



AGENDA

HISTORIC DISTRICTS
REVIEW BOARD
MARCH 23, 2021
5:30 PM
ATTEND VIRTUALLY

SPECIAL PROCEDURES FOR VIRTUAL ATTENDANCE AND PUBLIC COMMENT:

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

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

Attending on Zoom: Members of the public may attend the Zoom meeting on a computer, mobile device, or phone. The video conference link and teleconference number will be posted at <https://santafe.primegov.com/public/portal> at least seventy-two (72) hours before the meeting.. The direct Zoom link is: <https://us02web.zoom.us/j/83191941803?pwd=NWpIL0Q1ai9sSjY1aFhFNWdHdXdLQT09> and use password: **348336**.

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

US: 1 346 248 7799 or +1 669 900 6833 or +1 253 215 8782 or +1 312 626 6799 or +1 929 205 6099 or +1 301 715 8592

Webinar ID: **831 9194 1803**.

Public Comment:

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



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- In writing: A person may submit written public comments by 5pm the Monday prior to the meeting via the virtual comment “button” at <https://santafe.primegov.com/public/portal>.

A. ROLL CALL

B. APPROVAL OF AGENDA

C. APPROVAL OF MINUTES:

1. February 23, 2021
2. March 9, 2021

D. APPROVAL OF FINDINGS OF FACT AND CONCLUSIONS OF LAW

1. Case #2020-2975-HDRB. 918 Don Gaspar Avenue.
2. Case #2021-3048-HDRB. 555 San Antonio.
3. Case #2021-3197-HDRB. 555 San Antonio.
4. Case #2021-3185-HDRB. 1299 Canyon Road.
5. Case #2021-3199-HDRB. 1660 ½ D Cerro Gordo.

E. MATTERS FROM THE PUBLIC

F. STAFF COMMUNICATIONS

G. OLD BUSINESS

1. Case #2020-002954-HDRB. 333 Sena Street. Don Gaspar Area Historic District. Duran Enterprises, agent for Robert Gallagher, owner, proposes



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to demolish a retaining wall and construct a new yard wall. An exception to exceed the maximum allowable height of the yard wall per Section 14-5.2(D)(9)(c)(ii)(c) is requested. (Daniel Schwab, 955-6660, DNSchwab@santafenm.gov)

2. Case #2021-003198-HDRB. 100 E. Water Street. Downtown and Eastside Historic District. Curt Temple, agent for the City of Santa Fe Facilities Division, proposes to construct a Santa Fe Tourism kiosk and public restroom facility. (Nicole A. Ramirez Thomas/ Daniel Schwab, 955-6660, dnschwab@santafenm.gov)

H. NEW BUSINESS

1. Case #2021-003284-HDRB. 121 Aviation Drive. MOLZENCORBIN, agents for the City of Santa Fe Regional Airport, propose an 8,000 sq. ft. addition on a landmark structure. An exception is requested to have less than 80% of a publicly visible facade finished with materials not permitted per Part 2.A of Resolution No. 2015-101 and an exception is requested to provisions for landmark structures per 14-5.2(D)(2) *Additions*. (Nicole A. Ramirez Thomas/ Daniel Schwab, 955-6660, DNSchwab@santafenm.gov)
2. Case #2021-003283-HDRB. 827 East Alameda Street. Rachele Griego & Andrew Gough, owners / agents, propose to construct a 335 sq. ft. addition on a contributing structure and a 410 sq. ft. freestanding garage to a height of 13 ft. 8 in. (Daniel Schwab, 955-6660, DNSchwab@santafenm.gov)

I. DISCUSSION ITEMS

2021 Historic Preservation Awards

Land Use Boards Presentation

J. MATTERS FROM THE BOARD

K. NEXT MEETING: Tuesday, April 13, 2021

L. ADJOURN



City of Santa Fe

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



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Amended

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March 23, 2021

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**MINUTES OF THE CITY OF SANTA FE
HISTORIC DISTRICTS REVIEW BOARD**

**March 23, 2021
VIRTUAL HEARING**

CALL TO ORDER

A regular meeting of the City of Fe Historic Districts Review Board was called to order by Cecilia Rios, Chair, on the Santa above date at approximately 5:30 p.m. at a virtual meeting held at <https://www.youtube.com/watch?v=-nbJwfx5Qo&t=11s>.

A. ROLL CALL

Roll Call indicated the presence of a quorum as follows:

MEMBERS PRESENT:

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

MEMBERS EXCUSED:

OTHERS PRESENT:

Ms. 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

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

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

C. APPROVAL OF MINUTES:

1. February 23, 2021

2. March 9, 2021

Member Bienvenu requested the following changes to the February 23rd minutes:

- on page 32, 3rd paragraph, 3 lines down add the word "was" before "non-conforming" to read: in the South Armijo Lane case that was nonconforming;
- the next sentence should read, "*in the case of a building*"; and
- in the last paragraph first sentence delete "applies".

Member Bienvenu requested the following change to the March 9th minutes: on page 29, middle of page referring to the garage should be "Frank just measured his at 9 feet."

Chair Rios requested the following change to the February 23rd minutes: on page 39, third paragraph "Chair Rios asked if the person..." delete the words in regard to.

Chair Rios requested the following change to the March 9th minutes under "Matters from the Board": there were question marks after "Chair Rios asked" and it should read, "Chair Rios asked Ms. Paez how close we are to having field trips."

MOTION: Vice Chair Katz moved, seconded by Member Larson to approve the HDRB Hearing Minutes of February 23, 2021 and March 9, 2021, as amended.

VOTE: The motion passed by majority (4-0-2) roll call vote with Members Biedscheid, Bienvenu, Katz and Larson voting in favor, none voting against, and Members Guida and Roybal abstaining.

D. APPROVAL OF FINDINGS OF FACT AND CONCLUSIONS OF LAW

1. Case #2020-2975-HDRB. 918 Don Gaspar Avenue.
2. Case #2021-3048-HDRB. 555 San Antonio.
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4. Case #2021-3185-HDRB. 1299 Canyon Road.
5. Case #2021-3199-HDRB. 1660 ½ D Cerro Gordo

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

VOTE: The motion passed by majority (4-0-2) roll call vote with Members Biedscheid, Bienvenu, Katz and Larson voting in favor, none voting against, and Members Guida and Roybal abstaining.

E. MATTERS FROM THE PUBLIC

Chair Rios limited public comment to two minutes.

Stefanie Beninato said she wanted to comment on the discussion of who represents the Board at hearings, appeals and City Council. Ms. Paez had presented an analogy about an appeal in court and how a Magistrate Court would not go to District Court. She wanted to clarify that a District Attorney would be the prosecutor and would go to District Court. The ordinance states the role of the City Attorney and says, "He shall serve as legal counsel to all boards, committees, and commissions of the city government." She noted Ms. Paez stated on the appeal on 203 E. Santa Fe Ave., that the City Attorney's office serves as legal counsel to the City's adjudicatory bodies and is never a party to the proceedings before the bodies. However, when the City Land Use Board conducts an adjudicatory proceeding, the City Attorney attends and advises and makes recommendations on law and a City attorney represents the City on an appeal of a final action. That means if there is an appeal from a Board action by an appellate owner, no one would be representing the Board. The owner would have their own interests at heart and would not know the history of the ordinance. She thought the Board should ask City Council to hire an outside attorney or historic preservation person to represent the Board, when the case is by an appellant who is the owner.

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.

1. **Case #2020-002954-HDRB. 333 Sena Street.** Don Gaspar Area Historic District. Duran Enterprises, agent for Robert Gallagher, owner, proposes to demolish a retaining wall and construct a new yard wall. An exception to exceed the maximum allowable height of the yard wall per Section 14-5.2(D)(9)(c)(ii)(c) is requested. (Daniel Schwab)

STAFF REPORT

Mr. Schwab reported that 333 Sena Street is a single-family residential structure constructed in the Mission Revival Style with contributing status to the Don Gaspar Historic District.

It is located on the corner of Sena and Don Cubero Streets and is surrounded by a non-historic low wall, with the house and lot sitting 3 to 4 feet above the grade of the street. The age has been determined by Hands Engineering based on the existence of a cementitious mix from the late 1970s. The maximum allowable wall height is 58 inches on Sena Street and 59 inches on Don Cubero Street.

The applicant presented a proposal to HDRB on its hearing on February 9th, 2021, proposing a stucco wall built to a height six feet along the west and south boundaries of the property. The applicant applied for an exception to Section 14-5.2(D)(9)(c)(ii)(c) to exceed the maximum allowable height of walls in the streetscape.

