



AGENDA

HISTORIC DISTRICTS REVIEW
BOARD
JANUARY 28, 2021
5:30 PM
ATTEND VIRTUALLY

AMENDED

SPECIAL PROCEDURES FOR VIRTUAL ATTENDANCE AND PUBLIC COMMENT:

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

Viewing: Members of the public may stream the meeting live on the City of Santa Fe's YouTube channel at <https://www.youtube.com/channel/UCuW5Fb7iWuKpTdsWYNDurgA>. The YouTube live stream can be accessed at this address from most smartphones, tablets, or computers.

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Passcode: 348336

Or iPhone one-tap : US: +13462487799,,83191941803# or +16699006833,,83191941803#

Or Telephone: Dial(for higher quality, dial a number based on your current location): 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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A. ROLL CALL

B. APPROVAL OF AGENDA

C. APPROVAL OF MINUTES:

1. January 5, 2021.
2. January 12, 2021

D. APPROVAL OF FINDINGS OF FACT AND CONCLUSIONS OF LAW

1. Case #2020-002852-HDRB. 119 Kearny Road.
2. Case #2020-002853-HDRB. 675 Alto Street.
3. Case #2020-002854-HDRB. 855 A Camino Ranchitos.
4. Case #2020-002809-HDRB. 601 San Antonio Street.
5. Case #2020-002864-HDRB. 1668 Cerro Gordo Road.



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6. Case #2020-002810-HDRB. 586 Camino del Monte Sol.
7. Case #2020-002959-HDRB. 542 Camino del Monte Sol.
8. Case #2020-002947-HDRB. 463 Camino Don Miguel.
9. Case #2020-002960-HDRB. 105 Calle la Pena.
10. Case #2020-002984-HDRB. 105 Calle la Pena.
11. Case #2020-002978-HDRB. 847 Old Santa Fe Trail.
12. Case #2020-002974-HDRB. 530 East Alameda Street.
13. Case #2020-002986-HDRB. 310 Magdalena Road.
14. Case #2020-002973-HDRB. 717 West Manhattan Avenue.

E. MATTERS FROM THE PUBLIC

F. STAFF COMMUNICATIONS

G. OLD BUSINESS

1. Case #2020-002483-HDRB. 524 Calle Corvo. Downtown & Eastside Historic District. Courtenay Mathey, agent for Glynis Dohn, owner, proposes to partially demolish a contributing yard wall, make additions, change windows and doors and construct a garage on a contributing residential structure. An exception to Section 14-5.2 (D)(1)(a) to remove historic material is requested. (Daniel Schwab, DNSchwab@santafenm.gov, 955-6660)

H. NEW BUSINESS



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1. Case #2020-002975-HDRB. 918 Don Gaspar Avenue. Martinez Architectural Studio, agent for Linda Banglis, owner, requests a historic status review with primary facade designation, if applicable, for a contributing residential structure. (Daniel Schwab, DNSchwab@santafenm.gov, 955-6660)
2. Case #2020-003017-HDRB. 213 Barela Street. Downtown and Eastside Historic District. Lightfoot Inc., agent for Linda Theibaum and Arlene Kock, owners, requests a historic status review with primary facade designation, if applicable, for a non-contributing residential structure. (Daniel Schwab, DNSchwab@santafenm.gov, 955-6660)
3. Case #2020-003005-HDRB. 111 Delgado Street. Downtown and Eastside Historic District. Nancy Waight, agent/owner, requests a historic status review with primary facade designation, if applicable, for a contributing residential structure. (Angela Schackel Bordegaray, 955-6127, asbordegaray@santafenm.gov)
4. Case #2020-001979-HDRB. 613 Canyon Road. Downtown and Eastside Historic District. Craig Hoopes and Associates, agent for Canyon Room Holdings, owner, proposes to raise the roof, replace and repair windows and doors, reopen an enclosed portal, and other general maintenance on a contributing residential structure, replace windows and doors, install a courtyard, and stucco a non-contributing residential structure, and demolish all non-contributing structures on the tract A which includes a triplex, 2 storage sheds, and a well house. (Daniel Schwab, DNSchwab@santafenm.gov 955-6660)
5. Case #2020-002985-HDRB. 575 West San Francisco Street. Downtown and Eastside Historic District. Jeff Seres, agent for Adrienne Sandoval, owner, proposes to construct 926 sq. ft. of additions to the residence and 192 sq. ft. of additions to the garage, replace windows and doors, and construct yardwalls and gates on a contributing residential property. Exceptions are requested to remove historic material section 14-5.2(D)(1)(a), construct within 10' of a primary facade and to exceed fifty percent (50%) of the historic footprint section 14-5.2(D)(2)(d), and to construct a pitched roof where one is not allowed section 14-5.2(9)(d). (Daniel Schwab, DNSchwab@santafenm.gov, 955-6660)
6. Case #2020-002916-HDRB. 481 Arroyo Tenorio. Downtown and Eastside Historic District. D'Angelico Enterprises Inc., agent for David and Anna-Karin Dillard,



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I. DISCUSSION ITEMS

J. MATTERS FROM THE BOARD

K. NEXT MEETING: Tuesday, February 9, 2021

L. ADJOURN

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RECEIVED AT THE CITY CLERK'S OFFICE	
DATE:	January 21, 2021
TIME:	11:18 AM



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4. Case #2020-002809-HDRB. 601 San Antonio Street.
5. Case #2020-002864-HDRB. 1668 Cerro Gordo Road.
6. Case #2020-002818-HDRB. 324 McKenzie Street.



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13. Case #2020-002974-HDRB. 530 East Alameda Street.
14. Case #2020-002983-HDRB. 209 Delgado Street.
15. Case #2020-002986-HDRB. 310 Magdalena Road.
16. Case #2020-002973-HDRB. 717 West Manhattan Avenue.

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F. STAFF COMMUNICATIONS

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6. Case #2020-003028-HDRB. 481 Arroyo Tenorio. Downtown and Eastside Historic District. Staff requests a historic status review with primary facade designation, if applicable, for a non-statused accessory structure. (Nicole Ramirez Thomas/Angela Schackel Bordegaray, 955-6127, asbordegaray@santafenm.gov)
7. Case #2020-002916-HDRB. 481 Arroyo Tenorio. Downtown and Eastside Historic District. D'Angelico Enterprises Inc., agent for David and Anna-Karin Dillard, owners, proposes to construct a greenhouse addition on a non-contributing accessory structure. An exception is requested to Downtown and Eastside Design Standards (14-5.2(E)). (Nicole Ramirez Thomas/Angela Schackel Bordegaray, 955-6127, asbordegaray@santafenm.gov)

I. DISCUSSION ITEMS

J. MATTERS FROM THE BOARD

K. NEXT MEETING: Tuesday, February 9, 2021

L. ADJOURN

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RECEIVED AT THE CITY CLERK'S OFFICE	
DATE:	January 11, 2021
TIME:	11:42 AM

SUMMARY INDEX
HISTORIC DISTRICTS REVIEW BOARD
January 28, 2021

ITEM	ACTION TAKEN	PAGE(S)
Call to Order	5:30 pm	1
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C. Approval of Minutes		
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2. January 12, 2021	Approved as Amended	2-3
D. Findings of Fact & Conclusions of Law	Approved	3-4
E. Matters from the Public	Comments	4
F. Staff Communications	None	4
G. Old Business		
1. Case #2020-002483-HDRB 524 Calle Corvo	Approved	5-10
H. New Business		
1. Case #2020-002975-HDRB 918 Don Gaspar	Status Review	10-23
2. Case #2020-003017-HDRB 213 Barela Street	Status Review	23-28
3. Case #2020-003005-HDRB 111 Delgado Street	Status Review	28-31
4. Case #2020-001979-HDRB 613 Canyon Road	Postponed	32
5. Case #2020-002985-HDRB 575 W. San Francisco St.	Status Review	32-38

6. Case #2020-2916-HDRB 481 Arroyo Tenorio	Postponed	38-47
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L. Adjournment	Adjourned at 10:15	48

**MINUTES OF THE CITY OF SANTA FE
HISTORIC DISTRICTS REVIEW BOARD
January 21, 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 5:30 p.m. at a virtual meeting held at <https://www.youtube.com/user/cityofsantafe>.

A. ROLL CALL

Roll Call indicated the presence of a quorum as follows:

MEMBERS PRESENT:

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

MEMBERS EXCUSED:

Mr. Anthony Guida

OTHERS PRESENT:

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

Mr. Schwab said Case 2020-001979-HDRB, 613 Canyon Road was postponed to February 9, 2021 because an exception was not posted.

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

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

C. APPROVAL OF MINUTES:

1. January 5, 2021

Member Bienvenu requested the following change: on page 33, fifth paragraph down, first sentence, "He thought there is no public visibility should read, "He thought there may be public visibility."

2. January 12, 2021

Member Bienvenu requested the following changes:

- on page 8, last paragraph at the end of the first sentence should read, "They should choose what to apply for."
- on page 38, fifth paragraph down first sentence should read, "Comparing it to what was previously approved, it isn't clear this is worse." The next sentence, "And it could be built without returning to the Board..." Should read, "And that could be built without returning..." "

Member Biedscheid requested the following changes:

- on page 7, sixth paragraph, insert "latillas" in the first sentence before fence.
- on page 44, under Board discussion, third sentence, replace "undesignated" with designated.

Chair Rios requested the following changes:

- on page 2, under motion, *Vice Chair* Bienvenu should be Member Bienvenu;
- on page 14, 3rd paragraph from the bottom, "*Corrale* Road is correctly spelled, Corral Road";

- on page 18, fifth paragraph from the bottom, starting with “Chair Rios... “whether it is contributing should be “or” noncontributing...”;
- on page 21, under Questions from Applicants, the correct spelling of Horen is Horn.
- on page 26, 3rd paragraph from the bottom should read, “Chair Rios asked Ms. Ramirez Thomas ... and to indicate where the Board has jurisdiction”;
- on page 48, second paragraph, second sentence should read, “Applicants want to improve what was there before and the Board has to keep in mind the history of the building.”

MOTION: Member Bienvenu moved, seconded by Member Biedscheid to approve the HDRB Hearing Minutes of January 5, 2021, as amended and January 12, 2021, as amended.

VOTE: For the January 5, 2021 minutes, the motion passed by unanimous (5-0) roll call vote with Members Biedscheid, Bienvenu, Katz, Larson, and Roybal voting in favor. For the January 12, 2021 minutes, the motion passed by majority (4-1) roll call vote with Members Biedscheid, Bienvenu, Katz and Larson voting in favor, none voting against and Member Roybal abstaining.

D. APPROVAL OF FINDINGS OF FACT AND CONCLUSIONS OF LAW

1. Case #2020-002852-HDRB. 119 Kearny Road.
2. Case #2020-002853-HDRB. 675 Alto Street.
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13. Case #2020-002986-HDRB. 310 Magdalena Road.
14. Case #2020-002973-HDRB. 717 West Manhattan Avenue.

