



AGENDA

HISTORIC DISTRICTS
REVIEW BOARD
JANUARY 11, 2022
5:30 PM
Meeting Virtually

SPECIAL PROCEDURES FOR VIRTUAL ATTENDANCE AND PUBLIC COMMENT:

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

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

Attending on Zoom: Members of the public may attend the Zoom meeting on a computer, mobile device, or phone. The video conference link and teleconference number will be posted at <https://santafe.primegov.com/public/portal> at least seventy-two (72) hours before the meeting.. The direct Zoom link is: <https://us02web.zoom.us/j/86766220699?pwd=UnJoemxXbUIvTDIzSXM5TzByZUR1QT09>
Passcode: 263172

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

US: (253) 215-8782 or (346) 248-7799 or (929) 205-6099

Webinar ID: 867 6622 0699.

Public Comment:

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



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• 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. December 14, 2021.

D. APPROVAL OF FINDINGS OF FACT AND CONCLUSIONS OF LAW

1. 2021-004457-HDRB. 213 ½ Delgado St.
2. 2021-004459-HDRB. 847 Old Santa Fe Trail.
3. 2021-004354-HDRB. 914 Canyon Rd.
4. 2021-004524-HDRB. 638 Gomez Rd.
5. 2021-004526-HDRB. 855 Camino Ranchitos.
6. 2021-004527-HDRB. 1210 Canyon Rd.
7. 2021-004532-HDRB. 300 Garica St.

E. MATTERS FROM THE PUBLIC

F. STAFF COMMUNICATIONS

G. OLD BUSINESS



AGENDA

HISTORIC DISTRICTS
REVIEW BOARD
JANUARY 11, 2022
5:30 PM
Meeting Virtually

1. 2021-004529-HDRB. 553 West San Francisco St. Westside-Guadalupe Historic District. Ju Tan, agent for Stephen Perfetto and Claude Imbault, owners, proposes 500 sq.ft. addition and yard wall and fence alterations to a non-contributing building. (Angela Schackel Bordegaray, asbordegaray@santafenm.gov)
2. 2021-004530-HDRB. 115 Camino Escondido. Downtown and Eastside Historic District. Gayla Bechtol, agent for Brian and Helen Heekin, owners, proposes remodel and window and door alterations on a contributing building. (Angela Schackel Bordegaray)

H. NEW BUSINESS

1. Stucco Guidelines. Staff is requesting HDRB review of and comment on guidance document for stucco color, texture, materials and where acceptable in the Historic Districts for future adoption. (Carly Piccarello, cpiccarello@santafenm.gov)

I. DISCUSSION ITEMS

Informal Presentation:

- Introduction: Role of HDRB Adopted Guidelines with review Walls and Fence Guidelines (Adopted by HDRB 1999); (Carly Piccarello, cpiccarello@santafenm.gov)
- Stucco – Material Types, Colors, Textures in the Historic Districts; (Mara Saxter, Preservation Specialist, Historic Santa Fe Foundation)
- Window Repair and Replacement Presentation; (Mara Saxter, Preservation Specialist, Historic Santa Fe Foundation)

J. MATTERS FROM THE BOARD

K. NEXT MEETING: Tuesday, January 25, 2022

L. ADJOURN

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

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December 14, 2021

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**MINUTES OF THE CITY OF SANTA FE
HISTORIC DISTRICTS REVIEW BOARD
December 14, 2021
VIRTUAL HEARING**

CALL TO ORDER

A regular meeting of the City of Santa Fe Historic Districts Review Board was called to order by Cecilia Rios, Chair, on the above date at approximately 5:30 p.m. at a virtual meeting held at <https://www.youtube.com/watch?v=lylje5Ffu3Q>.

A. ROLL CALL

Roll Call indicated the presence of a quorum as follows:

MEMBERS PRESENT:

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

MEMBERS ABSENT (Excused):

Mr. Anthony Guida
Mr. Buddy Roybal

OTHERS PRESENT:

Ms. Carly Piccarello, Historic Preservation Division Director
Ms. Frank Ruybalid, Assistant City Attorney
Ms. Melissa Byers, Stenographer

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

B. APPROVAL OF AGENDA

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

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

C. APPROVAL OF MINUTES:

1. November 23, 2021

MOTION: Member Larson moved, seconded by Member Bienvenu to approve the minutes of November 23, 2021, as presented.

VOTE: The motion passed by majority (3-0) roll call vote with Members Biedscheid, Bienvenu, and Larson voting in favor and none voting against. Vice Chair Katz abstained.

D. APPROVAL OF FINDINGS OF FACT AND CONCLUSIONS OF LAW

1. 2021-004352-HDRB. 418 Cerrillos Rd.
2. 2021-004353-HDRB. 418 Cerrillos Rd.
3. 2021-004355-HDRB. 105 ½ Victoria St.
4. 2021-004367-HDRB. 1302 Cerro Gordo Rd.
5. 2021-004356-HDRB. 679 Garcia St.
6. 2021-004357-HDRB. 213 W. Alameda St.
7. 2021-004455-HDRB. 841 East Alameda St.
8. 2021-004456-HDRB. 1160 Camino De Cruz Blanca.
9. 2021-004493-HDRB. 518 Del Norte Ln.

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

VOTE: The motion passed by majority (3-0) roll call vote with Members Biedscheid, Bienvenu, and Larson voting in favor and none voting against. Vice Chair Katz abstained.

E. MATTERS FROM THE PUBLIC

Stefanie Beninato said she learned Noah Berke is leaving. She said she is sorry he is leaving because he is one of the better City employees. She said she was asked about her H-Board comments when she was at Technographics. She hopes others will participate because public participation is essential for all the boards.

F. STAFF COMMUNICATIONS

Ms. Piccarello reminded applicants there is now one deadline for applications for both hearings in a month. The website has been updated and includes that information. An announcement for the ARC, (Architectural Review Committee) historian is on the website. So, Sign Enforcement was bumped back. The inspector is informing downtown businesses that it will start in early January. There will be an announcement on the website.

G. OLD BUSINESS

Chair Rios provided information on how to appeal decisions for cases this evening, which can be made to the City Council once the findings and conclusions are approved.

1. **2021-004457-HDRB. 213½ Delgado St. Downtown and Eastside Historic District.** Stephen Beili, agent for Lisa Landy and Jose Gonzalez, owners, proposes to construct a 2,485 sq.ft. building and yard walls. (Angela Schackel Bordegaray)

- A. Staff recommends a vote to rescind the vote taken on this case at the November 23, 2021 HDRB Hearing: 'To approve the project as submitted with the condition that the north facing wall not exceed five feet in height with the exception of the pilasters, which can be slightly taller in proportion, and the others would remain as proposed to screen the garage and as allowed by zoning.'

Attorney Ruybalid explained when the vote was taken on this case the approval for the project died for a lack of a second. A motion to approve the project with a condition was then made. The condition was that the front yard wall be limited to five feet and the remaining walls limited to 7 feet. He said the applicant, Stephen Beili, offered to reduce the height of the yard wall to 7 feet, except for the front yard. The Board conditioned height limit to 5 feet. The property owner objected and is considering an appeal.

He said he failed to mention height limitations on a lot with no street frontage. This lot is set back 70 to 80 feet from Delgado Street. The height of the yard wall was limited by code (D)(9)(a)(ii)(d). He read the subsection into record, "*When a proposed building, yard wall, or fences are located on a lot with no frontage on rights-of-way, this streetscape is defined by measuring the distance 300 feet in all directions beginning from the midpoint of the façade containing the principal entrance of the building. The height of the proposed yard wall or fence shall not exceed the height of the highest yard wall/fence within the streetscape interior lot with no street frontage.*"

Attorney Ruybalid pointed to the illustration 14-5.2-4 showing how the yard wall height limitation is calculated. He suggested the Board hear testimony from the Land Use

Department/planner and set aside their previous vote on a motion to reconsider, to discuss the rule and testimony for this application.

Chair Rios clarified this would be a motion to rescind and nullifies action. The motion can be made by any Board member and there is no time limit. She thought it made sense to do the motion first.

Vice Chair Katz said he was puzzled about the difference between *rescind* and reconsider.

Attorney Ruybalid explained under Roberts Rules a motion to rescind is to strike out an entire motion, resolution, etc. that was made previously. *A previous notice of intent to offer a motion can be given, while another question is pending.* A motion to reconsider enables a majority to bring back a motion already voted on for further reconsideration. He said the motion to rescind is correct and it is on the agenda to take this item up again.

MOTION: In 2021-004457-HDRB, 213½ Delgado St., Member Bienvenu moved to rescind the vote taken on November 23, 2021, based on new information provided by staff.

Attorney Ruybalid stated under Roberts Rules this motion can be seconded.

Chair Rios said she was hoping to hear the case again.

Vice Chair Katz said he was not at the meeting and was reluctant to second the motion.

Attorney Ruybalid said any member can make the motion, and any member, regardless of their original vote, can make the motion. There is no time limit.

Chair Rios said the previous motion from the last meeting stands with no second.

Member Biedscheid offered to second the motion. She said her understanding was that this has been noticed and has to be heard.

Attorney Ruybalid said the motions are debatable.

Member Bienvenu suggested hearing staff's additional testimony before a vote.

Ms. Piccarello said the condition was for a 5 foot limit on the front wall height. The highest wall in the area is 8 feet and across the street is another that starts at 6 feet and goes up to eight. She thought the applicant also brought pictures.

Chair Rios said this considers a 300 foot radius, which is large, and staff focused only on high walls. They should look at *all* walls high, medium and low and get an average. Within that radius there is a variety of wall heights.

Ms. Piccarello that first, there is the underlying zoning which can go up to eight feet that is specified for compounds. The 300 foot radius says it *shall not exceed the tallest yard wall height*.

Chair Rios said the tallest wall indicated within the radius is 8 feet. This cannot exceed 8 feet, but the Board should also consider harmony. That is an important issue.

Member Biedscheid said on that point, she couldn't see a Code violation. A five foot wall does not exceed the tallest wall height in the streetscape. She asked staff where they see there is an issue.

Ms. Piccarello said primary is that if harmony was the basis for the motion, it was not stated. She added that the applicant had proposed an adjustment to the proposal.

Member Biedscheid said as maker of the motion, her intent and concern was the issue of harmony. At the end of the street is a contributing building with low yard walls. The entrance to the driveway on Delgado has a wall that is 3 feet or shorter. That sets a precedent for the visual entrance to this property as seen from Delgado. The low yard walls deserve consideration when looking at the harmony. Because there is a yard wall 8 feet tall doesn't mean all of them on the street should be. She said there is more sense of character on Delgado with low yard walls.

Vice Chair Katz wasn't clear what height the applicant was seeking but appears they want a 6'8" wall. He referenced page 53 and asked for clarification.

Chair Rios recalled the applicant wanted a wall almost 8 feet that surrounds the property.

Ms. Bordegaray showed the various wall heights around the property. The front gate height is 7'10" and is slightly higher with the stucco walls. One portion is 7'6".

Chair Rios asked about the side walls.

Ms. Bordegaray said coyote fencing is on the side and there is no wall in front of the garage. The coyote fencing goes from the garage corner across the back of the property to the southeast corner of the lot.

Chair Rios asked to confirm coyote fencing would be on the south, east, and west and the wall would be on the north side.

Ms. Bordegaray displayed the rear of the house, showing the south elevation with a coyote fence, and the west elevation with no fencing.

Member Bienvenu said he was trying to understand which provisions of the ordinance apply. Harmony clearly applies and height is a legitimate basis for the decision. In addition to the provision to calculate streetscape, the streetscape standards apply. Structure types are listed that should be excluded and one is yard walls and fences. He thought that might negate the subsection that says you should take the highest yard wall rather than the average. That mandates that the Board does not take just the highest, if inconsistent with the average. That brings them back to the *average* streetscape height, opposed to the tallest height.

Attorney Ruybalid asked what Code provision Member Bienvenu cited.

Member Bienvenu said 14-5.-4 under Streetscape Standards.

Vice Chair Katz said it would be helpful to see a picture of the wall and if it is actually eight feet. He asked staff where the wall is with the highest bar.

Ms. Bordegaray deferred to the applicant.

Member Biedscheid noted the Code citation for streetscape standards 14-5.2 (D)(9)(a)(ii)(f)(b) might be an error.

Attorney Ruybalid clarified the section is (D)(9)(b)(ii).

APPLICANT'S PRESENTATION

Stephen Beili, 449 Camino Don Miguel was sworn in. He said he had been on vacation during the last hearing. He has some points to make after watching the video, and he shared those with staff. He thought it appropriate to bring this back for discussion and had a list of the Board's questions to address.

Mr. Beili said he met Ms. Bordegaray on site in March and afterward talked with Ms. Ramirez Thomas on archaeological. She told him the yard wall would be normal zoning requirements. He designed without understanding and both he and staff thought that meant 6 feet. The normal zoning actually encourages yard walls between 6-8 feet high. Carlos Gemora helped him understand the height limitation is 8 feet in this district and that they have to follow zoning rules because they are not on the street. Zoning encourages walls between six and eight feet by allowing a reduction in setback from 7 feet 0 on the rear of the house and from 15 feet down to 5 feet. He said he redesigned the house after those discussions. The original design was for the house to be private

with an interior courtyard but would have been 14'7", their height restriction. Now he has redesigned the house with the expectation that the yard walls will provide privacy.

Mr. Beili said he also had written to staff after considering Member Biedscheid's comments. They tried to ensure what is publicly visible of the house had a lot of character and beauty. The visibility is very limited by the narrow driveway and distance from the road. The front of the house as defined by zoning, faces the neighbors to the north and they see his driveway. His neighbor's wall is 6 to 8 feet tall, which is hard to swallow when he is not allowed a wall that high.

He shared his screen and showed the corner of the house that is publicly visible. They have been discussing the front of the house as north, but what they see is the northwest windows and the side wall. They dropped the parapet heights on the garage yard wall height as proposed will allow shutters in the wall at a sensible height. Dropping the wall to 5 feet will put the shutters really low. A lot of effort was put into making the publicly visible part of the house, the windows, canales, coping, etc., look good from the street. He noted the Gonzalez compound at 225 1/2 and others within their compound have various yard wall heights. There are walls on the other side of their driveway 6-8 feet and at 8'2" on the other side of the fence. There are some places with low yard walls and others with more a compound feeling with high walls.

Mr. Belli said the applicant could drop the main yard wall that is visible from the street by 14 inches. They also dropped the walls on each side of the gate, one by 12 inches and one by 9 inches. That would be about 6 1/2 feet around the front corner. The entry gate is at about 7 feet and then will drop lower. His original design was based on historic to vary the wall heights. He clarified that no motion was made for 7 feet. He clarified the coyote fence is only on the south with a small amount on the west.

Mr. Beili said he felt this meets Code requirements and gives privacy and will be attractive when viewed from Delgado.

Chair Rios confirmed this is a 6 1/2 feet wall on the north side and 7 feet at the entry gate the coyote fence on the south side would be 6-8 feet. She asked about the heights on the west and east.

Mr. Belli said those were not changed. Across the back varies from 6 to 8 feet on a sloping height. The east side looks into their neighbor's driveway, and the hope is to keep as proposed. The west has the garage door with a small amount of coyote fence and the yard walls are set back far.

Vice Chair Katz noted across the street the wall height was only over 6 feet over the door height.

Mr. Belli said he was just showing that there was also that wall.

Vice Chair Katz said this is within Code and the question is harmony. The view of the house shown is commendable in that the wall doesn't block the view. He understands the privacy the wall provides the neighbor. He appreciated the applicant is willing to lower it but wasn't sure about that. The architect did a nice job with visibility down the driveway to see the house. He said he wondered if the other Board members would reconsider now that the applicant is willing to lower the wall.

Chair Rios said she personally felt this is not in harmony with the surrounding area and that is important. She could understand wanting privacy and appreciated the offer to lower from the original height.

Mr. Beili said within the compound his neighbor has a 6'10" wall and an 8 foot tall doorway and the next compound over has an 8 foot wall. He said he sees a lot of low yard walls on the street front and higher walls as you go back. He noted the high walls on Delgado.

He read a letter into record [attached as *Exhibit "1"*] from the neighbors who own the far northeast corner property and support the wall proposed. He thought their letter spoke to the desires to achieve harmony within the neighborhood with the yard walls of those living in dense neighborhoods who share driveways off Delgado.

Chair Rios pointed out they obviously want higher walls, so the emphasis is on high walls. There are lower walls within the streetscape and even his neighbor across from his property.