The reasons were:

1. The house sits between three and four feet above the level of the street, so that the wall is this much lower from the house-side.
2. The house has outdoor space only on the west and south sides, both of which face a street. A wall of sufficient height given the difference of grade of 3 to 4 feet is needed to ensure safety of young children and small pets.
3. A wall is needed to secure the property from theft. The house has been the subject of several burglaries which have been caught on security cameras. Stills from the video footage has been included in the application packet.

The HDRB denied the application, finding that the exception criteria had not been met, and requested that in the case of a redesign, that the street view from Sena Street of the contributing house be preserved, and mentioned a wrought iron fence as a possible alternative.

The applicant now returns to the Board with a new proposal. The applicant proposes that a stucco wall be built to a height of four feet with a 2-foot wrought iron fence on top of it along the south perimeter of the property. In doing so, the streetscape, with its typical lower wall height, is preserved. On the west perimeter, the stucco wall would go up to six feet.

As with the original application, this one requires an exception to Section 14-5.2(D)(9)(c)(ii)(c) to exceed the maximum allowable height of walls in the streetscape.

El Rey cementitious stucco will be used for stucco finish, texture, and a custom color to match the existing house as close as possible. The gate will be custom built using black wrought iron fencing.

The wall will be lowered to 3 feet in height at particular locations to accommodate sight triangles – at the driveway on Sena Street, the driveway on Don Cubero and the corner of Sena and Don Cubero – and will be topped with wrought iron to match the gate.

STAFF RECOMMENDATION

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

QUESTIONS FOR STAFF

Member Guida asked why the drawings shown were not in the packet.

Mr. Schwab replied that it was a mistake and they should be. He offered to get the west elevation.

Mr. Schwab clarified he was showing the south elevation.

Ms. Ramirez Thomas asked the Board if they had trouble loading the packet.

Member Guida replied he downloaded the packet but didn't see those elevations.

Ms. Ramirez Thomas indicated she also saw a difference in the packet and on screen.

Mr. Schwab offered to check his file for drawings.

Vice Chair Katz said he appreciates the visuals. He noted to the right of the main part of the wall with the four foot fence and a two foot wrought iron was what he assumed was the sight triangle. It appeared taller than 6 feet.

Ms. Ramirez Thomas clarified on screen that was intended to show the step back perspective of the sight triangles.

Mr. Schwab added that Code requires that the wall cannot exceed 6 feet.

Vice Chair Katz was also puzzled with the drawing on the right side that appeared to show a corner sight triangle, but the material stated the sight triangle isn't impacted. He asked why a sight triangle is there because that is not where the wall is.

Mr. Schwab suggested asking the applicant.

Vice Chair Katz noted that the sight triangle doesn't impact where the wall is going.

APPLICANT'S PRESENTATION

Robert Duran, 37 Gonzales Lane, was sworn. He noted that his client agreed with the Board's request that the house should not be concealed by a wall. He added even if there was a 6 foot block wall, it would not block the view. They have proposed a 4 foot wall with landscaping and a 2 foot wrought iron fence. Several pictures show that the view of the house will not be affected. The owner just wants some privacy and more security for his small pets.

QUESTIONS FOR APPLICANT

Vice Chair Katz pointed out that the graphic shows the side wall is higher, but in the proposal the wall with wrought iron fencing is the same height straight across. He thought that looks better, but the two graphics are very different.

Mr. Duran explained the wall will not at any point exceed six feet and the railing will be a straight elevation on either side.

Chair Rios asked that the picture of the house with the proposed wall and fence be displayed. She thought that presented a clearer view of what this would look like.

Vice Chair Katz commented that the drawing is different.

Mr. Duran pointed out if you look at the height in the corner, it is three feet not four feet because of the traffic control request. There is an optical illusion, and it is all the same elevation.

Vice Chair Katz confirmed that it would appear when finished the way it did in the photo, all of it at the same height. He asked what was happening on the corner of Don Cubero.

Mr. Duran explained the CMU wall will be a foot lower because of traffic from the opposite side. The wrought iron railing will match and flow straight through. It would not change in elevation.

Vice Chair Katz was concerned. He said there doesn't need to be a view triangle allowance on that wall. He asked if the applicant would consider wrapping the wall and the wrought iron fence around the westside for 3-4 feet. Then, driving by on Don Cubero you can see the house.

He asked to confirm that the top of the wall would be absolutely level all the way around. The photo mockup appears that the wall height and the fence are all the same.

Mr. Duran confirmed it is except where it has to drop for visibility for oncoming traffic.

Vice Chair Katz pointed out that is not what the drawing shows. He asked why what was the on screen image different from the photo showing it is flat from one corner to the other. There isn't a picture in the packet of what this will look like.

Mr. Duran explained that was a Photoshop error. He said regardless, the house will not be affected, and the house will be 100% visible.

Vice Chair Katz explained the Board is entitled to have renderings and graphics showing what is being done. The wall on the corner cannot be higher than three feet. He asked if the grade goes up and the wall gets lower because of grade when the house is viewed from the street.

Mr. Duran explained the elevation does not change much and the lot is level.

Vice Chair Katz said the Photoshop makes it appear it tapers. He asked if possible for the barrier to be three foot of wall with three foot wrought iron fencing the entire way.

Mr. Duran said the interior varies from three to four feet. There will be planters on the corners, and they will dig out the dirt to accommodate the 3 foot wall for traffic control.

Chair Rios pointed out a majority of the wall will be at four feet. All of the fencing will be at 6 feet except at the site triangles which will go down to 3 feet. The metal fencing will be at 6 feet and the maker of the motion can specify that.

Member Guida asked to see the drawing of the west elevation. He confirmed the wall will be six feet. He said he put little stock in Photoshop, the renderings are distorted with a wall that comes up waste high. That is not 4 foot walls. He was bothered that the drawings had not been included in the packet and that the height of the wall changed so much in the drawings. He said some of the errors could be corrected in the motion.

He agreed that the middle section on the south should have a consistent solid wall height of 3 feet with wrought iron to 6 feet. Also, the solid wall on the west elevation should start further back, at least to the base of the house.

Mr. Schwab clarified on the drawing on screen where Member Guida thought the wall should start and what should be fencing.

Mr. Duran commented even if wrought iron is run halfway down the street, they are just restricting his client from doing anything he planned. The applicant is willing to maintain the view of the house. He personally thought taking the wrought iron to the corner of the house would be better.

Chair Rios agreed with Mr. Duran. She said taking the wrought iron to the corner would open that up and provide a good visual.

Member Guida said that doesn't change the streetscape on the west elevation. There is a very tall solid wall next to a public right-of-way and sidewalk. There is no denying that the project impacts the neighbors walking on that street. He thought it would be smart to minimize the solid portion of the wall. He noted the Board is providing an exception for the homeowner's need for a private yard and security. The applicant should be willing to balance that with the quality of the streetscape.

Chair Rios said that was a good point; they need to consider the streetscape.

Member Biedscheid asked if the wrought iron design would be similar in style to the wrought iron under the portal.

Mr. Duran said they will try to match it.

PUBLIC HEARING

John Eddy and Stefanie Beninato were sworn in.

John Eddy, 227 E. Palace Avenue, stated he appreciated the care taken on the west elevation with the extension of the 6 foot solid wall. The wall does affect the streetscape. He asked what type of treatment will be used on the stucco.

Mr. Duran replied it is skip-trowel and the wall will replicate the house.

Mr. Eddy commented the applicant has done a good job and was respectful and worked with the Board. The motion will have the details.

Stefanie Beninato, PO Box 1601, Santa Fe, thought that the applicant had not explored all of the design options. She was sad to see the rock wall would be removed. She appreciated the Board's suggestions to keep the masonry wall on the south side no higher than three feet for visibility and in keeping with the streetscape. She also agreed with breaking up the massing of the wall on the west side. She suggested going back to the first pilaster with wrought iron would be more appropriate and should be 3 foot high with wrought iron on the westside, as well.

BOARD DISCUSSION

Member Larson thought it was a shame that the rock wall would be removed, as it is defining of the streetscape. To replace it with another stucco wall would mitigate the loss, but the wrought iron is a good solution to preserve the façade of the home. She appreciated that the applicant was open to suggestions.

