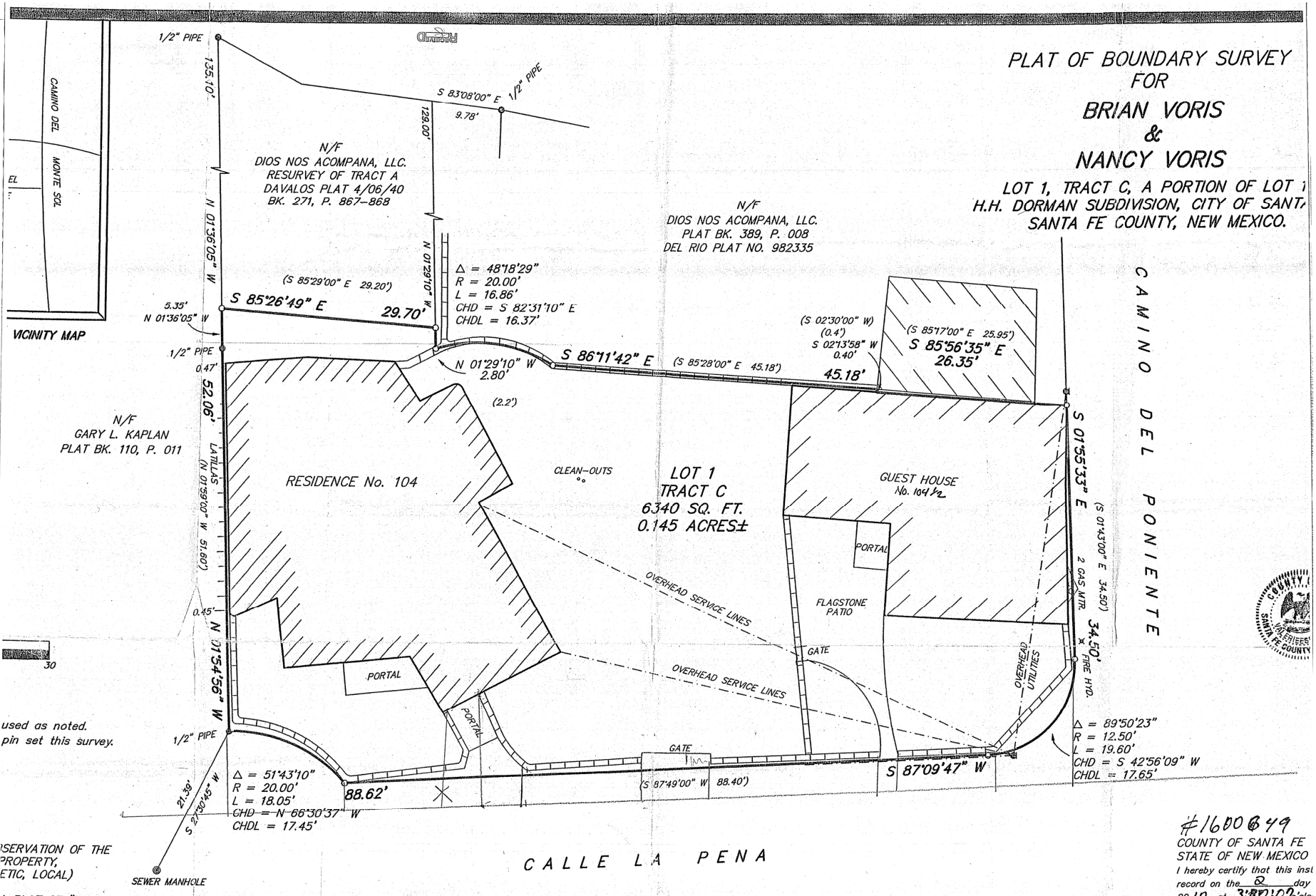
Brian Q Voris
Signature of Applicant/Owner

1.10.12
Date

[redacted]

PLAT OF BOUNDARY SURVEY
FOR
BRIAN VORIS
&
NANCY VORIS

LOT 1, TRACT C, A PORTION OF LOT 1
H.H. DORMAN SUBDIVISION, CITY OF SANTA
SANTA FE COUNTY, NEW MEXICO.



SERVATION OF THE
PROPERTY,
ETIC, LOCAL)

A PLAT OF "TRACT
M & EMILY CANNON"
DATED AUGUST, 1945.
ISTANCES IN ( ) ARE

9C-0416-D. ZONE "X".

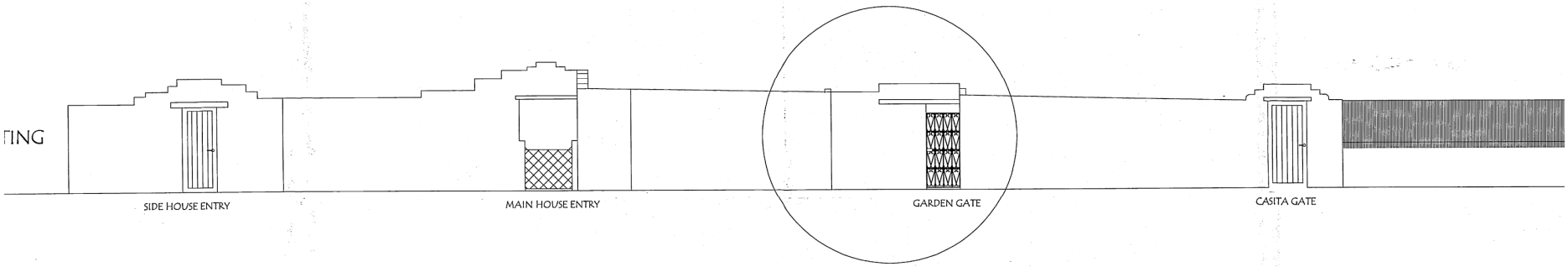
#1600649
COUNTY OF SANTA FE
STATE OF NEW MEXICO
I hereby certify that this inst
record on the 8 day
2010, at 3:00:00 o'clo
recorded in Book 717
records of Santa Fe County.

Witness my Hand and
VALERIE ESPI
County Clerk, Santa Fe Co

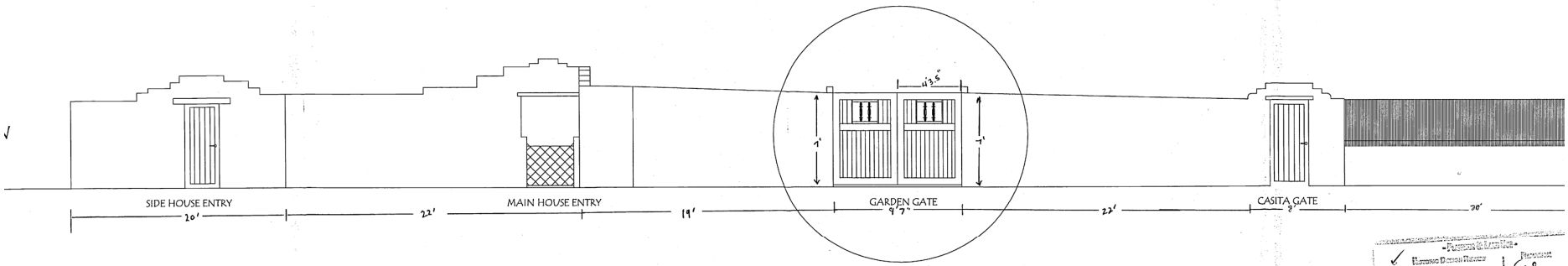
VORIS RESIDENCI

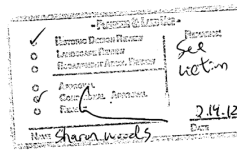
104 CALLE LA PENA, SANTA FE,

ΓING



√





SCALE = 1/4" = 1'

16'-0"

CITY OF SANTA FE, NEW MEXICO

PROJECT DESCRIPTION:

Case number: **2021-003460-HDRB**
Project Type: HDRB

PROJECT LOCATION (S): 819 Camino Atalaya

PROJECT NAMES:

OW – Jill and Ray Weeks

AP – Colleen Gavin

PROJECT DATA:

HISTORIC DISTRICT

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

HISTORIC BUILDING STATUS

Non-Statused ☐ **Non-Contributing** X **Contributing** ☐ **Significant** ☐ **Landmark** ☐ **N/A** ☐

PRIMARY ELEVATIONS: **North** ☐ **South** ☐ **West** ☐ **East** ☐ **N/A** X

PUBLICLY VISIBLE FACADE-EAST Yes ☐ No X

PUBLICLY VISIBLE FACADE-NORTH Yes X No ☐

PUBLICLY VISIBLE FACADE-SOUTH Yes X No ☐

PUBLICLY VISIBLE FACADE-WEST Yes X No ☐

HISTORIC DISTRICT INVENTORY NUMBER None

YEAR OF CONSTRUCTION after 1978, mid- to late-1980s

PROJECT TYPE

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

USE, EXISTING **Residential** X **Non-Residential** ☐ **Vacant** ☐

USE, PROPOSED **Residential** X **Non-Residential** ☐

HISTORIC BUILDING NAME None

City of Santa Fe, New Mexico

memo

DATE: April 27, 2021

TO: Historic Districts Review Board Members

FROM: Angela S. Bordegaray, Senior Planner, Historic Preservation Division

---

Case 2020-003460-HDRB

Address: 819 Camino Atalaya
Historic Status: Non-Contributing
Historic District: Downtown & Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

__X__ District Standards & yard wall & fence standards.

__NONE__ Historic Inventory Form

__X__ Preliminary Zoning Review Sheet

__X__ Other: Maximum building height calculation; maximum wall/fence height streetscape calculation

APPLICANT SUBMITTALS

__X__ Proposal Letter

__X__ Site Plan/Floor Plan

__X__ Elevations

__X__ Photographs

__X__ Other: Architectural history reseach letter (2021)

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:

819 Camino Atalaya is a non-contributing 5,736 sf building constructed in the 1980s in the Spanish-Pueblo Revival style. The property is located at the southern end of Camino Atalaya, adjacent to the northern boundary of the School for Advanced Research (SAR) campus. A stucco yardwall and wooden gate enclose the front courtyard. A rock planting island faces the street at the southwestern property boundary. The existing building's maximum height is 17'-4" at the midpoint of the street-facing façade. No increases in the maximum building height are proposed. For easier orientation, the applicant used 'plan north' to simplify the references to the plan and elevations since the residence is oriented about 45° off of north. The building's maximum height is 17'- 4" and due to its north slope its overall height is 19'-7 ½". The maximum allowable height for buildings in this streetscape, 18'-1".

The applicant proposes the following items:

1. Reconfigure front portal and add onto entry foyer. The applicants propose to shorten and deepen the entry foyer to enlarge the portal by 236 sf.
2. Remove existing wine room on west side elevation and add a 161 sf laundry room and mudroom. The applicant proposes to add divided lite windows on its west wall.
3. Replace existing garage doors with medium brown stained wood garage doors. The opening dimensions of the garage doors will not change, except for the raising the header height on the north garage door to accommodate taller vehicles and storage. Garage door details are provide in the plans.
4. Add a 573 sf dining portal 14' in height at the west end of the north elevation. It will be finished in stucco and stone veneer. The proposed portal will be supported by medium brown stained wooden posts. It will feature an outdoor fireplace on the west end, flanked on the south by an opening, fitted with simple, natural finish, wrought iron grille.
5. Add 162 sf addition on the north elevation. Three divided-lite, medium brown stained wood windows are proposed on the addition's north façade.
6. Remodel rear portal on northeast elevation, raising its roof to 14'-7" and adding 57 sf of roofed area. New windows and doors will be steel casements. The existing north portal is made up of dark stained vigas and wood decking with a stuccoed parapet roof that extends out approximately 7' from the north elevation. The proposed new portal removes the parapet and heavy beams and replaces it with a wood beam and decking portal stained in a medium brown, with a wood fascia trimmed roof to minimize the profile of the roof and 'lighten' the structure.
7. Remove roof deck and exterior spiral staircase.
8. Increase parapet height from 10'- 2" to 13'- 6" on the east elevation. Proposed height is below the home's maximum height of 17'-5".
1. Replace all windows and doors. Existing windows are 1980s aluminum clad without divided lites. The applicant proposes to install a combination of wood and steel windows

throughout the building. All replacement windows will be divided lite wood windows. All windows and door glazing complies with the 40% maximum requirement where there is not a portal. The areas where the window/door unit exceeds the 40% is under portals. This occurs at the north portal and Mud Room portal only on the east elevation. The south and west elevation windows are the only publicly visible windows. New wood windows will be stained in a medium brown hue, and steel windows and doors will be finished in an oil-rubbed bronze matte paint finish.

9. Restucco entire building with El Rey's "Adobe" cementicious stucco.
10. Add four fireplaces at southeast and northeast corners and to the north elevation and the west side of proposed dining portal.
11. All existing skylights will be removed and relocated. Six new skylights are proposed. All proposed skylights will be screened by parapets.
12. Redesign courtyard walls, patios, and parking areas.
13. Expand the front courtyard, moving the south courtyard to the southern property boundary. The proposal eliminates the existing drive/parking aisle between the existing courtyard wall and the planter at the southern property boundary. New courtyard walls will border the existing planter and existing trees. The proposed southern courtyard wall will not exceed the maximum allowable height of 53" and will feature stepped massing and buttressed pilasters to modulate the wall in compliance the wall and fence guidelines. The 10' section of wall is only over the entry gate as a zaguan feature to replace the existing gate/zaguan feature which is at 9'-3", for a minor increase in height of 9". A new parking area will be created at the southeastern corner of the property, and the western courtyard wall and pedestrian entry will be altered to accommodate the expanded courtyard configuration. Additional guest parking will be added to the southwest corner of the courtyard. Interior planters, pathways, and steps are proposed that will not be publicly visible. The height of the northern courtyard wall will be lowered from the existing 64" high wall not to exceed 43".
14. Remove and replace existing agricultural wire fencing along the eastern property boundary. The applicants are working with SAR to replace this fencing in-kind to height not to exceed 6'.

