



# AGENDA

HISTORIC DISTRICTS  
REVIEW BOARD  
APRIL 13, 2021  
5:30 PM  
ATTEND VIRTUALLY

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## *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.

**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/86766220699?pwd=UnJoemxXbUIvTDIzSXM5TzByZUR1QT09> and use password: **263172**

**Attending Zoom by Phone:** Members of the public can attend the Zoom meeting by phone by dialing:  
US: +1 669 900 6833 or +1 253 215 8782 or +1 346 248 7799 or +1 929 205 6099 or +1 301 715 8592 or +1 312 626 6799  
Webinar ID: 867 6622 0699.

### **Public Comment:**



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- By video: A person attending the Zoom meeting by video conference (using a computer, mobile device, or smart phone) may provide public comment during the meeting. Attendees should use the “Raise Hand” function to be recognized by the chair to speak at the appropriate time.
- By phone: A person attending the Zoom meeting by phone may provide public comment during the meeting. Phone attendees should press \*9 to use the “Raise Hand” function to be recognized at the appropriate time.
- In writing: A person may submit written public comments by 5pm the Monday prior to the meeting via the virtual comment “button” at <https://santafe.primegov.com/public/portal>.

**A. ROLL CALL**

**B. APPROVAL OF AGENDA**

**C. APPROVAL OF MINUTES:**

1. March 23, 2021

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

1. Case #2020-002954-HDRB. 333 Sena Street.
2. Case #2021-003198-HDRB. 100 E. Water Street.
3. Case # 2021-003283-HDRB. 827 E. Alameda.

**E. STAFF COMMUNICATIONS**

**F. OLD BUSINESS**

1. Case #2021-003185-HDRB. 1299 Canyon Road. Downtown and Eastside Historic District. Sandra Donner, agent for Julia and Randall Burt, proposes to construct a wall and gate on a non-contributing property. (Daniel Schwab, 955-6660, [DNSchwab@santafenm.gov](mailto:DNSchwab@santafenm.gov)) (*Postponed to April 27, 2021*)



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2. Case #2021-003200-HDRB. 300 Garcia Street. Downtown and Eastside Historic District. Sandra Donner, agent for Megan Mullally, requests designation of primary facades of building and a historic status review of a yardwall. (Nicole A. Ramirez Thomas/ Angela Schackel Bordegaray, 955-6127, [asbordegaray@santafe.gov](mailto:asbordegaray@santafe.gov))

## G. NEW BUSINESS

1. Case #2021-003372-HDRB. 844 Don Cubero. Don Gaspar Historic District. Steve McCormick, agent for Evelyn and Tim Taylor, owners, requests primary facade designation for a contributing Structure. (Daniel Schwab)
2. Case #2021-003376-HDRB. 234 ½ Irvine Street. Westside-Guadalupe Historic District. Gayla Bechtol, agent for Morgann Berg and Jeff Tietz, owners, requests a status review and primary facade designation for a non-contributing Structure. (Daniel Schwab)
3. Case #2021-003378-HDRB. 855 El Caminito. Downtown and Eastside Historic District. Martinez Architectural Studio, agent for Elaine and Michael Brown, owners, requests a status review and primary facade designation if applicable for a non-contributing residential Structure. (Daniel Schwab)
4. Case #2021-003382-HDRB. 618 Garcia Street. Downtown and Eastside Historic District. John Padilla, agent for Manuel Garcia, requests a historic status review of a contributing structure. (Angela Schackel Bordegaray)
5. Case #2021-003369-HDRB. 1290 Lejano Lane. Downtown and Eastside Historic District. Architectural Alliance, agent for Robert Burke, proposes to build a pool and two outbuilding freestanding structures. (Angela Schackel Bordegaray)
6. Case #2021-003374-HDRB. 911 Camino Santander. Review Historic District. Mark Naktin, agent for Charles Weiss and Dianna Brown, owners, proposes to construct an 850 sq ft freestanding accessory Structure on a non-contributing residential property. (Daniel Schwab).
7. Case #2021-003370-HDRB. 310 Magdalena. Downtown and Eastside Historic District. Luca Mario-Baker, agent for Quincy Sweeny, proposes to



