



# AGENDA

HISTORIC DISTRICTS  
REVIEW BOARD  
MAY 25, 2021  
5:30 PM  
ATTEND VIRTUALLY

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## AMENDED AGENDA

### SPECIAL PROCEDURES FOR VIRTUAL ATTENDANCE AND PUBLIC COMMENT

**Attendance:** In response to the State's declaration of a Public Health Emergency, the Mayor's Proclamation of Emergency, and the ban on public gatherings in excess of those permitted in the current Public Health Order, the Historic Districts Review Board meeting will be conducted virtually.

**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/83191941803?pwd=NWpIL0Q1ai9sSjY1aFhFNWdHdXdLQT09>  
**Password:** 348336

**Attending Zoom by Phone:** Members of the public can attend the Zoom meeting by phone by dialing:  
US: 1 346 248 7799 or +1 669 900 6833 or +1 253 215 8782 or +1 312 626 6799 or +1 929 205 6099 or +1 301 715 8592  
Webinar ID: **831 9194 1803**.

**Public Comment:**



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- 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 27, 2021
2. May 4, 2021
3. May 11, 2021

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

1. 2020-2791-HDRB. 530 Garcia Street.
2. 2021-3185-HDRB. 1299 Canyon Road.
3. 2021-3284-HDRB. 121 Aviation Way (Airport Remodel).
4. 2021-3370-HDRB. 310 Magdalena.
5. 2021-3380-HDRB. 806 Don Gaspar Avenue.
6. 2021-3458-HDRB. 109 E. Palace Avenue.



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7. 2021-3459-HDRB. 104 Calle la Pena.
8. 2021-3460-HDRB. 819 Camino Atalaya.
9. 2021-3461-HDRB. 810 Waldo Street (Remodel).
10. 2021-3533-HDRB. 530 E. Alameda.
11. 2021-3534-HDRB. 810 Waldo Street (Status).
12. 2021-3539-HDRB. 302 Sena Street.

## E. MATTERS FROM THE PUBLIC

## F. STAFF COMMUNICATIONS

1. Ethics and Open Government Training

## G. OLD BUSINESS

1. 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. (Nicole A. Ramirez Thomas/ Daniel Schwab)

## H. NEW BUSINESS

1. Case 2021-003609-HDRB. 816 Camino Atalaya. Downtown and Eastside Historic District. Colleen Gavin, agent for Jill and Ray Weeks, owners, proposes to construct a 2,920 sq. ft. single-story structure on a vacant lot to a maximum height of 18'-4" where the maximum allowable height is 18'-8" and courtyard walls (Angela Schackel Bordegaray, 955-6127, [asbordegaray@santafenm.gov](mailto:asbordegaray@santafenm.gov)).
2. *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 demolish an existing non-historic carport*



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*and construct a 565 square foot garage to a height of 13 feet on a non-contributing property. (Daniel Schwab)*

3. Case 2021-003611-HDRB. 84 E. San Francisco. Downtown and Eastside Historic District. John Padilla, agent for Mark Suleiman, owner, proposes to alter windows and doors on a non-contributing building. An exception is requested to 14-5.2(E)(1)(c) to exceed the 30 inches in dimension on single panes of glass. (Angela Schackel Bordegaray)

- I. DISCUSSION ITEMS
- J. MATTERS FROM THE BOARD
- K. NEXT MEETING: Tuesday, June 8, 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.**

**SUMMARY INDEX**  
**HISTORIC DISTRICTS REVIEW BOARD**  
**April 27, 2021**

<b><u>ITEM</u></b>	<b><u>ACTION TAKEN</u></b>	<b><u>PAGE(S)</u></b>
Call to Order	5:37 pm	1
A. Roll Call	Quorum Present	1
B. Motion to Postpone	Approved	2
C. Adjournment	5:43 pm	3

**MINUTES OF THE CITY OF SANTA FE  
HISTORIC DISTRICTS REVIEW BOARD  
April 27, 2021  
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 5:37 p.m. at a virtual meeting held at <https://www.youtube.com/watch?v=c085VEAZvHU>.

**A. ROLL CALL**

Roll Call indicated the presence of a quorum as follows:

**MEMBERS PRESENT:**

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

**MEMBERS EXCUSED:**

Mr. Anthony Guida, Excused

**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.**

Chair Rios turned the meeting over to Assistant City Attorney Sally Paez.

Attorney Paez said there is an issue with the Zoom link for the meeting and she advised that the meeting should be postponed to a date certain due to concerns that the

meeting is not made available to members of the public. She suggested possibly to May 4, 2021, one week from this meeting.

Chair Rios polled the Board to see who is available on May 4, 2021.

Vice Chair Katz and Member Larson indicated they would not available. Chair Rios and Members Biedscheid, Bienvenu and Roybal indicated they would be available.

Attorney Paez said four members of the Board would make a quorum.

**MOTION:** Member Roybal moved, seconded by Member Biedscheid to postpone the meeting to Tuesday, May 4, 2021 at 5:30 p.m.

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

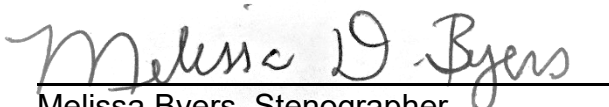
**ADJOURNMENT**

Chair Rios adjourned the meeting at approximately 5:43 pm,

Approved by:

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

Submitted by:

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

**SUMMARY INDEX**  
**HISTORIC DISTRICTS REVIEW BOARD**  
**May 4, 2021**

<b>ITEM</b>	<b>ACTION TAKEN</b>	<b>PAGE(S)</b>
Call to Order	5:30 pm	1
A. Roll Call	Quorum Present	1
B. Approval of Agenda	Approved as Amended	4
C. Approval of Minutes		
1. April 13, 2021	Approved as Presented	4
D. Findings of Fact & Conclusions of Law	Approved as Presented	4-5
E. Matters from the Public	Comments	5
F. Staff Communications		
1. Ethics /Gov. Training	Postponed	5
2. 2021 Santa Fe Heritage		5
G. Old Business		
1. Case #2020-003284-HDRB 121 Aviation Drive	Approved	5-14
2. Case #2020-003185-HDRB 1299 Canyon Road	Approved	14-16
3. Case #2020-003370-HDRB 310 Magdalena.	Approved	16-20
4. Case #2020-003380-HDRB 806 Don Gaspar Avenue	Approved	20-24
H. New Business		
1. Case #2020-003458-HDRB 109 East Palace	Status Review	24-27
2. Case #2020-003460-HDRB 819 Camino Atalaya	Status Review	27-31

3. Case #2020-003459-HDRB 104 Calle La Pena	Status Review	31-33
4. Case #2020-002791-HDRB 530 Garcia Street	Status Review	33-38
5. Case #2020-003461-HDRB 459 Camino Manzano	Postponed	38
6. Case #2020-3462-HDRB 810 Waldo Street	Postponed	38
I. Discussion Items	Comments	38-39
J. Matters From the Board	Comments	39
K. Next Meeting	Tuesday, February 9, 2021	39
L. Adjournment	Adjourned at 10:03 p.m.	39

**MINUTES OF THE CITY OF SANTA FE  
HISTORIC DISTRICTS REVIEW BOARD  
May 4, 2021  
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 5:37 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  
Ms. Jennifer Biedscheid  
Mr. John Bienvenu  
Mr. Buddy Roybal

**MEMBERS ABSENT:**

Mr. Frank Katz, Vice Chair (excused)  
Mr. Anthony Guida  
Ms. Flynn G. Larson (excused)

**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 indicated under D, approval of Findings of Fact and Conclusions of Law, two 300 Garcia Streets are listed. Also, under Staff Communications the Ethics training was moved to May 25<sup>th</sup>, and under New Business she requests Case #4 on Calle La Pena be heard as case #3.

Two postponements were also noted on Camino Manzano and Waldo Street.

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

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

**C. APPROVAL OF MINUTES:**

1. April 13, 2021

**MOTION:** Member Bienvenu moved, seconded by Member Roybal to approve the HDRB Hearing Minutes of April 13, 2021 as presented.

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

**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.

**MOTION:** Member Bienvenu moved, seconded by Member Roybal to adopt the Findings of Fact and Conclusions of Law as presented.

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

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

Stefanie Beninato brought the fence at West Burger Street to the Board's attention. The picket fence was removed, and a utility fence put up, but it was red tagged. Then a 6 foot fence was put which was also removed. Now there is a picket fence that is nonconforming. She noted Member Bienvenu mentioned that a nonconforming structure that is not a building cannot be put back once removed. She asked for an explanation since this had not come to the Board. Also, she said she appreciated Ms. Ramirez Thomas's presence at 532 Camino del Monte Sol. She was professional in presenting the issues and seemed to help resolve them.

## **F. STAFF COMMUNICATIONS**

1. Ethics and Open Government Training

*Postponed to May 25, 2021.*

2. 2021 Santa Fe Heritage Preservation Awards

Ms. Ramirez Thomas said she would provide the Board with a ballot and the nominations this week for each of the award categories.

## **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.

1. **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)

## **STAFF REPORT**

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 HDRB FOF & COL Sept. 22, 2015; the HDRB Minutes Sept. 22, 2015; the Bill No. 2015-45; Resolution No. 2015-101.

The only real change to the staff report is that the applicant worked in good faith with what was told to him by David Rasch. The objective was to work towards harmonizing to the building.

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. One 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.

### **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.

### **APPLICANT'S PRESENTATION**

John Mae with MolzenCorbin and Jeremy Alford were sworn in.

Chair Rios thanked the applicants for addressing the Board's comments and breaking them down so thoroughly. She asked them to address what changes have taken place and what would not be changed with regard to the Board's comments.

John Mae, MolzenCorbin, said he and Jeremy Alford are the architects for the project. They have had years of study on the airport and find the airport is critically undersized. They are not allowed to design a new terminal, so they have to expand the building. The footprint is very small with a number of constraints. Part of that is the leases to the north and south. Currently the renovation is doing a lot of add-ons and to renovate the site and parking.

They agree with bringing distinction to the old building from the addition. They think the modification will bring a fresher look and prevent confusion with the existing building.

Mr. Mae presented a PowerPoint presentation of renderings of the buildings, noting the new addition. He noted the current drive into the airport from Airport Road was reconfigured to connect to an access drive and a divided road. Eventually it will become Veterans Parkway. The short and long-term parking is all new. The analysis suggested a 33,000 square-foot terminal. The existing terminal is 11,000 square feet and they will add 8,000 square feet. The new addition will eventually be baggage claim but for now will be used for additional gates. The north side of the building will not be publicly visible. Where the old building meets the new building will be stone veneer and the wall will be raised slightly, but otherwise there is no change. The addition to the left has a large expanse of glass with a great view of the runway and the glass patio outside of the gate will have a canopy cover. The stone used to tie the two buildings together will be a wood and stone combination. They are recommending local travertine.

Mr. Mae asked if there were any comments on distinction of the old and the new.

Chair Rios said when she hears “veneer” she thinks of fake rock, but this rock doesn’t look fake.

Mr. Mae said architects use stone veneer as cladding on the outside of the building. This is a real stone quarried south of Albuquerque. The stone was used extensively at the Pit and has a bit of a red matrix that appears like rubies within the stone.

Chair Rios asked the biggest distinction in color between the two travertine stones.

Mr. Mae explained one is paler in color, which he prefers. That was used in the Albuquerque Museum.

Chair Rios asked where the stone will be placed.

Mr. Mae pointed out the areas.

Member Roybal said he normally liked stone, but was concerned. The airport is Pueblo style, and the examples of the Albuquerque Museum and The Pit, are more modern. He thought with the stone veneer the wall would stand out even more, even if it is subtle.

Member Bienvenu agreed. He asked if possible to see a side-by-side of the east elevation previously proposed and the modified one.

Mr. Mae offered to display that. He noted his reluctance to bring a new vocabulary to the building. He felt the original proposal was very clean and appeared as a modern addition to the Pueblo building. He noted that people coming to the airport would not notice this part of the building and hoped the animation will make that clearer.

He said they are not married to this stone but wanted to be sure if another material was added it was in context with the building. He thought this is and distinguishes the old building from the new, but after the Board’s comments, he thought they didn’t go far enough. He said everything considered would have taken it out of context. The modern nature is based on the cleanliness of the design. He added that if they remove the stone they will also need to redesign the benches.

Chair Rios asked if the new part of the building would have crisper edges.

Mr. Mae said crisper is a good word, but they had battered them.

Ms. Ramirez Thomas displayed a side by side of the original proposal and the revised design.

Member Bienvenu asked if the new wall of stone had originally been a wall.

Mr. Mae replied it was a wall.

Member Bienvenu confirmed they basically changed a stucco wall to a stone wall.

Ms. Ramirez Thomas said the original design was to reflect the existing airport design.

Member Bienvenu said seeing the two designs side-by-side it was clear the original design was superior to the new design.

Chair Rios said she received an email from Vice Chair Katz and he is also opposed to the travertine wall.

Member Roybal said he liked the old design better and didn't have any major objections to the original design. He didn't like the stone with the Pueblo style.

Chair Rios said what she indicated as a crisper style was said by the architect to be more in keeping with the architecture of the Georgia O'Keefe Museum. She thought it was more in keeping with the Pueblo Revival style that exists. She thought some of the previous objections were about the north building being too high, but she is hearing it is about the limited space. She asked to confirm this would be used as offices.

Mr. Mae said a portion will be used for administrative offices until the next phase. It then becomes ground transportation, rental cars and baggage claim.

Mr. Mae asked if the direction from the Board was to go back to the original design and not use stone.

Member Biedscheid said she agreed with Mr. Mae that the combination of height and undivided windows was a good addition as is. She preferred the original proposal to the new material and thought it detracts.

Chair Rios asked if the indentions would look like they should have been windows.

Mr. Mae explained they provide some texture and rhythm on the large wall. He pointed out the three windows (the restrooms) of the old building. The architect had recessed above the windows and they mimicked that. It wasn't a big difference to him if they remain or not.

Chair Rios said the Board's direction is that no one is in favor of the stone.

Mr. Mae continued that the other remark they wanted to address was the screening of the mechanical equipment on the roof. They want to maintain the images on the top of the building and there were not a lot of options. He displayed the elevations and a metal screen with graphics, noting when close to the building you hardly notice it.

Chair Rios asked the height and how far back it was from the parapet.

Mr. Mae said when standing on the corner it is closer to the parapet. The height is like a guardrail at and about three and half feet high. The new code requires a barrier between mechanical equipment on the roof if within 12 feet of the roof's edge.

Member Roybal said he liked the screening and found the artwork attractive with the Zia and how it is broken up. He asked if the design could be even more open and still do what is needed.

Mr. Mae said yes, and it will probably be more open than currently shown once the detail is finished.

Member Roybal said it didn't look bad now and it will look great opening it up.

Member Bienvenu said he questioned the design element when he originally saw it until it was explained that is the original design from the original railing. He thought it a very elegant solution to the problem. He asked if the detail would be repeated exactly in negative spaces.

Mr. Mae said yes, and a framework of painted steel will hold the railings together.

Member Bienvenu asked the color noting the importance of matching what is already there. He was told the current trim is dark brown.

Chair Rios asked if there was a rendering showing the detail more clearly.

Ms. Ramirez Thomas magnified the details.

Mr. Mae showed a view of the north side with the hangar and adobe building and the approach to the building showing rooftop screening. He presented slides of the gates and glass patio, the window into the new area and renderings walking through the building.

Mr. Mae explained the project deadline is in May when it will be turned over to the City for procurement. Bidding is in June/July and the target to start construction is August.

## **PUBLIC HEARING**

Stefani Beninato, PO Box 1601, Santa Fe was sworn. She thought the stone wall wasn't in keeping. She liked the indentation in the first drawing and thought it unfortunate some of the existing building could not be set back a few feet. She thought the offices, even if cramped, didn't need that much space. She thought it would be helpful if the stucco color were different and the bike racks closer to the building, perhaps near a bench. It would be good to mimic the original wrought iron design that hides the mechanical equipment on the west side.

Troy Padilla, 3210 A, Ojo Sanjo, owns Jets under Santa Fe next to the terminal. He has been employed at the airport 30 years and has seen numerous and varied transitions of the terminal. He wanted to ask first, why the City was doing this. In 2003 the City renovated the interior and did some terminal design. He didn't understand how this is historic and why they are here. Since they are here, he preferred the first design. The second design is more Arizona style and doesn't fit Santa Fe or the terminal. Also, he didn't understand why this has to be different because a continuous flow works better. He said the terminal is going to grow in Phase 2 and we will go through the same scenario. There will be two different buildings surrounding the original building. He wasn't sure that is the intent. He asked if they really want the middle of the building to stand out like a sore thumb. He agreed with Buddy Roybal they have the perfect scenario in the first drawing, so why look at something different. He indicated he has the gray buildings next door. He is designing a new terminal and construction starts June 4 and will be more modern. He hoped the Board would reconsider Phase one.

Chair Rios asked Ms. Ramirez Thomas to address Mr. Padilla's question on the historic.

Ms. Ramirez Thomas explained a resolution passed in 2015 made the Airport terminal a landmark structure. As such it is equivalent to a Significant structure and all of the architectural elements and sides of the building have some preservation. Landmarks are designated when the building is outside of the historic district.

Chair Rios asked Ms. Ramirez Thomas to indicate why the distinction of old and new.

Ms. Ramirez Thomas explained each addition or added element should read as part of its own time. They always want to distinguish the old from the new. In this case, harmony and massing among other elements, are the old.

Chair Rios said they still want the new building to be harmonious with the old building but also be distinct in its feature. It should be apparent it was built at a different time than the existing building that was built in 1957.

## **BOARD DISCUSSION**

Member Bienvenu said the difficulty is that this has come to us as a landmark structure. The Board issues to applying the ordinance definitions to primary façades and setbacks and the requirements within the historic district. Member Bienvenu said this is unusual because there is also the resolution which he thought supersedes the provisions of the ordinance. The City Council basically set forth a list of its own set of separate standards to be applied to the expansion of the airport.

Member Bienvenu said he struggled with if this had just come to the Board as a landmark structure or significant structure within the historic district, it would be easy to say this could not be permitted. Secondly, if it were permitted, it would have to be downgraded. It clearly will not have a high level of historic integrity for the additions. However, he thought this is what the Governing Body anticipated when passing the resolution and designated the airport a landmark.

Member Bienvenu thought the Board's opinion should not be based on how they would normally approach a significant/landmark building under the ordinance. This should be interpreted with what the City Council had in mind when creating the ordinance standards. He felt doing that, this would meet those standards and he was confident if this went directly to the Governing Body they would approve the project.

Member Biedscheid agreed. The applicants did a thorough job of documenting compliance with the resolution and spent a lot of time interfacing with City staff. And the design is well thought out and responsive to the Board's requests. She liked the new metal screening and thought the Arts Commission could possibly use that to inspire the recessed areas of the building on the blank wall of the addition.

Member Roybal said he agreed with the other Board members. The architects did a good job interpreting the old and new and what City Council wanted. He applauded them for their hard work.

Chair Rios asked if the type of lighting had been decided.

Mr. Mae replied they have. It will be relatively modern and simple and brown in color. The parking lot has taller poles but the drop off area lighting will be scaled down and pedestrian-sized.

**MOTION:** In Case 2021-003284-HDRB, 121 Aviation Drive, Member Biedscheid moved to approve the application with a condition the second proposal for a veneer stone wall is not done, and they do the original proposal with the stucco wall and recessed window openings instead; and the proposed benches be redesigned without stone veneer; and the revised proposal be

submitted to staff for approval; and finds that the exceptions to Resolution #2015-101 and section 14-5.2(D)2 have been met. Member Roybal seconded the motion.

Member Roybal suggested the screen design be more open, less solid and go to staff for approval.

Member Bienvenu asked a friendly amendment for the screen design motif remain the same and no other motifs be proposed.

Member Biedscheid accepted Member Bienvenu's friendly amendment. She indicated Member Roybal's suggestion should remain a suggestion to avoid the possibility of not meeting the criteria of the resolution to adequately screen the rooftop equipment.

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

2. **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)

## **STAFF REPORT**

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 9<sup>th</sup>, 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 9<sup>th</sup> hearing are not being addressed in this application.

## **STAFF RECOMMENDATION**

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

## **APPLICANT'S PRESENTATION**

Sandra Donner, 1611 Paseo de Peralta, was sworn in. She noted it may not have been clear to the Board they plan to move the wall 7 feet off of the property line. The existing coyote fence is 8 to 9 feet tall and there is a monstrous silver lace vine along the property. The streetscape has multiple properties within 600 feet in both directions in much the same condition. Also, they feel it is more aesthetically appropriate to have a slightly larger step up at that point, to contribute to the dispersion along the wall that was requested for a change in plane.

She said we are using appropriate materials, which are within all zoning rights and are completely appropriate to the streetscape of the historic district.

## **PUBLIC HEARING**

Stefani Beninato, previously sworn, said she appreciated the explanation and that the setback, and the vegetation helps break it up. If the vegetation weren't there it would look like a massive wall.

## **BOARD DISCUSSION**

Member Bienvenu confirmed there were no exceptions requested.

**MOTION:** In Case 2021-003185-HDRB, 1299 Canyon Road, Member Bienvenu moved to approve the application as submitted. Member Roybal seconded the motion.

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

3. **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)

## **STAFF REPORT**

310 Magdalena is a 1,445 sf vernacular style single-family residence with a historic status of 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. 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. Windows on the south addition are metal sliding; its overhang is modern has a metal fascia. 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 east toward the main house. Based on several alterations over the years, the low stone wall lost a section at the east end and deteriorated at its east termination. In a previous case, the HDRB confirmed its historic status as contributing and designated its west façade as primary. The board designated an eastern portion of the driveway stone yard wall contributing.

The applicant proposes the following alterations and treatments:

### HOUSE

1. Add a portal extending the length of the west primary façade. The 224 sf portal is Spanish Pueblo style with a standing seam or corrugated pitched roof. The portal has wooden horizontal beam over four posts. The vigas are located between the roof decking and the horizontal beam. The portal extends to the west edge of the landing.
2. Bring into compliance the west elevation entry landing. The existing landing is uneven concrete, drops approximately 10 feet to the ground without any guardrail. Its two sets of steps on the north and south ends must be rebuilt to meet code. To bring the landing into compliance, the applicant proposes to add a 3' - 5" fence spanning the length of the landing on the west elevation that lines up with the portal's western edge. The fence is wood railing spanning 19' flanked by two stuccoed pilaster masses at each end flush with the railing. The applicant proposes to add a stone planter to the existing front porch wall. Its intent is to break up the massing of the wall and will allow for water retention. The new planters will match existing stone on the landing wall.
3. The applicant proposes to 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. The applicant proposes to place a craftsman style sconce north of the front door in a bronze or dark finish.

## **DRIVEWAY AND FRONT YARD**

1. Remove and re-route a portion of contributing site wall along driveway. The applicant proposes to remove the easternmost 16' of the site wall to allow for parking spaces to the west of the primary façade. 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 applicant proposes to re-route the 16' portion of the yard wall to allow for two parking spaces on the west front yard. 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 has provided responses to the Exception criteria for adding onto a primary façade and altering a portion of the driveway wall considered contributing.

## **STAFF RECOMMENDATION**

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

## **QUESTIONS FOR STAFF**

Chair Rios asked if staff agreed with all of the responses to the exceptions.

Ms. Bordegaray replied yes, they responded to the criteria.

## **APPLICANT'S PRESENTATION**

Luca Marino-Baker, High Desert Creative, 38A County Road 84, New Mexico was sworn in.

Chair Rios asked why the applicant wanted to remove some of the wall and rebuild it.

Mr. Marino-Baker explained all work done historically has been necessary. The driveway currently is very narrow and deep. The lot currently is configured so you can pull in, but you have to back out the full length of the driveway. The driveway narrows heading down to the street because of the wall on the north side, and a chain link fence on the south side.

He noted the current parking on the site plan. He said the safest way to park is to carve out space to the west of the primary façade as shown by the revised site plan. That would allow them to pull in and back into a space and pull out going forward to go down the driveway. There are existing neighboring walls at Magdalena when backing out that requires you to be very careful of oncoming traffic and pedestrians.

Mr. Marino-Baker said essentially, they want to alter the current course of the wall to facilitate safe parking on-site because of the danger. He noted that when looking at a satellite image the former owners appear to have damaged the wall when backing out, and/or drove over the wall to park where proposing parking. The wall at one point probably extended closer to the house, but that portion of the wall has either been removed or so damaged that only the base remained.

Mr. Marino-Baker said he is proposing to remove the easternmost 15 feet of what is a 46 foot long yard wall (about 1/3). They want to remove a portion and reroute with a 5 foot radius circle to the north to another new side wall. That allows them a formal parking space and helps retain the soil behind it and drops the spaces a little lower. The cars will not be visible from the residence because to the right where the primary façade is, there is an existing 6 foot high stone embedded wall. This will deal with the existing contributing wall, create safe parking on-site, and re-routing a portion of the wall will let them connect at least 15 feet to the north. That will be in keeping with the construction and style of the existing wall.

Finally, if it were not for the contributing nature of the wall, an option would be to completely remove it and push it deeper into the hillside to have more than a 10 ft driveway. Out of respect for the neighborhood and in keeping with the historic nature they want to have the new wall appear as much like the existing walls as possible. Instead of a wall that is just deteriorating it will function as part of the site design and interconnect with other stone embedded type walls on the property.

### **QUESTIONS FOR APPLICANT**

Member Biedscheid asked to see the portion of the wall that would be removed. She asked if the Sierra Pacific teal color was an attempt to match the existing color.

Mr. Marino-Baker said currently the windows have a vibrant blue trim and have been repainted many times. Teal is the closest color to what they believe is the original paint at the bottom of the layers.

Member Biedscheid asked if there was a sample of the paint in the packet, and if the stucco color would change.

Mr. Marino-Baker said he has the physical sample of the color and offered to show it on screen. He noted the stucco color will not change. He displayed the deteriorated existing wall. He indicated the 15 feet section of the wall that would be removed and what would be kept.

Member Bienvenu asked if the chain link fence is on this or the adjacent property and if there is a plan for the fence.

Mr. Marino-Baker explained the fence is on the property line and prevents someone from careening off the side. It has been hit several times and he understood it was put up by the neighbors. They have no plan for the fence.

Quincy Sweeney, 22 Piatt Road, the owner, was sworn. He wanted to comment that the chain link fence is not on their property and there is nothing they could do with that.

Member Bienvenu thought that chain-link fences were not allowed in the historic district.

Ms. Ramirez Thomas said that is accurate, but believed the fence was put up as construction became imminent when the lot came to the Board for a design. But nothing came of the construction.

Member Bienvenu said the property would look much better without the chain-link fence. Possibly they could take action to get something different. He added the property under its current configuration looks unusable. Their solution is well thought out and appropriate and will make the property usable and keep the public's interest and the view and will vastly improve the property.

Chair Rios agreed and added it is also a safety issue.

Mr. Marino-Baker showed a color sample of the blue for the windows and offered to provide a color sample.

## **PUBLIC HEARING**

Stefani Beninato, previously sworn, said the proposed change really needs to happen and the tie-in to the stairs and continuation is a good design. She liked that the wall closest to the house would not be impacted and parking will be lower. She asked about the changes to the windows not on the primary façade; what they look like now and what is proposed.

Chair Rios asked if the openings of the replacement windows will change.

Mr. Marino-Baker said they will not but the one in the bedroom is currently a door that will be turned into a window. He displayed the side-by-side of the two elevations and explained what is proposed.

## **BOARD DISCUSSION**

**MOTION:** In Case 2021-003370-HDRB, 310 Magdalena, Member Roybal moved to approve as presented per staff recommendations and found that the exceptions have been met. Member Bienvenu seconded the motion.

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

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)

## **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. 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 11<sup>th</sup>, 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.

### **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.

### **QUESTIONS FOR STAFF**

Chair Rios asked if staff agreed with the responses for the exception.

Mr. Schwab said he did agree.

### **APPLICANT'S PRESENTATION**

Daniel Strongwater, 806 Don Gaspar, was sworn in. He said they have done a tremendous amount of research. They continue to believe the standing seam makes sense for many reasons. Previously they proposed an ash gray standing seam which did not appease the Board. The Board asked that he explore wood shingles, and there is no evidence there was ever wood shingles on the roof. They looked further at what is available and found a pre-weathered gavalume, which appears like an aged, galvanized roof. He thought the new addition at Paseo de Peralta has a roof in that material.

He pointed out a view of his house as seen from Berger Street. It highlights how incongruous the asphalt roof is with the rest of the building and other approved features.

Mr. Strongwater said he would again request what seemed to him a logical choice for his roof for this neighborhood. He hoped the Board would approve, and if not, he would like to discuss alternative metal solutions that might work. They have talked with their neighbors and the packet includes a letter from them in support of his proposal. He also learned about a treatment to take off some of the sheen on galvanized metal and thought it would tone down reflections even more for his neighbors.

### **QUESTIONS FOR APPLICANT**

Chair Rios asked if he would replicate the pattern of the standing seam shown in the photograph.

Mr. Strongwater replied it would be the same pattern and dimension unless the Board suggested an alternative. The color differentiation should be sufficient.

Chair Rios asked how far up the seam stands.

Mr. Strongwater said about  $\frac{3}{4}$  of an inch.

Member Roybal asked how quickly the galvanized metal ages.

Mr. Strongwater said he couldn't speak to the gavalume because it has not aged since installed in 2018. The new pre-weathered gavalume will age even slower. The concept is that it maintains the same color and once it ages, be a color somewhat similar. He explained it is an epoxy coating that any standing seam roof would have.

Member Roybal asked if the color of the aluminum was already toned down.

Mr. Strongwater said no, it is very bright in the photograph. What they are saying is they will put a chemical treatment on the existing galvanized to give it a whitish matte finish. When the roof was approved in 2017 he wasn't aware it was contentious. It didn't receive a lot of discussion at that H-Board hearing.

Chair Rios said she found it interesting they couldn't find out if the roof had been wood or tar shingles. She said the neighborhood has had tar and wood shingles for ages. She lived in a house with tar shingles and there wasn't a problem with the roof for 20 years.

Mr. Strongwater explained the desire to get away from tar/asphalt shingles has less to do with longevity and more to do with their environmental footprint and contamination for gardening. A large reason they want to redo the roof is to add four-inch gutters. They hope to use the rainwater responsibly, and they cannot do that now because of the contamination. He offered to share evidence of the damage of tar/asphalt shingles.

Chair Rios asked if the chemicals that will be used on the roof would not affect the garden.

Mr. Strongwater explained it is a one-time treatment in the plan to catch the chemicals in buckets. It will not go through the gutters.

## **PUBLIC HEARING**

Stefani Beninato, previously sworn, said everyone has the same considerations and that doesn't satisfy a hardship. This neighborhood does have shingled roofs. If the Board approved this she would think the skylights should become roof level. She thought the water could be captured for nonedible plants and having a vegetable garden should not be the primary criteria for allowing this type of roof. She noted the example used of the house on Don Gaspar is slightly different than this house.

## **BOARD DISCUSSION**

Member Bienvenu asked for the Code provision that addressed this issue. The exception is requested because it changes the existing roof material. He wanted to understand if the Code refers to the existing, even if it is not historic.

Mr. Schwab noted (D)6 uses "existing" and states, "The existing roof styles, the materials shall be maintained or replaced in kind, if necessary." It doesn't say historic or original. There is a debate around that.

Ms. Paez indicated this only applies to contributing or significant structures for designated homes. She thought this could be read that the intent is to preserve the original roof style.

Member Bienvenu thought that would be the obvious intent. It would be strange if a roof put in five years ago had to be maintained forever. He said he appreciated Chair Rios' comments about the district. He said, as he mentioned previously, it would be helpful if there was an historic survey of the history of roof materials in the neighborhoods. He thought this material is common but would question whether that is because the Board has been approving them recently, or there have always been a percentage of that style of roof. There is so little information on what the original roof was.

**MOTION:** In Case 2021-003380-HDRB, 806 Don Gaspar Avenue, Member Bienvenu moved that the application be approved as submitted and found that the exceptions have been met. Member Roybal seconded the motion.

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

## **H. NEW BUSINESS**

1. **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)

### **STAFF REPORT**

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.

### **STAFF RECOMMENDATION**

Staff recommends designating only the south façade as primary.

### **QUESTIONS FOR STAFF**

Chair Rios clarified that the south façade is the front façade.

Mr. Schwab said that was correct.

### **APPLICANT'S PRESENTATION**

Carlos Kinsey, 3600 Cerrillos Road, Unit 205, was sworn in. He agreed with Mr. Schwab's recommendation and had nothing to add. He said the HCPI is extremely thorough and has a similar recommendation to maintain the contributing status. He agrees with that.

Chair Rios said she enjoyed reading the history of the building.

### **PUBLIC HEARING**

Stefani Beninato, previously sworn, said she was confused by the address of the building. She understood that address is a commercial retail space and to the westside is a courtyard and a store. She agrees with the designation.

Chair Rios asked what address other than Palace Avenue the building could have.

Mr. Schwab didn't know. He said this was the address in question.

Kathy Rivera, PO Box 363, Santa Fe was sworn. She said she was also confused why these two properties would have the same address. She thought it could be one of the historic buildings with an historic marker as one of the initial entry points for workers who came to Santa Fe to work on the Manhattan Project. There is a lot of historic documentation for 109 E. Palace Ave. relating to the Manhattan Project. She just wanted to point that out to the Board.

Ms. Ramirez Thomas explained that is the correct address.

Chair Rios asked if the buildings in front also have the same address.

Ms. Ramirez Thomas replied it appears that is the case.

Chair Rios said that this was related to the Manhattan project was very interesting.

Member Biedscheid asked Mr. Schwab his thoughts on the east façade. It was mentioned in the HCPI as characterized by a portal that was probably an addition. There was no date given. She thought corner portals a distinctive feature of a certain period of architecture.

Mr. Schwab said he followed the lead of the HCPI. There was a lot of history, but his sense was it was a recent portal.

Ms. Ramirez Thomas shared aerial photos indicating the portal was there in 1973 but not present in the photograph from 1930 or 1948.

## **BOARD DISCUSSION**

**MOTION:** In Case 2021-003458-HDRB, 109 East Palace Avenue, Member Bienvenu moved to maintain contributing status and designate the south façade as primary. Member Biedscheid seconded the motion.

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

2. **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)

## **STAFF REPORT**

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 provided 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".
  9. 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.
  10. Restucco entire building with El Rey's "Adobe" cementitious stucco.
  11. Add four fireplaces at southeast and northeast corners and to the north elevation and the west side of proposed dining portal.
  12. All existing skylights will be removed and relocated. Six new skylights are proposed. All proposed skylights will be screened by parapets.
  13. Redesign courtyard walls, patios, and parking areas.
  14. 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".
  15. 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'.

## **STAFF RECOMMENDATION**

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

## **QUESTIONS FOR STAFF**

Chair Rios asked to confirm that the wall would go from 3' 7" to 4 feet 5 inches.

Ms. Bordegaray said yes. She displayed the entry for the gate and the lower walls, proposed to be lower than the existing walls. She explained the courtyard wall will be extended from the street facing wall to the northside.

## **APPLICANT'S PRESENTATION**

Colleen Gavin, 130 Grant Avenue was sworn in. She shared her screen and explained she was representing the owners. There is 5700 sq ft of existing and a total of 1001 ft. will be added. An aerial view of the property and the surrounding area was displayed. The property is tucked down 4-5 feet from the finished elevation of Atalaya and is not very visible from the street. She reviewed the existing floorplan and the changes proposed for the building and property.

## **QUESTIONS FOR APPLICANT**

Chair Rios asked on the east elevation for more information about the window area beyond the portal.

Ms. Gavin explained the windows are proposed as steel casement windows and there is an operable door.

Member Roybal said this was an amazing presentation. He thanked her for being so thorough. He liked what has been done and thought it will be a beautiful home and tremendously enhanced.

Ms. Gavin said the team has been working on the plans since the Fall of 2020. The owners are dedicated to make sure the home is restored to what it could have been. The walls are actually made of steel with frame. She noted it was an interesting discovery process finding what works and what doesn't. The modifications are fairly minor, and they try to look at the exterior as a whole.

Member Bienvenu echoed Member Roybal's comments. He thought this a testament to the owners' vision and the architect. They took an undistinguished 90s style

house and without a huge amount of modification, turned it into something beautiful. This proves you can work in the traditional language and still have something suitable for today.

Chair Rios said she agreed with the Board members. The house is large and to make all of the changes, little things like changing the windows to divided light and the step downs, had to be a huge challenge.

Ms. Gavin said the architects worked diligently together to add small touches without overdoing them. And everyone worked together to make sure the results were authentic. She agreed with Member Roybal, this is a testament when you take your time and are respectful of the architecture.

### **PUBLIC HEARING**

Stefani Beninato, previously sworn, said she appreciated the work that went into this and that the walls will be lower. She asked if the yard wall would be moved. She liked that they put in a mud room, and the extended back portal will make it more usable and environmentally sound. She asked why they would put a clerestory window, looks busy and they could conserve energy by not having them. She wondered also why the garage doors are uneven in terms of height and materials. And she didn't understand the agricultural fencing.

Ms. Gavin responded that the agricultural fencing exists currently and is about 3 1/2 feet tall. It has not been attended to for many years. The proposal is to put in new agricultural fencing and raise it to 6 feet where possible.

### **BOARD DISCUSSION**

**MOTION:** In Case 2021-003460, 819 Camino Atalaya, Member Roybal moved to approve as per staff recommendation. Member Bienvenu seconded the motion.

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

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)

## **STAFF REPORT**

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 to 16 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.

## **STAFF RECOMMENDATION**

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

## **QUESTIONS FOR STAFF**

Chair Rios asked to see the elevation drawings and what would be publicly visible.

Mr. Schwab said depending on how far back you stand, mostly you see the wall. The gate is 10 feet high and will be widened to 16 feet to accommodate two cars.

## **APPLICANT'S PRESENTATION**

Richard Martinez, 1524 Paseo de Peralta was sworn. He indicated Ms. Gavin planned a presentation and he was available for questions.

Ms. Gavin, previously sworn, presented slides of the property and the proposed project. She noted that the casita is not part of the application. There was an historical assessment done, although it was not a HCPI. Parking will be provided for two vehicles and an additional bedroom/bathroom space.

### **QUESTIONS FOR APPLICANT**

Chair Rios said she wondered why the gate has to be increased. She asked if two cars would be going in at the same time.

Ms. Gavin displayed the site plan and explained currently there is a 10 foot gate and large tree. That makes it difficult to maneuver two cars. In order to turn and get in and out you need 90° and as is, it is incredibly tight. There is mature vegetation that they did not want to destroy to accommodate the cars and the proposed plan allows two cars to park next to each other. The plan is the most efficient and conservative way to accommodate two cars without taking up a lot more room.

### **PUBLIC HEARING**

Stefani Beninato, previously sworn, said she liked that this house is not square to the property. She too was wondering about the need for a 16 foot gate. She was surprised three-car spaces weren't needed since there is a guest house. She thought the double sized pedestrian gate overwhelming, but appreciated the open design.

### **BOARD DISCUSSION**

Member Bienvenu commented that a trade-off on the gate is they are getting rid of the height of the beam and it will now have more visibility, and the gate is more transparent than a wall. He wasn't bothered by the size of the gate.

**MOTION:** In Case 2021-003459-HDRB, 104 Calle La Pena, Member Bienvenu moved to approve as submitted. Member Roybal seconded the motion.

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

4. **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)

### **STAFF REPORT**

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 fascia. 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 reflects 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.

### **STAFF 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 fascia. 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.

### **QUESTIONS FOR STAFF**

Chair Rios said she agrees the status should be significant. She noted this is from the postwar era. When she drives by there she is happy this has not changed.

Member Roybal voiced concern that the apartment complex had not had any changes in over 70 years, especially the exterior and stucco. He asked that staff to explain the difference between contributing and significant.

Ms. Bordegaray read the definition of a Significant structure, “A structure located in the historic district that is approximately 50 years old or older and that imbibes the characteristics of a type, period, or method of construction.” A Contributing structure is, “located in the historic district that is approximately 50 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 of historic architectural design qualities that are significant for a district. A contributing structure may have had minor alterations, but its integrity remains.”

Ms. Bordegaray added that the only changes were the replacement of glass in two panes of a casement. Other than maintenance, there have been no changes to any of the façades or buildings.

Member Roybal said he just wanted to be sure this is designated correctly. If designated as significant the owner will have a difficult time making any changes even to update. He was concerned with that many apartments that the owner may not be able to make necessary changes.

### **APPLICANT’S PRESENTATION**

Christopher Purvis, 518 Old Santa Fe Trail, was sworn in. He said he mostly agreed with staff’s recommendation. He knows the manner in which the building has been maintained. The owner intends to continue to maintain it and he understands if made significant. If it is just the building, it is unique and it is not a normal Santa Fe style. He noted there have been some changes. He knows the person who replaced the fence 30 years ago and he is aware of a minor change on the laundry room for health and safety. The owners intend to keep the structure as is.

Mr. Purvis said he agreed with the structure being significant, but it will be more onerous for the owner.

### **PUBLIC HEARING**

Paul Wilcox, 530 Garcia Street , Apartment 9, was sworn. He explained he is the president of the condominium association. He wanted to mention there was a picket fence at the front of the property and it was replaced about 30 years ago. He understands the desire to make the building significant, but as owners it would be challenging to make changes. He wanted to be sure the fence was excluded if the property is made significant.

Stefanie Beninato, previously sworn, said this was the first place she lived when she moved to Santa Fe and would be happy if significant. It hasn’t changed over time. She remembered there was a white picket fence in 1975, but things deteriorate and have to be replaced. She found the story about the association of veterans interesting.

## **BOARD DISCUSSION**

Member Bienvenu asked staff what they knew about the age of the picket fence.

Ms. Bordegaray replied the picket fence is referenced in the historical survey as part of the original property. She thought the picket fence was a significantly contributing element to the compound streetscape.

Ms. Ramirez Thomas added it is possible a picket fence in similar style was original to the property, but the current fence is not the original material. She suggested the Board discuss whether the style of fence is appropriate for a significant property. The owner could then replace it.

Member Biedscheid said she agreed the Board should consider a picket fence could be suitable for the property. She noted that the Board has a difficult time preserving compounds under significant designation. She believed this was the next evolution of the compound and worth preserving as contributing as a whole, rather than in pieces.

Mr. Purvis said Mitchell Smith, a carpenter, replaced the fence, which he understood was wooden. Looking at the age of the fence you can see it is failing. He agreed with keeping the picket fence, but the issue is to be allowed to maintain the buildings. Things will need to be done; painting, replacing the wood fence, re-roofing and ongoing upkeep. They are not proposing now, but the fence was replaced about 30 years ago, and will need to be replaced at some point. Although he didn't think the owners plan to do that immediately.

Ms. Ramirez Thomas said she and Ms. Bordegaray visited the property and discussed specific things that make this significant and the need of repairing those in the future. The roof style is maintenance and repair, fence replacement if in kind, could be repair, otherwise is administrative. The windows are steel casement, but in great condition. She thought it would help staff assist the applicants when time to repair to know things like preserving the windows character, the divided lights, the concrete pediments for the surrounding and the brick. For instance, the replacement of the window would require an exception because of the removal of historic material, etc.

Member Bienvenu said rather than specifying features that should be preserved, it would be simpler to designate this landmark and let the Code apply. It would either be maintained according to Code or the applicant would come back for an exception and be addressed by the Board.

Chair Rios agreed. She said they should not be discussing anything specific.

Member Bienvenu agreed. He said the picket fence still concerned him. If the Board specifically designates the fence as a landmark it is its own structure, which requires the fence be 50 years or older.

Ms. Paez clarified the discussion should be about significant, not landmark.

Chair Rios explained they are the same thing, but landmark is out of the district.

Member Bienvenu continued it appeared the fence is not 50 years old.

Mr. Purvis said everyone is aware that a fence is not going to make it after 70 years without some replacement. He noted that pieces have been changed but he did not know when.

Member Bienvenu asked if Mr. Purvis had any indication that the design of the fence is 50 years old.

Mr. Purvis couldn't say. He pointed out that the picket spacing to the right compared to the left was different. He said he wanted to call attention now to the fence and that the fence material is not 50 years old.

Member Bienvenu said he was still focused on whether to designate the style of the picket fence as significant. They don't know if there was a picket fence 50 years ago.

Chair Rios thought the style should be mentioned. She thought a picket fence goes with the house.

Member Bienvenu confirmed that the applicant had no objection to a picket fence style being designated as significant.

**MOTION:** In Case 2020-002791-HDRB, 530 Garcia Street, Member Bienvenu moved to approve per staff's recommendations and based on the record, to designate the property as significant, specifically including buildings A-E, the carport, laundry, storage, garage, connecting breezeways and the white picket fence at the east and south elevations, with the understanding that the picket fence materials will need to be and may be, replaced with similar materials in a similar style. Member Biedscheid seconded the motion.

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

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

Member Bienvenu said there have been several appeals before the Governing Body the Board should be aware of that. There has been research, particularly the legal decisions made in the past, that may have impact on past decisions as well as in the future relating to public visibility and what is called “view corridors”. He has mentioned to Ms. Paez he thought it would be useful if she reported to the Board on the legal decisions, as well as how the appeals were determined.

He noted there was an appeal in particular at 542 Camino Del Monte Sol two weeks ago, that related to the view corridor of the fireplace. The district court refused to find that the ordinance protects view corridors. In that case, the City Council had upheld the court’s decision, based on different reasoning, and found that the Board could not protect the view corridor. But that doesn’t mean we cannot have other reasons for reaching the same result.

Member Bienvenu said another case at 314 Guadalupe coming up denied by the Board, is the bungalow that would have been blocked from view. The appeal is on the 12<sup>th</sup> of May and the applicant is arguing that the Board was unlawfully protecting a view corridor. Member Bienvenu thought that isn’t correct because approval of the application would have caused the existing contributing structure to lose its status, because it would be completely blocked from view.

He wanted to bring this to the Board’s attention because they should know how the decisions potentially impact the Board. He also thought it useful to receive reports on how City Council decides the cases and take those decisions into account. City Council

is interpreting its own ordinance and the Board should bear that in mind. As well as when City Council upholds their rulings.

Chair Rios thanked member Bienvenu for bringing the matter up. She planned to ask Ms. Paez about the appeals before the Council.

Ms. Paez said regarding 542 Camino del Monte Sol, the Board appeared to have three reasons for denying the project. First, it would alter the architectural features that embody the status of the contributing yard wall structure, the arched stucco feature of the gate. Second, it would be incompatible with the other low walls on the streetscape. And third it blocked the view of the chimney and contributing structure behind.

The Governing Body didn't make any findings on the third reason and relied on the first two. And the winning motion relied on the first two reasons for denying the gate. Now the case is in the appeal period.

The second case at 314 N. Guadalupe is similar. She thought in that, the Board should apply things within the scope of the court case and Governing Body's decision. But they don't know how narrow or broad they should apply that. Both of those cases had situations where the ultimate decision found the significant structure would not lose its status. One was Loretto Chapel in which the District Court said there is no evidence the significant status would be lost or altered by the adjacent construction. So, there was no loss of status. In the case at 535 E. Alameda, the Governing Body ultimately found that the contributing structure would not be lost and by granting the application that would not change.

Ms. Paez said she explained to the Governing Body, at a minimum, if the goal is to keep a view when nothing being done will change the status of the historic structure, that is outside the authority of the ordinance. The court seemed to acknowledge that the City could change its ordinance to protect views more. But they haven't done that for 21 years.

Ms. Paez said they know they cannot protect a view corridor only to protect the view. But, where the contributing/significant status would be lost due to an adjacent structure, the Board is relying on the Code provision. It says they may deny an application if the structure will lose its historic status. She said that basis for code has reasoning with facts that back it up. She believed that decision could be upheld.

Ms. Paez indicated she had asked the Governing Body if they agree on 314 Guadalupe being heard on May 12<sup>th</sup>, that the bungalow will lose its status. If they do, they may deny the application. She noted the decision could go either way, it is written in discretionary language, but ultimately the Board's decision could be reversed.

She said the Board should consider that a reason just to protect the view, seemed to be off the table, unless the ordinance is amended.

**J. MATTERS FROM THE BOARD**

None.

**K. NEXT MEETING: May 11, 2021**

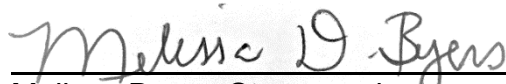
**L. ADJOURNMENT**

Chair Rios adjourned the meeting at approximately 10:03 pm.

Approved by:

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

Submitted by:



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

**SUMMARY INDEX**  
**HISTORIC DISTRICTS REVIEW BOARD**  
**May 11, 2021**

<b>ITEM</b>	<b>ACTION TAKEN</b>	<b>PAGE(S)</b>
Call to Order	5:30 pm	1
A. Roll Call	Quorum Present	1
B. Approval of Agenda	Approved as Amended	1-2
C. Approval of Minutes		
D. Findings of Fact & Conclusions of Law	None	3-4
E. Matters from the Public	Comments	4
F. Staff Communications		4-10
1. 2021 Santa Fe Heritage Preservation Awards		
G. Old Business	None	10
H. New Business		
1. 2021-003534-HDRB. 810 Waldo Street.	Approved	10-12
2. Case 2021-003535-HDRB. 910 Old Santa Fe Trail	Postponed	12
3. Case 2021-003461-HDRB. 459 Camino Manzano	Postponed	12
4. Case 2021-003462-HDRB. 810 Waldo Street	Approved	13-21
5. Case 2021-003533-HDRB 530 East Alameda	Approved	21-27
6. Case 2021-003539-HDRB.		

302 Sena Street	Approved	27-34
I. Discussion Items	None	34
J. Matters From the Board	Comments	34
K. Next Meeting	Tuesday, May 25, 2021	34
L. Adjournment	Adjourned at 9:00 p.m.	34

**MINUTES OF THE CITY OF SANTA FE  
HISTORIC DISTRICTS REVIEW BOARD  
May 11, 2021  
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 5:37 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  
Ms. Flynn G. Larson

**MEMBERS ABSENT:**

Mr. John Bienvenu (Excused)  
Mr. Anthony Guida (Excused)  
Mr. Buddy Roybal (Excused)

**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 said Case# 3535 at 910 Old Santa Fe Trail was postponed to June 8, 2021 and Case #3461 at 459 Camino Manzano was postponed to May 25<sup>th</sup>, 2021.