ARCHITECTURAL
History Services

John W. Murphey
Architectural Historian/Researcher/Planner
Santa Fe, New Mexico
San Francisco Bay Area, California
john@archhistoryservices.com

November 12, 2020

Jill Sharp Weeks and Ray Weeks
3350 Riverwood Parkway, Suite 700
Atlanta, GA 30339

RE: 819 Camino Atalaya (Santa Fe County Parcel #18100883) – Property Research

Dear Mr. and Mrs. Weeks:

Responding to your request, I researched the background of a house addressed at 819 Camino Atalaya. The goal was to determine its relative age of construction and to confirm that the residence was not established before 1984.

The research involved reviewing historical aerial photographs and maps. Further study included a limited review of online public records, newspaper accounts, and Santa Fe telephone directories.

Based on aerial photographs, there was no structure on the lot in 1978. The first genealogical source listing for the address is in a 1989 social directory. Correspondingly, telephone directory entries for the property begin in the early 1990s.

The conclusion is that the subject house was built after 1978, likely in the mid- to late-1980s.

Please feel free to contact me if you have any questions about this report.

Sincerely,

John W. Murphey, Project Historian

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:

Date Submitted: March 22, 2021

Property Owner of Record: Jill and Ray Weeks

Applicant/Agent Name: Colleen Gavin / JenkinsGavin, Inc

Contact Person Phone Number: (505 820-7444

Site Address: 819 Camino Atalaya

Proposed Construction Description: Remodel and Additions

TOTAL ROOF AREA:

Zoning District: R-3

Overlay: □ Escarpment _____
□ Flood Zone*
X Other: Historic Districts

Submittals Reviewed with PZR:
X Legal Lot of Record □ Development Plan □ Building Plans
X Existing Site Plan X Proposed Site Plan X Elevations

Supplemental Zoning Submittals Required for Building Permit:
X Zero Lot Line Affidavit (Setback Affidavit)

Access and Visibility: □ Arterial or Collector**
□ Visibility Triangle Required

Use of Structure: X Residential
□ Commercial Type of Use: _____

Terrain: □ 30% slopes N/A

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

Lot Coverage : 31 % (proposed)
□Open Space Required: N/A

Setbacks:
Proposed Front: 46'-4" Minimum: 7 ft
2nd Front? _____
Proposed Rear: 11'-5" Minimum: 15 ft*
Proposed Sides: L17'-3" R6'-6" Minimum: 5 ft
Setback Affidavit provided

Height: Proposed 17'-5" (existing & proposed)
Maximum Height: 18'1" or
X Regulated by Historic Districts Ordinance
□ Regulated by Escarpment District

Parking Spaces:
Proposed 6 Accessible N/A
Minimum: 2

Bicycle Parking:**
Proposed: _____ Minimum: N/A
** Commercial Requirement

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

Colleen Gavin [□OWNER □APPLICANT XAGENT]
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

3/19/2021
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** X**with conditions** □ **Rejected**
Comments/Conditions: Setback affidavit must be recorded for permit submittal

REVIEWER: Lee Logston **DATE:** 3/26/21

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

Revised 1-14-13

Figures



Figure 1: 819 Camino Atalaya.
2020 County of Santa Fe Assessor Map.

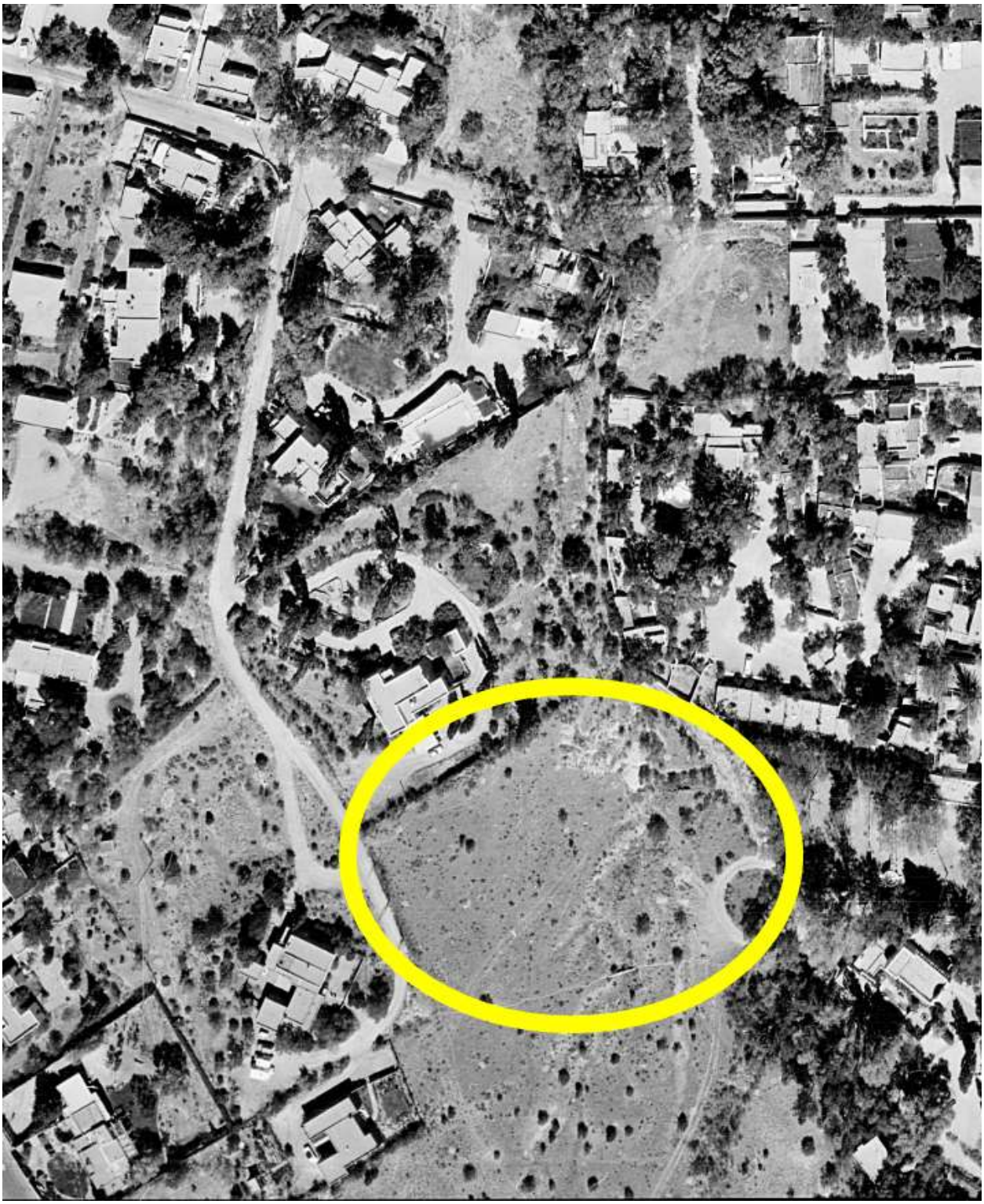


Figure 5: 1978 aerial photograph.
No building present.
Courtesy NMDOT: 09-11-78_0078.

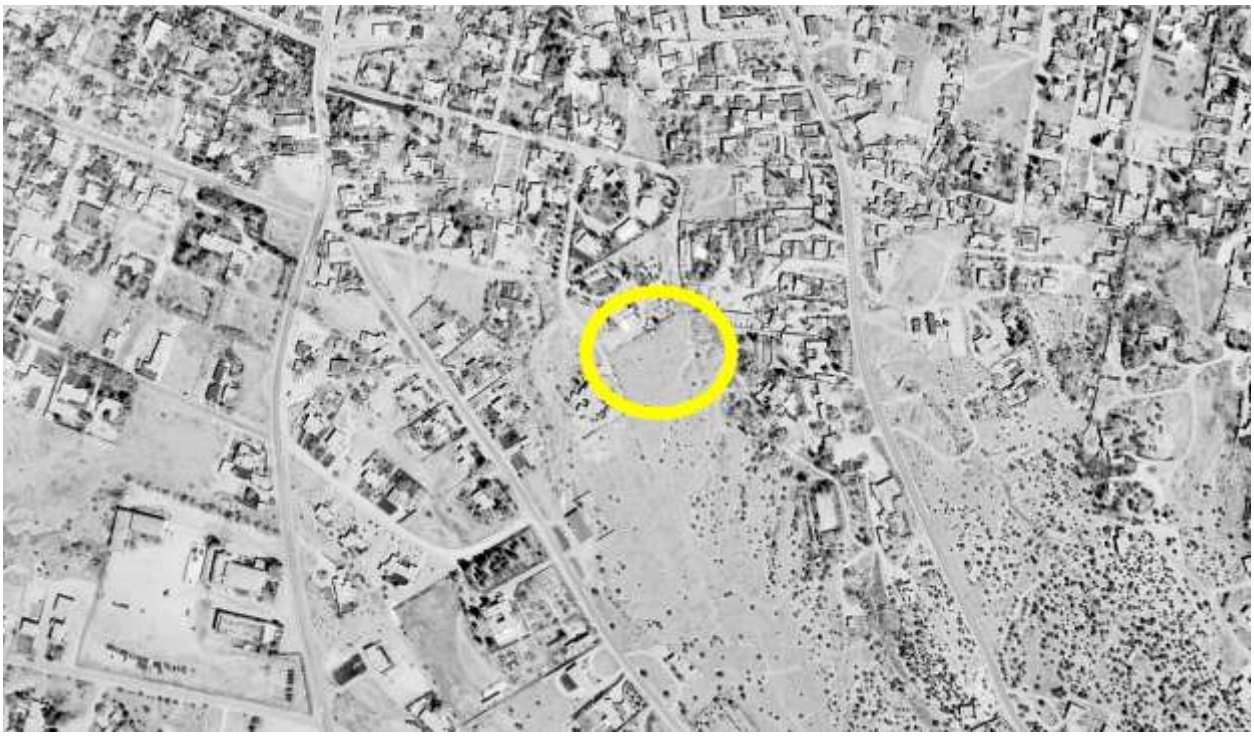


Figure 2: 1966 aerial photograph.
No building present.
Courtesy NMDOT: 05-02-66_0018.

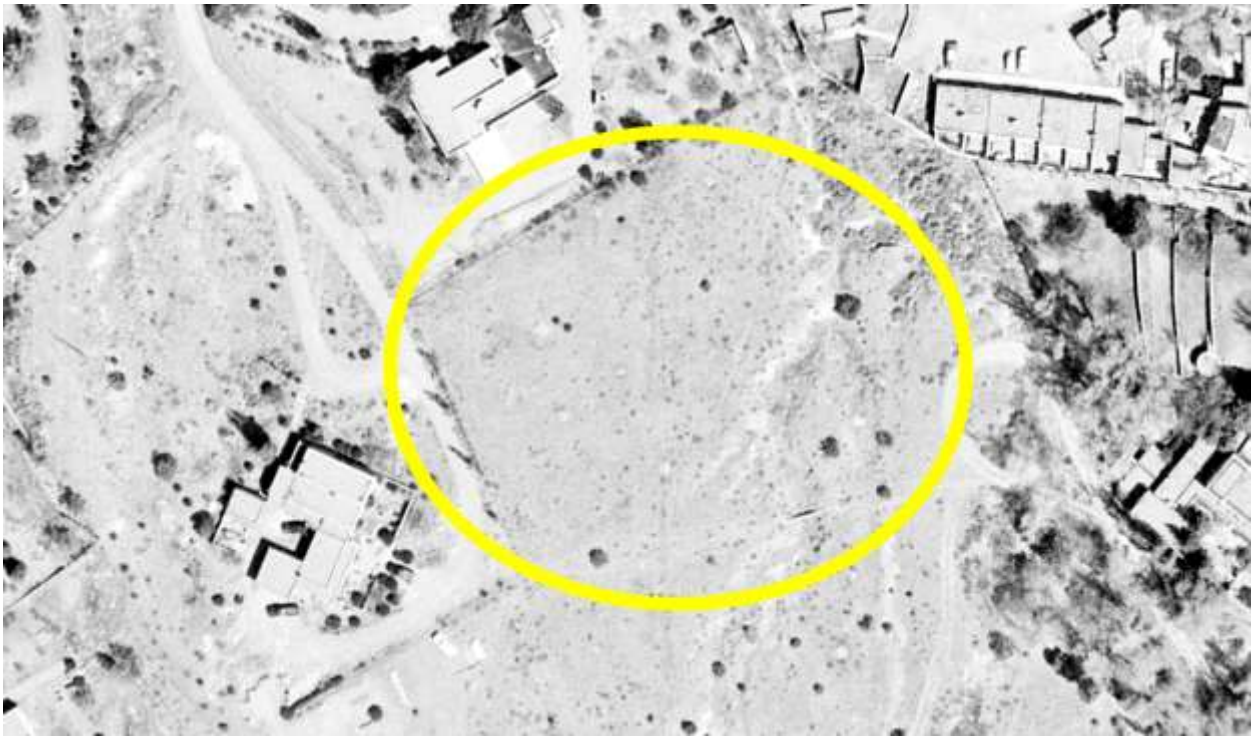


Figure 3: 1966 aerial photograph.
No building present.
Courtesy NMDOT: 05-02-66_0018.