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add onto a primary façade of a contributing building and reconfigure and add to a contributing yard wall. The applicant requests an exception to 14-5.2(D)(2) for additions to primary facades. (Angela Schackel Bordegaray) (*Postponed to April 27, 2021*)

8. Case #2021-003380-HDRB. 806 Don Gaspar Avenue. Don Gaspar Area Historic District. Daniel Strongwater, owner and agent, proposes to reroof a contributing structure. An exception to Section 14-5.2(D)(6) is requested to change the existing roof *material*. (Daniel Schwab)
9. Case # 2021-003373-HDRB. 213 Barela. Westside-Guadalupe Historic District. Lightfoot Inc., agent for Linda Thiebauth and Arlene Kock, owners, proposes window replacement, restucco and re-roof on a contributing Structure. An exception to Section 14-5.2(D)(5)(a)(i) to replace historic windows on a primary facade is requested. (Daniel Schwab)
10. Case #2021-003371-HDRB. 302 Sena Street. Don Gaspar Area Historic District. Scott Cherry, agent for Julie Gallegos, proposes to construct a structure to a height of 18'-2" where the maximum allowable height is 15'-8" on a vacant lot. The applicant requests an exception to 14-5.2(D)(9)(d) for a pitched roof and 14-5.2(D)(9) to exceed the maximum allowable height. (Angela Schackel Bordegaray)
11. Case #2021-003387-HDRB. 220 Otero Street. Downtown and Eastside Historic District. Architectural Alliance, agent for Otero Partners LLC, propose an addition of 11,175 sq ft to a non-contributing structure, a remodel of and an addition of 575 sq ft to a contributing structure, and to construct a 1,218 sq ft casita. Exceptions are requested for the remodel and addition on the contributing structure to add to a primary facade (14-5.2(D)(2)(c)) and for removal of historic material (14-5.2(D)(5)(a)(ii)). (Nicole A. Ramirez Thomas/ Daniel Schwab)
12. Case #2021-003375-HDRB. 623 West San Francisco Street. Westside Guadalupe Historic District. Mark Naktin, agent for Vince Varela, proposes to construct a 1604 sq ft residential structure. An exception to 14-5.2(D)(9)(C(ii)(D) is requested to construct to a height of 22 ft where the maximum allowable height is 12 ft 7 in. (Daniel Schwab)



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- H. MATTERS FROM THE BOARD
- I. NEXT MEETING: Tuesday, April 27, 2021
- J. ADJOURN

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

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**April 13, 2021**

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

**CALL TO ORDER**

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

**A. ROLL CALL**

Roll Call indicated the presence of a quorum as follows:

**MEMBERS PRESENT:**

Ms. Cecilia Rios, Chairwoman  
Mr. Frank Katz, Vice Chair  
Ms. Jennifer Biedscheid  
Mr. John Bienvenu  
Mr. Anthony Guida

**MEMBERS EXCUSED:**

Ms. Flynn G. Larson  
Mr. Buddy Roybal

**OTHERS PRESENT:**

Ms. Nicole Ramirez Thomas  
Mr. Daniel Schwab, Senior Planner  
Ms. Angela Bordegaray, Senior Planner  
Ms. Sally Paez, Assistant City Attorney  
Ms. Melissa Byers, Stenographer

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

**B. APPROVAL OF AGENDA**

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

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

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

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

**C. APPROVAL OF MINUTES:**

1. March 23, 2021

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

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

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

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

1. Case #2020-002954-HDRB. 333 Sena Street.
2. Case #2021-003198-HDRB. 100 E. Water Street.
3. Case # 2021-003283-HDRB. 827 E. Alameda.

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

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

## **E. STAFF COMMUNICATIONS**

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

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

## **F. MATTERS FROM THE PUBLIC**

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

Chair Rios asked Ms. Ramirez to comment.

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

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

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

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

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

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

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

## **G. OLD BUSINESS**

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

1. **Case #2021-003185-HDRB. 1299 Canyon Road.** Downtown and Eastside Historic District. Sandra Donner, agent for Julia and Randall Burt, proposes to construct a wall and gate on a non-contributing property. (Daniel Schwab) (*Postponed to April 27, 2021*)
2. **Case #2021-003200-HDRB. 300 Garcia Street.** Downtown and Eastside Historic District. Sandra Donner, agent for Megan Mullally, requests designation of primary facades of building and a historic status review of a yardwall. (Nicole A. Ramirez Thomas/ Angela Schackel Bordegaray)

## **STAFF REPORT**

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

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

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

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

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

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

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

### **STAFF RECOMMENDATION**

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

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

### **QUESTIONS FOR STAFF**

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

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

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

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

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

### **APPLICANT'S PRESENTATION**

Sandra Donner, 1611 Paseo de Peralta, was sworn.