Member Larson said the Board considered the full effect of the streetscape. She said it is important to consider their decisions in the overall preservation and harmony of the district. The Board is feeling negative about allowing a certain height allowance and with good reason. They have observed the height of yard walls being raised over time. She said she appreciated the applicant's strategy to jog the wall but was having a harder time visualizing it.

PUBLIC HEARING

Stefanie Beninato, PO Box 1601 was sworn. She said she was surprised this was being reconsidered. Many compounds have no interior walls around them. She could see having an 8 foot wall around the compound, but this will set a precedent for every house within a compound to have an 8 foot wall. Landscaping can hide the part of the garage you might see so they would not need the shutters. Thinking that the whole wall would only be 8 foot is misleading. She urged the Board to compromise but to not allow 8 feet walls that will create silos.

Mr. Beili responded there have been buildings there for a long time with high yard walls. People are not just now responding to higher yard walls. They can be seen up and down Canyon Road and is not new. It is part of the language of this district.

BOARD DISCUSSION

Chair Rios said she has lived here her whole life and Santa Fe is now identified with high walls. She believed that started in the 60s or 70s and feels high walls are not in harmony. She noted the low walls in Plaza Chamisol, which remains almost wall less within the compound. She said allowing higher walls within the compound will encourage the next person to put up high walls. She couldn't understand that because the owners are far off the street.

Mr. Beili replied that buildings are all around with high walls, it is not new. He said their garden and house are completely surrounded by a shared driveway and a turn around. The privacy is to the compound being so dense.

Chair Rios asked if the owners wanted privacy around most of the property.

Mr. Beili pulled up the site plan. He said they want the garden to be private and hoped to do a 6-8 foot wall, the same as across the driveway.

Member Larson said she understood but she said she would argue that throughout the 20th Century they have seen a shift from architecture and the Spanish Colonial era. It is important to distinguish between the building types. She said this is a common topic the Board as discussed, especially with Chair Rios, a Santa Fe expert who has emphasized the importance of regulating yard wall height.

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

MOTION: In 2021-004457-HDRB, 213½ Delgado St., Member Bienvenu moved to approve the project as submitted with the condition that the north facing wall not exceed 6½ feet, with the exception of pilasters that are not to exceed 7 feet. Vice Chair Katz seconded the motion.

Member Biedscheid noted that the Board has rarely approved yard walls in the front of the house greater than six feet. She would be willing to approve six feet.

Chair Rios asked the length of the north wall.

Mr. Beili replied overall 48 feet and the part facing Delgado is eight feet.

Chair Rios asked Member Bienvenu if he wanted to make any changes to his motion in light of Member Biedscheid's comments.

Member Bienvenu said he was willing to modify his motion if it is a fact the approval has not exceeded 6 feet. He modified his motion to say six feet on the north and west sides.

Chair Rios said they should be clear on the height on each - the north, east, west and south.

Member Bienvenu said he was focused on north and west and couldn't recall what is proposed on the south side.

Mr. Beili confirmed the coyote fence on the south is between 6 - 8 feet; the east side is 6'10 ³/₄" and the north proposed was 6'6" with 7 feet just around the pilasters. The west is the same at 6 foot six.

Chair Rios confirmed the east side is almost seven feet.

MOTION: Member Bienvenu restated his motion to approve the application on the condition that the north wall not exceed six feet in height, other than the pilasters, which shall not exceed 6 1/2 feet; the west wall shall not exceed 6 feet, and the coyote fence if approved submitted at 6 to 8 feet and the east be approved as submitted. Vice Chair Katz seconded the motion as amended.

Member Biedscheid asked to clarify for the record she does not know if the Board has ever approved 6-8 feet walls; *this* Board has never approved greater than six foot walls. She said it is important for harmony in the neighborhood that this communicates with its neighbors. That is why the Board advocates for slightly lower walls. This is a fair compromise. She appreciated the applicant's willingness to compromise.

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

2. **2021-004458-HDRB. 111 Delgado St. Downtown and Eastside Historic District.** Marc Natkin, agent, Nancy Waight, owner, proposes a 78 sq.ft.

addition, window and door alterations, yard wall relocation, and fencing to courtyard on a contributing building. Applicant requests exceptions to SFCC Chapter 14-5.2(D)(1)(a) removal of historic material, 14-5.2(2) additions are not allowed on primary facades, and 14-5.2 (D)(5)(i) historic windows shall be repaired or restored wherever possible. (Angela Schackel Bordegaray).

STAFF REPORT

111 Delgado is a 2,869 sf single-story building in Spanish-Pueblo Revival style adobe with flat roof and parapets, designated contributing to the Downtown and Eastside Historic District. It is set back from the front property line at Delgado Street; most of its footprint sits in the southeast corner of the lot. There is a storage shed on the northwest corner of the lot, constructed of hollow clay structural tile and faced with stucco. A low stucco yard wall measuring 4'- 4" to 3'- 8" runs along the west boundary of the property. It has a gate leading to a concrete walkway. The yardwall is at least 50 years old and contributes to the overall character of the district. The board at its January 28, 2021 hearing designated the building and yard wall Contributing to the Downtown and Eastside District and the primary facades as the west (2 and 7) and north and south facades (3 and 1).

The applicant proposes the following:

1. Convert the center window of three existing true divided lite casement windows on the west primary façade to a pair of French doors. The opening will be elongated and not widened. French doors will match existing French doors elsewhere on the building.
2. Add a stoop and an "eyebrow" above the French doors.
3. Add a 326 sf addition to the north elevation at the rear. It will match existing in height and style and is located on the north side facing away from the street.
4. Window replacement to match existing. The applicant proposes to replace all windows in-kind. The existing windows are historic true divided lite casements and vary in condition. The applicant has provided photographs of each window.
5. Reroof and raise most parapets by 8 to 12 inches for proper drainage where slopes are inadequate causing leaks and standing water.
6. Remove the northern portion of the existing west yard wall designated historically contributing to relocate existing parking spaces currently on the arroyo bridge. It would push back into the property a standard parking depth of 18'0" so that cars do not have to park on the timber bridge. The rebuilt

portion will match the current height and color of the adjacent remaining walls. The applicant states this will prevent the constant weight of 3 cars potentially jeopardizing the older wooden structure.

7. Restucco to match existing cementitious stucco in color.

The applicant requests three exceptions to Section 14-5.2(D) General Design Standards for all Historic Districts.

1. For converting an historic window on a primary façade to a set of doors by changing the opening is not permitted under Section 14-5.2 (5) (i), “no opening shall be widened or narrowed.”
2. Wholesale windows replacement, per Section 14.5.2 (D) (1) (a) stating “removal of historic materials or alterations of architectural features and spaces that embody the status (shall be prohibited).”
3. For historically contributing yard wall partial removal, also per Section 14.5.2 (D) (1) (a) regarding removal of historic material.

STAFF RECOMMENDATION

Staff recommended approval of the proposal as it complies with General Design Standards for all Historic Districts 14-5.2(D) and the design standards of the Downtown and Eastside Historic District per Section 14-5.2(E). Staff finds that the applicant has met some criteria for exceptions to 14-5.2(D)(1), General Design Standards for all Historic Districts which address historic window alterations (Section 14-5.2(5)(i) and removal of historic material (Section 14-5.2(D)(1)(a) The board will listen to the testimony provided at the meeting to make the final determination.

QUESTIONS FOR STAFF

Chair Rios asked if the historic windows to be replaced have been evaluated.

Ms. Bordegaray said no, but the applicant would address that.

APPLICANT’S PRESENTATION

Marc Natkin, 1305 Lujan Street was sworn in. He said this is four units being converted to three units. The unit the owner will live is where the set of doors are proposed. The original entry was filled in and the unit can only be entered currently from the back. For safety reasons they want a more formal entry on that part of the house, and it is in keeping with the neighborhood. The other homes on Delgado have bridges

and people park there. The applicant is proposing no parking on the bridge. The proposal will move the wall back to allow parking on the property, which is safer.

He said the rest of the proposal is basically for maintenance issues. They did not do a professional window assessment. He thought the window function would not be improved by trying to restore them. It is important to have good windows because some of the units are rentals. The addition on the back has no storage and this takes advantage of the space that can be added. They want to avoid raising the parapets unless drainage makes it necessary. They would need to request 6-8 inches higher for that. He indicated that the owner was present.

Chair Rios asked the age of the bridge, but Mr. Natkin did not know. She asked if the windows are worse inside or the exterior, or both.

Mr. Natkin said both. A lot of the panes are held in place by caulking and some are hanging off hinges and the wood has dry rotted. He understands they have character and don't want to change that. He said they will be replaced with something the same but more modern in the same colors. Metal clad windows are proposed on the outside with wood on the inside to be maintenance free.

Chair Rios asked the height of the interior ceilings.

Mr. Natkin said from 7 to 8 feet and the building has a crawl space and the roof needs to be stabilized. They would like approval to raise the roof, if necessary, to have 8-12 inches of play once they pull off the old roof.

Member Larson and she has an issue with windows not being replaced in kind. She said it is undeniable replacing wood windows with aluminum clad will drastically alter the character of the building. She found it troubling a window assessment was not done. She asked if pricing the repair of the windows instead of replacing all of them was considered. She thought a professional window assessment could cost less and would preserve the character of the building.

Vice Chair Katz agreed with Member Larson that the windows should be assessed. He thought the parking on the bridge looked strong. He noted that all but one of the houses have a wall on that side of the street. He couldn't see the reason for a hardship. There is also plenty of room for disabled parking with a walkway that could be at the same level. He said he also has a problem with the location of the door and could not see the hardship. There are two other units that enter from the back.

Mr. Natkin explained they are converting from four to three units and the other two units have doors that are visible from the street. Part of the reason for doing that is to convert that corner into a private patio space for the front unit. The parking is because

there is no accessible guest parking. The bridge is fine to drive over but this adds the weight of three cars sitting on the bridge at one time.

He said they could compromise with the windows with wood on the outside, instead of clad. He said he has been doing this about 30 years and has never seen the cost be less to repair a window than to replace.

Member Larson said as preservationists, the Board is very concerned about maintaining character. The replacement in whole of windows will alter the integrity of the building and in turn alter the status. Secondly, the Board tries to preserve materials as much as possible and minimize what goes into landfills. Construction materials are a huge detriment of things that otherwise could have been repaired or replaced in kind. She said she wants to consider Santa Fe's architecture and environmental impact when making important decisions. The Board should stress thoughtful and considerate preservation with replacement of the minimum number of windows needed. A professional assessment is needed to do that. She said she appreciates the applicant's professional opinion, but it is important to advocate for preservation.

Vice Chair Katz said he wondered why they identify historic houses worthy of preservation and contributing facades, if just having the desire for an entrance in a different place is enough to defeat that. He said three cars have been parking on that bridge for 40 years. He asked if something wrong with it now. The Board has no evidence of an issue. The wall is contributing, not only because of its beauty, it is a marker of that line. He said he has a problem with exceptions when it is not the basis for the variance.

Member Biedscheid agreed the Board should not be hearing applications for whole replacement of historic windows on contributing buildings or primary façades without a window evaluation. She said there is no basis for changing out such a characteristic feature unless the windows had deteriorated to the point of replacement. In addition, the exception criteria had not been met so she wasn't sure why this was before them. Regarding changing the door on the primary façade, the HCPI report says, "*little has changed on that façade.*" That indicates an intentional design. The report says, "*A near symmetrical display of windows marks the principal west elevation.*" Without a valid reason, she doesn't know why they should consider revising the façade. She said generally, when 3 exceptions are requested, it means the applicant is changing a lot. The Board should consider this carefully if replacement is really required.

Mr. Natkin asked if the window assessment supports the applicant's request to replace the windows, would that be enough for the Board.

Chair Rios said that would have to be determined after hearing the professional evaluation.

Member Bienvenu said he believed they have an insufficient record and insufficient evidence to justify the exceptions. They may be justifiable with replacement in kind if they cannot be repaired, but an assessment is needed. The same is true for the bridge, to have an engineer's report to establish the bridge is insufficient and a reason for the Board to grant the exception.

Chair Rios thought the case appeared to be moving toward postponement. She asked Board members to comment on raising the parapet heights.

Member Katz said this is a historic façade and the Board doesn't know if necessary and he was not inclined to approve without an assessment.

Mr. Natkin noted the owner wanted to comment.

Nancy Waight, 24 Palo Duro, the owner, was sworn. She wanted to provide history of her involvement with the property. She explained her parents bought the property in 1972/1973 and it existed 50 years before that. She lived in one of the units at that time they bought, and her mother lived in a unit since early 2000s. At that time, she was delegated to look after the property for her mother. No work has been done other than patching and work here and there to keep it operational. She plans to replace the water, heating and electricity, which is needed desperately.

Ms. Waight offered to answer any questions and is familiar with all of the repairs and what is needed. She also wants to preserve the character but wants to improve on its safety and reliability for another 50 years. She does not want to continue to repair because it will not be sustainable.

Ms. Waight said she would be happy to have the windows assessed. She said she has been repairing the bridge always having to replace planks because they are dangerous. There are four units but only three parking spots and they are no longer able to park on the road more than two hours a day. They can park there overnight, but someone has to move their car during the day. A concession is to reduce four units to three and each will have a parking spot in front of the bridge. There is about 8 feet before the wall. She would move the wall back a few feet to park on the hard dirt instead of the bridge. Or a guest could park there. She has records of her repairs. During tourist season, everyone is looking for parking and possibly parks on the bridge. The four tenants work with each other on who parks on the bridge. The reason for the door is she is in her 70s and has a special needs child. At some point she will want to live in the unit and would like French doors for easy wheelchair access. Also, someone could live in the other two units to help her with her daughter.

She said she does not want to renovate the property to sell it. It has been her home for 50 years. The windows forever need adjustment and repair and the whole place

is cold in the winter and hot in the summer. She wants it to last another hundred years and look as beautiful as it does today. She wants the front doors to look just like the doors on 111 1/2. She said the reason they might have to ask to raise the parapets is because most of the runoff on the roof runs into the patio of one of the units. The tiny patio fills up with water and has no place to go but into the living spaces. It needs to be made safe and to do that they may have to raise the roof on the back of the property (the east) to have it drain to the west side.

Chair Rios thanked Ms. Waight for her comments. She said the owners of properties know their property and their comments are helpful for the Board to hear. She said she appreciates that she wants to preserve the property and live there. She asked to clarify that only the back part of the property would need to be raised.

Ms. Waight said it is needed, but she doesn't know how high for the water to flow correctly. The reason they would raise the parapets is, so you don't see the raised roof in the back.

PUBLIC HEARING

Stefanie Beninato, previously sworn, agreed there was a lack of information to justify the approval. She said the Board has designated certain façades as primary yet all of a sudden, the applicant needs this change. Even though there could be other doors that could be opened to allow easier access for a wheelchair. There isn't enough about the roof; the applicant can insulate and change their electric, water, and sewer. An owner of an historic building has to anticipate, since nothing has been done for 50 years. She said this is demolition by neglect to come in now and try to justify. Anyone can park in the street. The owner doesn't have the right to designate a parking space on a public right-of-way. She is particularly opposed to changing the front street facing façade because it makes a statement about the building. She said she lives in a 90-year-old building and is always doing repairs. It is what an owner does - it is repair, not knock down. What was requested is speculative and the exceptions are not justified. And three exception requests are a red flag.

Ms. Waight said with the bridge, some tenants have fallen through the bridge when getting out of their car. Constant vigilance is needed to ensure the bridge is good. She doesn't want to be sued if someone is injured, that that doesn't mean someone cannot park on the bridge. She has been constantly repairing, replacing doors, locks, etc. She stressed that she did not want to change the character or contributing status. She does want it to be beautiful and safe and livable for years to come.

BOARD DISCUSSION

Member Larson said the applicant's comments were helpful, but she agreed with fellow Board members that more information is needed. Specifically, more visual analysis. She also would advocate if the windows were not being replaced in kind, that should be specified in the packet. She advised the applicant to have a window assessment and try to preserve as much of the historic fabric possible.

MOTION: In 2021-004458-HDRB, 111 Delgado St., Member Larson moved to postpone the application to a date certain due to lack of evidence. The Board will need an assessment of the material integrity of the windows as well as for the bridge. She suggested the window assessment specify the number of windows in the assessment, which windows need to be replaced and which need repair. Vice Chair Katz seconded the motion.

Vice Chair Katz added that the Board did not know if the things the owner wants to do is out of line, but they are not justified. It would also be helpful to have cost estimates if part of the bridge requires it be rebuilt.

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

Attorney Ruybalid noted postponement had to be date specific.

Ms. Piccarello asked if feasible that assessments could be done by January 11, 2022. The first hearing in January is administrative matters.