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

VOTE: For the cases referenced in Items 1-5, the motion passed by unanimous (5-0) roll call vote with Members Biedscheid, Bienvenu, Katz, Larson and Roybal voting in favor; and for the cases referenced in Items 6-14, the motion passed by majority (4-1) roll call vote with Members Biedscheid, Bienvenu, Katz and Larson voting in favor, none voting against and Member Roybal abstaining.

E. MATTERS FROM THE

Chair Rios limited speakers under Matters From the Public and Public Comments to two minutes in the interest of time.

Stefanie Beninato showed a photograph of a wall of a house next to Kaune's. The owner told her she didn't want to repair the wall because she wanted people to see that it is adobe. She shared a second photograph of a degrading wall at 834 Allendale she feels is demolition by neglect. She urged staff to follow up because the house is significant to the streetscape and is now for sale. She has filed a report and is worried the new owners will claim ignorance and let the wall continue to degrade. She urged staff do something because the features are significant.

Chair Rios recalled that the wall next to Kaune's had been fixed. She said shortly afterwards someone must have run into it again. It seems to be a favorite target for cars and has been in a degraded state for a while.

F. STAFF COMMUNICATIONS

None

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.

Member Bienvenu recused himself from the 524 Calle Corvo case, consistent with the previous two times this case has been before the Board.

1. **Case #2020-002483-HDRB. 524 Calle Corvo. Downtown & Eastside Historic District.** Courtenay Mathey, agent for Glynis Dohn, owner, proposes to partially demolish a contributing yard wall, make additions, change windows and doors and construct a garage on a contributing residential structure. An exception to Section 14-5.2 (D)(1)(a) to remove historic material is requested. (Daniel Schwab)

STAFF REPORT

524 Calle Corvo is a contributing residential structure located in the Downtown and Eastside Historic District. The structure was constructed as part of the "Hughes Subdivision" probably between 1949 and 1951. The subdivision is an exceptional example of urban design in Santa Fe. The subdivision contains 20 lots, 16 of which are essentially rectangular, and four of which curved along the street. These are lined by walls placed directly on the lot boundary to create a serpentine streetscape. The subject property is one of these curving lots, with a streetscape defining wall that takes up the full width of the view as one moves through the subdivision. The house and the yardwall were designated as contributing on October 13, 2020.

Facades 9 through 14 are publicly visible. Facades 9, 10, 11, and 12 have been designated primary.

On November 24th, the board considered a design proposal for a remodel, new garage, and a new 12-foot yardwall opening at the north end of the property. The board approved the remodel but requested a redesign of the yardwall and garage, based on design option "A" from page 46 in the hearing packet, which proposed moving the garage further north on the lot.

The applicant now proposes the following changes:

1. Infill the existing driveway opening to match the existing wall
2. Demolish part of the wall to create a new opening in the yard wall in the north adjacent space between the pilasters to accommodate a new driveway
3. Construct a five-foot-high stucco yardwall in the courtyard to the north of the house with wooden gates.
4. Construct new stucco yardwalls at the new driveway
5. Construct a new detached single-car garage 40 feet from the existing house (increased from 15 feet) with an area of 413 square feet and to a height of 11 feet

6 inches. The maximum allowable height is 14 feet 4 inches. It will have a stucco finish to match the existing house, a "Sandalwood" cementitious stucco. A metal painted garage door with transom windows will be located on the south-facing façade, flanked with dark-sky compliant wall lights with a copper frame finish. The street-facing east façade will have no openings and two concrete canals. On the west façade, with no public visibility, there will be a walk-through door with a 24-inch deep wood framed awning and one exterior wall light. Skylights will be shielded from public view

6. Lay new brick "Santa Fe Blend" paving in the driveway and sidewalk Historic Districts Review Board, Case #2020-002483-HDRB Page 3 of 4
7. Re-stucco the existing yard wall.
8. On the rear (west façade) of the main house, a non-primary façade, window will be converted to a door.
9. Add a window opening on the south, non-primary façade. Windows will be divided light aluminum clad windows colored "aqua mist".

STAFF RECOMMENDATION

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

Staff found that all the exception criteria have been met.

QUESTIONS FOR STAFF

Member Biedscheid asked if the small yard wall on the interior is included in contributing status.

Mr. Schwab replied the wall along the street is contributing but he didn't believe the Board made a statement about the interior yardwall. He offered to check the minutes.

Member Biedscheid asked if the current garage door is wood or metal. Mr. Schwab said he thought it was a painted metal.

Chair Rios asked Mr. Schwab to compare the size of the old garage to the new one. The scale of the homes and this house in particular, are simple, medium to small homes. She wondered if this garage is much bigger in height and scale to the old garage.

Mr. Schwab said he would consult his plans.

Chair Rios confirmed the interior stuccoed courtyard wall was proposed at 5 feet. She asked if the contributing wall is three or four feet.

Mr. Schwab explained it steps up and down from four feet to over five feet.

Chair Rios asked to confirm that Mr. Schwab believed all of the exception criteria in this application had been met.

Mr. Schwab said yes.

Ms. Paez asked on Member Biedscheid's question on the interior wall status that the Findings of Fact state, *"The yard wall, including the pedestrian gate and the internal yard wall, are contributing structures."*

Ms. Ramirez Thomas noted the PowerPoint shows the garage door.

Mr. Schwab added if the interior wall is contributing it would need an exception to be removed. They would need to postpone that part of the case. If it is included in the application, staff could find that the exception criteria that was met would also apply to the internal wall.

Ms. Paez added that the notice said a proposal is to partially demolish a contributing yardwall and that can encompass the internal wall.

APPLICANT'S PRESENTATION

Courtenay Mathey, 2 Camino Pequeno was sworn in. He said we feel we achieved what was asked and it meets our needs. Hopefully, it meets the Board's objectives. The proposed garage is quite a bit smaller than the original. It was designed with a storage space that they removed. It is a one-car garage no different in height than originally shown. It is just tall enough for an 8-foot ceiling, very modest height and at least 3 feet below eye level.

QUESTIONS FOR APPLICANT

Vice Chair Katz asked if the applicant would consider moving it slightly to the north, as shown in Exhibit A, about 8-9 feet closer to the north property line. That would separate it more from the house and have more of it behind the higher portion of the wall.

Mr. Mathey said they are trying to have a relatively accessible connection between the garage and the house. Where it is, allows possible expansion if necessary, although there are no plans for that. They have tried to honor the contributing status of the existing house. He said technically you're not supposed to build anything new within 10 feet and they are already 35 feet from the house. He thought this is in a good position for the client and doesn't dramatically increase the size of the driveway, among other issues.

Vice Chair Katz thought what they see is bleak. He asked if Mr. Mathey would consider a window or two on the east and north façades.

Mr. Mathey explained they are trying to maximize the storage inside the structure. The owner prefers doing more landscaping there and wants to plant Aspen trees. She would prefer keeping the wall solid.

Chair Rios asked if the owner plans to plant trees only on the east side, or would it also be on the north.

Mr. Mathey said yes, the plan is to landscape with trees or roses to buffer that area. Because she reduced the size of the garage, she prefers not to lose the wall space.

PUBLIC HEARING

Stefanie Beninato, PO Box 1601, Santa Fe was sworn in. She had concerns about the expansion on the lot. She said plantings are nice, but roses are not trees, and do not do much to alleviate the blank wall. She couldn't see how windows could interfere with the storage inside. She also had concerns on the demolition of the yard wall on the street that is contributing. She could see how that could be justified by hardship. The interior wall at 5-foot impacts the way the building looks. She suggested coyote fencing might be softer and more acceptable. Or a lower wall that is stepped up to replicate the wall on the boundary lines.

Gordon Lettingham, 576½ W. San Francisco St., was sworn. He said he found the design acceptable and attractive. He suggested a faux window on the garage. It would be consistent with windows in the main house and look good and they wouldn't have to use it.

BOARD DISCUSSION

Member Larson agreed a window would break up massing on the garage. Typically, she doesn't think adding a nonfunctional element is ideal, but it might make it less stoic on the streetscape. She suggested preserving the original opening on the yard wall to leave the opening to the former structure available. She thought that would work well with this design. She liked the design and appreciated the applicant being flexible in working with the Board. She asked if others agreed about leaving the opening in the wall. She found that would be a fair way the lot could work for the family and the house remain functional. She thought two openings more appropriate, but others may disagree.

Chair Rios asked if Member Larson was recommending keeping the original opening as well as the proposed opening; there would be two openings to the property.

Member Larson said she did but wanted to hear the Board's thoughts. She thought putting up a wall creates a false sense of history. She indicated she had no preference about the interior wall, but it should be considered if it is contributing. She thought if they leave the opening, yes preserve it. But if not, she wasn't sure.

Member Biedscheid agreed. Her main concern is walls that are character defining and contributing. The low yard wall inside the property was designed intentionally to mimic the step downs of the street facing wall. Removing it would change the look of the streetscape, and it is a huge amount of streetscape on this small street.

She thought another issue is the 5-foot interior yard wall. This house was clearly designed with low yard walls, typical of the time. There should be some nod to that as preferable than to a 5-foot wall which would change the façade. That would make it appear to be a main entrance. That makes the house look different and changes the streetscape. She does agree leaving the historic opening of the yard wall lets them know that was once a garage and the house had been altered and it preserves the knowledge of its past.

Chair Rios asked if Member Biedscheid agreed with Member Larson that two openings should remain.

Member Biedscheid said she did. In reviewing the exception criteria, she saw no reference to the small yard wall demolition in the responses. She felt that the criteria had not been met for yard wall demolition. She suggested a new yard wall consistent with the existing would make sense. The street wall at the driveway is 3'8" and the interior yardwall is less. Three feet seems like a good height.

Member Roybal voiced concern that the applicant did everything asked and met all of the criteria with the exception of the yard wall. The Board is trying to redesign this house. The applicant did a good job making this work for them. He is concerned that the Board is redesigning the work that took a lot of the applicant's time.

Vice Chair Katz disagreed with Members Biedscheid and Larson about leaving the opening. A characteristic of the house is the length of the yard wall and its low height. Leaving two openings would hurt the sense of the house and what it was like. Having only one opening would be more true to the original design.

As far as the existing interior yard wall, he preferred the courtyard wall not look so dissimilar from the rest of the walls around the house. That is a distinctive aspect of the design. He said he would be willing to give up the old one if the courtyard wall is the same height as most of the wall along the street.

Member Larson agreed with Member Biedscheid about the height of the proposed additional yard wall. Since they are keeping that façade it is more favorable to lower it by a foot or so, to distinguish it from the historic material.

Chair Rios asked the applicant's opinion on lowering the interior courtyard wall.