MOTION: In Case #2020-002954-HDRB, 333 Sena Street, Member Guida moved to approve the project with the following conditions: On the south elevation of the proposed wall, the masonry and stucco be no higher than three feet in height with another 3 feet of wrought iron for a maximum of 6 feet; that the west elevation at the corners be three feet of masonry and stucco wall with an additional 3 feet of wrought iron above; and at the southwest corner the wrought iron be extended back to the second pilaster beyond the south face of the house, the stucco be trowel finish and the stucco color match the existing house, and that the revised drawings be submitted to staff. Member Roybal seconded the motion.

Member Biedscheid requested a friendly amendment that the wrought iron design closely match the wrought iron design of the portal and be approved by staff.

Member Guida accepted the friendly amendment.

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

2. **Case #2021-003198-HDRB. 100 E. Water Street.** Downtown and Eastside Historic District. Curt Temple, agent for the City of Santa Fe Facilities Division, proposes to construct a Santa Fe Tourism kiosk and public restroom facility. (Nicole A. Ramirez Thomas/Daniel Schwab)

STAFF REPORT

The property at 100 E. Water Street is a City of Santa Fe (City) owned parking lot at the corner of E. Water Street and Don Gaspar Avenue. Currently the only structures on the property are a parking attendant booth with bathrooms and a low CMU and stucco walls around the perimeter. The City is requesting approval for the construction of a new building that will house a TOURISM Santa Fe kiosk and public bathrooms.

The applicant proposes the following new construction:

1. Construct a 1, 375 square foot building in the Spanish-Pueblo Revival style.
2. The height of the parapet will be 13'-0" to 15'-0" in height from finished grade. The existing grade change in the parking lot is 1 to 2 feet, accounting for the most restrictive grade making the total height of the building 14'-0" to 17'-0" if measured from the most restrictive grade. The maximum allowable height in this streetscape is 17'-2".
3. The design incorporates 8-inch diameter wood vigas that will be stained. Other wood elements on the building include wood beams, wood corbel, and tapering wood posts at the entrance of the building. Wood lintel details are also present above the windows. The color of stain was not named.
4. Doors will be metal and will be painted to match the color of the stucco. Door types include solid hollow metal doors, hollow metal doors with a divided light, and a coiling door.
5. Windows will be aluminum storefront style windows in "Brown." The windows will be divided lite.
6. The stucco will be elastomeric El Rey "Buckskin."
7. HVAC equipment will be roof mounted.
8. The existing perimeter CMU wall at the location of the proposed new construction will be removed.

9. A new wall and archway entry to the kiosk and restroom building will be constructed along the street frontage. The archway will include flared sides and a simple sanded and sealed 6 x 8-inch wood beam. The height of the walls will be 3'-4" in height and the archway will be 8'-0" in height.
10. The applicant asks for administrative approval of exterior lighting once it is selected. No design was provided.

STAFF RECOMMENDATION

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

QUESTIONS FOR STAFF

Member Bienvenu asked about the signage and if the Board had jurisdiction over signage.

Ms. Ramirez Thomas replied she hadn't talked with the applicant about signage so they could address that. The Board's jurisdiction on signage is only if it requires an exception to the existing sign code. An exception is required for signage when more than three colors or over 15 feet in height.

Member Bienvenu asked if there will be wood corbels as on the existing structure. He asked because he was curious about the harmony and because municipal buildings tend to be utilitarian and less craftsman. He asked if the intent is to renovate the existing building.

Ms. Ramirez Thomas pointed out the existing corbels on the plan and suggested they ask the applicant about the details. She said she has talked with the applicant about addressing the renovation with the Board.

Member Biedscheid asked if the Buckskin stucco will match the existing building.

Ms. Ramirez Thomas said she assumed the stucco will be redone because it needs to be refreshed. She noted the color is more "La Luz" than Buckskin.

Member Biedscheid asked if the verticals seen on the west and east elevations were windows.

Ms. Ramirez Thomas said she also asked that question and could not remember if the applicant told her they were windows or vents.

Vice Chair Katz asked how the kiosk would work on the north elevation.

Ms. Ramirez Thomas said she understood that you walk up to the kiosk and it is not flush. The bathrooms will lock and there will be some kind of closure in the front.

APPLICANT'S PRESENTATION

Curt Temple, Facilities Project Administrator Manager for the City of Santa Fe, said he is handling this project. They will match the entrance color as close as possible. They worked closely with Tourism and the Mayor's Office on the design. The design was originally presented as utilitarian. They are trying to make it more Santa Fe style and more inviting for the public.

Mr. Temple said he has not discussed anything about signage. He believes that will come in the form of pamphlets that direct people to the public bathrooms. The Tourism kiosk will be staffed and run by Randy Randall from the Tourism Office. People will be able to walk up to a glass window to ask questions and staff will monitor the restrooms. They have a locked in gated screen that comes across at night because there was concern about the homeless camping out in the area of the kiosk. The windows on the east elevation are full windows. They look like slits because the windows for the bathrooms are angled.

QUESTIONS FOR APPLICANT

Chair Rios asked if the existing building will be re-stuccoed.

Mr. Temple explained there is no funding for that currently. He indicated the single size bathrooms will be removed on the back. The building will be stuccoed in the same color and repaved there.

Chair Rios asked the hours of use and the number of bathrooms.

Mr. Temple replied it will coordinate with staff hours and is proposed to be 8:00 in the morning to about 6 or 8 at night. There are 12 bathrooms on the women's side and 5 urinals and 4 commodes on the male side and all our ADA accessible and compliant.

Vice Chair Katz asked about the south elevation, the middle section shows one window, but the floor plan has a window that is not on the elevation.

Mr. Temple said his plan shows a window on both sides.

Chair Rios noted that the maker of the motion could make that clear.

Member Bienvenu asked if the wood paneling would match the existing structure.

Mr. Temple said it will. This style is to complement the parking lot area with the vigas, etc. He did not know what was planned for the parking structure on Water Street or the building.

Chair Rios asked Mr. Temple to address lighting.

Mr. Temple said there will be lighting fixtures in the front and on the front side that illuminate the sidewalk and the interior. All four corners will have cameras that watches and records the street and parking area activity. That is why the IT closet needs to be so large. Lighting fixtures have not yet been discussed and will be approved at a later date.

Chair Rios said possibly that is something that staff can approve, depending on what the Board wants.

PUBLIC HEARING

Ms. Beninato, previously sworn, said she was surprised by the design. She thought the City had asked for a lot of money for a firewall. She also understood that the bathroom would be connected to the building to the east of the parking lot. There needs to be some relief on the walls on the west and east sides. She appreciated it will be angled to reduce the appearance of massing but thought larger windows would also help reduce massing. She wanted to see what the lighting and cameras will look like and it would be nice if the cameras are not very visible. She wasn't sure the bathroom hours would work and, yes, people will camp out. The City recently allowed people to do that.

Mr. Eddy, previously sworn, asked to be assured that the tree growing in front of the building would not be destroyed. He noted in the drawings, the viga posts have a long taper and asked to be assured it will stay that way. Also, the corbels are traditional vernacular corbels and extend on the east and west elevations. He asked to be assured that the corbels on the north elevation will match that style. He asked the applicant if the vigas will have sheet metal protection from rot.

BOARD DISCUSSION

Chair Rios asked Mr. Temple to address the questions.

Mr. Temple explained the tree will remain and is the reason it was angled. The vigas will not be covered. They will be open to allow sun to light up the interior area of the restrooms and the beams will be waterproofed, and they will keep the tapering. The firewalls turned out to be too costly and why they rotated the building on the east. You

can see the design better and it allows the tree to remain. And they did not want to add additional cost for the firewalls.

Member Guida thanked Ms. Ramirez Thomas and Mr. Temple for a thorough presentation. He appreciated that they had worked through all of the issues of the project in the budget and meeting those concerns. He is happy the City is providing a public based facility like this and one attempting to be more inclusive. But he hoped that the building would serve all members of the population, including those experiencing homelessness. To him this is only a partial response to the issue of inclusivity. There is a missed opportunity on two fronts. There is no gender inclusivity which is allowed by recent code. Everything about this is stuck in the thinking of the 19th Century. The building is symmetrical and expresses a very strong male and female and would seem they could do something more progressive to accommodate all genders especially something more progressive. Especially in a public facility and since current code allows for that, his strong feeling about doing work like this in the public sphere, is that we have an obligation to be as inclusive as possible.

The other missed opportunity is the consequence of our historic ordinance. The building looks fine and has the Santa Fe style detailing. But he would love to see an inclusive structure gender wise, as well as a public building that is looking forward, not attempting to disappear. But that is a broader issue with the ordinance.

Vice Chair Katz asked the applicant because it would look more pleasant, if he would be comfortable putting two windows on the west and east facades.