Mr. Natkin said knowing that everyone in the industry is busy, the next meeting is too risky. The January 25th meeting would give them time.

Chair Rios polled the Board members and consensus was to amend the motion to a specific date of January 25, 2022.

3. **2021-004459-HDRB. 847 Old Santa Fe Trail. Downtown and Eastside Historic District.** Christopher Purvis, agent for Lisa Freeman, owner, proposes addition and new building to a contributing building. (Angela Schackel Bordegaray)

STAFF REPORT

847 Old Santa Fe Trail is a 2,950 sf Spanish-Pueblo Revival single-family residence designated Contributing to the Downtown and Eastside Historic District. It consists of a 2,304 sf original footprint built in the 1930s: a 1990's addition of 646 sf, and a 326 sf freestanding garage. The structures were designated contributing earlier this year.

In a subsequent case, the applicant proposed to construct a new 555 sf freestanding garage to the west of the existing garage. The board denied the application based on its size and proximity to the existing contributing garage reasoning that it was not differentiated sufficiently from the original garage.

The applicant returns to the board with a proposed garage of a smaller footprint. The applicant also has shifted the new building 8'6" beyond. The distance of the new garage is now 94' from the front yard wall at Old Santa Fe Trail. Its height is 12' 6", lower than the existing buildings and within the maximum allowable height for buildings and structures in this streetscape, 12'10". The finishes on the proposed garage will match existing structures, a cementitious "Buckskin" with white trim at the openings. Windows and doors are white aluminum clad true divided lite wood. Garage door is white paneled steel with four insulated glass lites. The applicant wishes to use the existing garage as a studio.

The applicant also proposes a 500 sf addition to north (rear) of the main house. The addition will connect to a 1990's portion. Its height is 12' 6; and it will have divided lite windows and French doors.

It is staff's opinion that the current proposal will not affect the historic status of the main house and buildings.

STAFF RECOMMENDATION

Staff recommended approval of the proposal as it complies with General Design Standards for all Historic Districts 14-5.2(D) and the design standards of the Downtown and Eastside Historic District per Section 14-5.2(E).

QUESTIONS FOR STAFF

Chair Rios said the field trip was helpful because she noticed it is minimally visible. She confirmed it was 94 feet from the front yard wall. She said the applicant paid attention to the Board's suggestions to move further back and make the garage smaller.

APPLICANT'S PRESENTATION

Christopher Purvis, 518 Old Santa Fe Trail, was sworn. He wanted to clarify the relationship of the buildings to the site. The garage will be 5 feet smaller but still fit a large vehicle and is 95 feet from the entrance to the property. The addition is on the back side of a 90s addition and was the only place it could be placed. It is limited in size because most of the square feet was used by the 90s addition.

Attorney Ruybalid noted the agenda reads 847 Old Santa Fe Trail, but he heard references to Old Pecos Trail.

Mr. Purvis confirmed the address *is* 847 Old Santa Fe Trail.

Ms. Bordegaray added her PowerPoint presentation is the wrong address.

Vice Chair Katz said an advantage of the field trip is we can see whether something is visible or not. The south view of the building is much bigger, but it was locked when the Board visited. He was told the new garage would be several feet further north than this studio but is in fact further south. He asked why it could not be further back.

Mr. Purvis said he asked his client about that, and she was resistant to the idea. She has a garden there. But he pushed the front part of it back five feet.

Vice Chair Katz said it is a tall garage and he understands the need but, it is prominent.

Chair Rios said she had the opposite view; it was not that visible. She didn't think it could be seen if you were driving by. She agrees with staff, it is far enough away that it will not impact the historic house.

Mr. Purvis agreed.

PUBLIC HEARING

Stefanie Beninato, previously sworn, agreed with Vice Chair Katz you can see the garage. Driving by is not the criteria, the question is if visible from the street. If it is, is it set back from the primary façade? They have discussed this before about the garden on another property. She thought it better to put the garage back from the structure, so it is separate and less visible.

BOARD DISCUSSION

MOTION: In 2021-004459-HDRB. 847 Old Santa Fe Trail, Vice Chair Katz moved to approve the garage and the addition to the main house with the condition that the garage is moved five feet further north than the current studio. Member Larson seconded the motion.

Mr. Purvis asked if the motion included the addition to the main house in the approval.

Vice Chair Katz said yes.

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

4. **2021-004354-HDRB. 914 Canyon Rd. Downtown and Eastside Historic District.** Martinez Architecture Studio, agent for Susan and Scott Salka, owners, proposes to construct trellises and alter garage doors on a contributing structure. An exception to section 14-5.2(D)(2)(c) is requested to construct an addition to a primary facade. (Daniel Schwab)

STAFF REPORT

914 Canyon Road is a single family residential structure constructed in a Spanish Pueblo Revival Style with contributing status to the Downtown and Eastside Historic District. The house was originally built in 1928. The front facade is partially covered by a divided wall. The front wall creates the effect of a wrap-around patio in the northwest corner of the house, with two parking spaces immediately adjacent to the west.

The applicant now proposes the following:

1. Add a metal trellis at the main entrance of the house. This trellis will be constructed of small metal structural members and will be attached to the primary facade with only metal plates and lag bolts. It will be completely removable.
2. Formerly proposed was a trellis at the northwest corner of the house. This item has been withdrawn.
3. The existing wall in front of this trellis will have a wooden lintel.
4. Reuse the existing garage doors to swing rather than slide behind each other.
5. Redesign the entry gates. Some of the metal elements will be replaced with metal mesh.
6. Add a new fireplace at the rear. The chimney will be as shown on the drawings. The stucco will be El Rey "Buckskin" to match the house.
7. Add a new trellis in rear garden constructed viga posts, wood beam and corbels and wood latillas. The wood will be stained a natural wood color.
8. Add three new fountains. Two of these fountains will be in the front patios and one will be in the rear. None of these fountains will be publicly visible, they will all be shorter than the walls surrounding them.
9. Replace a door in the rear patio at the master bedroom. The stucco will be El Rey "Buckskin" to match the existing. All wood will be stained a natural wood color to match existing. And all metal mesh will be clear matte finish to match the existing metal gate in color and finish.

STAFF RECOMMENDATION

Staff recommended that the exception criteria with respect to Section 14-5.2(D)(2)(c) had been met and 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(E) Downtown and Eastside Design Standards.

QUESTIONS FOR STAFF

Vice Chair Katz asked what the pergola is made of.

Mr. Schwab believed it to be steel and colored to blend with the neighborhood. It is very dark, almost black.

Vice Chair Katz said he assumed the top and posts are steel but what is it for.

Mr. Schwab said it holds up a large vine on the property.

Ms. Piccarello asked if the proposed posts were wood with wood corbels.

Mr. Schwab said it will be a metal trellis.

Vice Chair Katz said he has a problem if not wood.

APPLICANT'S PRESENTATION

Richard Martinez, 1524 Paseo de Peralta was sworn in. He said that the applicant heard the Board's concerns at the last meeting and has responded. They eliminated the opening in the wall and the portal that would have been behind the wall. This section of the façade has only the trellis to hold up the wisteria vine. The front of the trellis is right behind the steps with a small part of the trellis visible. Otherwise, all of the items the Board found objectionable were removed. The garage doors are the same but modified so they swing open, and the garage can be used to store a small vehicle. He showed the trellis.

Chair Rios asked if the trellis is all steel.

Mr. Martinez said yes, with a dark bronze finish in dark brown, almost black.

Vice Chair Katz said he drives by there all the time. His concern is sometimes plants die. He asked if the plant died if the trellis would be removed.

Mr. Martinez said yes, he didn't see why not.

Mr. Schwab showed the color of the trellis.

Member Bienvenu said he would suggest that as a condition of approval.

Ms. Piccarello thought that possible, but she would need a way to flag it in the system. The future inspector would have to be vigilant. It would be part of the administrative record but reviewed when the property comes for a permit or a case.

Member Bienvenu said then there would be a record and could be enforced .

Member Biedscheid had a similar concern. She said the Board was very careful when metal was added to this property previously. An exception is not required but this is on a primary façade. She asked the thickness and dimensions of the metal pieces.

Mr. Martinez said the pieces going up and across are 2 x 6 steel tubes and across those are 2 x 2 cross members welded to support the vine.

Member Biedscheid asked if a more minimal structure was considered.

Mr. Martinez said it is minimal. This is the smallest to achieve the necessary strength.

PUBLIC HEARING

Stefanie Beninato, previously sworn, said she had a lot of concerns about the trellis. She thought it an excuse for a portal and not sure if attached to the building or separate. She asked why the vine couldn't be cut back so it doesn't need a trellis. The Board should require a façade of wood if they allow a trellis because it is visible going down Canyon Road. That has been asked in other cases, and it is architecturally feasible.

BOARD DISCUSSION

Chair Rios asked if approved, how soon the trellis would be covered.

Mr. Martinez said very soon, two years.

Chair Rios asked if a lighter color steel had been considered that looked more like wood.

Mr. Martinez said he had not because it wasn't intended to be visible.

Vice Chair Katz asked why the trellis couldn't be wood.

Mr. Martinez explained the connection to the primary façade would be difficult, and it is subject to rot because it is under a vine.

Vice Chair Katz asked, "what about the posts".

Mr. Martinez said the space between the wall and door is not large and the post is not intended to sit on the ground. A wood post connection to the wall would be awkward.

Vice Chair Katz said there are wood posts all over, coming up to a wall.

Mr. Martinez said the wall is not very thick. Aesthetically it doesn't look nice with the wall the same as the post.

Chair Rios asked to see the elevation with the trellis. Mr. Schwab displayed that.

Vice Chair Katz said he thought the two pieces supporting the top could be wood.

Mr. Martinez explained they are only six inches wide. He designed it to sit on top of the wall and under a vine he thought it is subject to rot.

Vice Chair Katz said if not in the historic district it would be fine.

Mr. Martinez said the posts are six inches across and two inches thick.

MOTION: In 2021-004354-HDRB. 914 Canyon Rd., Vice Chair Katz moved to approve the garage door alteration and approve the trellis finding that the exception criteria have been met *if* the trellis posts and supports are made of wood. Member Larson seconded the motion.

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

Mr. Schwab asked to clarify for the record that the posts and vertical supports are to be wood.

Vice Chair Katz clarified the posts and *horizontal* supports should be wood.

Mr. Schwab confirmed the reference was to the L shaped area.

H. NEW BUSINESS

1. **2021-004524-HDRB. 638 Gomez Rd. Don Gaspar Area Historic District.** Architectural Alliance, Inc, agent for Laura L. Hamilton as trustee of the Laura L. Hamilton Revocable Trust, owner, proposes to replace doors and windows. An exception to Section 14-5.2(D)(1)(a) to remove historic material on a primary facade is requested (Daniel Schwab).

STAFF REPORT

638 Gomez Street is a single-family residential structure with contributing status to the Don Gaspar Area Historic District. It was constructed between 1940 and 1942 in a

Spanish Pueblo Revival Style. A garage was added after 1968 on the north side and restuccoed in 1991. The structure faces East onto Gomez with a yardwall lining the street.

The windows are all historic except for numbers 7 and 8, which are located at the west, rear of the house.

On October 26, 2021, the HDRB, in case 2021-004296-HDRB, the Board designated the south and east facades as primary.

Now, the applicant proposes the following exterior alterations:

1. Replace all windows on the east elevation (primary facade) (windows 1 and 2) with new wood clad casements with true divided lites. An exception is requested to Section 14-5.2(D)(1)(a) to replace historic material on a primary façade.
2. Replace all windows on the south elevation (primary facade) (windows 3, 4, and 5) with new wood clad casement with TDLs. An exception is requested to Section 14-5.2(D)(1)(a) to replace historic material on a primary façade.
3. Replace all windows on the west elevation with new wood clad casement with TDL's (windows 6, 7, and 8) . An exception is requested to Section 14-5.2(D)(1)(a) to replace historic material on a primary façade (window 6).
4. Patch and restucco around windows as needed with El Rey color buckskin.
5. Replace any rotten wood on the (ex) unattached cabana as needed to be painted white
6. Remove the existing portal to main structure on the west elevation
7. Add new 9 by 23 foot west portal, to be stained with color chestnut 868
8. Replace existing concrete driveway with new pavers on sand.
9. Replace existing canale on east elevation with new canale to match the other
10. Add a new sconce to be dark night sky complaint and to match exiting sconce on front portal

STAFF RECOMMENDATION

Staff recommended that not all exception criteria have been met but may be found to do so based on further testimony. 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(E) Downtown and Eastside Design Standards.

QUESTIONS FOR STAFF

Chair Rios confirmed the applicant proposed to replace windows with wood clad and true divided regardless of whether on a primary façade.

APPLICANT'S PRESENTATION

Eric Enfield, 612 Old Santa Fe Trail, was sworn. He said he hoped what is proposed is acceptable to the Board because it meets the letter intent of the Code. The exception request is to remove the damaged and nonfunctioning historic windows, and a garage door on the post 1968 addition. A history of the house has been discussed, but an aerial from 1968 shows the garage was not built at that time. The garage door is not usable in its present condition. The packet includes an assessment of the windows and doors. He noted in his assessment that the bottom of the garage door is rotted, and the door is warped with large gaps. There is extensive wood rot and continuous cracking along the sides of the door and splintered and broken wood edges. The interior is structurally unsound because of the way it is constructed. The owner cannot use the garage. He referred to photographs showing the doors and windows. The photographs were displayed.

He reviewed the assessment of the windows, which are not historic. He reviewed each window and its deficiencies. The windows have reached the end of their life and the proposed replacement will follow the rehabilitation standards of the National Park Service for replacement windows. Research shows most professionals agree the life of wood windows is approximately 60 years, especially in high altitudes with extreme temperature fluctuations. The plan is to replace the windows in kind.

Mr. Enfield explained his client Laura Hamilton, had asked him to read a statement from her. He read, *“My name is Laura Hamilton and I have lived at 638 for almost 30 years. I would like to replace my windows because they are not energy efficient and have deteriorated from age and exposure to the weather. Several windows are inoperable. I would like functioning, energy efficient, weather resistant windows that are suitable for this climate and that improve the appearance of my home. I would also like to replace the garage door so I can park my car in the garage.”*

Mr. Enfield offered to read the exception questions and has information from the National Park Service he can display, if necessary.

Vice Chair Katz said he is persuaded that the garage door has ended its useful life, but the design is unique with the windows. He thought the replacement, in comparison, lost something. He wasn't sure it could be replaced in kind. He asked, if possible, to replace the garage door in kind with the current window design.

Mr. Enfield said they are willing to do that.

Member Biedscheid said the assessment and comments are helpful, but they have required a certified professional assessment in the past to recommend whether the windows should be historically repaired or replaced. She asked staff if the protocol has been changed. The last applicant was required to seek a window assessment and the same should be done here.

Mr. Schwab said to his knowledge there is not such a thing as a certified window professional. There may have been some type of informal certification that the manager created. He said staff has been advised not to name names or make specific recommendations, but there are three or four in the city. He advises applicants to seek an external expert. He also tells them if they feel they have the expertise, then they could do so. In a recent case, demolition standards were followed. Every piece of the window was irreparable, replacement could be recommended, and an assessment should show that quantity. He thought from that perspective this assessment did not go deep enough to indicate that quantitative mark.

Member Biedscheid asked if that was an informal guideline.

Mr. Schwab replied it was derived from the demolition criteria in Code.

Member Larson said she is familiar with the National Park Service standards. She would require a recommendation because of the number of windows to be replaced and would expect them to be replaced in full. She asked if the windows intricate profiles would be replicated in the replacement. The Board should know those details. The photographs were helpful, but she wanted to know the number of windows that will be replaced and if any will be repaired. Each case should be treated with attention to details and require evidence. A full-scale replacement of the windows would alter the integrity of the building, even if in kind. She said because something is new does not mean it is maintenance-free. Repairing an old quality window is always preferable to replacing with a newer, lesser quality window.

Chair Rios asked Eric to respond to the number of windows to be replaced and the numbers on the south and east primary façades, and if any were repairable.

Mr. Enfield said window #1 that is the double hung window under the portal, is in the best shape. Window #2 is a double hung on the east façade in the living room. Window #3 is on the south façade next to the fireplace and has limited visibility. Window #4 is the other side of the living room fireplace, also with limited visibility. Window #5 is the double-hung window and is inoperable, making three totally inoperable. The three windows in the back on the west façade are not historic. One is aluminum, one has no divisions and the other looks to be repurposed. They are replacing the two windows that do not look anything like the house with a more historic looking, divided light window in all three cases on the back. There is a total of eight windows that would be replaced.