Mr. Mathey explained the idea was a five-foot-high wall. That is not as tall as the six-foot wall along the west side of the property. They want a sense of privacy because the master bedroom in that area is right on the driveway. He doesn't find it dominates the streetscape or the scale of the yardwall. But if they need to, they could lower the wall a little.

Mr. Mathey stated they want to demolish the interior yard wall and have it redone as proposed. Having two openings would confuse the visual quality and they have worked to find a good sense of balance and access. Like the new driveway opening which balances the pedestrian gate and is equally spaced.

MOTION: In Case #2020-002483-HDRB, 524 Calle Corvo, Vice Chair Katz moved to approve the plan, which includes approval of the demolition of the current yard wall on the south side of the driveway, with three conditions: 1) That the garage is moved 7 feet further north to distinguish it more from the house and hide it behind the current wall; 2) there be at least one window on the east side of the garage; and 3) the courtyard wall be lowered six inches. Member Larson seconded the motion.

Chair Rios asked to confirm that the applicant has met the exceptions.

Vice Chair Katz agreed the exceptions had been met.

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

Mr. Schwab confirmed Member Katz would like the applicant to provide updated drawings for administrative approval.

H. NEW BUSINESS

Member Bienvenu returned to the meeting.

1. **Case #2020-002975-HDRB. 918 Don Gaspar Avenue.** Martinez Architectural Studio, agent for Linda Banglis, owner, requests a historic status review with primary facade designation, if applicable, for a contributing residential structure. (Daniel Schwab)

STAFF REPORT

918 Don Gaspar Avenue is a single-family residential bungalow with a freestanding garage, both of which are designated contributing to the Don Gaspar Historic District.

The house was constructed by 1928 and the garage by 1948 in a style that matches the house. An HCPI from 1993 shows the garage with wooden doors accessing the garage at ground level and a shingled gable. Since then, unpermitted work was performed on the garage. Earth was removed so that access was from below ground level and a door and window were installed. Half of the shingled gable was covered over with a scratch coat of plaster and an aluminum sliding window. Both of the original wood doors were removed.

Section 14-5.2(C)(1)(a) states that each structure should be recognized as a physical record of its time and place while section (c) states that distinctive features and examples of craftsmanship that characterize the structure must be preserved. In this case, a comparison with photographic documentary evidence suggests that while part of the structure has been damaged, a significant amount of its historic material, features and craftsmanship remains in the form of the shingled gable. Per the definition of Contributing Structure (Section 14-12), the alterations can be considered “minor”, such that its integrity remains. The changes that have occurred to the building, in the form of the scratch coat, new door and window, have not acquired “historic significance” per Section 14-5.2(C)(1)(b) and need not be retained.

STAFF RECOMMENDATION

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

QUESTIONS FOR STAFF

Chair Rios confirmed that the Board is only to consider the garage at this time.

Vice Chair Katz referred to a photograph noting that he believed the structure was a gate in front of the garage and not the garage itself. He pointed to other pictures in the packet showing the garage comes to the edge of the house.

Mr. Schwab said he was correct.

Member Biedscheid asked if staff proposed this façade as primary.

Mr. Schwab replied yes, it is the only primary façade. The other façades are walled in.

APPLICANT’S PRESENTATION

Richard Martinez, 1524 Paseo de Peralta was sworn in.

Chair Rios asked if Mr. Martinez agreed with staff's recommendation that the garage be maintained as contributing and the front façade be primary.

Mr. Martinez replied if it means they have to retain these awful facades, he did not agree. The house is beautiful and the shingles on the gable match the shingles on the house. He plans to propose turning the garage into a small guest house.

Chair Rios explained that tonight the Board is only addressing the historic status.

Mr. Martinez said he knew, but the other three walls of this garage are really beautiful. They are stone walls on all three sides, and this is the only façade that can admit light and allow egress to the space. If possible to restore this as a primary façade he would agree. But he needs to restore the façade and wonders how a contributing status would affect that.

Mr. Schwab thanked Vice Chair Katz for his observation on the gate. He could see from the photograph the gate is in front of the garage. The historic material of a primary façade of a contributing structure is protected while non-historic is not. This could be designated as a primary façade recognizing that this roofline and shingles would be historic and protected materials. The non-historic elements would not be protected and, therefore, could be removed.

QUESTIONS FOR APPLICANT

Vice Chair Katz said he assumed the work had not happened while Mr. Martinez was employed on the case. Mr. Martinez agreed with him. Vice Chair Katz asked if the work by permit was to downgrade the garage from contributing to noncontributing.

Mr. Martinez explained this hearing is to consider the status, but he needs to be able to work on the façade. He was not opposed to the façade being contributing if he could come back to the Board. He has already made a proposal to historic about what he planned to do to the building.

Chair Rios said what Mr. Schwab said needs to be taken into consideration. The door and window are non-historic.

Vice Chair Katz referred to section 14-5.2(C)(2)(f) which talks about the restoration of status. He read, "*If a property owner makes changes to a structure without proper city approvals which result in lowering the structure's status, staff or the board may require that the property owner restore the structure such as the former status is restored.*"

Vice Chair Katz said that allows the Board to say undo what was done; take off the stucco, reveal the historic shingles, and restore the doors. He said the Board has the authority to do that because of the unpermitted changes.

PUBLIC HEARING

Stefanie Beninato, previously sworn, agrees that the work was done unpermitted and the owner should be required to restore to the original façade. That works with what the architect wants to propose. She was hoping there are indications of what was behind the white fence so it could be restored accurately. It has three stone walls and is the original footprint with a gabled sloped roof and shingles that match the house. It is important to preserve this. She appreciated that the architect wanted to restore to the look of the original and keep it a contributing structure.

Guy Lisella, 912 Don Gaspar, was sworn. He said he is the next-door neighbor, and the back wall of the structure looks at the front of a beautiful stone wall. He would hate to see that removed. It creates a wall about 6 feet high along about 40 feet of the property. He wanted to be sure that is preserved.

BOARD DISCUSSION

Member Larson agreed with Vice Chair Katz that what we have is indicative of the original and it is right to try to restore to as close as possible.

Member Bienvenu agreed. He asked if there is documentary evidence of what the façade looked like before the changes were made. Secondly, he asked the City Attorney what procedure was needed to require the property owner to restore this structure to its earlier condition, and if that requires it be noticed as a new procedure.

Member Bienvenu said his understanding was that the Board was looking at a gate in front of the structure.

Mr. Schwab explained it appears to be a gate, but they can assume if that is a gate, they can also see a shingled roofline and what appears to be a window. He didn't know of any further City documentation.

Chair Rios said with further research we could find out what was there originally. She asked if Ms. Paez wanted to comment on Member Bienvenu's question.

Ms. Paez said in the two years she has been here she could not find that provision. She offered to read the paragraph, Regulation of Significant and Contributing Structures, 2(f) Restoration and Status: "*If a property owner makes changes to a structure without the proper city approvals...*" She said she wasn't sure if that happened and Mr. Schwab could speak to whether these were permitted changes.

Mr. Schwab interjected. He believed it was unpermitted, but the ownership has changed hands since then.

Ms. Paez continued reading, "...which result in the lowering of the structure's status." She wasn't clear if that requires a designation of "noncontributing" in the interim or just a finding and he would need to designate this as noncontributing. Regarding a requirement that the property owner restore the structure such that its former status is restored; this doesn't speak to restoring necessarily everything in kind. This speaks to restoring to the former status. She thought that would be whatever is deemed adequate to restore to contributing status. She knew of no additional procedural guidance. There are additional notice requirements if this were to be downgraded to noncontributing. Ms. Ramirez Thomas could speak to that. The Board could allow it to pass if this is a provision they want to apply.

Member Bienvenu said as he read the provision it has enough contingencies attached to it, that have not yet been met and regardless of notice procedures, he wasn't sure they are in a position to act today on that provision.

Vice Chair Katz recalled that the application was to downgrade. He suggested possibly postponing to see if there are pictures, etc. that give them an idea of what it looked like. He assumed it was only the gable that was shingled and the garage door, but it would be nice to know what the garage doors looked like. He hoped the doors had windows in the top to allow light into the structure. He sensed that would be desirable but otherwise they should be garage doors consistent with what was there. That would give the Board the evidence. The question is if that would allow the Board to require the restoration and possibly the city attorney can research that further and noticed with the next meeting.

Ms. Ramirez Thomas said a downgrade needs to be noticed and it was not. She sees in the letter that it was requested. There also needs to be a report and a review for potential downgrade. She noted if contributing status is retained and the primary elevation is designated, it would be important to be clear what the defining architectural style elements are that make this the primary elevation for the applicants to comply with section 14-5.2C.2(f).

Member Bienvenu said he was confused because if the downgrade was not noticed, it seems that is all they are discussing.

Chair Rios agreed. This application is to address historic status, is it contributing or noncontributing, is it significant, what is this? You do a review and then the Board in the review process decides what this is. She said Vice Chair Katz indicated there may not be enough evidence of what those look like to make a determination. She didn't know those had to be advertised as a downgrade. They are simply looking at this for historic status. What the Board decides in its evaluation determines what this building will be.

Ms. Paez said because this is already designated as contributing, there is a provision that says you have to mail, "*certified mail to all property owners within 100 feet of the subject property no less than 15 days prior to the board's review of change in status if the review merits the lowering of the structure*".

Mr. Schwab said that had been done.

Ms. Paez said so there is not a notice problem. We may have an information problem. If we are at a point where we can do a designation and if its contributing can identify the parts that are contributing, or particularly character defining, as Ms. Ramirez Thomas recommended. If the Board wants to downgrade it and allow the applicant to return with an application for restoration they could try to make the appropriate findings.

Mr. Schwab indicated based on the current evidence, the character defining features are the white roof line of the shingled gable.

Member Bienvenu said those may be what's left of the character defining features. He thought they were getting at that the whole façade was character defining at one time and it has been changed. The issue is how to get back to the original character defining façade that made it contributing in the first place. If the applicant plans to do something that would restore to its original appearance or close to it, sufficient that the Board would find that maintained its original character. That would solve the problem and could be approved with the existing contributing status.

Mr. Schwab noted on a contributing structure that only historic material needs to be preserved. Even if they knew what non-historic material looked like, it would not be preserved.

Mr. Martinez said it is entirely possible that the garage was not enclosed on the front and only consisted of the roof and shingles across the gate, and then open below. You can see how short it was originally and that it is not high enough for a door. There is nothing inside to indicate that there was anything there. You can see the block on the inside and block behind the raw stucco design as well.

Member Bienvenu thought it was probably a carport.

Vice Chair Katz said he doubted that. He assumed because they can see dirt in front of that has been piled up, it couldn't be a carport. A car couldn't get in for the same reason Mr. Martinez said. He thought research should be done on that. He offered to make a motion if appropriate.