Mr. Temple said if the Board requests, they can look at that.

Chair Rios asked if the City had touched on gender inclusivity that Member Guida commented on.

Mr. Temple replied this is the first he was hearing about any type of gender inclusive restrooms. If they need to go back to the drawing board they could certainly do that, but this is the design the City had asked them to do.

MOTION: In Case #2021-003198-HDRB, 100 E. Water Street, Vice Chair Katz moved to approve the application as submitted with three conditions: 1) The posts on the portal are tapered as appears on the design. 2) There will be two windows on the south façade. 3) There will be two windows on both the east and west facades. Member Bienvenu seconded the motion with a friendly amendment that the lighting and signage proposed be approved by staff.

Vice Chair Katz accepted the friendly amendment.

VOTE: The motion passed by majority (4-2) roll call vote with Members Biedscheid, Bienvenu, Katz and Roybal voting in favor and Members Guida and Larson voting against.

H. NEW BUSINESS

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

STAFF REPORT

Ms. Ramirez Thomas corrected her statement that the addition is 8850 sq. ft. to an existing 23,000 sq. ft. In fact, the total will be 23,000 sq. ft. once the addition is approved and built.

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

Included in this packet for HDRB review and information, in addition to the application materials, are the Airport Master Plan; the HDRB Staff Memo Sept. 22, 2015; the NM HPD Staff Letter July 22, 2015; the HDRB FOF & COL Sept. 22, 2015; the HDRB Minutes Sept. 22, 2015; the Bill No. 2015-45; Resolution No. 2015-101.

Given the digital nature of the packets, the information for this case is provided to the HDRB in three separate documents. The first is the staff report with the background information on the airport and its path to landmark status. The second document is the applicant's letter and architectural drawings. The third document is the PowerPoint that the applicant prepared for the HDRB and it contains the photos of the existing conditions of the airport terminal.

Case H-15-089 Synopsis

The airport terminal building, built in 1957 in the Spanish Pueblo Revival style, has roomblock massing, battered walls, and rounded edges. Additional historic materials and styles include the windows, which are brown-painted multi-lite windows. Small metal

lantern sconce light fixtures were also named as historic material and style. Wood elements include headers and corbels with carved bullet and rosette designs are found on the exterior of the building as well as on the interior.

Resolution Synopsis

The resolution states the following standards must be considered by HPD Staff and the Chair of the HDRB and that as a landmark structure all facades of the building are primary. Per the resolution, historic details of the interior are also to be considered. Because of the exceptions being requested this case is being brought to the HDRB to review the new construction and alterations to the building. The considerations for the new construction and alterations per the resolution are bulleted here.

- As much as is possible, preservation of the historic integrity of the original exterior architecture.
- Preservation of historic elements of the interior such as wooden beams, corbels, and light fixtures.
- Interior alteration shall harmonize with the existing.
- No less than 80% of publicly visible facades shall be of natural stone, wood, brick, tile, terra cotta, or other material.
- The color of the stucco shall be brown, tan, or local earth tones. Yeso is allowed.
- Surfaces of stone shall be natural color.
- Entries and portals may use white or other colors or materials.
- Solar energy collectors are encouraged but should not detract from the overall appearance of the Terminal Building. Historic Districts Review Board, Case #2021-003248-HDRB Page 3 of 7
- Roof mounted and other utility elements shall be placed in a way to minimize their visual impact.
- No cantilevers are allowed except over projecting vigas, beams, or corbels, or as part of the roof.
- Arches are allowed at freestanding walls.
- Renovations or expansion of the terminal should have a design that appears as having massive walls that appear to be built of adobe construction.
- Wall thickness is massive in relation to height.
- The depth of windows, doors, and entry openings shall have a depth that shows the massiveness of the structure.
- Mass elements of the building composition shall appear as single blocks.
- Alterations and new constructions on the terminal shall appear as an aggregation of smaller building blocks.
- Walls and fences shall be built of brick, adobe, rock, masonry, wood, wrought iron, or similar materials.
- Solid wall space.

Proposed Project Details

The applicant has provided a detailed letter of the current conditions and proposed alterations to the airport terminal and property. A PowerPoint created by the applicant is also provided. An overview describing the changes is provided here.

Exterior Changes

1. The proposed addition is 8,850 square feet to the existing 23,000 square foot footprint of the terminal.
2. The addition is proposed to be on the north end of the airport.
3. The walls will be massive, the parapet will be stepped, the walls will appear thick around the fenestrated areas, stucco will be used, and wood lintels and canals will be used.
4. Exterior lighting will harmonize with the existing.

Interior Changes

1. The interior will include new carpet and tiles similar to the existing airport tiles.
2. Similar paint scheme to existing.
3. Exposed wood ceilings, beams, and columns to harmonize with the existing.
4. Modifications to add baggage handling at ticket counter.
5. Addition of light fixture that will harmonize with the existing.

Site Improvements

1. Alterations to the roadway and parking lot.
2. Changes to landscaping, lighting, grading and drainage among other items detailed in the letter.
3. Installation of a small solar bank in the parking area.

STAFF RECOMMENDATION

Staff recommended approval of the proposed project and finds that the exceptions to Resolution No. 2015-101 and 14-5.2(D)(2) General Design Standards for all H Districts, Additions.

QUESTIONS FOR STAFF

Chair Rios asked Ms. Ramirez Thomas to read to the definition of a Landmark building, which in a historic district is equal to a significant building.

Ms. Ramirez Thomas read the definition that a Landmark structure is a structure outside of the historic district that otherwise meets the definition of a significant structure. A structure might also be a Landmark structure if listed, or eligible to be listed, on the State Register for Historic Properties or the National Register of Historic Places. She pointed out this building is not listed but is *eligible* to be listed.

Chair Rios said the applicant is requesting two exceptions that are against the resolution in some respects that was adopted in 2015. One exception is for an addition to a Landmark structure. The second request is for more than 80% glass coverage. The resolution states materials that are not permissible be less than 80% of a publicly visible façade.

Ms. Ramirez Thomas indicated the Resolution, section 2.A states no less than 80% of surface of a publicly visible façade shall be adobe finish with stucco simulating the adobe. The balance of the publicly visible façade shall be stone, natural stone, wood, brick, tile, terra-cotta or materials subject to the approval by the Historic Preservation Division (HPD) in consultation with the Chair of the Historic Districts Review Board. The resolution states the HPD Manager and the Chair of the HDRB are intended to provide approval of proposed changes to the airport. But as mentioned there is an exception because of meeting or exceeding 80 percent.

In addition, as a Landmark building all sides are considered primary. Any addition to the airport will be an addition to a primary elevation.

Chair Rios asked if Ms. Ramirez Thomas thought this building will remain a Landmark building with the proposal.

Ms. Ramirez Thomas said she does. The addition is proposed on the end and the core and the airport's most distinguishing features are maintained. That will be shown clearly in the applicant's presentation.

Chair Rios asked the amount of square footage that would be added.

Ms. Ramirez Thomas stated 8,850 sq. ft. will be added to an existing 14,000 sq. ft. footprint.

Member Bienvenu said it seems inevitable when the building was designated as a Landmark that exceptions would be necessary to continue to use it as an airport. He understands regarding the first exception, the Resolution, section 2A states no less than 80% of the surface area shall be adobe or stucco. He believed the surface area referred to is non-glazed areas because it continues. It says, "The balance shall be of natural stone," etc. and it never refers to windows or doors. He said the provision is reinforced in section, F that states "Solid wall space shall be greater in any façade than window or door space combined." That seems to indicate anything less than 15% of the publicly visible façade could be windows or doors.

Member Bienvenu wasn't certain an exception is required for the glazing. He thought it makes sense that they anticipated the need for greater than 80 percent. The application points out that the existing building does not meet the current requirement. The resolution by requiring additions to be adobe simulation and massed does a disservice to the ability of the structure to benefit by the original design when additions are made.

He said this is not in the historic district and this requirement prevents the existing building from maintaining its integrity. They should be distinguishing the addition in a deliberate way to benefit from the very simple and straightforward structure. You lose the simplicity of the design when you start expanding the mass forms and adobe-like structures, especially from the front façade.

Member Bienvenu said the HPD officer noted that the tower is just off-center of the existing building. That seems a key component of the design from the front that would be lost when adding the large wing to the side. He thought the original structure was well maintained by the proposed addition. Specifically, if the resolution standards prevent them from doing something to differentiate the new addition and the original structure. At the least they would step back the new addition on the north, so height is not as dominating on the front façade. He wasn't clear why height was also needed on the front of the addition and if height is needed, could it be stepped back to be less intrusive.