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

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

**C. APPROVAL OF MINUTES:** None

**D. APPROVAL OF FINDINGS OF FACT AND CONCLUSIONS OF LAW:** None

**E. MATTERS FROM THE PUBLIC**

Stefanie Beninato said she was disappointed last week with the approval of the seamed roof because she has relatives on that block, and everything is shingle. There may be one house with a weather roof, but is a different structure. The example given by the applicant has nothing to do with that streetscape. The Board should be consistent.

**F. STAFF COMMUNICATIONS**

1. 2021 Santa Fe Heritage Preservation Awards

Ms. Ramirez Thomas said May is Preservation Month. The City participates along with the Old Santa Fe Association and the Historic Santa Fe Association on the awards. She presented a PowerPoint after which the Board will vote for each category. In the past the Board voted by ballot and staff tallied the votes for the awardees.

Attorney Paez noted this is public business and is within the scope of the Board's duties and important to have their votes on the record. She recommended there be a nomination and a second followed by discussion as needed. She offered to help if there are any questions.

Chair Rios said in the past the ballots were confidential. She asked the Board members how they felt about that.

Vice Chair Katz wondered if there was opportunity after the presentation to discuss the candidates who should be nominated.

Attorney Paez said that is appropriate. This isn't an action item in the same way of decisions on quasi-judicial cases and it is important to do on the record. She encouraged discussion after someone makes a motion. She recommended it be done this way because it is a ceremonial function and part of the open meeting.

Chair Rios said she prefers the confidentiality of the old way.

Ms. Ramirez Thomas began her presentation. She added she enjoyed visiting the properties because some of them had been her cases.

Architectural Preservation Award: *Outstanding example(s) of restoration/rehabilitation of an historic property.*

**Nominee(s):** 460 Camino de las Animas.

Chair Rios suggested each category be discussed and voted on.

She noted the house is 100 years or older, and they did a lovely job. You can see all of the carvings and detail of the woodwork, and the carving on the inside of the windows. And she liked the white portal and stonework.

Vice Chair Katz said he wanted to nominate this because it is absolutely terrific. It is beautiful.

Ms. Ramirez Thomas said it was finished just in the nick of time, with a final inspection two weeks ago.

**MOTION:** Vice Chair Katz moved to select 460 Camino de las Animas for the category of Architectural Preservation. The motion was seconded by Member Larson.

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

Compatible Remodel Award: *Outstanding examples of remodeling harmonizing with historic structures in the historic district.*

**Nominee(s):** 107 Cienega St; 535 E. Alameda; 340 Delgado St.; 1150 Camino San Acacio; 210 Barela St.; 553 Agua Fria St.; and 908 Galisteo St.

- 107 Cienega Street (*sensitive remodel to a contributing property*)

Chair Rios liked the house because the wall is low and the house is not huge, and they added a low, see-through gate.

- 535 E. Alameda (in both the Remodel and New Construction Categories)

Vice Chair Katz said he was upset that the Board approved this and more upset recently when this project came back to make it larger. The Board denied because it would completely block the Ashley Pond house. City Council overturned their decision and for that reason, he could not support the nomination.

Chair Rios said the photographs with the lights on were nice.

- 340 Delgado St. (*Severely neglected woodwork, windows and portal among many issues.*)
- 1150 Camino San Acacio. (*Noncontributing status was maintained and a sensitive remodel was done.*)

Chair Rios liked the nomination because the remodel did not change the style of the building and the era could still be identified. She thought it was very nice.

Vice Chair Katz agreed the preservation was sweet, but thought there are more extensive examples.

- 210 Barela Street. (*A major rehabilitation of a contributing property. The pitched roof was restored to the original flat roof.*)

Chair Rios said the work was wonderful, and the rehabilitation is a classy look and looks nice.

- 553 Agua Fria Street. (*This preserved the historic form and footprint and retained historic fabric to the greatest extent possible. The metal sash windows are retained in a unique manner and demonstrate this can be done elsewhere.*)

Chair Rios commented that it was another great project.

- 908 Galisteo.

Chair Rios said they did a really nice job, and she liked the see-through gate. It fits nicely into the neighborhood.

Chair Rios asked if possible to nominate two in this category.

Ms. Ramirez Thomas said they can only nominate one, however this could be added to the running list of properties good for next year's nominations.

Member Larson asked to see Cienega Street again. She thought this was a nice example of a low wall that still preserves the façade. Also, it shows the importance of cutting back vegetation. That protects the house in the future as well as enriches the character of the streetscape. She also really liked the paint color on the gate and door.

Vice Chair Katz agreed but thought there were many good choices. He thought the Delgado Street house was a fabulous job, but ultimately wanted to nominate the Barela Street house. It is a great preservation in bringing the roof back to the original flat roof.

**MOTION:** Vice Chair Katz moved to nominate 210 Barela Street for selection in the category of Compatible Remodel Award. The motion was seconded by Member Larson.

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

Chair Rios said she was happy this was nominated. The Board hears cases all over town and this nominee for Barela Street is located on the west side.

Member Biedscheid added that she appreciated the gentle tweaks to restore what was there on several of the remodels, i.e., Agua Fria, San Acacio, Galisteo. On Barela, she appreciated the extra effort to remove the pitched roof and the vision to restore its importance. She was glad they were recognized for that.

**Compatible New Construction Award:** *Outstanding examples of new construction that harmonizes with historic structures in the historic district.*

- 535 E. Alameda.
- 335 Gormley Lane. (The property was built in the Pueblo Revival style on a very narrow lot.)

Chair Rios said she grew up in that area and remembers when there were barely any houses there. They did a nice, sensitive job.

- 918 Acequia Madre Unit G. (*This is a new development*)

Vice Chair Katz said they did a beautiful job on this house. It is not overwhelming, and it is more sophisticated, and he was impressed with the space.

Chair Rios agreed. It is definitely Southwest style.

- 535 Apodaca Hill. (*New construction is complete and a garage is being added under separate permit.*)
- 814 Atalaya (*Architectural Alliance*).

Vice Chair Katz said he had a problem with the design of this house. From the road you see the garage and a very prominent roof deck on top of the garage, and the not particularly attractive garage doors. He noticed that it is for sale and is described as a contemporary house. That is not what he thinks of when thinking about preserving the area.

Chair Rios said she is always drawn to smaller projects or those more simplistic.

Member Biedscheid agreed. The small, infill projects she assumes are more difficult to design, catch her eye. She thought for that reason, Gormley Lane is a nice example. They didn't hide the property and it fits the land. It is a hidden gem off of Canyon Road. She recalled the Board had admired the house on a field trip to see another house.

**MOTION:** Vice Chair Katz moved to nominate 335 Gormley Lane as the selection for the category of in the Compatible New Construction. The motion was seconded by Member Biedscheid.

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

**Cultural Preservation Award:** *Outstanding examples of work toward preservation and/or understanding of Santa Fe's unique cultural heritage.*

- 518 Alto Street. (*Many different and interesting elements making it appropriate, including the restoration of adobe and retention of historic moments of Santa Fe that include the Loretto Girls School, the windows and doors, and people who had lived in the house.*)

Chair Rios said she was glad this is receiving an award. When driving on Alto Street she always goes by to admire this house.

**MOTION:** Member Biedscheid moved to nominate 518 Alto Street as the selection for the category of Cultural Preservation Award. The motion was seconded by Vice Chair Katz.

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

**Sara Melton Award:** *Outstanding examples of sensitive maintenance and rehabilitation of an historic structure.*

- 314 S. Guadalupe. (Owned by the archdiocese and formally the Santuario School, among numerous other things. In a dilapidated state, the interior remodel was the most substantial. Despite significant challenges the property retains its character inside and out.)

Vice Chair Katz thought Ted Harrison did a great job.

Member Biedscheid agreed it was a beautiful building and a nice job.

**MOTION:** Vice Chair Katz moved to nominate 314 S. Guadalupe for the selection in the Sara Melton Award category. The motion was seconded by Member Biedscheid.

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

Chair Rios commented on the lack of a Mayor's Award. Ms. Ramirez Thomas told her staff is working on that.

Chair Rios asked about the possibility of having the presentation award ceremony in person.

Ms. Ramirez Thomas said the hope was to hold the event May 20, but approval to get together wasn't given. The ceremony will be postponed until approval and the County has agreed to host the event in the County building. They plan to provide tours of all of the restoration work. Staff is hoping to have some type of social element. In the meantime, awardees will be announced in the New Mexican and the Pasatiempo.

Attorney Paez confirmed she will keep the Board informed of any changes.

## **G. OLD BUSINESS**

None

## **H. NEW BUSINESS**

1. **Case 2021-003534-HDRB. 810 Waldo Street.** Don Gaspar Area Historic District. Steve Rivera, agent for Dan Jackson, owner, requests a primary facade designation on a contributing structure. (Daniel Schwab)

### **STAFF REPORT**

810 Waldo Street is a single-story single-family residential structure constructed in a Spanish Pueblo Revival Style with contributing status to the Don Gaspar Area Historic District. The east façade, facing the street is the representative façade, the others being more functional in their layout. The windows to the right of the portal are historic, to the left are from a remodel in 2006.

The windows on the north and south sides are also historic, and believed to be original. The bathroom on the northeast corner is believed to be a later addition. The west façade saw a renovation in 2006 and the windows and doors are new.

In October and December 2006, the so-called “Historic Design Review Board” heard a case for this property (Case H-06-108 A and B). The property was upgraded to Contributing and the “East Elevations” were designated primary by Staff in the 20-6 report. Since the practice of the board has changed, Staff requests that the primary façade designation be re-evaluated.

### **STAFF RECOMMENDATION**

Staff recommended designation of the east façade as primary according to the definition in Section 14-12. The Board may find, upon further testimony, that other facades, especially the east portions of the north and south facades should also be designated primary.

### **QUESTIONS FOR STAFF**

Chair Rios asked to confirm that the bathroom was built in the 50s.

Mr. Schwab did not know a certain date, but the owners told him this was a later addition.

Chair Rios asked about the recommendations for the primary façade.

Mr. Schwab showed the north, primary, street facing facades. He indicated what represents the characteristics is the window in the portal, but the Board may find there are other aspects.

Chair Rios said this is representative of houses in the area.

Member Biedscheid asked if there is still a garage.

Mr. Schwab said the garage is still there but is contributing status.

Member Biedscheid asked if those facades would be addressed tonight, and if a primary façade was designated on the garage. In the minutes it mentions "east elevations", plural. She asked for clarification.

Mr. Schwab agreed the minutes were ambiguous, but thought the east façade was designated as primary. He thought the practice at the time was what staff understood to be a primary façade and would probably just have been the front façade.

### **APPLICANT'S PRESENTATION**

Steve Rivera, 2305 Brother Luke Place, Santa Fe, was sworn in. Mr. Rivera said he was the contractor who did the 2006 remodel. The garage at that time, is now a guest house and the Board required he keep the look of the garage door intact. The door is not operable, but the look is the same.

Chair Rios asked if he agreed with staff's recommendation.

Mr. Rivera said they do agree with the east façade as primary, but do not agree with the north and south.

### **PUBLIC HEARING**

Stefanie Beninato, PO Box 1060, Santa Fe was sworn in. She thought the east façade is the primary and some of the features are defining. She thought it strange to designate as primary and then ask for an exception. The north façade is somewhat interesting, but the south façade deserves contributing status.

### **BOARD DISCUSSION**

**MOTION:** In Case 2021-003534-HDRB, 810 Waldo Street, Vice Chair Katz moved to specify the east façade of the building as primary. Member Biedscheid seconded the motion.

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

2. **Case 2021-003535-HDRB. 910 Old Santa Fe Trail.** Downtown and Eastside Historic District. Mark Brotton, agent for Elza and Michael Gross, request an addition, yard wall alterations, and hardscaping on a non-contributing property. (Angela Schackel Bordegaray)

Postponed

3. **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 demolish an existing non-historic carport and construct a 565 square foot garage to a height of 13 feet, a gate and a kiva fireplace on a non-contributing property. (Daniel Schwab)

Postponed

4. **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)

## **STAFF REPORT**

810 Waldo Street is a single-story single-family residential structure constructed in a Spanish Pueblo Revival Style in with contributing status to the Don Gaspar Area Historic District. The east façade, facing the street was designated primary by the board in case 2021-003534-HDRB and contains historic windows to the right of the entry portal.

The applicant now proposes the following items:

1. Replace historic windows on the non-primary north façade. The windows on this facade are from the 1950s but have not been subject to a window assessment, as they were presumed to be replaceable without need for an exception.

2. Replace the historic windows on the primary east facades, requesting an exception to Section 14-5.2(D)(5)(a)(1). The windows on the east facade are also from the 1950s and are described in the accompanying window assessment. The northern most window belongs to the bathroom which is believed to be a later addition to the, not part of the original structure.

The assessor concludes that the windows can be repaired and their energy efficiency best improved by installing storm sashes on the exterior. The applicant requests an exception for their replacement, arguing that this will restore a more harmonious appearance and promote energy efficiency. The applicant also requests replacing windows on the north façade.

### **STAFF RECOMMENDATION**

Staff recommended:

1. Approval of the window replacement on the non- primary facade;
2. approval to replace the bathroom window on northern end of the east façade, it being not original to the house;
3. denial to replace the central historic window on the primary façade, as it is original to the house and can be repaired, finding that not all exception criteria have been met. The Board may upon further testimony find that all criteria have been met, in which case this item could be approved, meeting the design Standards in Sections 14-5.2(D) Historic Districts and 14-5.2(H) Don Gaspar Area Historic District.

### **QUESTIONS FOR STAFF**

Chair Rios confirmed that the window assessment on all windows were they were repairable. She asked to see the existing and what is proposed.

Mr. Schwab clarified the assessment was only for the two front windows. He thought the applicant's argument for the reason to approve a replacement was good; it will add more integrity to the structure and this window in particular, did not contribute to the harmony and style of the house.

Chair Rios asked to the see the existing and proposed.

Mr. Schwab said proposed is a 3 over 3 design. He said they could ask the applicant for more details. On the north and south, the central small window will be stuccoed over and eliminated and replaced with an identical pattern.

Vice Chair Katz asked Attorney Paez whether Code states architectural features on a contributing house, not on a primary façade, has to be preserved, but not windows. He thought that strange to preserve other architectural features, but not the windows.

Attorney Paez said in (D)(5)(a) it states for all façades, specifically landmark structures and primary façades of contributing structures, *“historic windows should be repaired or restored when possible.”* Historic windows that cannot be repaired or restored shall be duplicated and replaced in kind. She continued, *“for all façades of significant, contributing and landmark structures, architectural features, finishes and other than doors and windows shall be repaired rather than replaced”*.

She said she agreed with the statement. Code offers some protection of all sides of a contributing structure for architectural features, but not windows, other than on a primary façade.

Vice Chair Katz noted a graphic on the east façade shows the bathroom window and main window were both 1950s. He asked if both were done at the same time.

Mr. Schwab explained there wasn't a lot of information on the house. This is based on material staff was given by the owners. The HCPI is old and is not detailed.

Vice Chair Katz confirmed that the dates for the two windows on the east side were unknown.

Chair Rios asked if the existing wood windows would be replaced in kind.

Mr. Schwab believed they would be replaced with aluminum windows with double glazing.

Member Biedscheid said she had the same question if the pattern and lentils are the same. She also wanted to know if the stucco is cementitious.

Mr. Schwab said his only information was what he was provided, and they would need to ask the applicant.

Member Biedscheid said based on what Attorney Paez read, the bathroom window if historic would have to be to be repaired rather than replaced.

Mr. Schwab agreed.

Member Larson asked to address the applicant to comment.

Chair Rios asked Mr. Rivera if he had anything more to tell them about the replacements.

Mr. Rivera, previously sworn, explained in the 2006 remodel they determined the bathroom was added later based on the construction of the room. The applicant wants it to be harmonious with the light patterns of the other windows. This and the window next to it in the bedroom, are the only windows on the east façade. The window is rotted out and refurbishing it would take a lot. On the middle window on the north façade, they requested removing it entirely. The window on the left of it is over the tub and they want to reduce it to half the size but keep the same light pattern.

Chair Rios asked Mr. Rivera to describe the light pattern.

Mr. Rivera explained they would keep the same light pattern but reduce in height.

Member Larson thanked the applicant for doing a window assessment. She agreed with Vice Chair Katz that windows are an important part of an historic building. She thought they should always be repaired before replaced, especially if not in kind. As his notes say, there are options that can increase efficiency. The removal of rotted parts would also do that. The Board has discussed trying to be more sustainable and repairs are always better than replacing. She asked Mr. Rivera to consider that. She is willing to bend on a change in the light pattern to make the house livable yet maintain the historic. She noted that aluminum doesn't have the same effect as wood.

Chair Rios clarified whether Member Larson had said regarding the window assessment, that all of the windows should be refurbished rather than replaced.

Member Larson said yes, for sustainability and to keep the historic character of the house. She thought a thorough window assessment had been done. She would urge the Board to require repairing the windows rather than granting an exception to replace, especially when not in kind.

Chair Rios asked if the house would be cementitious stucco of the same color.

Mr. Rivera replied yes, cementitious in the same color, but in the hard troweled smooth finish they are seeing in remodels.

Chair Rios asked if the house has a sand finish.

Mr. Rivera replied it doesn't, it has a smooth finish.

Vice Chair Katz was confused about Member Larson's comments and didn't think the Board could require construction and repair of windows not on a primary façade.

Mr. Schwab indicated they are only referring to the primary façade.

Vice Chair Katz said Member Larson had indicated that the applicant mentioned the bathroom window and the light pattern doesn't match the other windows. The applicant said he wanted to replace it and he understood Member Larson to say she thought that was a good idea.

Member Larson said she was referring to the window on the nonprimary façade. In her opinion the bathroom window could go either way. But to be authentic and to communicate the history of the house, changing the window pattern isn't the right decision. There wasn't enough information to know if it is of the same period and she didn't see a lenthil or a lot of details. So, it may have been an afterthought when installed. There is not enough information to say that it should remain.

Vice Chair Katz said he is sympathetic to wanting double pane. He asked if possible to replace the glass on the other window with the divided lights when it is rebuilt.

Mr. Rivera said he could not answer that. His experience when refurbishing windows is the single pane glass is put back in. He talked with a man in town who does the windows, and he puts the single pane glass back in with a storm window on the inside.

Mr. Schwab said Scott Ernst did the assessment and recommended a storm window. He noted the packet had a photo.

Ms. Ramirez Thomas said Code allows the thermal pane as a replacement, but it depends on the muntin size and if the wood could tolerate the width.

Chair Rios asked Mr. Rivera if the windows on the east façade would be replaced with metal clad.

Mr. Rivera said yes, wood windows with metal clad on the outside and identical to the other windows of the house in brand, color, etc.

Member Biedscheid noted a window schedule on page 15 of the packet. The schedule says all six windows were assessed as older than 50 years. That includes the window on the primary façade. She noted unless an exception is granted they will have to be repaired per Code. She was also concerned there didn't seem to be in elevation for the north with the reduction in size of window #3 and the elimination of #7 window.

Mr. Schwab said he didn't have the impression window # 3 would change in size. We need an updated drawing.

Mr. Rivera recalled the drawing had been given to Mr. Schwab. Mr. Schwab offered to look for it.

Ms. Ramirez Thomas asked if Mr. Rivera had something he could share on screen.

## **PUBLIC HEARING**

Ms. Beninato, previously sworn, said Code requires the drawings and she wasn't sure how that could slip by. That can sometimes lead to trouble. She liked the idea that the storm window is on the inside. She agreed repairing rather than replacing would be better.

Dr. Jeremy Guiberto, 810 Waldo Street, was sworn in. He said he has lived in a number of historic houses. He wanted to tell the Board about living in the house, opposed to just looking at it from the outside. Some of the windows on the side might not be replaced, such as the ones in the kitchen. We like those, but we would like permission to change them with a like frame, as needed. The window in the shower is impossible and is rotting. They want to make it smaller to be copacetic with someone taking a shower without requiring a curtain over the window. All windows will be wood, they want wood windows.

He thanked Mr. Schwab for his help in explaining the process. He said on the small window in the bathroom, we believe it is a remodel, but not sure when it was done. It seems to be a mistake and is the only window with that appearance that is not multiple lights. In terms of restoration, even though they would not replace the window, the character of the home would be restored back to its original character at the time. They would like to keep the other window and hired Mr. Ernst to do the assessment to know what they could do. That is a bedroom that is difficult to keep heated so they asked if they could replace the glass with double pane windows. They were told by Mr. Ernst that wasn't possible because of the density of the window. Mr. Ernst suggested putting a storm window, but the problem is the reflectivity. Also, encasing the window in a glass on the outside doesn't allow opening the window for ventilation, and changes the look of the house.

Dr. Guiberto said we want to keep the integrity of the outside with the beautiful lentil over the top and the carved wood. They cannot do the double pane glass, and without that it will be difficult for someone to stay in that room. They have proposed changing the moving parts of the window on each side to match what was done in 2006. And the bathroom window would be replaced in a representative character of the Spanish Pueblo Revival home.

John Eddy, 227 E. Palace Ave., Suite D, was sworn in. He said again, this is a classic conundrum. He believed the applicant wanted to maintain the character of the house, and in fact, tried to restore it to be more harmonious. He believed the one over one window detracted from the harmonious aspect of the elevation, although historic. Also, he thought the window was added when the builders were not sensitive to what they

were doing. Code requires maintaining the window as is, but he could see by adding a broken light detail it would help immensely. Also, limiting the light design and reducing the window would make the house more livable. He suggested the Board take care in their decision to grant exceptions or not, in the interest of livability and harmony of the house. He thought it isn't cut and dry.

## **BOARD DISCUSSION**

Vice Chair Katz said he was confused on the bedroom window. He thought someone mentioned the storm windows would be on the inside. Also, he was confused what would be rebuilt and what would be replaced. He thought the owner said he was just replacing the sliding portion of the windows the same, but with double pane glass. He asked for clarification.

Dr. Guiberto said he had a long discussion with Scott Ernst and putting a storm window on the inside is not historic. They want to keep the windows functional, and to keep the T portion of the window and the historic portion. If possible they would just replace the part that slides and would be willing to have it custom made.

Chair Rios indicated he also said all windows would be wood and replaced in kind.

Dr Guiberto agreed, except for outside cladding, they will be wood. He wanted everybody to feel good about this project.

Vice Chair Katz asked for clarification on the interior storm window. He said you wouldn't see it from the outside and would not know there was an interior storm window.

Dr. Guiberto explained it wouldn't be historic from the inside and he cares about that and also the windows wouldn't function.

Chair Rios said then, the storm window for the applicant would not be an option.

Dr. Guiberto replied correct and if they put the storm window on the ends they couldn't open or close them, so why put that effort into restoring it. He wanted, if they restore a window, to restore not just the appearance but in function as well. He said we couldn't think of another way to preserve the window. The mullions will have to be redone anyway and this keeps the look of the window and the historic parts key to its appearance.

Member Larson said a misconception about historic wood windows is they are inefficient and unsustainable. The fact is this window can be taken apart and replaced with other elements that improve the efficiency. She thought he would be more satisfied with the appearance and integrity of the historic material and it would be easier to maintain and repair the window. She thought the best decision is to repair the window.

Member Biedscheid asked to see the elevation

Mr. Schwab displayed the drawing.

**MOTION:** In Case 2021-003462-HDRB, 810 Waldo Street, Vice Chair Katz moved to approve the application as submitted in all respects and the two historic windows on the contributing façade, to approve the bathroom window being replaced with divided lights to harmonize with the house and that the exception has been met on the bedroom window in that the window would be repaired and the siding portions of the window replaced and retains the same light pattern but with double pane true divided lights.

Member Larson asked if “true divided lights” meant aluminum clad windows.

Vice Chair Katz responded, no it has to be a wood window and replaced fully in kind.

Mr. Schwab asked if all parts of the application had been addressed, including the replacement on the north and south elevations.

Vice Chair Katz said yes, the motion states approved “in all respects”.

Member Biedscheid seconded the motion, for discussion.

Member Biedscheid said in the past the Board has allowed replacement of windows on non-primary facades to be replaced in kind. It is not a hardship to maintain one window of an historic house. There are options to putting storm windows on the inside, and was recommended by the assessment. It is a small price to pay to retain the authentic feel of the primary façade which contributes so much to the streetscape.

Member Biedscheid stated she is not in favor of the motion and preferred the applicant be required to repair the central historic window.

Chair Rios asked what type of glass the applicant would be required to use.

Vice Chair Katz said they could use double glazed glass but with true divided lights and only the sliding parts would be replaced.

Chair Rios said everything would be in kind except double glazed glass.

**VOTE:** *The motion failed* by majority (1-2) roll call vote with Vice Chair Katz, voting in favor and Members Biedscheid and Larson voting against.

**MOTION:** In Case 2021-003462-HDRB, 810 Waldo Street, Member Larson moved to approve the application per staff's recommendation, Items 1-3 and window replacement on non-primary façade; to approve the bathroom window replacement on the east façade; and to deny the replacement of the central historic window because it can be repaired and would improve the efficiency and because the exception criteria had not been met. Member Biedscheid seconded the motion.

Vice Chair Katz said he supports the motion. He said if the January nights are as bad as the owner suggested, the interior storm windows could be put in when very cold.

Chair Rios asked clarification from Member Larson on the denial and if she would approve the window being repaired in kind.

Member Larson replied she would accept the window being repaired if in kind. Member Biedscheid also accepted the friendly amendment.

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

Chair Rios said she appreciated the owner's comments about keeping the house.

Mr. Schwab asked to clarify if there was a statement on the proposal for exterior storm windows.

Member Larson explained there was not, but per the historic window elements, storm windows are appropriate for weatherizing the house. The storm windows should be installed on either the interior or exterior.

Attorney Paez said the Board doesn't regulate storm windows because they are temporary.

5. **Case 2021-003533-HDRB. 530 East Alameda.** Downtown and Eastside Historic District. Sandra Donner, agent for Gayle Mills and Phil Haworth, owners, proposes to construct an adobe wall on top of a contributing brick wall. An exception for making changes to a contributing wall per Section 14-5.2(D)(1)(a) is requested. (Daniel Schwab)

### **STAFF REPORT**

530 East Alameda is a single-family residential structure with contributing status to the Downtown and Eastside Historic District. The house was constructed in a Spanish

Colonial Revival style popular in California around 1934, with a red-tile roof, smooth stucco walls, arched openings and glazed painted tile steps.

On January 12, 2021, the Board heard Case # 2020-002974-HDRB in relation to the yard wall which extends along the northern perimeter of the property and to the south along the sides of the driveway and includes a small brick stair (the interior yard wall). The fence on top of the wall was not designated contributing. The bricks are concrete and are most likely made through a wire-cut process. A detailed description is given in the HCPI. The eastern portion of the wall dates from around 1958, while the western and southern portions are later, from around 1966. It is likely that at one time the walls were stuccoed. Small portions reveal traces of a stucco covering. Per Section 14-5.2 (C)(1), it is a historic record of its time, place through its materials, construction techniques of the bricks and craftsmanship of the wall's concave mortar joints and as such has a high level of historic integrity. The Board designated the wall a contributing status.

The applicant now returns to the Board seeking approval for the following items:

1. Remove existing coyote and dog-eared cedar wood fencing along East Alameda frontage.
2. Remove existing concrete path along driveway.
3. Repair existing exterior stairs to basement.
4. Install a new stucco wall atop the existing contributing brick wall along East Alameda. The height will be to be a total of 78 inches, which is the maximum allowable height. The wall will be stucco colored to match house, a specialty color similar to El Rey "Desert Rose."

The applicant requests an exception to Section 14-5.2(D)(1)(a), "the removal of historic materials or alteration of architectural features and spaces that embody the status shall be prohibited."

5. Apply stucco along the length of the interior brick yard wall east side driveway brick wall in the same color as above. The brick steps will remain.

The applicant requests an exception to Section 14-5.2(D)(1)(a), "the removal of historic materials or alteration of architectural features and spaces that embody the status shall be prohibited."

6. Install Endicott Brick pavers in location of removed concrete path along east side of driveway. Color #46 and Dark Iron Spot to be used.

### **STAFF RECOMMENDATION**

Staff recommended that the exception criteria to Section 14-5.2(D)(1)(a) have not been met. Staff recommended:

- a. Denying the yard wall along the street, finding that the exception has not been met; and
- b. that the Board request a professional evaluation of the interior yard wall to assess whether it is repairable.

Mr. Schwab said to summarize his report, he questioned the integrity of the bricks and assertion that the wall is in such bad shape it has to be stuccoed over. There should be further assessment. With regard to point (a) he recommended it sufficiently damages the contributing status of the wall and not all options were considered, i.e., erecting a wall directly behind this wall, among others.

### **QUESTIONS FOR STAFF**

Chair Rios asked to confirm that Mr. Schwab did not agree with the responses to the two exceptions. She asked to see a picture of the house.

Mr. Schwab replied that was correct. There was a discussion as to whether the house matched the wall, or the wall matched the house. They are not of a piece, but at that time the Board decided the wall did not need to match the house to warrant contributing status.

Chair Rios asked if the brick wall would be stuccoed on the inside or outside. And she didn't see on the right side any latilla fencing.

Mr. Schwab said the stucco would be on the outside portion. He explained where the fencing was and that it was not visible. The portion that is not paved is on East Alameda and the view is from a paved road about 10 feet high.

Vice Chair Katz said he was confused by what is historic and what is contributing.

Mr. Schwab said his understanding is that both brick walls are contributing and historic. Nothing was assigned to the wooden portion.

Vice Chair Katz asked what exception was needed to remove the wooden portion of the wall.

Mr. Schwab explained an exception was not needed for removal, but one is needed to erect a stucco covered wall on top of an historic brick wall. His position is that will damage the historic wall.

Vice Chair Katz asked if the alternative would be to step the stucco wall a few feet back.

Mr. Schwab said that was correct, step back the wall an inch, or 3 feet.

### **APPLICANT'S PRESENTATION**

Sandra Donner, 1611 Paseo de Peralta was sworn. She addressed Vice Chair Katz's comment. When the wall was designated contributing in January this year, it was stated it is a low retaining wall and allowed people to see into the property. Putting a stucco wall an inch behind the retaining wall negates its contributing status. She found that contradictory to how it was designated and what was stated in the report. If that was the case, the wall is not contributing because it is a low retaining wall.

Secondly, the maximum height is 78½ inches and the owners don't want to go higher than that and that would be too tall in this neighborhood. She respectfully disagreed with Mr. Schwab.

Ms. Donner asked to review the exception criteria, she spent a lot of time on it. The existing condition of the wall on Alameda is a combination of coyote fencing and dog-eared wooden fencing mostly. The wall is not a low retaining wall and has no visibility over it, and the owners are not required to take the wall down, it can stay. The exception criteria say, "*cannot damage the character of the district*". In terms of the character of the district, this is common. There are three walls within 600 feet of this house of low, stone retaining walls with stucco. There are no low brick retaining walls in this historic district.

Ms. Donner said in terms of preventing hardship, there is an excessive amount of dirt kicked up along East Alameda and because of the access to other streets, more dirt than on a street like Waldo. The house is set back fairly decently from the street, but there is dirt when the windows are open. The applicant wants to mitigate that.

The third exception criteria had to do with an existing condition that will remain an existing condition if the exception is not granted. The wood wall will remain. She is an architect and she worked for a constructional engineer and the second wall, the interior driveway wall, she would tell them, is not going to collapse. It is a 24 inch wall and is in very poor condition, but would not hurt anyone. The brick used hasn't been made since the late 50s, early 60s. The wall is not brick, but concrete and has water damage. There are broken bricks and at some point the wall was stuccoed.

Ms. Donner said the home is lovely and with a lot of additive materials. The owners just want to clean it up and make it look as though it isn't falling down. And they want to keep the dirt out of their home. She thought the exception requests are reasonable, and would hope the Board considers what she has said and what they have seen.

She noted that the brick wall along Alameda is not in bad condition, possibly because it is elevated. A clay brick doesn't get water damage the same as concrete brick because the manufacturing process is different. She thought the wall was probably built 1959-1966, and the house was built in 1934.

Mr. Schwab responded with regard to the dust, that a wall could be erected behind the brick wall. That would minimize the dust and still retain the status of the wall. Regarding the bricks, the goal of designating a contributing status is to preserve material and a lot of this material could be preserved and the wall could be rebuilt. Bricks that are not able to be repaired could be replaced with modern bricks that will differentiate themselves from the historic bricks.

Vice Chair Katz said when the brick wall on Alameda was made contributing it did not include what was on top of it. He thought its status was not implicated because the wall was low, the wooden fence probably came after the low wall. The Board probably had no illusions they would be getting a low wall. He found the proposed stucco wall a more attractive way of achieving the current state. He asked the applicant if it was possible to step back the stucco wall. He thought it would enhance the brick wall and wouldn't intrude much on the property and possibly be more stable.

Ms. Donner thought the request reasonable. The footing would be eccentric and more expensive to build but she thought the applicant would expect that. She said the applicant wanted to do simple stucco and get rid of the brick and the hope of the exception was to keep the brick in the front as a compromise, allowing the integrity of the old material. They would keep the majority of brick that is in good condition and inside the property deal with the brick in bad condition and make a simple wall.

Member Biedscheid supported stepping the stucco wall back. She noted what appeared to be a wrought iron fence inside the dog-eared wooden fence along Alameda.

Ms. Donner replied she didn't know about that but thought it wasn't old.

Chair Rios asked where the wrought iron fence was located and asked if the wooden fence is in bad condition.

Ms. Donner explained pieces of the coyote fence flanking the gate are in fairly good condition, but the wood is cedar and not in great shape.

Mr. Schwab showed a photograph of the wrought iron fence that goes along the wooden fence. It was agreed it did not look historic.

Ms. Donner said it is like a bent steel.

## **PUBLIC HEARING**

Ms. Beninato, previously sworn, said she appreciated the applicant being willing to step back the wall and if that happens, it appears the wood fencing would stay in place. She often comes down Alameda and found it hard to imagine it gets much dust. She is more concerned about the brick wall along the driveway. It seems to be degrading because of the retaining wall and she suggested the owners might want to waterproof the wall. She said the brick is a unique feature and is what makes the wall contributing. Making it a stucco wall will look like every other stucco wall and it will lose its character. She thought the Board should deny stuccoing the wall.

Chair Rios asked if Ms. Donner would remove the latilla fencing if the stucco wall is put behind the brick wall.

Ms. Donner said yes.

Chair Rios asked the height the wall will be behind the brick.

Ms. Donner said 6 feet 6 inches. She added her “brick guy” didn’t think the brick was fifty years old because the brick decays significantly and the condition of these bricks was too good to be that old.

## **BOARD DISCUSSION**

Vice Chair Katz said he wasn’t sure how many bricks would need to be replaced and the wall didn’t look that bad. He had angst about stuccoing the brick. The continuity with the brick wall in front is important. When you drive by you see both brick walls through the gate.

Member Biedscheid said the east portion of the wood fencing appeared to wrap around the corner of the driveway.

Ms. Donner explained it is a development back there and this is a piece of a condo and there are mailboxes, pilasters and stone there.

**MOTION:** In Case 2021-003533-HDRB, 530 East Alameda, Member Biedscheid moved to approve the application with the following conditions: The new stucco wall along East Alameda be set back approximately a foot, and not be placed on top of the brick wall, at the discretion of the architect and approved by staff; to deny the second request to stucco over a portion of the driveway brick wall as it alters the historic contribution of the wall and the exception criteria has not been met; and to approve the request to

remove the concrete path and replace with brick and repair the exterior stairs to the basement. Vice Chair Katz seconded the motion.

Chair Rios asked if the maker of the motion and the second was comfortable with the architect determining the distance between the brick wall and the stucco wall.

Vice Chair Katz made a friendly amendment that the new stucco wall be set back at least a foot and a half from the interior portion of the brick wall, and as far back as determined by the architect.

Member Biedscheid accepted the friendly amendment.

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

Member Biedscheid clarified the exception criteria for stuccoing over the retaining wall along the driveway had not been met. A setback is acceptable because it would not affect the historic. Also, the plan should be resubmitted to staff prior to application for a permit for the changes.

6. **Case 2021-003539-HDRB. 302 Sena Street.** Don Gaspar Area Historic District. Scott Cherry, agent for Julie Gallegos, proposes to construct a structure to a height of 17'-10" 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. (Nicole Ramirez Thomas/Angela Schackel Bordegaray)

## **STAFF REPORT**

302 Sena Street is a vacant lot located in the Don Gaspar Area Historic District. The applicant proposes to construct and 1,153 square foot residential structure on the lot. The proposed structure will have stucco walls, divided lite windows, and a pitched roof. Exceptions to 14-5.2(D)(9) to build to a height of 17'-10 ½" where the maximum allowable height is 15'-8" and 14-5.2(D)(9)(d) for the pitched roof is requested when there are few than 50% pitched roofs in the streetscape. The applicant has provided responses to the exception criteria and they are provided at the end of this report.

The applicant proposes the following.

1. Construction of new 1153 sf. Residence with an attached 228sf. Portal
2. The building has a proposed height of 17'-10-1/2" and will require an exception as the maximum allowable height has been calculated at 15'-8".

3. The roof will be a hipped gable, pitched roof with an 8/12 pitch which will also require an exception.
4. The exterior wall finish will be cementitious stucco, with “Bullnosed” rounded corners and bullnose return on the windows and doors, in the El Rey color “Adobe”
5. The windows and entry door will be Sierra Pacific simulated divided light wood construction, doors, casements, and awnings, clad in the color “Linen” which is a neutral white.
6. The exterior woodwork will be painted “Linen” (neutral white) to match the exterior windows and doors.
7. The Roofing will be 24” metal panels with a “5V Crimp” profile panel that mimics raised seam metal roofing in “Burnished Slate” which is a Dark Bronze color.
8. The fence will be 16’ pilasters stuccoed in the El Rey color “Adobe” with 4’-10” cedar Latillas with erratic height tops.

### **STAFF RECOMMENDATION**

Staff recommended approval of the application and found that the exceptions have been met for 14-5.2(D) General Design Standards for all H Districts and 14-5.2(H) Don Gaspar Area Historic District.

### **QUESTIONS FOR STAFF**

Chair Rios asked if a wall would be placed and at what height.

Ms. Ramirez Thomas said the wall will be 4 feet 10 inches and the fence will have 16 inch pilasters.

Chair Rios asked how far back the house will be from the sidewalk.

Ms. Ramirez Thomas said the setback is 7 feet.

Member Biedscheid said this had been before the Board before and staff recommended at that time the exception criteria was not met. She did not see a lot of difference in this design and the previous and wondered what changed staff's recommendation.

Ms. Ramirez Thomas said one element was there had been disagreement among staff on considerations. Since the case was denied this case was brought back with modifications. The most significant of those was a lower roof. One member felt the roof had a “top hat” appearance. Also, the rafters are now exposed and with the bottom pitch make it appear broader. The applicant could show where the height over the maximum

comes in and the setbacks and the reason a 15'8" single-story house does not work on the property. The applicant is not interested in a two-story.

Chair Rios said the applicant has asked for a pitched roof exception. She asked to look at Google map to see if there are any pitched roofs on the street.

Ms. Ramirez Thomas said there are. She brought up Google street view and pointed out the pitched roof homes in the neighborhood.

Chair Rios asked to see the lot and the pitched roof on the house on the other side of the street.

Ms. Ramirez Thomas displayed homes to the west and houses with pitched roofs.

## **APPLICANT'S PRESENTATION**

Scott Cherry, 2351 Fox Road, Suite 800, Santa Fe, was sworn in.

Chair Rios asked that he tell them in his presentation the difference between this proposal and the previous proposal.

Mr. Cherry displayed the lot and a model of the proposed structure. He explained the height of the roof was lowered and the rafters were exposed since the last presentation. The feedback and changes had been discussed with staff. The height limitation of the allowable calculated height is exceeded only by a portion of the roof peak.

He noted this lot is the smallest lot on the street and a visual aid was shown of how they nestled the project into the setbacks. The owner had requested to add storage and outdoor space on the property. There were no good options within the constraints of the lot for an accessory structure that also allows outdoor space. This pitched roof design allows the opportunity to add a loft space for additional storage which a flat roof would not. He displayed photos of houses within the streetscape with a similar pitch noting the variety of pitched roofs and different architectural elements.

Elevations of the exposed rafters and the wall were shown. The fencing was lowered for visibility. The site plan with the setbacks and adjacent buildings were shown. This design is to fit within the only available building envelope and used 48% of lot coverage of the 55% allowable lot coverage. He showed a perspective of the parapet allowable height and compared to the proposed pitch roof. He thought the parapet structure at maximum allowable height more imposing than the proposed pitch roof.

Mr. Cherry stood for questions.

Chair Rios thanked Mr. Cherry for the visuals, they were helpful. She wondered about the roof material.

Mr. Cherry explained it is a metal roofing V-crimp and mimics a raised seam roof with flat panels in between but not a total vertical seam on the top. It has a smaller V shape crimp and is dark bronze in color. That was the closest color they could get to the look of copper when it patinaed.

Chair Rios asked the how much square footage was gained for storage space.

Mr. Cherry said it is in the exception criteria. He offered to find it.

Chair Rios asked if the neighbor to the left has a two-story house.

Vice Chair Katz said the house is up several steps from grade with a finished basement below, but it is not two-story.

Ms. Ramirez Thomas displayed the house in question.

Mr. Cherry indicated behind that house is another pitched roof. That house was also displayed.

Vice Chair Katz congratulated Mr. Cherry on his work. He asked if the loft area is for storage.

Mr. Cherry replied it is storage plus, it doesn't have a lot of room. You can have a small home office and could be dual-purpose for storage, or office space or, a potential sleeping loft. The area to the east is attic space for storage that is about 78 square feet, and the loft area is 126 square feet. It is a total of about 200 square feet of storage.

Vice Chair Katz asked if a basement storage space was considered.

Mr. Cherry said that was considered. But first, it would be expensive and second, it would be impractical. Because of the stairs it would eliminate a lot of square feet.

## **PUBLIC HEARING**

Stephen Beili, 449 Camino Don Miguel, was sworn in. He said he designs houses in Santa Fe and had lived on Galisteo at the end of Sena. He was familiar with the lot and the street and used to covet the lot. Currently he is designing a house on a tiny lot

in another historic district. He is very aware of challenges designers face meeting the zoning requirements while trying to create a reasonably sized house. This design does a fantastic job addressing those challenges. He hoped the Board would grant the height variance considering it is a small portion above maximum.

Ms. Beninato previously sworn, said she understands the design is slightly different, but again the reason for the pitch is for office space. That doesn't necessarily require maximizing the lot; that is to get a reasonable return. A two bedroom, two bath house is reasonable living space, and the applicant knew it is a small lot ahead of time. She couldn't see the difference. The Board should find the criteria was not met.

Julie Gallegos, 300 Sena St., was sworn in. She said she owns the lot and has lived next door for several years. She was born and raised in Santa Fe and wants to stay in the neighborhood. She said they appreciate the location and have lovely neighbors. Their family has grown, and they want to expand onto that lot rather than move out of the neighborhood. They see this as a multipurpose, multigenerational project that will help their family have more space. It is also a place she can accommodate her aging parents. They will need more assistance in the next year and she could manage that if they live next door.

Ms. Gallegos said they have been working with Mr. Cherry to meet their needs without compromising the neighborhood or the style. They have worked hard to remain sensitive to the character of the neighborhood and spent time walking the neighborhood to observe the mix of styles. It is not their intention to compromise. They hope to be an asset to the character of the neighborhood. She thanked the Board for their consideration.

## **BOARD DISCUSSION**

Member Biedscheid said she wished that the member of the Board that is an architect was present. She recalled having a lot of discussion about the scale at the last meeting. She asked Mr. Cherry to compare the scale of this house to the rest of the neighborhood and if he thought it harmonizes or does not. She thought the addition, which isn't similar to its surrounding houses, might be the best way to fill a vacant lot. It adds to the diversity and doesn't look like it was always there. A two bedroom two bath house is typical of this neighborhood and it is a great use of space that is livable.

She said what doesn't fit is the size of the proposed fence and vehicle gate. She thought 4'10" too tall for the short walls on either side of the property. Although across the street were some about at that height, it looks like it blocks the house from the rest of the street. She thought less than 4 feet high was more in keeping and she also didn't think this neighborhood has a lot of vehicle gates. The neighbors have open driveways which she thought would look better with this property.

Chair Rios asked to see the vehicular gate.

Mr. Cherry displayed the gate which looks like the fence.

Chair Rios asked for comments on the pilasters. She didn't think they were often used in this neighborhood and she asked about the height of the house compared to other pitched roof houses. She agreed the neighborhood had a variety of types of homes. Some have pitched roofs, and some have flat roofs and there were bungalow styles, etc.

Ms. Ramirez Thomas agreed the pilasters are low and generally are cinderblock and stucco.

Chair Rios said because of the small lot, the applicant couldn't make a huge house, compared to some houses.

Ms. Ramirez Thomas showed the existing coyote fence along the alley and the back of the property and various fences and walls in the area.

Mr. Cherry commented that a consistent element in the streetscape is the inconsistency, it is eclectic with a lot of variety. The design decisions for the pilaster coyote fence/wall, was driven by a pre-existing coyote fence. The house next door has outdoor space against the street with the low wall. The owner wanted a little more height and variety, and the fence is the calculated height. The pilasters serve two purposes, one to use the existing coyote fence in the front and back, but that isn't homogenous. And two, is to support the proposed gate structures for the vehicles and pedestrians.

He noted on the scale with regard to the building, he does not like to build to the lot lines, and they haven't done that. They used only 48% of the 55% buildable area. The lot necessitates by scale, some aspects of building to be setback. He did not think the scale of the building out of keeping. Other pitched roof structures on the street are higher, one on Don Cubero is at 19' 6". He thought everything has been considered and the exception request is in keeping with things aligned with the neighborhood.

Chair Rios asked the height of the fence and gate.

Mr. Cherry said the fence is 4 feet 10 inches and the gate is lower. He thought it looks better to have the fencing shorter than the pilaster.

Member Biedscheid asked if the vehicle gate shared the neighboring property's driveway.

Mr. Cherry said no. He referred to the site plan and noted the proposed gate structures and that the parking for this lot is independent of the other lot. He added

another reason for the pilasters was for structure to support the gate and to tie into the existing coyote fence. The gate will probably be steel with latillas attached.

Member Biedscheid said she understands the need for the pilasters on either side of the gate. It is a short distance across the front of the house and seemed a consistent height. And the vehicle gate is not in keeping with the neighborhood.

**MOTION:** In Case 2021-003539-HDRB, 302 Sena Street, Member Biedscheid moved to approve the application with the following condition that the new coyote fencing in the front be no *taller than* 3 feet; to approve the exception for the pilasters and pedestrian gate, but deny the construction on the vehicular gate; and finds that the exception criteria for height and the pitched roof, per staff's report was met. Vice Chair Katz seconded the motion.

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

Mr. Cherry asked for clarification regarding the fence being no more than three feet across.

Member Biedscheid apologized and said she intended to say no *taller* than 3 feet in height.

Mr. Cherry said there would be no need for a pedestrian gate without a vehicular gate. He asked if they could get staff approval on an alternate fence within those requirements.

Member Biedscheid said that was acceptable to her. She asked if staff would be comfortable with that.

Ms. Ramirez Thomas stated she understands the fence should not be higher than 3 feet; there will be no vehicle gate, and staff could determine and approve if there is a pedestrian gate, and possibly the gate will no longer have latillas and pilasters.

Mr. Cherry said the vehicle gate was part of an enclosed yard space for children to play. Now it will be open to the street so he assumes his client will want to create an alternate fence structure. He asked once that is created, if it could be approved by staff or should he return to the Board.

Ms. Ramirez Thomas displayed the driveway with the proposed vehicle gate.

Mr. Cherry said the yard will be open and therefore there could not be a dog or children in the front. The owner will probably move the fence between the two properties,

but he needs to discuss that with them. He assumes there will be an alternate design to enclose some of the yard.

Member Biedscheid said her main objection is the vehicular gate on that street. She understands the desire to enclose the yard and possibly there could be some setback. She thought it would be better to come back.

Chair Rios asked how the other Board members felt.

Vice Chair Katz thought the design would work with the setback and wondered if it would work with a wrought iron gate.

Chair Rios thought Ms. Ramirez Thomas would be able to work with the applicant, but that is the decision of the Board.

Vice Chair Katz agreed. He thought Mr. Cherry could return to the Board with a clearer plan with the guidance given.

Mr. Cherry said at this point he would come back with the fence as a separate case or will build the fence up to the driveway. But he will make an altered plan for the amended fence for the corner section where the parking interfaces.

Chair Rios thought that plan was acceptable. Member Biedscheid agreed.

Chair Rios said Mr. Cherry could move forward with the rest of the project without the vehicle gate, or he could return to the Board after discussion with his client.

## **I. DISCUSSION ITEMS**

Attorney Paez said the appeal on Guadalupe will appear at City Council on May 12, 2021 and 1299 Canyon Road is anticipated on May 26 at Council.

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

None.

## **K. NEXT MEETING: May 25, 2021**

## **L. ADJOURNMENT**

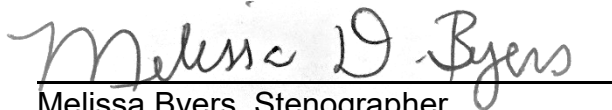
Chair Rios adjourned the meeting at approximately 9:00 pm,

Approved by:

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Cecilia Rios, Chair

Submitted by:

  
Melissa Byers, Stenographer  
For Byers Organizational Support Services

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

**Case #2020-002791-HDRB**

**Address** – 530 Garcia Street

**Agent’s Name** – Christopher Purvis

**Owner/Applicant’s Name** – Casa Barbara Condominium Complex

THIS MATTER came before the Historic Districts Review Board (“Board”) for hearing on May 4, 2021.

**BACKGROUND**

530 Garcia is a 12,045 square foot seven-building cluster of apartments and structures built in 1951 in the Downtown and Eastside Historic District. The complex sits on the west side of Garcia Street not far from its intersection with Acequia Madre and Delgado. It was built primarily in a simple Territorial Revival Style of poured concrete and stucco. 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.

Known as “Casa Barbara,” the complex consists of 12 apartments, now privately owned condominiums, arranged in five blocks. The building blocks are arranged as a “U”, framing an approximately 8,100 square foot central courtyard, on a roughly one-acre rectangular lot. The 12 apartments range from 537 to 806 square feet. The apartments 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. 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 fascia. All buildings have textured buckskin stucco. Windows are steel casements of varying patterns and sizes, 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 square foot 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’s front, facing Garcia Street, is a short, 3’ white wood picket fence, which spans the east and south elevations.