Ms. Paez voiced concern about ordering a new property owner to restore something they did not change. She felt that falls into Land-Use enforcement, which wouldn't ordinarily be enforced against a subsequent property owner. She cautioned the

Board that the applicant wanted to do something good with the building, and she hasn't had time to thoroughly research the provision.

Member Bienvenu asked Ms. Paez how *property owner* is defined.

Ms. Paez noted *Property and Owner* are the defined terms. She read for Owner, with regard to real property, "*A person who holds a reasonable title to real property, or a person acting lawfully on behalf of the owner.*" In interpretation of subparagraph (f), it speaks in terms of if one person/owner does something that is not permitted, you can make them restore the property. It is another wrinkle.

Member Bienvenu agreed that was a fair interpretation of the language.

Member Larson said we have two visible, clearly original, defining features available, the roof pitch and single façade. Those are very defining of the building and its harmony to the main structure. Also, it is valid to look at the original structure in making a determination about the garage regarding the original materials.

She said the board is struggling with trying to make the most important decision possible. They have a number of historic photos and as she understands, the rest of the Board wants more clarity if they ask for restoration. She suggested asking the restoration to be in keeping with the original structure regarding window patterns, the shingles and roof pitch. She thought that would be fair in making suggestions with the limited evidence the Board has on the structure. She said Mr. Martinez's observations from the building interior is valuable and is an investigation rather than an assumption. They can tell a lot from the building's interior and so much has been lost from the exterior. They cannot do an accurate visual investigation. She suggested they proceed on what they know and have evidence of.

Member Biedscheid said the preference is to restore this to its original façade, but there is enough to justify the continued contributing status. There is the roof line and the shingles on the façade but also the opposite façade. The stone wall visible from the neighbor's is also very character defining. The Board could designate that as a primary façade in addition to the historic portions of this.

Member Bienvenu said he was struck by the idea that when a building has changed this much it can still be contributing. He understands the idea that parts of it remain that still looks like what it used to and that has significance in its own right. He thought the definition of contributing requires that the integrity of the entire façade be maintained. That is clearly not the case here. He couldn't understand the concept of contributing and being able to pick out parts of the building to preserve, and that parts are contributing, and parts are not. Once the integrity of that design has been compromised by definition it is no longer contributing.

He said the façade is atrocious as it looks now. He agreed it would be nice to retain the gable and the small amount of shingle left but not sure the avenue to do that is to maintain its contributing status. Opposed to dealing with that when a renovation comes before the Board the next time.

Vice Chair Katz thought the provision he quoted is exactly applicable to this situation. An owner destroyed what is contributing status by doing a change without a permit to the structure. This provision gives the Board the authority to require that the owner restore that to its former status. The doors that had been there are probably not available, but the stucco could be removed making the shingles visible that he suspected are behind the stucco of the gable portion of the garage.

He would postpone at this point to gather further evidence of what the doors looked like and if his supposition that the driveway tilted down and a car could actually fit in the garage, or carport. He doubted that it was a carport because there are walls on the other three sides.

MOTION: In Case #2020-002975-HDRB, 918 Don Gaspar Avenue, Vice Chair Katz clarified that his motion is to require the property owner to restore the structure so that its contributing status is restored. Member Biedscheid seconded the motion.

They could downgrade this as Member Bienvenu suggested because this doesn't support contributing status.

Member Biedscheid said she supports the objective of that motion but wondered if the Board should downgrade the status. There has been discussion tonight to proceed with it as contributing. She wasn't suggesting in her comments that this façade should be preserved as is. To make the motion makes sense it seems they may have to downgrade first and then have the status be restored to contributing.

Chair Rios said she was now really confused.

Ms. Ramirez Thomas offered to put up the Google Street view of the house.

Mr. Schwab recommended the Board downgrade the status and identify character defining features of a contributing status. Then require a condition that no further remodel be approved until the status was redefined as contributing.

Vice Chair Katz withdrew his motion and offered to make a new motion. Member Biedscheid agreed with the withdrawal of the motion.

NEW

MOTION: In Case #2020-002975-HDRB, 918 Don Gaspar Avenue, Vice Chair Katz moved to downgrade the status to noncontributing and require the property owner to restore the structure that its former contributing status is restored. He expects the owner/applicant will return to the Board with the proposal to do that restoration.

Mr. Schwab added there would have to be another status designation to restore the contributing status.

Vice Chair Katz thought the Board would hear from the owner at the later hearing as to how they propose to restore the property. Part of the motion is that the owner shall restore the structure to its original status. He assumed it would be noticed as a restoration to the original status and should be part of the notification.

Member Biedscheid seconded the motion. She suggested a friendly amendment for an additional condition to restrict any further applications or request for modifications of this façade not be accepted until after the house is considered for re-status.

Vice Chair Katz said part of the motion is, “the owner shall restore” it. That means that the owner comes back to us with the proposal to restore to its original status.

Ms. Paez said Member Biedscheid’s friendly amendment puts some parameters in terms of a timeline and may help with implementation.

Member Biedscheid repeated her amendment at the request of Chair Rios: *“A condition to approval is that no request for further applications to change this façade may be pursued until the structure has been considered for status again.”*

Vice Chair Katz said he agrees and that is exactly what his motion was; they come back with proposals to restore to the original status. He thought he and Member Biedscheid were in agreement.

Ms. Paez asked if there was further discussion.

Chair Rios recognized Member Bienvenu.

Member Bienvenu said he is in general agreement with the philosophy. But he felt the Board didn’t know at this time if they have the legal authority to do what the motion requires. He couldn’t support the motion for that reason even though he hoped they do [have the authority]. He said he preferred

postponing pending legal advice as to whether the Board can require an existing property owner to make such changes.

Ms. Paez wasn't sure she could provide a solid answer to that. She offered to research it but noted that the Code doesn't provide a lot of guidance.

Ms. Ramirez Thomas suggested the case be postponed to get more information. Possibly the HCPI report could provide information on the building's character. The Board could move forward with a decision then whether to downgrade or keep it as contributing with the requirement of restoration.

Member Roybal agreed this should be postponed. He thought it fishy to ask the applicant to put the structure back to original status. The building is currently noncontributing, and all of the contributing factors have been destroyed. It didn't make sense to force someone to restore it back, especially if it is long process. The case should be postponed to be sure everything the Board wants to do can be accomplished.

Member Roybal noted they also haven't heard from Mr. Martinez whether he could put this back to original. And if he does, how is that contributing when it will be all new materials.

Chair Rios said she was confused about this.

Vice Chair Katz said he supported his motion with the argument that the application was to downgrade, and the case was noticed as a status change. He thought that was sufficient notice for a downgrade. The section has some ambiguity, but seems to say, "*if it results in the lowering of status.*" That was why he moved to lower the status, so the provision that requires the restoration is clearly in effect. He said everyone agrees we don't like what is there. This would make sense to lower the status to noncontributing.

He noted that the provision he quoted allows the Board to require the owner - and there was nothing about whether it is same owner who did something-to restore. That anticipates the owner coming back to the Board with a proposal for restoration.

Chair Rios said as she understands, Vice Chair Katz's motion says to 1) downgrade and 2) restore to its original look.

Vice Chair Katz agreed.

Ms. Paez apologized and interjected that the motion is actually to restore to the "*former contributing status*" so that may not look exactly the same.

Chair Rios asked if the third provision were that the Board would then have to revisit the status.

Vice Chair Katz replied no, it is exactly what Ms. Paez said. We are not entirely sure what the original design was. He thinks Mr. Martinez will return to the Board to present a proposal as to his plans to restore it to the original contributing status. We know what the shape is; we know what the top is, we know what the gable design is.

Ms. Paez noted a problem with the connection for Member Katz. She suggested waiting until he reconnected.

Member Roybal thought they were going to ask Mr. Martinez to speak. We are asking him to restore this to original. He asked if Mr. Martinez has any idea what the original is that makes this contributing. Member Roybal said he was concerned about tying this up and using new materials to make it a contributing status again. He questioned whether that could be done. He thought it important to hear from the applicant again.

Chair Rios said she understood Vice Chair Katz to say this would be downgraded to noncontributing and the applicant would research what was there at one time that made it contributing. Then he would return to the Board with a new application.

Chair Rios said the Board cannot hear that tonight because it wasn't advertised.

Ms. Paez said it would need to be noticed for a remodel and a status review at the next meeting. Possibly both could be conducted in a single hearing, even though unusual.

Member Roybal said he agrees with downgrading but when the applicant returns for a new status the Board could ask the applicant to put this structure back to original. Even though they don't know what the original was. That concerned him to put a condition on something that may not be possible. That doesn't sound right.

Chair Rios said she kind of agreed with Member Roybal. When the project is downgraded the applicant can return with their plans for the project.

Vice Chair Katz said that was his motion. He said that the applicant is required to come back under the provision of law.

Chair Rios said she thought he indicated that the applicant has to restore.

Vice Chair Katz said he has to restore the structure, so its former status is restored. How the applicant does that is what he expects to hear when the applicant comes back to the Board with an application to restore.

Member Roybal said again, the Board hasn't heard from Mr. Martinez. He wanted to hear from him if this is possible.

Member Bienvenu clarified that he thought the motion very explicit, in that it was a directive to the applicant that they had to restore it to the original condition. He wanted to be clear on what the Board is voting on. He suggested they take it to vote to see if there is support.

Vice Chair Katz clarified his motion is the applicant comes back with a proposal to restore the structure so that its former status is restored. We are not requiring that he make it identical to what it was. We probably don't even know what the doors were. The applicant should come back with a proposal that the Board would say yes, doing that will restore it to a contributing status.

Vice Chair Katz said the applicant is ultimately directed to do restoration, but he needs to return to the Board with the design proposed. That would ensure his proposal will restore.

Member Bienvenu said that was very clear to him but would reiterate he didn't think the Board has legal authority to mandate that. The provision reads that if Property Owner A makes changes as such that the structure is downgraded, then Property Owner A can be directed to restore it. He did not think the board has the authority to direct Property Owner B who received the property at a later date to make the changes. Otherwise, we could go back over 50 years of changes made to properties all over Santa Fe and the Board could direct new property owners to reverse what was done. It doesn't appear to him the Board has that authority at all.

Member Biedscheid said to Member Roybal's point, if the motion were made without the conditions in the motion, and the property was just downgraded, the Board would lose the ability to re-status the property. The property would just become a non-contributing structure and come back for modifications. She wasn't clear how to get back to contributing status, without the conditions. She said the property is capable of contributing and can be restored.

Mr. Schwab said staff recommended retaining the contributing status and note the character defining features. That would require further remodeling

proposals to retain those features. The features can also be reasonably articulated as a shingled gable that includes the back portion which was stuccoed over.

He wasn't sure a downgrade is needed. They could say it is articulated in the report that the current state of the building is still contributing because the character defining features, craftsmanship and the documentation showing that status is essentially still there. He thought they should retain contributing status until the defining features were identified.