He said he found nothing in Code stating 30% and if every piece of wood had to be 30% rotted, the window would not be in the frame. The level of deterioration for compliance is unattainable unless the windows have fallen out of the opening. He said that came from his 40 years of experience and his review. He read, "*While most windows are significant to the character of the property, every window on all properties is not. It is*

in these cases that considerations beyond deterioration as described below are appropriate.” He continued it also talks about what constitutes effective documentation of windows and says, *“At minimum must include quality photographs to clearly depict the full range of conditions. When a project involves a great many numbers of deteriorated windows, general quantification of the specific aspects of the deterioration may substitute for photographs.”* He said he provided photographs and specific aspects of the deterioration to the Board with a description of every window. He read, *“A full window survey should only be needed in limited instances. While factors including occupant operation, presence of hazardous materials, code requirements or energy performance if taken individually, are not reasons to replace windows. There may be issues to consider in conjunction in establishing the need for window replacement.”* He said the Board should not just look at deterioration. There are other issues, the operation of a window, safety, energy conservation. Mr. Enfield said specifically code states, *“important are the windows on the historic buildings that are publicly visible.”* Most of these windows have limited or no visibility from the street. He noted that he left the door open to the courtyard for the Board at staff’s request.

Chair Rios said they did not go into the courtyard. The Board had already seen this project.

Mr. Enfield asked where Code states specifically 30%, because he couldn’t find it. He noted that professional window assessments are done by window *repair guys*. Even the professional assessment on Manderfield, they were told every window in Manderfield could be repaired, but at a cost of over \$800,000. They had factory custom windows made that cost less for the entire building. The Board agreed the windows were beyond use and was sensible to replace in kind. That is what was done. He won an award for the building and the building maintained contributing status.

He said the portal on the west and the replacement of the three non-historic windows on the non-primary façade should be granted approval. He also was asking approval to replace the kitchen window; it is completely inoperable. He said the living room is different, but his client was hoping the Board could see there is no such thing as a certified window assessment. He didn’t know how we could break further on his exception questions and answers. He offered to read those into the record.

Mr. Enfield read into record:

1. *Do not damage the character of the district. The finished appearance of the windows will be identical regardless of whether replaced or restored.*

The proposed windows will be modeled on the existing frame and match the existing profiles, and the look of the original windows, which they do not do now.

2. *Preventing a hardship to the applicant.*

Full replacement with an energy efficient window is the most practical option and the most responsible and sustainable option. Replacing 100% of the historic integrity in look and feel of the replacement windows, is a good step for Santa Fe to obtain a more sustainable city. Efficient window replacement reduces the requirement to use a fossil fuel for heating and cooling as well as a hardship on the applicant's utility costs. The new windows will be thermally efficient, easy to operate, and minimize long-term repairs and will match the existing window profiles. The existing window frames and trim will be restored to the greatest extent possible. The reduction of the energy use and carbon footprint is of the most important in the City's goal to become more sustainable.

3. *Strengthening the unique heterogeneous character by providing a full range of design options to ensure residents can continue to reside within the historic districts.*

This proposed project does that by presenting the residence as it looked originally in 1940.

PUBLIC HEARING

Stefanie Beninato, previously sworn, said she is familiar with the house and thought there had been interior work done. If the windows are inoperable, they should be replaced in kind, and it is a safety issue. She agreed Mr. Enfield is an architect and should know if the windows are deteriorated. She said if you want to challenge standard you should go to the City Council because the Board is supposed to enforce the ordinance. She said this is a very nice house and she hoped that the Board would work with them to make it more energy efficient.

Mr. Enfield asked where the standard is in Code.

Chair Rios said that may have been a guideline.

Mr. Enfield said he can only respond to the Code. He appreciated that the Board has a high level. His client wants to work with the Board and have windows that satisfy both them and her. There are three inoperable windows that cannot be repaired.

BOARD DISCUSSION

Member Larson said she was at a loss. In the presentation they were told the windows are operable and will still be replaced. There should always be an effort to replace failing materials in kind. Santa Fe has a serious problem with discrimination against historic materials in replacement in the name of sustainability. It is not a

sustainable solution when materials go to the landfill. The intent of historic preservation is to preserve what exists.

She said this is a gray area. They are looking at windows that will be replaced for the sake of cohesion on a primary façade. She asked if the profiles on the wooden windows would be prefabricated or simplified.

Chair Rios said Mr. Enfield mentioned the windows would be replaced in kind as closely as possible to replicate what is there.

Mr. Enfield said that was correct. He would need to talk to his client to do wood windows but thought they could match them with the clad wood in a wood window. He added that per the National Parks Technical Services, replacement windows on any street facing or highly visible of less than three stories, must match historic windows in all the details and materials.

Attorney Ruybalid noted General Design Standards, under section D of the code, says *windows, doors and other architectural features for all façades of significant/landmark structures and primary façades of contributing structures, historic windows shall be restored or repaired wherever possible. If not possible, shall be duplicated in the size, style of the original. Thermal double pane glass may be used; no opening shall be widened or narrowed.*

Member Bienvenu said he was also going to note that provision to the Board. The National Parks Service standards are informative, but the ordinance speaks directly to the issue. The ordinance is extremely clear and says historic windows shall be repaired or restored when possible. It goes on to say only if they cannot be repaired/restored, they may be duplicated. He thought it clear the Board needs a finding that the windows cannot be restored or repaired, to be duplicated. The record establishes the contrary. It is not a question of whether they are operable. There is not sufficient information to reach a finding. This is before the Board in the context of a request for an exception, but that requires the Board to find the exception criteria has been met.

Attorney Ruybalid said he was trying to make the Board aware there is a distinction between the criteria on a contributing structure for replacing windows on a primary façade, opposed to a non-primary façade.

Member Bienvenu said the west façade is different and are not historic and not subject to the same rule. The south and east façades are primary.

Mr. Enfield said they have two primary facades with a total of five windows. He thought his client would agree to an assessment and returning to the Board if they are found irreparable.

MOTION: In 2021-004524-HDRB, 638 Gomez Rd., Vice Chair Katz moved to approve the application with regard to everything but the five windows on the primary south and east façades, and request that an assessment be done showing which windows are not repairable. Member Bienvenu seconded the motion.

Member Biedscheid asked Vice Chair Katz to address the change to the garage door.

Vice Chair Katz added to his motion that the garage door can be replaced in kind, including the windows.

Member Bienvenu accepted the motion as amended.

Member Biedscheid noted the drawings on the west elevation indicating the window will be replaced to match. However, the drawings for the existing and proposed west non primary do not match, in terms of divided lights. Member Biedscheid suggested the drawings be corrected to say "replacement will match the existing."

Vice Chair Katz accepted the request.

Mr. Enfield asked to clarify that the new windows on the west façade would match the pattern lights of the historic windows on the south and the east façades. He said he did not want to match the style of the existing windows because they don't comply with the divisions as shown on his A-3 submittal. The kitchen window will be matched completely. The other two are vinyl windows double, double hung they proposed as wood-clad divided light windows. The other window is old metal proposed to match the four lights of the pattern of the house.

Vice Chair Katz said that was what he understood. The non-primary windows would look consistent with the rest of the house.

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

Mr. Schwab asked for clarification that the motion includes the clause that says, "*the windows on the west façade shall be replaced to match the existing*" - meaning the windows that are there now.

Vice Chair Katz said he believed not. The drawing shows they will match the rest of the house.

Mr. Enfield confirmed that was correct.

Mr. Schwab confirmed the drawings will not have to be updated.

2. **2021-004526-HDRB. 855 Camino Ranchitos.** Marc Natkin, agent for F.X. O’Keefe, owner, proposes to construct a garage and fence, restucco and re-roof a non-contributing structure. (Daniel Schwab)

STAFF REPORT

855 Camino Ranchitos is a single-family residential structure with non-contributing status to the Downtown and Eastside Historic District. The house was built in a Recent Santa Fe Style in the 1980s.

The applicant now proposes the following:

1. Construct a 700 square foot 2-car garage to a height of 11 feet, 0 inches, which is the height of the existing parapet. The stucco will be El Rey “Buckskin” and the windows will match the house, being pastel light blue in color. The garage windows do not have divisions, but meet the design standards for divided lights. The door will be custom constructed of wood, with a grey stain and a herring-bone board pattern.
2. Create a new driveway with a metal electric vehicular gate. The gate will be of a rust or cold pressed steel finish to have an earth tone. It will be four feet in height.
3. Re-roof the portal in kind, colored “rust.”
4. Re-roof the house with a torch-down system in an earth tone, matching the original.
5. Seal external wood features in a blue-grey color to match the existing woodwork.
6. Replace windows with French doors on the north-east side.
7. Construct a new deck on the north-east side, with a “Foggy Wharf” wood appearance.

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(E) Downtown and Eastside Design Standards.

QUESTIONS FOR STAFF

Chair Rios asked if there will be two garages.

Mr. Schwab said this is not a functional garage because of the dimensions of the door. A garage will be constructed.

Chair Rios asked the material of the deck.

Mr. Schwab said the deck is an artificial material that has a wood appearance.

APPLICANT'S PRESENTATION

Mr. Natkin, previously sworn, said the existing garage is like a storage room and was never intended as a garage. The property was just purchased by his client who would like a two-car garage. To do that, the driveway has to be relocated. The back deck is virtually invisible, and they prefer a natural fake wood material to be maintenance-free.

PUBLIC HEARING

There were no public comments.

BOARD DISCUSSION

Vice Chair Katz asked what supports the deck in the back.

Mr. Naktin said it is one post that is a short span and a shallow veranda.

Vice Chair Katz asked if it is wood.

Mr. Naktin explained the vertical support will be wood, but the deck will be Trex, a plastic type lumber.

Vice Chair Katz asked if the post could be wood.

Mr. Naktin said he could but was not sure historic material applies to the back deck. He would be open to that if the Board made that a condition.

Member Larson had a similar question. She said the idea of maintenance-free is not a reality. Wood is more obtainable and appropriate. Plastic is known not to do well in extreme climates.

Mr. Naktin said he has a wood deck on his house that splinters every year. He wished he had Trex. The applicant is open to making this wood, but again, he isn't sure if that is required for a noncontributing, nonvisible building.

MOTION: In 2021-004526–HDRB, 855 Camino Ranchitos, Vice Chair Katz moved to approve the application as submitted with the condition that both the supports and deck in the back are made of wood, Brazilian hardwood which lasts longer. Member Larson seconded the motion.

VOTE: The motion passed by majority (3-1) roll call vote with Members Biedscheid, Katz, and Larson voting in favor. Member Bienvenu voted against. He said there was no authority to impose that condition.

3. **2021-004527-HDRB. 1210 Canyon Rd.** Osage Design Studio, agent for Lauren Oliver, owner, proposes to replace windows and doors, change openings and make other minor changes to a contributing structure. An exception to Section 14-5.2(D)(1)(a) is requested to remove historic material on primary facades. (Daniel Schwab)

STAFF REPORT

1210 Canyon Road is a single-family structure with contributing status to the Downtown and Eastside historic district. Likely an early 20th century offshoot of the Lucero family home, it is set high on the hillside (facades 2 and 3). According to aerial photographs in the HCPI, several structures on the property were in place by the 1940s. These included the garage-like structure (facades Wa1 and G1), a small rectangular building at the bottom of the hill, and a compact dwelling located at the north end of the property, which is now encased in the current house. The property took on its present form, consisting of the House, Carport, Garage, and most of the connecting perimeter walls, in the 1950s. Several areas of the house show advanced deterioration, including viga ends, walls, portal structure and their roofs, and windows.

Approaching on Upper Canyon Road heading west, the first structure encountered is a wall wrapping the west, north, and east sides of the property (facades 2, Wa1, Wa2). The wall is not original and was likely constructed in the 1950s with the north section added later. Tall in height, it gives a sense of fortification. A pair of antique-looking doors penetrate the north wall near the northwest corner. These plank panel doors open to a small rectangular room partially dug into the hillside. Above the entry is a rustic wood lintel; to the east, a small three-over-one sash window is obscured by a metal grille, and beyond an assembled wood gate leading into the property. The garage is made of waist-high stone walls topped with adobes. The roof is a deck of variable-width boards over east-west aligned vigas. Its original north façade appears to have increased in height with a new parapet. Markings of a stove flue are evident in the southeast corner.

Now, the applicant proposes the following exterior alterations:

- 1) Replace and change size of a window in Bedroom-2, located on the west facade corner to meet the egress window criteria.
- 2) Move location of electrical service and meter to the south yard wall façade

- 3) Repair the balcony on the north façade, replacing structurally unsound members and replacing the wood shingle roof.
- 4) Repair the lower level portal on the north (primary) facade. A new wood shingle roof will be installed.
- 5) Replace the non-historic doors with new “Dutch” doors with a divided lite upper panel and raised panel lower panel.
- 6) Repair historic windows on the primary facades.
- 7) Install wall mounted sconces outside of each exterior door for convenience. Ground and wall mounted landscape lights will be installed within the courtyards and will be shielded from public view.
- 8) Construct a new parapet on the east façade of the garage to match the height of the existing parapets.
- 9) Install low profile photovoltaic panels (total height of 18” above the roof deck) or a wood clad roof deck.
- 10) Repair flagstone steps, landings, and paths.
- 11) Re-stucco using Ecostucco Hazelnut hand limewash similar in color to El Rey Dry River 817L (34)
- 12) Repair stone veneer by removing & replacing damaged stones, repointing the mortar joints, and applying a lean mortar mix as a whitewash (light colorwash) and sealer over the entire stone surface.
- 13) New windows will be pre-finished and of a consistent color.
- 14) All exterior woodwork (balcony, portals, wood fascias) to be stained and sealed.
- 15) Install new steel handrails and miscellaneous steel to be natural with a weathered or galvanized finish.

STAFF RECOMMENDATION

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

Staff found that all the exception criteria have been met.

QUESTIONS FOR STAFF

Chair Rios said the building is crying for help and what was presented addresses that. She said she appreciates that the applicant is trying to repair and restore the windows.

APPLICANT'S PRESENTATION

Dolores Vigil, Liaison Planning, PO Box 1835, Santa Fe, was sworn. She said staff did a detailed presentation of the proposed changes. She hoped the Board saw the project during their tour and understood the need for repairs. Detailed information has been provided by the applicant. She said she or Mr. Woodberry could answer questions.

PUBLIC HEARING

Richard Woodberry, Osage Design Studio, 1216 Vitalia Street, was sworn in. He said he wanted to join the conversation and offered to address questions.

Stefanie Beninato said she agreed with Chair Rios.

Member Larson said this is a nice project that will add a lot to the district.

BOARD DISCUSSION

MOTION: In 2021-004527-HDRB, 1210 Canyon Rd., Member Larson moved to approve the application as submitted. Member Biedscheid seconded the motion.

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

4. **2021-004532-HDRB. 300 Garica St. Downtown and Eastside Historic District.** Charles Rosenberg, agent for Bob's Ruff-N-Tumble Trust, owner, proposes remodel, windows, doors, yard walls and fences alterations on a contributing building. (Angela Schackel Bordegaray)

STAFF REPORT

300 Garcia Street is a 4,304 square feet building designated contributing in the Downtown and Eastside Historic District. The house is Spanish-Pueblo Revival style located at corner of Garcia Street and East DeVargas Street where they intersect with Canyon Road. The structure has undergone many alterations over several decades. At its April 13th, 2021 hearing, the board designated facades seven, eight, nine, ten, and 11 primary and the yard wall non-contributing (see attached façade diagram).

The applicant proposes the following alterations:

East Elevation at Garcia Street

1. Remove existing yard walls
2. Add 64" stucco wall
3. Add wood gate same height as stucco wall; design unspecified
4. Infill northeast corner stone steps
5. Add a new 72" stucco wall in east courtyard

East Elevation building wall (Primary Façade)

1. Remove existing 1999 entry door and replace with solid wood carved unpainted door in same size opening

North Elevation

1. Remove existing coyote fencing
2. Add 46" stucco wall
3. Remove existing window and enlarge opening for new window
4. Create two new window openings on west end
5. Remove existing door and fill-in with new wood divided lite accordion doors.
6. Add 24" roofette (shallow portal/overhang)

West Elevation

1. Remove single double hung windows
2. Replace with triple double hung wood divided light windows. No changes will be made to the opening.

STAFF RECOMMENDATION

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

QUESTIONS FOR STAFF

Chair Rios asked if the six-foot wall facing the courtyard would be publicly visible.

Ms. Bordegaray said yes but would defer all of those questions to the applicant.

APPLICANT'S PRESENTATION

Sandra Donner, 1021 Don Diego and Charles Rosenberg, 333 Montezuma, Hoops and Associates Architects, were sworn.