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 and has remained almost entirely intact, with minor changes to its courtyard. At this hearing, the Applicant provided

a new historical survey and requested a historic status determination and primary façade designation as 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 buildings and structures be designated Significant per SFCC Sections 14-5.2(C)(2) and 14-12.1 (definition of significant structure).
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 “significant structure” is “a structure, located in a historic district, 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: for its association with events or persons that are important on a local, regional, national or global level; or 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. 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.
8. The Board finds that the buildings and structures are significant because they retain a high level of historic integrity, are over 50 years old, and embody distinctive characteristics of apartment complexes of this type, period (mid-century), and construction methods.
9. The Board finds that the buildings and structures have been maintained and repaired in their original state and have undergone no alterations in its 70-year lifespan.
10. The complex, as a whole, is important for illustrating planning and design trends of the postwar period and is one of the first apartment complexes built in Santa Fe.
11. The complex is significant as one of the few veteran’s housing complexes erected in Santa Fe, specifically tied to the veterans’ rental housing program.
12. The apartment complex’s styling and configuration is unique to the Garcia Street streetscape.
13. At the hearing, Board members acknowledged the importance of the style of the white picket fence. The Applicant testified that the material of the fence (white picket) has been replaced within the last fifty years and is not historic, but agreed that the style of the fence

is significant and had no objection to its designation as significant provided the materials could be replaced when necessary in the future.

14. The significant status designation does not require assignment of primary facades because the code protects all facades of a significant structure in a manner that it protects the primary facades of a contributing structure.
15. 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 for a historic status designation.
3. The Board designates the buildings and structures, including Blocks A-E, carport, laundry, storage, garage, and breezeways as significant.
4. The Board designates the white picket fence on the east and south elevations as significant with the understanding that the materials will need to be replaced and may be replaced with similar materials in a similar style.

**IT IS SO ORDERED ON THIS 25th DAY of MAY 2021, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.**

\_\_\_\_\_  
Chair

\_\_\_\_\_  
Date

FILED:

\_\_\_\_\_  
Kristine Bustos-Mihelcic  
City Clerk

\_\_\_\_\_  
Date

APPROVED AS TO FORM:



Sally A. Paez  
Assistant City Attorney

May 25, 2021  
Date

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

**Case #2020-003185-HDRB**

**Address** – 1299 Canyon Road

**Agent’s Name** – Sandra Donner

**Owner/Applicant’s Name** – **Julia and Randall Burt**

THIS MATTER came before the Historic Districts Review Board (“Board”) for hearing on May 4, 2021.

**BACKGROUND**

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

On March 9, 2021, the Applicant brought this case to the Board proposing to construct a garage and a wall in place of the coyote fence, to install a new vehicular gate along eastern shared driveway, and other smaller items. The garage was approved with the condition that the height of the garage be lowered by 2 feet, to a maximum height of 12 feet.

At this hearing, the Applicant returned to the Board with a proposal to lower the proposed garage height by 1 foot, rather than two feet, to a maximum height of 13 feet. In all other respects, the design for the garage will remain unchanged. The maximum allowable height is 16 feet 8 inches. The garage would thus be 8 feet high along Canyon Road, which is 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. The Applicant also sought to clarify that the garage will be 7 feet back from the property line. It will be finished in El Rey “Twig”-colored stucco.

The other items from the March 9 hearing were not addressed at this hearing.

**FINDINGS OF FACT**

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

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

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

**CONCLUSIONS OF LAW**

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

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

**IT IS SO ORDERED ON THIS 25th DAY of MAY, 2021, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.**

\_\_\_\_\_  
Chair

\_\_\_\_\_  
Date

FILED:

\_\_\_\_\_  
Kristine Bustos-Mihelcic  
City Clerk

\_\_\_\_\_  
Date

APPROVED AS TO FORM:



Sally A. Paez  
Assistant City Attorney

May 25, 2021  
Date

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

**Case #2021-003284-HDRB**

**Address** – 121 Aviation Drive

**Agent's Name** – Molzen Corbin

**Owner/Applicant's Name** – City of Santa Fe Regional Airport

THIS MATTER came before the Historic Districts Review Board (“Board”) for hearing on May 4, 2021.

**BACKGROUND**

The Santa Fe Airport Terminal Building, located at 121 Aviation Drive, is a landmark structure. The Governing Body designated the building as a landmark structure in 2015 via Resolution No. 2015-101. The resolution was adopted at the recommendation of the Board, which was made on September 22, 2015 (Case # H-15-089).

Since 2015, Santa Fe Regional Airport staff and architects from Molzen Corbin worked closely with former City of Santa Fe Historic Preservation Division 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 Resolution 2015-101, which sets forth design requirements that are specific to the Airport, and the existing conditions of the airport property, which limit design opportunities. These existing conditions include lessees on the airport property and the location of the runway, which placed constraints on the design of the addition.

At a Board hearing on March 23, 2021, the Board considered an application for the proposed addition and remodel to the airport terminal. The Applicant requested two exceptions. One 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 Santa Fe City Code Section 14-5.2(D)(2)(c), regarding additions to primary facades. On March 23, the Board postponed a decision, requesting that the Applicant consider some design elements to highlight the differentiation of the original airport terminal building from the proposed addition.

At this hearing, the Applicant responded to the comments made by the Board on March 23. The Applicant proposed some added design elements to the terminal addition intended to further differentiate the original building from the proposed addition. The Board packet included a revised staff report, the Applicant's written responses to Board's comments from March 23 as well as a revised PowerPoint presentation with revised drawings. The materials from the March hearing were also provided for the Boards review.

In addition to these application materials, the Board packet for the hearing included the Airport Master Plan; the Staff Memo for the Board hearing dated September 22, 2015; the State of New Mexico Historic Preservation Division Staff Letter dated July 22, 2015; the Board's

Findings of Fact and Conclusions of Law from the September 22, 2015 hearing; the Board Minutes from the September 22, 2015 hearing; Bill No. 2015-45; and Resolution No. 2015-101.

### **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 recommended that the Applicant had met the criteria for exceptions to Resolution No. 2015-101 and SFCC Section 14-5.2(D)(2), General Design Standards for all H Districts, Additions.
4. The airport is a landmark structure.
5. Per SFCC Section 14-5.2(A)(2), the provisions of the SFCC Section 14-5.2 apply to landmark structures.
6. SFCC Section 14-12.1 defines a landmark structure as “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.”
7. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
8. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
9. Pursuant to SFCC Section 14-5.2(D)(2)(c), additions to landmark structures are not permitted to primary facades, must be set back at least ten feet, and must have a parapet that is lower than the existing parapet.
10. Staff determined that an exception to SFCC Section 14-5.2(D)(2) would be required for approval of the application, and the Applicant requested an exception.
11. To obtain an exception, the Applicant was required to conclusively demonstrate that the three exception criteria set forth in SFCC Section 14-5.2(C)(5)(b) have been met.
12. Based on the information set forth in the Staff Report and exhibits, and the evidence and testimony presented at the hearing, the Board agrees with Staff’s recommendation that the Applicant has conclusively demonstrated that all criteria have been met for an exception to SFCC Section 14-5.2(D)(2).
13. The project is subject to Resolution No. 2015-101, “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.”

14. Under Resolution No. 2015-101, “any alteration or new construction of the interior or exterior of the Terminal Building shall be reviewed and approved by the Historic Preservation Division in consultation with the Chair of the Historic Districts Review Board.”
15. Resolution No. 2015-101 establishes design standards for the airport.
16. Part 2.A of the resolution requires that “[n]o 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.”
17. The Applicant seeks to remodel the north façade to exceed 80% of the allowed finishes.
18. Staff referred this case to the full Board for review because staff determined that an exception to Part 2.A of the resolution would be required for approval of the application, and the Applicant requested this exception.
19. 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 criteria have been met for an exception to Part 2.A of Resolution No. 2015-101.
20. At the May 4, 2021 hearing, the Applicant proposed design changes in response to the Board’s suggestions at the March 23, 2021 hearing, including a stone veneer wall to distinguish the existing structure from the addition and stone benches to match the stone veneer wall.
21. The Board finds that the proposed stone veneer wall is not harmonious with the architectural style of the existing airport and that the initial proposal submitted to the Board on March 23, 2021, is a preferable design option.
22. The Board finds that the proposed railing for screening the mechanical equipment fits well with the existing structure and that the motifs in the new railing should match the existing motifs.
23. At the hearing, one member of the Board suggested that the architects might consider a more open design for the railing/screen.
24. 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.
25. 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.
26. 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.
27. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable design criteria as set forth in Resolution No. 2015-101 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 exceptions requested in the Application.
3. The Board approves the Application, as presented at the March 23, 2021 hearing, and without the design changes suggested at the May 4, 2021 hearing, with the following additional conditions:
  - The stone veneer wall shall be eliminated from the design;
  - The design of the proposed stone benches shall be redesigned and submitted to staff for approval; and
  - The motifs in the railing used to screen the mechanical equipment shall be restricted to the existing motifs and shall not include new motifs that are not currently present on the structure.

**IT IS SO ORDERED ON THIS 25th DAY of MAY, 2021, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.**

\_\_\_\_\_  
Chair

\_\_\_\_\_  
Date

FILED:

\_\_\_\_\_  
Kristine Bustos-Mihelcic  
City Clerk

\_\_\_\_\_  
Date

APPROVED AS TO FORM:



Sally A. Paez  
Assistant City Attorney

May 25, 2021  
Date

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

**Case #2021-3370-HDRB**

**Address** – 310 Magdalena

**Agent’s Name** – Luca Marino-Baker

**Owner/Applicant’s Name** – Quincy Sweeny

THIS MATTER came before the Historic Districts Review Board (“Board”) for hearing on May 4, 2021.

**BACKGROUND**

310 Magdalena is a 1,445 square foot vernacular style single-story residence designated 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. The building 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 stone wall 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 Board confirmed the structure’s historic status as contributing and designated the west façade as primary. The Board also designated the remaining portion of the low stone yard wall along the driveway as contributing.

At this hearing, the Applicant proposed the following items:

1. Replace all windows except the west primary elevation windows and the single-pane original windows on the south and north façades, adjacent the primary façade. 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. The window trim will be painted Sierra Pacific teal.
2. Remove and re-route a portion of the contributing stone wall along driveway. The Applicant proposed to remove the easternmost 15’ of the 45’ 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.

### **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 met all criteria for an exception to remove historic material from a contributing structure and recommended granting the application based on a finding that the application otherwise complies with SFCC Sections 14-5.2(D), General Design Standards; and 14-5.2(E), Downtown and Eastside Design Standards.
4. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
5. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
6. The property is located in the Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
7. The Applicant proposes to repair and replace windows and doors.
8. The Applicant proposes to remove and reroute the eastern 15' of the contributing yard wall.
9. Staff determined that an exception to SFCC Section 14-5.2(D)(1)(a) (for removal and alteration of historic material) would be required for approval of the Application, and the Applicant requested this exception.
10. To obtain the exception, the Applicant was required to conclusively demonstrate that the three exception criteria set forth in SFCC Section 14-5.2(C)(5)(b)(a) 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 agreed with Staff's recommendation with regard to the Applicant's responses to the exception criteria.
12. The Board finds that the Applicant has conclusively demonstrated that all of the exception criteria have been met.
13. 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.
14. 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.
15. 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.
  16. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that 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 or deny the Application.
2. The Board approves the exception requested in the Application.
3. The Board approves the application as submitted, as recommended by staff.

**IT IS SO ORDERED ON THIS 25th DAY of May, 2021, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.**

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Cecilia Rios  
Chair

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Date

FILED:

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Kristine Bustos-Mihelcic  
City Clerk

\_\_\_\_\_  
Date

APPROVED AS TO FORM:



Sally A. Paez  
Assistant City Attorney

May 25, 2021  
Date

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

**Case #2021-003380-HDRB**

**Address** – 806 Don Gaspar Avenue

**Owner/Applicant's Name** – Daniel Strongwater

THIS MATTER came before the Historic Districts Review Board (“Board”) for hearing on May 4, 2021.

**BACKGROUND**

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. On July 11, 2017 (Case #H-17-057A), the Board designated primary façades and identified character defining features, including the painted wood shingles and gabled roof, as well as the structure’s location set back from the street. The structure has a tar shingle roof which is presumed not to be original, and also not historic. In 2000, the structure had “dark” tar shingles and white trim, and an unknown roof material. Staff was unable to find evidence concerning the historic roof material.

On October 10, 2017 (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 Board on August 11, 2020 with a proposal to replace the tar-shingle roof with a metal Victorian Tile roof colored a matte “Shasta White.” The Applicant requested an exception to Section 14-5.2(D)(6) to change the existing roof style and material. The Board postponed the application, with the concern that the exception criteria, especially number 2 (exception required to prevent a hardship to the applicant or an injury to the public welfare), had not been met, and asked the Applicant to further explore the following options for roofing material:

1. Wood, in what the Board presumed was the original style;
2. Asphalt that compliments the original color; and
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. The Board denied the application.

At this hearing, the Applicant returned to the Board with a proposal 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, and plastic and rubber shingles that give the appearance of wood. The Applicant's responses regarding these materials was provided in the meeting 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%.

Staff opined that the Applicant's proposal differentiates the original structure from the modern addition but does not create a false sense of history, which would be created if the Applicant install wood shake where there is no direct evidence of the original roof material on this structure. Staff expressed a preference for 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.

### **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 that all the exception criteria have been met. Staff recommended approval of the application based on a finding that the application complies with SFCC Section 14-5.2(D), General Design Standards for all H Districts; and 14-5.2(H), Don Gaspar Area Historic District.
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 Don Gaspar Area Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(H).

7. Under SFCC Section 14-5.2(D)(6), the existing roof styles and materials on a contributing structure shall be maintained or replaced in kind if necessary.
8. The Applicant proposes to change the existing roof material from tar shingle to standing seam.
9. Staff determined that an exception to SFCC Section 14-5.2(D)(6) would be required for approval of the Application, and the Applicant requested an exception.
10. To obtain an exception, the Applicant was required to conclusively demonstrate that the three exception criteria set forth in SFCC Section 14-5.2(C)(5)(b) have been met.
11. The Board agrees with staff's recommendations regarding the exception criteria and finds based on the staff report and exhibits and the additional information presented at the hearing that the Applicant has conclusively demonstrated 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 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 25th DAY of MAY, 2021, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.**

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Chair

\_\_\_\_\_  
Date

FILED:

\_\_\_\_\_  
Kristine Bustos-Mihelcic  
City Clerk

\_\_\_\_\_  
Date

APPROVED AS TO FORM:



Sally A. Paez  
Assistant City Attorney

May 25, 2021

Date

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

**Case #2021-003458-HDRB**

**Address** – 109 East Palace Avenue

**Agent’s Name** – Carlos Kinsey

**Owner/Applicant’s Name** – Martha Field Family, LLC

THIS MATTER came before the Historic Districts Review Board (“Board”) for hearing on May 4, 2021.

**BACKGROUND**

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.

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

**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 maintaining the contributing status and designating the south elevation as the primary façade pursuant to SFCC Sections 14-5.2(C) and 14-12.1 (definitions of “contributing structure” and “primary façade”).
3. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.

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

**CONCLUSIONS OF LAW**

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

1. The Board has the authority to review and approve the Application.
2. The Board grants the Applicant’s request to designate primary façades.
3. The Board designates the south elevation as the primary façade.

**IT IS SO ORDERED ON THIS 25th DAY of MAY, 2021, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.**

\_\_\_\_\_  
Chair

\_\_\_\_\_  
Date

FILED:

\_\_\_\_\_  
Kristine Bustos-Mihelcic  
City Clerk

\_\_\_\_\_  
Date

APPROVED AS TO FORM:



Sally A. Paez  
Assistant City Attorney

May 25, 2021  
Date

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

**Case #2020-003459-HDRB**

**Address** – 104 Calle la Peña

**Agent’s Name** –JenkinsGavin, Inc.

**Owner/Applicant’s Name** – Darcy and Kay Henderson

THIS MATTER came before the Historic Districts Review Board (“Board”) for hearing on May 4, 2021.

**BACKGROUND**

104 Calle la Peña is a single-family residential structure with noncontributing 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.

At this hearing, the Applicant proposed 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 to 16 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.

**FINDINGS OF FACT**

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

1. Land Use Department Staff conducted a preliminary zoning review (“PZR”) and determined that the Application appears to meet the underlying zoning standards set forth in the Santa Fe City Code (“SFCC”).

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

**CONCLUSIONS OF LAW**

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

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

**IT IS SO ORDERED ON THIS 25th DAY of MAY, 2021, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.**

\_\_\_\_\_  
Chair

\_\_\_\_\_  
Date

FILED:

\_\_\_\_\_  
Kristine Bustos-Mihelcic  
City Clerk

\_\_\_\_\_  
Date

APPROVED AS TO FORM:



Sally A. Paez  
Assistant City Attorney

May 25, 2021  
Date

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

**Case #2021-003460-HDRB**

**Address** – 819 Camino Atalaya

**Agent's Name** – Colleen Gavin

**Owner/Applicant's Name** – Jill and Ray Weeks

THIS MATTER came before the Historic Districts Review Board (“Board”) for hearing on May 4, 2021.

**BACKGROUND**

819 Camino Atalaya is a noncontributing 5,736 square foot 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".

At this hearing, the Applicant proposed the following items:

1. Reconfigure front portal and add onto entry foyer. The Applicant proposed to shorten and deepen the entry foyer to enlarge the portal by 236 square feet.
2. Remove existing wine room on west side elevation and add a 161 square foot laundry room and mudroom. The Applicant proposed 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 square foot 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 square foot 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 square feet 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" cementitious 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 fencing in-kind to height not to exceed 6'.

### **FINDINGS OF FACT**

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

1. Land Use Department Staff conducted a preliminary zoning review ("PZR") and determined that the Application appears to meet the underlying zoning standards set forth in the Santa Fe City Code ("SFCC").

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

**CONCLUSIONS OF LAW**

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

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

**IT IS SO ORDERED ON THIS 25th DAY of MAY, 2021, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.**

\_\_\_\_\_  
Chair

\_\_\_\_\_  
Date

FILED:

\_\_\_\_\_  
Kristine Bustos-Mihelcic  
City Clerk

\_\_\_\_\_  
Date

APPROVED AS TO FORM:



Sally A. Paez  
Assistant City Attorney

May 25, 2021  
Date

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

**Case #2021-003462-HDRB**

**Address** – 810 Waldo Street

**Agent’s Name** – Steve Rivera

**Owner/Applicant’s Name** – Dan Jackson

THIS MATTER came before the Historic Districts Review Board (“Board”) for hearing on May 11, 2021.

**BACKGROUND**

810 Waldo Street is a single-story single-family residential structure constructed in a Spanish Pueblo Revival Style with contributing status to the Don Gaspar Area Historic District. The east façade, facing the street, was designated primary by the board in Case #2021-003534-HDRB and contains historic windows to the right of the entry portal.

At this hearing, the Applicant proposed the following three items:

1. Replace historic windows on the non-primary north façade. The windows on this facade are from the 1950s but have not been subject to a window assessment, as they were presumed to be replaceable without need for an exception.
2. Replace the northern-most window on the primary east façade. This window belongs to the bathroom, which is believed to be a later addition to the home, and not part of the original structure.
3. Replace the large, central historic window on the primary east facade. This window is also from the 1950s and is described in the window assessment attached to the staff report.

**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
  - a. Approve the window replacements on the non-primary façade;
  - b. Approve the replacement of the bathroom window on northern end of the east façade, which is not original to the house; and

- c. Deny the replacement of the central historic window on the primary façade, as it is original to the house and can be repaired, finding that not all exception criteria have been met. The Board may upon further testimony find that all criteria have been met, in which case this item could be approved, as otherwise meeting the design Standards in Sections 14-5.2(D) Historic Districts and 14-5.2(H) Don Gaspar Area Historic District.
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 Don Gaspar Area Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(H).
7. Under SFCC Section 14-5.2(D)(1)(a), the removal of historic materials or alteration of architectural features and spaces that embody the status shall be prohibited.
8. Under SFCC Section 14-5.2(D)(5)(a)(i), on primary facades of contributing structures, “historic windows 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. Thermal double pane glass may be used.”
9. The Applicant proposes to remove historic materials and replace historic windows on a primary façade.
10. As set forth in the window assessment, the assessor concluded that the windows on the primary façade can be repaired and that their energy efficiency best improved by installing storm sashes on the exterior.
11. Staff determined that an exception to SFCC Section 14-5.2(D) would be required for approval of the request to replace the central window on the primary façade and to remove the bathroom window on the primary façade, and the Applicant requested an exception.
12. In requesting an exception, the Applicant argued that this will restore a more harmonious appearance and promote energy efficiency.
13. 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.
14. Regarding Item 2 (replacement of the bathroom window on northern end of the east façade), 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.
  - a. Pursuant to SFCC Section 14-5.2(C)(5)(b)(i), the Board finds that granting the exception would not damage the character of the district because the bathroom window is not original to the house, is the only window that lacks divided lites, and is not harmonious with the house.
  - b. Pursuant to SFCC Section 14-5.2(C)(5)(b)(ii), the Board finds that the exception is required to prevent a hardship to the Applicant or an injury to the public welfare because in addition to being inharmonious with the historic house, the window is located in the shower area, is subject to rot, and is difficult to screen for privacy.
  - c. Pursuant to SFCC Section 14-5.2(C)(5)(b)(iii), the Board finds that granting the exception would strengthen the unique heterogeneous character of the City by

providing a full range of design options to ensure that residents can continue to reside within the historic districts.

15. Regarding Item 3 (the replacement of the central historic window on the primary east façade), 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 failed to conclusively demonstrate that all exception criteria have been met.
  - a. Pursuant to SFCC Section 14-5.2(C)(5)(b)(i), the Board finds that granting the exception would damage the character of the district. The historic status of the house derives in part from the historic material of the windows, especially this window, which is part of the original house. Removing this historic material could jeopardize the status of the structure and would damage the district.
  - b. Pursuant to SFCC Section 14-5.2(C)(5)(b)(ii), the Board finds that the exception is not required to prevent a hardship to the Applicant or an injury to the public welfare because repair of the window is a sustainable option that will increase energy efficiency.
  - c. Pursuant to SFCC Section 14-5.2(C)(5)(b)(iii), the Board finds that granting the exception would not 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. The owner can repair the window and use storm windows as needed to regulate the temperature in the bedroom.
16. Under SFCC Sections 14-2.6(B)-(C), 14-5.2(A)(1), 14-5.2(C)(2)(a-d & f), 14-5.2(C)(3)(a-b), 14-5.2(C)(4), 14-5.2(C)(5), and 14-5.2(D), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant's proposed design to assure overall compliance with applicable design standards.
17. Under SFCC Section 14-5.2(C)(3)(b), the Board has the authority to approve an application for alteration or new construction on the condition that changes relating to exterior appearance recommended by the Board be made in the proposed work, and no permit is to issue until new drawings or documentation, satisfactory to the Board, have been submitted.
18. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable requirements for Board review as herein described have been met.
19. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable design criteria have been met.

### **CONCLUSIONS OF LAW**

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

1. The Board has the authority to review and approve the Application.
2. The Board grants the exception requested in the Application for Item 2.
3. The Board denies the exception requested in the Application for Item 3.
4. The Board approves Items 1 and 2, as recommended by Staff.
5. The Board Denies Item 3, as recommended by Staff, noting that the Applicant may repair this historic window.

**IT IS SO ORDERED ON THIS 25th DAY of MAY 2021, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.**

\_\_\_\_\_  
Chair

\_\_\_\_\_  
Date

FILED:

\_\_\_\_\_  
Kristine Bustos-Mihelcic  
City Clerk

\_\_\_\_\_  
Date

APPROVED AS TO FORM:



Sally A. Paez  
Assistant City Attorney

May 25, 2021  
Date

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

**Case #2021-003533-HDRB**

**Address** – 530 East Alameda Street

**Agent’s Name** – Sandra Donner

**Owner/Applicant’s Name** – Gayle Mills and Phil Haworth

THIS MATTER came before the Historic Districts Review Board (“Board”) for hearing on May 11, 2021.

**BACKGROUND**

530 East Alameda is a single-family residential structure with contributing status to the Downtown and Eastside Historic District. The house was constructed in a Spanish Colonial Revival style popular in California around 1934, with a red-tile roof, smooth stucco walls, arched openings, and glazed painted tile steps.

On January 12, 2021, the Board heard Case #2020-002974-HDRB in relation to the yard wall, which extends along the northern perimeter of the property and to the south along the sides of the driveway and includes a small brick stair (the interior yard wall). The Board designated the wall as a contributing structure. The wood fence on top of the wall along the street was not designated contributing. The bricks are concrete and are most likely made through a wire-cut process. A detailed description is given in the HCPI. The eastern portion of the wall dates from around 1958, while the western and southern portions are later, from around 1966. It is likely that the walls were stuccoed at one time. Small portions reveal traces of a stucco covering. Staff opined, per Santa Fe City Code Section 14-5.2 (C)(1), that the wall is a historic record of their time and place through their materials, construction techniques of the bricks, and craftsmanship of the wall’s concave mortar joints and as such has a high level of historic integrity.

At this hearing, the Applicant returned to the Board seeking approval for the following items:

1. Remove existing coyote and dog-eared cedar wood fencing along East Alameda frontage.
2. Remove existing concrete path along driveway.
3. Repair existing exterior stairs to basement.
4. Install a new stucco wall atop the existing contributing brick wall along East Alameda. The height will be to be a total of 78 inches, which is the maximum allowable height. The wall will be stucco colored to match house, a specialty color similar to El Rey “Desert Rose.”
5. Apply stucco along the length of the interior brick yard wall east side driveway brick wall in the same color as above. The brick steps will remain.
6. Install Endicott Brick pavers in location of removed concrete path along east side of driveway. Color #46 and Dark Iron Spot to be used.

## 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 that the exception criteria to Section 14-5.2(D)(1)(a) had not been met. Staff recommended that the Board:
  - a. Deny Item 4, the request to install a new stucco wall atop the existing contributing brick wall yard wall along the street, finding that the exception have not been met;
  - b. Postpone a decision on Item 5, the request to apply stucco along the length of the interior brick yard wall, and direct the Applicant to obtain a professional evaluation of the interior yard wall to assess whether it is repairable; and
  - c. Approve the remainder of the application, as it complies with the general design standards set forth in SFCC Section 14-5.2(D) and the district design standards set forth in SFCC Section 14-5.2(E).
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)(1)(a), the removal of historic materials or alteration of architectural features and spaces that embody the status shall be prohibited.
8. The Applicant proposes to alter architectural features of the two contributing yard wall structures.
9. Staff determined that an exception to SFCC Section 14-5.2(D)(1)(a) would be required for approval of Items 4 and 5 of the Application, and the Applicant requested an exception.
10. To obtain an exception, the Applicant was required to conclusively demonstrate that the three exception criteria set forth in SFCC Section 14-5.2(C)(5)(b) have been met.
11. Regarding Item 4, (install a new stucco wall atop the existing contributing brick wall along the street), 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 not conclusively demonstrated that all exception criteria have been met.
12. Regarding Item 4, the Board finds that the Applicant could remove the wood fencing and build a new stucco wall behind the contributing yard wall structure without the need for an exception.

13. At the hearing, the Applicant testified that the Board's suggestion to build a stucco wall behind the contributing wall was an appropriate solution and would be acceptable to the property owner.
14. Regarding Item 5, (apply stucco along the length of the interior yard wall), based on the information set forth in the Staff Report and exhibits, and the evidence and testimony presented at the hearing, the Board agrees with Staff's finding that the Applicant has not conclusively demonstrated that all exception criteria have been met.
15. 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.
16. 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.
17. 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.
18. 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 Items 1, 2, 3, and 6, as recommended by staff.
3. The Board denies the exceptions requested for Items 4 and 5.
4. The Board approves Item 4 with the following additional conditions, which remove the need for an exception:
  - The new stucco wall associated with the contributing yard wall along the street shall not be constructed on top of the contributing yard wall and shall instead be set back a minimum of 1.5 feet from the contributing wall.
  - The Applicant shall submit revised drawings to staff for approval prior to seeking permits.

**IT IS SO ORDERED ON THIS 25th DAY of MAY 2021, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.**

\_\_\_\_\_  
Chair

\_\_\_\_\_  
Date

FILED:

\_\_\_\_\_  
Kristine Bustos-Mihelcic  
City Clerk

\_\_\_\_\_  
Date

APPROVED AS TO FORM:



Sally A. Paez  
Assistant City Attorney

May 25, 2021  
Date

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

**Case #2021-003534-HDRB**

**Address** – 810 Waldo Street

**Agent’s Name** – Steve Rivera

**Owner/Applicant’s Name** – Dan Jackson

THIS MATTER came before the Historic Districts Review Board (“Board”) for hearing on May 11, 2021.

**BACKGROUND**

810 Waldo Street is a single-story single-family residential structure constructed in a Spanish Pueblo Revival Style with contributing status to the Don Gaspar Area Historic District. According to staff, the east façade, facing the street, is the representative façade, the others being more functional in their layout. The windows to the right of the portal are historic, to the left are from a remodel in 2006.

The windows on the north and south sides are also historic, and believed to be original. The bathroom on the northeast corner is believed to be a later addition. The west façade saw a renovation in 2006, and the windows and doors are new.

In October and December 2006, the so-called “Historic Design Review Board” heard a case for this property (Case H-06-108 A and B). The Board upgraded the property to contributing, and staff designated the “East Elevations” as primary in the 2006 report. Since the practice of the City has changed and the Board now evaluates and designates primary façades, in this case the Applicant appeared before the Board to review the primary façade designation.

**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 designation of the east façade as primary according to the definition in Section 14-12. Staff suggested that the Board could, upon further testimony, find that other facades are also primary, especially the east portions of the north and south facades, should also be designated primary.
3. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.

4. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
5. The property is located in the Don Gaspar Area 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 Section 14-2.1, the definition of a “primary façade” is one or more principal faces or elevations of a building with features that define the character of the building's architecture.
8. Under SFCC Section 14-12.1, the definition of a “noncontributing structure” is a “structure, located in an H district, that is less than fifty years old or that does not exhibit sufficient historic integrity to establish and maintain the character of the H District.”
9. SFCC Section 14-5.2(C)(2)(a-c) gives the Board authority to review and approve “significant,” “contributing,” or “noncontributing” status designations and to designate primary façades of contributing structures.
10. The Board finds that the east façade is the primary elevation of the structure with the features that define the character of the structure’s architecture.
11. The information contained in the Application and provided in testimony and evidence establishes that all applicable requirements for Board review have been met.

**CONCLUSIONS OF LAW**

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

1. The Board has the authority to review and approve the Application.
2. The Board grants the Applicant’s request to designate primary façades.
3. The Board designates the east elevation as the primary façade.

**IT IS SO ORDERED ON THIS 25th DAY of MAY 2021, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.**

\_\_\_\_\_  
Chair

\_\_\_\_\_  
Date

FILED:

\_\_\_\_\_  
Kristine Bustos-Mihelcic  
City Clerk

\_\_\_\_\_  
Date

APPROVED AS TO FORM:



Sally A. Paez  
Assistant City Attorney

May 25, 2021  
Date

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

**Case #2021-003539-HDRB**

**Address** – 202 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 May 11, 2021.

**BACKGROUND**

302 Sena Street is a vacant lot located in the Don Gaspar Area Historic District. The Applicant proposes to construct and 1,153 square foot residential structure on the lot. The proposed structure will have stucco walls, divided lite windows, and a pitched roof. The Applicant requested exceptions to Santa Fe City Code Sections 14-5.2(D)(9), to build to a height of 17'-10 ½” where the maximum allowable height is 15'-8”; and 14-5.2(D)(9)(d), to construct a pitched roof is where there are few than 50% pitched roofs in the streetscape.

The Applicant proposes the following.

1. Construction of new 1153 sf. Residence with an attached 228 square foot portal.
2. The building has a proposed height of 17'-10-1/2” and will require an exception as the maximum allowable height has been calculated at 15'-8”.
3. The roof will be a hipped gable, pitched roof with an 8/12 pitch which will also require an exception.
4. The exterior wall finish will be cementitious stucco, with “Bullnosed” rounded corners and bullnose return on the windows and doors, in the El Rey color “Adobe.”
5. The windows and entry door will be Sierra Pacific simulated divided light wood construction, doors, casements, and awnings, clad in the color “Linen” which is a neutral white.
6. The exterior woodwork will be painted “Linen” (neutral white) to match the exterior windows and doors.
7. The Roofing will be 24” metal panels with a “5V Crimp” profile panel that mimics raised seam metal roofing in “Burnished Slate” which is a Dark Bronze color.
8. The fence will be 16’ pilasters stuccoed in the El Rey color “Adobe” with 4’-10” cedar Latillas with erratic height tops.

**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 that the Applicant had met all criteria for the requested exceptions and that the application should be approved, as it otherwise complies with SFCC Sections 14-5.2(D), General Design Standards for All H Districts; and 14-5.2(H), Don Gaspar Area Historic District.
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 and is subject to the district design standards set forth in SFCC Section 14-5.2(H).
6. Under SFCC Section 14-5.2(D)(9), the height of a structure shall be limited to the maximum allowable height.
7. Under SFCC Section 14-5.2(D)(9)(d), a proposed building cannot have a pitched roof unless “the determined streetscape includes over fifty percent buildings with pitched roofs.”
8. The Applicant proposes to construct a pitched roof where the applicable streetscape has less than 50% pitched roofs and to exceed the maximum allowable height for a small portion of the new structure.
9. Staff determined that exceptions to SFCC Sections 14-5.2(D)(9) and 14-5.2(D)(9)(d) would be required for approval of the application, and the Applicant requested these exception.
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 recommendation that the Applicant has conclusively demonstrated that all exception criteria have been met for both exceptions.
11. The Board finds that the proposed coyote fence height and proposed vehicular gate are out of scale and proportion with the neighborhood and are not harmonious with the streetscape.
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 exceptions requested in the Application.
3. The Board approves the Application, as recommended by staff, subject to the following conditions of approval:
  - The proposed new coyote fencing in front of the house shall not exceed a height of three (3) feet, excluding the pedestrian gate and pilasters, which may exceed three (3) feet;
  - The proposed vehicular gate shall be eliminated from the fence design; and
  - The Applicant shall either (1) submit new drawings consistent with this decision to staff for approval or (2) present a new application to the Board for an alternative fence design.

**IT IS SO ORDERED ON THIS 25th DAY of MAY 2021, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.**

\_\_\_\_\_  
Chair

\_\_\_\_\_  
Date

FILED:

\_\_\_\_\_  
Kristine Bustos-Mihelcic  
City Clerk

\_\_\_\_\_  
Date

APPROVED AS TO FORM:



Sally A. Paez  
Assistant City Attorney

May 25, 2021  
Date













↑  
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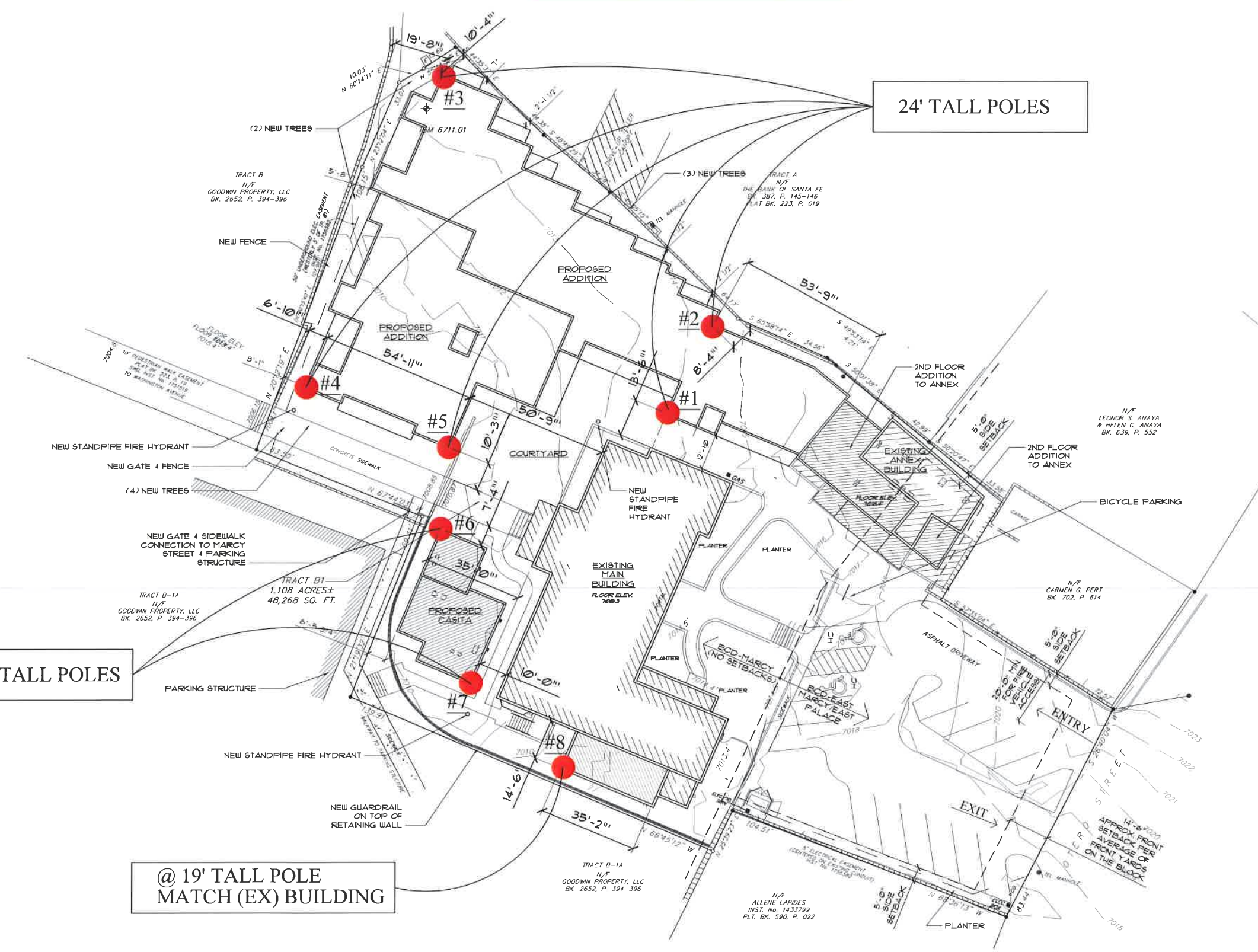


● STORY POLE LOCATIONS

24' TALL POLES

12'-8" TALL POLES

@ 19' TALL POLE MATCH (EX) BUILDING



ARCHITECTURAL ALLIANCE INC  
 612 OLD SANTA FE TRAIL, SANTA FE, NEW MEXICO 87505  
 Telephone: 505-988-5209  
 FAX: 505-986-1270  
 E-MAIL: eric@archalliance.com  
 WEBSITE: www.archalliance.com

DO NOT SCALE DRAWINGS  
 CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO BEGINNING CONSTRUCTION

SMALL PRINTED LEGAL NOTICE

NO	REVISION/SUBMISSION	DATE

STAMP

PROJECT TITLE  
**ADDITIONS & REMODEL OF RENTAL PROPERTY**

220 Otero Street  
 Santa Fe, NM 87501

PROJECT NO: 06-07

CHECKED BY: EE DATE: 01/29/21

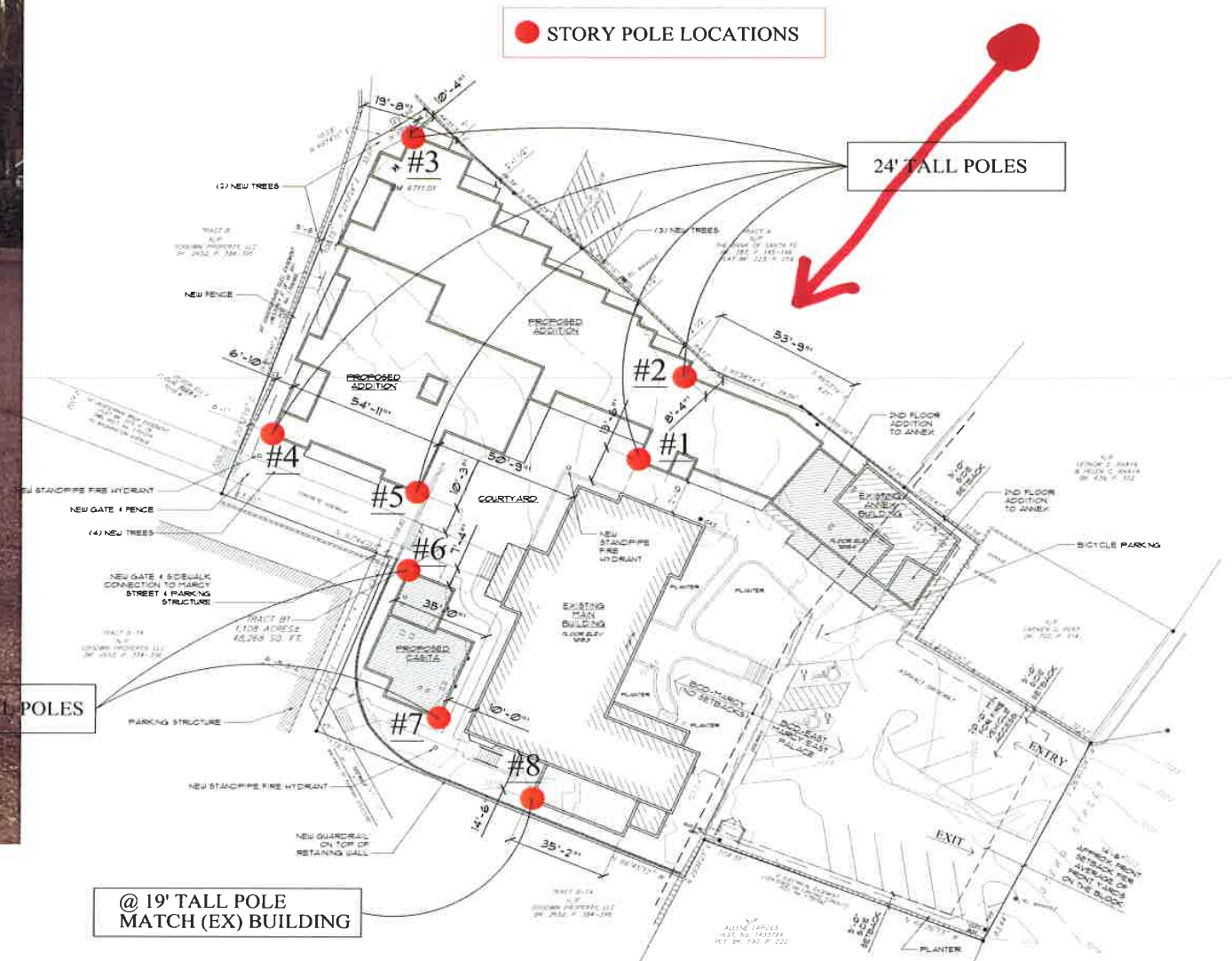
DRAWN BY: HR DATE: 01/09/21

SHEET TITLE  
**PROPOSED SITE PLAN WITH STORY POLES**

SHEET NO  
**C-2**



# STORY POLES #1 AND #2 VIEWED FROM PASEO DE PERALTA

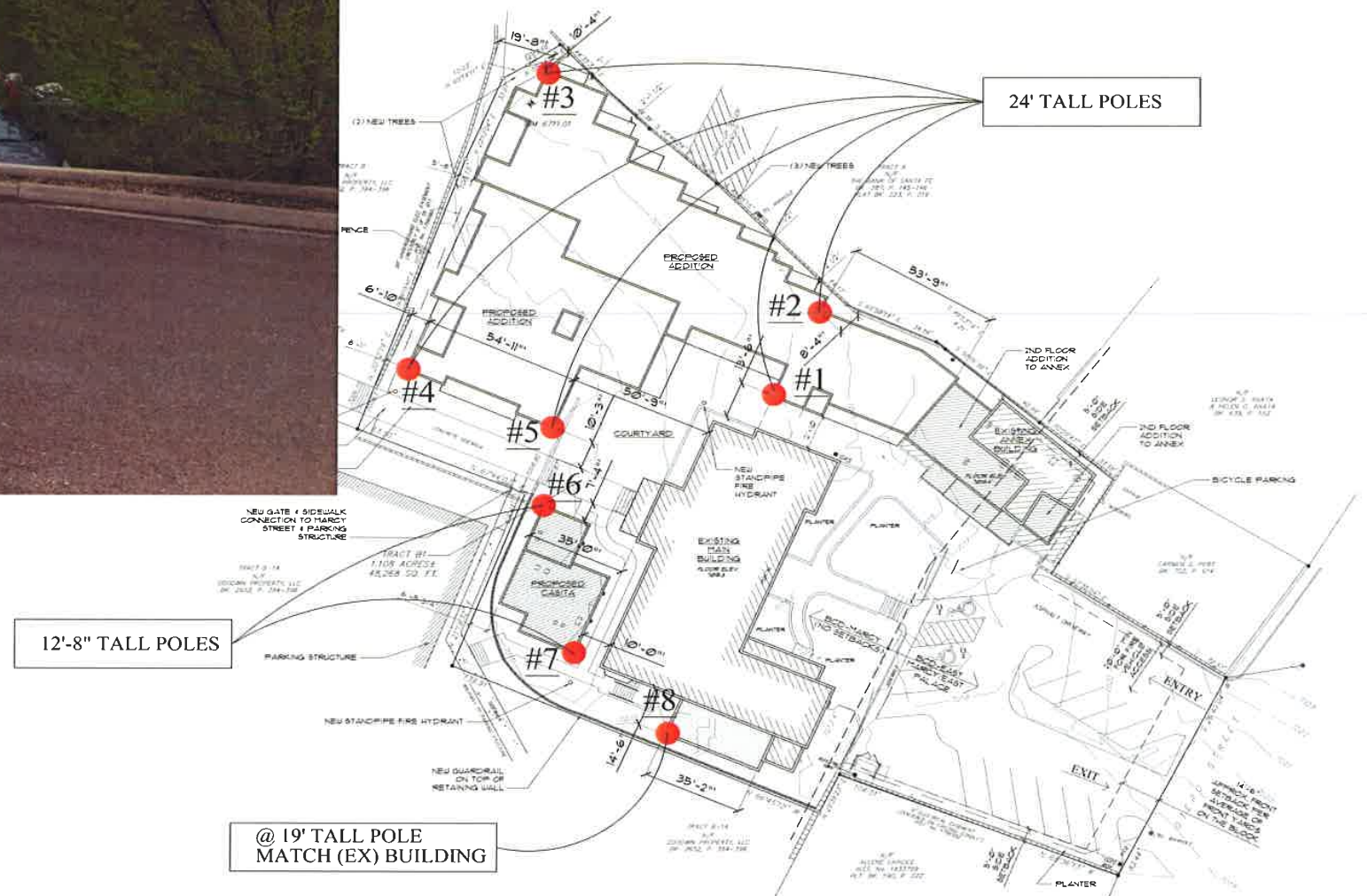






# STORY POLES #3 AND #4 VIEWED FROM PASEO DE PERALTA

● STORY POLE LOCATIONS





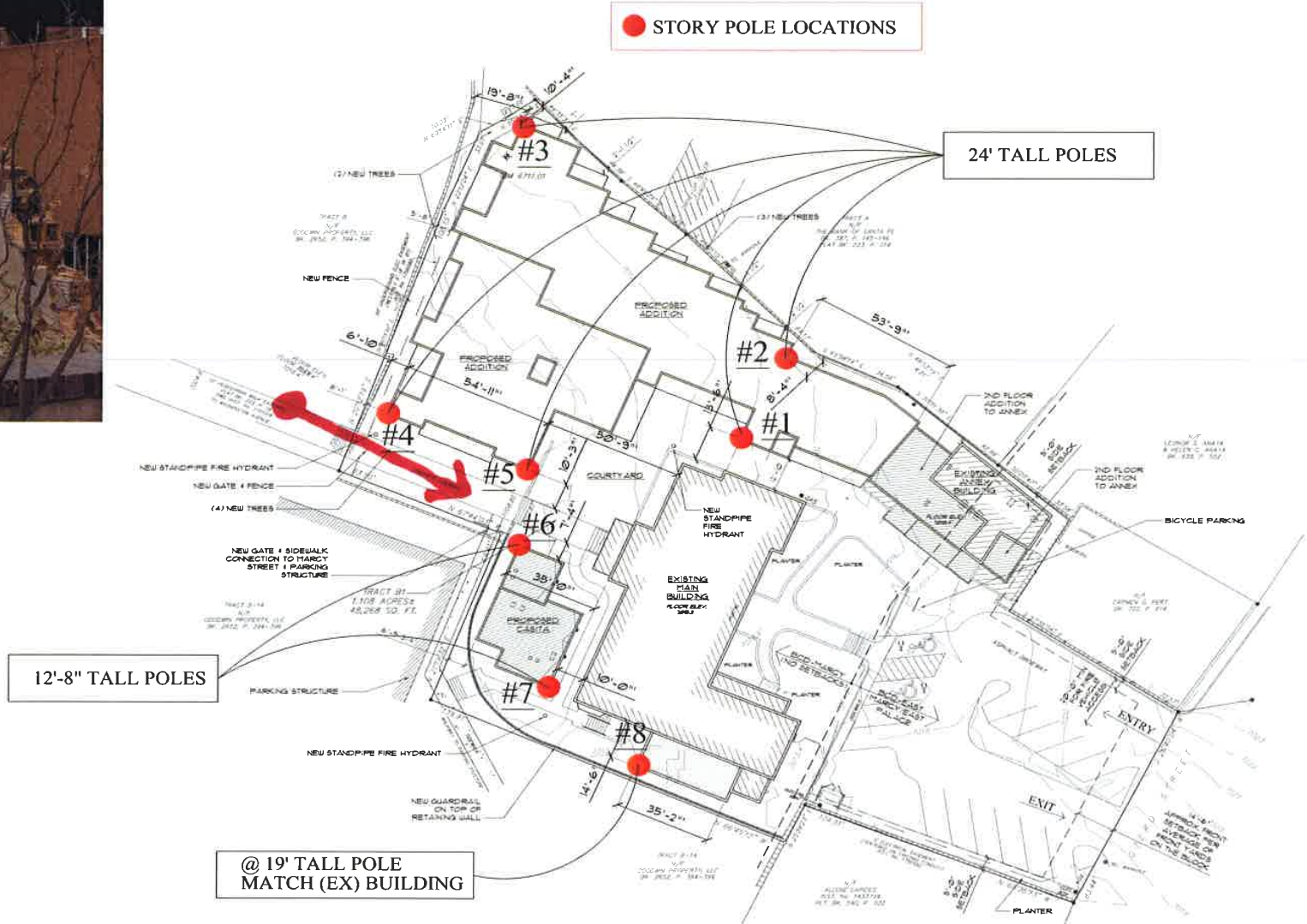


# STORY POLES #6 AND #7 VIEWED FROM SOUTH



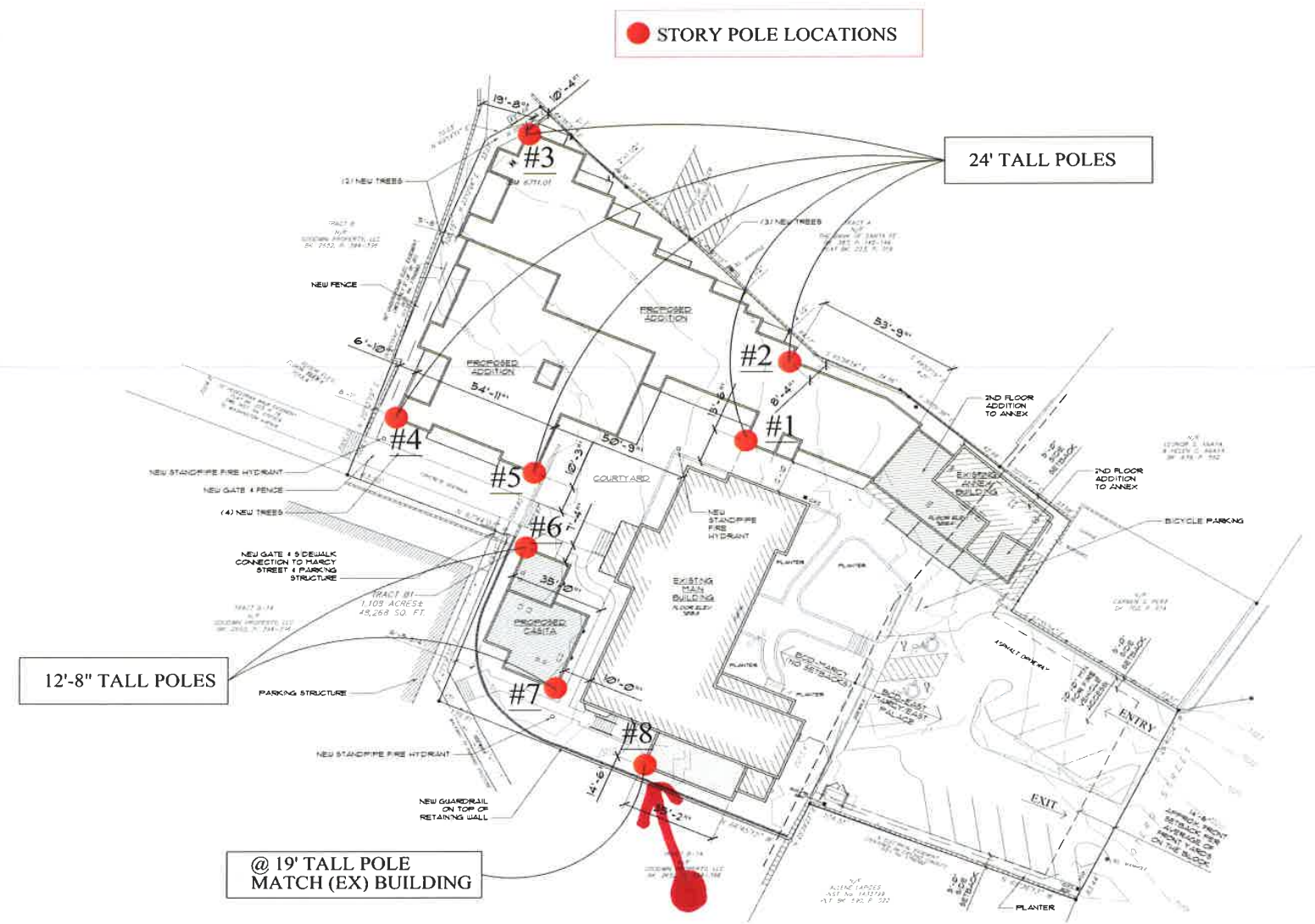


# STORY POLE #6 VIEWED FROM WEST





# STORY POLE #8 VIEWED FROM SOUTH





# City of Santa Fe

Land Use Department | Historic Preservation Division

**Plan Number:** 2021-003387-HDRB

**Project Description:** Architectural Alliance, agent for Otero Partners LLC, propose an addition of 11,175 sq ft to a non-contributing structure

**Project Location(s):** 220 Otero Street

**Contacts:**

Property Owner: Otero Partners, LLC

Applicant: Architectural Alliance

**Historic District:** HD: Downtown And Eastside

**Historic Building Status:**

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

**Primary Elevations:**

**Publicly Visible Facade-East:** Yes

**Publicly Visible Facade-North:** Yes

**Publicly Visible Facade-South:** Yes

**Publicly Visible Facade-West:** Yes

**Historic District Inventory Number:**

**Year of Construction:** 1950s

**Project Type:** Remodel and New Construction

**Historic Building Name:** McKee Garage and Annex

# City of Santa Fe, New Mexico

# memo

DATE: May 25, 2021  
TO: Historic Districts Review Board Members  
FROM: Nicole A. Ramirez Thomas, Interim Historic Preservation Division  
Manager

---

Case 2021-003387-HDRB

Address: 220 Otero Street  
Historic Status: Non-contributing  
Historic District: Downtown & Eastside

**REFERENCE ATTACHMENTS (Sequentially):**

**CITY SUBMITTALS**

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

**APPLICANT SUBMITTALS**

- Proposal Letter
- Site Plan/Floor Plan
- Elevations
- Photographs
- Other: Architectural renderings.