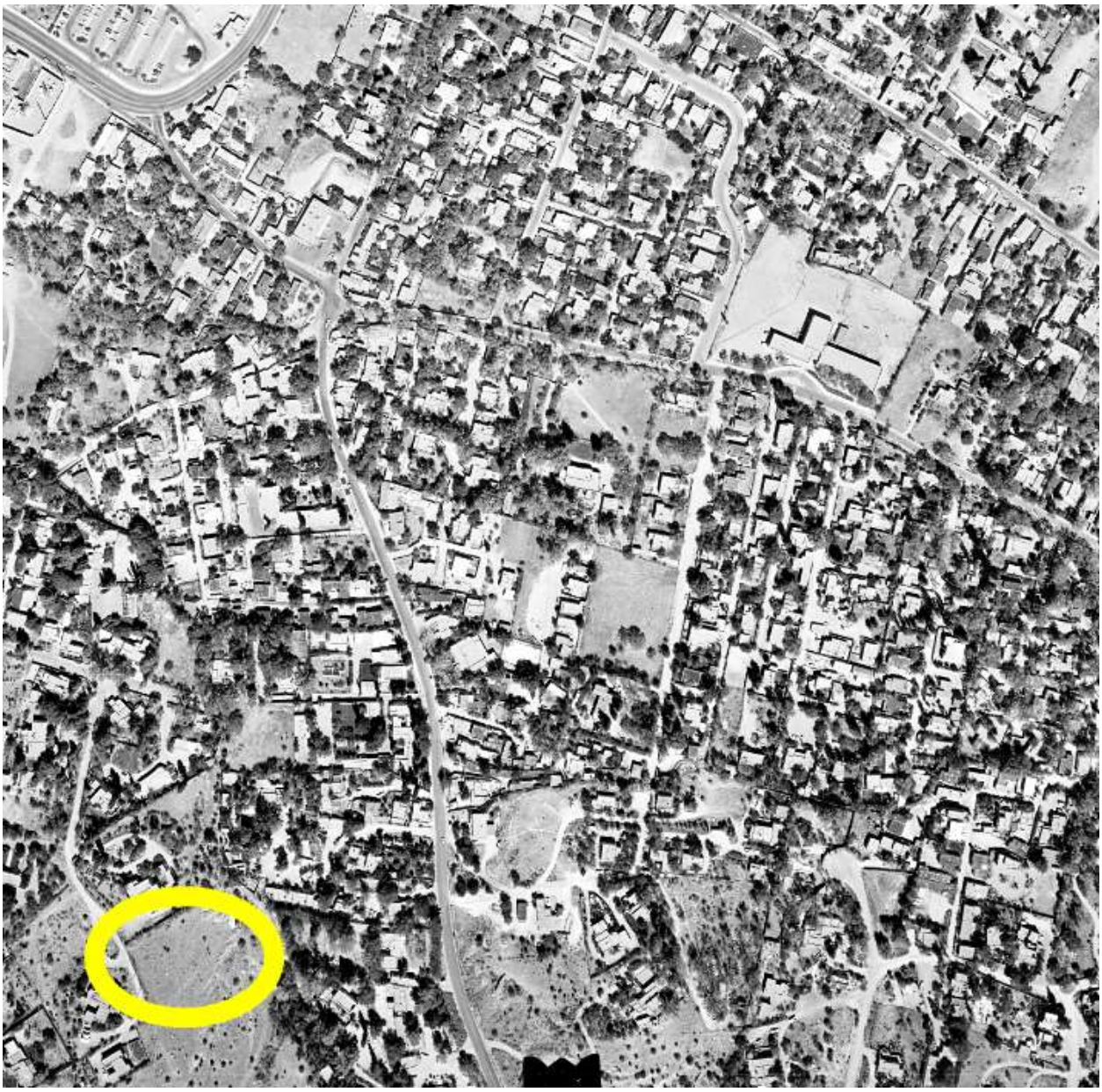
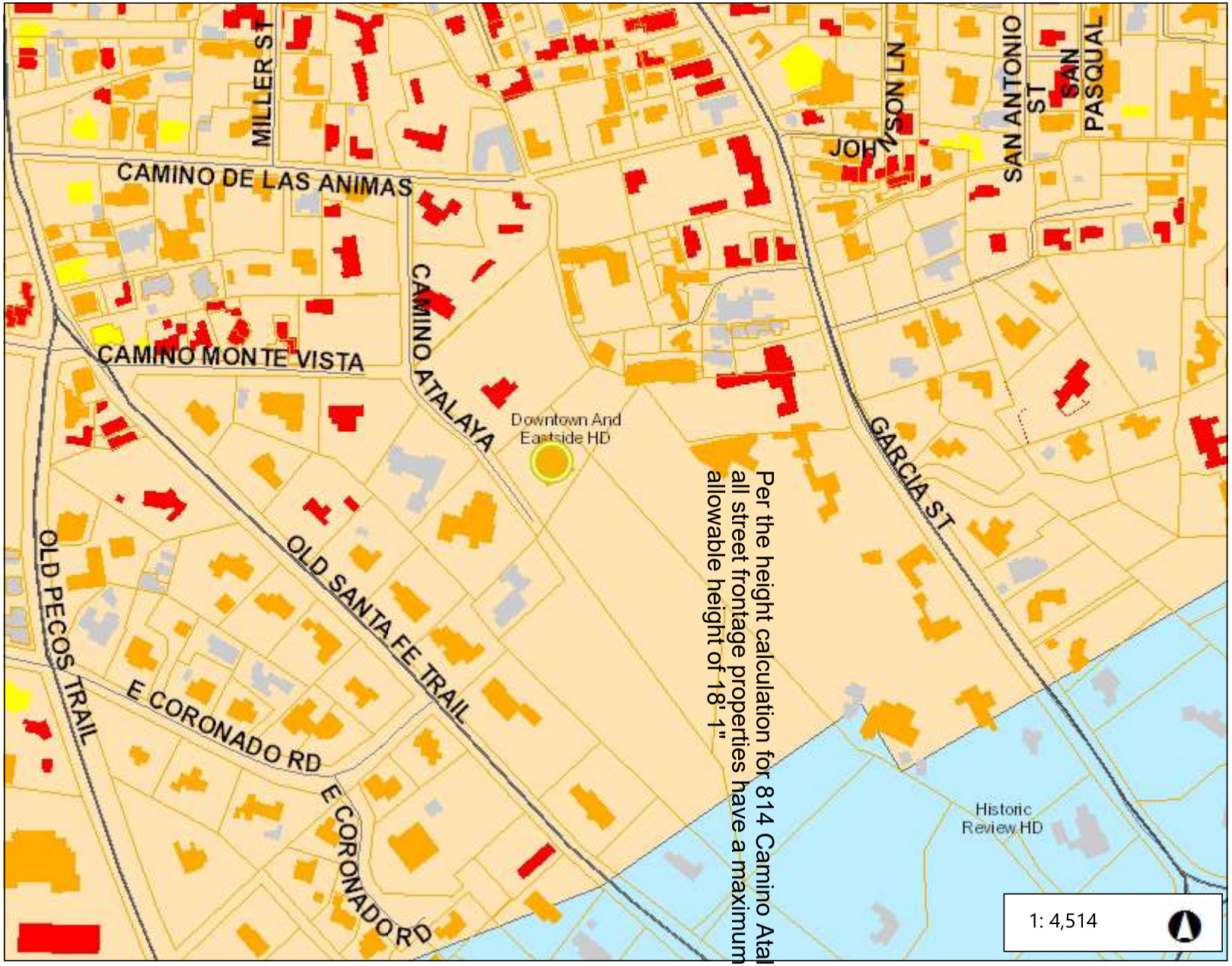
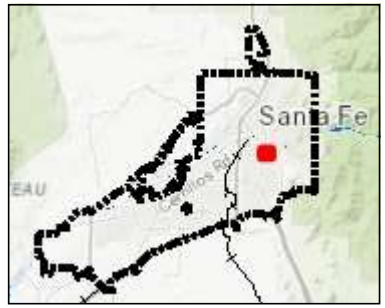


Figure 4: 1978 aerial photograph.
No building present.
Courtesy NMDOT: 09-11-78_0078.

Santa Fe
Mapping the City Different

Map Title





Legend

- City Limits
- Address Points
- Roads
- Major Roads
- Santa Fe County Parcels
- Santa Fe River
- Rail Road

Historic Buildings Status

- Landmark
- Significant
- Contributing
- Non-Contributing
- Not Resurveyed

Historic Districts

- Don Gaspar Area HD
- Downtown And Eastside HD
- Historic Review HD
- Historic Transition HD
- Westside-Guadalupe HD

Notes

819 Camino Atalaya

752.3 0 376.17 752.3 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION


CAMINO DE LAS ANIMAS
MILLER ST
E BERGER ST
OLD PECOS TRAIL
OLD SANTA FE TRAIL
814 Camino A La Cueva
Wall Height Calc. 814 Camino A La Cueva

Along Camino Atalaya

Total 1176

Count 22

Avg/Max 53" (4'5")

Along Camino Monte Vista

Total

Count

Avg/Max

From: MCCULLEY, LANI J.
To: Colleen Gavin
Subject: RE: 819 Camino Atalaya - Historic District and Status
Date: Tuesday, November 03, 2020 12:20:26 PM
Attachments: 819 Camino Atalaya photos 1989.pdf

Hi Colleen,

The property is non-contributing to Downtown & Eastside Historic District. I don't have any HDRB cases on file going back to 1991. They had administrative approvals in 2012 for a yard wall and 2018 for roofing. There is no HCPI (inventory) on file, only some 1989 photos. These photos indicate they went before the HDRB in 1989 though I have no case file, the photos indicate door and window changes. This is a red flag property that will require a status review to go to HDRB for major work. General maintenance will still be administrative.

Thank you,

Lani McCulley
Planner
Current Planning Division
Land Use Department
City of Santa Fe
P.O. Box 909
Santa Fe, NM 87504
505-955-6605
www.santafenm.gov/land_use

From: Colleen Gavin <Colleen@jenkinsgavin.com>
Sent: Monday, November 2, 2020 5:10 PM
To: MCCULLEY, LANI J. <ljmcculley@santafenm.gov>
Subject: RE: 819 Camino Atalaya - Historic District and Status

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.

Lani,

I have another client who is purchasing the residence at 819 Camino Atalaya. Can you forward what the City has on file for this property?

Thank you.

CG

Colleen C. Gavin, Principal



130 Grant Avenue, Suite 101
Santa Fe, New Mexico 87501
Office 505.820.7444
Cell 505.699.0563
colleen@jenkinsgavin.com
www.jenkinsgavin.com

From: MCCULLEY, LANI J. <ljmcculley@santafenm.gov>
Sent: Monday, November 02, 2020 12:05 PM
To: Colleen Gavin <Colleen@jenkinsgavin.com>
Subject: RE: 812 Gildersleeve Street - Historic District and Status

Yes, windows would have to go before the HDRB because we would need to know if they are being replaced on the primary façade.

Thank you,

Lani McCulley
Planner
Current Planning Division
Land Use Department
City of Santa Fe
P.O. Box 909
Santa Fe, NM 87504
505-955-6605
www.santafenm.gov/land_use

From: Colleen Gavin <Colleen@jenkinsgavin.com>
Sent: Monday, November 2, 2020 11:55 AM
To: MCCULLEY, LANI J. <ljmcculley@santafenm.gov>
Subject: RE: 812 Gildersleeve Street - Historic District and Status

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.

Lani,

This is very helpful. Thank you! He wants to replace the windows and restucco. Would the windows

kick it to the Board?

CG

Colleen C. Gavin, Principal



130 Grant Avenue, Suite 101
Santa Fe, New Mexico 87501
Office 505.820.7444
Cell 505.699.0563
colleen@jenkinsgavin.com
www.jenkinsgavin.com

From: MCCULLEY, LANI J. <ljmcculley@santafenm.gov>
Sent: Monday, November 02, 2020 11:51 AM
To: Colleen Gavin <Colleen@jenkinsgavin.com>
Subject: RE: 812 Gildersleeve Street - Historic District and Status

Hi Colleen,

Seven months is forever in this field of work. The property is the last one inside the Don Gaspar Area Historic District. This map is so off at times makes me do extra work. I actually show it as a contributing structure not significant. The HCPI is from 1982, not very thorough but does show was constructed in 1930s. I'll attach it for you. No primaries are assigned, so for major work that would be the first step. General maintenance would still be an administrative approval though.

Thank you,

Lani McCulley
Planner
Current Planning Division
Land Use Department
City of Santa Fe
P.O. Box 909
Santa Fe, NM 87504
505-955-6605
www.santafenm.gov/land_use

From: Colleen Gavin <Colleen@jenkinsgavin.com>

Sent: Monday, November 2, 2020 10:50 AM
To: MCCULLEY, LANI J. <ljmcculley@santafenm.gov>
Subject: 812 Gildersleeve Street - Historic District and Status

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.

Lani,

Happy Monday! I hope you are doing well and hanging in there. I miss seeing you all at the City. It feels like forever ago! My client is looking to buy 812 Gildersleeve and asked that I look up its status. The City's map shows it as significant but not in the historic district. What does that mean? Do you have anything else on this property?

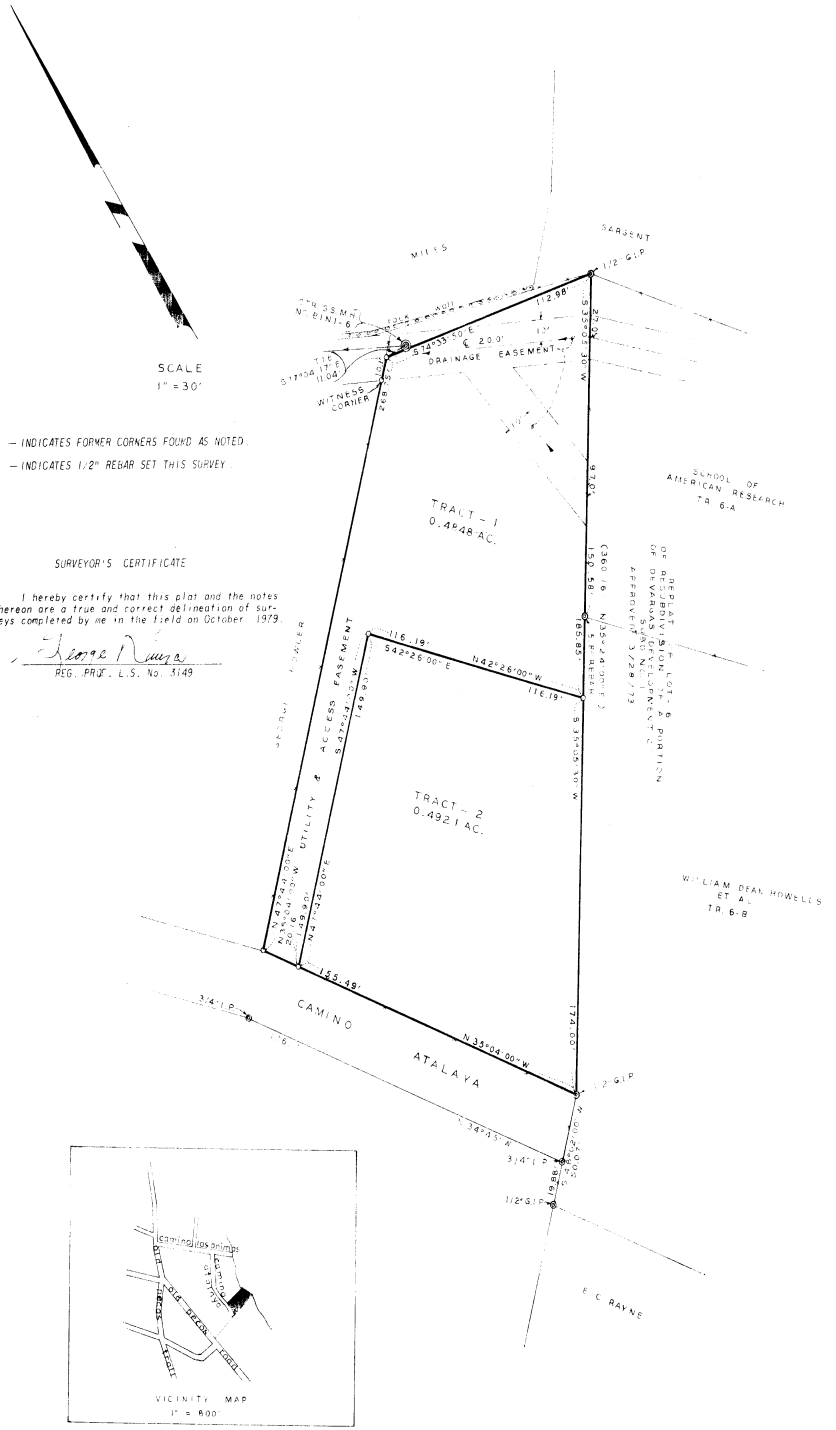
Thank you.