Member Bienvenu also pointed out, the two additions under the portal seemed to detract from the entry way. He thought it would be nice to remove the portal so it could be restored to the original. The façade on the south side with another vestibule will be destroyed by the addition. It has a simple ingress and egress and seems significant to the façade. He asked for that to be preserved. There are a lot of rooftop appurtenances visible from the front and some are screened. He asked for those to be rethought. There

has to be a better solution to the metal screening and it doesn't fit the original Southwest design.

Chair Rios noted that Member Bienvenu had really studied the project. She thanked him for his observations and suggestions.

Member Guida said he understood a resolution made this a Landmark structure. He asked what the executive summary is on why it became a Landmark.

Ms. Ramirez Thomas indicated it is outside of the historic district. That is detailed in their packet. And Mr. Mossman from the New Mexico Historic Preservation Division wrote a letter in support of the potential eligibility to the State and National Register. The letter noted the structure was built in 1957 and stated it is an excellent and rare example of the Spanish Pueblo Revival Style incorporated into the design of an airport terminal. She read that many airports after the second World War were designed in modern style to reflect the modern technology associated with air travel. The Santa Fe Airport terminal is unique because, *"it demonstrates the City's continued commitment to the Spanish Pueblo Revival Style that began in the first decades of the 20th Century"*.

His letter continues to discuss the style elements also discussed by David Rasch when he came before the Board and later to the Governing Body. The letter mentions the high level of historic integrity (noting only minor changes), the original design materials and craftsmanship and the four-story tower. The stucco walls and rounded corners, canales, and portals are characteristic of the Spanish Pueblo Revival Style and the original metal light fixtures in that style.

She said Mr. Mossman summed up reasons that the building is special and a Landmark, because it is outside the historic district.

Member Guida said his interpretation is that this mechanism is what gets them into the situation they are in. He appreciated the airport and building's tremendous character in terms of significance. It is the only airport he knows of that is in a Spanish Pueblo Revival style and is unique in that sense. He said that clarified his curiosity about the Landmark designation.

Chair Rios asked if correct that the Board has some jurisdiction for the interior of the building. She thought the building does have a lot of integrity and is special.

Ms. Ramirez Thomas replied the Board has jurisdiction per the resolution.

APPLICANT'S PRESENTATION

Mark Baca and Jeremy Alford were sworn in.

Mark Baca, Airport Manager, said this addition solidifies Santa Fe as a destination and is the first phase of a two-phase project. It is the first time to use the money from the State to invite visitors into our community. He asked Mr. Alford to walk them through the presentation.

Jeremy Alford, said he is with Molzen Corbin out of Albuquerque. He said he has been working with the Santa Fe Airport for many years. He presented a PowerPoint presentation which is included in the Board packet.

He displayed photographs of the design and street view. He addressed the comment about the two pieces under the portal. On the right is a vestibule and on the left is an office that was added in the 80's. The design proposed is to rebuild both of those mostly out of glass for the visibility of the portal and existing structure as much as possible.

Mr. Alford pointed out the existing and proposed elements and views of the interior, the location of ticket counters, etc. In addition to adding to the north terminal building they are rebuilding the circulation loop and parking areas. He noted a study conducted indicated the airport is three times too small for the area and additional expansions are expected. The current waiting room area and plans for the future expansion were displayed.

QUESTIONS FOR APPLICANT

Member Guida asked Ms. Ramirez Thomas if correct the Landmark status is for the City and there is no State or National Historic Register designation.

Ms. Ramirez Thomas replied there is no formal listing, but it is eligible.

Member Guida asked if correct that the Board's review tonight was not in conjunction with SHPO (State Historic Preservation Office).

Ms. Ramirez Thomas said no, the review of HDRB is always separate. They will provide comment and may at some point take this forward for listing. However, no action has been taken to do that by the City or the State.

Member Guida said he appreciated the presentations from staff and the applicant explaining the project. There is a clear vision of how this fits into the master plan for the airport. He said he was thinking about the Landmark status and Member Bienvenu's comments. He doesn't have any problem with the airport needing to modernize and having to change and it is inevitable to function as an airport. And additions to the building are a given. Having to call it a Landmark is possibly an unnecessarily strict designation in this case.

Member Guida said he was most excited about Member Bienvenu saying we should be distinguishing the additions from an historic building. He doesn't know why that would only apply to the airport. The proposal does differentiate to some degree, and in the broadest sense he doesn't have a problem with what is proposed. When looking at the ordinance and the peculiar way they do Santa Fe style and police design and construction, this is an extreme example. Nothing to him is more hilarious than a Pueblo Revival airport terminal for no other reason than it being unique in a strange interpretation of that historic style. It is worth preserving that recognition of the original massing.

Member Guida said there was a lot of discussion about mimicking or consistency with the style of the building or emulating the details. That is less satisfying in this case and on the east side that the Code doesn't do much to preserve and recognize historic structures. We tend to cover them up in faux historic additions. He was in support of greater differentiation and realizes there are practical limits. He knew that places like Long Beach Airport with an art deco terminal that has its original massing have pulled away the additions and separated them from the building to differentiate between old and new. If that couldn't be done here, he would support a material and formal separation between the new parts of the airport than actually separating the massing.

He is interested in what comes from this discussion. It is important not only to the airport but also in how they do this work in Santa Fe. His last comment is that he heard Mr. Baca preset the LEED requirement for landscape and he hoped they were not just checking boxes. He realized that is beyond the Board's purview but hoped there was an effort to maintain the nostalgic character that is part of arriving and departing from Santa Fe. Things like gravel parking areas where practicable would enable the recharging of the groundwater and meet those standards.

Member Larson said she read the letter from SHPO differently and that this was determined eligible for the National Register. It should be treated as such.

Ms. Ramirez Thomas clarified the airport is eligible for the National Register but is not listed.

Member Larson agreed. She said having that determination included in the packet would have been helpful. Ideally this would be separated from the original terminal. However, being a small building with the appropriately sized addition, it preserves the original character well. She appreciated the attention paid to the detail in so many of the buildings elements that clearly show well-articulated thoughts. She is excited to see the changes and thought it says a lot about the ordinance that they are trying to preserve a specific style.

Member Larson said there are things that can be a broader interpretation of what the airport needs. She thought it could expand further into the current era and has done that well on contrasts on the interior. She appreciated those efforts.

PUBLIC HEARING

Ms. Beninato, previously sworn, was surprised at how this encompasses the existing airport building, given its Landmark status. She hoped it would be set off from the building. The design is functional, pleasing and compatible but the northside reminds her of prison. She is concerned that the approach with lanes for commercial and drop off, being "The City Different", makes the airport look like every other airport. It doesn't preserve the character of the experience of coming to the Santa Fe Airport. She hoped the interior and the existing vigas will be preserved and compatible lighting, etc. She said she understands the beams will be built up opposed to being solid wood and at least it replicates the interior feeling of the airport. She has always liked that the airport was small and intimate but understands the need to develop it.

Mr. Eddy said he appreciates the Board's comments. He found the north elevation very inhospitable largely due to the small fenestrations. He asked the applicant about the photograph shown of the lobby with carved Hispanic benches, if the benches are gone and if so, can they be brought back. He noted a row of modern upholstery chairs along the wall and the waiting room by the gates has quasi modern utilitarian furniture. He thought the furniture alienating and lacking ambience of Santa Fe. He noted that there are a lot of artisans who would be happy to build furniture for the airport. Overall, he doesn't think it a problem that the new building is joined to the old building. It is harmonious.

BOARD DISCUSSION

Vice Chair Katz said he appreciates the comments from Members Bienvenu and Guida on sensitivity to the building. He thought the additions could be somewhat separated from the old building with a narrower hallway. Making the addition on the eastside lower all the way across, would improve the approach to the building and hide height. He recommended the hallway not be the same height as the baggage claim area. He said he appreciated their work to maintain the feeling of the building.

Chair Rios asked Mr. Alford to respond to the question about the carved benches.

Mr. Alford said if shown in the pictures they are still there.

Mr. Baca added he has been at the airport for 31 years. They are the original benches and chairs and have been taken care of and are still in the waiting area.

Chair Rios asked if they are proceeding with the chairs in the waiting area Mr. Eddy commented on.