**\*Applicant materials provided as separate documents in PrimeGov.**

**STAFF RECOMMENDATION:**

Staff recommends 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.

## **BACKGROUND & SUMMARY:**

220 Otero Street is a property with two Territorial Revival style buildings which were reviewed by the HDRB for historic status in 2017. In April of 2021, a design requiring exceptions to alter the contributing McKee office Building and to build a free-standing casita were approved. The Board postponed decision on the addition that is proposed to the non-contributing garage and annex building for redesign. The applicant is returning to the Board for review of a revised design. The applicant now proposes to remodel the property so that it may serve as a hotel.

### **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.

## **PROPOSED REMODEL**

Proposed Garage and Annex remodel:

1. Addition of 12,784 square feet to the existing 2,971 square foot of the garage and annex building. Square footages given are for the footprint and include portals and heated space. 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.

Revisions from the Previous Application:

1. The hallway between units #202 and #203 on the second floor is now an open breezeway with a lower roofline to break up the length of the building.
2. The portal at units #105 and #205 was widened and shortened to accommodate a chair.
3. Stone was added at the portals of units #107 and #207.
4. The south façade of Units #110 and #210 near the west walkway to the Existing Main building has been moved 7'-6" to the north to open up the view of the Main Building from Washington Ave.
5. The south portal of Units #110 and #210 near the west walkway to the Existing Main building has been moved 3'-0" to the north and reduced to a single-story structure.
6. The total heated square footage was reduced by 1,882 sf.

Proposed Finishes for All Structures:

- Stucco will be Sto “Suede.”
- Window and door cladding, fascia, 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.”



# Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

<p><b>To Be Completed By Applicant:</b></p> <p>Date Submitted: <u>03/02/2021</u></p> <p>Property Owner of Record: <u>OTERO PROPERTIES LLC</u></p> <p>Applicant/Agent Name: <u>HUNTER REOMAN</u></p> <p>Contact Person Phone Number: <u>(505) 988-5269</u></p> <p>Zoning District: <u>BCD-MARCY &amp; BCD-EAST MARCY / EAST PALACE</u></p> <p>Overlay: <input type="checkbox"/> Escarpment  <input type="checkbox"/> Flood Zone*  <input type="checkbox"/> Other: _____</p> <p>Submittals Reviewed with PZR:  <input type="checkbox"/> Legal Lot of Record <input type="checkbox"/> Development Plan <input type="checkbox"/> Building Plans <input type="checkbox"/> Existing Site Plan <input type="checkbox"/> Proposed Site Plan <input type="checkbox"/> Elevations</p> <p>Supplemental Zoning Submittals Required for Building Permit:  <input type="checkbox"/> Zero Lot Line Affidavit</p> <p>Access and Visibility: <input type="checkbox"/> Arterial or Collector**  <input type="checkbox"/> Visibility Triangle Required</p> <p>Use of Structure: <input type="checkbox"/> Residential  <input checked="" type="checkbox"/> Commercial Type of Use: <u>HOTEL</u></p> <p>Terrain: <input type="checkbox"/> 30% slopes _____</p> <p><small>* Requires an additional review conducted by Technical Review Division.  ** Requires an additional review conducted by the Traffic Engineering Division.</small></p>	<p>Site Address: <u>220 OTERO ST.</u></p> <p>Proposed Construction Description: <u>ADDITION TO MAIN BUILDING &amp; ANNEX &amp; FREESTANDING STRUCTURE.</u></p> <p>TOTAL ROOF AREA: <u>39,810 SF</u></p> <p>Lot Coverage: <u>47.8%</u>  <input type="checkbox"/> Open Space Required: _____</p> <p>Setbacks: <u>BCD-MARCY-NONE</u>  Proposed Front: <u>NA</u> Minimum: <u>14' 6"</u>  2<sup>nd</sup> Front? _____  Proposed Rear: <u>NA</u> Minimum: _____  Proposed Sides: L _____ R _____ Minimum: <u>5'</u></p> <p>Height: Proposed <u>MATCH (EX) - 24' CITY</u>  Maximum Height: <u>23'-6"</u> or <u>17'-3"</u>  <input checked="" type="checkbox"/> Regulated by Historic Districts Ordinance  <input type="checkbox"/> Regulated by Escarpment District</p> <p>Parking Spaces:  Proposed <u>31</u> Accessible <u>2</u>  Minimum: <u>31</u></p> <p>Bicycle Parking**:  Proposed: <u>8</u> Minimum: <u>8</u>  ** Commercial Requirement</p>
--	--

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

HUNTER REOMAN [  OWNER  APPLICANT  AGENT ]  
PRINT NAME

I 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] 3/2/21  
SIGNATURE DATE

**To Be Completed By City Staff:**

**Additional Agency Review if Applicable:**  
 Escarpment Approval by \_\_\_\_\_ Date: \_\_\_/\_\_\_/\_\_\_  
 Flood Plain Approval by \_\_\_\_\_ Date: \_\_\_/\_\_\_/\_\_\_  
 Traffic Engineering Approval by \_\_\_\_\_ Date: \_\_\_/\_\_\_/\_\_\_

Notes: \_\_\_\_\_

**Zoning Approval:**  
 Preliminary Approval with conditions  Rejected

Comments/Conditions: Proposed development will require Planning Commission approval of a development plan and variance to front yard requirements of BCD East Marcy/East Palace. Parking agreement required at the time of building permit.

REVIEWER: Lee Logston DATE: 3 / 4 / 21

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



April 28, 2021

Nicole Thomas  
City of Santa Fe  
200 Lincoln  
Santa Fe, NM 87501

**RE: 220 Otero Street, Revised Addition Submittal**

Dear Nicole:

Enclosed you will find our revised submittal drawings for the remodel and additions to the existing Annex building located at 220 Otero Street. The revisions are in response to the Historic District Review Board's comments during the meeting on April 13, 2021

**We propose the following revisions to the addition to the existing Annex structure:**

- The hallway between units #202 and #203 on the second floor is now an open breezeway with a lower roofline to break up the length of the building.
- The portal at units #105 and #205 was widened and shortened to accommodate a chair.
- Stone was added at the portals of units #107 and #207.
- The south façade of Units #110 and #210 near the west walkway to the Existing Main building has been moved 7'-6" to the north to open up the view of the Main Building from Washington Ave.
- The south portal of Units #110 and #210 near the west walkway to the Existing Main building has been moved 3'-0" to the north and reduced to a single-story structure.
- The total heated square footage was reduced by 1,882 sf.

**Proposed square footages:**

<b>BUILDING SQUARE FOOTAGE</b>	
MAIN BUILDING (EX) HEATED MAIN LEVEL	5,705 SF
MAIN BUILDING (EX) HEATED BASEMENT	2,545 SF
MAIN BUILDING ADDITION	513 SF
MAIN BUILDING PORTALS	339 SF
<b>TOTAL MAIN BUILDING SQUARE FOOTAGE</b>	<b>9,102 SF</b>
ANNEX (EX) HEATED FIRST FLOOR	2,152 SF
ANNEX (EX) HEATED SECOND FLOOR	819 SF
ANNEX ADDITION HEATED FIRST FLOOR	10,958 SF
ANNEX ADDITION HEATED SECOND FLOOR	10,267 SF
ANNEX (EX ) PORTALS	109 SF
ANNEX PROPOSED PORTALS - FIRST FLOOR	1,826 SF
ANNEX PROPOSED PORTALS - SECOND FLOOR	2,116 SF
<b>TOTAL ANNEX SQUARE FOOTAGE</b>	<b>28,247 SF</b>
CASITA HEATED	994 SF
CASITA PORTAL	224 SF
<b>TOTAL CASITA SQUARE FOOTAGE</b>	<b>1,218 SF</b>
<b>TOTAL HEATED ON SITE</b>	<b>33,953 SF</b>
<b>TOTAL SQUARE FOOTAGE ON SITE</b>	<b>38,567 SF</b>
<b>TOTAL FOOTPRINT</b>	<b>22,820 SF</b>

**Allowable building heights:**

Historic District Review Department	17'-2" Above finish grade (AFG)
BCD-Marcy	42'-0" AFG
BCD-East Marcy/East Palace	27'-0" AFG

**Proposed building heights:**

Existing Annex Building @ East Elevation	24'-10" AFG
Proposed Addition to Annex Building	24'-0" maximum AFG

**The Proposed Finishes are: (See Exterior Color Document submitted for 4/13/21 meeting)**

- Stucco – Sto “Suede”
- Paint Color on Main building & 1<sup>st</sup> Floor of Existing Annex Existing Brick wall – Sherwin Williams “Utaupeia”
- Cladding at New Windows and Doors – Pella “Iron Ore”
- Metal Columns, Fascia and railings – Finish to match “Iron Ore”

- Paint Color for Windows and Doors at Main Building & Existing Annex – Sherwin Williams “Iron Ore”
- New Brick Copping – Kenney Brick “Charcoal & Chocolate Blend”
- New Stone Veneer at Addition – Centurion Stone “Suede Rubble”

Thank you for your time and consideration. Please contact us if you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Eric P. Enfield". The signature is fluid and cursive, with a large initial "E".

Eric P. Enfield, AIA  
ARCHITECTURAL ALLIANCE, INC.

Cc: Otero Partners, LLC

File

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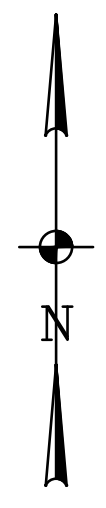
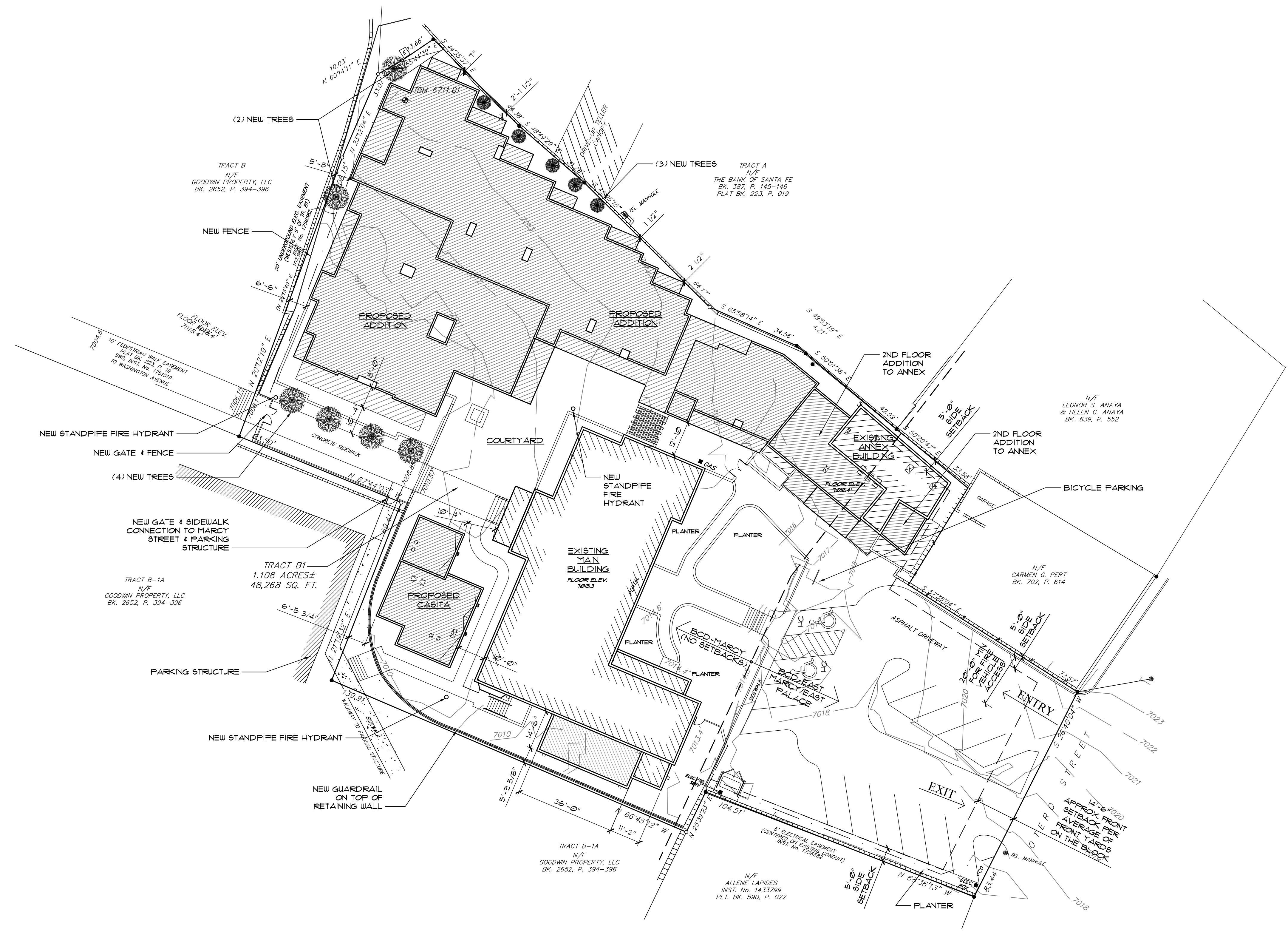
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**ADDITIONS &  
REMODEL OF  
RENTAL  
PROPERTY**

220 Otero Street  
Santa Fe, NM 87501

PROJECT NO.	06-07	
CHECKED BY	EE	DATE 04/26/21
DRAWN BY	HR	DATE 04/26/21

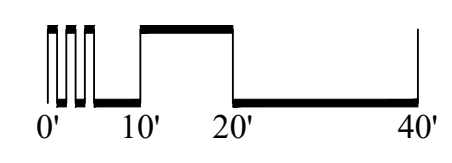
SHEET TITLE  
**PROPOSED  
SITE PLAN**

SHEET NO.  
**C-2**



**PROPOSED SITEPLAN**

SCALE: 1" = 20'-0"



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PROJECT TITLE  
**ADDITIONS &  
REMODEL OF  
RENTAL  
PROPERTY**

220 Otero  
Santa Fe, NM

PROJECT NO. 06-07

CHECKED BY EE DATE 04/27/21

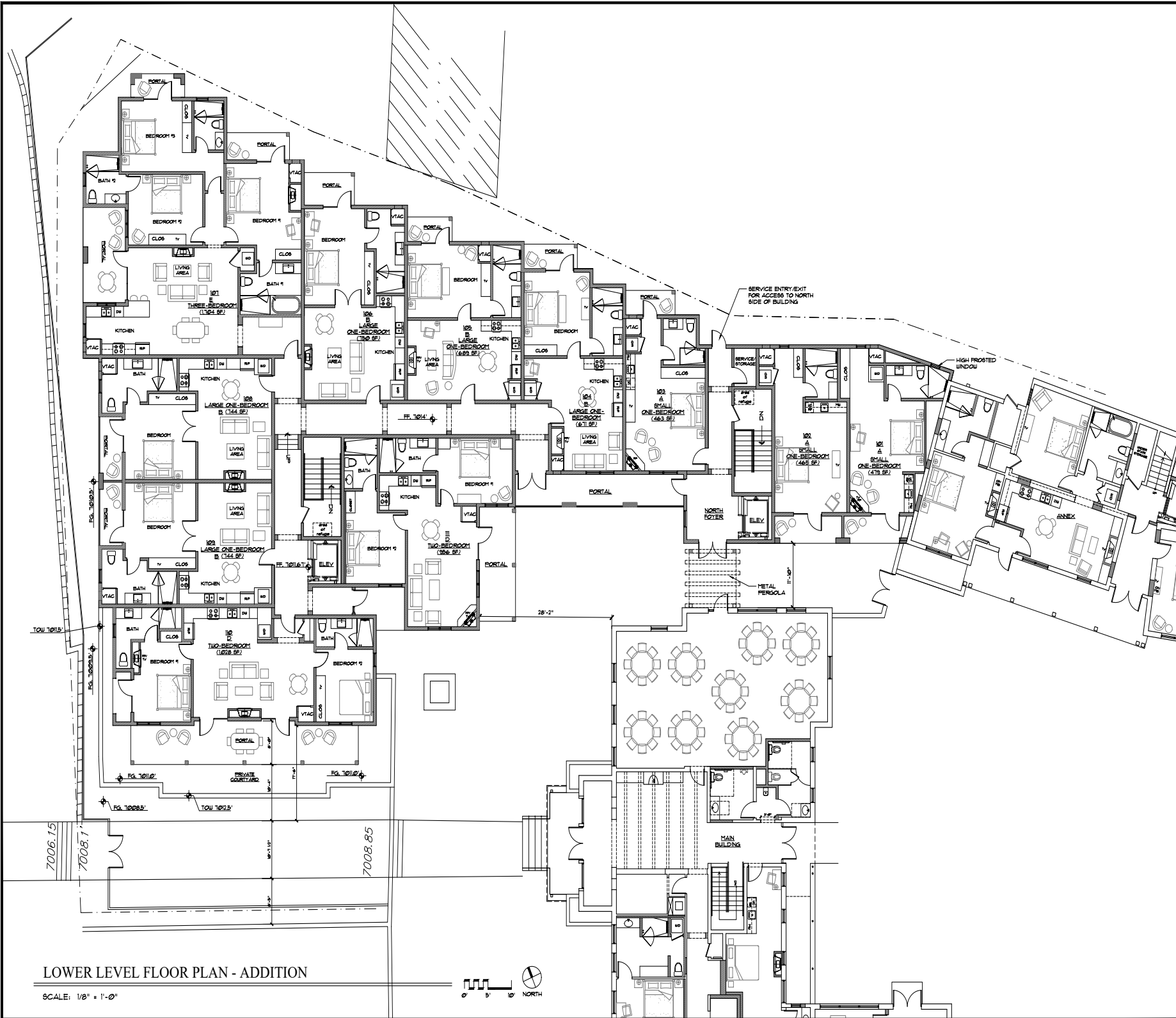
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SHEET TITLE

**PROPOSED  
ADDITION LOWER  
FLOOR PLAN**

SHEET NO.

**A-14**



LOWER LEVEL FLOOR PLAN - ADDITION

SCALE: 1/8" = 1'-0"



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PROJECT TITLE  
**ADDITIONS &  
 REMODEL**

220 Otero  
 Santa Fe, NM

PROJECT NO. 06-07

CHECKED BY EE DATE 04/27/21

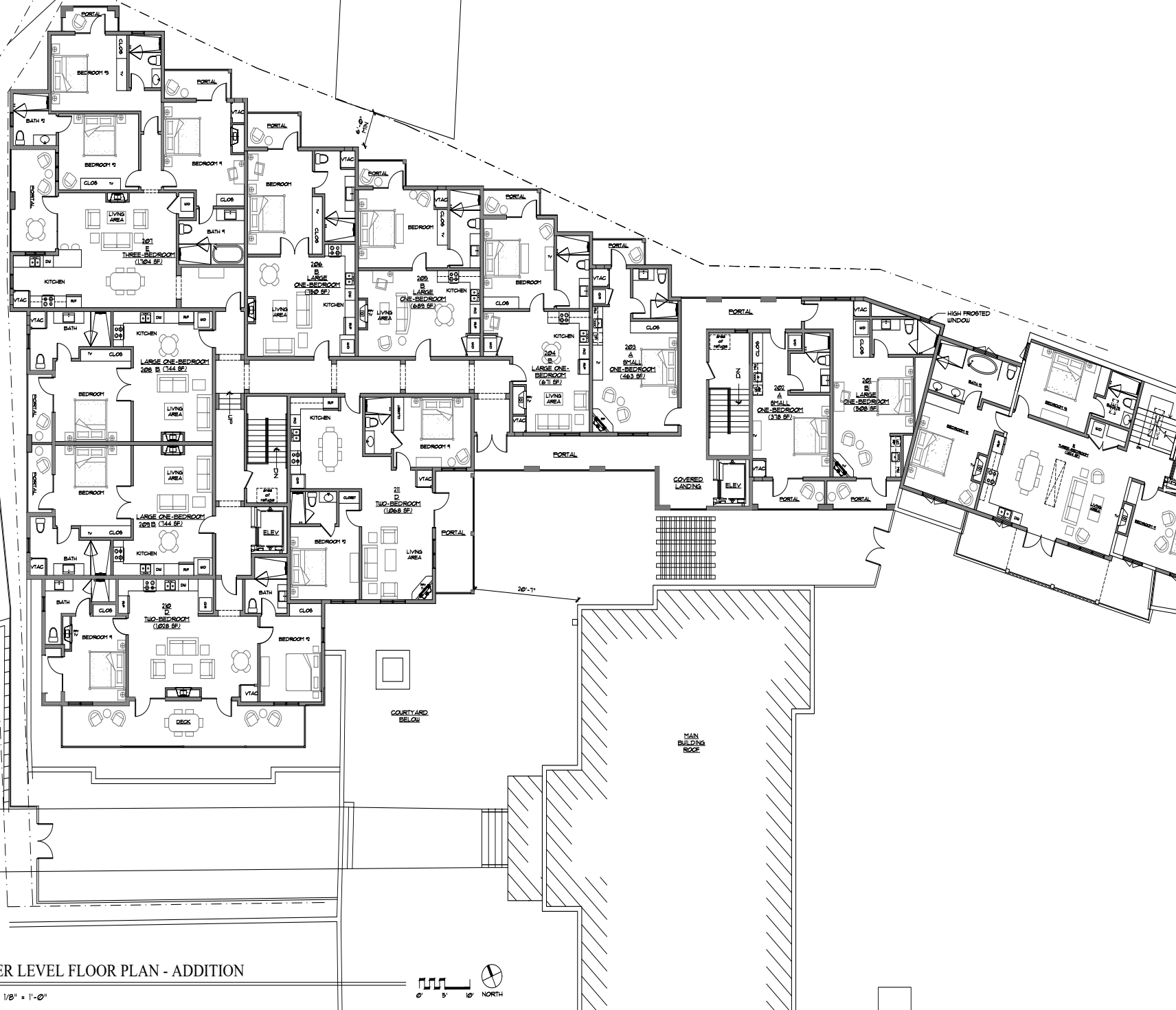
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SHEET TITLE

**PROPOSED  
 ADDITION UPPER  
 FLOOR PLAN**

SHEET NO.

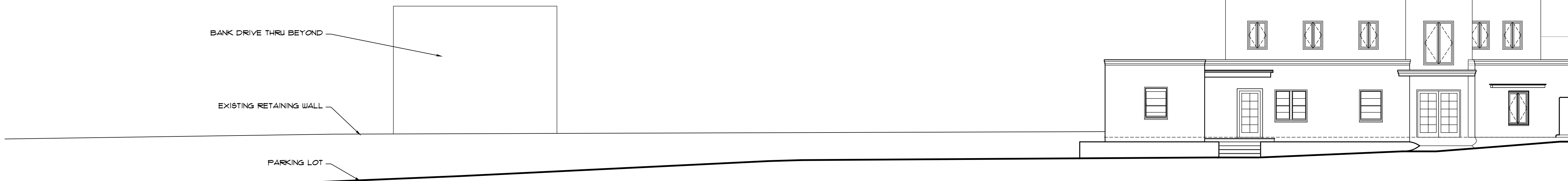
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UPPER LEVEL FLOOR PLAN - ADDITION

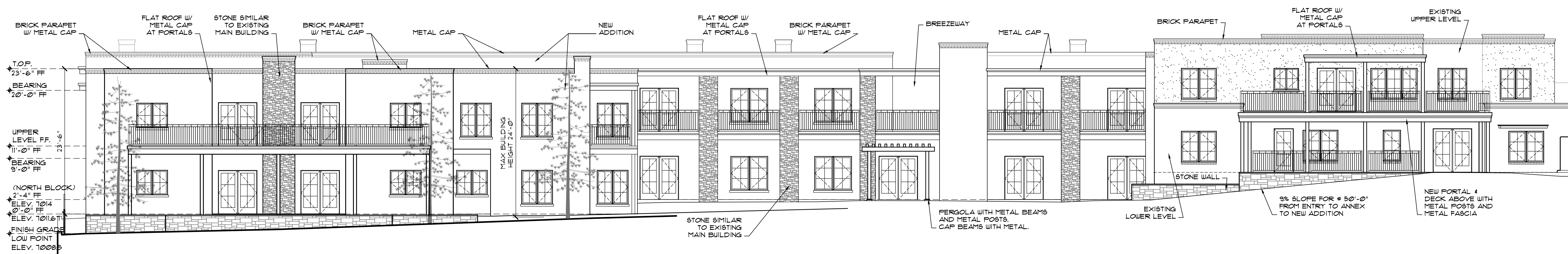
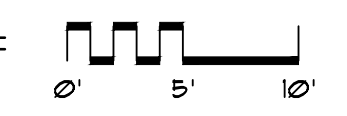
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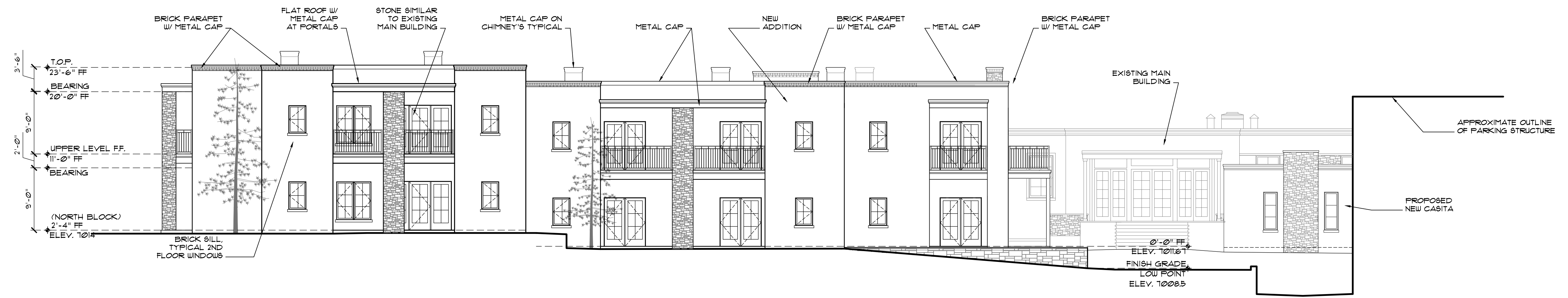
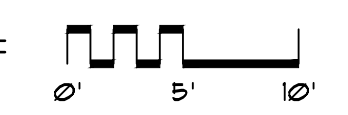
EXISTING SOUTH ELEVATION - PARKING LOT AND ANNEX

SCALE: 1/8" = 1'-0"



PROPOSED SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



PROPOSED WEST ELEVATION

SCALE: 1/8" = 1'-0"



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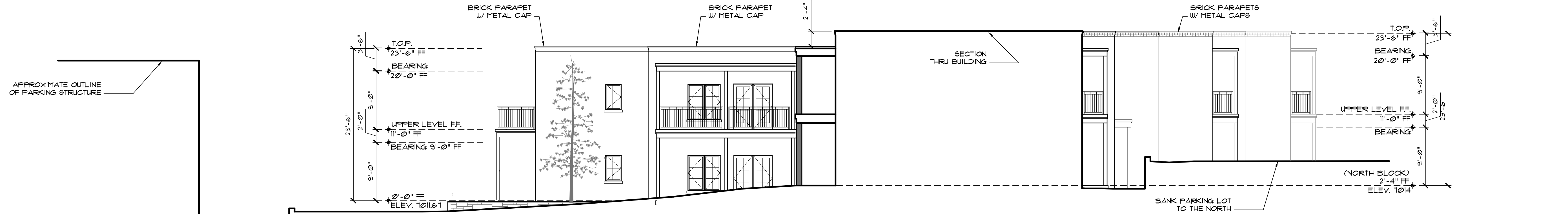
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220 Otero  
Santa Fe, NM

PROJECT NO.	06-07
CHECKED BY	EE DATE 04/26/21
DRAWN BY	HR DATE 04/26/21

SHEET TITLE  
**PROPOSED  
ELEVATIONS**

SHEET NO.  
**A-16**



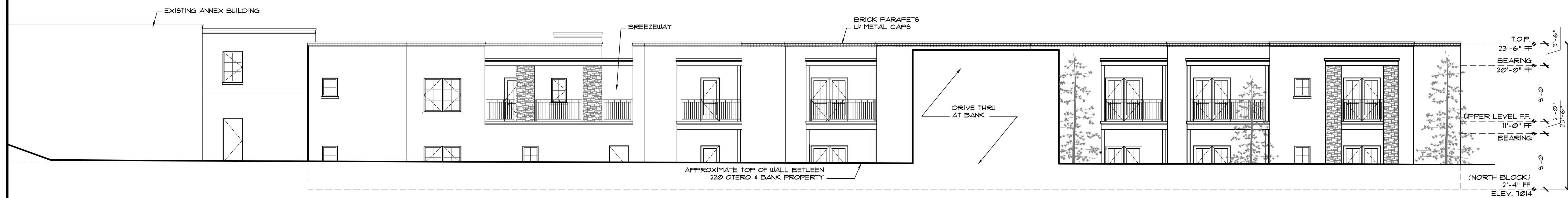
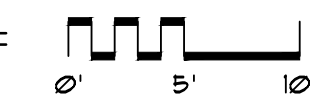
PROPOSED EAST ELEVATION

SCALE: 1/8" = 1'-0"



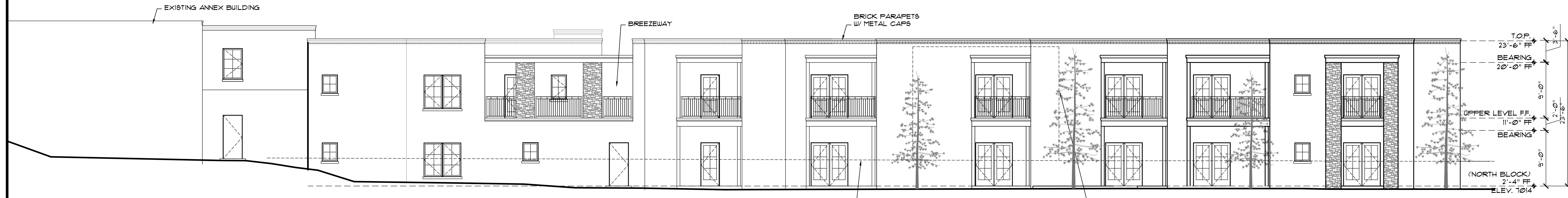
EXISTING NORTH STREETScape ELEVATION FROM PASEO DE PERALTA

SCALE: 1/8" = 1'-0"



PROPOSED NORTH STREETScape ELEVATION FROM PASEO DE PERALTA

SCALE: 1/8" = 1'-0"



PROPOSED NORTH ELEVATION AT PROPOSED BUILDING

SCALE: 1/8" = 1'-0"



ARCHITECTURAL ALLIANCE INC

612 OLD SANTA FE TRAIL  
SANTA FE NEW MEXICO 87505  
Telephone 505-988-5269  
FAX 505-986-1270

WEBSITE www.archalliance.com

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ALL EXISTING CONDITIONS AND  
DIMENSIONS- NOTIFY ARCHITECT  
OF ANY DISCREPANCIES PRIOR  
TO BEGINNING CONSTRUCTION

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NO.	REVISION/SUBMISSION	DATE

STAMP

PROJECT TITLE  
**ADDITIONS & REMODEL OF RENTAL PROPERTY**

220 Otero  
Santa Fe, NM

PROJECT NO.	06-07
CHECKED BY	EE DATE 04/26/21
DRAWN BY	HR DATE 04/26/21

SHEET TITLE  
**PROPOSED ELEVATIONS**

SHEET NO.  
**A-17**



**PROPOSED SITEPLAN**

SCALE: 1" = 20'-0"



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NO.	REVISION/SUBMISSION	DATE

STAMP

PROJECT TITLE  
**ADDITIONS &  
 REMODEL OF  
 RENTAL  
 PROPERTY**

220 Otero Street  
 Santa Fe, NM 87501

PROJECT NO. 06-07

CHECKED BY EE DATE 04/26/21

DRAWN BY HR DATE 04/26/21

SHEET TITLE  
**PROPOSED  
 SITE PLAN**

SHEET NO.  
**C-2**



PROPOSED SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



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NO.	REVISION/SUBMISSION	DATE

NO.	REVISION/SUBMISSION	DATE

PROJECT TITLE

ADDITIONS & REMODEL OF RENTAL PROPERTY

220 Otero  
Santa Fe, NM

PROJECT NO. 06-07

CHECKED BY EE DATE 04/26/21

DRAWN BY HR DATE 04/26/21

SHEET TITLE

PROPOSED ELEVATIONS RENDERINGS

SHEET NO.

A-10



PROPOSED WEST ELEVATION

SCALE: 1/8" = 1'-0"





PROPOSED EAST ELEVATION



PROPOSED NORTH STREETSCAPE ELEVATION FROM PASEO DE PERALTA

SCALE: 1/8" = 1'-0"



PROPOSED NORTH ELEVATION AT PROPOSED BUILDING

SCALE: 1/8" = 1'-0"

DO NOT SCALE DRAWINGS  
 CONTRACTOR TO VERIFY  
 ALL EXISTING CONDITIONS AND  
 DIMENSIONS. NOTIFY ARCHITECT  
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NO.	REVISION/SUBMISSION	DATE

STAMP

PROJECT TITLE

ADDITIONS &  
 REMODEL OF  
 RENTAL  
 PROPERTY

220 Otero  
 Santa Fe, NM

PROJECT NO. 06-07

CHECKED BY EE DATE 04/26/21

DRAWN BY HR DATE 04/26/21

SHEET TITLE

PROPOSED  
 ELEVATIONS  
 RENDERINGS

SHEET NO.

A-11



# CITY OF SANTA FE, NEW MEXICO

**PROJECT DESCRIPTION:** New Construction

Case number: **2021-003609-HDRB**  
Project Type: HDRB

**PROJECT LOCATION (S):** 816 Camino Atalaya

**PROJECT NAMES:**

OW – Jill and Ray Weeks

AP – Colleen Gavin

**PROJECT DATA:**

**HISTORIC DISTRICT**

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

**HISTORIC BUILDING STATUS**

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

**PRIMARY ELEVATIONS:** North  South  West  East  N/A

PUBLICLY VISIBLE FACADE-EAST Yes  No

PUBLICLY VISIBLE FACADE-NORTH Yes  No

PUBLICLY VISIBLE FACADE-SOUTH Yes  No

PUBLICLY VISIBLE FACADE-WEST Yes  No

**HISTORIC DISTRICT INVENTORY NUMBER** NA

**YEAR OF CONSTRUCTION**

**PROJECT TYPE**

Status  Primary Elevations  Remodel Demolition  New  Other \_\_\_\_\_

USE, EXISTING Residential Non-Residential  Vacant

USE, PROPOSED Residential Non-Residential

**HISTORIC BUILDING NAME** NA

# City of Santa Fe, New Mexico

# memo

DATE: May 25, 2021  
TO: Historic Districts Review Board Members  
FROM: Angela S. Bordegaray, Senior Planner, Historic Preservation Division

---

Case 2020-003609-HDRB

Address: 816 Camino Atalaya  
Historic Status: NA  
Historic District: Downtown & Eastside

## REFERENCE ATTACHMENTS (Sequentially):

### CITY SUBMITTALS

- District Standards & yard wall  
& fence standards.
- N/A Historic Inventory Form
- Preliminary Zoning Review Sheet

### APPLICANT SUBMITTALS

- Proposal Letter
- Site Plan/Floor Plan
- Elevations
- Photographs

## STAFF RECOMMENDATION:

Staff recommends approval of the proposed project and finds that 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.

## **BACKGROUND & SUMMARY:**

816 Camino Atalaya is a vacant lot at the end of Camino Atalaya to the north of an existing residence at 819 Camino Atalaya, adjacent to the School for Advance Research (SAR). The existing house and the vacant lot share the driveway along the west side of the property. The proposal consists of the following elements.

1. New construction of a single-story 2,971 sf building on a 21,118 sf lot in the Spanish-Pueblo Revival style. It will have rounded massing, stepped at various levels to accommodate site slope, which descends to the north toward the arroyo. The height of proposed residence ranges from 13'-5" to 18'-4" where the maximum allowable height is 18'-8". The new building will feature low buttresses at its corners and two portals with fireplaces. The portals will have wooden posts, beams, and exposed vigas, stained medium brown. Windows and doors will be a combination of wood and steel. Proposed wood windows will have divided lights and stained in a medium brown hue. Steel windows will be finished in an oil-rubbed bronze matte paint finish. All doors will be wood.
2. Two courtyards with low 2'-6" to 4'-6" high stuccoed walls at the south and west elevations. A 6' coyote fence is proposed along a section west property line. Yard walls will include about 3' retaining walls.
3. Hardscaping, planters, pathways, and steps will not be publicly visible.
4. Reconfigure the existing parking by shifting the parking area to east/west and install a vehicular gate. The vehicular gate will stained wood with stuccoed pilasters and metal hardware. The gate will not exceed 3'- 5" high; pilasters will be 4'-8" in height. The proposed gate will be located approximately 30' from the street.
5. Eight low profile skylights are proposed.
6. Exterior walls and portals will be finished in El Rey "Adobe" cementitious stucco and natural stone veneer.



# Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

<b>To Be Completed By Applicant:</b>		Site Address:
Date Submitted: April 22, 2021		816 Camino Atalaya
Property Owner of Record: Jill and Ray Weeks		Proposed Construction Description:
Applicant/Agent Name: Colleen Gavin / JenkinsGavin, Inc		New Residence
Contact Person Phone Number: (505) 820-7444		TOTAL ROOF AREA:
Zoning District: R-3		Lot Coverage: 16 % (proposed)
Overlay: <input type="checkbox"/> Escarpment		<input type="checkbox"/> Open Space Required: N/A
<input type="checkbox"/> Flood Zone*		Setbacks:
<input checked="" type="checkbox"/> Other: Historic Districts		Proposed Front: 10'-7" Minimum: 7 ft
Submittals Reviewed with PZR:		2 <sup>nd</sup> Front? _____
<input checked="" type="checkbox"/> Legal Lot of Record <input type="checkbox"/> Development Plan <input type="checkbox"/> Building Plans		Proposed Rear: 59'-4" Minimum: 15 ft
<input checked="" type="checkbox"/> Existing Site Plan <input checked="" type="checkbox"/> Proposed Site Plan <input checked="" type="checkbox"/> Elevations		Proposed Sides: L5'-5" R43'-6" Minimum: 5 ft
Supplemental Zoning Submittals Required for Building Permit:		*Setback Affidavit provided
<input checked="" type="checkbox"/> Zero Lot Line Affidavit (*Setback Affidavit provided)		Height: Proposed 18'-4"
Access and Visibility: <input type="checkbox"/> Arterial or Collector**		Maximum Height: 18'-8" or
<input type="checkbox"/> Visibility Triangle Required		<input checked="" type="checkbox"/> Regulated by Historic Districts Ordinance
Use of Structure: <input checked="" type="checkbox"/> Residential		<input type="checkbox"/> Regulated by Escarpment District
<input type="checkbox"/> Commercial Type of Use: _____		Parking Spaces:
Terrain: <input type="checkbox"/> 30% slopes N/A		Proposed 2 Accessible N/A
		Minimum: 2
		Bicycle Parking**:
		Proposed: _____ Minimum: N/A
		** Commercial Requirement

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

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

Colleen Gavin [PRINT NAME] [  OWNER  APPLICANT  AGENT ]  
 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.  
 \_\_\_\_\_ 4/22/2021  
 SIGNATURE DATE

**To Be Completed By City Staff:**

**Additional Agency Review if Applicable:**

Escarpment Approval by \_\_\_\_\_ Date: \_\_\_/\_\_\_/\_\_\_

Flood Plain Approval by \_\_\_\_\_ Date: \_\_\_/\_\_\_/\_\_\_

Traffic Engineering Approval by \_\_\_\_\_ Date: \_\_\_/\_\_\_/\_\_\_

Notes: \_\_\_\_\_

**Zoning Approval:**

Preliminary Approval  with conditions  Rejected

Comments/Conditions: \_\_\_\_\_

REVIEWER: Daniel A. Esquibel Digitally signed by Daniel A. Esquibel Date: 2021.04.22 19:26:28 -06'00'

DATE: 4 / 22 / 21



**JENKINSGAVIN**  
LAND USE | PROJECT MANAGEMENT

April 28, 2021

Angela Schackel Bordegaray  
Historic Preservation Division  
City of Santa Fe  
200 Lincoln Avenue  
Santa Fe, NM 87501

**RE: Proposal for New Construction at 816 Camino Atalaya**

Dear Angela:

This letter is submitted on behalf of Jill and Ray Weeks (“Applicants”) in application to the Historic Districts Review Board (“HDRB”) for approval of a new residence, for consideration at the HDRB meeting of May 25, 2021. The ±0.48-acre (21,118-s.f.) property is zoned R-3 and is located within the Downtown and Eastside Historic District. The property is located at the southern end of Camino Atalaya, to the rear (north) of the existing non-contributing residence at 819 Camino Atalaya and abuts the School for Advanced Research (SAR) campus.

The parcel is presently vacant and shares a driveway (See Recorded Utility and Access Easement) with 819 Camino Atalaya. The maximum allowable height for the parcel is 18’-8”, and the proposed new residence ranges in height from 13’-5” to 18’-4” due to a sloping site. This proposal for a new residence will serve as a studio and guest house for the main residence located on 819 Camino Atalaya. The design is intended to be compatible with the renovated main home.

Existing Conditions

The subject parcel is a ±0.48-acre (21,118-s.f.) vacant lot accessed via a 2,971-s.f. access easement / shared driveway alongside the west side of 819 Camino Atalaya, resulting in a net lot area of 18,147-s.f. The buildable area is located on the southern half of the parcel, while the northern half of the property is characterized by the intersection of a drainage easement from the east and an arroyo along the north/northeast.

Proposed Improvements

The Applicant proposes to construct a new 2,920-s.f. structure, inclusive of 2,640-s.f. of heated area and 280-s.f. of portal space and walled front (south) and rear (east) courtyards, resulting in a proposed lot coverage of 16%. The proposed structure will house two bedrooms, two bathrooms, kitchen, living room, and a large studio space. The home is designed in a simplified Spanish-Pueblo Revival style, with rounded massing blocks, stepped at various levels to accommodate the slope of the site, which descends to the north towards the arroyo.

1) Height

The proposed structure will range from 13'-5" to 18'-4" in height as a result of the sloping site. The maximum allowable height for the parcel is 18'-8", with which this proposal is compliant.

2) Exterior Walls and Portals

Wall massing will be finished in El Rey "Adobe" cementitious stucco and natural stone veneer, and characteristic low corner buttresses are placed at several corners, echoing the features of the main residence at 819 Camino Atalaya.

Two portals are included in the design – a front entry portal at the south elevation and a rear portal at the northwest corner of the structure. Each portal features a kiva fireplace, and both will be constructed with wooden posts, beams and exposed vigas, stained a medium-brown hue.

3) Windows and Exterior Doors

The Applicant proposes to install a combination of wood and steel windows throughout the home. All proposed windows will be divided light wood windows, except at the east elevation studio, where steel windows are proposed in a style and color that are similar to those used by John Gaw Meem at 803 Camino Atalaya, immediately adjacent to the west. Wood windows will be stained in a medium-brown hue, and steel windows will be finished in an oil-rubbed-bronze matte paint finish. All doors are proposed to be wood with the east studio door and bedroom doors articulated with a decorative wooden grill as shown on the details sheet of the plans.

4) Courtyard Walls, Patios, Parking, and Vehicular Gate

The Applicants propose a front courtyard off the southwest corner of the proposed residence and a "rear" courtyard off the east side of the home. The stuccoed courtyard walls at the south and west elevations will range in height from 2'-6" to 4'-6" high, and 6'-high coyote fencing is proposed along a section of the west property line. On the north and east elevations, the yard walls will include 3'+/- of retaining walls to accommodate slope, and natural stone veneer will be applied in combination with stuccoed finishes. Interior planters, pathways, hardscaped patios and steps are also proposed, and will not be publicly visible.

A new parking area for two vehicles is proposed at the end of the shared driveway, such that the parked cars will be oriented east-west. The parking area will be defined by low masonry curbs.

A vehicular gate is proposed south of the proposed parking area. The proposed gate design is included in the plan set provided. It will be constructed of stained wood with metal

hardware and stuccoed pilasters. The majority of the gate will not exceed 3'-5" high, and adjacent pilasters will be constructed at 4'-8" in height.

5) Replacement of Agricultural Fencing Along East Property Boundary

There is existing agricultural fencing along the eastern property boundary, adjacent to the SAR campus. The existing fencing is in poor repair and needs to be replaced. The applicants are working with SAR to cooperatively replace this fencing in-kind to a height not exceeding 6 feet.

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. Driveway Easement
6. Topographical Survey
7. Photographs
8. Maximum Height Calculation
9. 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,

**JENKINS GAVIN, INC.**



Colleen C. Gavin

Attachments.

APPROVED by the City County Planning Commission at its meeting on

Chairman Secretary

PLANNING AUTHORITY ENDORSEMENT  
CITY OF SANTA FE, NEW MEXICO

Approved on Dec 20 1979 By [Signature]  
City Engineer

Approved on Dec 21 1979 By [Signature]  
City Planner

AFFIDAVIT

This replat lies within the planning and platting jurisdiction of the City of Santa Fe, New Mexico.