Member Bienvenu said he understood Mr. Schwab earlier had a different suggestion in response to the motion. He thought earlier he suggested if the Board downgraded to noncontributing that they should add a condition that in the event the applicant returns with a proposal to change the façade, the proposal will only be accepted if it returns the property to its contributing status. That would have the downside that the applicant could make no changes whatsoever and leave it the eyesore that it is. The upside is someone will want to change that and when they do must bring it back into conformance.

Mr. Martinez indicated he intends to come back with a proposal that retains the historic shingles and pitched roof. He intends to make proposals to retain its contributing status.

Ms. Paez read the motion she captured, "Vice Chair Katz moved to downgrade the status to noncontributing and require the property owner to submit an application to restore the structure to its former contributing status." And Vice Chair Katz has confirmed that was his intent.

Member Biedscheid agreed that was the motion she seconded.

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

2. **Case #2020-003017-HDRB. 213 Barela Street. Downtown and Eastside Historic District.** Lightfoot Inc., agent for Linda Thiebauth and Arlene Kock, owners, requests a historic status review with primary facade designation, if applicable, for a non-contributing residential structure. (Daniel Schwab)

STAFF REPORT

213 Barela Street is a residential structure with non-contributing status to the Westside Guadalupe Historic District. The applicants request a status review.

The structure was probably built in before 1948, originally as an L-shape, with the southeast corner add to create a rectangular footprint.

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

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

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

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

The property is bordered by a non-historic yard wall along the street, dating from after 1985 and almost 6 feet high.

On the southeast corner of the property is a historic rectangular stuccoed structure of 216 square feet. It also predates 1948. The principal, west-facing façade has a non-historic window and multi-paneled door. It appears to have been reduced from an L-formed plan to a rectangular plan in the 1980s or 90s.

STAFF RECOMMENDATION

Staff deferred to the Board as to whether the main house be maintained as non-contributing or designated contributing. Staff recommends that the historic status of the accessory structure be maintained as non-contributing per 14-5.2(C) Designation of Significant and Contributing Structures. The wall is non-historic and is not eligible for historic status designation.

QUESTIONS FOR STAFF

Chair Rios asked to confirm Mr. Schwab is deferring to the Board the status of the main house.

Mr. Schwab said he is because he doesn't have a clear sense of how the Board feels. The HCPI recommends noncontributing and it is a simple structure made by the owner. But he has also seen the Board recommend simple structures such as these, as contributing but the tendency among staff and professionals is noncontributing.

Member Bienvenu agreed there seems to be a bit of divergence between some staff and Board members. He said he was struck by the HCPI that said there is no evidence of outstanding architecture or craftsmanship represented. That doesn't seem like any criteria set forth for contributing. He thought the structure appears to define the streetscape and contribute to the streetscape and retains its historical integrity. He wondered what the divergence is of the understanding of what is contributing.

Mr. Schwab said they could refer to the definition of contributing.

Member Bienvenu read the definition, "*A structure located in the historic district approximately 15 years 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 association or historic architecture or design qualities that are significant in the district.*" He noted that simple vernacular architecture seemed to be within that definition.

Mr. Schwab noted he mentioned contributing to the streetscape, but the definition is contributing to the "district as a whole". An important differentiation is there are varied types of these houses, but there are also houses with more architectural integrity or a sense of coming from an architectural tradition. This is an owner-built house and so it defines the district as a whole as having these owner-built houses as characteristic. That could be an argument for contributing status.

Chair Rios asked to confirm the age of the house was approximately 73 years old. She asked if the footprint of the house remains.

Mr. Schwab replied yes, 1948 and the footprint was L shaped and the essential footprint is visible. You can see that in an aerial photograph.

Chair Rios asked if anything was known about the openings.

Mr. Schwab said the openings are original and there are quite a few windows.

Vice Chair Katz agreed with Member Bienvenu it is curious. Santa Fe style comes from vernacular unassuming houses built by the owners. They probably made their own adobes and built their houses and that is the essence and is true of that district. That is what Santa Fe style is and this is a fine example of that. It isn't fancy, fancy is adobe architecture.

Chair Rios agreed. This is an example of vernacular style. Back in the day people didn't have money to hire an architect. The owners of the property built the houses themselves and was very common. The house grew as the family grew and by what they could afford. This is a good example of that.

Member Biedscheid said this district and this street are defined by vernacular structures. The historic houses on the street are often very close to the street, such as

this one. They have a simple front façade. She recalled the Board looking at a property built by Barela, the namesake family on this street and believed they designated it as contributing. This is defining of the district and contributes significantly to the streetscape.

Member Larson said we are fortunate in Santa Fe to have the harmony between the constructor and the architect meeting and merging our historic architecture. The style can be categorized as a high style, but a lot of buildings fall along the same plane. This is a great example in Santa Fe of authenticity especially in the Westside Guadalupe Historic District. It is expression of this type of utilitarian building that meets the needs of the family and cultural values that surpasses the need to show off a robust expression of architectural style seen from the side of the architect. Moving forward they should always consider this a style in Santa Fe. The Board must recognize vernacular as a style and an expression.

APPLICANT'S PRESENTATION

Scott Cherry, 2351 Fox Road, Suite 800, Santa Fe was sworn in. He said he is best suited to speak to the construction of the building. The photograph shown on screen of a picture window on the right, appears to replace a window similar to the adjacent window. Two double hung windows probably came out of there and a solid sheet of glass was installed. He hasn't done a window assessment yet but the wall in front is a frame constructed wall that is stuccoed. He thought in the historic inventory it is just called out as non-historic.

The photograph on the bottom shows the right-hand side of the shed structure in the back, facing the street. The stucco protrudes toward the base and comes out over the foundation about halfway into the building and then stops protruding. Assessing the walls, the front half of the structure is frame and the back half is masonry. The stucco is from about the last ten years. It was originally an L shaped building and the current kitchen was filled in over time, possibly in two parts. Some exterior doors inside the building indicate that.

QUESTIONS FOR APPLICANT

Chair Rios asked if Mr. Cherry had an opinion of the historic status of the buildings.

Mr. Cherry said no, other than there was speculation that the back structure may have been a garage accessed from the driveway. He didn't think that was the case. He said that building does not have a lot of contributing factors because it had been so modified. The other building is mostly intact, with the exception of the picture window. Also, the window on the right is similar to the other windows. If an addition most likely it was provided in a similar timeframe to the construction of the house. It is similar in construction. He didn't have a strong opinion as to the contributing status of that.

Chair Rios recalled everyone back in the 50s wanted a picture window.

Vice Chair Katz said he agreed with the description on the back building. There has been too much changed to have anything but non-contributing status. But the fact that the front portion is frame and the side and the back are adobe led him to believe it was a garage. He thought when they remove the garage doors they framed the front of it. He asked if that made sense from what Mr. Cherry knows about the inside.

Mr. Cherry said he didn't think so. Not just the front façade is framed, it is the whole front half of the building. The walls were turning back and halfway down the sides are frame construction. He noted in the photograph below the post where the hammock is hanging from, the stucco protrudes below that window. He believed that to be a turned down slab that was stuccoed over opposed to the other footings that are probably spread footing. He wasn't sure it is adobe; he is only certain that it is masonry.

Member Larson thought the windows on the addition match the other windows on the house.

Mr. Schwab pointed out that the window matched the window on the front.

Member Larson agreed. She reiterated that it is possible the commercial-looking window on the front is from the 50s or 60s. That was characteristic of the era and probably historic and should definitely be considered.

Mr. Cherry clarified that he doesn't believe Mr. Schwab was totally correct in saying the window matches. That is a one over one and the front window is a three over one, so there is some change there. The south façade has a three over one on the left and two one over one's on the right; they are not identical. If that was an addition, the styles may have changed, and the timeframe changed because three over one's were no longer popular.

Chair Rios thought the three over ones were of a later date and the one over one's were after them.

PUBLIC HEARING

Stefanie Beninato agreed the back structure should be noncontributing, but the main structure should be contributing. She was distressed when staff says, "it is too simple." Because they were not trying to be fancy they simply wanted a functional residence, and they are small and simple in the area. It definitely contributes to the streetscape and the historic character of the district. She agreed that the picture windows were very popular in the 50s and 60s, but it is still an historic window even if it is not an original window. She thought it would help if there had been an aerial view showing when it was L-shaped and one when it was a rectangle. She urged the Board to have the west

and south elevations as primary and make this contributing. She thought the photograph of the north side looked like a freestanding wall but assumed it is part of the structure.

BOARD DISCUSSION

Chair Rios asked Mr. Schwab which façade faces the street. Mr. Schwab replied the west façade.

Mr. Cherry indicated the correct spelling of the owner's name is "Thiebauth."

MOTION: In Case #2020-003017-HDRB, 213 Barela Street, Member Larson moved to designate the structure as contributing to the historic district with the south and west facades as primary, and the accessory structure maintained as noncontributing. Member Biedscheid seconded the motion and suggested a friendly amendment to consider, the West most portion of the South façade that excludes the addition, rather than including the entire façade based off the HCPI report reference to the obvious point of addition on the south side; and to exclude the non-historic door on the front.

Member Larson accepted the friendly amendment.

Vice Chair Katz clarified that the front of the house was west.

Mr. Schwab clarified that the motion is only that the left portion is primary and the other is not.

Chair Rios confirmed with Member Biedscheid that the portion that is not part of the L shape would not be included.

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

3. **Case #2020-003005-HDRB. 111 Delgado Street.** Downtown and Eastside Historic District. Nancy Waight, agent/owner, requests a historic status review with primary facade designation, if applicable, for a contributing residential structure. (Angela Schackel Bordegaray)

STAFF REPORT

111 Delgado is a cluster of older homes joined together to form four apartments. The composite 2,869 square foot structure is a Spanish-Pueblo Revival style adobe with flat roof and parapets, designated contributing to the Downtown and Eastside Historic District. It is set back from the front property line at Delgado Street; most of its footprint sits in the southeast corner of the lot. There is a storage shed on the northwest corner of the lot. The shed is not publicly visible. It is constructed of hollow clay structural tile and faced

with stucco. Its origins are unclear. A low stucco yard wall measuring 4'- 4" to 3'- 8" runs along the west boundary of the property. It has a gate leading to a concrete walkway. The yardwall is at least 50 years old and contributes to the overall character of the district.

The house's footprint is more than 50 years of age. Little has changed to its principle (west) façade. The front (west) facades of the structure (facades 1 and 8) are the prominently visible facades from the street. Façades 9 and 7 are also visible from the north and south.

The applicant is before the board for a historic status review and designation of primary façade(s) as applicable. The applicant has provided a new Historic Cultural Properties Inventory (HCPI) form that extensively describes both the construction sequence and family history.