Ms. Donner explained the six-foot wall is attached to the southernmost wall between the two properties. The wall is visible. She noted a slight change due to a traffic triangle. She met with Ms. Martinez and Mr. Padilla on site, and they requested a 5' /15' visibility triangle at the corner of East DeVargas. It is a lane, not a main street. The change is to set back 25 feet off Garcia, instead of 15 feet. She explained the elevation plans and stonework to finish the corner and have planters. She said there are three wall heights; DeVargas maximum height is 46"; Canyon Road is 60" and Garcia Street is 64 inches.

Chair Rios asked about the vehicular gate.

Ms. Donner said the gate hasn't been fully designed. They intend to seek staff or Board approval. The gate that is visible will be of wood. She wasn't sure if there would be openings, but it will not be flat. They are open to doing fenestration.

Mr. Rosenberg showed the primary facades. They propose to replace doors on the primary facades. Exceptions were not needed because the same doors were referred to in John Murphy's report that were replaced in 1999. On the west elevation they will replace two windows and enlarge another. All are behind a 6-foot-high coyote fence, which will remain. The north elevation will have two new openings. They proposed to enlarge the window with the shutters. Four windows will be removed to create a large opening. The majority of the work is on non-primary façades. He reviewed the roofette with vigas.

Chair Rios asked if the opening he was referring to is a window.

Mr. Rosenberg said it is an accordion door, but it looks like a pair of patio doors.

Chair Rios asked about the public visibility.

Mr. Rosenberg said it would be minor and a person might see a tad of the top. He said the true drawn elevation was deceiving. You cannot see over the wall.

Vice Chair Katz said he was concerned. They walked back there on the field trip, and it is very narrow. He asked the height of the wall.

Ms. Donner said it's 46" on top of the retaining wall. Mr. Rosenberg added the fence is about 5'6" atop a 3-foot stone wall. The grade on the house side is about the top of the stone.

Vice Chair Katz said if the height limit is 40 plus inches, how could a retaining wall be allowed on top that is over 6 feet tall.

Ms. Donner said the wall is about 6 feet. She said Code says with a retaining wall condition, the calculated wall height from historic is added to that wall height.

Vice Chair Katz said he was concerned about that. The other window replacements fit with the house, but this does not. Nor does anything else on the streetscape look like that. They don't have to preserve the windows because it is not a primary façade, but it has to meet the design criteria and harmonize. He said if that wall opened to a lovely view, it is one thing, but it opens to a 3-foot-wide alley. He did not think it met the design criteria and it isn't necessary for the house to function. He said he had problems with that but thought everything else looked great.

Ms. Piccarello asked to cite the Code the applicant referred to 14-8.5(B) stating a wall on top of a retaining wall cannot be higher than six feet in total. She said this meets the criteria.

Mr. Rosenberg addressed Vice Chair Katz's comments on the window. He said they are trying to create energy and life in the rooms. The intent is to get light and air into a big space that is otherwise quite constraining. That was the reason for the larger opening.

PUBLIC HEARING

Stefanie Beninato, previously sworn, agreed with Member Katz on the doors on the De Vargas Street side. This just makes it colder. She said skylights could be an option. The wall on De Vargas Street she understands and when walking down the alley you can appreciate the wonderful building. She did not understand the need for a big gate. She thought the wall was interesting and helped define the building.

BOARD DISCUSSION

MOTION: In 2021-004532-HDRB, 300 Garcia St., Vice Chair Katz moved to approve the application except the accordion doors, the roofette, and the vehicular door. Member Larson seconded the motion.

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

Vice Chair Katz said he didn't know whether the applicant wanted to return with a proposal for an alternative to the accordion door.

Mr. Rosenberg said they would like that.

I. DISCUSSION ITEMS

Ms. Piccarello said the Board will hear a couple of postponed cases at the next hearing and the rest will be administrative matters. There will be a presentation and, possibly will adopt some guidance.

J. MATTERS FROM THE BOARD

None

K. NEXT MEETING: Tuesday, January 11, 2022

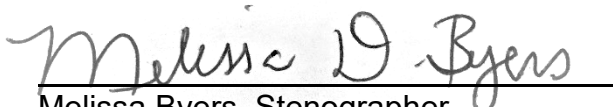
L. ADJOURNMENT

Chair Rios adjourned the meeting at approximately 10:35 pm,

Approved by:

Cecilia Rios, Chair

Submitted by:



Melissa Byers, Stenographer
For Byers Organizational Support Services

Historic Districts Review Board
12/14/21
Exhibit 1

From: **Jerry Meyer** <jerrymeyerone@gmail.com>
Date: Sat, Dec 11, 2021 at 7:38 AM
Subject: Support for 213 1/2 Delgado Wall Design
To: <cpiccarello@santafenm.gov>
Cc: Lisa Landy and Jose Gonzalez <lblmd@aol.com>, Ivo Nelson <ivo@ivo.com>, Stephen Beili <stephen@studiobeili.com>, nz.zingy@gmail.com <nz.zingy@gmail.com>

Dear Ms. Picarrello,

We are the owners of a house and a parcel adjacent to the above-mentioned property. We understand that there is some objection to the height of a wall section for this project that has been designed by Stehpen Beili for Lisa Landy and Jose Gonzalez.

Please know that we support the wall heights as designed by Mr. Beili. The compound that comprises the addresses from 207 through 213 1/2 Delgado would benefit by these elevations as drawn and submitted.

Like so many other high-density mini-neighborhoods in Santa Fe we are sensitive to visual and sonic transmissions from home-to-home. For our two properties at 211 (where we live) and 213 Delgado (where we will be building another home) we believe it beneficial and valuable for these wall heights to be approved.

We would be delighted to discuss this matter with you if you believe it would be of assistance,

Respectfully,

Jerry Meyer and Nina Zingale
425.877.0775

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

Case #2021-004457-HDRB

Address – 213½ Delgado Street

Agent's Name – Stephen Beili

Owner/Applicant's Name – Lisa Landy and Jose Gonzalez

THIS MATTER came before the Historic Districts Review Board (“Board”) for hearing on November 23, 2021, on which date the project was approved with conditions. This application was reconsidered by the Board December 14, 2021.

BACKGROUND

213½ is a vacant lot within a compound on Delgado Street south of East Alameda and the Santa Fe River in the Downtown and Eastside Historic District. The lot is accessed from a driveway off Delgado Street, located east of a neighboring building at 215 Delgado, and southeast of a neighboring building at 207 Delgado. It is directly adjacent to a previously approved new building at 211 Delgado, which will be situated to the east.

The applicant proposed to construct a new 2,485 sf single-story residence and yard walls. The design is “Recent Santa Fe Style” with a combination of “Spanish Pueblo” and “Territorial Revival” features: wall-dominated stucco walls, ¾” bull-nosed radius at corners, flat roof, and brick coping atop the house and yard walls. The house’s parapets will have a three-layered brick pattern on the parapets, and one layer of brick on the yard walls. A pergola at the southeast corner, not publicly visible, has steel beams and posts. The building’s height ranges from 14’3”, 11’10” to 11’6”, within the 14’7” maximum allowable height in this streetscape.

Windows and doors include casement, awning and glass, all divided lights, of panes no larger than 30” in any dimension. Windows and glass doors will be aluminum-clad to match Benjamin Moore’s “Blueberry Hill” color. The brick coping will match the hardscaping in Summit Brick “cotto stone” in Pueblo color. Canales will be traditional wood-grain fiberspan (concrete) in dark brown finish. Stucco will be El Rey’s cementitious “Adobe”. The building features a roof deck behind the parapet. Guardrail and handrails along steps to roof deck will be custom designed with a gunmetal finish iron, also not publicly visible. Light fixtures will be hammered iron.

Proposed yard walls and a coyote fence will surround the building to heights between 6’ and 8’. The applicant was previously advised by staff that the yard wall maximum allowable height is 6’ in this streetscape, and for zoning regulations, the yard wall at the rear of the property may be 8’. The applicant has varied heights of the yard wall that surrounds the front/north elevation entry. The front gate and the east yard wall have steel-framed openings with custom-made wood shutter. The rear yard has an 8’ untreated coyote fence.

FINDINGS OF FACT

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

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

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the Application.
2. The Board approved the Application with the following conditions:
 - a. The north yard wall shall not exceed 6’ in height, except for the pilasters adjacent to the gate, which shall not exceed 6’ 6”;
 - b. The westernmost stucco yard wall, to the front of the house, shall not exceed 6’.

IT IS SO ORDERED ON THIS 11th DAY of JANUARY, 2022, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Cecilia Rios
Chair

Date

FILED:

Kristine Bustos-Mihelcic
City Clerk

Date

APPROVED AS TO FORM:

Frank Ruybalid
Assistant City Attorney

Date

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

Case # 2021-4459-HDRB

Address – 847 Old Santa Fe Trail

Agent’s Name – Christopher Purvis

Owner’s Name – Lisa Freeman

THIS MATTER came before the Historic Districts Review Board (“Board”) for hearing on December 14, 2021.

BACKGROUND

847 Old Santa Fe Trail is a 2,950 sf Spanish-Pueblo Revival single-family residence designated Contributing to the Downtown and Eastside Historic District. It consists of a 2,304 sf original footprint built in the 1930s: a 1990’s addition of 646 sf, and a 326 sf freestanding garage. The HDRB earlier this year designated the structures as contributing, and designated the house’s south façade, excluding the vinyl windows, as the primary façade. The board also designated the existing garage’s south façade as primary. See Case # 2020-002978-HDRB.

In a subsequent case, Case # 2021-003900-HDRB, the applicant proposed to construct a new 555 sf free-standing garage to the west of the existing garage. The board denied the application based on its size and proximity to the existing contributing garage, reasoning that it was not differentiated sufficiently from the original garage.

The applicant returned to the board with a proposed garage of a smaller footprint, 475 sf. The applicant also has shifted the new building 5’ farther north into the property. The distance of the new garage is now 94’ from the front yard wall at Old Santa Fe Trail. Its height is 12’ 6”, lower than the existing buildings and within the maximum allowable height for buildings and structures in this streetscape, which is 12’ 10”. The finishes on the proposed garage will match existing structures, a cementitious “Buckskin” with white trim at the openings. Windows and doors are white aluminum clad true divided-light wood. Garage door is white-paneled steel with four insulated glass lights. The applicant wishes to use the existing garage as a studio.

The applicant also proposed a 500 sf addition to northeast (rear) of the main house. The addition will connect to a 1990’s portion. Its height is 12’ 6”, and it will have divided-light windows and French doors.

The staff’s opinion is that the current proposal will not affect the historic status of the main house and buildings.

FINDINGS OF FACT

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

1. Land Use Department Staff conducted a preliminary zoning review (“PZR”) and determined that the Application appears to meet the underlying zoning standards set forth in the Santa Fe City Code (“SFCC”).
2. Historic Preservation Division Staff reviewed the Application and related materials and information submitted by the Applicant for conformity with applicable SFCC requirements and provided the Board with a written report of its findings (“Staff Report”), which evaluates the factors relevant to the Application.
3. Historic Preservation Division Staff Recommendation: Staff recommended approval of the project and found that the application complied with SFCC Sections 14-5.2(D), General Design Standards for all Historic Districts; and 14-5.2(E), Downtown and Eastside Design standards.
4. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
5. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
6. The property is located in the Downtown and Eastside Historic District and is subject to the Downtown and Eastside Design Standards set forth in SFCC Section 14-5.2(E).
7. The Applicant proposes to construct a 475 sf free-standing garage to the northwest of the existing garage. The applicant also proposed a 500 sf addition to northeast (rear) of the main house.
8. The lot already contains a contributing building (the existing garage) and yard wall, which have been designated as contributing structures.
9. Under SFCC Section 14-12.1, the definition of a “contributing structure” is “a structure, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains.”
10. Under SFCC Section 14-5.2(D)(1)(a), “The status of a significant, contributing, or landmark structure shall be retained and preserved. If a proposed alteration will cause a structure to lose its significant, contributing, or landmark status, the application shall be denied. The removal of historic materials or alteration of architectural features and spaces that embody the status shall be prohibited.”
11. Under SFCC Section 14-5.2(D)(1)(b), “If a proposed alteration or new construction will cause an adjacent structure to lose its significant, contributing, or landmark status, the application may be denied.”
12. Under SFCC Sections 14-2.6(B)-(C), 14-5.2(A)(1), 14-5.2(C)(2)(a-d & f), 14-5.2(C)(3)(a-b), 14-5.2(C)(4), and 14-5.2(D), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant’s proposed design to assure overall compliance with applicable design standards.
13. Under SFCC Section 14-5.2(C)(3)(b), the Board has the authority to approve an application for alteration or new construction on the condition that changes relating to exterior appearance recommended by the Board be made in the proposed work, and no permit is to issue until new drawings or documentation, satisfactory to the Board, have been submitted.

14. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable requirements for Board review as herein described have been met.
15. The HDRB finds:
 - a. The 475-square-foot garage addition on the northwest corner of the property will be free-standing, and will not attach to any existing façades, primary or non-primary;
 - b. The 500-square-foot bedroom addition on the northeast corner of an existing study will attach to a façade which has been designated non-primary; and
 - c. The proposed additions, with the condition described below, will not cause any structures to lose their contributing status.

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the Application.
2. The Board approves the Application, with the condition that the free-standing garage addition on the northwest corner of the property be set back five feet from the front of the existing garage.

IT IS SO ORDERED ON THIS 11TH DAY OF JANUARY, 2022, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Chair

Date

FILED:

Kristine Bustos-Mihelcic
City Clerk

Date

APPROVED AS TO FORM:

Frank Ruybalid
Assistant City Attorney

Date

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

Case # 2021-004354-HDRB

Address – 914 Canyon Road

Agent’s Name – Martinez Architecture Studio

Owner/Applicant’s Name – Susan and Scott Salka

THIS MATTER came before the Historic Districts Review Board (“Board”) for hearing on December 14, 2021.

BACKGROUND

914 Canyon Road is a single-family residential structure constructed in a Spanish Pueblo Revival Style with contributing status to the Downtown and Eastside Historic District. The house was originally built in 1928. The front façade is partially covered by a divided wall. The front wall creates the effect of a wrap-around patio in the northwest corner of the house, with two parking spaces immediately adjacent to the west.

The Applicant submitted a project proposal which was considered by the Board on November 23, 2021, but was postponed to allow the Applicant to revise the plans to alter or eliminate some elements to which the Board objected. On December 14, 2021, the Applicant returned with revised plans, proposing the following:

1. Add a metal trellis at the main entrance of the house. This trellis will be constructed of small metal structural members and will be attached to the primary facade with only metal plates and lag bolts. It will be completely removable.
2. Formerly proposed was a trellis at the northwest corner of the house. This item has been withdrawn.
3. Reconstruct the existing garage doors to swing rather than slide behind each other.
4. Redesign the entry gates. Some of the metal elements will be replaced with metal mesh.
5. Add a new fireplace at the rear. The chimney will be as shown on the drawings. The stucco will be El Rey “Buckskin” to match the house.
6. Add a new trellis in rear garden constructed viga posts, wood beam and corbels and wood latillas. The wood will be stained a natural wood color.
7. Add three new fountains. Two of these fountains will be in the front patios and one will be in the rear. None of these fountains will be publicly visible, they will all be shorter than the walls surrounding them.
8. Replace a door in the rear patio at the master bedroom.

All wood will be stained a natural wood color to match existing. And all metal mesh will be clear matte finish to match the existing metal gate in color and finish.