Donor 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 [Signature]  
Notary Public

[Signature]  
5-23-83

DEDICATION

WAKENED BY THEIR 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 said foregoing replat is made with the free consent and in accordance with the desire of the undersigned thereof.

Donor Edith Catherine Rayne  
Edith Catherine Rayne

STATE OF NEW MEXICO  
COUNTY OF SANTA FE

The foregoing instrument was acknowledged before me this 25th day of October 1979.

My Commission Expires 5-23-83 [Signature]  
Notary Public

[Signature]  
5-23-83

NOTARIES

By [Signature] 10-26-79  
COUNTY CLERK

By [Signature]  
GAS COMPANY OF NEW MEXICO

By [Signature] 10-26-79  
PUBLIC SERVICE Co. N.M. Water Dept.

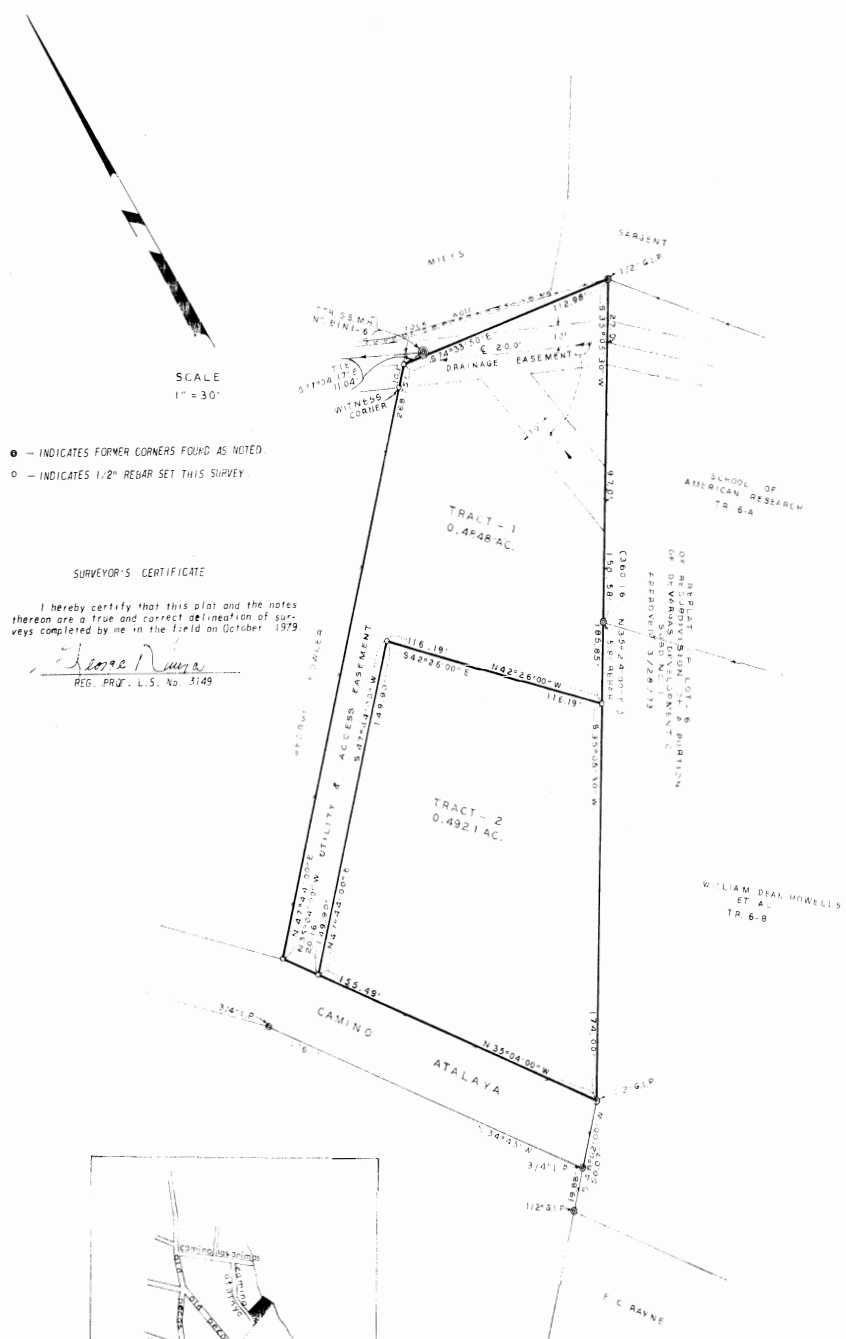
By [Signature] 10-26-79  
PUBLIC SERVICE Co. N.M. Elec. Dept.

457-293

CITY OF SANTA FE 355  
COUNTY OF NEW MEXICO  
I hereby certify that this instrument was filed for record on Nov 21 1979 at 11:23 A.M. and was duly recorded in book 93 page 11 of the records of Santa Fe County. Witness my Hand and Seal of Office  
CAROLINA R. GONZALES  
County Clerk, Santa Fe County, N.M.  
[Signature]  
Deputy



CAMINO ATALAYA REPLAT  
WARD NO. 1 SANTA FE NEW MEXICO



- - INDICATES FORMER CORNERS FOUND AS NOTED
- - INDICATES 1/2" REBAR SET THIS SURVEY

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.

[Signature]  
REG. PROF. L.S. No. 3149



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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 their work.



**1** SITE PLAN - PROPOSED  
 S 1.0 SCALE: 1" = 10'-0"

**LEGEND**  
 [Hatched Box] ACCESS EASEMENT

**ZONING CALCULATIONS**

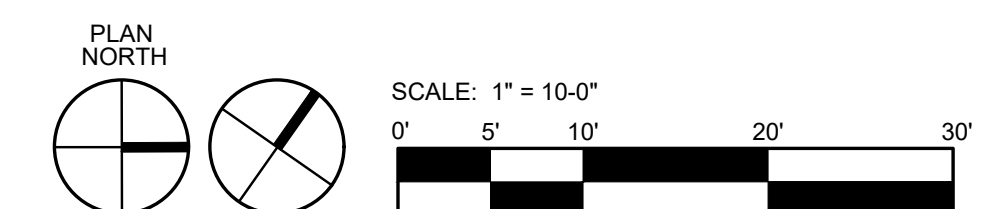
<b>PROPOSED</b>	
LOT AREA	21,118 SF
ACCESS EASEMENT	2,971 SF
NET LOT AREA	18,147 SF

<b>PROPOSED ROOF AREA</b>	
HEATED	2,640 SF
PORTAL	280 SF
TOTAL	2,920 SF

**PROPOSED LOT COVERAGE** 16 %  
 (R3 ZONING, 40% MAX ALLOWABLE LOT COVERAGE)

**DRAINAGE CALCULATIONS**

<b>PROPOSED</b>	
NEW IMPERVIOUS AREA	2,920 SF
NEW RETENTION REQUIRED	467 CF
<i>(2,920 SF X .16)</i>	



**816 CAMINO ATALAYA**  
 SANTA FE, NEW MEXICO 87505

REVISIONS	

SITE PLAN

Drawn by:	Job #
PS	
Checked by:	Date:
CMH	4.28.2021

**S1.0**

TOPOGRAPHIC PLAN ONLY NOT A BOUNDARY SURVEY

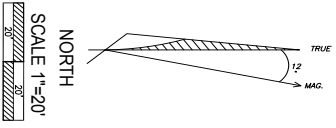
LEGEND AND NOTES

- DENOTES TRANSFORMER/UTILITY BOX
- DENOTES SEWER MANHOLE
- △ UTILITY AS NOTED
- + SPOT ELEVATION NEAR ACCESS POINTS/DOORS

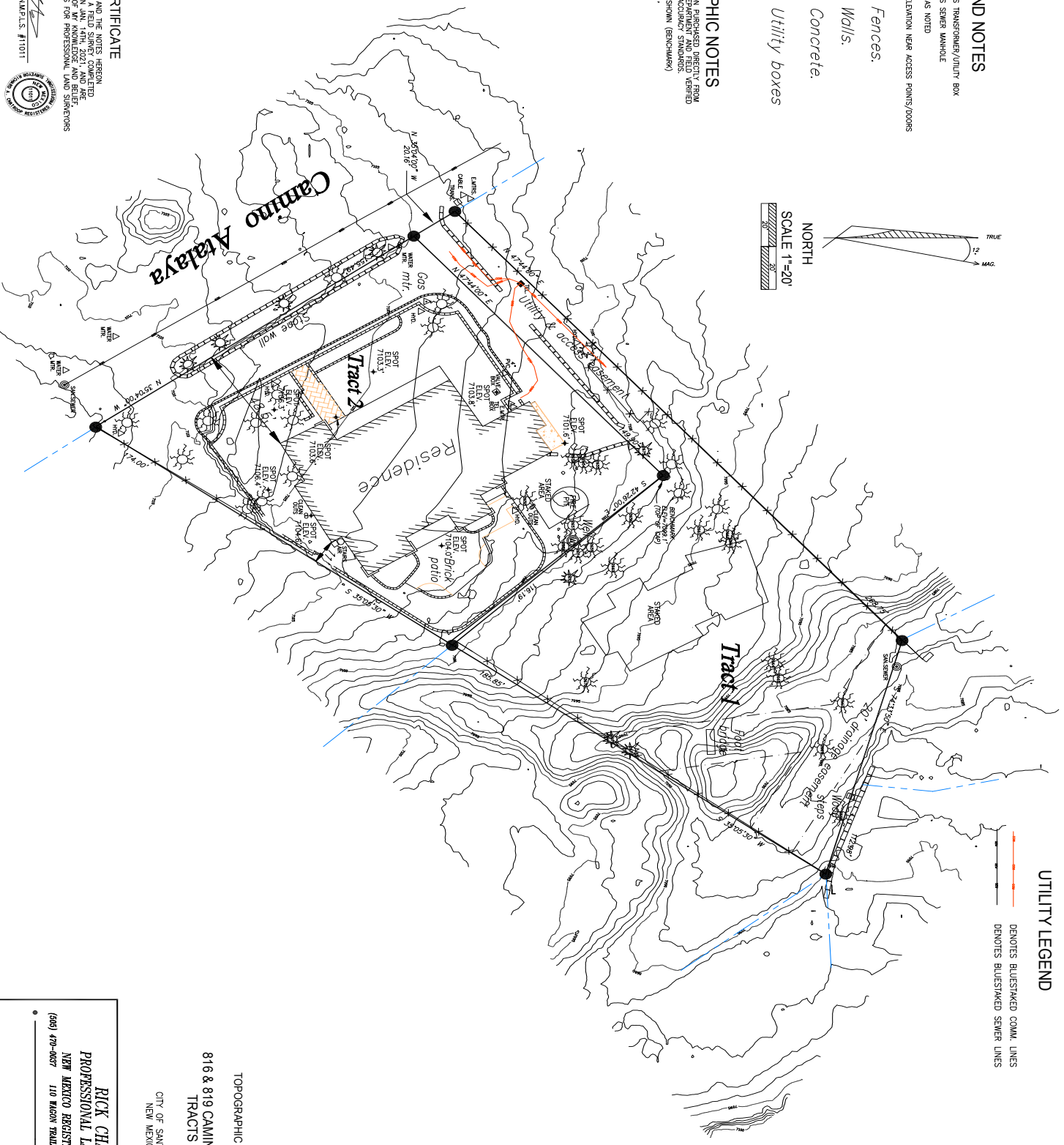
- x — x — Fences.
- — — — — Walls.
- ▒ Concrete.
- Utility boxes

TOPOGRAPHIC NOTES

1. TOPOGRAPHIC INFORMATION PREPARED DIRECTLY FROM SANTA FE COUNTY GIS DEPARTMENT AND FIELD VERIFIED TO MEET NATIONAL MAP ACCURACY STANDARDS.
2. ELEVATION DATUM IS AS SHOWN (BENCHMARK).
3. CONTOUR INTERVALS = 1'



- UTILITY LEGEND
- — — — — DENOTES BLUESTAKED COMAL LINES
  - — — — — DENOTES BLUESTAKED SEWER LINES



SURVEYORS CERTIFICATE

I, HEREBY CERTIFY THAT THIS MAP AND THE NOTES HEREON, ARE AN ACCURATE REPRESENTATION OF A FIELD SURVEY COMPLETED BY ME OR UNDER MY DIRECTION ON JAN. 14TH, 2021, AND ARE MADE IN ACCORDANCE WITH THE STATUTES OF THE STATE OF NEW MEXICO AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYORS PRACTICING IN NEW MEXICO.

*Rick Chatroop*  
RICHARD A. CHATROOP N.M.P.L.S. #11011



TOPOGRAPHIC PLAN FOR  
816 & 819 CAMINO ATALAYA  
TRACTS 1 & 2  
CITY OF SANTA FE  
NEW MEXICO.

**RICK CHATROOP**  
PROFESSIONAL LAND SURVEYOR  
NEW MEXICO REGISTRATION NO. 11011  
110 MACON TRAIL RD. CARMELITA, NM 87500  
(505) 470-0057

**816 Camino Atalaya**



**View looking North (Shared Driveway Easement)**



**View looking North from end of Shared Driveway**

# 816 CAMINO ATALAYA

SANTA FE, NEW MEXICO 87505

Submitted: April 28, 2021



## HISTORIC DISTRICTS REVIEW SUBMITTAL

**OWNER**  
Jill and Ray Weeks  
819 Camino Atalaya  
Santa Fe, NM 87505  
404.550.3161

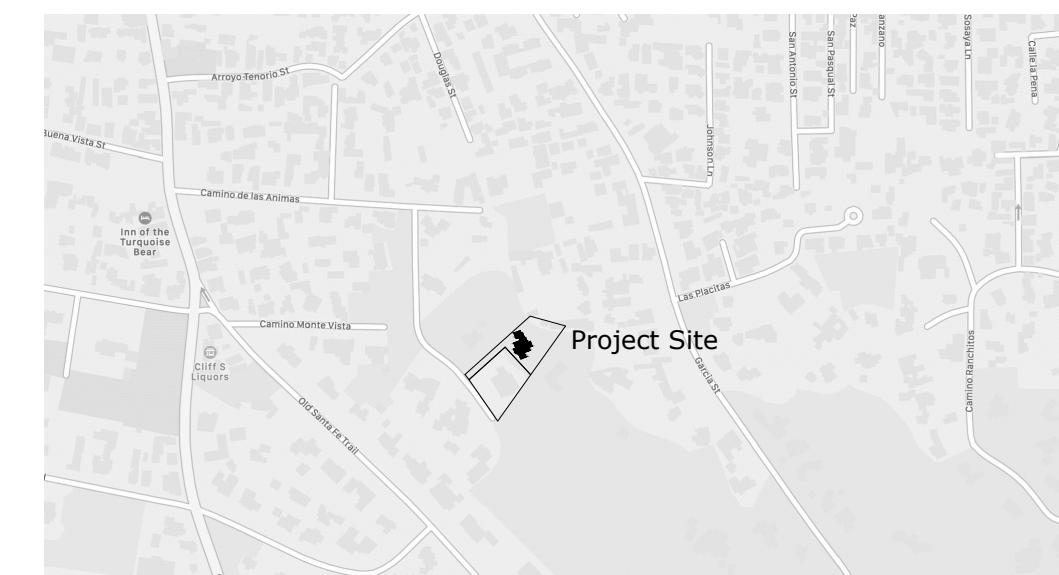
**PLANNER**  
JenkinsGavin  
130 Grant Ave., Suite 101  
Santa Fe, NM 87501  
505.820.7444

**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



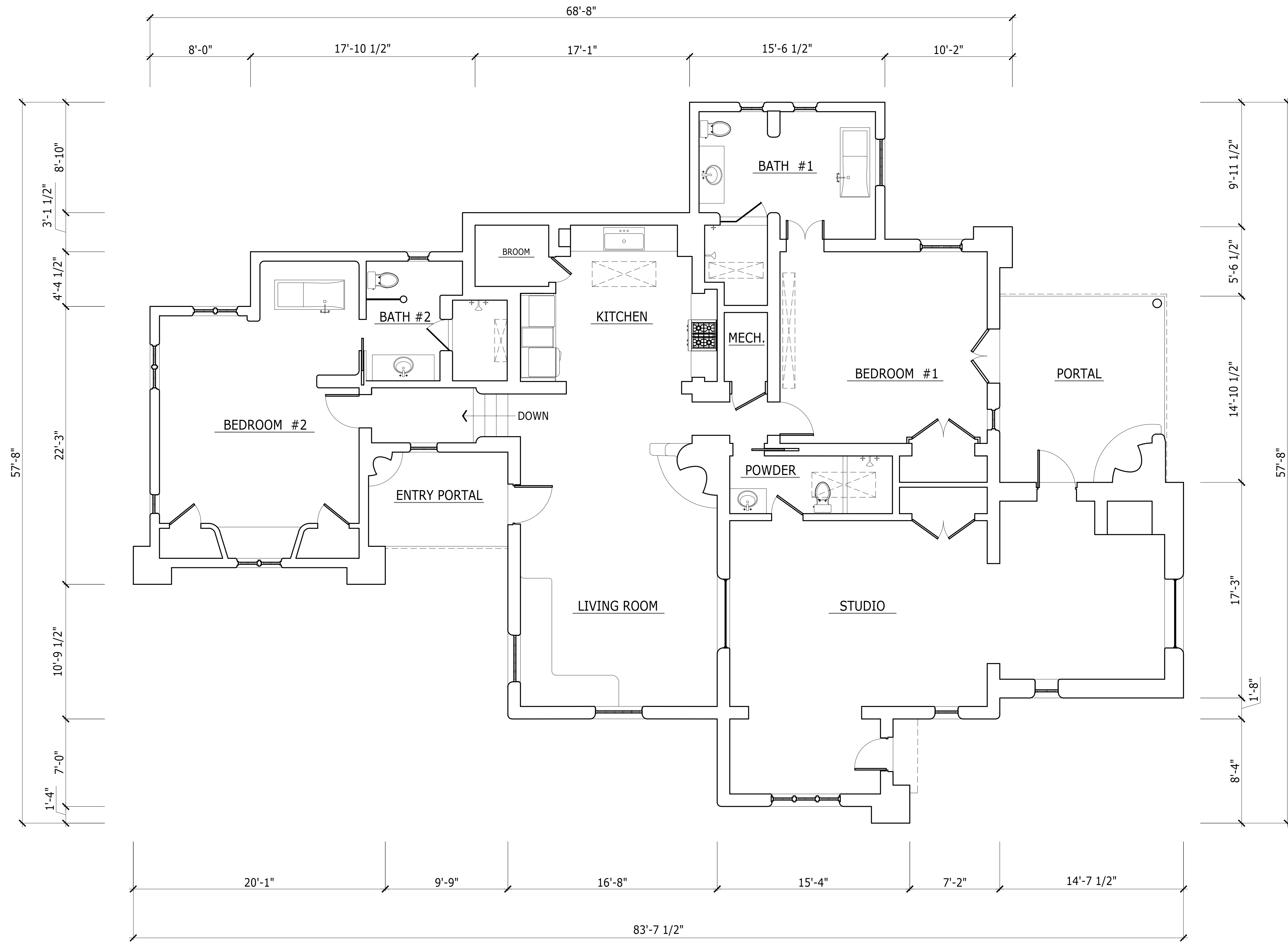
### Sheet Index

Sheet No.	Sheet Title
S 0.0	EXISTING SITE PLAN
S 1.0	SITE PLAN
A 2.0	FLOOR PLAN
A 2.1	ROOF PLAN
A 3.0	ELEVATIONS - SOUTH AND WEST
A 3.1	ELEVATIONS - NORTH AND EAST
A 3.2	ELEVATIONS WITH WALLS - SOUTH AND WEST
A 3.3	ELEVATIONS WITH WALLS - NORTH AND EAST
A 4.0	DETAILS
A 4.1	DETAILS

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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 their work.

**816 CAMINO ATALAYA**  
SANTA FE, NEW MEXICO



**1** Floor Plan  
SCALE: 1/4" = 1'-0"

PLAN NORTH

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

REVISIONS	

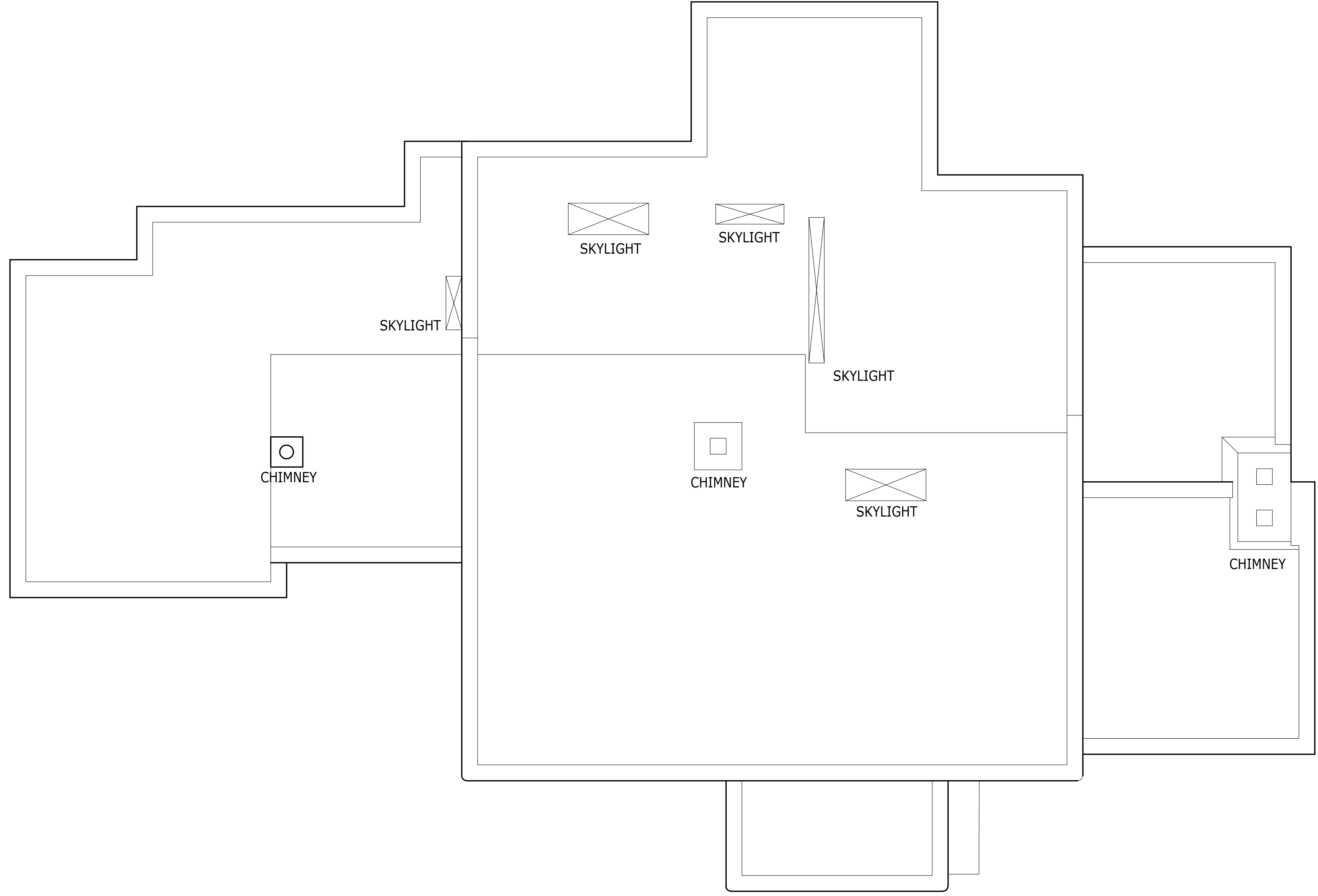
CASITA PLAN

Drawn by:	Job #
REB	
Checked by:	Date:
PLB	04.28.2021

**A2.0**

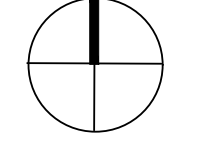
This drawing as instrument of service is and shall remain the property of the architect and shall not be reproduced, published or used in any way without the permission of the architect.

The Contractor shall verify all dimensions and existing conditions of the site, and associated build elements, before proceeding with each phase of their work.

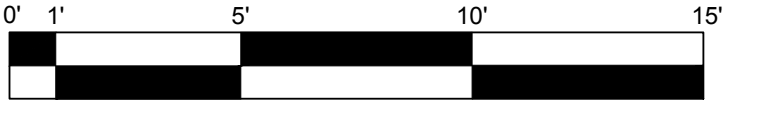


1 Roof Plan  
SCALE: 1/4" = 1'-0"

PLAN NORTH



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



816 CAMINO ATALAYA  
SANTA FE, NEW MEXICO

REVISIONS	

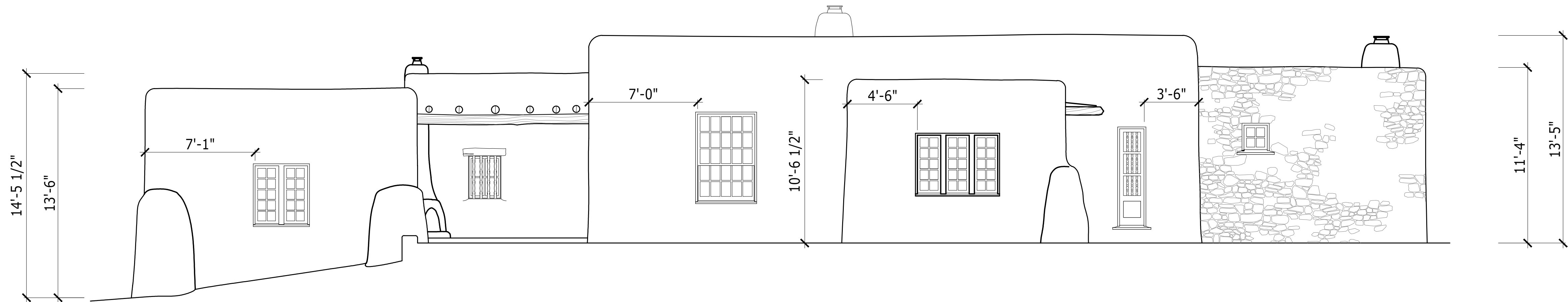
CASITA ROOF PLAN

Drawn by:	Job #
REB	
Checked by:	Date:
PLB	04.28.2021

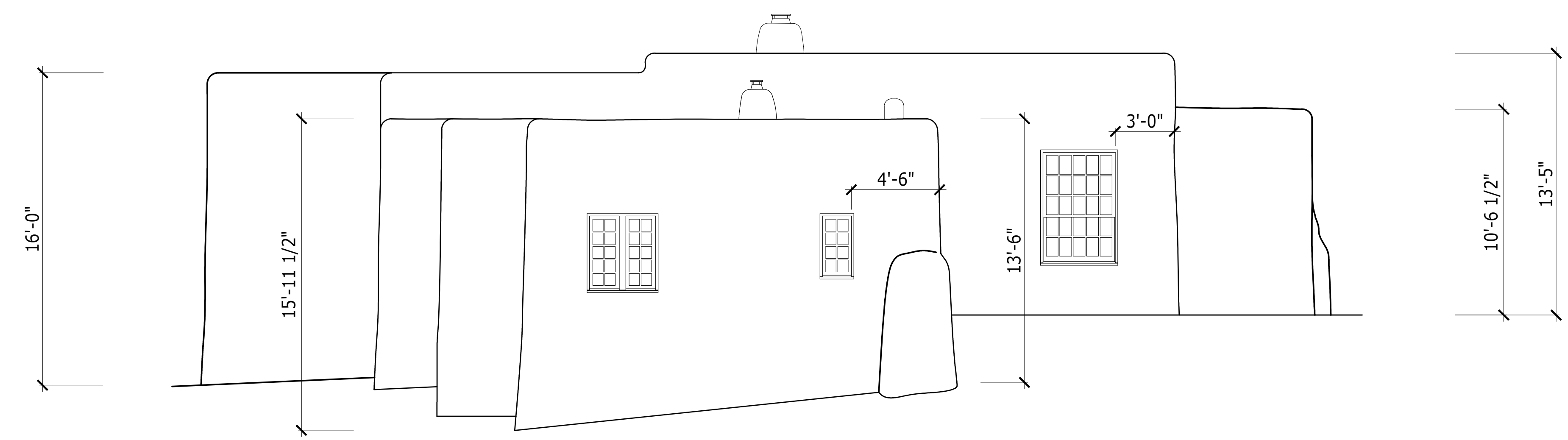
A2.1

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



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

816 CAMINO ATALAYA  
SANTA FE, NEW MEXICO

REVISIONS	

CASITA ELEVATIONS

Drawn by:	Job #
REB	
Checked by:	Date:
PLB	04.28.2021



A3.0

**816 Camino Atalaya**



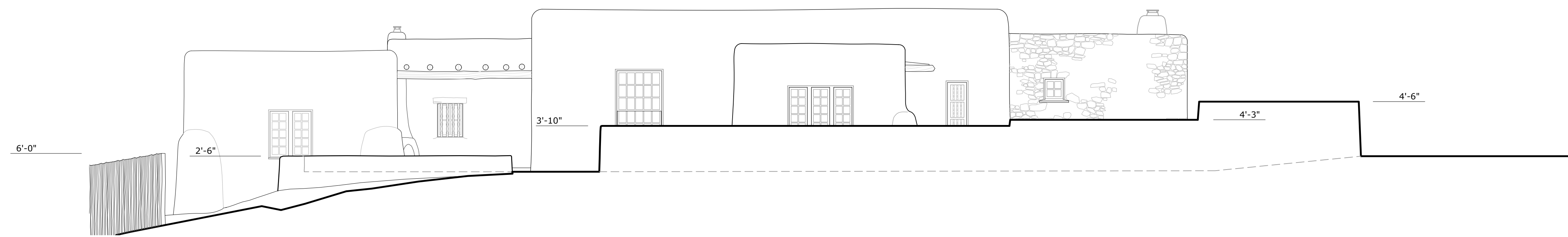
**Parcel Overview looking Northeast**



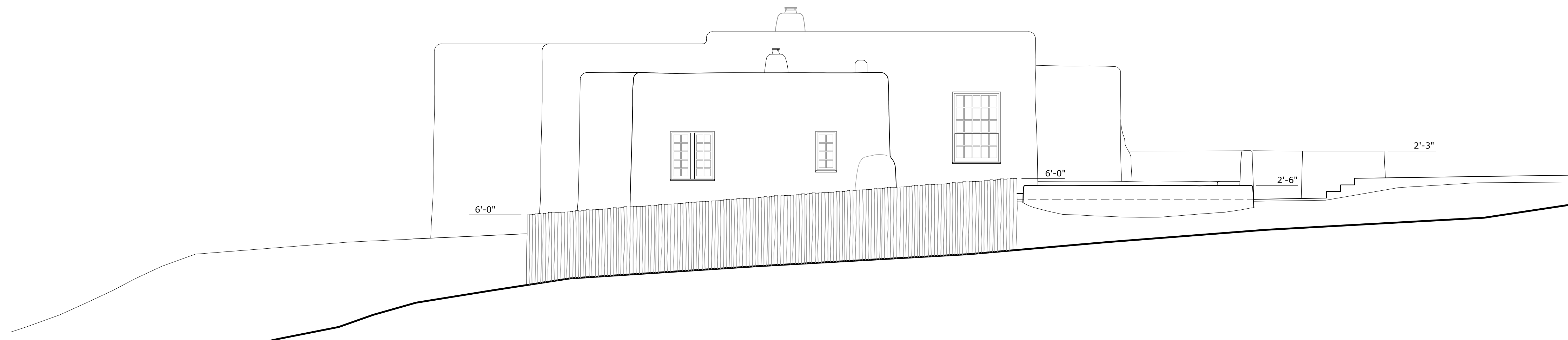
**View looking northeast (showing grade change)**

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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** SOUTH ELEVATION W/ YARD WALLS  
A3.2 SCALE: 3/16" = 1'-0"



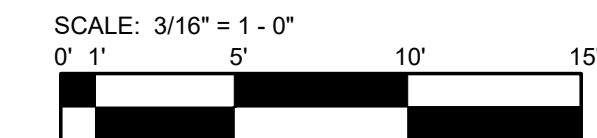
**2** WEST ELEVATION W/ YARD WALLS  
A3.2 SCALE: 3/16" = 1'-0"

816 CAMINO ATALAYA  
SANTA FE, NEW MEXICO 87505

REVISIONS	

ELEVATIONS WITH YARD WALLS SOUTH / WEST

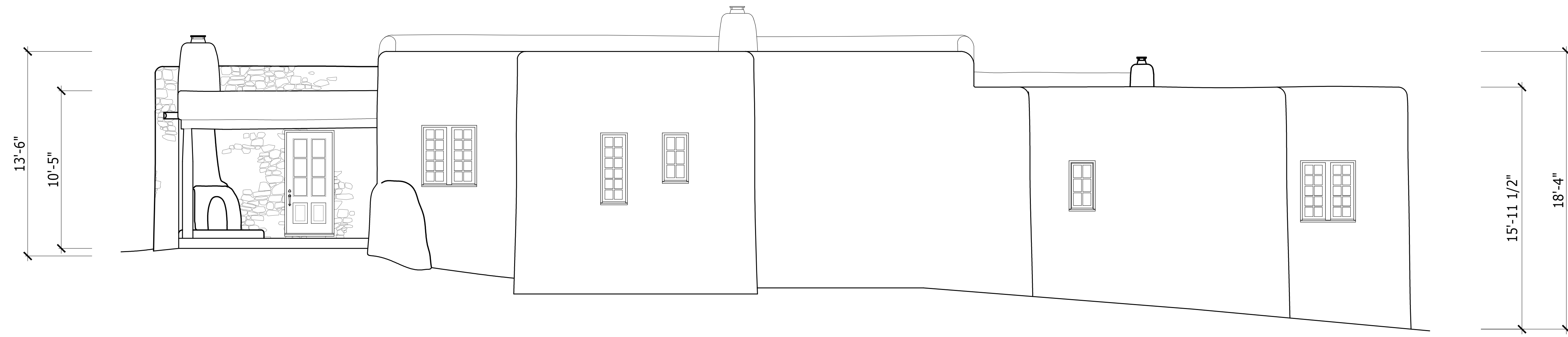
Drawn by: PS	Job #
Checked by: CMH	Date: 4.28.2021



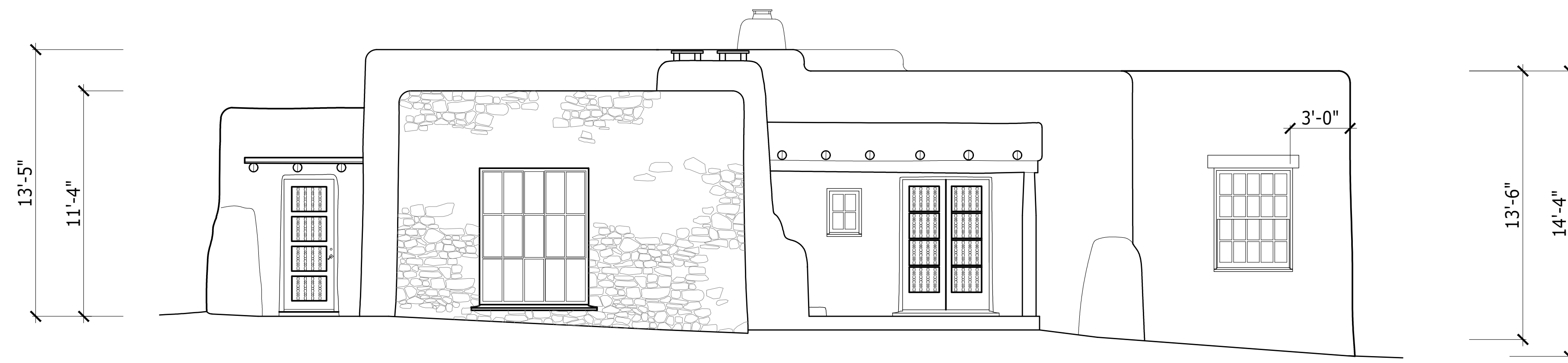
A3.2

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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 their work.



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



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

816 CAMINO ATALAYA  
SANTA FE, NEW MEXICO

REVISIONS	

CASITA ELEVATIONS

Drawn by:	Job #
REB	
Checked by:	Date:
PLB	04.28.2021



816 Camino Atalaya



View facing East (towards SAR)



View facing West

**816 Camino Atalaya**



**Example of rabbit fencing for in-kind replacement along eastern property boundary**



**Steel Windows at 803 Camino Atalaya, designed by John Gaw Meem**

**816 Camino Atalaya**

**FINISHES**



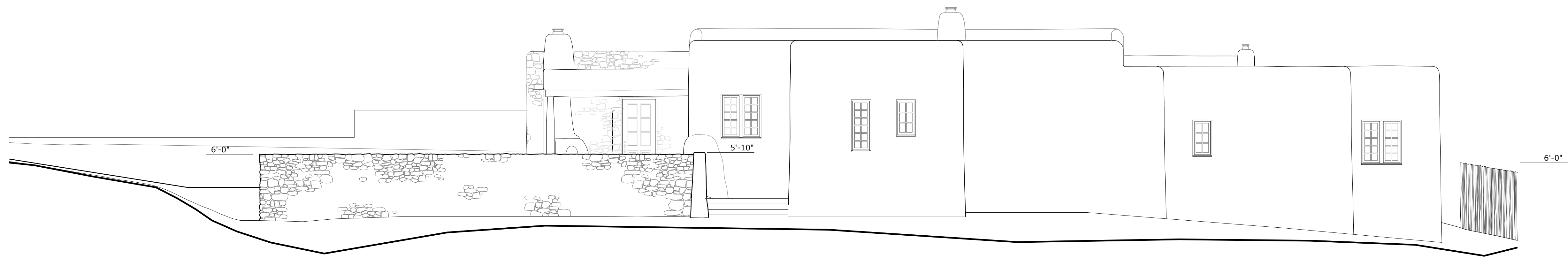
**Example of Medium Brown Stain (for wood windows, doors, and portal members)**



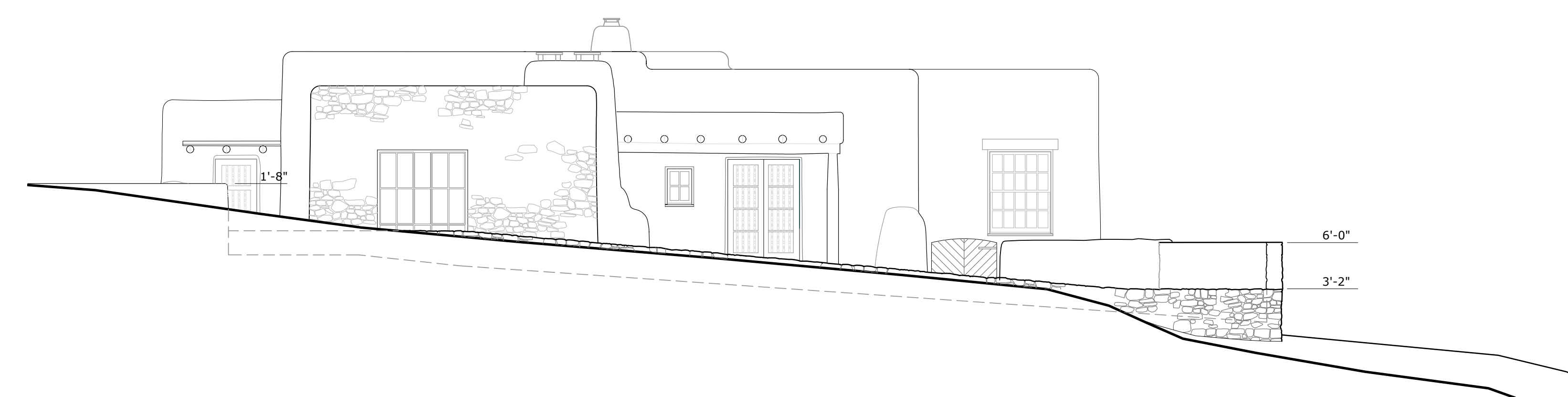
**Stucco Color (El Rey "Adobe" cementitious stucco)**

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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 their work.



**1** NORTH ELEVATION W/ YARD WALLS  
A3.3 SCALE: 3/16" = 1'-0"



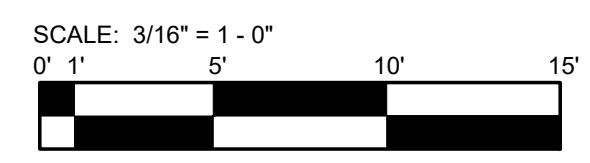
**2** EAST ELEVATION W/ YARD WALLS  
A3.3 SCALE: 3/16" = 1'-0"

816 CAMINO ATALAYA  
 SANTA FE, NEW MEXICO 87505

REVISIONS	

ELEVATIONS WITH YARD WALLS  
 NORTH / EAST

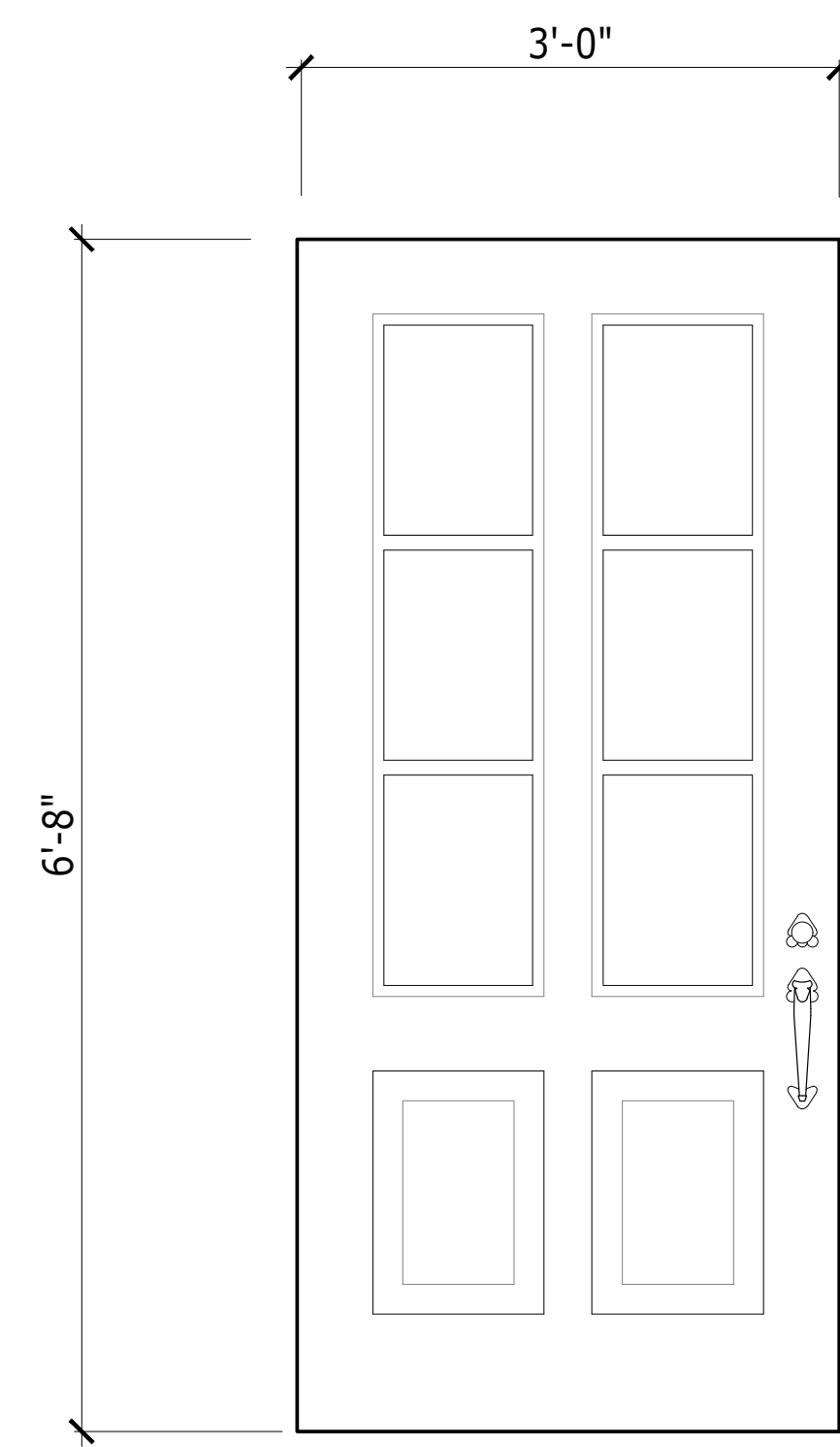
Drawn by: PS	Job #
Checked by: CMH	Date: 4.28.2021



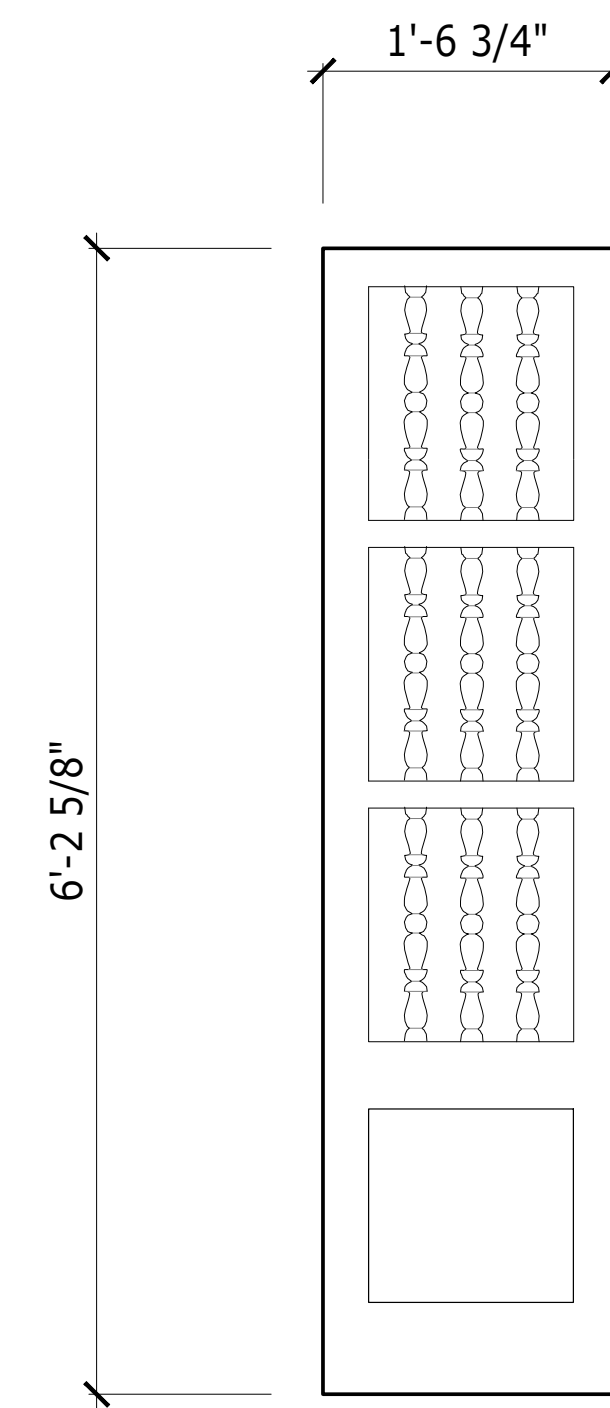
A3.3

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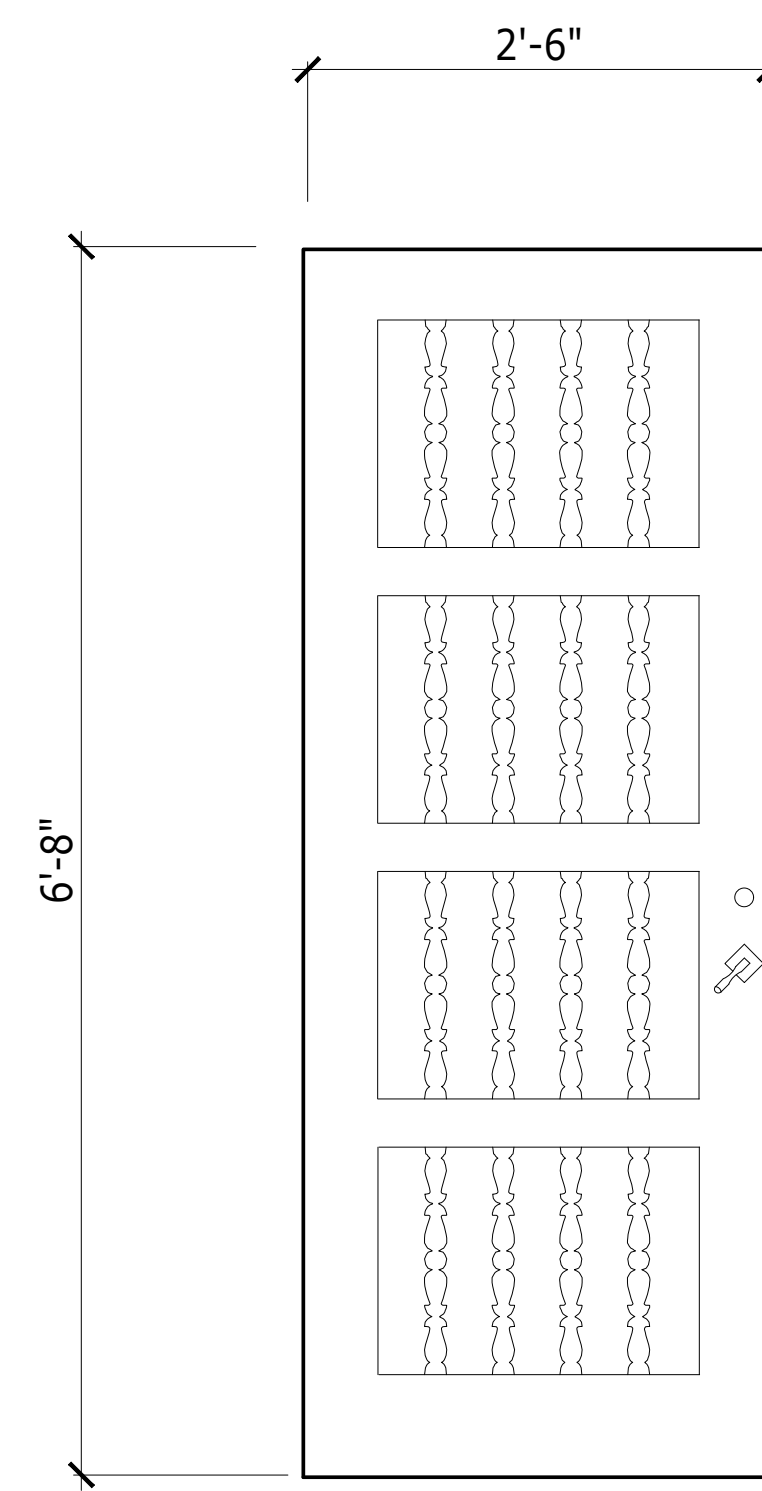
The Contractor shall verify all dimensions and existing conditions of the site, and associated build elements, before proceeding with each phase of their work.