CG

Colleen C. Gavin, Principal

JENKINSGAVIN
LAND USE | PROJECT MANAGEMENT

130 Grant Avenue, Suite 101
Santa Fe, New Mexico 87501
Office 505.820.7444
Cell 505.699.0563
colleen@jenkinsgavin.com
www.jenkinsgavin.com



SURVEYOR'S CERTIFICATE

I hereby certify that this plat and the notes thereon are a true and correct delineation of surveys completed by me in the field on October 1979.

George Kruger
REG. PROF. L.S. No. 5149

CAMINO ATALAYA REPLAT
WARD NO. 1 SANTA FE NEW MEXICO

APPROVED by the City County Planning Commission at its meeting on

Chairman Secretary

PLANNING AUTHORITY ENDOREMENT
CITY OF SANTA FE, NEW MEXICO

Approved on Dec 26 1979 By Tasker V. Ogden
City Engineer

Approved on Dec 21 1979 By Harry Mead
City Planner

AFFIDAVIT

This replat lies within the planning and platting jurisdiction of the City of Santa Fe, New Mexico.

Owner Edith Catherine Rayne
Edith Catherine Rayne

STATE OF NEW MEXICO
COUNTY OF SANTA FE

Subscribed and sworn to before me this 25th day of October 1979.

My Commission Expires 5-23-83 Barbara G. Rees
Notary Public

Barbara G. Rees
5-23-83

DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That Edith Catherine Rayne has made a replat of the herein described lands lying and being in Ward number one of the City of Santa Fe, New Mexico as shown on this plat thereof;

That the replat is named and shall be known as;

CAMINO ATALAYA REPLAT

Easements are hereby granted for the purpose as shown.

That the above and foregoing replat is made with the free consent and in accordance with the desire of the undersigned thereof;

Owner Edith Catherine Rayne
Edith Catherine Rayne

STATE OF NEW MEXICO
COUNTY OF SANTA FE

The foregoing instrument was acknowledge before me this 25th day of October 1979.

My Commission Expires 5-23-83 Barbara G. Rees
Notary Public

Barbara G. Rees
5-23-83

UTILITIES

By A. Wilds 10-26-79
MOUNTAIN BELL

By [illegible] 10-26-79
GAS COMPANY OF NEW MEXICO

By Frank A. Blevins 10-26-79
PUBLIC SERVICE Co. N.M. Water Dept.

By [illegible] 10-26-79
PUBLIC SERVICE Co. N.M. Elec. Dept.

451 - 293

COUNTY OF SANTA FE }
STATE OF NEW MEXICO }

I hereby certify that this instrument was filed for record on the 28 day of Dec A.D. 19 79 at 1123 o'clock P M., and was duly recorded in book 75 page 1 of the records of Santa Fe County.
Witness my Hand and Seal of Office
CAROLINA R. GONZALES
County Clerk, Santa Fe County, N.M.
Mary Z. Hemond
Deputy

WEEKS RESIDENCE

819 CAMINO ATALAYA SANTA FE, NEW MEXICO 87505

Submitted: March 31, 2021



HISTORIC DISTRICTS REVIEW SUBMITTAL

OWNER
Jill and Ray Weeks
819 Camino Atalaya
Santa Fe, NM 87505
404.550.3161

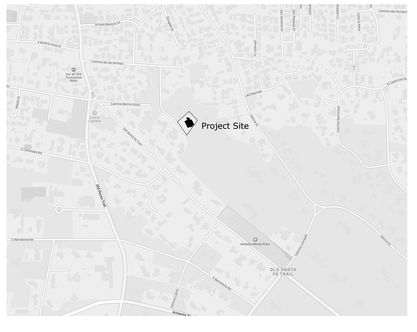
PLANNER
JenkinsGavin
130 Grant Ave., Suite 101
Santa Fe, NM 87501
505.820.7444

ARCHITECT
Peter Block Architects
2300 Peachtree Rd NW, Suite C201
Atlanta, GA 30309
404.352.2422

ARCHITECT
A. Christopher Purvis Architects
518 Old Santa Fe Trail
Santa Fe, NM 87505
505.982.5461

LANDSCAPE ARCHITECT
design office
1300 luisa street, suite 24
Santa Fe, NM 87505
505.983.1415

Vicinity Map



Sheet Index

Sheet No.	Sheet Title
S 1.0	SITE PLAN - EXISTING / PROPOSED
A 2.0	FLOOR PLAN - EXISTING
A 2.1	FLOOR PLAN - PROPOSED
A 2.2	ROOF PLAN - EXISTING
A 2.3	ROOF PLAN - PROPOSED
A 3.0	SOUTH ELEVATIONS - EXISTING / PROPOSED
A 3.1	WEST ELEVATIONS - EXISTING / PROPOSED
A 3.2	NORTH ELEVATIONS - EXISTING / PROPOSED
A 3.3	EAST ELEVATIONS - EXISTING / PROPOSED
A 3.4	SOUTH ELEVATIONS WITH WALLS - EXISTING / PROPOSED
A 3.5	WEST ELEVATIONS WITH WALLS - EXISTING / PROPOSED
A 3.6	NORTH ELEVATIONS WITH WALLS - EXISTING / PROPOSED
A 3.7	EAST ELEVATIONS WITH WALLS - EXISTING / PROPOSED
A 3.8	SITE SECTION - EXISTING / PROPOSED
A 4.0	DETAILS
A 4.1	DETAILS

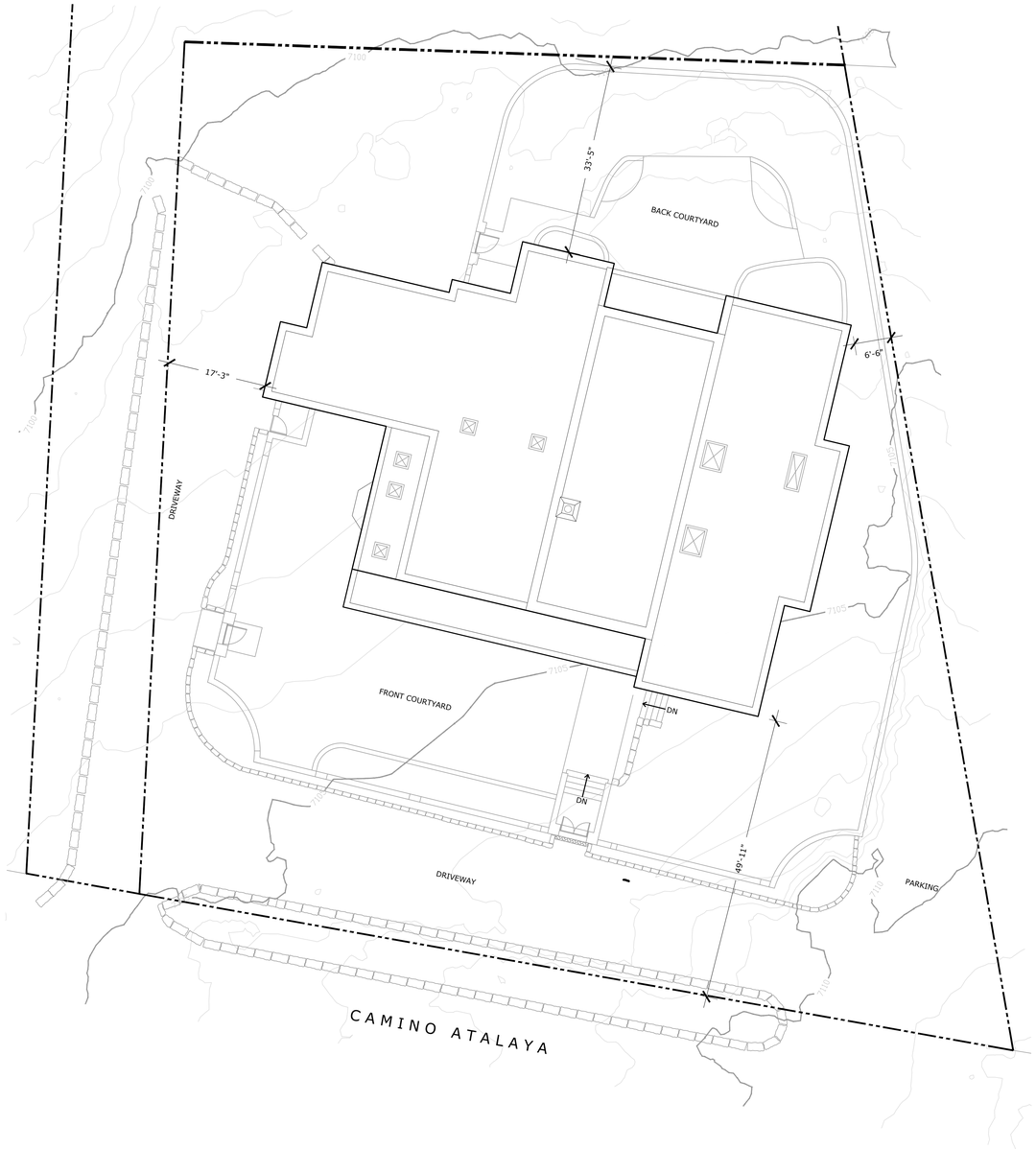
Lee Logston
3/26/21

ZONING CALCULATIONS

EXISTING

LOT AREA		21,436 SF
EXISTING ROOF AREA		
HEATED	5,236 SF	
PORTAL	500 SF	
TOTAL		5,736 SF
EXISTING LOT COVERAGE		27 %

(R3 ZONING, 40% MAX ALLOWABLE LOT COVERAGE)



1 S 1.0 SITE PLAN - EXISTING

SCALE:1" = 10'-0"

ZONING CALCULATIONS

PROPOSED

LOT AREA		21,436 SF
PROPOSED ROOF AREA		
HEATED	5,565 SF	
PORTAL	1,172 SF	
TOTAL		6,737 SF
PROPOSED LOT COVERAGE		31 %

(R3 ZONING, 40% MAX ALLOWABLE LOT COVERAGE)

DRAINAGE CALCULATIONS

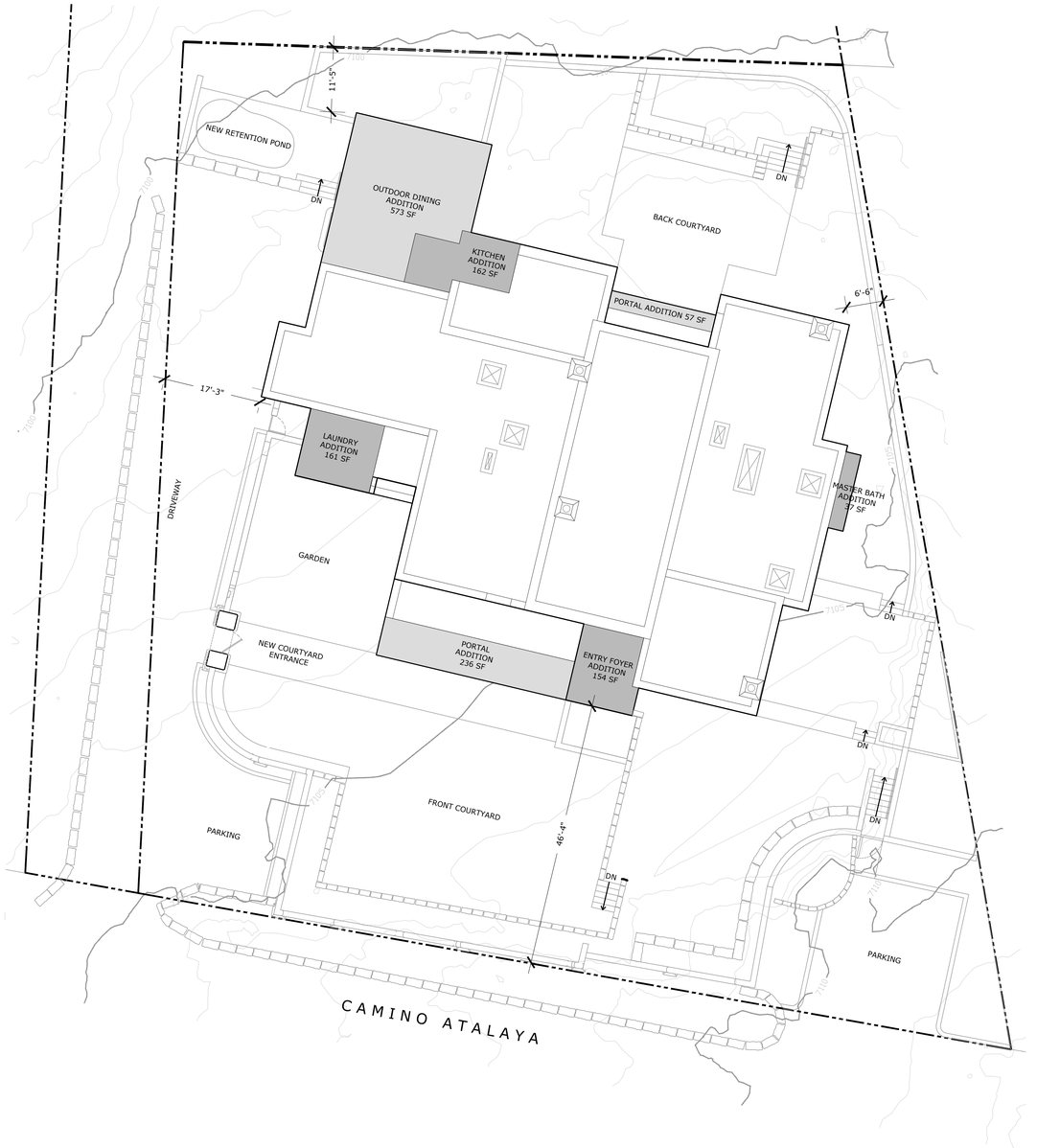
PROPOSED

NEW IMPERVIOUS AREA	1,012 SF
NEW RETENTION REQUIRED	162 CF

(1,012 SF X .16)

LEGEND

- ADDITION - HEATED
- ADDITION - UNHEATED / PORTAL



2 S 1.0 SITE PLAN - PROPOSED

SCALE:1" = 10'-0"

Lee Logston
3/26/21

PLAN NORTH

SCALE: 1" = 10'-0"
0' 5' 10' 20' 30'

This drawing as instrument of service is and shall remain the property of the architect and shall not be reproduced, published or used in any way without the permission of the architect.