FINDINGS OF FACT

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

1. Land Use Department Staff conducted a preliminary zoning review (“PZR”) and determined that the Application appears to meet the underlying zoning standards set forth in the Santa Fe City Code (“SFCC”).
2. Historic Preservation Division Staff reviewed the revised Application and related materials and information submitted by the Applicant for conformity with applicable SFCC requirements and provided the Board with a written report of its findings (“Staff Report”), which evaluates the factors relevant to the Application.
3. Historic Preservation Division Staff Recommendation: Staff recommends approval of exception criteria with respect to Section 14-5.2(D)(2)(c), approval of the proposed, revised project, and a finding 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.
4. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
5. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
6. The property is located in the Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
7. Under SFCC Section 14-5.2(D)(2)(c), additions are not permitted to primary façades on buildings that have designated contributing in any Historic District.
8. The Applicant proposes, among other alterations to non-primary façades, to add a trellis and to replace the garage door on the north-facing primary façade.
9. The Historic Preservation Staff determined that exceptions to SFCC Section 14-5.2(D)(2)(c) would be required for approval of the Application, and the Applicant requested exceptions.
10. To obtain an exception, the Applicant was required to conclusively demonstrate that the three exception criteria set forth in SFCC Section 14-5.2(C)(5)(b) have been met.
11. Under SFCC Sections 14-2.6(B)-(C), 14-5.2(A)(1), 14-5.2(C)(2)(a-d & f), 14-5.2(C)(3)(a-b), 14-5.2(C)(4), 14-5.2(C)(5), and 14-5.2(D), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant’s proposed design to assure overall compliance with applicable design standards.
12. Under SFCC Section 14-5.2(C)(3)(b), the Board has the authority to approve an application for alteration or new construction on the condition that changes relating to exterior appearance recommended by the Board be made in the proposed work, and no permit is to issue until new drawings or documentation, satisfactory to the Board, have been submitted.
13. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable requirements for Board review as herein described have been met.
14. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable design criteria have been met.
15. Based on the information set forth in the Staff Report and exhibits, and the evidence and testimony presented at the hearing with respect to the exception criteria required by SFCC Section 14-5.2(C)(5)(b), the Board finds:

a. The present design for the garage door does not permit it to open all the way and prevents any car from entering the garage; to replace the garage door will create an off-street parking space for a car; the Applicant will re-use the existing garage door materials in creating a fully functioning garage door;

b. The wisteria vine on the north façade is large, overhangs the north wall and interferes with the entryway; it has been there for a long time, it regrows when it is trimmed, and the property owners do not wish to destroy it; the proposed trellis on the north façade will raise the vine and clear the walkway to the entrance;

c. The alteration and addition to the north façade proposed in the revised design as reviewed by the Board December 14, 2021, will not change the overall appearance of the structure and will not damage the character of the Historic District, provided the vertical posts and horizontal support joists are made of wood;

d. The proposed alteration and addition to the north façade as reviewed by the Board December 14, 2021, are required to prevent a hardship to the Applicant or an injury to the public welfare;

e. The proposed alteration and addition to the north façade as reviewed by the Board December 14, 2021, will strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the Historic Districts; and

f. The proposed alterations will not cause the structure to lose its contributing status.

16. The east, south and west façades of the structure at 914 Canyon Road are not primary, and it is not necessary for the Board to approve exceptions for alterations/additions to those façades.

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the Application.
2. The Board grants the exceptions requested in the revised Application presented December 14, 2021.
3. The Board approves the revised Application presented December 14, 2021, as recommended by Staff, with the following additional conditions:
 - The vertical posts and horizontal support joists on the north façade trellis be made from wood.

IT IS SO ORDERED ON THIS 11th DAY of JANUARY, 2022, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Cecilia Rios
Chair

Date

FILED:

Kristine Bustos-Mihelcic
City Clerk

Date

APPROVED AS TO FORM:

Frank Ruybalid
Assistant City Attorney

Date

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

Case # 2021-004524-HDRB

Address – 638 Gomez Road

Agent’s Name – Architectural Alliance, Inc.

Owner/Applicant’s Name -- Laura L. Hamilton, trustee of Laura L. Hamilton Revocable Trust.

THIS MATTER came before the Historic Districts Review Board (“Board”) for hearing on December 14, 2021.

BACKGROUND

638 Gomez Street is a single-family residential structure with contributing status to the Don Gaspar Area Historic District. It was constructed between 1940 and 1942 in a Spanish Pueblo Revival Style. A garage was added after 1968 on the north side and re-stuccoed in 1991. The structure faces east onto Gomez Street with a yard wall lining the street.

On October 26, 2021, in case 2021-004296-HDRB, the Board designated the south and east façades as primary. The windows are all historic except for numbers 7 and 8, which are located at the west, rear of the house.

The Applicant now proposes the following exterior alterations:

1. Replace all windows on the east elevation (a primary façade, windows 1 and 2) with new wood-clad casements with true divided lights. An exception is requested to Section 14-5.2(D)(1)(a) and (D)(5)(a)(i) to replace historic windows on a primary façade.
2. Replace all windows on the south elevation (a primary façade, windows 3, 4 and 5) with new wood-clad casements with true divided lights. An exception is requested to Section 14-5.2(D)(1)(a) and (D)(5)(a)(i) to replace historic windows on a primary façade.
3. Replace all windows on the west elevation with new wood-clad casements with true divide lights (windows 6, 7 and 8).
4. Patch and re-stucco around windows as needed with El Rey color buckskin.
5. Replace any rotten wood on the unattached cabana as needed; to be painted white
6. Remove the existing portal to main structure on the west elevation
7. Add new 9-by-23-foot west portal, to be stained with color chestnut 868
8. Replace existing concrete driveway with new pavers on sand.
9. Replace existing canale on east elevation with new canale to match the other
10. Add a new sconce to be dark sky compliant and to match exiting sconce on front portal
11. Remove and replace the existing 9-foot by 7-foot garage door on the east primary facade

FINDINGS OF FACT

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

1. Land Use Department Staff conducted a preliminary zoning review (“PZR”) and determined that the Application appears to meet the underlying zoning standards set forth in the Santa Fe City Code (“SFCC”).
2. Historic Preservation Division Staff reviewed the Application and related materials and information submitted by the Applicant for conformity with applicable SFCC requirements and provided the Board with a written report of its findings (“Staff Report”), which evaluates the factors relevant to the Application.
3. Historic Preservation Division Staff Recommendation: Staff recommended that not all exception criteria have been met, but may be found so based on further testimony. Staff recommends approval of the proposed project and finds that the application complies with Section 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(E) Downtown and Eastside Design Standards.
4. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
5. The property is located in the Don Gaspar Area Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(H).
6. Under SFCC Section 14-5.2(D)(1)(a), the removal of historic materials or alteration of architectural features and spaces that embody the building’s significant or contributing status is prohibited.
7. Under SFCC Section 14-5.2(D)(5)(a)(i), for the primary façades of contributing structures, historic windows shall be repaired or restored wherever possible, and historic windows that cannot be repaired or restored shall be duplicated in the size, style and material of the original.
8. The Staff determined that exceptions to SFCC Section 14-5.2(D)(1)(a) and (D)(5)(a)(i) would be required for approval to replace windows on primary façades (described in Background, items 1 and 2, above).
9. To obtain an exception, the Applicant was required to conclusively demonstrate that, with regard to project items 1 and 2 above, the three exception criteria set forth in SFCC Section 14-5.2(C)(5)(b) have been met.
10. Based on the information set forth in the Staff Report and exhibits, and the evidence and testimony presented at the hearing, the Board agrees with Staff’s position that, with respect to project items 1 and 2, the Applicant has not conclusively demonstrated that all exception criteria have been met, as insufficient documentation has been provided to assess whether it is possible to repair or restore the windows on the primary façades.
11. Under SFCC Sections 14-2.6(B)-(C), 14-5.2(A)(1), 14-5.2(C)(2)(a-d & f), 14-5.2(C)(3)(a-b), 14-5.2(C)(4), 14-5.2(C)(5) and 14-5.2(D), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant’s proposed design to assure overall compliance with applicable design standards.
12. Under SFCC Section 14-5.2(C)(3)(b), the Board has the authority to approve an application for alteration or new construction on the condition that changes relating to exterior appearance recommended by the Board be made in the proposed work, and no permit is to issue until new drawings or documentation, satisfactory to the Board, have been submitted.
13. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable requirements for Board review as herein described have been met.

14. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable design criteria have been met with respect to Background items 3 through 11, above.
15. With respect to the Applicant's proposal to remove and replace the garage door on the east façade, the Board finds the three exception criteria set forth in SFCC Section 14-5.2(C)(5)(b) have been met:
 - a. There is not sufficient evidence for the Board to conclude that the existing garage door is historic or is made of historic materials;
 - b. The wood in the garage door is rotted along the bottom, the door has substantial cracking and warping, it is structurally unsound and does not work;
 - c. Because the garage door is inoperable, the property owner cannot put a car in the garage;
 - d. Replacement of the garage door is required to prevent a hardship to the Applicant or an injury to the public welfare;
 - e. The proposed garage door replacement will strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the Historic Districts; and
 - f. Replacement of the garage door will not cause the structure to lose its contributing status.

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the Application.
2. The Board denies approval of Items # 1 and 2 as set forth in the Application because the exception criteria were not conclusively met.
3. The Board approves Items # 3 through 11 in the project Application, as recommended by Staff.
4. The Board finds exception criteria were conclusively met with respect to project Item # 11, the removal and replacement of the garage door on the east primary façade, with the following condition:
 - a. The garage door will be replaced with in-kind materials, as described in the project application

IT IS SO ORDERED ON THIS 11th DAY of JANUARY, 2022, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Cecilia Rios
Chair

Date

FILED:

Kristine Bustos-Mihelcic

Date

City Clerk

APPROVED AS TO FORM:

Frank Ruybalid
Assistant City Attorney

Date

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

Case # 2021-004526-HDRB

Address – 855 Camino Ranchitos

Agent’s Name – Marc Naktin

Owner/Applicant’s Name – F.X. O’Keefe

THIS MATTER came before the Historic Districts Review Board (“Board”) for hearing on December 14, 2021.

BACKGROUND

855 Camino Ranchitos is a single-family residential structure with non-contributing status to the Downtown and Eastside Historic District. The house was built in a Recent Santa Fe Style in the 1980s. The applicant now proposes the following:

1. Construct a 700-square-foot, two-car garage to a height of 11 feet, 0 inches, which is the height of the existing parapet. The stucco will be El Rey “Buckskin” and the windows will match the house, being pastel light blue in color. The garage windows do not have divisions, but meet the design standards for divided lights. The door will be custom constructed of wood, with a grey stain and a herring-bone board pattern.
2. Create a new driveway with a metal electric vehicular gate. The gate will be of a rust or cold pressed steel finish to have an earth tone. It will be four feet in height.
3. Re-roof the portal in kind, colored “rust.”
4. Re-roof the house with a torch-down system in an earth tone, matching the original.
5. Seal external wood features in a blue-grey color to match the existing woodwork.
6. Replace windows with French doors on the northeast side.
7. Construct a new deck on the northeast side, with a “Foggy Wharf” wood appearance.

FINDINGS OF FACT

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

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

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

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the Application.
2. The Board approves the Application, as recommended by Staff, with the following additional conditions:
 - The supports and platform for the new deck attached to the living room on the northeast side be made of actual wood, not a composite material.

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

Cecilia Rios
Chair

Date

FILED:

Kristine Bustos-Mihelcic
City Clerk

Date

APPROVED AS TO FORM:

Frank Ruybalid
Assistant City Attorney

Date

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

Case # 2021-004527-HDRB

Address – 1210 Canyon Road

Agent’s Name – Osage Design Studio

Owner/Applicant’s Name – Lauren Oliver

THIS MATTER came before the Historic Districts Review Board (“Board”) for hearing on December 14, 2021.

BACKGROUND

1210 Canyon Road is a single-family structure with contributing status to the Downtown and Eastside Historic District. Likely an early 20th century offshoot of the Lucero family home, it is set high on the hillside (façades 2 and 3). According to aerial photographs in the HCPI, several structures on the property were in place by the 1940s. These included the garage-like structure (façades Wall 1 and Garage 1), a small rectangular building at the bottom of the hill, and a compact dwelling located at the north end of the property, which is now encased in the current house. The property took on its present form, consisting of the House, Carport, Garage, and most of the connecting perimeter walls, in the 1950s. Several areas of the house show advanced deterioration, including viga ends, walls, portal structure and their roofs, and windows. The property is presently unoccupied.

The wall wrapping the west, north and east sides of the property (façades 2, Wall 1, Wall 2) is not original. The east and west sides likely were constructed in the 1950s, with the north section added later. A pair of antique-looking doors penetrate the north wall near the northwest corner. These plank panel doors open to a small rectangular room partially dug into the hillside. Above the entry is a rustic wood lintel; to the east, a small three-over-one sash window is obscured by a metal grille, and beyond an assembled wood gate leading into the property. The garage is made of waist-high stone walls topped with adobes. The roof is a deck of variable-width boards over east-west aligned vigas. Its original north façade appears to have increased in height with a new parapet.

The HDRB reviewed the status of this property in previous hearings, June 23, 2020, and July 14, 2020, and designated the house, garage, carport and two perimeter walls, Wall 1 and Wall 2, as contributing structures. See Case # 2020-002170-HDRB. The HDRB designated façades 1 and 3 as primary façades.

The applicant proposes the following exterior alterations:

- 1) Replace and change size of a window in Bedroom 2, located on the west façade corner, to meet the egress window criteria per the Building Code.
- 2) Move electrical service and meter from the north wall to the south wall.

- 3) Repair the balcony on the north façade, replacing structurally unsound members and replacing the wood shingle roof.
- 4) Repair the lower level portal on the north (primary) façade. A new wood shingle roof will be installed.
- 5) Replace the non-historic doors with new Dutch doors, with a divided-light upper panel.
- 6) Repair historic windows on the primary façades.
- 7) Install wall-mounted sconces outside each exterior door. Ground and wall-mounted landscape lights will be installed within the courtyards and will be shielded from public view.
- 8) Raise the yard wall on the east streetscape elevation to match the height of the existing yard wall.
- 9) Install low-profile photovoltaic panels (total height of 18” above the roof deck) or a wood-clad roof deck.
- 10) Repair flagstone steps, landings, and paths.
- 11) Re-stucco using Ecostucco Hazelnut hand limewash similar in color to El Rey Dry River 817L (34)
- 12) Repair stone veneer by removing and replacing damaged stones, repointing the mortar joints, and applying a lean mortar mix as a whitewash (light colorwash) and sealer over the entire stone surface.
- 13) New windows will be pre-finished and of a consistent color.
- 14) All exterior woodwork (balcony, portals, wood fascias) to be stained and sealed.
- 15) Install new steel handrails and miscellaneous steel to be natural with a weathered or galvanized finish.

FINDINGS OF FACT

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

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

2. Historic Preservation Division Staff reviewed the Application and related materials and information submitted by the Applicant for conformity with applicable SFCC requirements and provided the Board with a written report of its findings (“Staff Report”), which evaluates the factors relevant to the Application.
3. Historic Preservation Division Staff Recommendation: Staff recommended approval of the proposed project and 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. Staff recommends the Board to find that all the exception criteria have been met.
4. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
5. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
6. The property is located in the Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
7. Under SFCC Section 14-5.2(D)(1)(a), historic material may not be removed from primary façades.
8. The Applicant proposes to remove historic material (viga ends and shingles) on the north primary façade.
9. Staff determined that an exception to SFCC Section 14-5.2(D)(1)(a) would be required for approval of the Application, and the Applicant requested an exception.
10. To obtain an exception, the Applicant was required to conclusively demonstrate that the three exception criteria set forth in SFCC Section 14-5.2(C)(5)(b) have been met.
11. Based on the information set forth in the Staff Report and exhibits, and the evidence and testimony presented at the hearing, the Board agrees with Staff that the Applicant has conclusively demonstrated that all exception criteria have been met.
12. Under SFCC Sections 14-2.6(B)-(C), 14-5.2(A)(1), 14-5.2(C)(3)(a-b), 14-5.2(C)(4), 14-5.2(C)(5), and 14-5.2(D), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant’s proposed design to assure overall compliance with applicable design standards.
13. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable requirements for Board review as herein described have been met.
14. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable design criteria have been met.
15. The Board finds that:
 - a. The historic materials the Applicant seeks to remove and/or replace are in an advanced state of deterioration, are structurally unsound and cannot be repaired;
 - b. The overall appearance of the structures will remain unchanged;
 - c. The repair work will stop further deterioration, and prevent an injury to the public welfare which would result from the loss of these contributing structures;
 - d. Occupancy of the structures is hazardous due to the deterioration of some architectural elements, and replacement/repair will strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the Historic Districts; and

- e. The proposed alterations will not cause the structures to lose their contributing status.

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the Application.
2. The Board grants the exceptions requested in the Application.
3. The Board approves the Application, as recommended by Staff

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

Cecilia Rios
Chair

Date

FILED:

Kristine Bustos-Mihelcic
City Clerk

Date

APPROVED AS TO FORM:

Frank Ruybalid
Assistant City Attorney

Date

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

Case # 2021-004532-HDRB

Address – 300 Garcia St.

Agent’s Name – Charles Rosenberg, Hoopes & Associates

Owner/Applicant’s Name – Bob’s Ruff-N-Tumble Trust

THIS MATTER came before the Historic Districts Review Board (“Board”) for hearing on December 14, 2021.