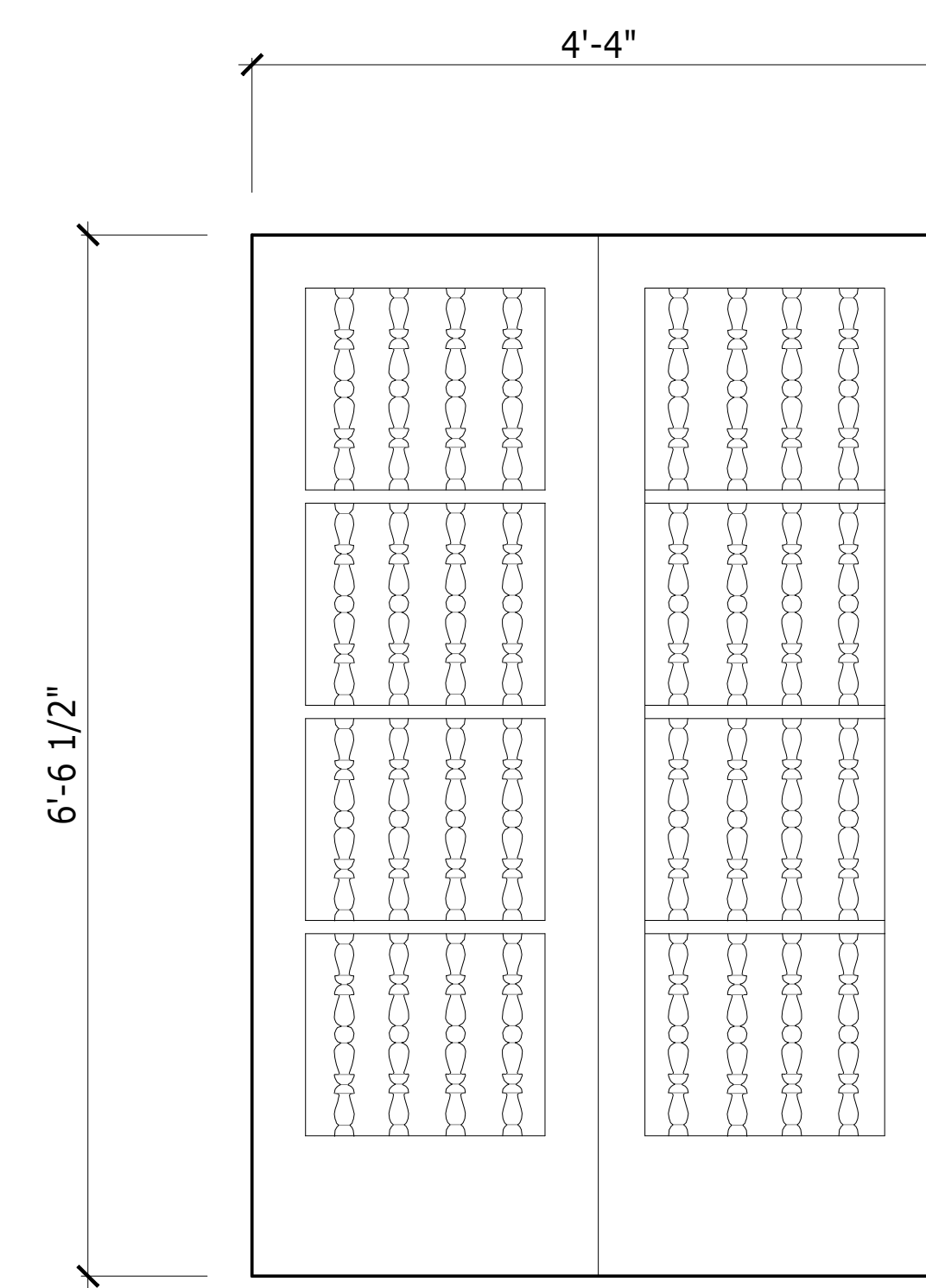
1 WEST ENTRY & NORTH STUDIO DOORS  
SCALE: 1" = 1'-0"



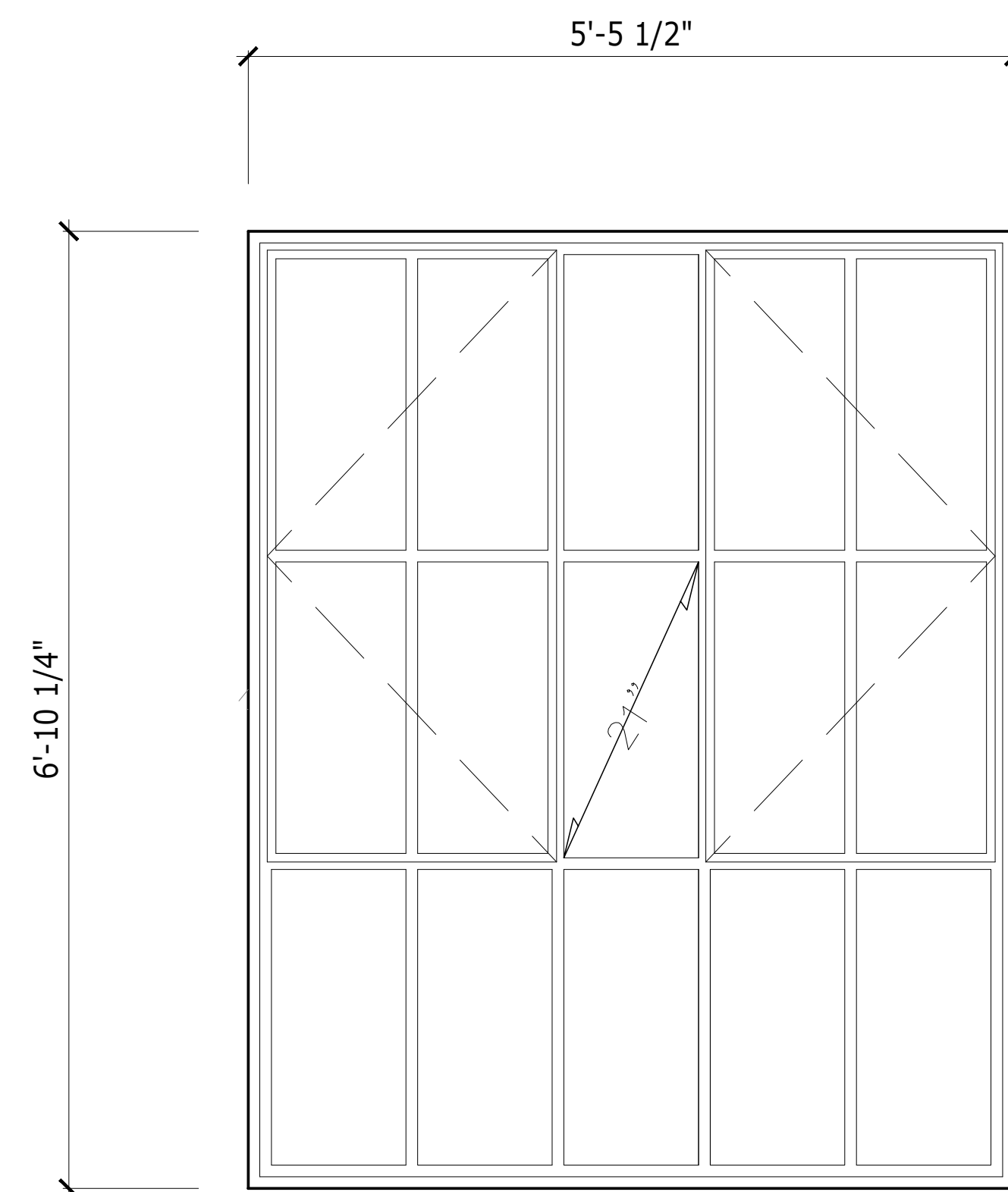
2 SOUTH STUDIO DOOR  
SCALE: 1" = 1'-0"



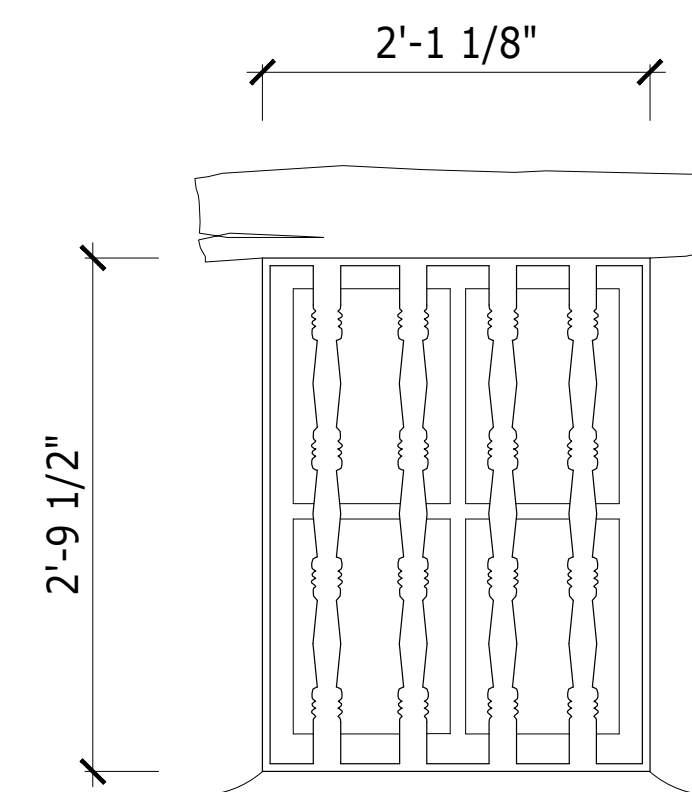
3 EAST STUDIO DOOR  
SCALE: 1" = 1'-0"



4 EAST BEDROOM DOORS  
SCALE: 1" = 1'-0"



5 EAST STUDIO WINDOW  
SCALE: 1" = 1'-0"



6 SOUTH HALL WINDOW  
SCALE: 1" = 1'-0"

WEEKS CASITA  
816 CAMINO ATALAYA  
SANTA FE, NEW MEXICO

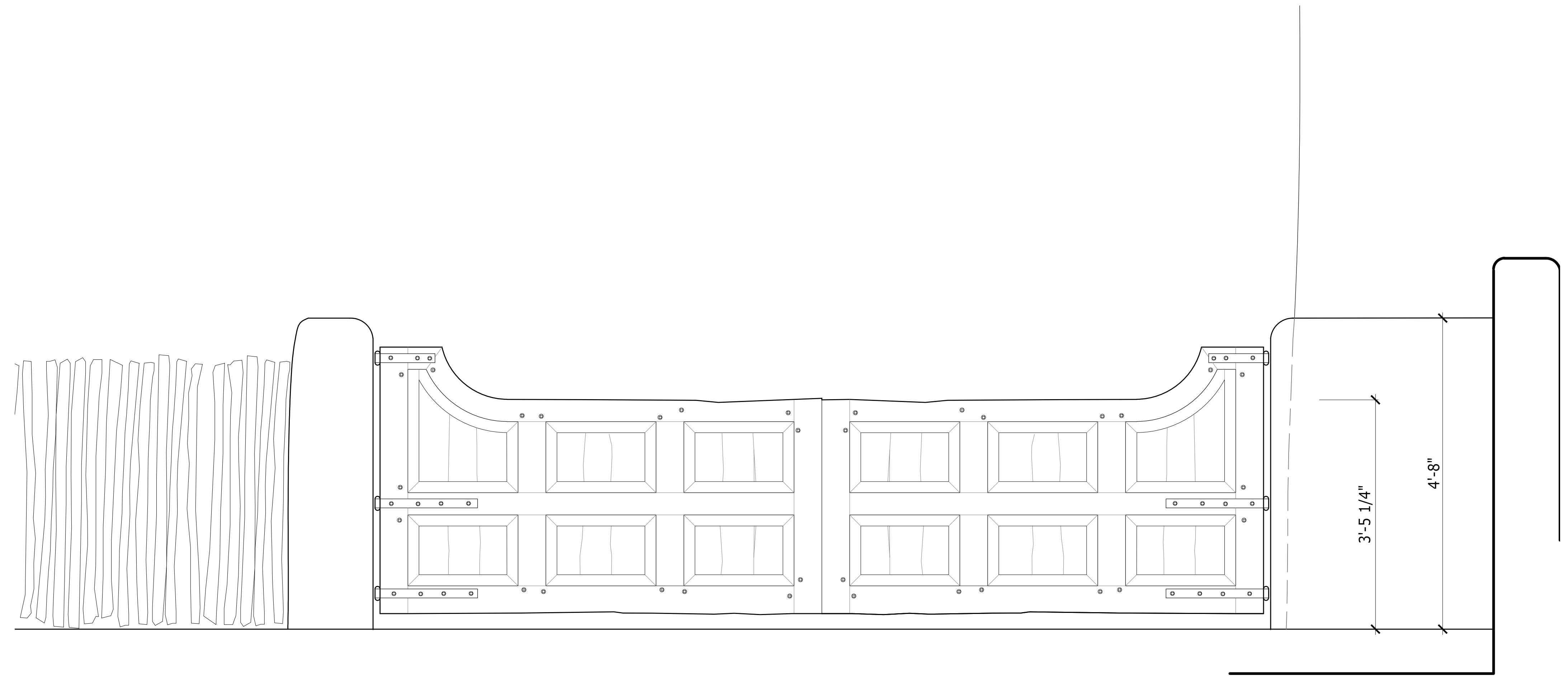
REVISIONS	

DETAILS

Drawn by:	Job #
REB	
Checked by:	Date:
PLB	04.21.2021

A4.0

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1 Driveway Gate Proposed  
SCALE: 1" = 1'-0"

819 CAMINO ATALAYA  
SANTA FE, NEW MEXICO 87505

REVISIONS

NO.	DESCRIPTION	DATE

DETAILS

Drawn by:	Job #
REB	
Checked by:	Date:
PLB	04.28.2021

A4.1

816 Camino Atalaya



Example of Stone Veneer (local and natural)



Example of Rock Yard Wall (local and natural)



# City of Santa Fe

Land Use Department | Historic Preservation Division

**Plan Number:** 2021-003461--HDRB

**Project Description:**

**Project Location(s):** 459 CAMINO MANZANO  
Santa Fe, NM 87505

**Contacts:**

Property Owner: Carolyn & Craig Kenny & Smith

**Historic District:** HD: Downtown And Eastside

**Historic Building Status:**

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

**Primary Elevations:** southwest

**Publicly Visible Facade-East:** No

**Publicly Visible Facade-North:** No

**Publicly Visible Facade-South:** No

**Publicly Visible Facade-West:** No

**Historic District Inventory Number:** 1983, 92

**Year of Construction:** 1930s-90s

**Project Type:** Remodel

**Historic Building Name:**

# City of Santa Fe, New Mexico

# memo

DATE: May 11, 2021  
TO: Historic Districts Review Board Members  
FROM: Daniel Schwab, Senior Planner, Historic Preservation Division

---

Case # 2020-003641-HDRB

Address: 459 Camino Manzano  
Historic Status: non-contributing  
Historic District: Downtown and Eastside

## REFERENCE ATTACHMENTS (Sequentially):

### CITY SUBMITTALS

- District Standards & yard wall  
& fence standards.
- Historic Inventory Form
- Zoning Review Sheet
- Other: demolition assessment from  
Building Official

### APPLICANT SUBMITTALS

- Proposal Letter
- Site Plan/Floor Plan
- Elevations
- Photographs
- Other:

## STAFF RECOMMENDATION:

Staff recommends that the Demolition Standards per Section 14-3.14(G)(1) – Demolition of Historic or Landmark Structure - have been met.

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:**

459 Camino Manzano is a single-family residential structure constructed in a Spanish Pueblo Revival Style with non-contributing status to the Downtown and Eastside Historic District. Dating from the 1930s, it has seen heavy renovations, so that almost nothing of the historic structure is visible.

To the west of the house is a freestanding carport from the 1990s consisting of a stuccoed wall, round wood supporting posts, and a flat roof with vigas.

The applicant proposes the following items:

1. Demolish this existing carport and construct a 565 square foot garage to a height of 13 feet. The maximum allowable building height is 14 feet 8 inches. The stucco will be El Rey "Pueblo", the same as the existing house and the windows will be turquoise to match the house as well. The garage door will be stained a natural wood color. Small wooden gates with natural color stain will connect the inner and outer garden areas;
2. Construct a freestanding kiva fireplace in the front garden of the house;
3. Construct a new front gate of wood, colored turquoise to match the house doors and with a stucco frame.

## **DEMOLITION STANDARDS**

Per Section 14-3.14(G)(1) - DEMOLITION OF HISTORIC OR LANDMARK STRUCTURE

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: this is a non-historic structure of no historical importance.

*(b) Whether the structure for which demolition is requested is an essential part of a unique street section or block front and whether this street section or block front will be reestablished by a proposed structure.*

Staff response: This structure has no public visibility and is thus not part of a unique street section or block front.

*(c) The state of repair and structural stability of the structure under consideration.*

Staff response: the state of repair and structural stability is good and is not under consideration.

ADDRESS: 459 CAMINO MANZANO

ID NUMBER: 051600068

BUILDING NAME:

IDENTIFICATION

UTM REFERENCE EASTING NORTHING  
ZONE 12 13

LEGAL DESCRIPTION:  
TNSP 17 N 3 RANGE 10 E 30 SEC 30 NW 1/4 SW 1/4

FIELD MAP Santa Fe Historic Structures Survey No. 2, 1983-85

DATE OF CONSTRUCTION:  
1930s ESTIMATE 1949 ACTUAL  
SOURCE(S) OWNER CITY DIRECTORY  
PLAT 1927 "LOS ARBOLES"



PHOTO

# 1-3 SW CORNER

ARCHITECTURAL STYLE: SP PUEBLO REVIVAL

USE: RESIDENTIAL

HISTORIC: residential

OTHER \_\_\_\_\_

PRESENT: residential

OTHER \_\_\_\_\_

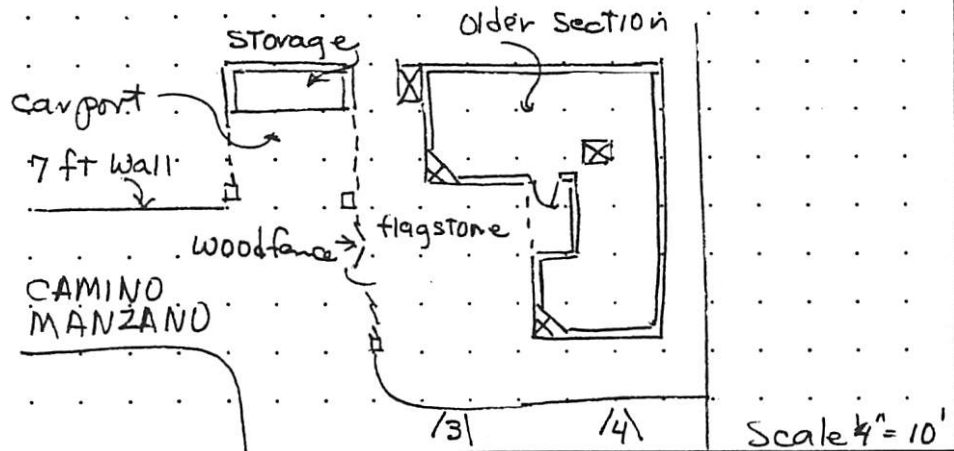
SURROUNDINGS: RESIDENTIAL

BUILDING DATA

RELATIONSHIP TO HISTORIC SURROUNDINGS:  
 SIMILAR  NOT SIMILAR

ASSOCIATED BUILDINGS ON SITE:  
 YES  NO  
WHAT TYPE? CARPORT WITH STORAGE UNIT  
IF INVENTORIED, LIST ID NUMBER(S)

SITE PLAN



NO SITE PLAN 1983 SURVEY

DEGREE OF REMODELING:  
 MINOR  MODERATE  
 MAJOR COMPLETELY  
EXPLAIN: REMODELED - NEW SECTION ON THE SOUTH

OVERALL CONDITION:  
 EXCELLENT  GOOD  
 FAIR  DETERIORATED

BUILDING THREATENED?  
 YES  NO

SIGNIFICANCE

LISTED ON NATIONAL REGISTER OF HISTORIC PLACES?  
 YES  NO  ELIGIBLE  
 CONTRIBUTING  NON-CONTRIBUTING  
LISTED ON STATE REGISTER OF CULTURAL PROPERTIES?  
 YES  NO  ELIGIBLE  
LOCAL DESIGNATION:  Core  HISTORIC DISTRICT  
 SIGNIFICANT  CONTRIBUTING  NON-CONTRIBUTING  
LOCAL LANDMARK  YES  NO

SURVEYED 4/21 BY AC

NEGATIVES WITH NMHPD ROLL # 1 NEG # 3 TO 4

ARCHITECTURAL AND LANDSCAPE FEATURES	FEATURE	MATERIALS/TYPE	CONDITION AND ALTERATIONS
	BUILDING WALLS	NEW STUCCO	EXCELLENT
	FOUNDATIONS	NOT VISIBLE	
	DOORS	FRENCH DOOR - MULTI PANE	
	WINDOWS	TRIPLE VERTICAL WOOD CASEMENT	
	PORTALES	PORTAL AT ENTRANCE	
	CANALES	NEW WOODEN CANALES WEST SIDE	VICAS WEST + SOUTH SIDES
	PORCHES		
	BALCONIES		
	ROOFS	FLAT WITH PARAPETS	
	COURTYARDS		
	FENCES/WALLS	4 FT STUCCO WALL 7 FT STUCCO WALL ON WEST	
	ARCH. DETAILS	VICAS ON WEST SIDE OF OLDER SECTION COVERED WITH TIN	VICAS ON SOUTH SIDE COVERED WITH ROOF OVERHANG
	OTHER FENCE	WOOD BETWEEN CARPORT AND HOUSE	↓
	COMMENTS	FLAGSTONE VEGETATION OBSCURES BLD. PATIO	

ADDITIONAL PHOTOGRAPHS

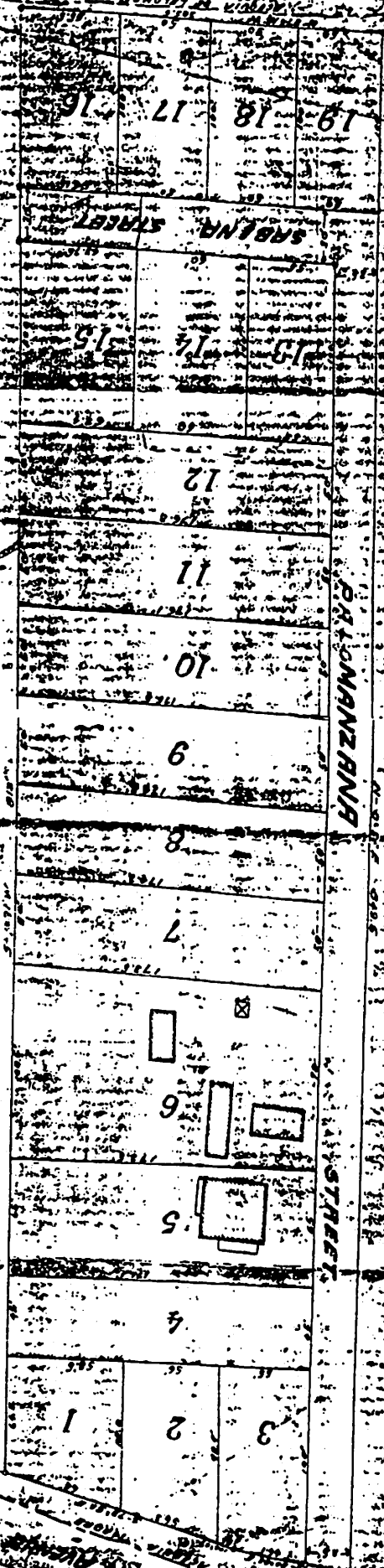


# 1-4 SE CORNER

I HEREBY CERTIFY THAT THE ABOVE PLAN AND  
 FIELD NOTES THEREON REPRESENT CORRECTLY  
 A SURVEY MADE BY ME OF A CERTAIN TRACT OF  
 LAND KNOWN AS LOT 9 OF BLOCK 5 AS SHOWN  
 ON KING'S OFFICIAL MAP OF THE CITY OF SANTA FE  
 AND FURTHER IDENTIFIED AS BEING THE SAME  
 AS DESCRIBED IN THE DECREE IN CAUSE NO.  
 10411 IN THE DISTRICT COURT OF SANTA FE  
 COUNTY, NEW MEXICO, JOHN Q. ADAMS, ET AL. VERSUS  
 BENTLEY, AND SANTA FE TRUST & INVESTMENT  
 COMPANY, ET AL. WHICH DECREE WAS RECORDED ON THE 14 DAY OF SEPTEMBER  
 1927, IN BOOK 5, AT PAGE 115, OF THE SANTA FE COUNTY  
 RECORDS.

I HEREBY CERTIFY THAT THE ABOVE PLAN AND  
 FIELD NOTES THEREON REPRESENT CORRECTLY  
 A SUBDIVISION TO BE MADE FOR THE PURPOSES  
 OF THIS PLAN HAVE CAUSED THE SURVEY AND  
 FIELD NOTES THEREON TO BE MADE FOR THE PURPOSES  
 OF THIS PLAN.

**A PLAN**  
**LOS ARBOLES**  
**SUBDIVISION**  
**SANTA FE NEW MEXICO**  
 SURVEY & PLAN BY M. J. SMITH ENGINEER MARCH 1927  
 COURSES TRUE SCALE ONE INCH = 60 FEET



NEW MEXICO HISTORIC BUILDING INVENTORY FORM

building threatened? yes		surveyed date 8-6-83 by mb		county Santa Fe		ID no. 05160068	
field map number Santa Fe, New Mexico 1		UTM reference easting zone 12 13		northing			
location description 459 MANZANA				city/town Santa Fe			
				<del>land grant/reservation</del>			
building name				legal description TNSP 17 N 5 range 10 E sec 30 NW 1/4 NW 1/4			
film roll by mb no. 4		negative nos. 30		loc. of neg. HPB		plan shape	
				date of construction Between estimate actual source			
				use present residential other historic residential other			
				condition <input checked="" type="checkbox"/> excellent <input type="checkbox"/> good <input type="checkbox"/> fair <input type="checkbox"/> deteriorating			
				degree of remodeling <input checked="" type="checkbox"/> minor <input type="checkbox"/> moderate <input type="checkbox"/> major describe:			
				style Pueblo Revival			
architectural features		foundation material		wall material/surface		surroundings Res	
						relationship to surroundings <input checked="" type="checkbox"/> similar <input type="checkbox"/> not similar	
						district potential <input type="checkbox"/> yes <input checked="" type="checkbox"/> no	
						significance <input type="checkbox"/> eligible <input type="checkbox"/> of <input checked="" type="checkbox"/> none if eligible, interest	
comments wall hedge wire fence wood fence landscape street trees stone curb O set back acacia						why?	
						associated buildings? <input type="checkbox"/> yes what type?	
						if inventoried, list ID nos.	
						see back? <input type="checkbox"/> yes	

Streetscape


# City of Santa Fe, New Mexico

# memo

## Historic Inspection Report

**DATE:** May 4<sup>th</sup>, 2021

**TO:** Nicole A. Ramirez Thomas  
Acting, Division Manager  
Historic Preservation

**FROM:** Bobby Padilla,   
Building Official, Division Manger  
Inspections

### ITEM & ISSUE

459 Camino Manzano, Santa Fe NM

### BACKGROUND & SUMMARY

An inspection was performed on May 4, 2021, 2021 at the above mentioned address regarding the condition of the free standing carport. The structure is a post and beam construction. The foundation is of concrete/masonry construction.

The overall condition of the carport is in fair condition.

Should you have any questions pertaining to this matter, please feel free to contact me at 955-6503.

Thank you,



# Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

<b>To Be Completed By Applicant:</b>		<b>Site Address:</b> 459 Camino Manzano
<b>Date Submitted:</b> 03/29/2021	<b>Property Owner of Record:</b> Carolyn Kenny and Craig Smith	<b>Proposed Construction Description:</b> Demolish carport including storeroom and build garage. Add kiva fireplace in front of house
<b>Applicant/Agent Name:</b> Martinez Architecture Studio PC	<b>Contact Person Phone Number:</b> (505)989-4958	
<b>Zoning District:</b> RC-8		<b>TOTAL ROOF AREA:</b> 2934 SF
<b>Overlay:</b> <input type="checkbox"/> Escarpment <input type="checkbox"/> Flood Zone* <input checked="" type="checkbox"/> Other: HDRB	<b>Lot Coverage:</b> 42.2% <input type="checkbox"/> Open Space Required: _____	<b>Setbacks:</b> Proposed Front: 20'0" Minimum: 7'0" 2 <sup>nd</sup> Front? _____ Proposed Rear: 5'0" Minimum: 5'0" Proposed Sides: L5'0" R _____ Minimum: 5'0"
<b>Submittals Reviewed with PZR:</b> <input checked="" type="checkbox"/> Legal Lot of Record <input type="checkbox"/> Development Plan <input checked="" type="checkbox"/> Building Plans <input checked="" type="checkbox"/> Existing Site Plan <input checked="" type="checkbox"/> Proposed Site Plan <input checked="" type="checkbox"/> Elevations	<b>Supplemental Zoning Submittals Required for Building Permit:</b> <input type="checkbox"/> Zero Lot Line Affidavit	<b>Height:</b> Proposed 13'0" Maximum Height: 14'8" or <input checked="" type="checkbox"/> Regulated by Historic Districts Ordinance <input type="checkbox"/> Regulated by Escarpment District
<b>Access and Visibility:</b> <input type="checkbox"/> Arterial or Collector** <input type="checkbox"/> Visibility Triangle Required	<b>Use of Structure:</b> <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial Type of Use: _____	<b>Parking Spaces:</b> Proposed 2 Accessible ---- Minimum: 2
<b>Terrain:</b> <input type="checkbox"/> 30% slopes _____		<b>Bicycle Parking**:</b> Proposed: N/A Minimum: N/A ** Commercial Requirement

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

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

Richard Martinez \_\_\_\_\_ [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.

Richard Martinez \_\_\_\_\_ 03/29/2021  
SIGNATURE DATE

<b>To Be Completed By City Staff:</b>	
<b>Additional Agency Review if Applicable:</b>	
<input type="checkbox"/> Escarpment Approval by _____ Date: ___/___/___	
<input type="checkbox"/> Flood Plain Approval by _____ Date: ___/___/___	
<input type="checkbox"/> Traffic Engineering Approval by _____ Date: ___/___/___	
Notes: _____	
<b>Zoning Approval:</b>	
<input type="checkbox"/> Preliminary Approval <input type="checkbox"/> with conditions <input type="checkbox"/> Rejected	
Comments/Conditions: _____	
REVIEWER: _____ DATE: ___/___/___	

A R C H I T E C T U R E  
M A R T I N E Z  
S T U D I O P C

TEL (505) 989-4958 MAIL: P O BOX 925 SANTA FE NM 87504  
1524 PASEO DE PERALTA — STUDIO@MARTINEZARCH.COM

PROPOSAL TO DEMOLISH CARPORT AND BUILD A GARAGE

Smith-Kenny Residence – 459 Camino Manzano

Downtown/Eastside Historic District – Non-Contributing

March 31, 2021

EXISTING CONDITIONS:

An existing house occupies the lot. There is also carport and storeroom. The house is a single story home built in the 1930's and has non-contributing status. The carport and storeroom were added in the 1990's.

PROPOSED CONSTRUCTION:

We are now asking to demolish the existing carport and storeroom and build a garage, which will be an independent structure. We are also adding a kiva fireplace in the front of the house and a new front gate.

The stucco will be El Rey "Pueblo" to match existing. Garage door will be stained a natural wood color to match existing. The windows will be turquoise to match existing.



Richard Martinez



MARTINEZ  
ARCHITECTURE  
STUDIO PC

1524 PASEO DE PERALTA SANTA FE  
505-989-4958 studio@martinezarch.com

SMITH-KENNY RESIDENCE  
459 CAMINO MANZANO  
SANTA FE, NEW MEXICO 87505

VIEW FROM STREET  
MARCH 30, 2021

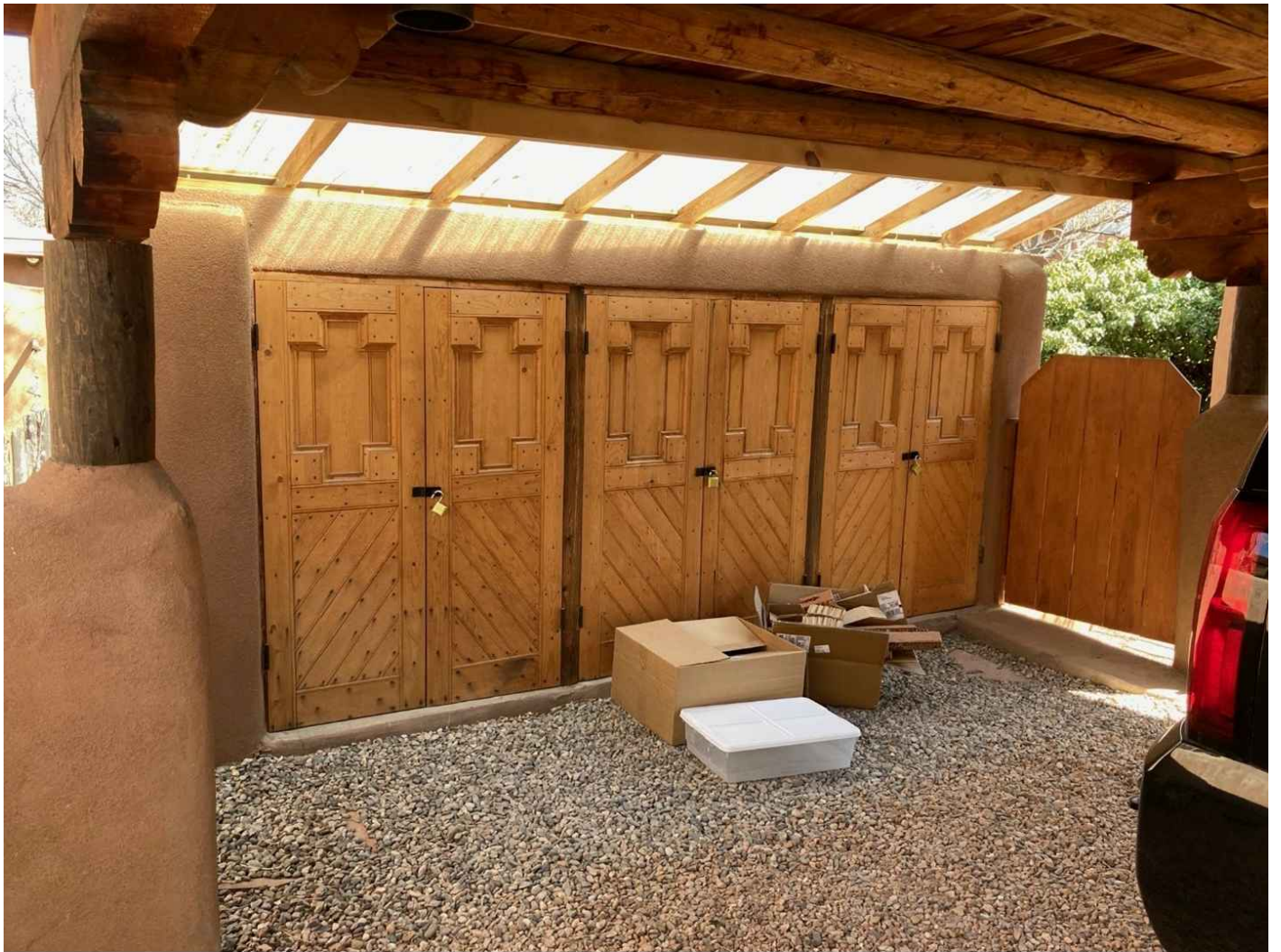


MARTINEZ  
ARCHITECTURE  
STUDIO PC

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505-989-4958 studio@martinezarch.com

SMITH-KENNY RESIDENCE  
459 CAMINO MANZANO  
SANTA FE, NEW MEXICO 87505

VIEW FROM CARPORT  
TO STREET  
MARCH 30, 2021



MARTINEZ  
ARCHITECTURE  
STUDIO PC

1524 PASEO DE PERALTA SANTA FE  
505-989-4958 studio@martinezarch.com

SMITH-KENNY RESIDENCE  
459 CAMINO MANZANO  
SANTA FE, NEW MEXICO 87505

CARPORT LOOKING NORTH  
MARCH 30, 2021



MARTINEZ  
ARCHITECTURE  
STUDIO PC

1524 PASEO DE PERALTA SANTA FE  
505-989-4958 studio@martinezarch.com

SMITH-KENNY RESIDENCE  
459 CAMINO MANZANO  
SANTA FE, NEW MEXICO 87505

CARPORT EAST ELEVATION  
MARCH 30, 2021



MARTINEZ  
ARCHITECTURE  
STUDIO PC

1524 PASEO DE PERALTA SANTA FE  
505-989-4958 studio@martinezarch.com

SMITH-KENNY RESIDENCE  
459 CAMINO MANZANO  
SANTA FE, NEW MEXICO 87505

HOUSE WEST ELEVATION  
MARCH 30, 2021



MARTINEZ  
ARCHITECTURE  
STUDIO PC

1524 PASEO DE PERALTA SANTA FE  
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SMITH-KENNY RESIDENCE  
459 CAMINO MANZANO  
SANTA FE, NEW MEXICO 87505

HOUSE WEST ELEVATION  
MARCH 30, 2021

A R C H I T E C T U R E  
M A R T I N E Z  
S T U D I O P C

TEL (505) 989-4958 MAIL: P O B O X 9 2 5 S A N T A F E N M 8 7 5 0 4  
1 5 2 4 P A S E O D E P E R A L T A — S T U D I O @ M A R T I N E Z A R C H . C O M

**Exterior Finishes**

**Smith-Kenny Residence**

**459 Camino Manzano**

**Downtown and Eastside Historic District**

**March 31, 2021**

**Stucco -Adobe (to match existing)**



**Garage door-Natural Wood Stain (to match existing)**



**Windows- Turquoise (to match existing)**



# HDRB SUBMITTAL SET

## SMITH-KENNY CARPORT MADE INTO GARAGE

459 CAMINO MANZANO  
SANTA FE NEW MEXICO 87505

MARTINEZ ARCHITECTURE STUDIO P.C.

1524 PASEO DE PERALTA

MARTINEZ  
ARCHITECTURE  
STUDIO P.C.  
1524 PASEO DE PERALTA, SANTA FE  
895-989-4958 studio@martinezarch.com

SMITH-KENNY CARPORT  
459 CAMINO MANZANO  
SANTA FE, NEW MEXICO

MARCH 29, 2021

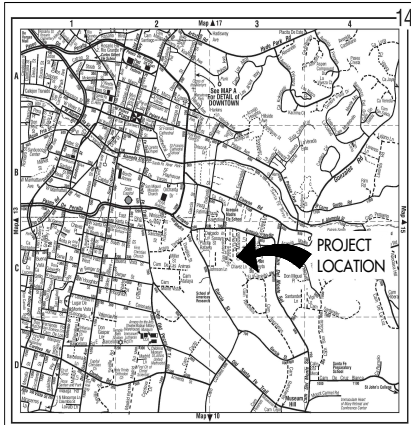
COVER  
SHEET &  
PROJECT  
DATA

A  
0.1

SET #

2101 - SMITH - KENNY

### VICINITY MAP



#### DIRECTIONS TO SITE:

FROM 200 LINCOLN AVE. 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 THEN TURN RIGHT ONTO CAMINO MANZANO  
FOLLOW CAMINO MANZANO TO 459 CAMINO MANZANO. PROJECT IS AT THE END  
OF THE STREET.

### PROJECT DATA

SCOPE OF WORK: GARAGE ADDITION IN PLACE OF  
EXISTING CARPORT

BUILDING TYPE: GARAGE

CONSTRUCTION TYPE: V-B  
(IBC SECTION 602)

MAX BUILDING HEIGHT: 14'-8"

#### NET AREAS (EXISTING):

MAIN HOUSE HEATED: 2,307 SQ.FT.  
CARPORT/STORAGE: 565 SQ.FT.  
PORTALS: 127 SQ.FT.  
EXISTING ROOFED AREA: 2,934 SQ.FT.

#### NET AREAS (PROPOSED):

GARAGE: 565 SQ.FT.  
NEW ROOFED AREA: 0 SQ.FT.

LOT AREA: - 7,053 S.F.

LOT COVERAGE: - EXISTING = 42.2%

ZONING: RC-8

SPECIAL DISTRICTS: DOWNTOWN AND EASTSIDE

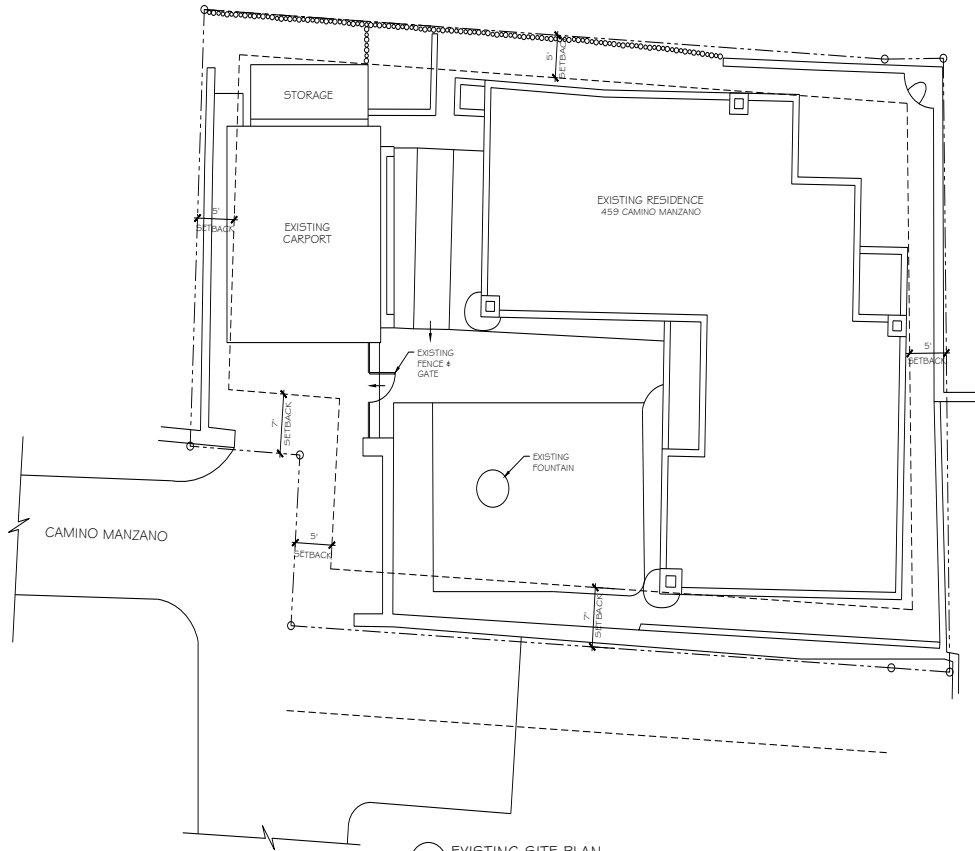
PARKING REQUIREMENTS: 2 SPACES IN FRONT OF  
GARAGE

### DESIGN PROFESSIONALS

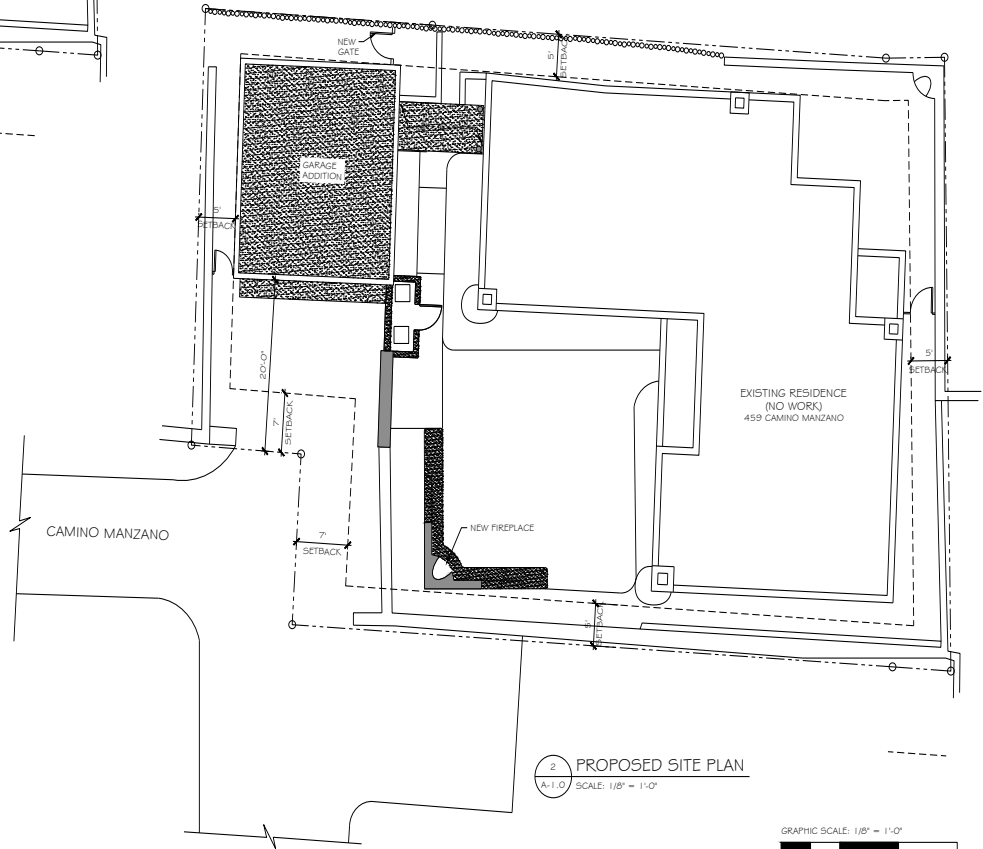
ARCHITECT  
Richard Martinez  
MARTINEZ ARCHITECTURE STUDIO P.C.  
P.O. Box 925 Santa Fe, NM 87504  
(505) 989-4958, Fax (505) 989-8933

### DRAWING INDEX

- A-0.1 COVER SHEET & PROJECT DATA  
LEGAL LOT OF RECORD
- A-1.0 EXISTING & PROPOSED SITE PLAN
- A-2.0 EXISTING CARPORT PLAN, PROPOSED GARAGE PLAN & EXISTING  
MAIN HOUSE FLOOR PLAN
- A-3.0 EXISTING CARPORT & PROPOSED GARAGE EXTERIOR ELEVATIONS  
& FIREPLACE PLAN & ELEVATIONS



1 EXISTING SITE PLAN  
A-1.0 SCALE: 1/8" = 1'-0"



2 PROPOSED SITE PLAN  
A-1.0 SCALE: 1/8" = 1'-0"



MARTINEZ  
ARCHITECTURE  
STUDIO PC  
1524 PASEO DE PERALTA, SANTA FE  
895-989-4958 studio@martinezarch.com

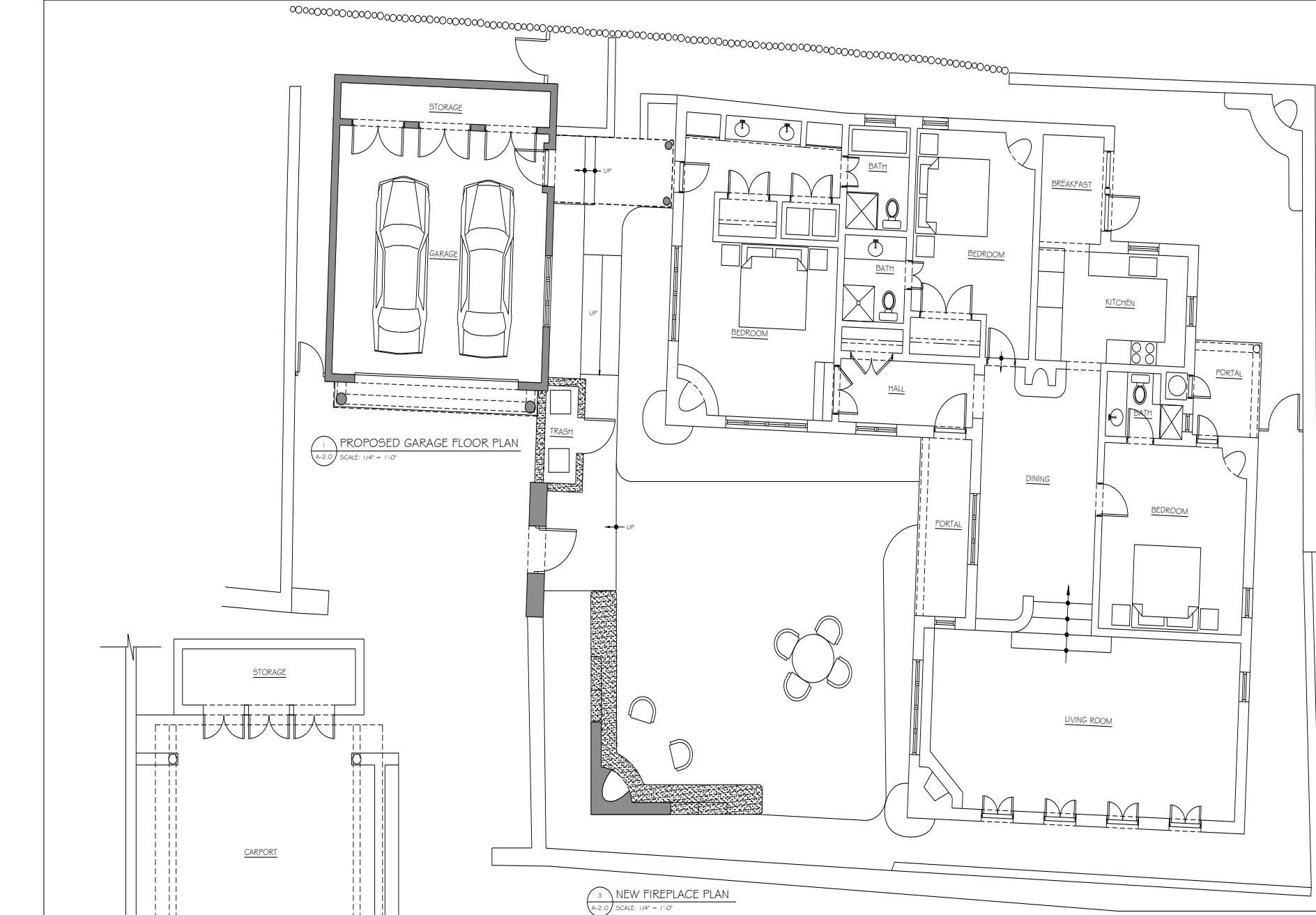
SMITH-KENNY CARPORT  
459 CAMINO MANZANO  
SANTA FE, NEW MEXICO

MARCH 29, 2021

EXISTING &  
PROPOSED  
SITE PLAN

A  
1.0

SET #  
2101 - SMITH-KENNY



1 PROPOSED GARAGE FLOOR PLAN  
A-2.0 SCALE: 1/4" = 1'-0"

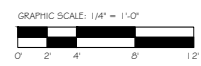
3 NEW FIREPLACE PLAN  
A-2.0 SCALE: 1/4" = 1'-0"