The Contractor shall verify all dimensions and existing conditions of the site, and associated build elements, before proceeding with each phase of the their work.

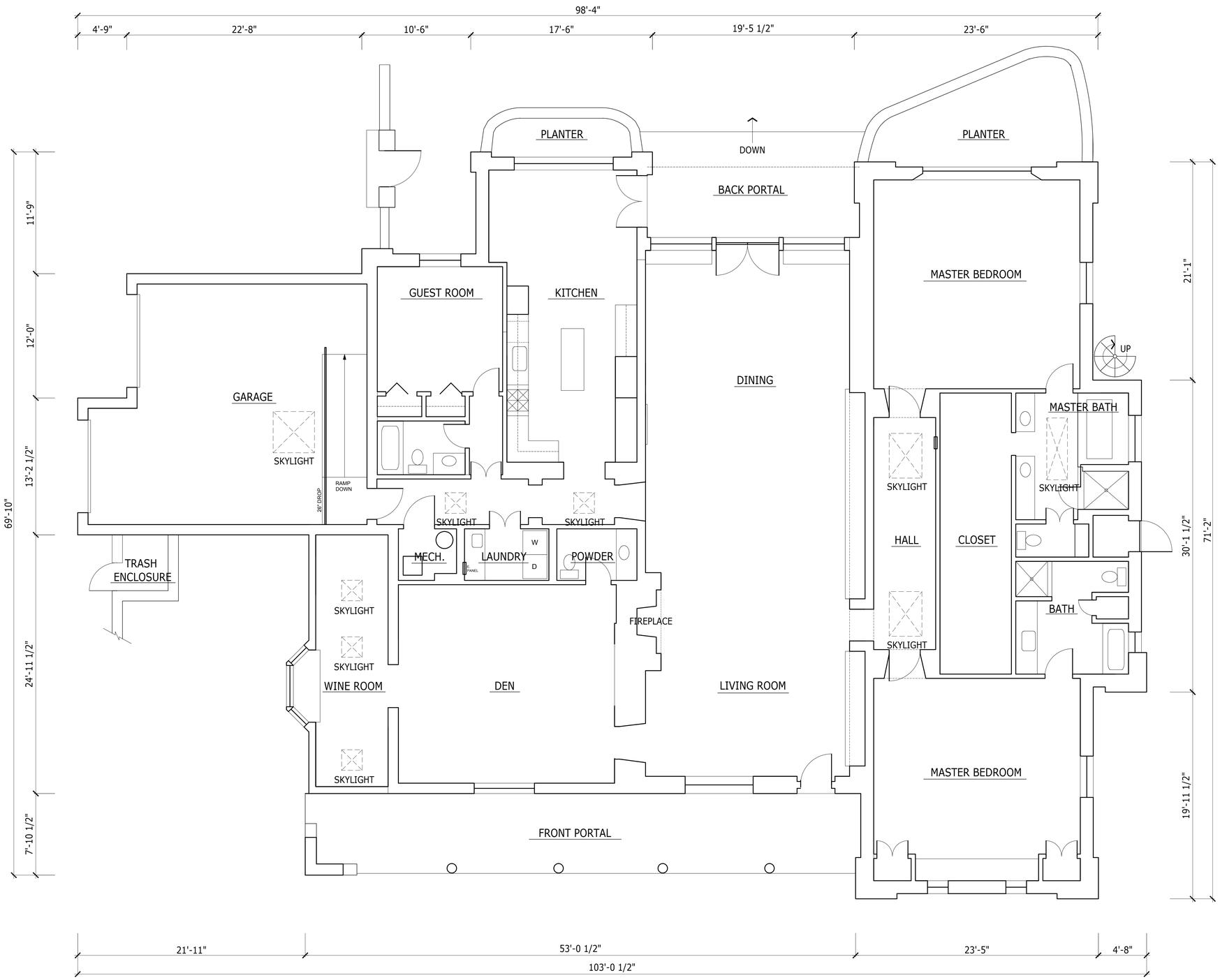
WEEKS RESIDENCE
819 CAMINO ATALAYA
SANTA FE, NEW MEXICO 87505

REVISIONS

SITE PLAN

Drawn by: PS	Job #
Checked by: CMH	Date: 3.31.2021

S1.0



1 Floor Plan - Existing

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

Lee Logston
3/26/21

SCALE: 1/4" = 1-0"
0' 1' 5' 10' 15'

This drawing as instrument of service is and shall remain the property of the architect and shall not be reproduced, published or used in any way without the permission of the architect.

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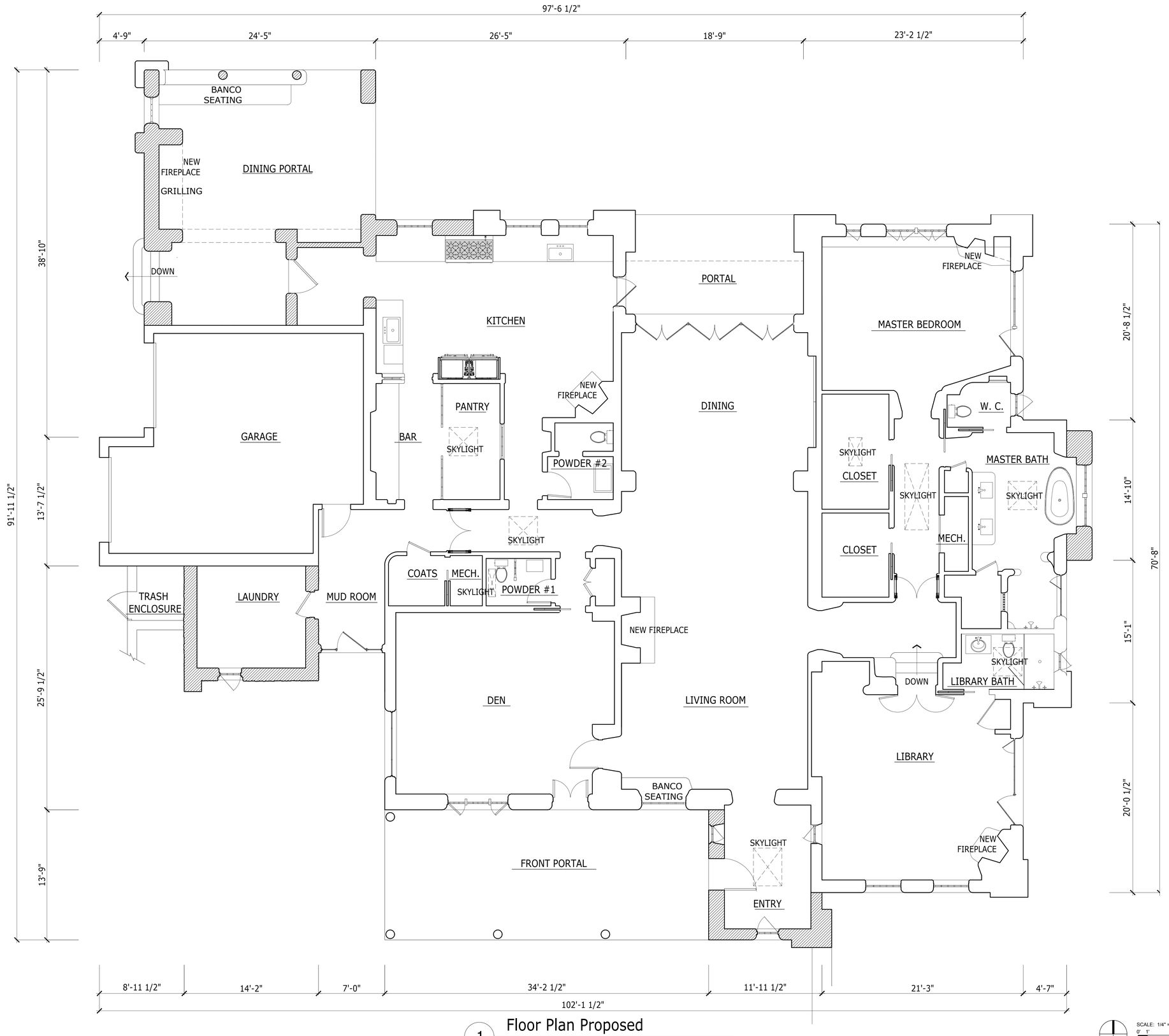
WEEKS RESIDENCE
819 CAMINO ATALAYA
SANTA FE, NEW MEXICO 87505

REVISIONS

PLAN EXISTING

Drawn by:	Job #
REB	
Checked by:	Date:
PLB	03.24.2021

A2.0



1 Floor Plan Proposed

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

Lee Logston
3/26/21

SCALE: 1/4" = 1-0"
0' 1' 5' 10' 15'

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The Contractor shall verify all dimensions and existing conditions of the site, and associated build elements, before proceeding with each phase of the their work.

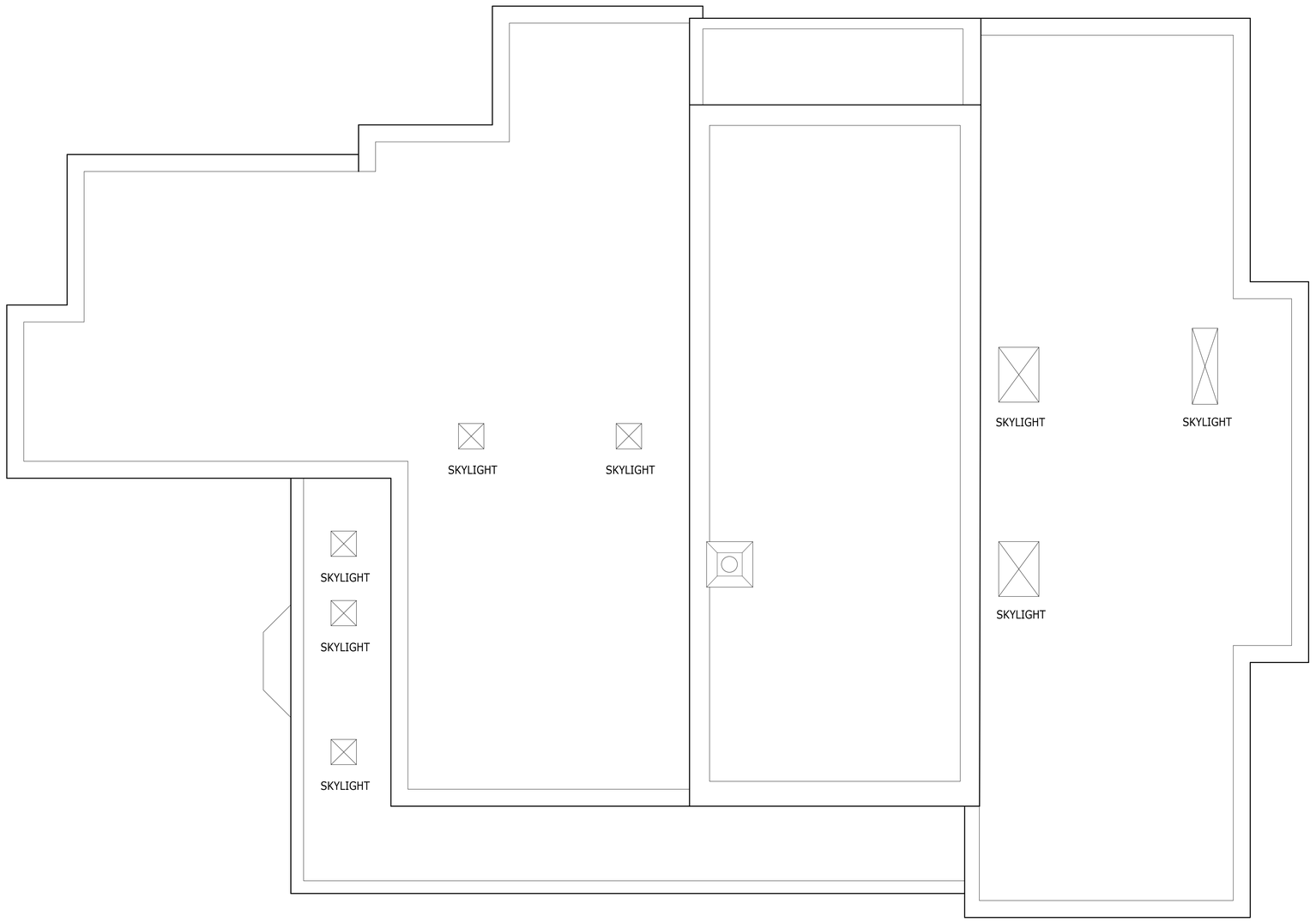
WEEKS RESIDENCE
819 CAMINO ATALAYA
SANTA FE, NEW MEXICO 87505

REVISIONS

PLAN

Drawn by:	Job #
REB	
Checked by:	Date:
PLB	03.24.2021

A2.1



1 Roof Plan - Existing

SCALE: $\frac{1}{4}$" = 1'-0"

Lee Logston
3/26/21

SCALE: 1/4" = 1'-0"
0' 1' 5' 10' 15'

This drawing as instrument of service is and shall remain the property of the architect and shall not be reproduced, published or used in any way without the permission of the architect.