Mr. Baca explained in the first renovation in 2002, the State Prison made those chairs with the budget that was available. They want to get non-fabric hard surface furniture that is easier to sanitize, because of COVID. He said this airport states who we are, and is a smaller version of Albuquerque's airport in the 1950's. This airport is Santa Fe and the direction we are heading will be a real statement for Santa Fe and about the City's uniqueness.

Chair Rios asked Member Bienvenu to restate some of his concerns.

Member Bienvenu pointed out it is a perfectly fine project. His concern is that it negates the landmark status of the existing building. He said he is bothered that we are losing the structure we designated as Landmark. The rhythm of the design is lost, and left is a generic southwestern looking airport building. His goal is a design that separates the division visually and the original structure still reads as original. At the very least he suggests lowering the height of the addition closer to the existing height on the front façade. That would make the step back from the street side less obvious. The reason they say you cannot add onto a primary façade is because we know that ruins the original building.

Mr. Baca said the majority of those attending the design charette, including the public, wanted it to blend. They tried to find a way to make the tower be in the center. The true northern and southern extensions will be distinct because there will be more windows and glazing. The photograph shown at the beginning of the presentation has a 4-foot fence and the terminal and people parked in the front. He thought the two elevations will keep the terminal that was built in 1957, separated from the north and south extension.

Chair Rios asked Mr. Alford if he had any further comments.

Mr. Alford said he appreciates the comments and many of the same things they are discussing were discussed earlier in the design. He actually feels better that everyone has had the same discussions they began with. The design is pretty far along but some things brought up he will take back to the design team to see if they would improve the design.

Chair Rios asked if he was indicating he was willing to go back to the drawing board.

Mr. Alford clarified not back to the drawing board, but definitely he would take the information tonight under advisement.

Chair Rios asked if solar panels are proposed.

Mr. Alford said a there is a City sister project to install solar at the airport's long term parking lot and they are working with them.

Chair Rios asked Ms. Ramirez Thomas if correct, the original footprint would still remain with the proposal.

Ms. Ramirez Thomas said that is correct. The addition is adjacent and abutting but not consuming any substantial part of that elevation.

Mr. Alford added that the exterior structural walls are all staying. There is minor demolition where the two buildings connect, and the porch will be turned into a vestibule on the southside. They are all minor and the major footprint remains.

Chair Rios asked if the edges will be rounded or straight on what is added to the building on the southside.

Mr. Alford replied all of the stucco covered walls are with a batter and rolled over the top parapets, and there are radius corners and dimensions will be similar to the existing.

Chair Rios asked if the windows would have sufficient inset.

Mr. Alford explained in the new section the windows should feel like they are in a mass. The base of the wall is about 2 feet wide and narrows as it goes up and they should all feel like they are recessed.

Member Guida asked Ms. Ramirez Thomas if the nature of the determination the Board is making is because this is a City Landmark, and it should be reviewed and approved, or not, like any other in the historic district.

Ms. Ramirez Thomas replied yes, it is a landmark structure. The challenge is that it is so far out. They don't have the district guidance, but the resolution does provide guidance and was used by the architects to create the design.

Member Guida asked if there will be subsequent review by SHPO.

Ms. Ramirez Thomas said there was no determination. There was an informal discussion and letter. That is official in that Mr. Mossman was provided information by Mr. Rasch to review. And Mr. Mossman in his initial evaluation found this eligible under

criterion C. However, there has been no determination or nomination made and criterion A would be more appropriate for a nomination if it became more formal.

She said, the answer having said that is "no," they would probably inform SHPO collegially that this is coming forward. But they are just working within the City process at the moment.

Member Guida confirmed this should be looked at as any other design review in any of the districts if applying the resolution for the building.

Ms. Ramirez Thomas agreed. It should be based on Code provisions in 14-5.2 (D) for General Design Standards for Historic Districts. That provision talks about significant and Landmark buildings and the guidelines in the resolution.

Member Guida asked to confirm that this review and recommendation would be no different than other projects before the Board in an early design proposal. The Board should be making recommendations about the design. They should not assume the "ship has sailed" and on it is on its way to being completed.

Ms. Ramirez Thomas asked for clarification.

Chair Rios clarified Member Guida was asking if the review process with the airport is the same as with any other project in an historic district.

Vice Chair Katz noted since this is a State building then all of the State provisions would apply and we treat buildings owned by the State differently. He said we cannot tell the State you can't do something. We can say whether it complies with the design criteria and try to work out differences.

Ms. Ramirez Thomas said she was under the impression this is a City-owned property.

Ms. Paez noted Mr. Baca was a better authority to answer that question.

Chair Rios asked Mr. Baca if this was a City owned building and property.

Mr. Baca replied yes, the City owns it, it is not State. He worked with David Rasch within the resolution to preserve the terminal. He talked about the beauty of the airport and why they want to preserve it but also need to expand. Mr. Rasch gave them the guidelines and they talked with Councilors, who sponsored the resolution. They believe this is the direction the public wants. Councilor Harris went through countless years engaging the public on this addition and MolzenCorbin used these guidelines.

Mr. Baca said he appreciates the Board input. The airport lands on the north and south runways and people waiting for passengers can see the planes landing. People departing can see their plane pull up to the terminal. They are trying to keep that environment, so everyone can interact with the aircraft. He directed MolzenCorbin to go with that design provided by Mr. Rasch's suggestions.

Member Larson said she had major concerns. This has been determined eligible through the National Register and the Board is reviewing the architecture of the building. Some of the changes may have major adverse effects. She felt it required consultation with SHPO before the Board reviewed the proposed changes.

Ms. Ramirez Thomas explained the usual path with any City project where SHPO or federal agencies are involved is first for the City to review and make a determination. Then the discussion with SHPO could happen.

Member Larson appreciated the clarification. She said this becomes confusing when making decisions when you don't have full clarification.

Member Bienvenu asked to address a comment made earlier about SHPO. It appears from the letter that the State Preservation actually contacted the City which is what started the process for Landmark status. The State made the determination of eligibility of this important structure. That prompted the City to review it and designate it.

Ms. Ramirez Thomas said she worked at the State at the time and recalled what happened. She said David Rasch contacted Mr. Mossman on how the State's view of this and whether they would be interested. The City should be working to list eligible properties to the National Register.

Member Bienvenu said at any rate, the State was expressing its strong view this is a significant structure. He appreciates that a huge amount of work has gone into the design work and the Board is being brought in at a late stage. It would have been nice and could have saved some work, to give the Board an alert. The Board has to decide whether to grant the exception based on whether they believe sufficient criteria has been met.

Chair Rios said she was curious if the Board was ready to make a motion. This is the first time the Board has seen this project and if the Board felt there is enough concern, an option is to postpone the case. She said they will work with the applicant as they do with any project that comes before them.

Member Bienvenu said he was in favor of postponement. He asked Mr. Baca if postponement would jeopardize any funding source or deadline immediately pending.

Mr. Baca said the financing is in place and is funded by the State. He has been working with Mr. Rasch, Molzen Corbin and the public, and presented his best possible. Ultimately, they need approval from the Board, and want the best design that meets the State and resolution criteria. He said we would like to get this out to bid as soon as possible and they are in desperate need. There is a tent in the patio area to expand the footprint because of Fire regulations, and the screening area is small. The expansion can accomplish what they need.

Chair Rios asked the timetable once it goes to bid, and the company starts.

Mr. Baca replied six to eight months for the parking and the terminal with completion by early next spring. Once they show the State this is moving forward, they will receive more money.

Chair Rios said the Board appreciates the time and those who have been involved, but it is important to get the input from the Board.

Member Guida said he appreciated the comments on the Board's input. He was surprised, given the long engagement with the Historic Division there has been such a gap in making this Landmark determination. He was also surprised that the Board had not seen an earlier version of the project and it is so far along. He said he is sympathetic to the financial and schedule concerns but doesn't want to feel pressured to approve the project. The historic process and review were established a long time ago and the timing of this is not the Board's fault.

He said if the Board does not approve the project tonight, they should provide very clear preservation and design recommendations. Ideally, he would like the Board to be able to voice clearly what is not up to standard and the approach the Board would like. Additionally, SHPO should weigh in before this design comes back to the Board.

Member Biedscheid said she is unclear about the kind of discretion the Board has and whether that is the same that they would apply in other situations. She understood that the Board recommended to the Governing Body that this be a Landmark status. She recalled that was largely because SHPO determined it was eligible under State Register. The H-Board did not make that decision. It was the Governing Body out of which came a resolution that directed the Board to approve any alterations to the building. The resolution largely follows the Code, and the exceptions are in line with Code. But she couldn't see anything in the resolution that speaks to the separation of new and old.