2 EXISTING MAIN HOUSE FLOOR PLAN (NO WORK)  
A-2.0 SCALE: 1/4" = 1'-0"

3 EXISTING CARPORT & STORAGE PLAN  
A-2.0 SCALE: 1/4" = 1'-0"

LEGEND:

- EXISTING WALLS TO REMAIN
- NEW WALLS



MARTINEZ  
ARCHITECTURE  
STUDIO PC  
1524 PASEO DE PERALTA, SANTA FE  
505-889-4956 studio@martinezarch.com

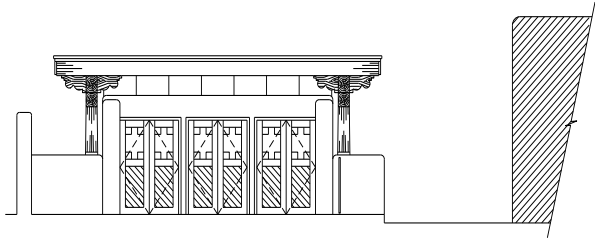
SMITH-KENNY CARPORT  
459 CAMINO MANZANO  
SANTA FE, NEW MEXICO

MARCH 29, 2021

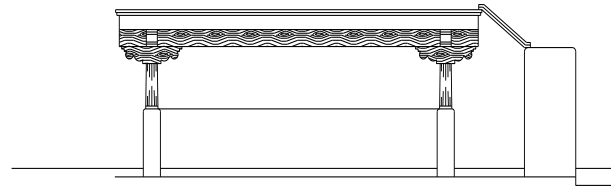
EXISTING &  
PROPOSED  
FLOOR  
PLANS

A  
2.0

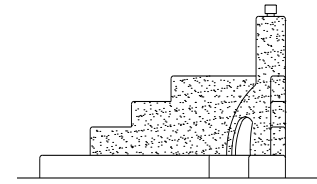
SET #  
2101 - SMITH-KENNY



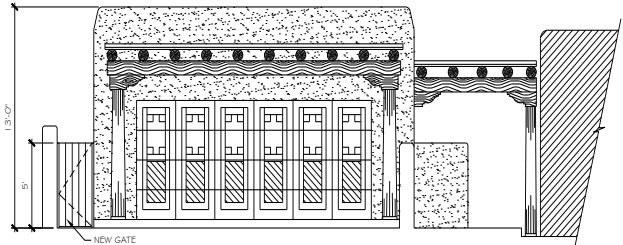
1 EXISTING SOUTH ELEVATION  
A-3.0 SCALE: 1/4" = 1'-0"



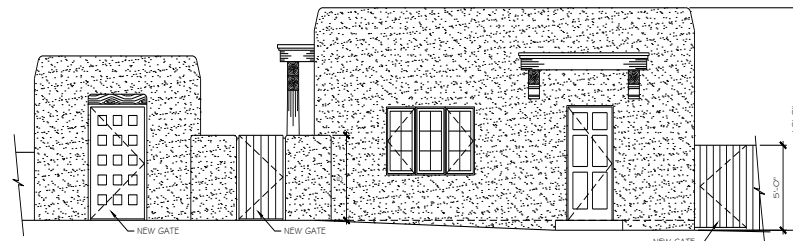
2 EXISTING EAST ELEVATION  
A-3.0 SCALE: 1/4" = 1'-0"



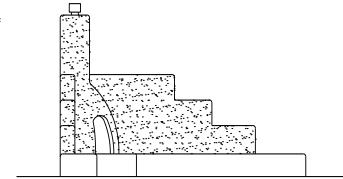
9 FIREPLACE NORTH ELEVATION  
A-3.0 SCALE: 1/4" = 1'-0"



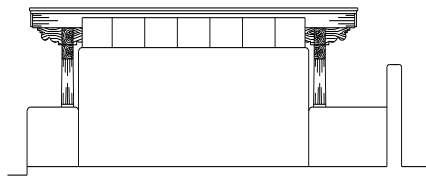
3 PROPOSED SOUTH ELEVATION  
A-3.0 SCALE: 1/4" = 1'-0"



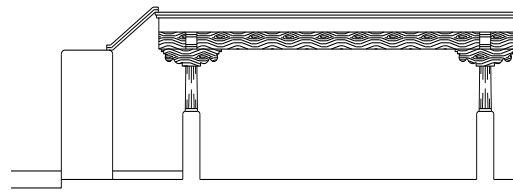
4 PROPOSED EAST ELEVATION  
A-3.0 SCALE: 1/4" = 1'-0"



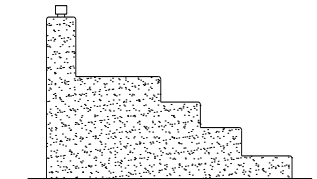
10 FIREPLACE EAST ELEVATION  
A-3.0 SCALE: 1/4" = 1'-0"



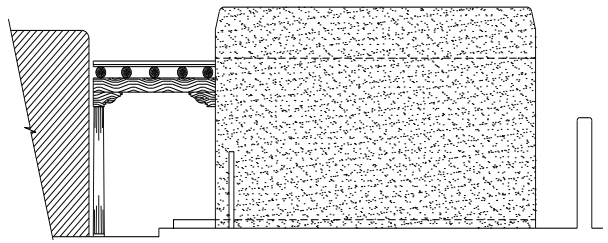
1 EXISTING NORTH ELEVATION  
A-3.0 SCALE: 1/4" = 1'-0"



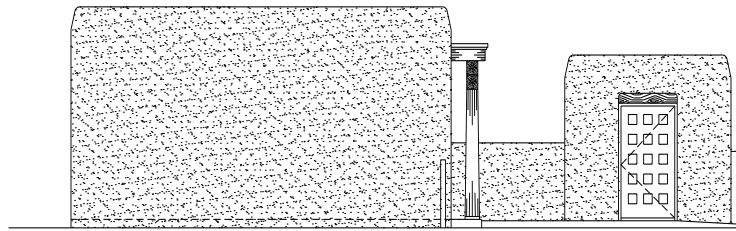
2 EXISTING WEST ELEVATION  
A-3.0 SCALE: 1/4" = 1'-0"



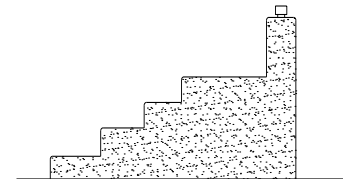
11 FIREPLACE SOUTH ELEVATION  
A-3.0 SCALE: 1/4" = 1'-0"



7 PROPOSED NORTH ELEVATION  
A-3.0 SCALE: 1/4" = 1'-0"



8 PROPOSED WEST ELEVATION  
A-3.0 SCALE: 1/4" = 1'-0"



12 FIREPLACE WEST ELEVATION  
A-3.0 SCALE: 1/4" = 1'-0"





# CITY OF SANTA FE, NEW MEXICO

**PROJECT DESCRIPTION:** Remodel  
Case number: **2021-003611-HDRB**  
Project Type: HDRB

**PROJECT LOCATION (S):** 84 E. San Francisco

**PROJECT NAMES:**

OW – Mark Suleiman

AP – John Padilla

**PROJECT DATA:**

**HISTORIC DISTRICT**

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

**HISTORIC BUILDING STATUS**

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

**PRIMARY ELEVATIONS:** North  South  West  East  N/A

PUBLICLY VISIBLE FACADE-EAST Yes  No

PUBLICLY VISIBLE FACADE-NORTH Yes  No

PUBLICLY VISIBLE FACADE-SOUTH Yes  No

PUBLICLY VISIBLE FACADE-WEST Yes  No

**HISTORIC DISTRICT INVENTORY NUMBER**

**YEAR OF CONSTRUCTION** 1912-30s; 1949 Remodel

**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: May 25, 2021  
TO: Historic Districts Review Board Members  
FROM: Angela S. Bordegaray, Senior Planner, Historic Preservation Division

---

Case 2020-003609-HDRB

Address: 816 Camino Atalaya  
Historic Status: NA  
Historic District: Downtown & Eastside

## REFERENCE ATTACHMENTS (Sequentially):

### CITY SUBMITTALS

- District Standards & yard wall  
& fence standards.
- N/A Historic Inventory Form
- Preliminary Zoning Review Sheet

### APPLICANT SUBMITTALS

- Proposal Letter
- Site Plan/Floor Plan
- Elevations
- Photographs

## STAFF RECOMMENDATION:

Staff recommends approval of the proposed project and finds that 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.

## **BACKGROUND & SUMMARY:**

816 Camino Atalaya is a vacant lot at the end of Camino Atalaya to the north of an existing residence at 819 Camino Atalaya, adjacent to the School for Advance Research (SAR). The existing house and the vacant lot share the driveway along the west side of the property. The proposal consists of the following elements.

1. New construction of a single-story 2,971 sf building on a 21,118 sf lot in the Spanish-Pueblo Revival style. It will have rounded massing, stepped at various levels to accommodate site slope, which descends to the north toward the arroyo. The height of proposed residence ranges from 13'-5" to 18'-4" where the maximum allowable height is 18'-8". The new building will feature low buttresses at its corners and two portals with fireplaces. The portals will have wooden posts, beams, and exposed vigas, stained medium brown. Windows and doors will be a combination of wood and steel. Proposed wood windows will have divided lights and stained in a medium brown hue. Steel windows will be finished in an oil-rubbed bronze matte paint finish. All doors will be wood.
2. Two courtyards with low 2'-6" to 4'-6" high stuccoed walls at the south and west elevations. A 6' coyote fence is proposed along a section west property line. Yard walls will include about 3' retaining walls.
3. Hardscaping, planters, pathways, and steps will not be publicly visible.
4. Reconfigure the existing parking by shifting the parking area to east/west and install a vehicular gate. The vehicular gate will stained wood with stuccoed pilasters and metal hardware. The gate will not exceed 3'- 5" high; pilasters will be 4'-8" in height. The proposed gate will be located approximately 30' from the street.
5. Eight low profile skylights are proposed.
6. Exterior walls and portals will be finished in El Rey "Adobe" cementitious stucco and natural stone veneer.

building threatened? yes	surveyed date 11/85 by HMW	county SANTA FE	ID no. 051610477.
field map SFHD # 1	number 477	UTM reference easting zone 12 13	
location description 82-84 E. SAN FRANCISCO		city/town SANTA FE	
		<del>land grant/reservation</del>	
building name		legal description tnsp N S range E W sec $\frac{1}{2}$ $\frac{1}{2}$	
film roll by HMW no. SFHD # 18	negative nos. 24	loc. of neg. HPB	plan shape



date of construction 1912-30, estimate 1949 actual	source C. WILSON
use present residential other COMM	historic residential other COMM
condition ___ excellent ___ good ___ fair ___ deteriorating	degree of remodeling ___ minor ___ moderate ___ major

style S. P. REV.	FOUNDATION MATERIAL
	wall material/surface

architectural features	surroundings COMM
	relationship to surroundings ___ similar ___ not similar
	district potential ___ yes ___ no
	significance ___ eligible ___ of ___ none
	if eligible, interest

comments J. G. MEEH 1949 REMODEL.	why? NC ALTERATION
	associated buildings? ___ yes
	what type?
	if inventoried, list ID nos.
	see back? ___ yes



# Agenda

**DESIGN REVIEW BOARD**

April 25, 2000

Page 2

4. Case #H-00-47. 101 Victoria St. Downtown and Eastside Historic District. Contributing. Donald P. and Robin H. Brown, propose to replace window on west elevation, door and window alterations on south elevation; door and window alterations, remove overhangs, and add portal on east elevation; replace aluminum shed with adobe structure (height = 11'6"); construct yard wall and gate from center of house to south property line to create courtyard (proposed allowable height = 4'7"); construct detached structure (height = 11'1") to northeast of main residence; add skylights; associated remodel treatments; add coyote fence to north and west elevations (proposed height varies = 4' - 5'; allowable height = 5').

**G. NEW BUSINESS**

1. Case #H-00-49. 84 E. San Francisco. Downtown and Eastside Historic District. Non-contributing. Sherry Bradley, agent for San-Shell Inc., proposes window alterations on north and east elevations, associated remodel treatments.
2. Case #H-00-50. 301 E. Palace Avenue. Downtown and Eastside Historic District. Non-contributing. Greg Walke, agent for Nina Agabian, proposes door alterations on west and east elevations, add awnings on east elevation and railing on west elevation.
3. Case #H-00-51. 125 E. Water Street. Downtown and Eastside Historic District. Non-contributing. Padilla and Associate Architects, agents for Tom Odai, propose door and window alterations, add courtyard wall (24") on south elevation.
4. Case #H-00-52. 203 E. Buena Vista. Downtown and Eastside Historic District. Contributing. Carr Construction, agents for Walt Smoyer, proposes wholesale window replacement on main and guest house, re-roof guest house, spray foam and re-stucco both units.

**H. MATTERS FROM THE BOARD**

**I. BUSINESS FROM THE FLOOR**

**J. ADJOURNMENT**

**For more information regarding cases on this agenda please call the Planning Division at 984-6808. Interpreter for the hearing impaired is available through the city clerks office upon five (5) days notice.**

**Minutes of the City of Santa Fe**

**Historic Design Review Board**

**Field Trip**

**Santa Fe, New Mexico**

**April 25, 2000**

A regular field trip of the City of Santa Fe Historic Design Review Board commenced at approximately 12:00 noon on this date. The HDRB members who were in attendance are indicated as follows:

**MEMBERS PRESENT:**

Ms. Cecilia Rios  
Mr. A. Christopher Purvis  
Ms. Nancy Hanks  
Mr. John Padilla  
Mr. Randy Randall

**MEMBERS EXCUSED:**

Mr. Stephen Flance  
Ms. Mary Rivera

**OTHERS PRESENT:**

Angela M. Schackel, Historic Districts Case Planner

The Historic Design Review Board visited the sites for its evening agenda. Upon arrival to each site, board members discussed the project description. HDRB comments/discussion occurred at each site as indicated.

**Sites Visited:**

**1114 Camino San Acacio**

- \* Viewed chimney proposed for expansion

**1155 Camino Delora #4**

- \* Viewed proposed addition's location
- \* Window details to be presented @ meeting

**1061 Camino San Acacio (Guest House)**

- \* Viewed proposed structure's location
- \* Window details to be presented @ meeting

**101 Victoria St.**

- \* Viewed all sides for proposed changes and additions (rear)
- \* Viewed location of proposed fencing and yard wall

HISTORIC DESIGN REVIEW BOARD  
Field Trip Page 2  
April 25, 2000

**84 E. San Francisco**

- \* Viewed windows to be replaced with slightly longer units

**301 E. Palace**

- \* Viewed existing railing and location of proposed doors

**125 E. Water**

- \* Viewed windows and area proposed for low courtyard wall

**203 E. Bueno Vista**

- \* Viewed all sides and inspected windows

**Other Comments**

Staff to look at approval for Buena Vista next door (stucco included?)

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

<b>G.</b>	<b>NEW BUSINESS</b>		
1.	<u>Case #H-00-49.</u> 84 E. San Francisco	Approved as recommended	9
2.	<u>Case #H-00-50.</u> 301 E. Palace Avenue	Approved with condition	9-10
3.	<u>Case #H-00-51.</u> 125 E. Water Street	Approved as recommended	10-11
4.	<u>Case #H-00-52.</u> 203 E. Buena Vista	Postponed	11-12
<b>H.</b>	<b>MATTERS FROM THE BOARD</b>	Discussion	12-13
<b>I.</b>	<b>BUSINESS FROM THE FLOOR</b>	Discussion	13-16
<b>J.</b>	<b>ADJOURNMENT</b>		16

house. Mr. Rodriguez replied that the #10 door was a single door, next to the bathroom, for the exterior. He said it was a panel glaze with a glass light above. Ms. Wood said that she wrote in her description regarding the back door that faces west that it was a 6 pane door but it is really 4 pane door with a solid bottom, made by Simpson MasterMark. Mr. Rodriguez elaborated that it was a 6 panel glazed door. He added that doors #9 and #10 were wood glass pane.

Mr. Padilla asked about the door on the shed. Mr. Rodriguez said they were planning on a custom wood plank door and that there was some old barn sash that they were going to try to apply to the door.

Ms. Hanks asked for a description of the pitch of the shed roof. After a discussion, the parties agreed it was there was a 9" rise for 12" of run.

**Chairperson Rios stated that the motion included the following conditions: that the skylight in the kitchen would be surrounded by a parapet and that the roofing material on shed would be corrugated tin. The motion passed unanimously.**

#### **G. NEW BUSINESS**

---

1. **Case #H-00-49.** 84 E. San Francisco. Downtown and Eastside Historic District. Non-contributing. Sherry Bradley, agent for San-Shell Inc., proposes window alterations on north and east elevations, associated remodel treatments.

Ms. Schackel presented the staff report (Attached as Exhibit E)

Ms. Sherry Bradley, 916 Hickox was sworn in. Mr. Bell asked about the color of the trim. Ms. Bradley said they are predominantly white with a small turquoise strip, but that they are planning on painting all white.

**Mr. Fiance moved to approve Case #H-00-47 as recommended by staff. The motion was seconded by Mr. Padilla. The motion to approve passed by unanimous voice vote.**

2. **Case #H-00-50.** 301 E. Palace Avenue. Downtown and Eastside Historic District. Non-contributing. Greg Walke, agent for Nina Agabian, proposes door alterations on west and east elevations, add awnings on east elevation and railing on west elevation.

Ms. Schackel presented the staff report (Attached as Exhibit F)

Present and sworn was Mr. Greg Walke, 110 West San Francisco Street, architect for the project. Mr. Walke addressed the issues around the railing request. He said there were 3 reasons for the railing, first, that traffic along Paseo de Peralta splashes slush and water onto



# City of Santa Fe, New Mexico

**H-00-49**  
**84 E. San Francisco**

Project description : WNDW ALTRNS, W,E ELVTNS, REMDL TRTMNTS  
Project number : 00-10100055  
Case number : H-00-49  
Project type : HISTORIC DESIGN REVIEW BOARD

**PROJECT LOCATION (S) :** **84 E. San Francisco St.**

### PROJECT NAMES:

OW-San-Shell Inc. 2 Calle Zanate  
Santa Fe, NM 87505 (505) 471-1652

AP-Golden Bear Inc. c/o Sherry Bradley 84 E. San Francisco St.  
Santa Fe, NM 87505 (505) 954-4800

### PROJECT DATA:

HISTORIC DISTRICT	Downtown and Eastside
<b>HISTORIC BUILDING STATUS</b>	<b>Non-contributing</b>
PUBLICLY VISIBLE FAÇADE-EAST	Y
PUBLICLY VISIBLE FAÇADE-NORTH	Y
PUBLICLY VISIBLE FAÇADE-SOUTH	N
PUBLICLY VISIBLE FAÇADE-WEST	N
HISTORIC DISTRICT SURVEY NUMBER	H3237
YEAR OF CONSTRUCTION	1912-30,1949,1978
PROJECT TYPE (NEW, ADD, ETC.)	Remodel
USE, EXISTING	Commercial
USE, PROPOSE	Commercial
HISTORIC BUILDING NAME	N/A

**EXHIBIT E**  
**HDRB 4/25/2000**

# City of Santa Fe, New Mexico

# memo

**DATE:** April 25, 2000  
**TO:** Historic Design Review Board Members  
**VIA:** Anne Condon, Planning and Land Use Department Director CC w/ SP,  
Cyrus Samil, Planning Team Leader *for CS*  
**FROM:** Angela Schackel, Historic Districts Case Planner *AS*

**ITEM & ISSUE:**

**CASE #H-00-49**

**ADDRESS 84 E. San Francisco**  
**Historic Status Non-contributing**  
**Historic District Downtown & Eastside**

**REFERENCE ATTACHMENTS (Sequentially):**

**CITY SUBMITTALS**

- Case Synopsis
- District Standards
- State Historical Survey Sheet
- Other

**APPLICANT SUBMITTALS**

- Proposal Letter
- Vicinity Map
- Site Plan/Floor Plan
- Elevations
- Photographs
- Other

**STAFF RECOMMENDATION:**

Staff acknowledges that the proposal meets the design standards of the Downtown and Eastside Historic District and recommends approval.

**BACKGROUND & SUMMARY:**

The applicant proposes to widen and replace windows on the north and east elevations. The new windows will be fixed true divided light, similar to existing. All existing window header heights will remain the same. Windows will be painted white.

The applicant also proposes to repair the existing door and side lite on the north elevation, replace a deteriorating corbel to match existing in size and color, and re-stucco the entire building to match existing. Canales, gutters, and downspouts will be painted to match the stucco.

**The proposal meets the Historic Districts Ordinance in that the structure is designated "non-contributing;" therefore, door and window openings may be narrowed or widened or otherwise altered as long as they meet the design standards that call for window panes larger than 30" to be divided (Sections 14-70.4 & 14-70.9 SFCC 1987).**

**The applicant indicated on the application form that she met with the appropriate city zoning official who confirmed in a preliminary review that this proposal meets the city's zoning codes.**

#### 14-70.9 STANDARDS; DOWNTOWN AND EASTSIDE.

A. The governing body recognizes that a style of architecture has evolved within the city from the year 1600 to the present characterized by construction with adobe, hereafter called "old Santa Fe style", and that another style has evolved, hereafter called "recent Santa Fe style", which is a development from, and an elaboration of the old Santa Fe style, with different materials and frequently with added decorations.

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

(1) With rare exception, buildings are of one (1) story, few have three (3) stories, and the characteristic effect is that the buildings are long and low. Roofs are flat with a slight slope and surrounded on at least three (3) sides by a firewall of the same color and material as the walls or of brick. Roofs are never carried out beyond the line of the walls except to cover an enclosed portal or porch formed by setting back a portion of the wall or to form an exterior portal, the outer edge of the roof being supported by wooden columns. Two-story construction is more common in the territorial than in other sub-styles, and is preferably accompanied by a balcony at the level of the floor of the second story. Facades are flat, varied by inset portales, exterior portales, projecting vigas or roof beams, canales or water-sprouts, flanking buttresses and wooden lintels, architraves and cornices, which, as well as doors, are frequently carved and the carving may be picked out with bright colors. Arches are almost never used except for nonfunctional arches, often slightly ogive, over gateways in freestanding walls;

(2) All exterior walls of a building are painted alike. The colors range from a light earth color to a dark earth color. The exception to this rule is the protected space under portales, or in church-derived designs, inset panels in a wall under the roof, in which case the roof overhangs the panel. These spaces may be painted white or a contrasting color, or have mural decorations;

(3) Solid wall space is always greater in any facade than window and door space combined. Single panes of glass larger than thirty inches (30") in any dimension are not permissible except as otherwise provided in this subsection;

(4) The rule as to flat roofs shall not be construed to prevent the construction of skylights or installation of air conditioning devices, or any other necessary roof structures, but such structures other than chimneys, flues, vents and aerials, shall be so placed as to be concealed by the firewall from the view of anyone standing in the street on which the building fronts;

(5) True old Santa Fe style buildings are made of adobe with mud plaster finish. Construction with masonry blocks, bricks, or other materials with which the adobe effect can be simulated is permissible; provided, that the exterior walls are not less than eight inches (8") thick and that geometrically straight facade lines are

avoided. Mud plaster or hard plaster simulating adobe, laid on smoothly, is required; and

(6) It is characteristic of old Santa Fe style commercial buildings to place a portal so that it covers the entire sidewalk, the columns being set at the curb line.

C. 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:

(1) No building shall be over two (2) stories in height in any facade unless the facade shall include projecting or recessed portales, setbacks or other design elements;

(2) The combined door and window area in any publicly visible facade shall not exceed forty percent (40%) of the total area of the facade except for doors or windows located under a portal. No door or window in a publicly visible facade shall be located nearer than three feet (3') from the corner of the facade;

(3) No cantilevers shall be permitted except over projecting vigas, beams, or wood corbels, or as part of the roof treatment described below;

(4) No less than eighty percent (80%) of the surface area of any publicly visible facade shall be adobe finish, or stucco simulating adobe finish. The balance of the publicly visible facade, except as above, may be of natural stone, wood, brick, tile, terracotta, or other material, subject to approval as hereinafter provided for building permits;

(5) The publicly visible facade of any building and of any adjoining walls shall, except as otherwise provided, be of one color, which color shall simulate a light earth or dark earth color, matte or dull finish and of relatively smooth texture. Facade surfaces under portales may be of contrasting or complimentary colors. Windows, doors and portales on publicly visible portions of the building and walls shall be of one of the old Santa Fe styles; except that buildings with portales may have larger plate glass areas for windows under portales only. Deep window recesses are characteristic; and

(6) Flat roofs shall have not more than thirty inches (30") overhang. (Ord. #1957-18, §3; Code 1973, §36-314; Code 1981, §3-29-3; Ord. #1982-63, §8; SFCC 1981, §3-29-4)

building threatened? yes	surveyed date 11/85 by HMW	county SANTA FE	ID no. 051610477.
field map SFHD # 1	number 477	UTM reference zone 12 13	easting northing
location description		city/town	
82-84 E. SAN FRANCISCO		SANTA FE	
building name		legal description	
		tnsp N S range E W sec	
film roll by HMW no. SFHD # 18	negative nos. 24	loc. of neg. HPB	plan shape



date of construction	1949	estimate	actual
source	C. WILSON		
use	present	residential	
	other	COMM	
	historic	residential	
	other	COMM	
condition	excellent	good	deteriorating
	fair		
degree of remodeling	minor	moderate	major
Describe:	1949 REMODEL		

style	CONSTRUCTION MATERIAL
S. P. REV.	wall material/surface
architectural features	
comments	J. G. MERR 1949 REMODEL.

relationship to surroundings	similar	not similar	
district potential	yes	no	
significance	eligible	of	none
(if eligible, interest why?)	NO ALTERATION		
associated buildings?	yes	no	
what type?			
(if inventoried, list ID nos.)			
see back?	yes	no	

GOLDEN BEAR, INC.  
LESSOR SAN-SHELL, INC.  
84 E. SAN FRANCISCO ST.  
SANTA FE N.M. 87501  
(505) 954-4800

April 4, 2000

Historical Styles  
City of Santa Fe

applicant: 783.1712

To whom this may concern,

This letter is a proposal letter for construction at the above address. The following will be changes made to this building:

1. Enlarge 6 existing window openings, install new wood jambs, wood frame windows with fixed tempored glass with dividers. Frames to be painted white.

**East Side**

1-11'-6"x6'-0" , 3-window unit

1-8'-0"x6'-0" , 2 -window unit

**North Side**

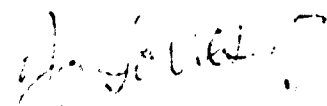
2-4'-0"x7'-4" , 1-window unit

**North Alcove**

2-3'-0"x7'-4" , 1-window unit

- Door & Side Lite-Repair & paint white, side lite to be a minimum of 18" wide.
2. The rotten corble will be replaced and if any other rotten wood is found during construction it will be replaced to look exactly the same.
  3. The building will be coated with stucco finish to match the current color of the building. This will apply only at 84 E. San Francisco Street.
  4. The gutters will be painted to match stucco color.

Thank you for your consideration in this matter.

  
J.F. Torres, Jr.  
San Shell, Inc.  
(Building owner)

H-00

HISTORY OF BUILDING LOCATED AT  
84 E. SAN FRANCISCO ST.

1920's "SPANISH & INDIAN TRADING CO.  
LARGE FIXED GLASS W/AWNINGS  
& STUCCO BUILDING

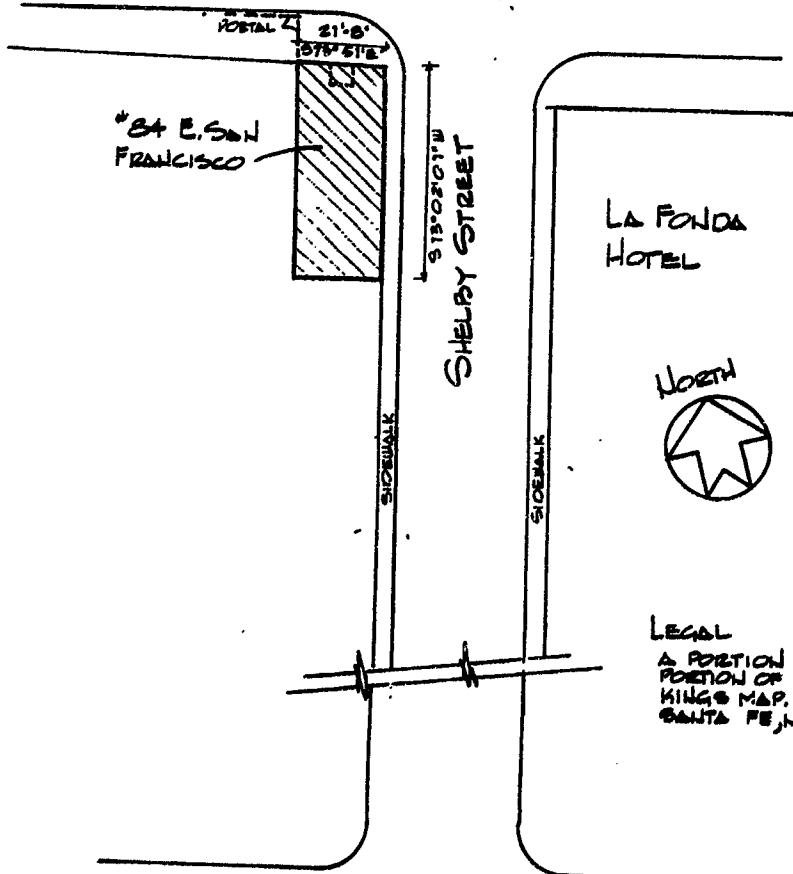
1940's TO 1978 "LEEDS SHOE STORE"  
LARGE FIXED GLASS FLOOR TO CEILING  
STUCCO EXTERIOR

1978 GEPPETO'S SANDWICH SHOP  
SMALLER DIVIDED LIGHT WINDOWS  
(SAME AS PRESENT)

SEE ATTACHED PHOTO (XEROX COPIES)  
FROM HISTORICAL LIBRARY

PLAZA

EAST SAN FRANCISCO STREET



LA FONDA HOTEL



LEGAL  
 A PORTION OF TRACT 'A'  
 PORTION OF LOT 1, BLOCK 9  
 KING'S MAP, CITY OF  
 SANTA FE, NEW MEXICO.

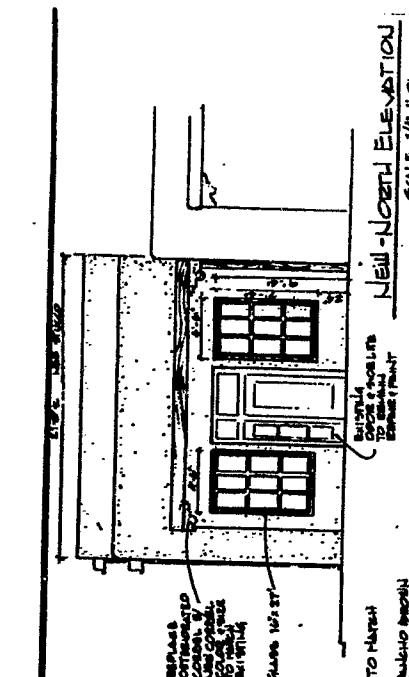
WATER STREET

SHELBY ST

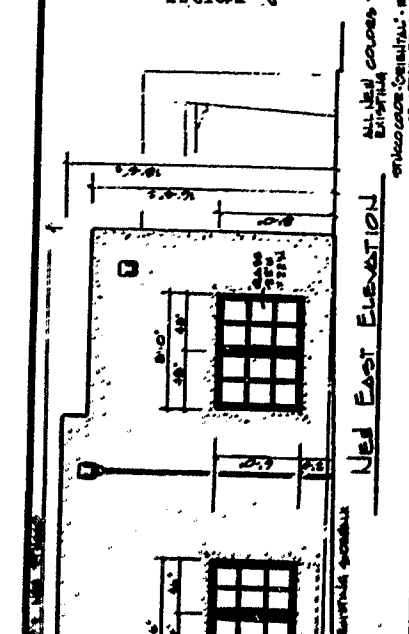
OLD SANTA FE TRAIL

SITE PLAN  
 AND  
VICINITY MAP  
 SCALE 1"=20'

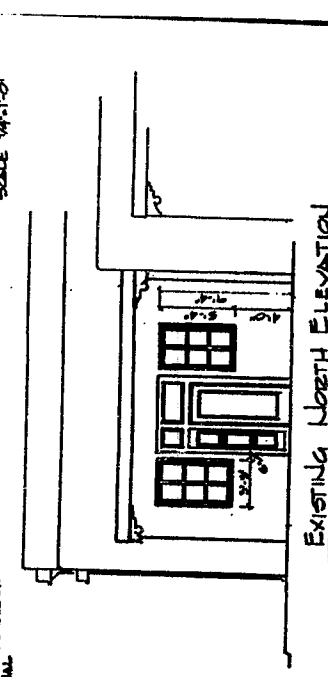
<p>drafting          association          1000          SANTA FE, N.M.</p>	<p>REVISIONS</p>	<p>ENGINEER IN CHARGE FOR  <u>GOLDEN BOND</u>          THE ART &amp; JEWELRY STORE          84 E. SAN FRANCISCO ST.          SANTA FE, N.M.</p>	<p>1 of 2</p>
--	------------------	---	---------------



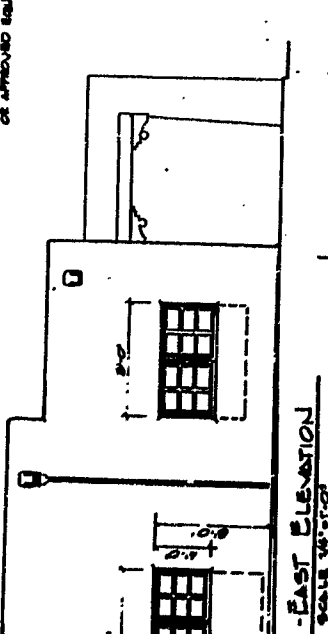
West North Elevation  
SCALE 1/4"=1'-0"



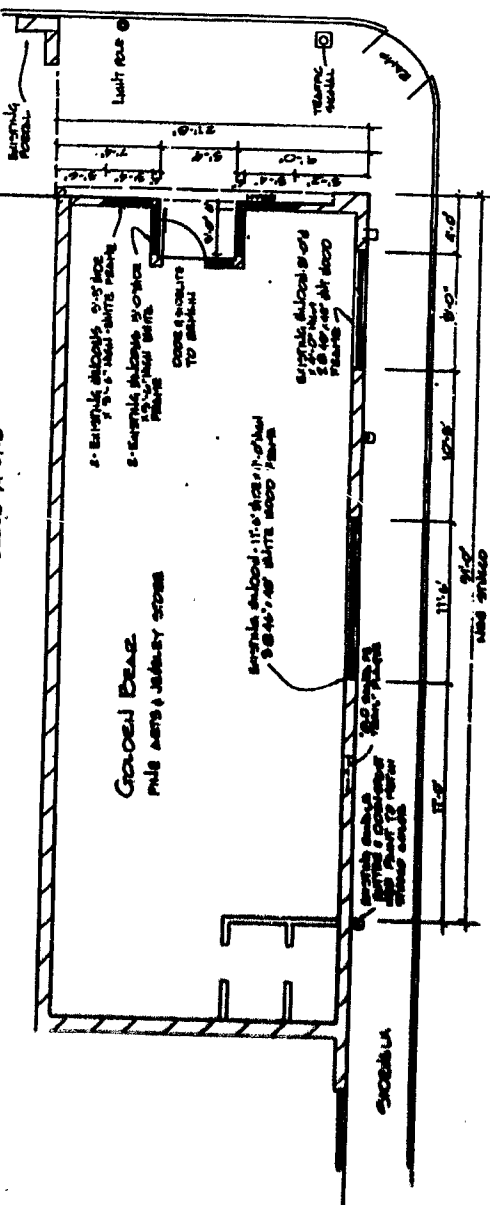
West East Elevation  
SCALE 1/4"=1'-0"



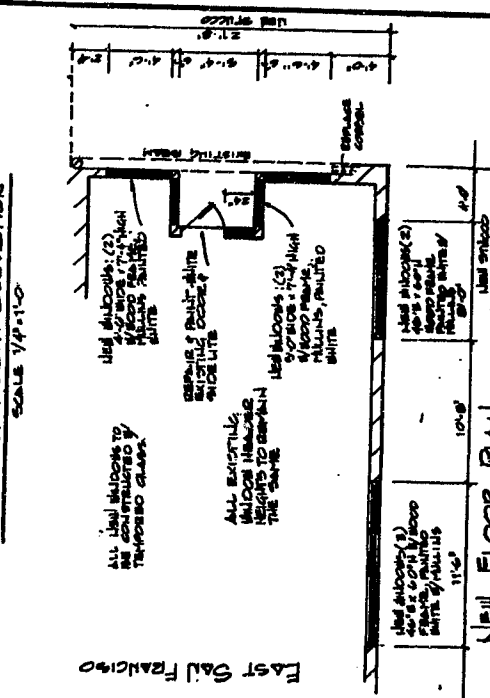
Existing North Elevation  
SCALE 1/4"=1'-0"



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



Existing Floor Plan  
SCALE 1/4"=1'-0"

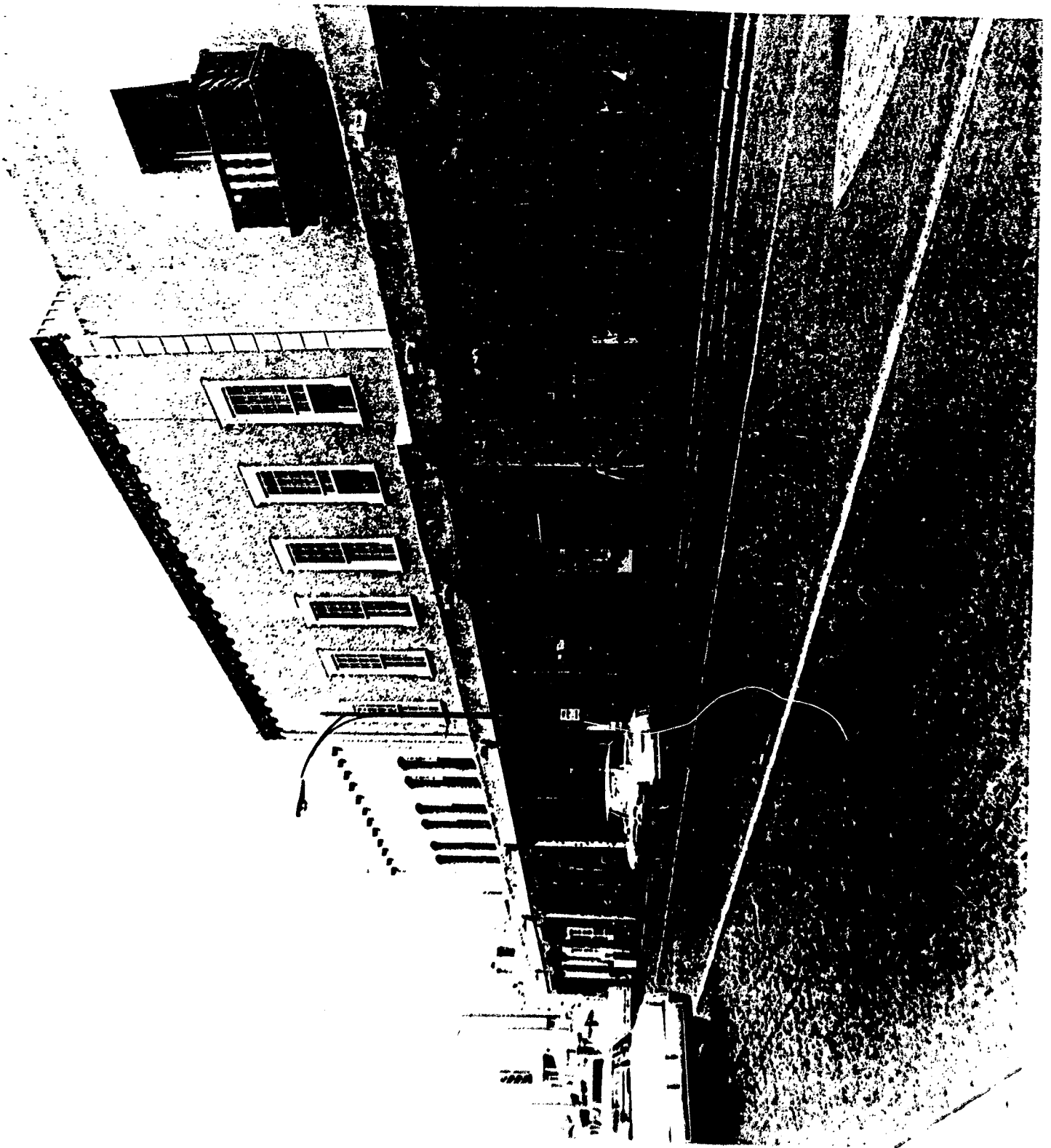


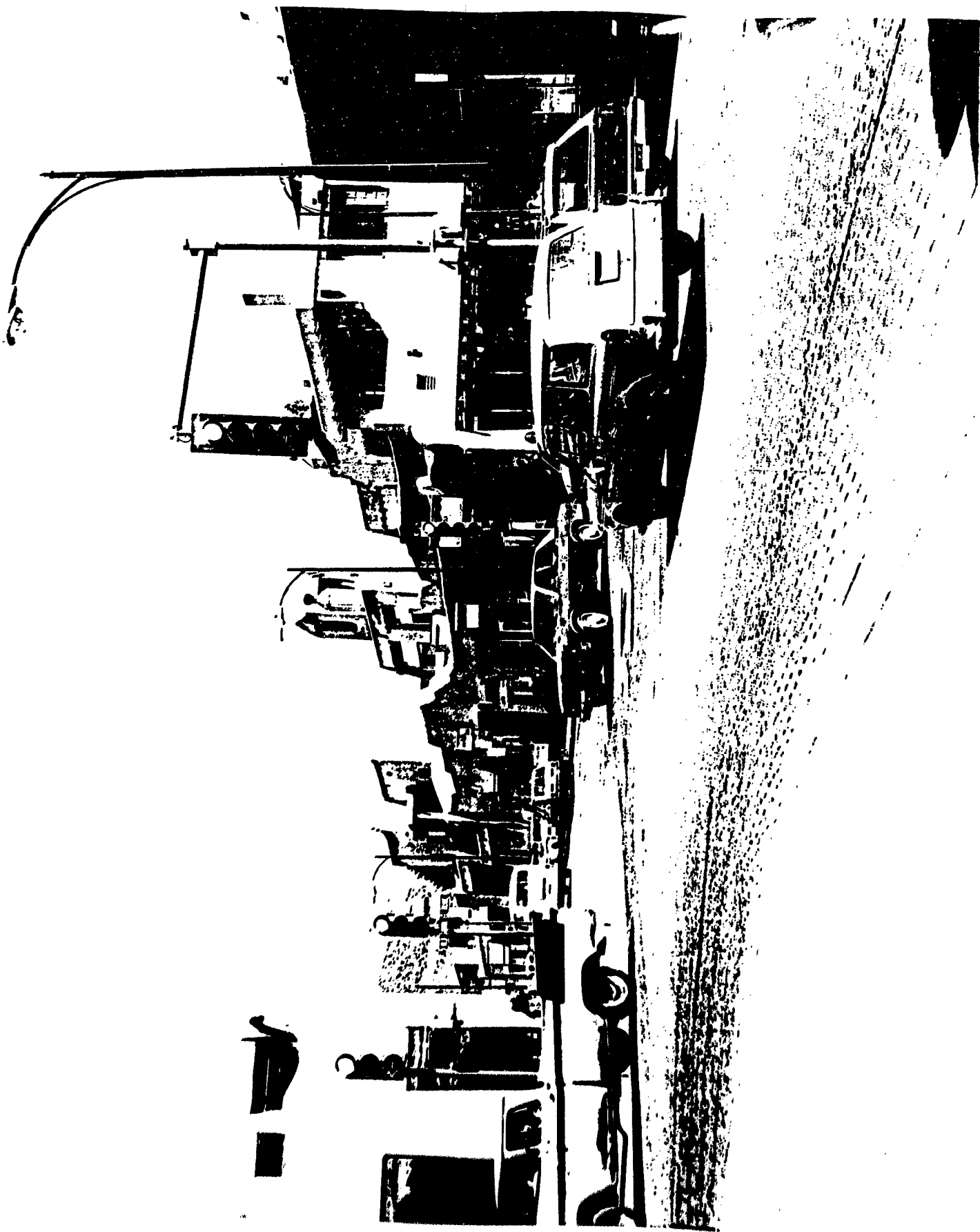
New Floor Plan  
SCALE 1/4"=1'-0"

Shelby Strain  
(Old Santa Fe Trail)