BACKGROUND

300 Garcia Street is a 4,304 square feet building designated contributing in the Downtown and Eastside Historic District. The house is Spanish-Pueblo Revival style located at corner of Garcia Street and East DeVargas Street where they intersect with Canyon Road. The structure has undergone many alterations over several decades. At its April 13, 2021, hearing, the Board designated facades 7, 8, 9, 10 and 11 primary, and the yard wall non-contributing. See Case # 2021-3200-HDRB.

The applicant proposed the following alterations:

East Elevation at Garcia Street (non-primary façade, # 6)

1. Remove existing yard walls
2. Add 64” stucco wall
3. Add wood vehicular gate, same height as stucco wall; design unspecified
4. Infill northeast corner stone steps
5. Add a new 72” stucco wall in east courtyard

East Elevation building wall (primary façade, # 11)

1. Remove existing 1999 entry door and replace with solid wood, carved, unpainted door in same-size opening

North Elevation (non-primary façade, # 5)

1. Remove existing coyote fencing
2. Add 46” stucco wall
3. Remove existing window and enlarge opening for new window
4. Create two new window openings on west end
5. Remove existing door and fill-in with new wood divided lite accordion doors.
6. Add 24” roofette (shallow portal/overhang)

West Elevation (non-primary façade, # 4)

1. Remove single double-hung windows
2. Replace with triple double-hung wood divided-light windows. No changes will be made to the opening.

South Elevation building wall (primary façade, # 8)

1. Remove existing non-historic door and replace with painted, segmented panel door in same-size opening

FINDINGS OF FACT

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

1. Land Use Department Staff conducted a preliminary zoning review (“PZR”) and determined that the Application appears to meet the underlying zoning standards set forth in the Santa Fe City Code (“SFCC”).
2. Historic Preservation Division Staff reviewed the Application and related materials and information submitted by the Applicant for conformity with applicable SFCC requirements and provided the Board with a written report of its findings (“Staff Report”), which evaluates the factors relevant to the Application.
3. Historic Preservation Division Staff Recommendation: Staff recommended approval of the project and found that the Application complies with SFCC Sections 14-5.2(D), General Design Standards for all Historic Districts; and 14-5.2(E), Downtown and Eastside Design Standards.”
4. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
5. The property is located in the Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
6. The Applicant proposes to remove and replace windows, doors and yard walls, and to add a vehicular gate.
7. Under SFCC Sections 14-2.6(B)-(C), 14-5.2(A)(1), 14-5.2(C)(2)(a-d & f), 14-5.2(C)(3) (a-b), 14-5.2(C)(4) and 14-5.2(D), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant’s proposed design to assure overall compliance with applicable design standards.
8. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable requirements for Board review as herein described have been met.
9. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable design criteria have been met, except for the following elements of the project:
 - a. The wood vehicular gate on the east elevation at Garcia Street, as the Applicant has not provided a design for it;
 - b. The accordion-style door on the north elevation, as it is inconsistent with Historic District design standards; and
 - c. The 24” deep “roofette” on the north elevation, as it is inconsistent with Historic District design standards.
10. The west and north façades of the structure (#s 2, 4 and 5), and the east-facing façade abutting Garcia Street (# 6), are not primary façades, and the proposed changes to those façades are consistent with the Downtown and Eastside Historic District design standards, as set forth in SFCC Section 14-5.2(E).

11. The doors and windows the Applicant seeks to remove and replace on the primary façades (# 8 and 11) are non-historic or are not made of historic materials.

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the Application.
2. The Board approves the Application, as recommended by Staff, with the exception of:
 - a. The vehicular gate on the east elevation
 - b. The accordion door on the north elevation; and
 - c. The “roofette” on the north elevation.

IT IS SO ORDERED ON THIS 11th DAY of JANUARY, 2022, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Cecilia Rios
Chair

Date

FILED:

Kristine Bustos-Mihelcic
City Clerk

Date

APPROVED AS TO FORM:

Frank Ruybalid
Assistant City Attorney

Date



City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2021-004529--HDRB Project

Description: Remodel-Addition/Yard Walls

Project Location(s): 553 W SAN FRANCISCO ST
Santa Fe, NM 87501

Contacts:

Property Owner: Claude Imbault
4075 19th ST B
San Francisco, CA 94114

cpimbault@gmail.com

Property Owner: STEPHEN PERFETTO
4075 19TH ST B
SAN FRANCISCO , CA 94114

stephenperpetto@gmail.com

Applicant: JU TAN

ju@juicekitchendesignworkshc

Historic District: HD: Westside-Guadalupe

Historic Building Status:

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

Primary Elevations:

Publicly Visible Facade-East: Yes

Publicly Visible Facade-North: No

Publicly Visible Facade-South: Yes

Publicly Visible Facade-West: Yes

Historic District Inventory Number:

Year of Construction:

Project Type: Remodel

Historic Building Name:

City of Santa Fe, New Mexico

memo

DATE: January 11, 2022
TO: Historic Districts Review Board Members
FROM: Angela S. Bordegaray, Senior Planner, Historic Preservation Division

Case # 2021-004529-HDRB

Address: 553 W. San Francisco
Historic Status: Non-Contributing
Historic District: Westside-Guadalupe

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

Zoning Review Sheet

APPLICANT SUBMITTALS

Proposal Letter

Site Plan/Floor Plan

Elevations

Photographs

Other: Stucco, Wood Color swatches
and Light Fixtures

STAFF RECOMMENDATION:

Staff finds that the proposed construction meets the General Design Standards for all Historic Districts, Section 14-5.2 (D); Height 14-5.2(D)(9), and the Westside-Guadalupe Historic District 14-5.2(l) and recommends approval with the condition that all light fixtures are New Mexico nightsky-compliant.

BACKGROUND & SUMMARY:

553 West San Francisco Street is a non-contributing Spanish-Pueblo Revival Style building located in the Westside-Guadalupe Historic District built in the 1940s.

1. The applicant proposes to add 500 sq. ft. to the north elevation. Its height is 14'-4", about 2' above the existing building. It is within the maximum allowable height in this streetscape (14'-4"). On its west elevation, the addition will have three sets of divided lite windows with Territorial-style wooden pediments. A new divided lite wooden door and small divided lite window surrounded by a 1 ½ " brick mold and concrete sloping sills will be added to the south of the windows, creating a new house entry. An outdoor fireplace is proposed for the exterior southwest corner of the building. The east elevation features two of the same double divided lite windows.
2. The applicant proposes to add a new entry gate on the south elevation to the west of the existing entrance to the house. The new entry gate will be wooden flanked by pilasters and a carved wooden overhang. This gate entrance leads to the path to the new house entry door on the west elevation.
3. The applicant also proposes to add two new wooden gates to the east elevation.

Stucco will be El Rey's Cottonwood. The house's color palette includes whites (under portal and for window and door pediments), "Black Sable" for windows and door trim, and soft browns for the corbels and beams. Proposed lite fixtures are blue warehouse "goosenecks".



Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:		Site Address:
Date Submitted: 11/05/2021		553 W. San Francisco St, Santa Fe, NM 87501
Property Owner of Record: Stephen Perfetto, Claude Imbault	Proposed Construction Description: New 500 sf addition w/kitchen, renovations to existing house.	
Applicant/Agent Name: Ju Tan		
Contact Person Phone Number: (505 920-9128	TOTAL ROOF AREA: 1131 sf	
Zoning District: _____	Lot Coverage : 42 % 339 sf req'd <input checked="" type="checkbox"/> Open Space Required: 350 sf provided	
Overlay: <input type="checkbox"/> Escarpment _____ <input type="checkbox"/> Flood Zone* <input type="checkbox"/> Other: _____	Setbacks: Proposed Front: _____ Minimum: 7' 2 nd Front? _____ Proposed Rear: 12' Minimum: 5' Proposed Sides: L 5'-2' R 5'-2' Minimum: 5'	
Submittals Reviewed with PZR: <input checked="" type="checkbox"/> Legal Lot of Record <input type="checkbox"/> Development Plan <input checked="" type="checkbox"/> Building Plans <input checked="" type="checkbox"/> Existing Site Plan <input checked="" type="checkbox"/> Proposed Site Plan <input checked="" type="checkbox"/> Elevations	Height: Proposed 14'-4" Maximum Height: 14'-4" or <input checked="" type="checkbox"/> Regulated by Historic Districts Ordinance <input type="checkbox"/> Regulated by Escarpment District	
Supplemental Zoning Submittals Required for Building Permit: <input type="checkbox"/> Zero Lot Line Affidavit	Parking Spaces: Proposed 2 Accessible _____ Minimum: 2	
Access and Visibility: <input type="checkbox"/> Arterial or Collector** <input type="checkbox"/> Visibility Triangle Required	Bicycle Parking**: Proposed: _____ Minimum: _____ ** Commercial Requirement	
Use of Structure: <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial Type of Use: _____		
Terrain: <input type="checkbox"/> 30% slopes N.A. _____		

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

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

Ju Tan

PRINT NAME

[OWNER APPLICANT AGENT]

hereby certifies that the information provided for preliminary zoning review is accurate and will not be modified without consulting Land Use Department staff prior to submittal for Historic Districts Review Board review.

11/05/2021

SIGNATURE

DATE

To Be Completed By City Staff:

Additional Agency Review if Applicable:
 Escarpment Approval by _____ Date: ___/___/___
 Flood Plain Approval by _____ Date: ___/___/___
 Traffic Engineering Approval by _____ Date: ___/___/___

Notes: _____

Zoning Approval:
 Preliminary Approval with conditions Rejected
Comments/Conditions: _____

REVIEWER: Donna Wypant DATE: 11/10/21

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

GENERAL PROJECT DATA

LOT SIZE - 2100 SF

EXISTING ROOFED AREA - 631 SF
 PROPOSED NEW ROOFED AREA - 500 SF
 NEW TOTAL ROOFED AREA - 1131 SF

EXISTING HEATED AREA - APPROX. 520 SF
 PROPOSED ADDITIONAL HEATED AREA - 500 SF
 TOTAL HEATED AREA - 1020 SF

EXISTING LOT COVERAGE - 25%
 PROPOSED LOT COVERAGE - 31% (MAX 40% - OK)

ZONING DISTRICT - R-29

CODES: INCLUDING BUT NOT LIMITED TO THE 2009 IBC, 2009 IRC, 2009 UPC, 2009 IMC, 2011 NEC

MAXIMUM ALLOWABLE HT. OF STRUCTURE - 24' (PER SLDG TABLE 8-3)
 MAXIMUM ALLOWABLE HEIGHT PER HISTORIC REQUIREMENTS - 14'-4"

MAX. HEIGHT OF PROPOSED RESIDENCE - 14'-4" (OK)

SETBACKS: PER SLDG TABLE 1-A: SETBACK TABLE
 FRONT - 1'-0"
 SIDE/REAR - 5'-0"

RAINWATER DETENTION REQUIREMENTS:

0.16 x 500 (ADDITIONAL ROOFED AREA) = 30 C.F. OR 275 GALLONS, PROVIDED IN RETENTION PONDS, SWALES OR TREE WELLS

RETENTION POND #1 - 30 C.F.
 TOTAL RETENTION VOL. - 30 C.F.

3 PROJECT DATA

COMMON ABBREVIATIONS

• A.F.F. - ABOVE FINISHED FLOOR	• A.G. - ABOVE GRADE	• B.O. - BOTTOM OF	• T.O. - TOP OF	• B.O.W. - BOTTOM OF WALL	• T.O.W. - TOP OF WALL	• T.O.P. - TOP OF PARAPET	• V.I.F. - VERIFY IN FIELD	• S.F. - SQUARE FEET	• C.F. - CUBIC FEET	• GAL. - GALLONS	• PSF - PER SQUARE FEET	• EL - ELEVATION	• EQ. - EQUAL (USED IN EQUALLY SPACED DIMENSIONS)	• W, H (HT.) - WIDTH, HEIGHT	• O.C. - CENTER TO CENTER DIMENSIONS	• DIMS. - DIMENSIONS	• C.L. - CENTERLINE	• P.L. - PROPERTY LINE	• L.O. - LINE OF	• MAX. - MAXIMUM	• MIN. - MINIMUM	• TYP. - TYPICAL	• OPNG. - OPENING	• R.O. - ROUGH OPENING	• FN. FLR. - FINISHED FLOOR	• N.T.S. - NOT TO SCALE	• G.W.B. - GYPSUM WALL BOARD	• G.C.B. - GYPSUM CEILING BOARD	• G.D. - WOOD GRAIN DIRECTION	• R.S. - ROUGH SAUN WOOD	• D.S. - DOWNSPOUT	• C.B. - CATCH BASIN	• T.O.C. - TOP OF CONCRETE	• T.O.G. - TOP OF GRADE	• TL - TILE	• WD - WOOD	• DF - DOUGLAS FIR	• PL - PLASTER	• PTD - PAINTED	• ST - STAINED
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5 COMMON ABBREVIATIONS

GENERAL SCOPE OF WORKS

- NEW 500 SF LIVING ROOM, KITCHEN AND DINING ROOM ADDITION TO EXISTING 631 SF (ROOFED) HOUSE.
- NEW YARD WALLS AND GATES AS SHOWN.
- NEW RADIANT HEAT FLOOR IN NEW ADDITION.
- RENOVATIONS TO EXISTING HOUSE.
 - NEW ENTRY AREA
 - NEW BATHROOM
 - RECONFIGURATION ON INTERIOR WALLS AS SHOWN

GENERAL NOTES

- THESE DRAWINGS ARE THE PROPERTY OF JUICEKITCHEN DESIGN WORKSHOP LLC (JKDW) AND MAY NOT BE REPRODUCED WITHOUT THE PERMISSION OF JKDW.
- ALL CONSTRUCTION SHALL CONFORM TO ALL RELEVANT CODES REFERENCED BY SANTA FE COUNTY, NM, INCLUDING BUT NOT LIMITED TO IBC 2015, IRC 2015.
- IF THERE ARE ANY CONFLICTS WITH THE CODES REFLECTED IN THE DRAWINGS, THE CONTRACTOR IS TO INFORM THE JKDW IMMEDIATELY BEFORE PROCEEDING WITH THE WORK.
- DO NOT SCALE THE DRAWINGS. THE CONTRACTOR/SUB CONTRACTORS SHALL VERIFY ALL DIMENSIONS IN THE FIELD. IF THERE ARE ANY DISCREPANCIES, THEY ARE TO BE REPORTED TO JKDW IMMEDIATELY BEFORE PROCEEDING WITH THE WORK.
- CONTRACTORS SHALL MAINTAIN A SAFE AND ORGANIZED WORKING ENVIRONMENT ON THE SITE. DAILY CLEANING, ORGANIZATION AND PROTECTION OF MATERIALS SHALL BE PERFORMED AS NECESSARY. CONTRACTORS SHALL BE RESPONSIBLE FOR MAINTAINING JOB RELATED SAFETY STANDARDS.
- ALL EXISTING STRUCTURAL ELEMENTS OF EXISTING BUILDINGS SHALL NOT BE MODIFIED BEYOND THE SCOPE OF THIS PROJECT WITHOUT THE CONSENT OF THE OWNER, JKDW AND A QUALIFIED STRUCTURAL ENGINEER (IF NEEDED).
- THE CONTRACTOR SHALL SCHEDULE PRE-CONSTRUCTION MEETINGS WITH ALL SUB CONTRACTORS AS NECESSARY TO CLARIFY THE WORK SCOPE AND EXPECTATIONS PRIOR TO COMMENCEMENT OF ANY WORK.
- REGULAR CONSTRUCTION MEETINGS SHALL BE SCHEDULED (AS NECESSARY) WITH ALL RELEVANT PARTIES INCLUDING BUT NOT LIMITED TO RELEVANT SUB CONTRACTORS.
- A CONSTRUCTION SCHEDULE SHALL BE FURNISHED AND ADHERED TO BY THE CONTRACTOR. ANY PROPOSED CHANGES SHALL BE APPROVED BY THE OWNER AND JKDW.
- FINAL PUNCHLIST - AT SUBSTANTIAL COMPLETION, A FINAL PUNCHLIST SHALL BE MADE UP BY JKDW OR THE OWNER. ALL ITEMS ON THE PUNCHLIST SHALL BE PERFORMED BY THE CONTRACTOR WITHIN AN AGREED PERIOD OF TIME BEFORE HANDOVER TO THE OWNERS.
- FINAL GRADING - ENSURE THAT ALL GRADE SURROUNDING THE NEW ADDITION SLOPES AWAY FROM THE BUILDING A MINIMUM OF 1/4" / FT FOR A MINIMUM OF 48".
- FINAL CLEANING - THE CONTRACTOR SHALL PERFORM FINAL CLEANING TO ALL AFFECTED AREAS TO "MOVE IN" CONDITION BEFORE HANDING OVER TO THE OWNERS.
- MAKE ARRANGEMENTS WITH THE OWNERS REGARDING USE OF TOILET OR PROVIDE A PORTABLE TOILET ON SITE.
- WARRANTY - THE CONTRACTOR SHALL WARRANT ALL WORK FOR A MINIMUM PERIOD OF ONE (1) YEAR FROM THE DATE OF COMPLETION.