The Contractor shall verify all dimensions and existing conditions of the site, and associated build elements, before proceeding with each phase of the their work.

WEEKS RESIDENCE
819 CAMINO ATALAYA
SANTA FE, NEW MEXICO 87505

REVISIONS

ROOF PLAN EXISTING

Drawn by:	Job #
REB	
Checked by:	Date:
PLB	03.24.2021

A2.2



1 Roof Plan - Proposed

SCALE: $\frac{1}{4}$" = 1'-0"

This drawing as instrument of service is and shall remain the property of the architect and shall not be reproduced, published or used in any way without the permission of the architect.

The Contractor shall verify all dimensions and existing conditions of the site, and associated build elements, before proceeding with each phase of the their work.

WEEKS RESIDENCE
819 CAMINO ATALAYA
SANTA FE, NEW MEXICO 87505

REVISIONS

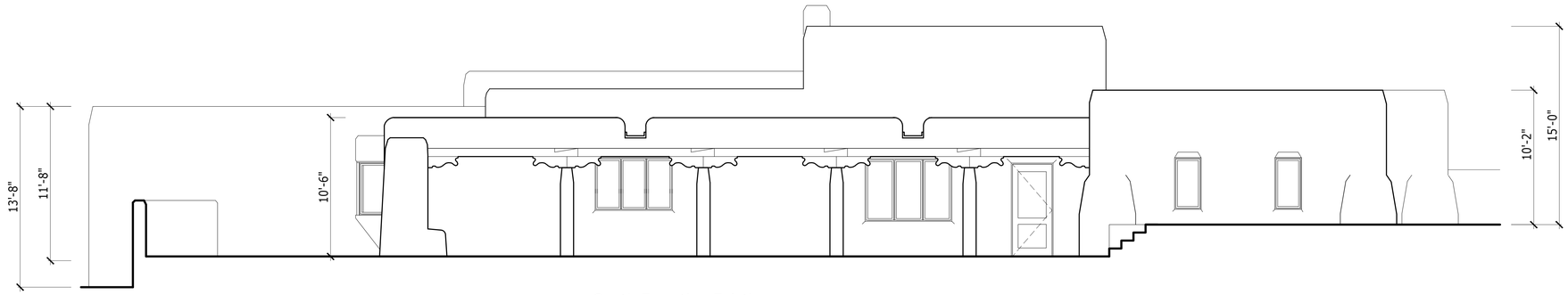
ROOF PLAN PROPOSED

Drawn by:	Job #
REB	
Checked by:	Date:
PLB	03.24.2021

A2.3

Lee Logston
3/26/21

SCALE: 1/4" = 1'-0"
0' 1' 5' 10' 15'



1 South Elevation Existing
SCALE: $\frac{1}{4}$" = 1'-0"

2 South Elevation Proposed
SCALE: $\frac{1}{4}$" = 1'-0"

Lee Logston
3/26/21

SCALE: 1/4" = 1'-0"
0' 1' 5' 10' 15'

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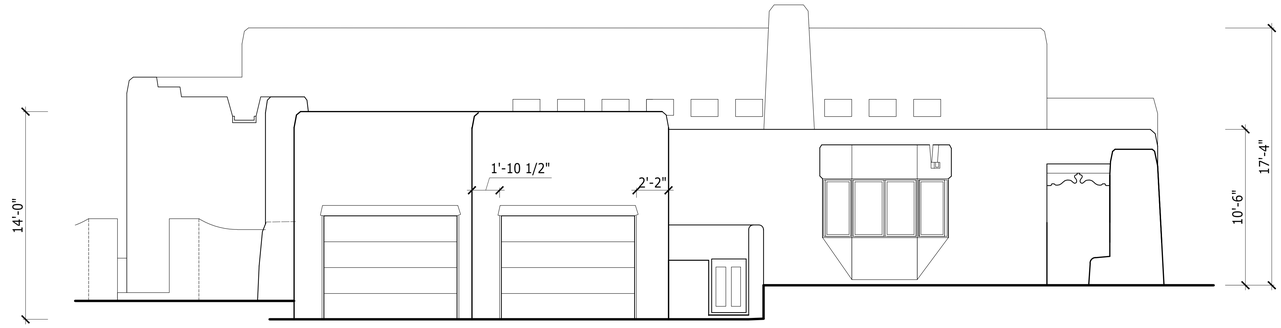
WEEKS RESIDENCE
819 CAMINO ATALAYA
SANTA FE, NEW MEXICO 87505

REVISIONS

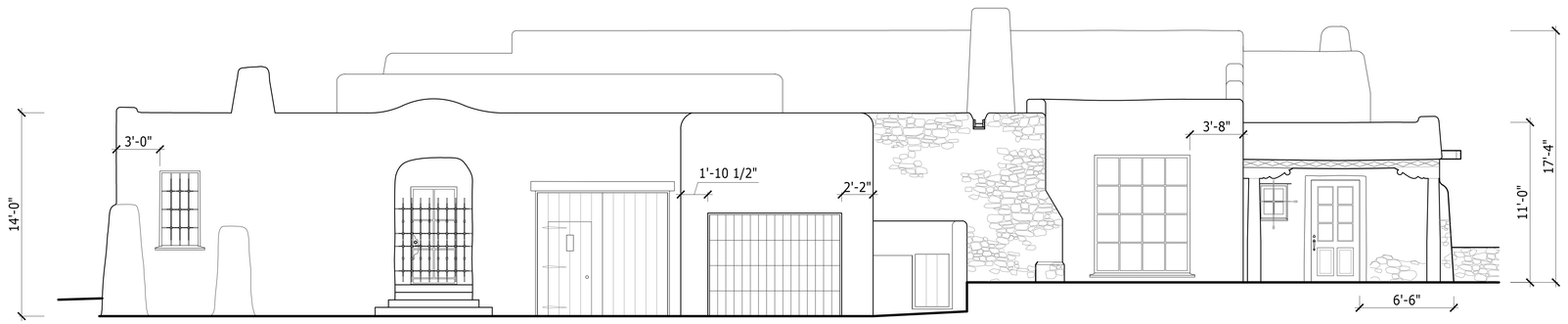
South Elev

Drawn by:	Job #
REB	
Checked by:	Date:
PLB	03.24.2021

A3.0



1 West Elevation Existing
SCALE: $\frac{1}{4}$" = 1'-0"



2 West Elevation Proposed
SCALE: $\frac{1}{4}$" = 1'-0"

Lee Logston
3/26/21

SCALE: 1/4" = 1'-0"
0' 1' 5' 10' 15'

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819 CAMINO ATALAYA
SANTA FE, NEW MEXICO 87505

REVISIONS

West Elev

Drawn by:	Job #
REB	
Checked by:	Date:
PLB	03.24.2021

A3.1



1 North Elevation Existing
SCALE: $\frac{1}{4}$" = 1'-0"



2 North Elevation Proposed
SCALE: $\frac{1}{4}$" = 1'-0"

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819 CAMINO ATALAYA
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REVISIONS

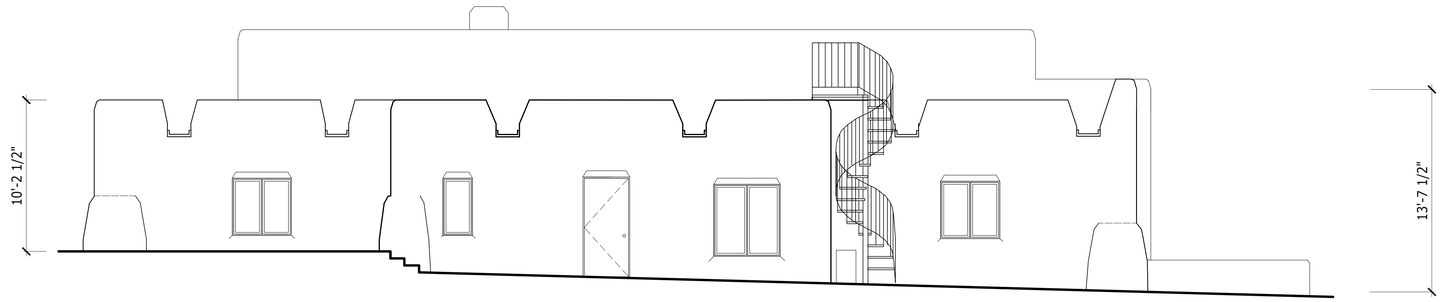
North Elev

Drawn by:	Job #
REB	
Checked by:	Date:
PLB	03.24.2021

A3.2

Lee Logston
3/26/21

SCALE: 1/4" = 1'-0"
0' 1' 5' 10' 15'



1 East Elevation Existing
SCALE: $\frac{1}{4}$" = 1'-0"



2 East Elevation Proposed
SCALE: $\frac{1}{4}$" = 1'-0"

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WEEKS RESIDENCE
819 CAMINO ATALAYA
SANTA FE, NEW MEXICO 87505

REVISIONS

East Elev

Lee Logston
3/26/21

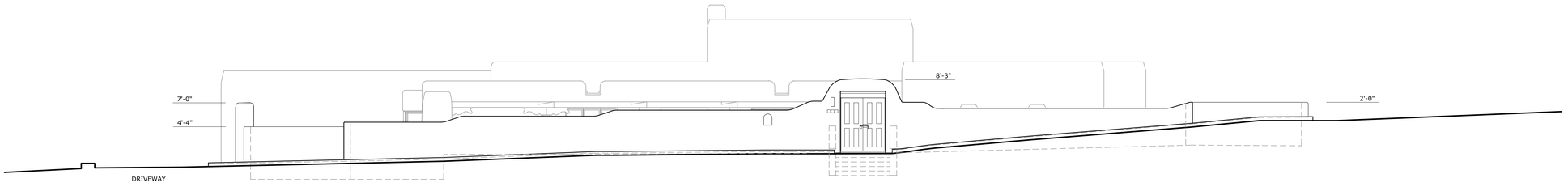
SCALE: 1/4" = 1'-0"
0' 1' 5' 10' 15'

Drawn by:	Job #
REB	
Checked by:	Date:
PLB	03.24.2021

A3.3

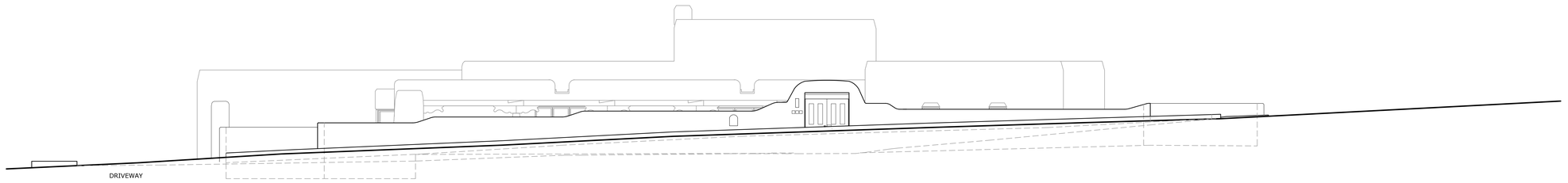
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The Contractor shall verify all dimensions and existing conditions of the site, and associated build elements, before proceeding with each phase of the their work.