GOLDEN BEAR  
1115 S. 2nd Avenue  
DENVER, CO 80202

Architect  
Shelby Strain  
1115 S. 2nd Avenue  
DENVER, CO 80202

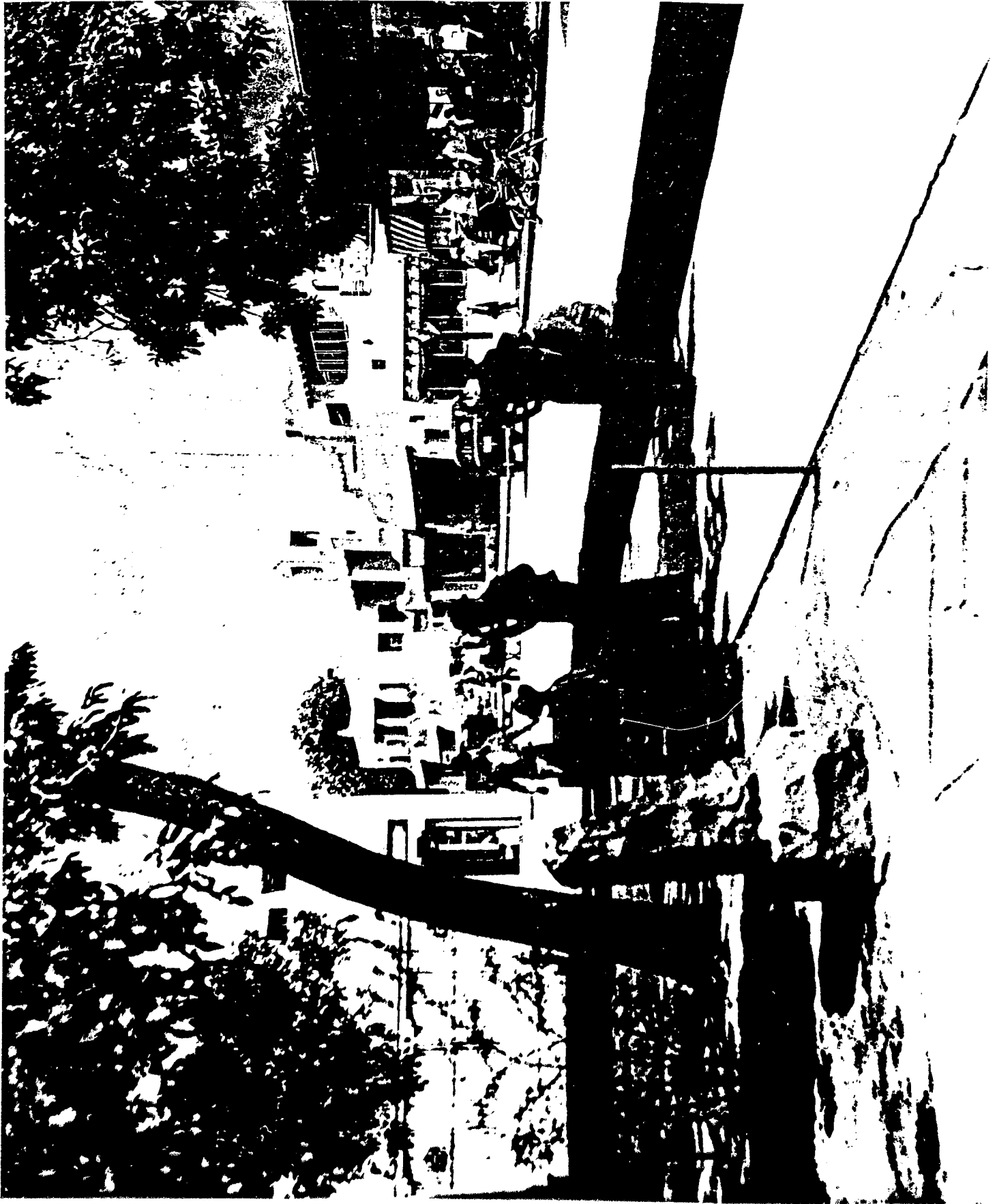




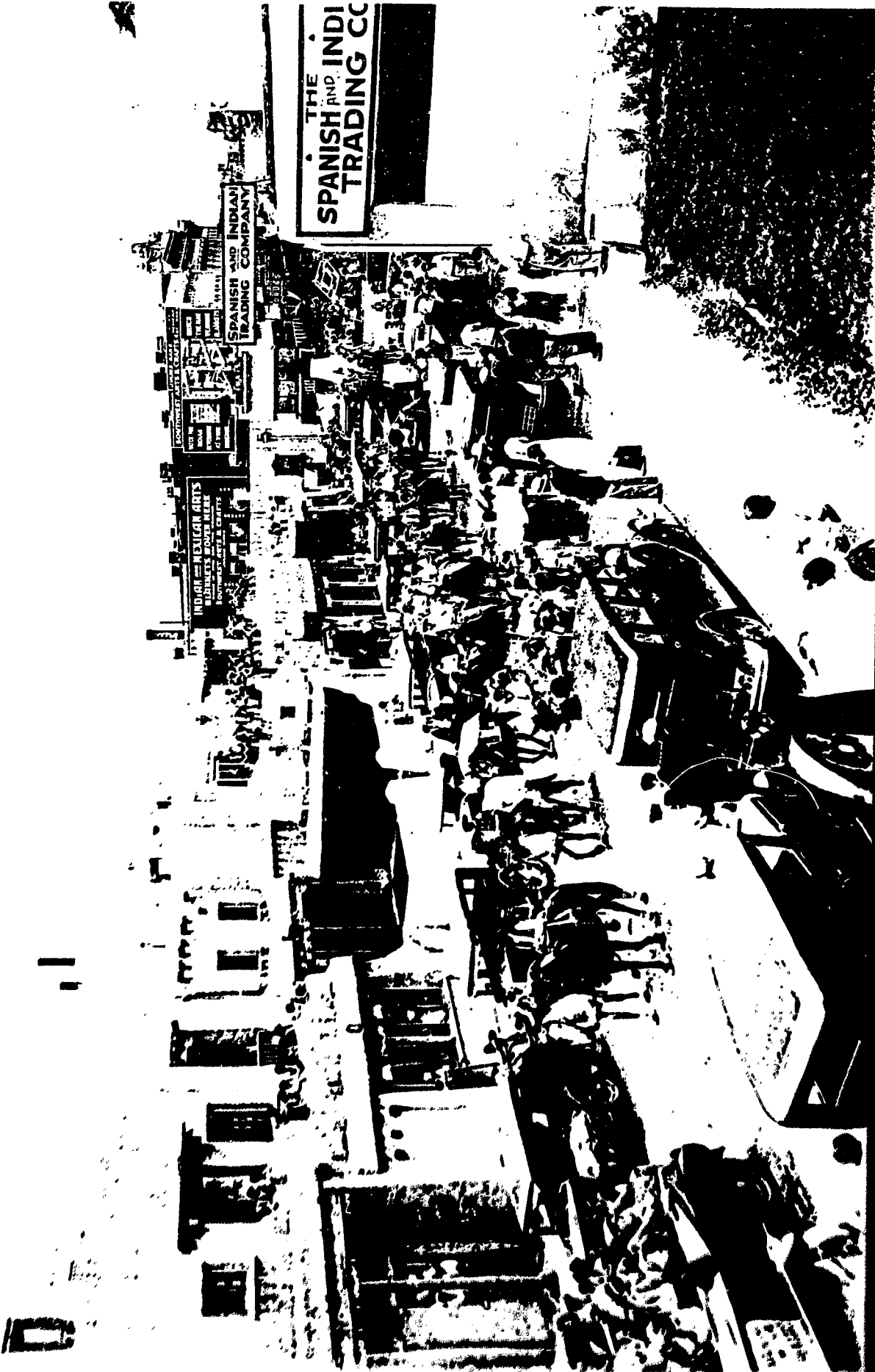
1978



1973

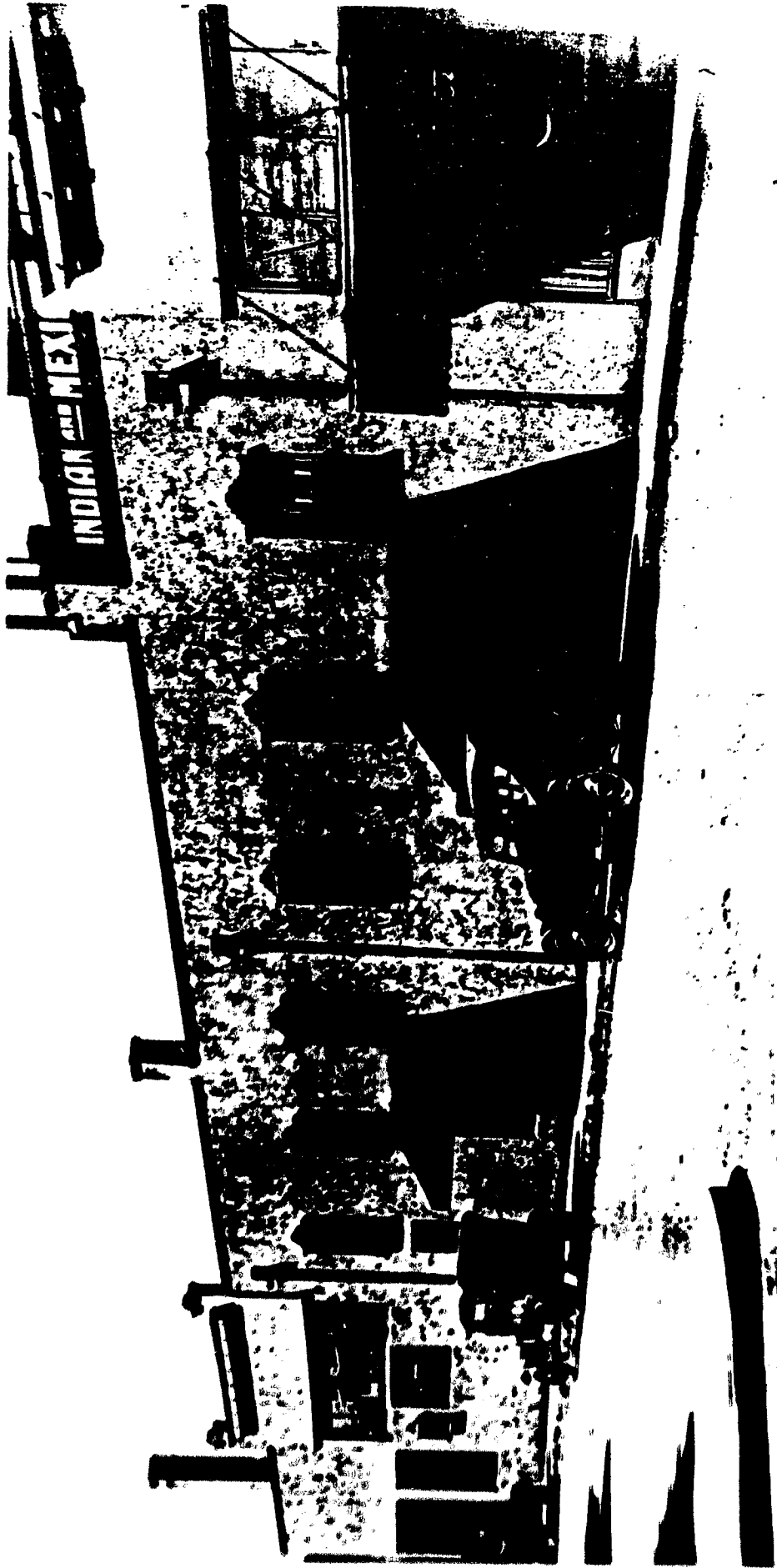


1945



19203

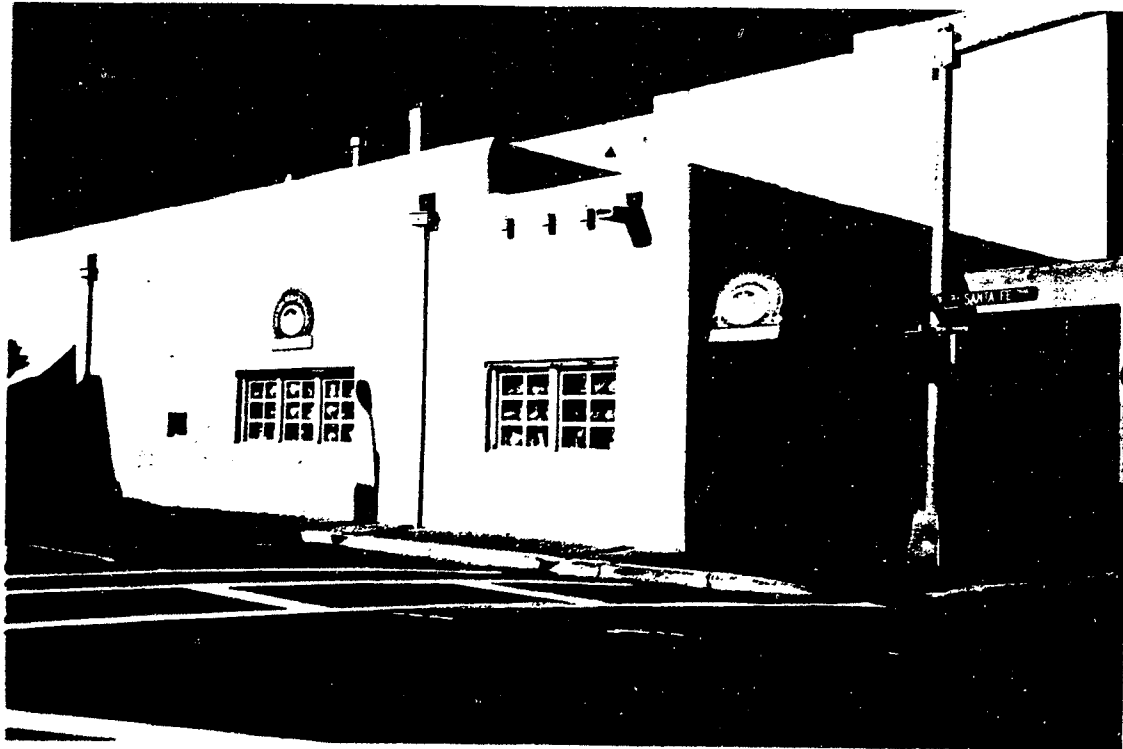
14



1920

84 E. SAN FRANCISCO ST H-00-49

EAST SIDE



84 E. SAN FRANCISCO ST. H-00-49



EAST SIDE



NORTH SIDE

84 E. SAN FRANCISCO ST. H-00-47

NORTH SIDE





April 28, 2021

Angela Schackel Bordegaray  
Planner Senior  
Historic Planning Division  
200 Lincoln Avenue  
City of Santa Fe

**RE:** Historic Districts Review Board  
Proposed exterior improvements  
84 E. San Francisco Street

Dear Angela,

On behalf of Owner and Tenant, who am representing before the Historic Planning Division we request review and approval of the proposed exterior improvements at 84 E. San Francisco Street that is currently listed as a Non-Contributing structure. This structure is in the Downtown and Eastside Historic District. The request is for exterior improvements that include the removal of existing window and door openings and replacing them with new windows and doors in the same locations. The existing awnings on the east elevation are in disrepair and are proposed to be replaced in-kind without altering their sizes or locations.

On the north and east facades, the existing width of the openings and head heights will not be revised by this request. The existing windowsill height are approximately 25" above the interior finished floor and this request will lower the sill to approximately 2" above the interior finished floor height. This change will make the new windowsill height approximately 7" above the existing sidewalk on the north and east elevations.

In reference to the City of Santa Fe Land Development Code section 14-5.2 (E) (2) (b): *"The combined door and window area in any publicly visible façade shall not exceed forty percent of the total area of the façade except for doors or windows located under a portal"*

- Our existing and proposed improvements indicated on sheets A-1 and A-2 indicate the Wall Massing and opening areas. The existing Opening to Wall Area at the North Elevation is 28% and the proposed North Elevation is 36% and the existing Opening to Wall Area at the East Elevation is 14% and the proposed East Elevation is 19%. The North and East Elevations have a greater solid wall space vs window and door openings.
- The combined door and window area to total wall area on the East Elevation is existing 14% and proposed is 19%. This is within the 40% total area allowed. Refer to wall and opening areas on sheet A-1
- The combined door and window area to total wall area on the North Elevation is existing 28% and proposed is 36%. This is within the 40% total area allowed. Refer to wall and opening areas on sheet A-2

In reference to the City of Santa Fe Land Development Code section 14-5.2 (E) (2) (b): *No door or window in a publicly visible façade shall be located nearer than three (3) feet from the corner of the façade;*”

- Refer to Existing and Proposed Elevations sheet A-1 and A-2. Indicates the dimension from the outside corners of each façade is greater than 3’-0”. The proposed door and window improvements are indicated within the existing locations and will not increase the openings or reduce the dimensions from the existing corner of the façade.

In reference to the City of Santa Fe Land Development Code section 14-5.2 (E) (2) (e): “The *publicly visible* façade of any *building* and of any adjoining *walls* shall, except as otherwise provided, be of one color, which color shall simulate a light earth or dark earth color, matte or dull finish and of relatively smooth texture. Façade surfaces under *portals* may be of contrasting or complimentary colors. Windows, doors and *portals* on *publicly visible* portions of the *building* and *walls* shall be of one of the old Santa Fe styles; except that *buildings* with *portals* may have larger plate glass areas for windows under *portals* only. Deep window recesses are characteristic;

- The existing visible façade of the building and adjoining walls are of one color and this application does not call for changing the existing stucco color or the introduction of additional color(s) for the stucco finish.
- The existing visible façade surfaces are not under a portal on the North or East elevations.
- Referencing *Old Santa Fe Style section 14-5.2 (E) (1) (c)* the existing windows and doors in the North and East Elevations have areas of glazing that are larger than thirty (30) inches in any direction. The proposed improvements continue with areas of glazing that are larger than thirty (30) inches in any direction. This is a condition that is prevalent in this streetscape.
- The design element of areas of glazing larger than thirty (30) inches in any direction requires that this be reviewed as an exception and under the following **exception criteria**.

#### **Exception criteria:**

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:

**a. Does not damage the character of the district;**

*The proposed improvements are in harmony with the character of the district where there is a prevalence of commercial, large window openings along with door and window combinations as part of the vernacular of the Downtown Plaza area that exceed the maximum dimension of thirty (30) inches in any direction. This is evident in the photos provided of existing storefronts in the immediate area of this proposal that include the La Fonda Hotel, Malouf on the Plaza and other commercial businesses along Old Santa Fe Trail and East San Francisco Street.*

**b. Are required to prevent a hardship to the applicant or an injury to the public welfare; and**

*The owner is requesting this exception to allow them to compete on a level playing field in the highly competitive retail market that exists in the Downtown Plaza area. As the historic downtown plaza has evolved from its original character, evident in the 1950 era photo which shows the same corner with multiple smaller windows greater than 30 inches to the wider and taller windows that exist today. The taller storefront windows will allow this retail business greater opportunity to display their product to the pedestrian traffic with a stronger visual connection allowing them to turn lookers into buyers.*

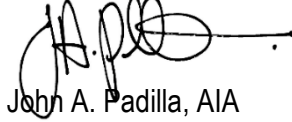
**c. Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts**

*The character of the Downtown Plaza area retail business along East San Francisco Street and Old Santa Fe Trail is one of larger windows and storefronts with windows greater than 30 inches that allow a business to display their products and entice the casual pedestrian inside where they become buyers. The proposed improvements are in harmony with the existing character of the City and will not be a negative for the District and the Downtown Plaza area. The Owner's wish is to improve their retail location to help them be successful in an extremely competitive Santa Fe Downtown Plaza market.*

It is our desire to have the Historic Districts Review Board (HDRB) review the information provided and request approval of the proposed improvements along with the requested exception to this non-contributing structure at 84 E. San Francisco Street in the Downtown and Eastside Historic District.

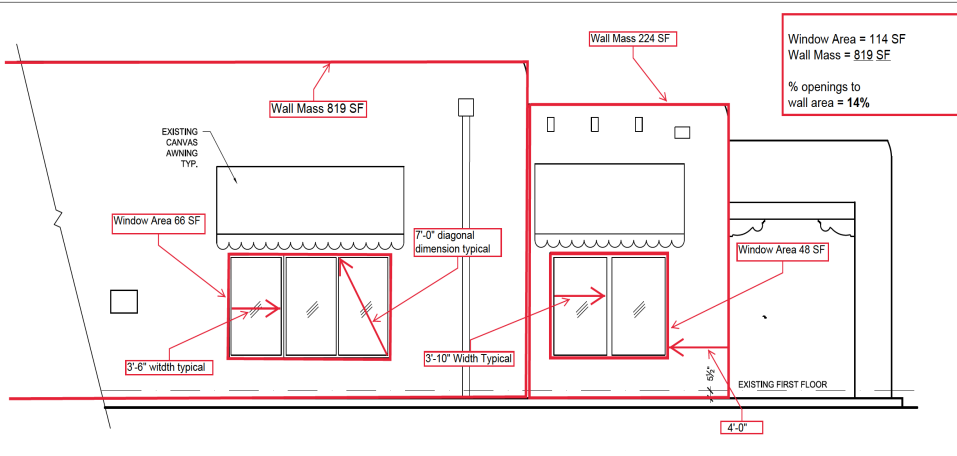
Thank you for your consideration of our request and please let me know if you require any additional information.

Sincerely,

A handwritten signature in black ink, appearing to read 'J.A. Padilla', with a horizontal line extending to the right.

John A. Padilla, AIA  
Architect

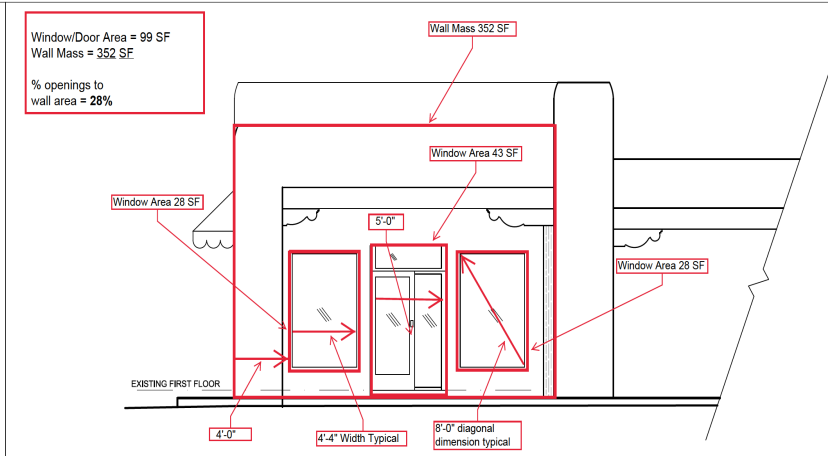




EXISTING EAST ELEVATION

SCALE:  $\frac{1}{4}'' = 1'-0''$

12



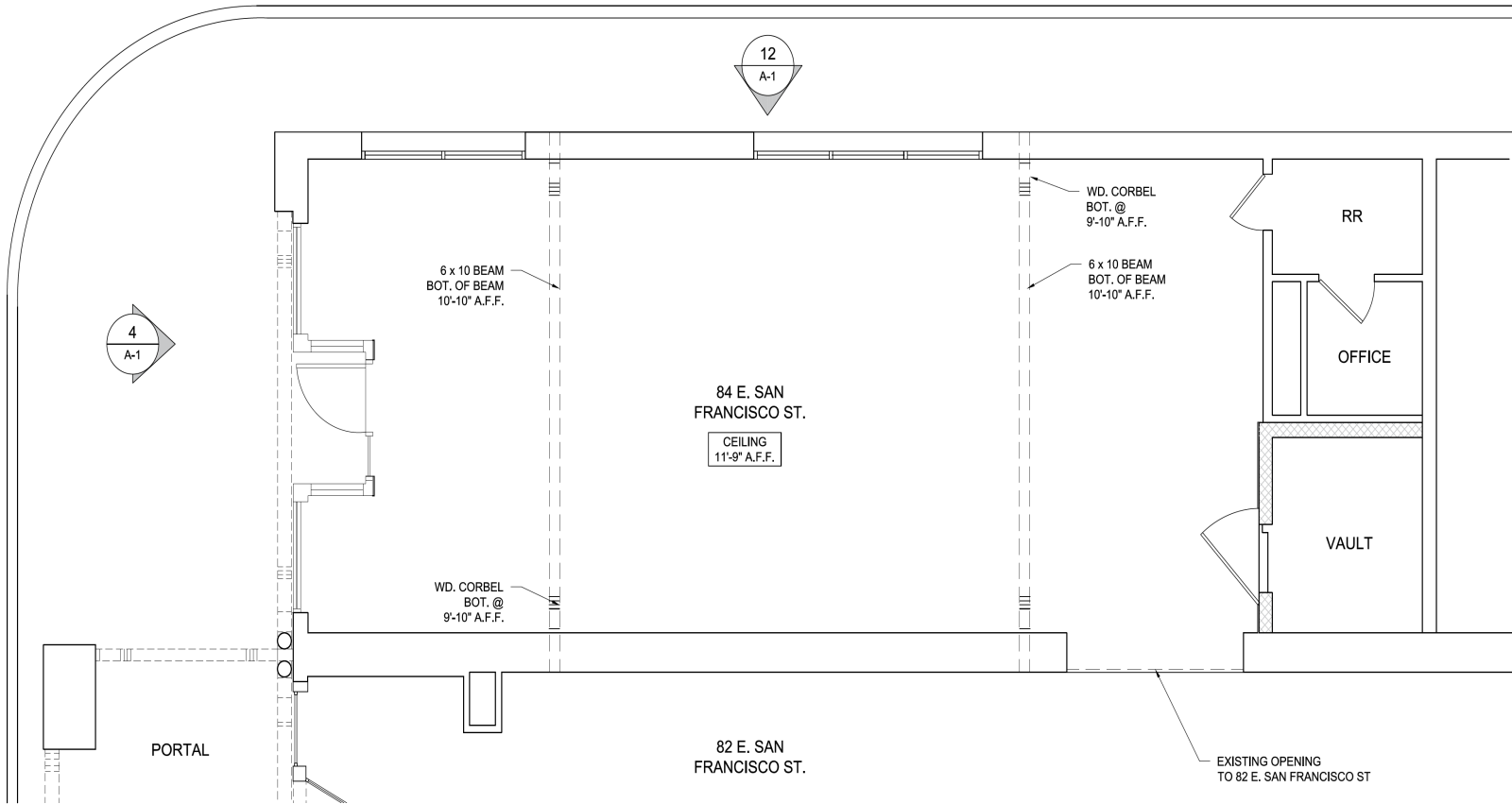
EXISTING NORTH ELEVATION

SCALE:  $\frac{1}{4}'' = 1'-0''$

4

OLD SANTA FE TRAIL

84 E. SAN FRANCISCO ST.



EXISTING FLOOR PLAN

SCALE:  $\frac{3}{8}'' = 1'-0''$

1

**IMPROVEMENTS TO**  
84 E. SAN FRANCISCO STREET  
SANTA FE, N.M.

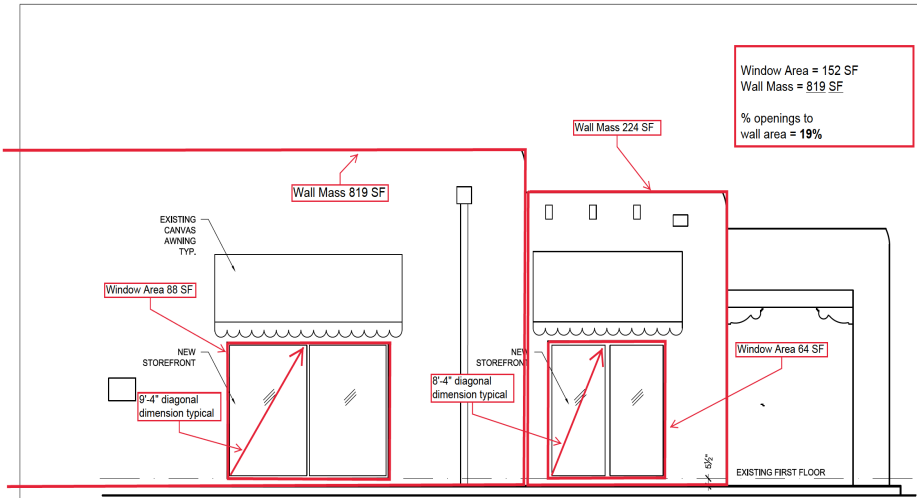
PROJECT NO.: 84SFST  
ISSUE DATE: 02/03/2021  
DRAWN BY: RDE  
CHECKED BY: JAP

REVISIONS:  
NO: DATE: DETAIL:

SHEET TITLE:  
**WALL AND OPENING AREAS**  
EXISTING FLOOR PLAN & ELEVATIONS

COPYRIGHT 2021  
JOHN A. PADILLA AIA  
SHEET NO:

A-1

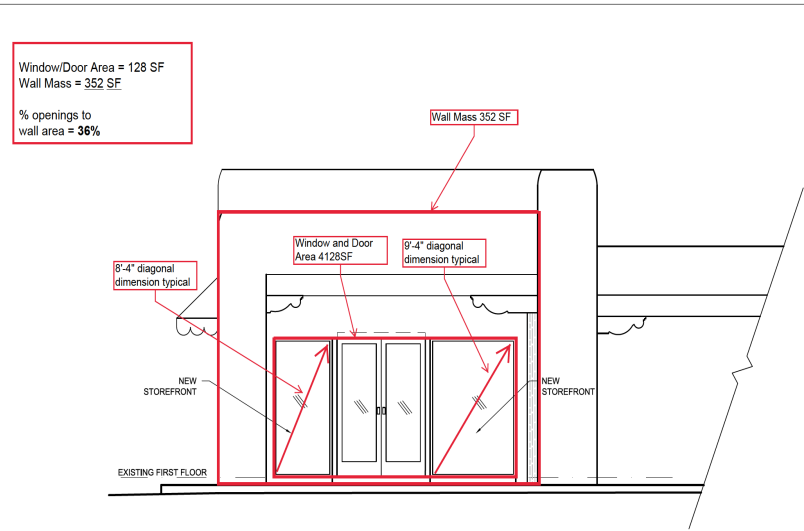


Window Area = 152 SF  
Wall Mass = 819 SF  
% openings to wall area = 19%

PROPOSED EAST ELEVATION

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

12



Window/Door Area = 128 SF  
Wall Mass = 352 SF  
% openings to wall area = 36%

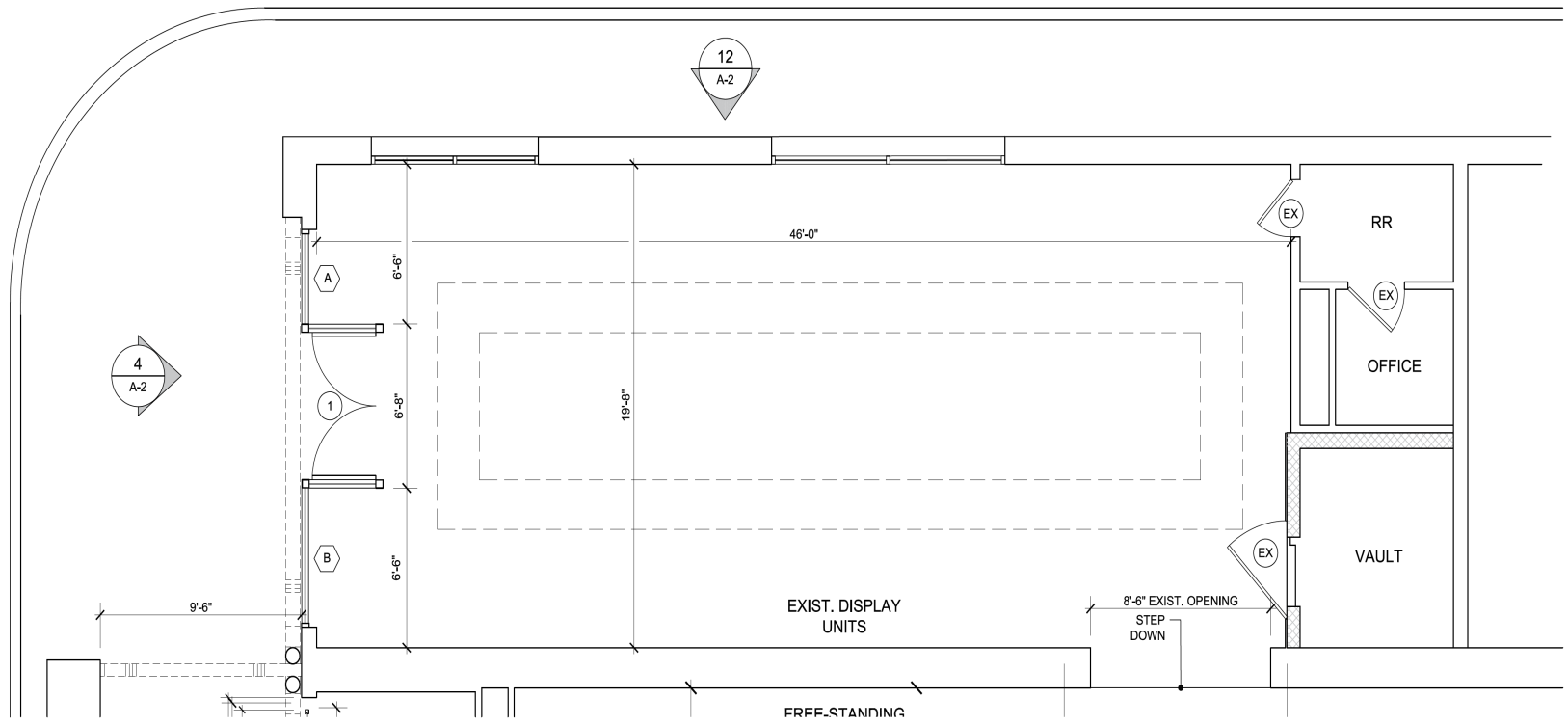
PROPOSED NORTH ELEVATION

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

4

OLD SANTA FE TRAIL

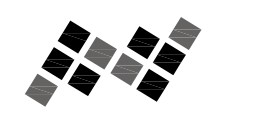
84 E. SAN FRANCISCO ST.



PROPOSED FLOOR PLAN

SCALE: 3/8" = 1'-0"

1



PROJECT NO.: 84ESFST  
ISSUE DATE: 02/03/2021  
DRAWN BY: RDE  
CHECKED BY: JAP

REVISIONS:  
NO: DATE: DETAIL:

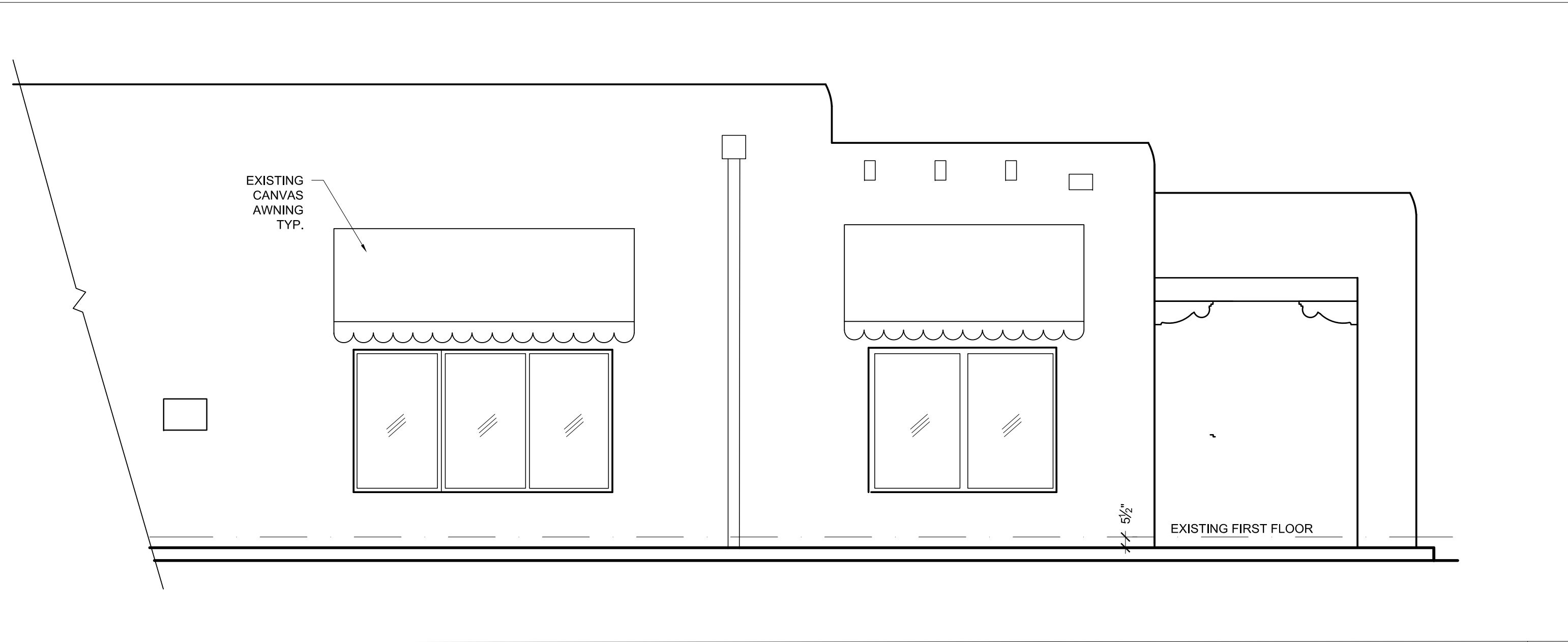
SHEET TITLE:

EXISTING  
FLOOR PLAN  
&  
ELEVATIONS

COPYRIGHT 2021  
JOHN A. PADILLA AIA

SHEET NO:

**A-1**



EXISTING EAST ELEVATION

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

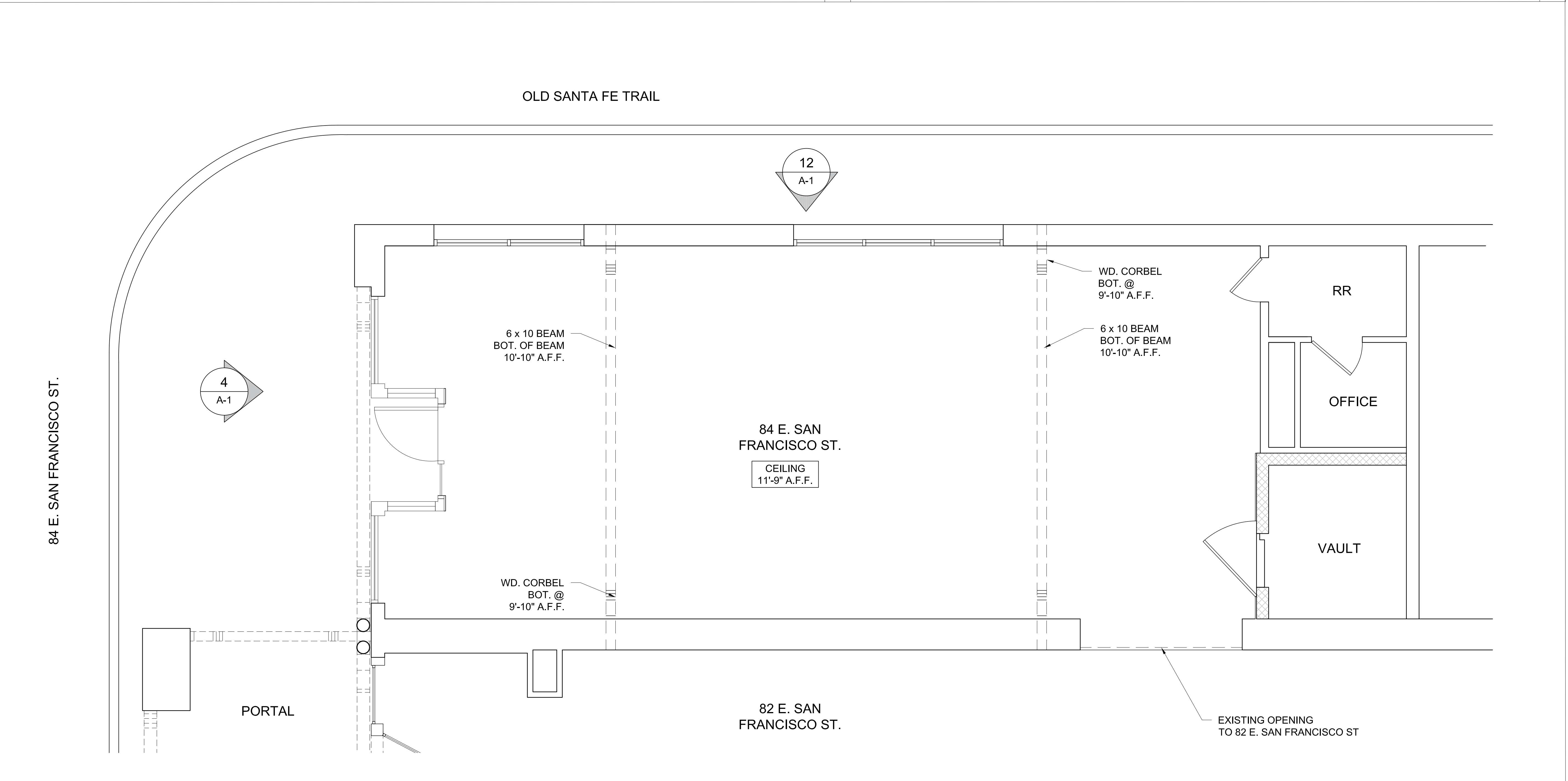
12



EXISTING NORTH ELEVATION

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

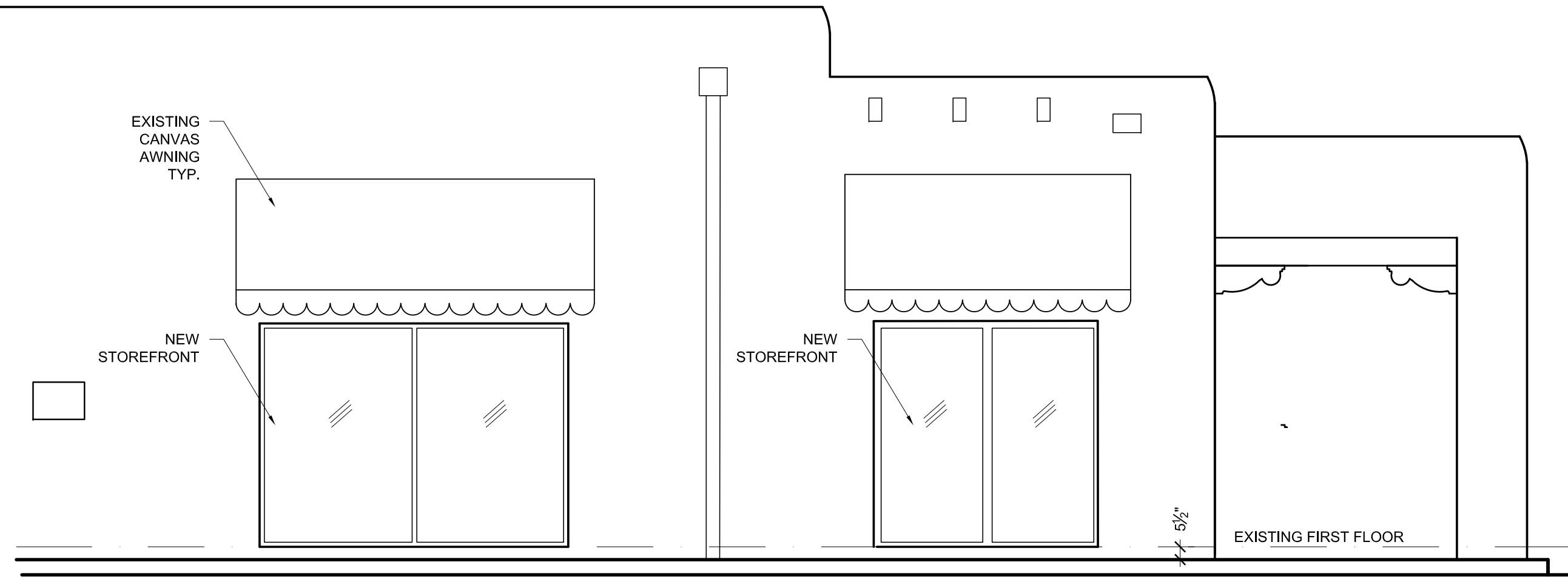
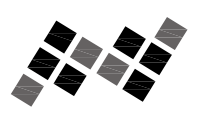
4



EXISTING FLOOR PLAN

SCALE: 3/8" = 1'-0"

1



PROPOSED EAST ELEVATION

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

12



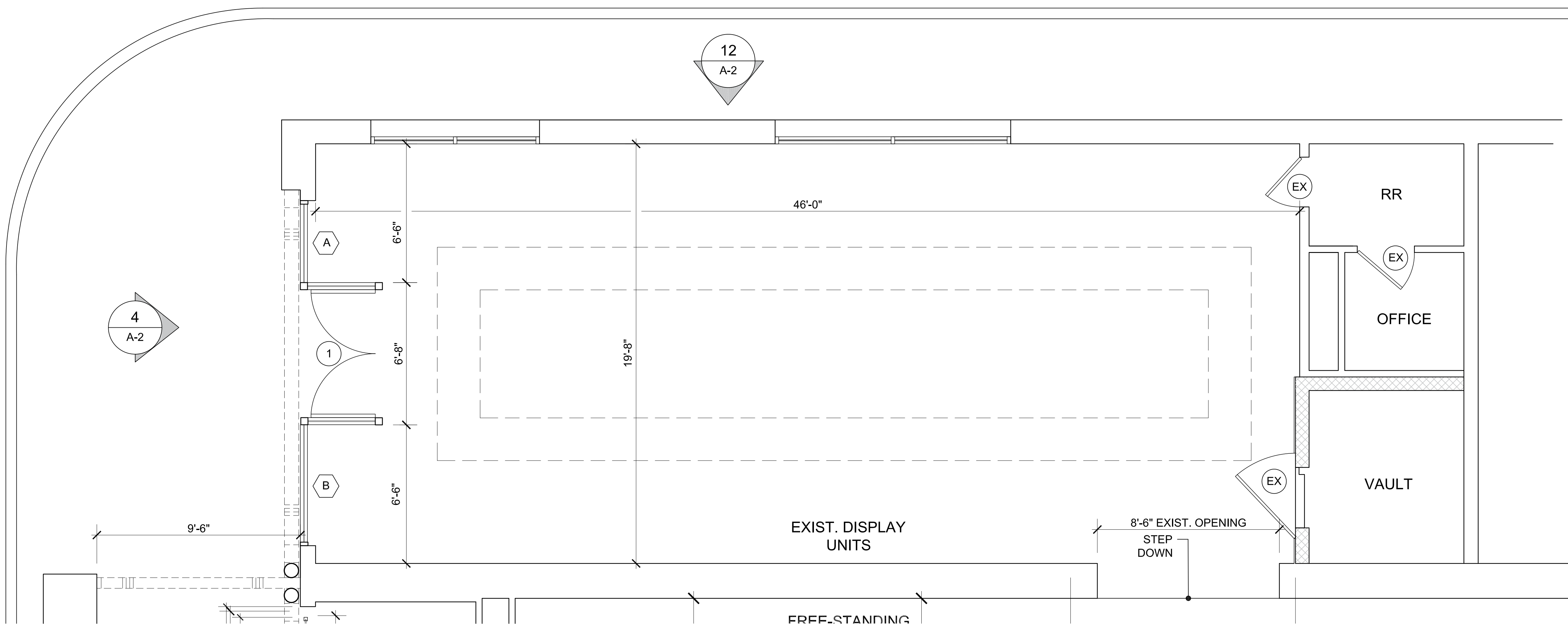
PROPOSED NORTH ELEVATION

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

4

OLD SANTA FE TRAIL

84 E. SAN FRANCISCO ST.



PROPOSED FLOOR PLAN

SCALE: 3/8" = 1'-0"

1

**IMPROVEMENTS TO**  
84 E. SAN FRANCISCO STREET  
SANTA FE, N.M.

PROJECT NO.: 84ESFST  
ISSUE DATE: 02/03/2021  
DRAWN BY: RDE  
CHECKED BY: JAP

REVISIONS:  
NO: DATE: DETAIL:

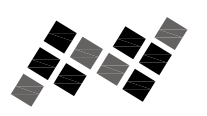
SHEET TITLE:

PROPOSED  
FLOOR PLAN  
&  
ELEVATIONS

COPYRIGHT 2021  
JOHN A. PADILLA AIA

SHEET NO:

**A-2**



**IMPROVEMENTS TO**  
 84 E. SAN FRANCISCO STREET  
 SANTA FE, N.M.



PROJECT NO.: 84ESFST  
 ISSUE DATE: 02/03/2021  
 DRAWN BY: RDE  
 CHECKED BY: JAP



REVISIONS:  
 NO: DATE: DETAIL:



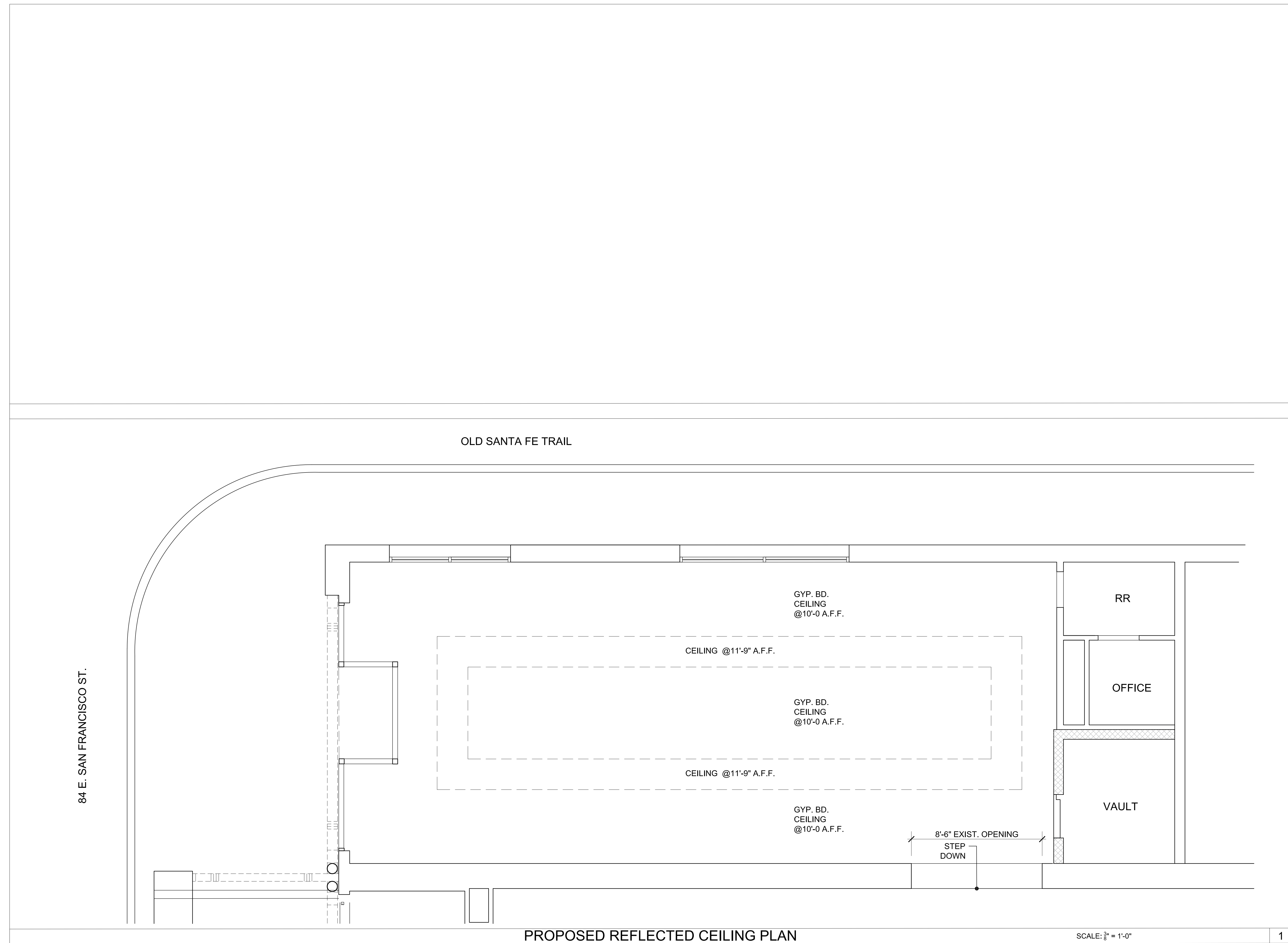
SHEET TITLE:  
**PROPOSED REFLECTED CEILING PLAN**

COPYRIGHT 2021  
 JOHN A. PADILLA AIA



SHEET NO:

**A-3**



**PROPOSED REFLECTED CEILING PLAN**

SCALE: 3/8" = 1'-0"



Rocki Gorman Gallery

Significant Building Status

Eastside of Old Santa Fe Trail



Passementrie

Significant Building Status

Eastside of Old Santa Fe Trail



Gemsong

Significant Building Status

Eastside of Old Santa Fe Trail



CYNDE ROOF FINE ART

Cutlery of Santa Fe

Significant Building Status

Eastside of Old Santa Fe Trail



## DETOURS

La Fonda Hotel

Significant Building Status

Eastside of Old Santa Fe Trail



DETOURS

La Fonda Hotel

Significant Building Status

E. San Francisco Street @ Old Santa Fe Trail



Things Finer

La Fonda Hotel

Significant Building Status

East San Francisco Street



Malouf on the Plaza

Significant Building Status

East San Francisco Street at Old Santa Fe Trail



118 Old Santa Fe Trail

Non-Contributing Building Status

Westside of Old Santa Fe Trail



112 Old Santa Fe Trail

Non-Contributing Building Status

Westside of Old Santa Fe Trail



110 Old Santa Fe Trail

Non-Contributing Building Status

Westside of Old Santa Fe Trail



108 Old Santa Fe Trail

Non-Contributing Building Status

Westside of Old Santa Fe Trail



San Francisco Street (Southside)  
Non-Contributing Building Status  
Between Lincoln and Don Gaspar



San Francisco Street (Southside)  
Non-Contributing Building Status  
Between Lincoln and Don Gaspar



San Francisco Street (Northside)  
Non-Contributing Building Status  
Between Lincoln and Don Gaspar



84 E. San Francisco Street

North Elevation looking East



84 E. San Francisco Street  
North Elevation looking West



84 E. San Francisco Street

East Elevation along Old Santa Fe Trail



84 E. San Francisco Street

North Elevation along E. San Francisco Street