### **QUESTIONS FOR APPLICANT**

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

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

Regarding Chair Rios's question, she does agree with staff on the designations. The courtyard was built before the 1999 renovations, but after 1973. The last aerial photograph shows no courtyard. Regarding the integrity of the structure, façade 8 has the most character of all of the facades.

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

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

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

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

## **PUBLIC HEARING**

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

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

## **BOARD DISCUSSION**

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

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

Member Guida and Vice Chair Katz accepted the friendly amendment.

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

## **H. NEW BUSINESS**

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

## **STAFF REPORT**

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

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

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

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

### **STAFF RECOMMENDATION**

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

### **QUESTIONS FOR STAFF**

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

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

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

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

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

Member Bienvenu asked when the yard wall was built.

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

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

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

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

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

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

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

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

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

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

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

## **APPLICANT'S PRESENTATION**

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

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

### **QUESTIONS FOR APPLICANT**

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

Mr. McCormick said he did.

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

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

### **PUBLIC HEARING**

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

### **BOARD DISCUSSION**

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

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

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

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

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

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

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

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

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

## **STAFF REPORT**

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

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

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

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

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

### **STAFF RECOMMENDATION**

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

### **QUESTIONS FOR STAFF**

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

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

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

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

Member Guida said the wall is not visible.

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

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

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

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

### **APPLICANT'S PRESENTATION**

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

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

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

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

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

### **PUBLIC HEARING**

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

### **BOARD DISCUSSION**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Chair Rios asked if he was positive it is noncontributing.

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

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

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

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

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

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

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

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

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

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

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

***The motion died for lack of second.***

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

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

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

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

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

### **STAFF REPORT**

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

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

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

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

### **STAFF RECOMMENDATION**

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

## **QUESTIONS FOR STAFF**

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

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

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

Mr. Schwab confirmed they are not historic.

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

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

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

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

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

Mr. Schwab indicated it is an indoor kitchen.

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

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

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

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

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

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

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

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

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

Mr. Schwab said the entire thing is contributing.

Chair Rios confirmed that all the buildings are considered contributing.

### **APPLICANT'S PRESENTATION**

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

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

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

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

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

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

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

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

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

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

Mr. Schwab added the photograph is from 1991.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Mr. Schwab confirmed the whole thing is contributing.

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

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

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

### **PUBLIC HEARING**

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

### **BOARD DISCUSSION**

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

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

***The motion failed.***

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

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

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

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

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

### **STAFF REPORT**

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

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

### **STAFF RECOMMENDATION**

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

### **QUESTIONS FOR STAFF**

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

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

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

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

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

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

### **APPLICANT'S PRESENTATION**

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

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

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

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

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

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

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

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

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

## **PUBLIC HEARING**

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

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

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

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

## **BOARD DISCUSSION**

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

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

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

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

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

## **STAFF REPORT**

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

The applicant proposes to:

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

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

### **STAFF RECOMMENDATION**

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

### **QUESTIONS FOR STAFF**

Chair Rios asked if Ms. Bordegaray agreed the retractable structure resembles a green house.

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

Member Biedscheid asked the height of the coyote fencing.

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

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

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

### **APPLICANT'S PRESENTATION**

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

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

### **QUESTIONS FOR APPLICANT**

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

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

### **PUBLIC HEARING**

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

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

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

### **BOARD DISCUSSION**

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

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

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

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

### **STAFF REPORT**

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

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

### **STAFF RECOMMENDATION**

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

### **QUESTIONS FOR STAFF**

Chair Rios asked to see the color rendition of the project. She asked if the existing house has rigid edges.

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

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

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

### **APPLICANT'S PRESENTATION**

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

### **PUBLIC HEARING**

No one from the public commented.