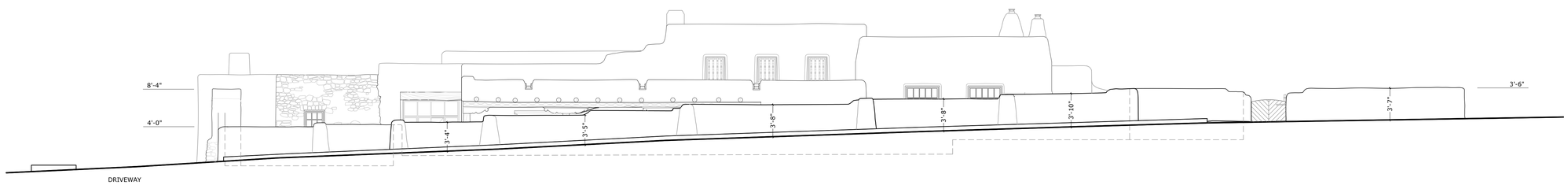
1 A3.4 SOUTH ELEVATION W/ YARD WALLS - EXISTING (AT INTERIOR DRIVE)

SCALE:3/16" = 1'-0"



2 A3.4 SOUTH ELEVATION W/ YARD WALLS - EXISTING (AT CAMINO ATALAYA)

SCALE:3/16" = 1'-0"



3 A3.4 SOUTH ELEVATION W/ YARD WALLS - PROPOSED (AT CAMINO ATALAYA)

SCALE:3/16" = 1'-0"

Lee Logston
3/26/21

SCALE: 3/16" = 1 - 0"
0' 1' 5' 10' 15'

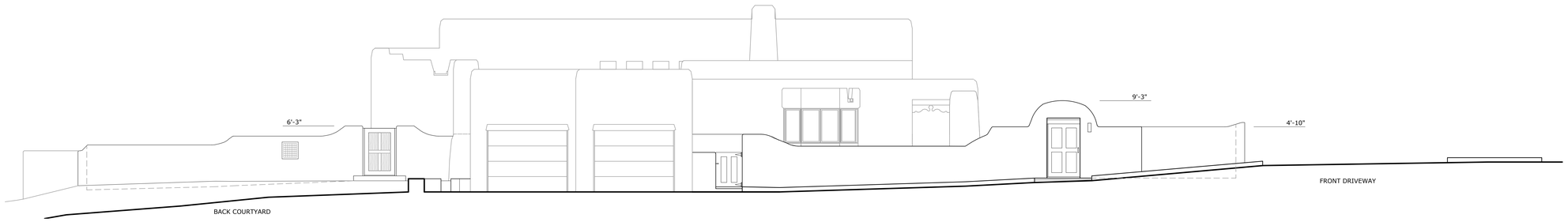
WEEKS RESIDENCE
819 CAMINO ATALAYA
SANTA FE, NEW MEXICO 87505

REVISIONS

ELEVATIONS WITH YARD WALLS SOUTH

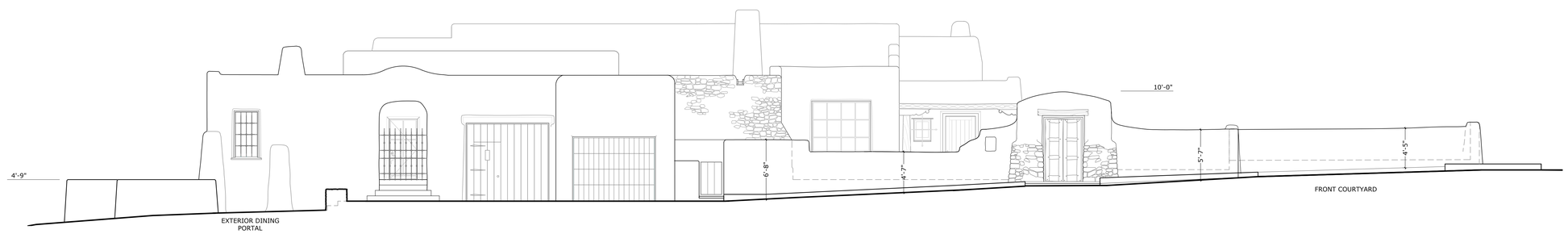
Drawn by:	Job #
PS	
Checked by:	Date:
CMH	3.31.2021

A3.4



1 A3.5 WEST ELEVATION W/ YARD WALLS - EXISTING

SCALE:3/16" = 1'-0"



2 A3.5 WEST ELEVATION W/ YARD WALLS - PROPOSED

SCALE:3/16" = 1'-0"

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WEEKS RESIDENCE
819 CAMINO ATALAYA
SANTA FE, NEW MEXICO 87505

REVISIONS

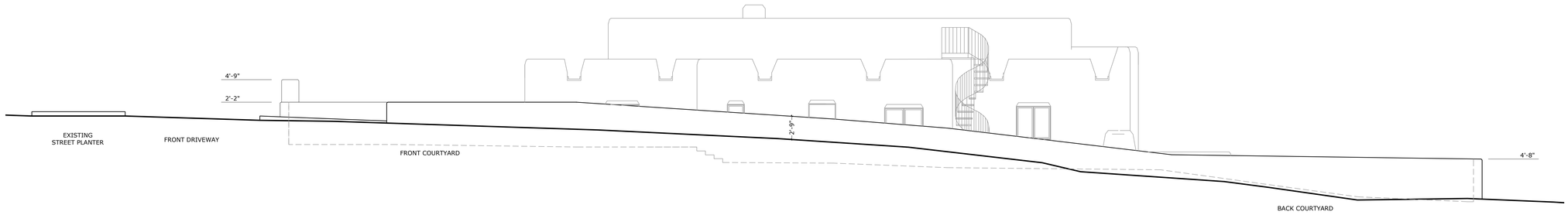
ELEVATION W/ YARD WALLS WEST

Drawn by:	Job #
PS	
Checked by:	Date:
CMH	3.31.2021

A3.5

Lee Logston
3/26/21

SCALE: 3/16" = 1 - 0"
0' 1' 5' 10' 15'



1 A3.6 EAST ELEVATION W/ YARD WALLS - EXISTING

SCALE:3/16" = 1'-0"



2 A3.6 EAST ELEVATION W/ YARD WALLS - PROPOSED

SCALE:3/16" = 1'-0"

Lee Logston
3/26/21

SCALE: 3/16" = 1 - 0"
0' 1' 5' 10' 15'

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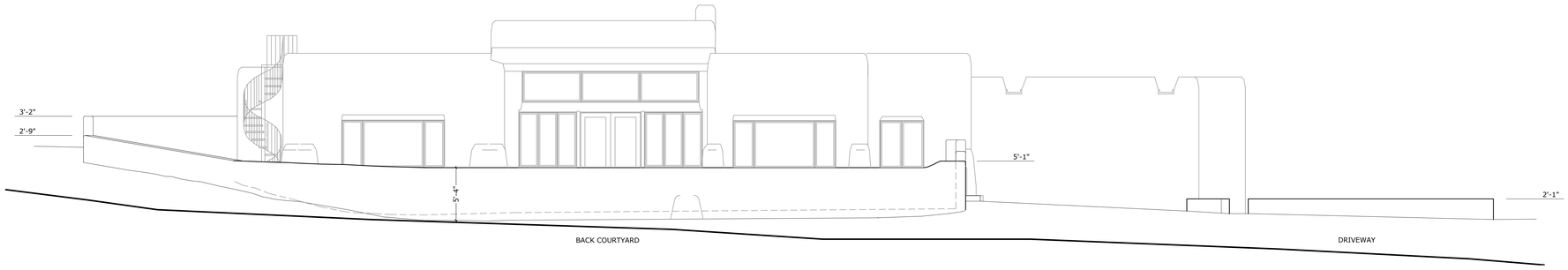
WEEKS RESIDENCE
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REVISIONS

ELEVATION W/ YARD WALLS EAST

Drawn by:	Job #
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CMH	3.31.2021

A3.6



1 / A3.7 NORTH ELEVATION W/ YARD WALLS - EXISTING

SCALE:3/16" = 1'-0"



2 / A3.7 NORTH ELEVATION W/ YARD WALLS - PROPOSED

SCALE:3/16" = 1'-0"

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Lee Logston
3/26/21

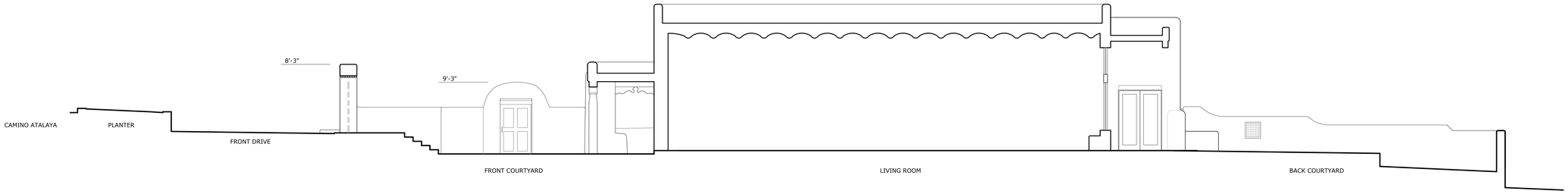
SCALE: 3/16" = 1 - 0"
0' 1' 5' 10' 15'

REVISIONS

ELEVATION W/ YARD WALLS NORTH

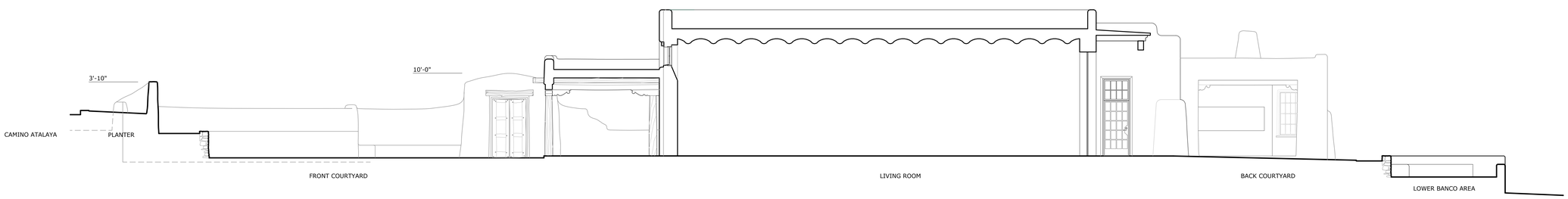
Drawn by:	Job #
PS	
Checked by:	Date:
CMH	3.31.2021

A3.7



1 A3.8 SITE SECTION - EXISTING

SCALE:3/16" = 1'-0"



2 A3.8 SITE SECTION - PROPOSED

SCALE:3/16" = 1'-0"

Lee Logston
3/26/21

SCALE: 3/16" = 1 - 0"
0' 1' 5' 10' 15'

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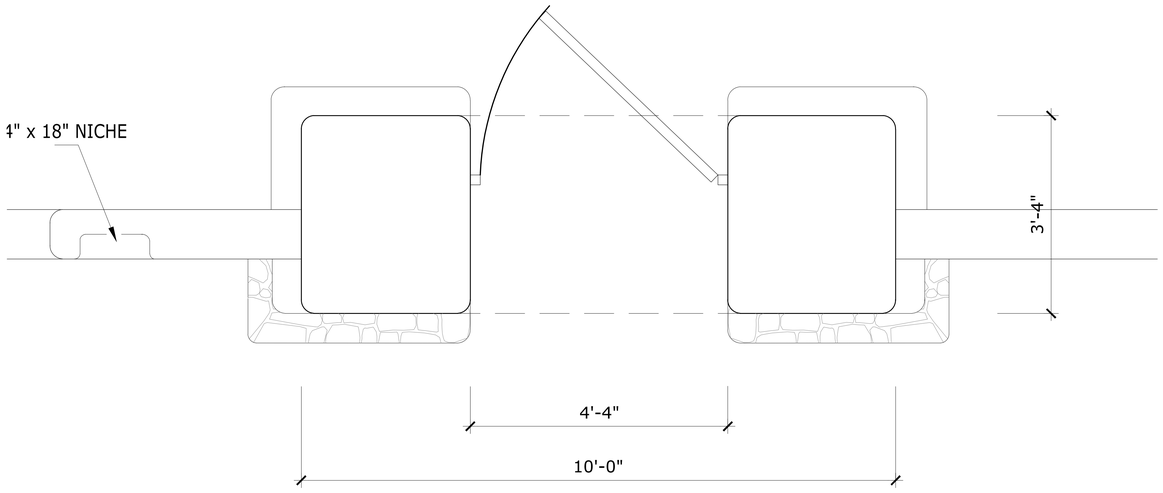
WEEKS RESIDENCE
819 CAMINO ATALAYA
SANTA FE, NEW MEXICO 87505

REVISIONS

SITE SECTION

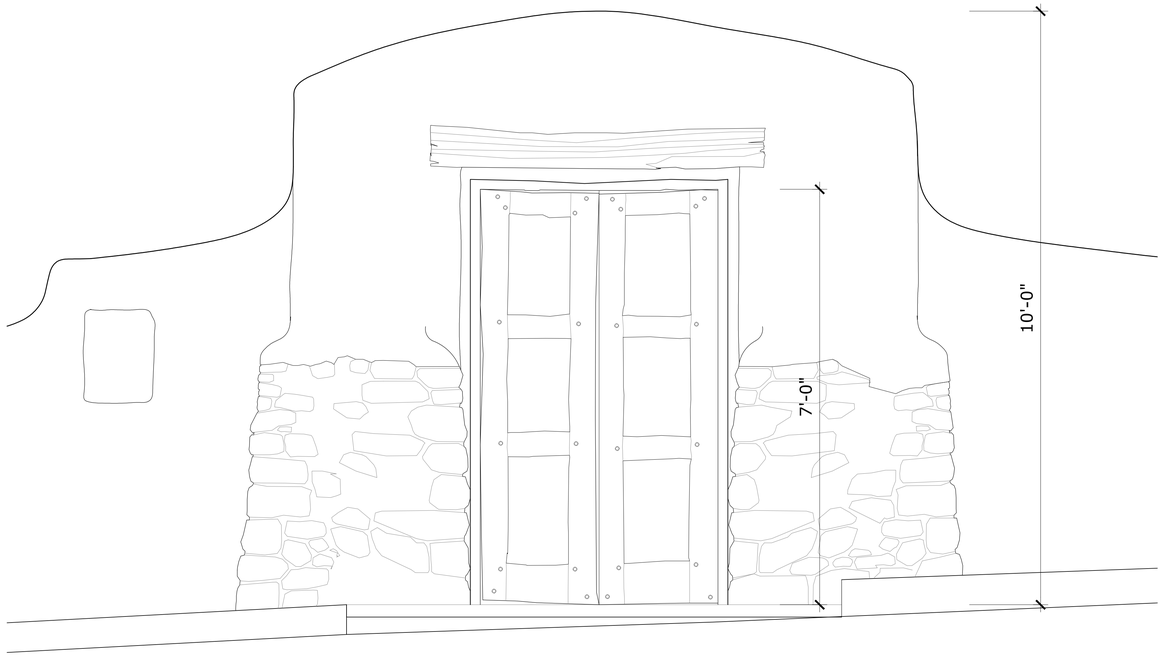
Drawn by:	Job #
PS	
Checked by:	Date:
CMH	3.31.2021

A3.8



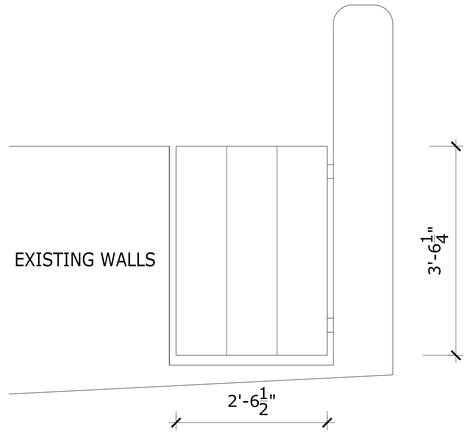
1 Zaguan Plan Proposed

SCALE: 1" = 1'-0"