STAFF RECOMMENDATION

Staff recommended retaining the structure's Contributing status per 14-5.2 C Regulation of Significant and Contributing Structures in the Historic Districts. Staff recommends designating its west facades (2 and 7) and its north and south facades (3 and 1) primary. Staff recommends designating the yard wall as contributing and the storage shed non-contributing.

QUESTIONS FOR STAFF

Chair Rios asked to confirm that this was one house and built in 1920 and was then converted into four apartments.

Ms. Bordegaray replied no, it wasn't one home.

Chair Rios said she has passed this property many times and admired it and has been curious about it.

Ms. Bordegaray agreed it is very special and unique set back how it is.

Member Roybal asked on the address, if the Board is only reviewing 111 or should they be addressing all of the numbers. It seems to be presented that it includes the other apartments as well.

Ms. Bordegaray said it is one property with the address of 111 Delgado. She confirmed that it is four units, and each have a different address but within that property.

APPLICANT'S PRESENTATION

Nancy Waight, PO Box 104, Tesuque, New Mexico was sworn. She said she had a historic survey done on the property and understands there may be two original places.

The apartments seemed to be used for domestic houses for people in the area. She has known the property since the early 70s and lived in 111 Delgado, and her parents bought it. It has always been four units since she lived there. She thought because the water goes to one address it is designated as 111 Delgado, but each has their own address for electricity and heat.

Chair Rios asked Ms. Bordegaray if correct that the present designation is contributing, and the Board is to determine if it remains contributing and designate primary façades.

Ms. Bordegaray replied that was correct.

QUESTIONS FOR APPLICANT

Chair Rios asked Ms. Waight if she agreed the property should remain contributing.

Ms. Waight said she definitely agreed.

Vice Chair Katz thanked the owner for keeping the house the way it is. He has a close friend that lived in 111. It is a wonderful house and great that it has been preserved.

Chair Rios said it is too bad we are living under the circumstances we are because this would be a great field trip. They have to rely on site plans and what is presented to the Board.

PUBLIC HEARING

Gordon Lettingham was acknowledged but was inaudible. It was suggested he try leaving and returning to the meeting.

Stefanie Beninato, previously sworn, said she loves this house. It is so beautiful and intact and so Santa Fe. She agrees with staff's recommendations of the primary façades.

Mr. Lettingham, previously sworn, said testimony providers should give a physical address which is usual in government, and not a PO Box. Also, if they can, clarify the parcel number per the tax assessor, because it is confusing as to the addresses. That is just for historical records.

BOARD DISCUSSION

MOTION: In Case #2020-003005-HDRB, 111 Delgado Street, Member Biedscheid moved to adopt staff's recommendation to maintain status of the structure and designate façades #2, #7, #3 and #1 as primary and include the street wall in the contributing status designation, based on the HCPI report that shows a structure in that location in 1955 that complements the other low walls along the 100 block of Delgado Street. Member Roybal seconded the motion.

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

4. **Case #2020-001979-HDRB. 613 Canyon Road.** Downtown and Eastside Historic District. Craig Hoopes and Associates, agent for Canyon Room Holdings, owner, proposes to raise the roof, replace and repair windows and doors, reopen an enclosed portal, and other general maintenance on a contributing residential structure, replace windows and doors, install a courtyard, and stucco a non-contributing residential structure, and demolish all non-contributing structures on the tract A which includes a triplex, 2 storage sheds, and a well house. (Daniel Schwab)

Case postponed to February 9, 2021.

5. **Case #2020-002985-HDRB. 575 West San Francisco Street.** Downtown and Eastside Historic District. Jeff Seres, agent for Adrienne Sandoval, owner, proposes to construct 926 sq. ft. of additions to the residence and 192 sq. ft. of additions to the garage, replace windows and doors, and construct yardwalls and gates on a contributing residential property. Exceptions are requested to remove historic material section 14-5.2(D)(1)(a), construct within 10' of a primary facade and to exceed fifty percent (50%) of the historic footprint section 14-5.2(D)(2)(d), and to construct a pitched roof where one is not allowed section 14-5.2(9)(d). (Daniel Schwab)

STAFF REPORT

575 West San Francisco Street is a 1383 square foot single-family residence listed as contributing to the Downtown and Eastside Historic District. It was built in a "vernacular" style in 1928. It has tan stucco walls, is rectangular in shape, and originally had a shed roof, which was later converted to an "extremely low gable" roof with extended eaves, exposed roof joists and aluminum gutters. It is on a south-west oriented corner lot, facing

West San Francisco and Quintana Streets and has a portal on the southwest corner. The west and east facades are characterized by deeply inset wood windows. In 2014, the south, west and east facades were designated primary, leaving only the north façade as non-primary.

To the north of the main house is a 420 square foot garage. This was downgraded to a status of non-contributing in 2014. It has a garage door facing west.

Now, the applicant proposes the following exterior alterations:

1. Remodel the storage area of the non-contributing garage into an office and construct a 192 square foot portal on the south façade. Windows will be aluminum clad painted Valspar "Sage Slate".
2. Construct a 571 square foot addition on the north elevation and 355 square foot attached carport. The total size of this addition is 926 square feet. The maximum height will be 14 feet. The Stucco will be El Ray Buckskin. The existing structure includes two bathrooms, two bedrooms, a kitchen, and a dining room, as well as storage spaces. The addition would include a third bathroom, a master bedroom and a breakfast room. A 355 square foot carport will be attached to the west façade of the addition. It will be 9 feet 8 inches in height with exposed wood beams, columns and corbels stained light brown.
3. The door will be re-installed and painted Sage Slate.
4. The roofs on the addition, carport and portal will be standing seam gray metal.

The following exceptions are requested:

- a. An exception to section 14-5.2(D)(2)(d) to exceed 50% of the footprint of the existing structure.
- b. An exception to construct an addition less than 10 ft. from a Primary Façade per Section 14.5.2(D)(2)(d). Addition setbacks will be less than 10 feet on the north, non-primary elevation.
- c. An exception to Section 14.5.2(D)(9)(d) prohibiting a pitched roof where less than 50% of the roofs in the streetscape are pitched. The applicant proposes the roof of the addition to be pitched to differentiate the addition from the contributing structure and to provide storage space.
- d. An exception to section 14-5.2(D)(1)(a) to remove historic materials and alter architectural features that embody the status. A door opening is proposed to be altered to become a window opening in the east-facing kitchen.

6. Construct a new yard wall with gate at the north end of the property between the addition and the lot line and replace existing chain-link gates with wood gates.
7. Replace metal screen doors at the front portal with wood ones colored Sage Slate.
8. Install an overhead fan in the portal with limited public visibility.

STAFF RECOMMENDATION

Staff recommended that:

- a. the criteria for an exception to section 14-5.2(D)(2)(d) to exceed 50% of the footprint of the existing structure have not been met.
- b. the criteria for an exception to construct an addition less than 10 ft. from a Primary Façade per Section 14.5.2(D)(2)(d) have been met.
- c. the criteria for an exception to Section 14.5.2(D)(9)(d) prohibiting a pitched roof where less than 50% of the roofs in the streetscape are pitched have not been met.
- d. the criteria for an exception to section 14-5.2(D)(1)(a) to remove historic materials and alter architectural features that embody the status have not been met.

The board may find that these criteria have been met upon further testimony, in which case the application would be found to comply with Section 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(l) Westside-Guadalupe Design Standards.

QUESTIONS FOR STAFF:

Chair Rios asked to confirm that staff felt only one of the criteria for the exception had been met out of the four.

Mr. Schwab said that was correct.

Chair Rios asked if the carport were detached would that meet the 50% rule.

Mr. Schwab said yes it would be under 50 percent.

Chair Rios asked to see the elevation where the window is proposed for a door. She asked staff if the window would be the same proportion and width as the door. She thought the door feature important enough it should not be replaced with a window.

Mr. Schwab said yes, taking the view that this is a primary façade, certain criteria must be met to warrant changing historic features.

Chair Rios asked staff what the ordinance says about replacing a door or a window on a primary façade.

Ms. Paez responded D.5A says, “On the primary facades of contributing structures” no openings shall be widened or narrowed.

Mr. Schwab indicated he cited D1A, “The removal of historic materials or alteration of architectural features and spaces that embody the status, shall be prohibited.”

Vice Chair Katz asked if the door is historic.

Mr. Schwab didn’t know but would look at the documentation.

Vice Chair Katz was concerned because the Board has had situations the reverse of what is being done here where they have a window they want to be a door. The Board has said that involves the removal of historic materials. But in this situation they are not removing historic if the door is not historic. He wasn’t sure it meets the statute unless the door is historic. He asked to confirm that the southwest corner of the addition was 10 feet from the primary west façade of the house.

Mr. Schwab said he would have to measure but the drawing states 7 foot 6 inches.

Vice Chair Katz said that is the width. He was asking if 10 feet from the primary façade would be part of the exception staff recommends. He asked if staff was saying that the exception of increasing the footprint could be resolved by detaching the carport from the building.

Mr. Schwab said yes. He offered to measure the distance.

APPLICANT’S PRESENTATION

Jeff Seres, 122 Lorenzo Road, was sworn in. He requested that the owner be brought in to speak a little about the project. He would continue after she spoke.

Adrienne Sandoval, 575 W. San Francisco St., was sworn in. She said she moved to Santa Fe a couple of years ago from Denver. She loves Santa Fe and the neighborhood and works for the state government. She enjoys running with her dog through the intricate neighborhoods and looking at the different types of housing Santa Fe offers. She and her partner are trying to grow their family and the house as is will not meet their future needs. Coupled with that, they are both working from home and frequently on conference calls all day and talking over one another. She couldn’t see her job or his going back to a full-time office situation for quite a while. The house has two bedrooms and with all of the current situations if they cannot expand the house to meet their needs, they will need to reevaluate and potentially sell this house. She loves this neighborhood and its character and has met a lot of her neighbors. She would love to remain in this house but needs to meet their needs.

Chair Rios asked why she is proposing a pitched roof in the new office space.

Ms. Sandoval said it meets the height requirements of the area. There is a setback off of their neighbor's house to the north and the partially pitched roof would limit the impact to her neighbor's. Also, they want to partially convert the garage into office space and will lose storage and hope to replace that in the pitched roof attic space. She didn't think it met the 50% rule, but the pitched roof hopefully helps distinguish the addition from the main house while meeting the character of the neighborhood.

Mr. Seres said at the site meeting with Mr. Schwab they presented a proposed addition on the east side. Mr. Schwab couldn't support an addition on that side, one of the three primary façades, and didn't think the Board would approve that. So, the proposal includes an addition that requires 4 exceptions. Staff agrees with the exception to reduce the setback but not the remaining three. These are modest exceptions and in character with the subdivision. The removal of the door to replace with a window is on the far northeast corner of the east primary façade next to the exception for the setback on the addition. It is least visible of any on a primary façade. They exceed the 50% of the footprint only by 157 ft.² primarily in the carport (355 ft.). The massing of the carport with the openings on three sides has much less impact. On the pitched roof, they feel it is in character with the streetscape in the subdivision.