### **BOARD DISCUSSION**

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

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

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

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

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

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

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

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

### **STAFF REPORT**

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

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

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

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

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

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

The applicant proposes the following:

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

- a. This item requires an exception to replace windows 1 and 8, which are both rated by the expert to be in “poor” condition and unfit to be repaired.
2. Replace the glass on window 9 with insulated glass.
    - a. This likewise requires an exception to replace historic glass. The glass is cracked and cannot be repaired.
  3. Re-stucco the house and rear shed using cementitious stucco colored El Rey “La Luz.”
  4. Re-roof with a Bri roofing, matching the existing roofing material.

### **STAFF RECOMMENDATION**

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

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

### **QUESTIONS FOR STAFF**

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

Mr. Schwab indicated the applicant could answer that.

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

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

### **APPLICANT’S PRESENTATION**

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

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

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

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

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

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

### **PUBLIC HEARING**

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

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

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

### **BOARD DISCUSSION**

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

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

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

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

### **STAFF REPORT**

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

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

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

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

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

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

### **STAFF RECOMMENDATION**

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

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

### **QUESTIONS FOR STAFF**

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

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

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

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

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

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

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

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

### **APPLICANT'S PRESENTATION**

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

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

### **QUESTIONS FOR APPLICANT**

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

Mr. Cherry thought it about 7 feet.

Chair Rios asked if that is common in the area.

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

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

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

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

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

Chair Rios asked if the skylights proposed were publicly visible.

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

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

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

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

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

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

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

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

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

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

Chair Rios asked the interior ceiling heights.

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

## **PUBLIC HEARING**

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

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

### **BOARD DISCUSSION**

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

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

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

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

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

### **STAFF REPORT**

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

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

## **HISTORY**

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

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

### McKee Office Building (Contributing)

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

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

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

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

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

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

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

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

#### **CLARIFICATIONS/CORRECTIONS TO THE APPLICATION**

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

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

## PROPOSED REMODEL

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

Proposed McKee Office Building remodel:

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

Proposed Casita west of the McKee Office Building:

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

Proposed Garage and Annex remodel:

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

Proposed Finishes for All Structures:

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

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

### **STAFF RECOMMENDATION**

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

### **QUESTIONS FOR STAFF**

Member Guida asked the proposed use.

Ms. Ramirez Thomas replied a hotel.

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

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

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

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

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

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

Vice Chair Katz asked where the parking would be located.

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

### **APPLICANT’S PRESENTATION**

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

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

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

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

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

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

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

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

### **QUESTIONS FOR THE APPLICANT**

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

### **McKee House**

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

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

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

Ms. Ramirez Thomas displayed the casita showing the height.

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

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

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

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

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

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

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

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

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

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

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

### **PUBLIC COMMENT (McKee House)**

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

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

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

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

**Casita:**

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

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

The Board had no questions or comments.

**PUBLIC HEARING**

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

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

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

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

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

**Annex Plan**

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

## QUESTIONS FOR THE APPLICANT

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

### **PUBLIC COMMENT**

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

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

Chair Rios asked if anything on the roof is visible.

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

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

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

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

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

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

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

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

Member Guida asked a friendly amendment to separate the annex.

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

Ms. Ramirez Thomas indicated May 11<sup>th</sup> is the soonest to rehear the case.

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

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

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

### **STAFF REPORT**

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

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

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

### **STAFF RECOMMENDATION**

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

### **QUESTIONS FOR STAFF**

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

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

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

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

Chair Rios asked which elevations are publicly visible.

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

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

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

### **APPLICANT'S PRESENTATION**

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

### **QUESTIONS FOR APPLICANT**

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

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

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

Mr. Natkin believed that was rented out.

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

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

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

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

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

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

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

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

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

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

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

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

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

Chair Rios asked why Ms. Ramirez Thomas was asking.

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

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

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

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

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

## **PUBLIC HEARING**

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

## **BOARD DISCUSSION**

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

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

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

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

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

## **I. MATTERS FROM THE BOARD**

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

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

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

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

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

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

**I. NEXT MEETING:** April 27, 2021

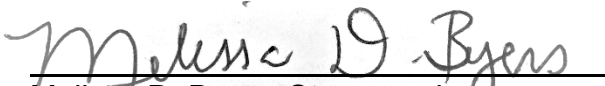
**J. ADJOURNMENT**

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

Approved by:

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

Submitted by:

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