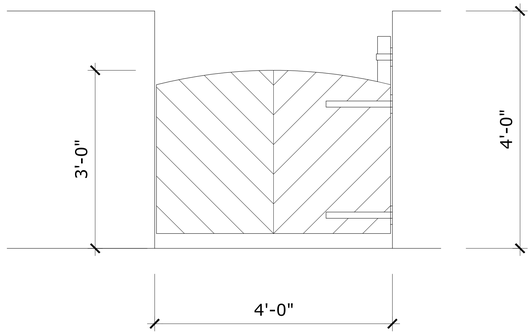
2 Zaguan Elevation Proposed

SCALE: 1" = 1'-0"



3 Trash Enclosure Gate Proposed

SCALE: 1" = 1'-0"



4 Upper Parking Gate Proposed

SCALE: 1" = 1'-0"

Lee Logston
3/26/21

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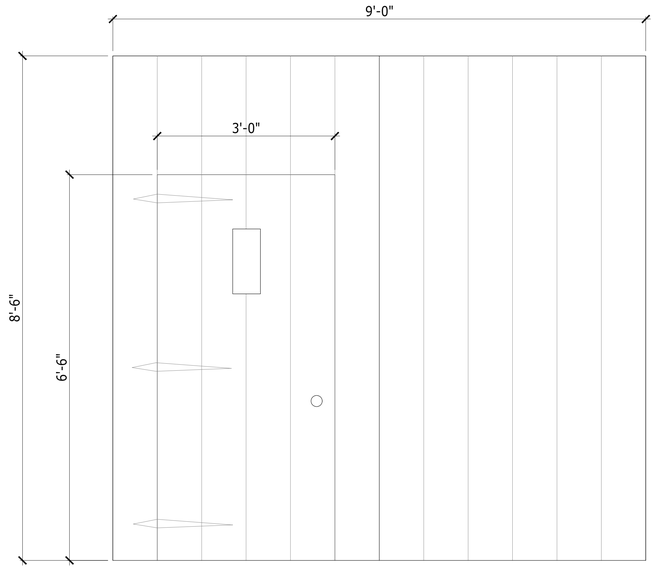
WEEKS RESIDENCE
819 CAMINO ATALAYA
SANTA FE, NEW MEXICO 87505

REVISIONS

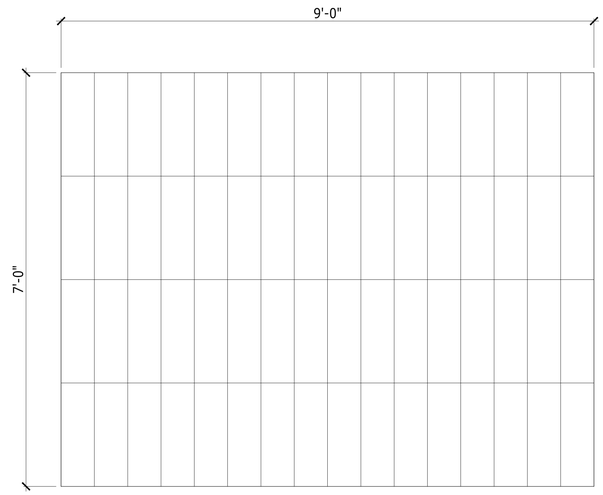
DETAILS

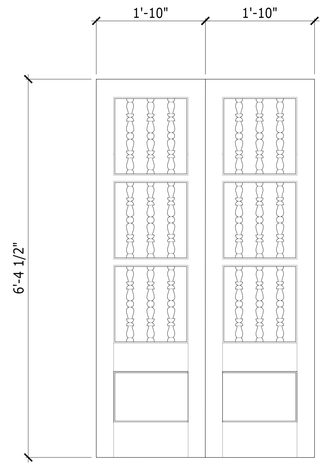
Drawn by:	Job #
REB	
Checked by:	Date:
PLB	03.24.2021

A4.0

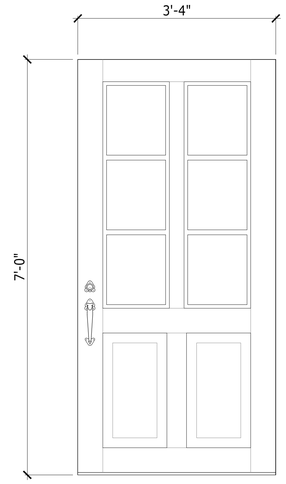


1 Garage Doors Proposed
SCALE: 1" = 1'-0"

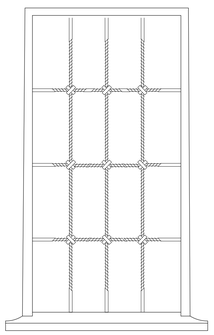




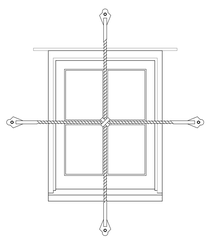
2 Den Doors Proposed
SCALE: 1" = 1'-0"



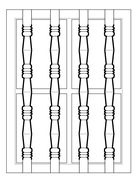
3 Front Door Proposed
SCALE: 1" = 1'-0"



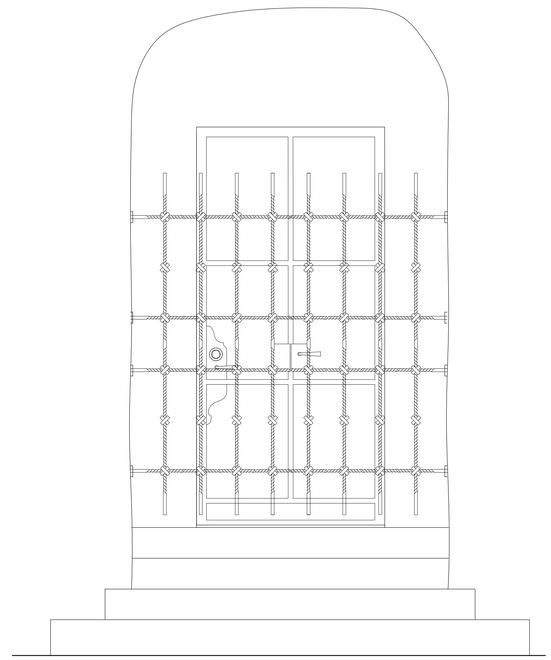
4 Dining Portal Grill Proposed
SCALE: 1" = 1'-0"



5 Entry Window Grill Proposed
SCALE: 1" = 1'-0"



6 South Clerestory Windows Proposed
SCALE: 1" = 1'-0"



7 Dining Portal Gate Proposed
SCALE: 1" = 1'-0"

Lee Logston
3/26/21

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WEEKS RESIDENCE
819 CAMINO ATALAYA
SANTA FE, NEW MEXICO 87505

REVISIONS

DETAILS

Drawn by:	Job #
REB	
Checked by:	Date:
PLB	03.24.2021

A4.1

Colleen Gavin

From: MCCULLEY, LANI J. <ljmcculley@santafenm.gov>
Sent: Monday, November 09, 2020 12:39 PM
To: Colleen Gavin
Subject: RE: 819 and 816 Camino Atalaya - Allowable Height

Hi Colleen,

So 819 Camino Atalaya has a maximum allowable height of 18'1" as do all structures on CA with street frontage. 816 Camino Atayala has no street frontage so the height for it is 18' 8" by my calculation.

Thank you,

Lani McCulley
Planner
Current Planning Division
Land Use Department
City of Santa Fe
P.O. Box 909
Santa Fe, NM 87504
505-955-6605
www.santafenm.gov/land_use

From: Colleen Gavin <Colleen@jenkinsgavin.com>
Sent: Wednesday, November 4, 2020 5:42 PM
To: MCCULLEY, LANI J. <ljmcculley@santafenm.gov>
Subject: RE: 819 and 816 Camino Atalaya - Allowable Height

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Lani,

Can you provide me the allowable height for 819 as well as 816 Camino Atalaya? My clients are buying both properties and want to build a house on the vacant 816.

Thank you.

CG

Colleen C. Gavin, Principal

JENKINSGAVIN
LAND USE | PROJECT MANAGEMENT

130 Grant Avenue, Suite 101

Santa Fe, New Mexico 87501
Office 505.820.7444
Cell 505.699.0563
colleen@jenkinsgavin.com
www.jenkinsgavin.com

From: MCCULLEY, LANI J. <ljmcculley@santafenm.gov>
Sent: Tuesday, November 03, 2020 12:20 PM
To: Colleen Gavin <Colleen@jenkinsgavin.com>
Subject: RE: 819 Camino Atalaya - Historic District and Status

Hi Colleen,

The property is non-contributing to Downtown & Eastside Historic District. I don't have any HDRB cases on file going back to 1991. They had administrative approvals in 2012 for a yard wall and 2018 for roofing. There is no HCPI (inventory) on file, only some 1989 photos. These photos indicate they went before the HDRB in 1989 though I have no case file, the photos indicate door and window changes. This is a red flag property that will require a status review to go to HDRB for major work. General maintenance will still be administrative.

Thank you,

Lani McCulley
Planner
Current Planning Division
Land Use Department
City of Santa Fe
P.O. Box 909
Santa Fe, NM 87504
505-955-6605
www.santafenm.gov/land_use

From: Colleen Gavin <Colleen@jenkinsgavin.com>
Sent: Monday, November 2, 2020 5:10 PM
To: MCCULLEY, LANI J. <ljmcculley@santafenm.gov>
Subject: RE: 819 Camino Atalaya - Historic District and Status

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Lani,

I have another client who is purchasing the residence at 819 Camino Atalaya. Can you forward what the City has on file for this property?

Thank you.

CG

Colleen C. Gavin, Principal

130 Grant Avenue, Suite 101
Santa Fe, New Mexico 87501
Office 505.820.7444
Cell 505.699.0563
colleen@jenkinsgavin.com
www.jenkinsgavin.com

From: MCCULLEY, LANI J. <ljmcculley@santafenm.gov>
Sent: Monday, November 02, 2020 12:05 PM
To: Colleen Gavin <Colleen@jenkinsgavin.com>
Subject: RE: 812 Gildersleeve Street - Historic District and Status

Yes, windows would have to go before the HDRB because we would need to know if they are being replaced on the primary façade.

Thank you,

Lani McCulley
Planner
Current Planning Division
Land Use Department
City of Santa Fe
P.O. Box 909
Santa Fe, NM 87504
505-955-6605
www.santafenm.gov/land_use

From: Colleen Gavin <Colleen@jenkinsgavin.com>
Sent: Monday, November 2, 2020 11:55 AM
To: MCCULLEY, LANI J. <ljmcculley@santafenm.gov>
Subject: RE: 812 Gildersleeve Street - Historic District and Status

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Lani,

This is very helpful. Thank you! He wants to replace the windows and restucco. Would the windows kick it to the Board?

CG

Colleen C. Gavin, Principal

130 Grant Avenue, Suite 101
Santa Fe, New Mexico 87501
Office 505.820.7444
Cell 505.699.0563
colleen@jenkinsgavin.com
www.jenkinsgavin.com

From: MCCULLEY, LANI J. <ljmcculley@santafenm.gov>
Sent: Monday, November 02, 2020 11:51 AM
To: Colleen Gavin <Colleen@jenkinsgavin.com>
Subject: RE: 812 Gildersleeve Street - Historic District and Status

Hi Colleen,

Seven months is forever in this field of work. The property is the last one inside the Don Gaspar Area Historic District. This map is so off at times makes me do extra work. I actually show it as a contributing structure not significant. The HCPI is from 1982, not very thorough but does show was constructed in 1930s. I'll attach it for you. No primaries are assigned, so for major work that would be the first step. General maintenance would still be an administrative approval though.

Thank you,

Lani McCulley
Planner
Current Planning Division
Land Use Department
City of Santa Fe
P.O. Box 909
Santa Fe, NM 87504
505-955-6605
www.santafenm.gov/land_use

From: Colleen Gavin <Colleen@jenkinsgavin.com>
Sent: Monday, November 2, 2020 10:50 AM
To: MCCULLEY, LANI J. <ljmcculley@santafenm.gov>
Subject: 812 Gildersleeve Street - Historic District and Status

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Lani,

Happy Monday! I hope you are doing well and hanging in there. I miss seeing you all at the City. It feels like forever ago! My client is looking to buy 812 Gildersleeve and asked that I look up its status. The City's map shows it as significant but not in the historic district. What does that mean? Do you have anything else on this property?

Thank you.

CG

Colleen C. Gavin, Principal



130 Grant Avenue, Suite 101
Santa Fe, New Mexico 87501
Office 505.820.7444
Cell 505.699.0563
colleen@jenkinsgavin.com
www.jenkinsgavin.com

819 Camino Atalaya



South Elevation (outside courtyard wall)



South Elevation (inside courtyard wall looking northeast)

819 Camino Atalaya



South Courtyard Wall (overview looking northeast)



South Planter

819 Camino Atalaya



East Elevation



North Elevation

819 Camino Atalaya



North (Rear) Courtyard Wall – West Elevation



West Elevation (south end) – Garages

819 Camino Atalaya



West Elevation (north end)



West Pedestrian Gate to Front Courtyard

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View to East Towards SAR



Example of rabbit fencing for in-kind replacement along eastern property boundary

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View to West Towards 803 Camino Atalaya



Steel Windows at 803 Camino Atalaya, designed by John Gaw Meem

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STREETSCAPE IMAGES



Streetscape – 803 Camino Atalaya



Streetscape – 814 Camino Atalaya

819 Camino Atalaya



Streetscape – 818 Camino Atalaya



Streetscape – 820 Camino Atalaya

819 Camino Atalaya



Streetscape – 828 Camino Atalaya

FINISHES AND INSPIRATIONS



Example of Natural Wrought Iron Window Grille

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Example of Medium Brown Stain (for wood windows, doors, and portal members)



Example of Weathered Medium Brown Stain (for garage doors)

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Stucco Color (El Rey "Adobe" cementitious stucco)



Example of Stone Veneer (local and natural)

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Example of Rock Yard Wall (local and natural)



Example of Wooden Spindles from 451 Arroyo Tenorio
(detail to be used on Den Door and on upper Living Room window grates)