Member Biedscheid said the Board is looking at a sensitive addition that reasonably preserves the historic integrity and meets the resolution with the exceptions. She wasn't sure how they could proceed and add other conditions. She agreed it

unfortunate the Board wasn't able to provide input before now but thought it unfair to the applicant to now question the resolution and the direction the applicant was given in 2015.

Ms. Ramirez Thomas thought Mr. Baca was trying to say that the resolution calls for the HPD and the Chair to make decisions. Discussing this with the City Attorney's office (Ms. Paez), they agreed the exceptions are required and it should come to the Board for review. The fact that there is a complete design before the Board; there was a discussion with Mr. Rasch which is where the planning element came in. The resolution doesn't speak directly to whether or not something should be distinguished unto itself as an addition, but Chapter 14-5.2(A) does make a distinction. She thought Mr. Rasch's emphasis was a concern for the harmonization of the addition more than the distinction.

She thought a different perspective was happening. It isn't wrong but Mr. Baca and the architect's information was based on the resolution and conversations with Mr. Rasch.

Ms. Paez said she has a lot of historic perspective and there are applicable Code provisions that apply to landmark structures. The resolution is a lower form of authority, which would apply to the extent the resolution doesn't conflict. Then there is an ordinance requiring the Board to grant an exception with clear rules that is not going to be followed. That is why this has come to the Board. She recommended looking at what led this to become a landmark structure. The Code says, *"The status of a landmark structure shall be maintained and preserved and if a proposed alteration will cause the structure to lose its landmark status, the application shall be denied."*

She said the resolution provides the thoughts of the Governing Body regarding why, what should be preserved. One speaks to design standards: *"Alteration and new construction shall preserve as much as reasonably possible historic integrity"*.

There is also the general idea of applying the zoning code to a city project, that is for public use. The City typically subjects its properties to its own zoning ordinances but is awkward to be its own applicant and reviewer. It creates a difficult situation and in fact some jurisdictions have exempted public projects. Those are the things that are creating a challenge for the Board.

Chair Rios said throughout the process she wasn't getting specific direction from the Board. She still doesn't know which members want to go forward and which want to postpone. She asked Member Roybal to comment.

Member Roybal said after listening to the discussion, his concern is that seven years have passed since the project was first presented. There has been so much input and work on the project to get where it is. As noted by Ms. Paez, it is unfair to the applicant after all that time and work. They have done a reasonable job making

everything work. Sometimes things don't happen just right, but there was a reasonable attempt by many people with a lot of input to get to this point. It is very unfair to the applicant to now say that you should have done this or that.

Member Roybal said this project should be approved at this point. He was doubtful the applicants could redesign the project to fit what some members wanted.

Vice Chair Katz said he distilled what has been said that people are pleased with the respect paid to the building and what the building represents. He and Members Guida and Bienvenu share the concern that the new addition should be separate to show more of the original building. He thought the front part of the addition could be moved 20-30 feet further north and be one-story with plantings in the 20 feet. That would show the old building and the separation. He agrees with the design on the other side to show the planes coming in. Possibly it could be wrapped around the baggage claim if more room for mechanical, offices, etc. is needed.

He said all of it is good and he would recommend it, except the separation from the building, and he feared what will happen on the other side. He suggested establishing the separation from the east where everyone sees it.

Chair Rios clarified that Vice Chair Katz was referring to the building proposed on the north side.

Vice Chair Katz said the north east half of the proposed addition. He suggested they leave the area where people walk through the lounge, ticket area, etc. If they move the front part to the right and put a couple of trees that would help the separation. And would somewhat address the concerns expressed. That is the essence of what they want in a landmark building when allowing additions that are necessary, while respecting the Landmark.

Chair Rios asked Mr. Alford and Mr. Baca to comment.

Mr. Alford said he understands the desire for a visual break. The problem with introducing anything into the floor plan is that they have run out of space. There is the building and sidewalk and then everything to the right is leased. He showed an image on screen of the area leased.

Mr. Baca added they have 1957 technology and the semi-circle around the building is all runways. He showed the proposed expansion on screen. There is an 8-foot area of walkway. They are trying to keep the connectivity between the buildings for the nostalgic feeling of enjoying the aircraft arrivals and departures. People could just walk up to the fence in the 60's to see the airplanes.

Vice Chair Katz said it sounds like you boxed yourself in and that is unfortunate.

Chair Rios indicated she lost power and did not hear a lot of the dialogue.

Mr. Baca replied the boxing in was done in the 30's. Airport Road used to come in front of the terminal on the aircraft side and they have suffered, even with the Aviation Improvement Program. The terminal is inside the building restriction and there has been a constant battle with FAA and others. He said they have tried to capture the original building without degrading the building. The building is 9,000 sq. ft. and pushes out 250,000 passengers, but is tight, and the expansion will expand their capabilities.

Member Guida asked to focus on Member Katz's point because they have discussed the reasons for the addition.

Chair Rios asked to see the east elevation. She wanted to see if they could identify the original footprint and how the proposal affects the old footprint.

Member Guida addressed Member Katz's point. He said there are ways to differentiate the building other than moving the footprint of the addition. The discussion clarified for him that the HPD has weighed in on the project. The resolution may be misguided in its recommendations, but clear the applicants sought guidance of HPD. That was approved by the previous Mayor, etc. He said he had more appreciation for the situation, particularly after staff commented on where we are and how we got here.

He asked to see the 3D views of the front and said the rendering does do what was suggested, to blend it all together. He thought there were ways to do this without reversing the previous direction. The courtyard in the front provides an opportunity to differentiate new from old in the same way that the viewing patio outside provides that differentiation. He had no problem with the massing and expression of the building.

Member Guida asked Mr. Alford if there could be landscaping or a shift in stucco color, etc. done to articulate that joint, other than moving the building 20 feet north.

Mr. Alford replied the short answer is yes, but he didn't want to stick his neck out too far. The joint between the new and old is a detailing monster. There are battered walls fighting each other and two opposite directions coming together. Conceivably it would take a lot, whether it is materials or colors, to visually show the line from old to new.

Member Guida said that is what he is talking about, a visual break between new and old. There may be trees or landscaping or slight shift in the stucco color that could give a visual break. Those are easy and appropriate ways to move forward.

Mr. Alford said there was nothing Member Guida said that was outrageous, but he would have to think it through. The request is reasonable.

Member Guida appreciated that Mr. Alford was open to the suggestion.

Mr. Alford said the team had these discussions earlier between the resolution and current structures and what the connection could look like. It appears there may be a strong feeling there could be a tweak to the resolution concerning the break. That is something the team can discuss and address before putting the project out to bid.

Chair Rios asked Member Guida if he was indicating a change in the wall color. She didn't think that would be acceptable under the ordinance.

Member Guida said with the principal opportunities that he sees are in the articulation of the canopy.

Chair Rios said she thought adding a different color to a building with a lot of integrity, is not the best solution, but understood what he was trying to do.

Member Guida said he wasn't looking for the Board to redesign the project. Looking at the landscape or the expression of the patios differently are easy ways to make the break.

Chair Rios thought a distinction in stucco type would be better than changing the color.

Member Bienvenu said he agreed, but it comes back to how to differentiate from the original structure. He returned to Member Katz's suggestion and said he noticed that the front section of the addition is mostly office space. He asked if that had to be there and be as tall as the departure area. He thought eliminating and having a separate building for staff would help differentiate the addition. Or they could make it smaller and lower in height to set it back from the front façade.

Mr. Alford indicated he was not sure he could address what could be changed off the top of his head, there are a lot of moving parts.

Member Bienvenu asked if all of the office space is needed.

Mr. Alford explained administration does need a space in the same real estate and they will get rid of a portable. They want to make a nice space for the City staff when coming for conferences, etc. Their thoughts were similar in that they have tried to push the higher piece away from the existing building.

Member Bienvenu asked where that will be put once they turn it into the exit.

Mr. Alford explained the plans for use are in the next phase.

Vice Chair Katz asked if the part of the addition other than the departure area could be one-story.

Mr. Alford explained they were trying to tie that with the future baggage claim so the L-shape area is where you could pick up your bags and head out.

Vice Chair Katz said it isn't where people stand, it is a hallway.

Mr. Alford explained when it is all open there may be some standing room. Some of the offices may turn into baggage pickup, but it will be a similar area for mulling about. Internally it isn't just empty space and his suggestion had been discussed about how to use the space.

Member Guida said it's beyond the scope of the Board to weigh in on functional requirements. He didn't know if lowering the addition would differentiate from the original building.