He liked the discussion on vernacular and tried to present an addition that appears something that happened over time in a vernacular way. If thought of as an outbuilding or a garage it is simple in the character of the territorial way of vernacular development. Most importantly is that the distinction of the addition to the contributing building is very important. If it stands alone it stands apart and is easily distinguished and has an appearance of a distinct development of property. It maintains the simple beautiful character of the contributing building. The addition will be less impactful, and the pitch will diminish the impact on the neighbor to the north.

Vice Chair Katz said a carport separated from the house would get them away from the 50% rule depending on where the support is. Staff could guide them. He asked what would be in the garage portion and could that provide the storage needed instead of an attic.

Ms. Sandoval explained in the future they want to use that space as an office/workout area.

Mr. Seres showed the proposal for sliding doors for the garage doors to keep it intact as much as possible.

PUBLIC HEARING

Stefanie Beninato, previously sworn, said the front of the current garage that would become studio space is wide. It should be in keeping with traditional, about 8 feet wide, to have less impact on the primary façade. COVID is not a hardship because everybody is suffering from that and everyone is staying home and working from home. The future is unknown whether everyone will continue to work from home, just the same as having children and is very speculative. She thought they have enough room for two people to work from home given the configuration and an exercise room is not essential. There are City recreation facilities. In terms of the kitchen and the door, if the door is not historic it is fine to fill it in. She definitely thought the carport should be separate and less than 50% increase. She thought the storage is not in keeping with the streetscape and the garage could be used and seemed to be a lot of space for storage in the house.

Gordon Lettingham, previously sworn, said he is a neighbor. He supports the project, especially the addition facing San Francisco Street. His only suggestion is on the gabled roof over the addition. There is only one house on Quintana Street with a gable roof and it doesn't fit. Most of the houses have a flat roof on top of adobe. He suggested the Board discussed possibly a straight edge parapet. That would be consistent with the flat roofs on 90% of the houses on the street.

BOARD DISCUSSION

Chair Rios asked the Board their thoughts about the pitched roof.

Member Biedscheid asked to see the Google Street view and Ms. Ramirez Thomas displayed a street view of the property.

Member Biedscheid said she sees maybe three pitched roofs. The proposal obviously doesn't meet the criteria. She would prefer not to see it and there are other ways they could do this. She didn't see any regarding the carport and staff may be able to speak to that. Recently they have had carports presented and it is hard for the Board. Carports are originally not historically part of the property a lot of on street parking and gates are in the area. They should consider if they should allow the carport with an exception it be separated from the house as a freestanding structure. Even breaking the 50% rule has a big impact on changing the massing and this is a small house. She understands the need for more space, but by minimizing not through a carport.

Vice Chair Katz asked about a gate in the wall on the north side in front of the garage on the property line. He asked if the neighbors have property right access through the gate.

Ms. Sandoval said she heard some of the houses were a family unit and may have been why the gate was there. She has never seen it access door opened in either direction since she has lived there.

Vice Chair Katz said he agrees the pitched roof doesn't work and that the narrow portion going into the new addition and that it is setback does separate it nicely. They could make it a foot lower than the main house and it would distinguish it with the flat roof. He asked if Mr. Schwab found out if the door is historic or not.

Mr. Schwab replied he did not. He said he drew from two citations in the Code. One says that historic openings shall not be widened or narrowed. The other historic D1A, Rule of Historic Materials or Alteration of Architectural Features and Spaces "that embody the status shall not be prohibited." He relied on those Code citations.

Member Larson said she wasn't sure there had been enough discussion on the exception criteria. She found a lot of the exceptions reasonable. And the loss of a door to a window is something the Board has worked quite a bit with. She thought replacing with the window on a primary façade but leaving evidence of a previous door would be appropriate. She appreciated the architects desire to create a lived-in look with a pitched roof. But Google Street view makes it evident that much of the neighborhood is flat roofs and appears that some pitched roofs are not historic. She would also encourage a flat roof.

MOTION: In Case #2020-002985-HDRB, 575 West San Francisco Street, Member Katz moved to grant the application with the following conditions and findings: 1) The carport be separated from the house; 2) to grant the exception for the door to be turned into a window and finds that the rearrangement of the kitchen with the addition is more sensible if there is no door there; 3) and will deny the pitched roof as it is not essential or a hardship not to have a pitched roof therefore the exceptions have not been met. Member Larson seconded the motion.

Chair Rios suggested that the applicant submit drawings if approved, according to the motion.

Member Katz added he also grants the exception for less than 10 feet setback from the primary façade because it is located in the back.

Chair Rios asked if Vice Chair Katz wanted to include the roof in reference to the height of the house.

Member Katz agreed to approve a parapet above what exists now, leaving the ceiling height the same as the current ceiling and making the parapet distinguishable by being a foot lower than the main house.

Mr. Schwab asked to clarify the distance between the carport and the addition.

Vice Chair Katz said whatever Code requires, as long it is a separate structure. He was thinking about distance because of the case they had with a property line issue. People have said if the roof goes closer to the property line it is okay, but the supports cannot go closer. He didn't think that would be a problem for the applicant.

Chair Rios asked in reference to that if staff would work with the architect on that. Member Katz agreed.

Ms. Paez restated the motion and exception; the pitched roof is denied and allow a parapet and a flat roof that is 1 foot lower to distinguish from the main house; the exception is granted for turning the door into a window and the addition closer than 10 feet to the primary façade. She assumed in addition to what he just said, Vice Chair Katz's findings are consistent with what staff presented in their responses to the exception criteria in the staff report.

Vice Chair Katz agreed, with the exception of the recommendation of the door to the window. Staff did not recommend approval and he is recommending approval because it is so far back.

Member Biedscheid asked if they need to explicitly deny the exception for 50 percent. Vice Chair Katz said yes, it is part of the motion.

Ms. Paez said she appreciated the clarification.

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

6. **Case #2020-002916-HDRB. 481 Arroyo Tenorio.** Downtown and Eastside Historic District. D'Angelico Enterprises Inc., agent for David and Anna-Karin Dillard, owners, proposes to construct a greenhouse addition on a non-contributing accessory structure. An exception is requested to Downtown and Eastside Design Standards (14-5.2(E)). (Nicole Ramirez Thomas/Angela Schackel Bordegaray)

STAFF REPORT

481 Arroyo Tenorio is a single-family residence and garage built in the Territorial Revival style and was designated as non-contributing to the Downtown and Eastside Historic District in 2008 (H-08-028). The main house is believed to have been constructed in the early 1930s and had some minor alterations, which are not specified on the Historic

Building Inventory form (dated September 19, 1984), in the 1980s. The property formerly had a guest house with a carport, but the guest house is now independently addressed as 491 Arroyo Tenorio.

An update to the initial inventory of the property was done in 2006. The photo on the form shows a long (slightly sagging) portal, windows with broad wood trim, wood chamfered square columns with a small capital at the top, brick coping along the parapet of the flat roofs of the house and the portal, and long canales. The exterior of the building is stuccoed. The windows are described as lacking integrity due to replacement with plate glass and likely loss of original wood elements and are likely the reason for a noncontributing status along with the non-historic additions to the house in the 1980s. The garage and guest house were both listed as recent additions in 2006 with no date of construction given, they were however also part of the non-contributing status designation for the property at the time of the 2008 HDRB case.

The applicant requests the addition of a non- Santa Fe style greenhouse structure to the north elevation of existing 600 square foot garage. An exception is requested. In addition, the applicant is requesting to resolve a Notice of Violation (NOV) for installation of three mini-split units to the main residence and reroof of the garage.

A river stone wall lines the street front of the property. It has not been evaluated for status, but no change is requested to the wall at this time. The existing vehicle gate for the property was added circa 2008 and the design for the gate was part of the approval for the 2008 case that came to the HDRB. While obscured from view on Arroyo Tenorio because of the river stone wall, the proposed greenhouse structure is considered publicly visible based on previous HDRB discussions about visibility and yard walls and fences.

The applicant proposes the following remodel to the garage:

1. **Construct a stem wall and greenhouse structure to the back of the garage (north elevation) to measure 225 square feet for the footprint of the addition and to be built to a height of 11 feet 6 inches.**
 - a. Construct a stem wall of cinderblock. The stem wall will be finished in stucco on the interior and faced with a decorative river rock veneer. The stem wall will be capped with flagstone.
 - b. The greenhouse structure, which will sit atop the stem wall, will have a white metal powder coated aluminum frame, glass, and will have two doors (one on the east elevation and the other on the west elevation). It will be attached to the garage at the top of its frame and at the stem wall in an effort to create minimal impact to the garage. The greenhouse will not exceed the existing height of the garage. As with many greenhouses, the design does not

comply with the Downtown and Eastside Historic District standards and the applicants request an exception to 14-5.2(E). The relevant code citation and exception responses are provided below.

2. The applicant wishes to resolve a NOV issued by the Historic Preservation Division and requests approval of the mini-split units on the roof of the main residence and the re-roof of the garage.

- a. The installation of three mini-split units; two on the main house and one on the garage. The units were placed on the roof of the house and garage at the time the property was for sale and prior to the current owner's purchase of the property. No administrative approval was requested for the mini-split unit.
- b. Re-roof for the garage. A re-roof for the house was approved administratively in 2020 but the request for re-roof of the garage was not requested at that time. The re-roof of the garage was discovered during an inspection for the swimming pool. The swimming pool was approved administratively in 2020. The re-roof included removal of the roof and replacement with a bitumen roof. No exception for visible roof-top appurtenances was requested, though responses were provided by the applicant. Per 14-5.2(D)(3)(B), an exception is only required for roof top appurtenances for significant and landmark structures.

STAFF RECOMMENDATION

Staff recommended approval of the application as it complies with 14-5.2(D) General Design Standards for All H Districts and the exception to 14-5.2(E) Downtown and Eastside Historic Design Standards has been met.

QUESTIONS FOR STAFF

Chair Rios asked if correct that the ordinance in this district does not address green houses.

Ms. Ramirez Thomas said it is correct. It is silent for greenhouses, playhouses and tree houses. There are some provisions for greenhouse structures in the Westside Guadalupe and Historic Review District.

Chair Rios asked is the rock used for the greenhouse that was referred to as veneer, a real rock or faux rock.

Ms. Ramirez Thomas said it is a veneer and probably flat on the back. She isn't sure if synthetic rock. The applicant can probably answer that.

Chair Rios asked if that comes as part of the unit.

Ms. Ramirez Thomas understood that the applicant representing the homeowner will build the structure. She is not sure if the rock veneer is part of the kit. The door is in a metal frame.

Chair Rios confirmed that the structure is 225 feet. She asked if the mini split units were air conditioning units that were not installed by the current owner.