Vice Chair Katz commented that judging by what they can see in the picture, the lower part of the addition matches nicely with the existing building. The tall part looks out of place and there is nothing with such a tall entryway. He said it doesn't look good or go with the rest of the building. It is a hallway and could easily be lowered and would look better.

Chair Rios asked how much higher that portion is than the rest of the building.

Mr. Alford said the lower piece has a 14-foot parapet, the taller is a 24-foot parapet and is nearly 14 feet where it connects. It steps up to an intermediate piece and the second floor is 26 feet high and the top of the tower is closer to 50 feet.

Member Guida said he was ready to make a motion.

Chair Rios asked if possible that the 24-foot section of the building could be reduced if hinging on total approval, not the back part, just the front part.

Mr. Alford said that could be discussed with the team. The rest is actually as short as it can be and still fit clerestory windows and the mechanical behind the parapets, etc. All of that is laid out as efficiently as possible, but they can discuss the front door.

Member Guida said the motion is in light of the Board's understanding that previous direction was given by the HP Division in the form of the resolution, and the applicant had responded to that.

MOTION: In Case #2021-003248-HDRB. 121 Aviation Drive, Member Guida moved to postpone a decision and have the applicant return with simple design adjustments within the ordinance that will achieve a greater recognition of the original structure massing and differentiation from the proposed addition. Member Bienvenu seconded the motion.

Ms. Paez asked indicated the next meeting isn't for three weeks.

Ms. Ramirez Thomas said the agenda needs to be posted and is full, but they could bump an Old Business case.

Ms. Paez noted this could be postponed until the second meeting in April, in which case a date doesn't need to be established.

VOTE: The motion passed by majority (5-1) roll call vote with Members Biedscheid, Bienvenu, Guida, Katz and Larson voting in favor and Member Roybal voting against.

2. **Case #2021-003283-HDRB. 827 East Alameda Street.** Rachele Griego & Andrew Gough, owners / agents, propose to construct a 335 sq. ft. addition on a contributing structure and a 410 sq. ft. freestanding garage to a height of 13 ft. 8 in. (Daniel Schwab, 955-6660, DNSchwab@santafenm.gov)

STAFF REPORT

827 East Alameda is 1458 square foot single family residential structure with Contributing status to the Downtown and Eastside Historic District. It was constructed in 1945 in a Spanish Pueblo Revival style. On September 12, 2017, in case number H-17-059, the board approved changes including raising the roof and the reconstruction of a contributing portal on the southwest corner.

The applicant now returns to the board with the following proposal:

1. Construct a 335 square foot addition on the northwest corner. With clad windows and French doors it will be constructed to the maximum allowable height of 13 feet 8 inches, the same as the existing structure. It will be covered with a cementitious stucco colored El Rey "Sandalwood".
2. Construct a 410 square foot detached garage and storage structure on the north, rear of the property, without public visibility. It will have similar

windows and be built to the same maximum allowable height of 13 feet 8 inches. The garage door steel with a walnut grain coloring.

3. Construct a short 6-foot high coyote fence running north to south to close off the garage from the northern property line.
4. Construct a stuccoed wall colored El Rey "Sandalwood" on the north side of the property between the main house and the garage.
5. Remove the existing non-historic metal awning on the north façade and construct a wooden pergola in a natural color.
6. Pave the courtyard between the north of the house and the garage and extending to the west of the house with flagstones.

STAFF RECOMMENDATION

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

QUESTIONS FOR STAFF

Chair Rios confirmed that the house is contributing. She asked if with the proposal it will remain contributing.

Mr. Schwab replied yes. The only changes are to the rear of the primary façade. All of the construction is to the rear.

Vice Chair Katz asked to see the façade facing the arroyo. He noted the garage was taller than the master bedroom addition. He thought they did a good job on the renovation but was different from the original house, which was lower. He thought the height was an issue and the garage appeared out of place. He asked why it couldn't be the same height.

Mr. Schwab said his impression, speaking with the owner/applicant is that it is not a large lot and the family is growing and needs storage space. The high ceiling is meant to accommodate storage. They stated specifically in the proposal this is not just the garage it is also to accommodate things that cannot be stored in the house.

APPLICANT'S PRESENTATION

Rachele Griego & Andrew Gough, 827 E. Alameda St, were sworn in.

Ms. Griego said they wanted to note two things, the drawings are misleading. They reviewed this on the application. They intend the roof height of the garage to be the same as the existing structure, which was what was proposed in 2017. They agreed it would look odd at a different height and was not their intention.

Mr. Gough added it will match the residence and both will be 13'8", the maximum allowable height.

QUESTIONS FOR APPLICANT

Member Bienvenu said it is a lovely project. He thanked them for a nice presentation.

Member Biedscheid said it is a very sensitive addition to a project she thinks is already award-winning. They did a great job and it is a beautiful enhancement of East Alameda Street.

PUBLIC COMMENT

Ms. Beninato, previously sworn, noted in the drawing that part of the garage has floor space for storage. She wondered if the ceiling could be lowered a foot or so. Otherwise, it cannot be seen, it doesn't affect primary façades and it does meet Code.

BOARD DISCUSSION

MOTION: In Case #2021-003283-HDRB, 827 E. Alameda St., Member Biedscheid moved to approve the application as submitted. Member Bienvenu seconded the motion.

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

I. DISCUSSION ITEMS

2021 Historic Preservation Awards

Ms. Ramirez Thomas said the date is May 20, the day before the State Awards Ceremony. She is excited they are still participating in Preservation Month. She has provided the form to the Board and they should feel free to distribute it. Hopefully, they

will get some nominations for the awards. She will keep the Board apprised of the process and if they are unable to gather, there will definitely be a virtual platform.

Vice Chair Katz asked how they could get information on what is eligible. He recalls the project has to be finished and any help to isolate eligible candidates would be helpful.

Ms. Ramirez Thomas said they would figure something out.

Member Biedscheid asked when nominations are due.

Ms. Ramirez Thomas said the due date is April 16th and the Board needs to make a decision by April 27th or the first hearing in May.

Land Use Boards Presentation

Ms. Paez said one of her duties is to provide regular Ethics and Open Government training. The Board is behind schedule on the training between staff loss and the Board's heavy workload. She has a power point that covers IPRA and OMA, City Code of Ethics and quasi-judicial proceeding limitations and rules.

She said the training would take at least 1/2 an hour. She offered to postpone but noted the problem that she wasn't sure they will ever have enough time. The training is timely and is needed but she would leave it up to the Board when to do the training.

Vice Chair Katz asked if possible to do the training before a meeting. Member Roybal liked the idea of starting earlier and the other members agreed.

Ms. Paez said she could be available half an hour earlier if the others could be and they would notice it for 72 hours.

J. MATTERS FROM THE BOARD

Chair Rios said she has seen a lot of letters to the editor regarding the mural on Guadalupe Street and read that one of the artists is taking it to court. She asked Ms. Paez if she knew anything about the status because there seemed to be public outcry to save the mural.

Ms. Paez said she is not as familiar since it was given to another attorney. She did know a complaint has been filed in federal court and one of the original artists, Guzman, is the plaintiff. The Defendants are the Department of Public Affairs and the City of Santa Fe. The City's role in the process was the consultation process. She said we have the documentation of what we did to participate and what the process was and a copy of the final letter to the State from the Mayor at the recommendation of the Board.

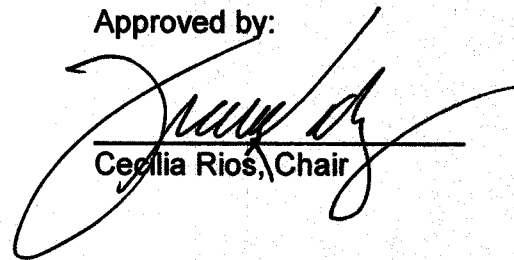
She anticipated the City will ask to be removed from the lawsuit because relief is not asked for against the City. She thought the City is not an appropriate party, but they will have to wait to see the claims against the State.

K. NEXT MEETING: April 13, 2021

L. ADJOURNMENT

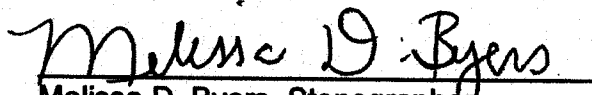
Chair Rios adjourned the meeting at approximately 9:46 pm,

Approved by:



Cecilia Rios, Chair

Submitted by:



Melissa D. Byers, Stenographer
For Byers Organizational Support Services