Ms. Ramirez Thomas said they are air conditioning units and were put in by the real estate agent when the home was for sale

Chair Rios confirmed that Ms. Ramirez Thomas said in her report that the public visibility is very minimal.

Member Bienvenu said the requirements for greenhouses in the Historic Transition District are they have to be screened by a wall or something so that the structure and glass could not be seen. He asked if that had been considered in this project.

Ms. Ramirez Thomas said they did consider placing it in another location, but the pool equipment is there. They couldn't put it on the other side because of the lot line.

Member Bienvenu said the southside facing Arroyo Tenorio could be screened but would cut off the light source.

Ms. Ramirez Thomas showed the location of the most exposed elevation on the garage. She noted it is directly in front of a gate that you can see through.

Member Bienvenu said he was actually getting at having it screened. Taking the southside of the structure to hide the glazing and the shape of the greenhouse. He thought that would be required in the other districts but might not be practical in this case. It could potentially cut off the light from the south. He asked if she knew what the greenhouse would be used for.

Ms. Ramirez Thomas replied the exception criteria said it is to have a year-round garden.

Member Bienvenu felt it comes down to a visibility issue. If there was no wall on Arroyo Tenorio with this there, it is hard to imagine the Board would find that acceptable under the ordinance. The structure clearly doesn't conform to the style. If it were sitting in front of a house it would be unlikely the Board would find any exceptions to be met. So, in this case it seems if there is any reason to accept this, it is because it has minimal visibility. He asked if she agreed.

Ms. Ramirez Thomas agreed. One of her thoughts in considering visibility was the wall, which is historic. It has not come before the Board to be designated as contributing.

It is not removable in the same way as the interior wall that is not contributing and a recent construction.

Member Bienvenu said he found it hard that the exceptions were met especially hardship when the purpose is to do indoor gardening. Possibly, with visibility minimized. He would be curious what the other members thought. He asked if an exception is required on the split systems as well.

Ms. Ramirez Thomas said no because the building is noncontributing per the provision in 14-5.2(D)(3)(b). That said, it is not unusual for the Board to ask for those to be placed in a different area.

Member Bienvenu asked what the Board is being asked to approve with regard to the splits.

Ms. Ramirez Thomas explained minisplits are usually approved administratively and without a good reason generally suggest they be put on the ground, not the roof. The applicant currently has a Notice of Violation and the inspector has tagged the four minisplits. They will need a final inspection on the roofing as well. Staff decided to bring all of this to the Board.

Chair Rios confirmed that the minisplits and reroofing were not done under the present owners. She thought it best if the units could be located on the ground where they cannot be seen; or be screened or painted. That is how the Board has dealt with that in the past.

Vice Chair Katz said someone on the Board always says no visible roof top appurtenances. Because this was done by the realtor, they should have the minisplits put on the ground like they normally would. As far as the greenhouse, other districts have provisions on greenhouses, but the Downtown Eastside District doesn't have anything specific. That tells him it should comply with the rules that are generally applicable. He agrees visibility is minimal and they should allow the greenhouse.

Ms. Paez read the Code provision for roof top appurtenances in the General Design Standards for all H-Districts D3. She said she interprets this as only applicable to protruding, significant and landmark structures. It says, "*For significant and landmark structures publicly visible roof top appurtenances including but not limited to, solar collectors, clerestory, decks or mechanical equipment, shall not be added nor shall the parapet be raised to conceal the rooftop appurtenance.*" It is very strict for landmark and significant.

Ms. Paez said for contributing buildings, "*Solar collectors, clerestories, decks or mechanical equipment if publicly visible shall not be added.*" She was not sure that

speaks to noncontributing, but that could require it to blend in under more general provisions.

Chair Rios thought if the building is non-contributing it makes sense to put it on the ground as the first choice. If that is not possible it could be screened in some way.

Member Roybal said he is familiar with minisplits. At this point it would be a hardship for the applicant to change them from the rooftop to the ground. He has minisplits on his roof and they come in through the walls in different rooms. The minisplits provide not only air conditioning, but heating, so all of what has been done would have to be torn out and redone. It would be a tremendous cost. The minisplits can be camouflaged and painted. It is not a big air conditioner; they are very thin. He thought it would be a hardship to require the applicant to put them on the ground.

Member Larson thought that was a good point. They could be screened, and it would be wasteful to remove them to put on the ground when the applicant is building a greenhouse and making sustainable decisions. Also, Member Katz's point is valid about the style of the greenhouse and looking at it as a structure rather than a greenhouse. It would be easy to make it in keeping with the district by using stucco. They can ask the owner to verify the veneer. Stone would be appropriate. Only slight modifications would be needed.

Vice Chair Katz said he understands the doors to the garage are all on the south and you wouldn't want a greenhouse on the northside. He thought if on the southwest side, it will work.

APPLICANT'S PRESENTATION

John Santos, 481 Arroyo Tenorio, was sworn in. He spoke on behalf of the applicants. He said the client is adamant about and excited and looking forward to having a greenhouse as part of their life. The mini splits caught them off guard, but they have moved forward to make it compliant. They are working with historic guidelines to find a solution.

QUESTIONS FOR APPLICANT

Member Larson asked for clarification on the materials of the greenhouse and if changes could be made to the prefab structure.

Mr. Santos explained the options are in the color which was selected by the applicant. Construction has three parts, the framing, the glass and the stem wall. The framing and stem wall are engineered together. The framing will be custom manufactured to specifically fit the space.

Member Larson asked if the stone looking material was vinyl or real stone and is the door as ornamental as shown.

Mr. Santos replied the actual door is closer to what is shown in the manufacturers blueprint. The stone was inspired to reflect the stone wall facing Arroyo Tenorio. The stem wall was inspired by the stone walls in the area built with the stones from the same properties. It is actually stone.

Vice Chair Katz said the wall behind the greenhouse shows glass doors. He asked if those would remain glass or are they solid.

Mr. Santos apologized for the inaccuracy of the images, they were conceptual placeholders. The actual doors will be the existing doors and do not contain glass.

Member Biedscheid asked for a comment on whether the applicants were willing to place the mini units on the ground and if that would be a hardship.

Mr. Santos thought the hardship is the extreme climate fluctuation. We would like to move forward with Madam Chair's suggestion and either screen or paint. The existing mini splits on the residential unit have a stuccoed screen in front of them and are not visible. The only visible unit is on top of the garage and those could be adjusted, and screening may be appropriate.

Member Larson asked to see the blueprint showing the door of the greenhouse.

Ms. Ramirez Thomas said screening is requested with regard to the mini splits. Staff may need to do a height calculation and require the applicant to come back for an exception.

Chair Rios asked if Ms. Ramirez Thomas agreed there is only one mini split that is not screened.

Ms. Ramirez Thomas said the photographs show one on the house that is screened is a good match and barely visible, and the one on the garage somewhat visible.

Vice Chair Katz said Code requires them to be screened and doesn't differentiate contributing. The Downtown and Eastside standards, old Santa Fe style talks about allowing air conditioning devices, but they have to be screened. He thought it appeared that was done on the house and can be done on the garage unit and isn't a problem.

PUBLIC HEARING

Stefanie Beninato, previously sworn, said a realtor cannot ask for mini splits unless they are the agent. If it were a condition of sale it isn't accurate to say the buyer didn't know the units would be on the roof. She hoped that the green house would not be visible and a wall there is not sufficient to say it is okay. There is no hardship. They don't need

a pool and could put the greenhouse there and it would not have been visible at all. She suggested eliminating the upper part of the glazing and put a wall that can be stuccoed to look like walls in the historic district. That would still be adequate to grow vegetables and make the structure look like Santa Fe style.

BOARD DISCUSSION

MOTION: In Case #2020-002916-HDRB, 481 Arroyo Tenorio, Member Larson moved to approve the application with the following condition that the mini split units are screened per Code; and the rock be real, not faux rock. Vice Chair Katz seconded the motion.

Ms. Ramirez Thomas clarified the color of the greenhouse frame powder coating be iron gray. Ms. Larson agreed to the amendment.

Member Biedscheid suggested a friendly amendment. This is setting a precedent for future approvals and she isn't sure they would want to make a greenhouse kit the standard. They should preserve the standards the Board works with. She suggested a friendly amendment that the street facing [of the greenhouse] be stuccoed to match the house rather than glazed with metal and glass.

Member Larson said she didn't agree with the amendment. She would add a clarification to her motion that the greenhouse have a custom frame built in keeping with regional materials and customary in the district and their selection of the stone foundation; and that staff notes on sustainability issues that the exception criteria is indicative of our climate crisis and a custom designed greenhouse is acceptable for the Eastside at this time.

Vice Chair Katz said he doesn't see a steel greenhouse on the list of traditional materials. He wondered if the applicant would on the southeast façade of the greenhouse, have stucco on the visible high portion and windows. He would not have a problem if the whole bottom part could be glazed on the right side and step down as is traditional. He also questions the color and would like a more traditional color like adobe.

Chair Rios confirmed that Member Katz seconded the motion. She asked Member Larson as the maker of the motion if she agreed with the recommendation.

Member Larson said at this point it is a redesign issue. They may need to postpone. She understands their comments and thoughts, but it is difficult in the middle of a motion to make very determining alterations to the

proposed design, without knowing how the applicant feels. In addition, knowing what this would look like on an administrative level.

Member Roybal said we have a motion and a second and we should move forward with that. Member Larson didn't accept the amendment offered by Member Biedscheid. He suggested to call for the question and move forward.

Chair Rios said that is correct, but she asked Members for amendments. Member Biedscheid made an amendment that Member Larson did not accept. And Member Katz made a different amendment and Member Larson is considering postponing.

She asked Member Larson if the Board moved forward with the motion if it would be as she first stated.

Member Larson withdrew her motion as there are valid considerations on the table. She suggested moving forward with a motion to postpone. Vice Chair Katz agreed as the second to the motion.

Member Larson confirmed it should be postponed with a date certain.

NEW

MOTION: In Case #2020-002916-HDRB, 481 Arroyo Tenorio, Member Larson moved to postpone the application for redesign to February 23, 2021 because the Board feels the design does not meet the standards in massing and overall appearance to the Eastside Standards for design. Vice Chair Katz seconded the motion.

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

I. DISCUSSION ITEMS

None

J. MATTERS FROM THE BOARD

Member Larson said she will forward information on the Colorado Historic Preservation Conference. She thought it would be nice if everyone could attend.

K. NEXT MEETING: February 9, 2021

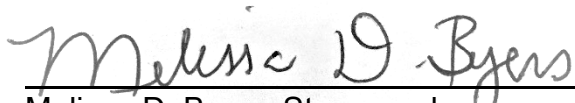
L. ADJOURNMENT

Chair Rios adjourned the meeting at approximately 10:15 pm,

Approved by:

Cecilia Rios, Chair

Submitted by:



Melissa D. Byers, Stenographer
For Byers Organizational Support Services