7 GENERAL NOTES

4 LOCATION PLAN

NUMBER	DESCRIPTION	SCALE
CVR	COVER SHEET/SITE PLAN	AS NOTED
X100	EXISTING & PROPOSED FLOOR PLANS	1/4" = 1'-0"
X200	EXISTING & PROPOSED EXTERIOR ELEVATIONS	1/4" = 1'-0"
X201	EXISTING & PROPOSED EXTERIOR ELEVATIONS	1/4" = 1'-0"
A100	FLOOR PLAN FOUNDATION AND DEMO PLAN	1/4" = 1'-0"
A101	REFLECTED CEILING PLAN ROOF PLAN	1/4" = 1'-0"
A200	EXTERIOR ELEVATIONS	1/4" = 1'-0"
A400	WALL SECTIONS & DETAILS	AS NOTED
A401	WALL SECTIONS & DETAILS	AS NOTED
A500	WINDOW & DOOR SCHEDULES	1/4" = 1'-0"
E100	ELEC. POWER & LIGHTING PLAN	1/4" = 1'-0"
MPI00	MECHANICAL/PLUMBING PLAN	1/4" = 1'-0"

6 DRAWING LIST

ADDITIONS AND ALTERATIONS TO THE PERFETTO/IMBAULT RESIDENCE

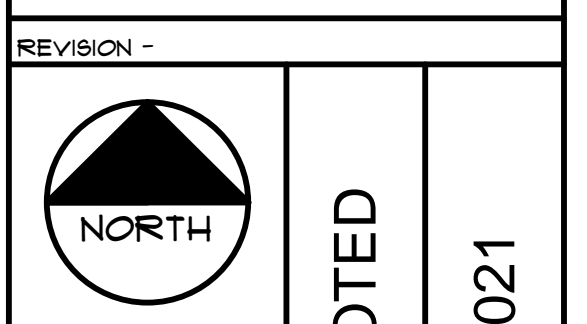
553 WEST SAN FRANCISCO STREET, SANTA FE, NM 87501

PERMIT PROCESS SET

11/12/2021

JUICEKITCHEN DESIGN WORKSHOP

1219 CERRO GORDO RD.
 SANTA FE, NM 87501
 505.920.9128
 JU@JUICEKITCHENDESIGNWORKSHOP.COM



REVISION -

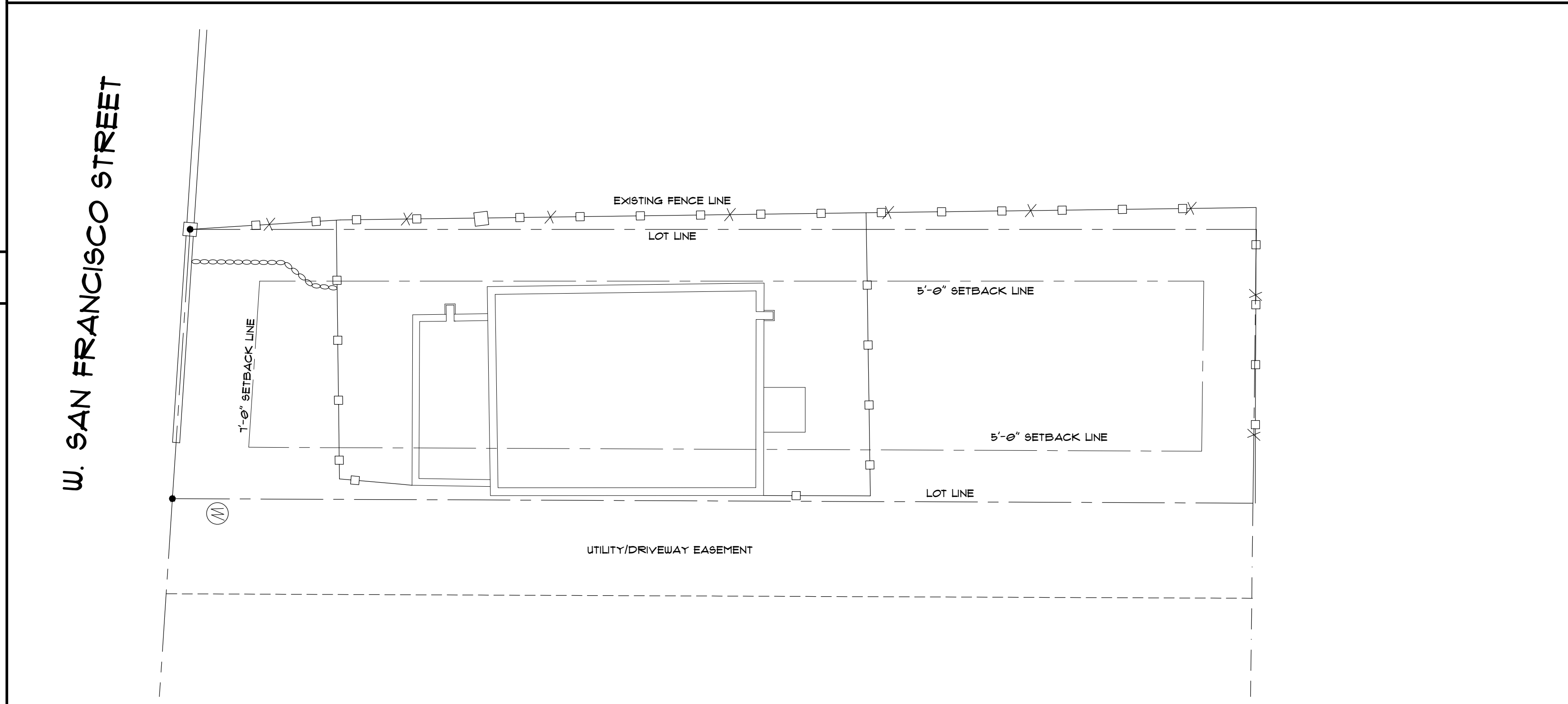
SCALE - AS NOTED

DATE - 11/12/2021

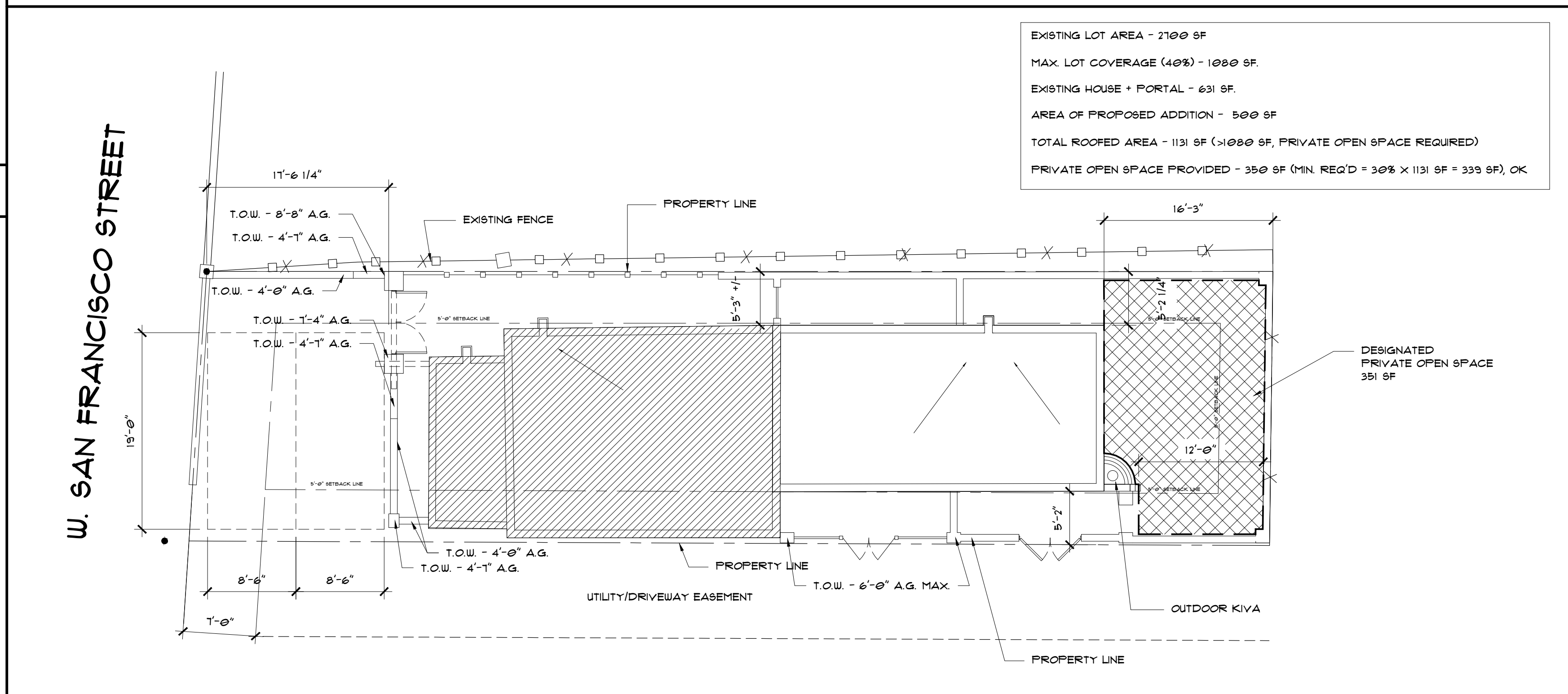
COVER SHEET & SITE PLAN

PERFETTO/IMBAULT RESIDENCE

553 W SAN FRANCISCO ST.
 SANTA FE, NM 87501



1 EXISTING SITE PLAN SCALE: 1/8" = 1'-0"

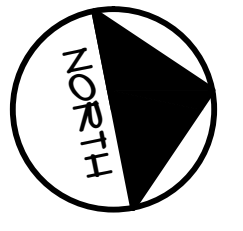


2 PROPOSED SITE PLAN SCALE: 1/8" = 1'-0"

**JUICEKITCHEN
DESIGN
WORKSHOP**

1219 CERRO GORDO RD.
SANTA FE, NM 87501
505.920.9128
JU@JUICEKITCHENDESIGNWORKSHOP.COM

REVISION -



SCALE - AS NOTED

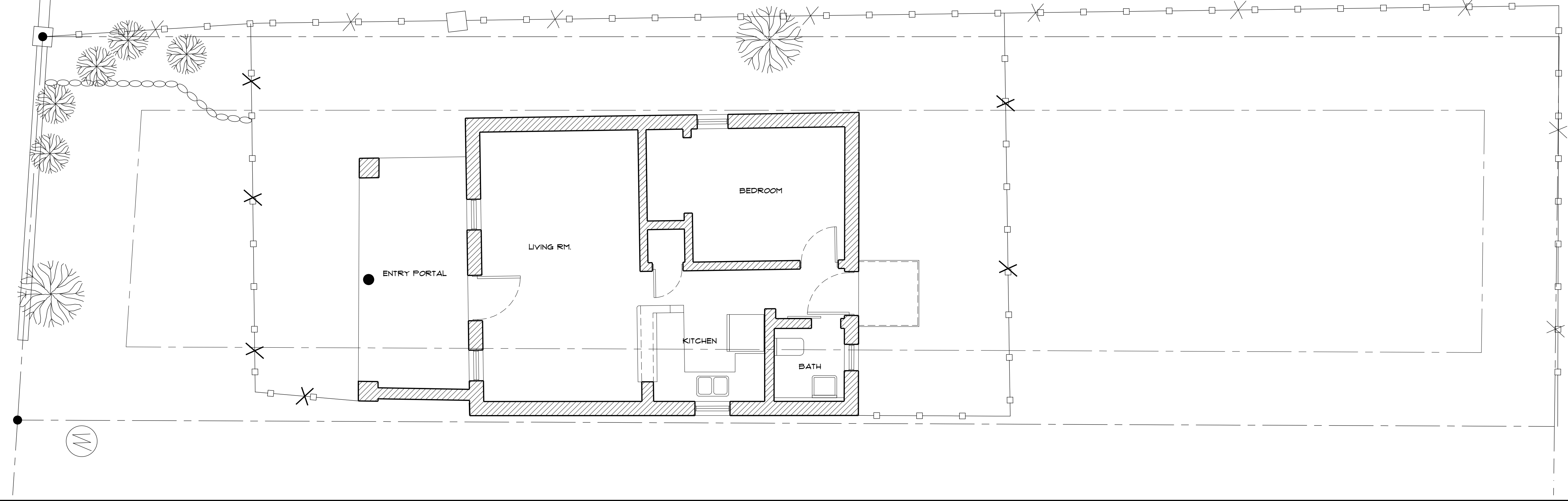
DATE - 11/12/2021

**EXISTING FLOOR PLAN &
PROPOSED FLOOR PLAN**

PERFETTO/IMBAULT RESIDENCE

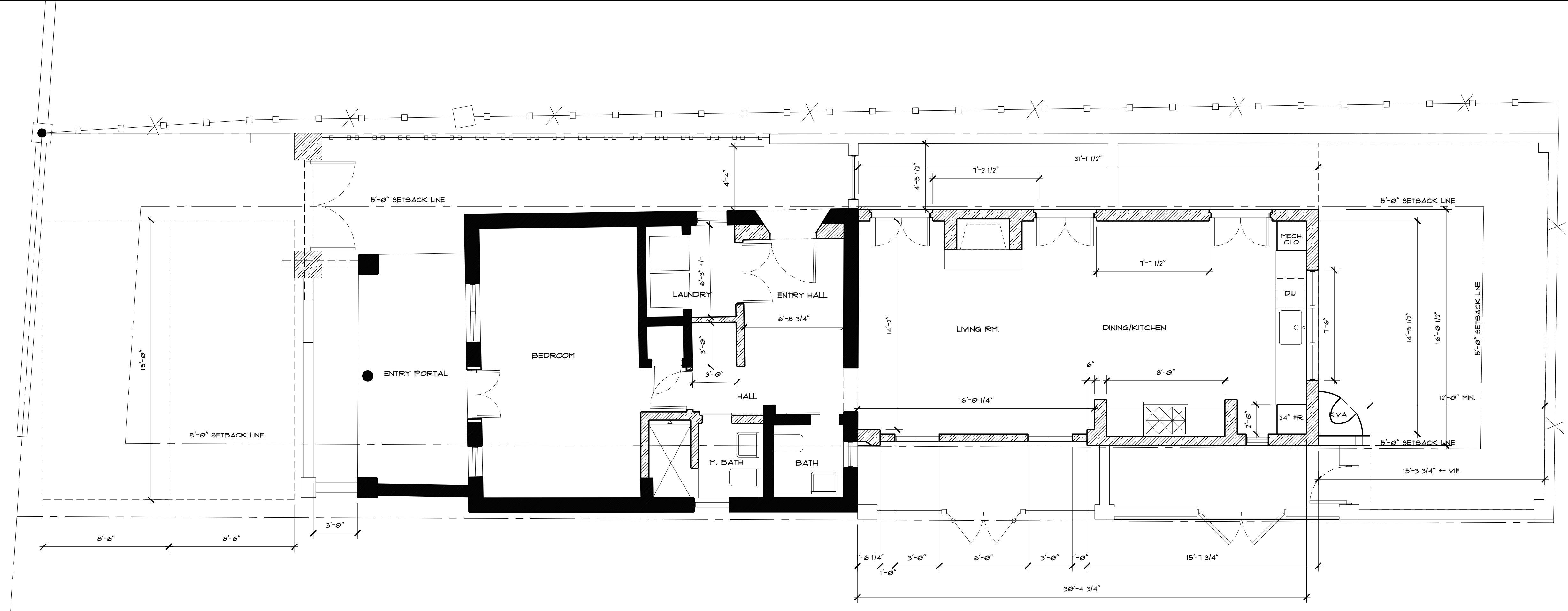
553 W SAN FRANCISCO ST.
SANTA FE, NM 87501

X100



1 EXISTING FLOOR PLAN

SCALE: 1/4" = 1'-0"




2 PROPOSED FLOOR PLAN

SCALE: 1/4" = 1'-0"

**JUICEKITCHEN
DESIGN
WORKSHOP**

1219 CERRO GORDO RD.
SANTA FE, NM 87501
505.920.9128
JU@JUICEKITCHENDESIGNWORKSHOP.COM

REVISION -

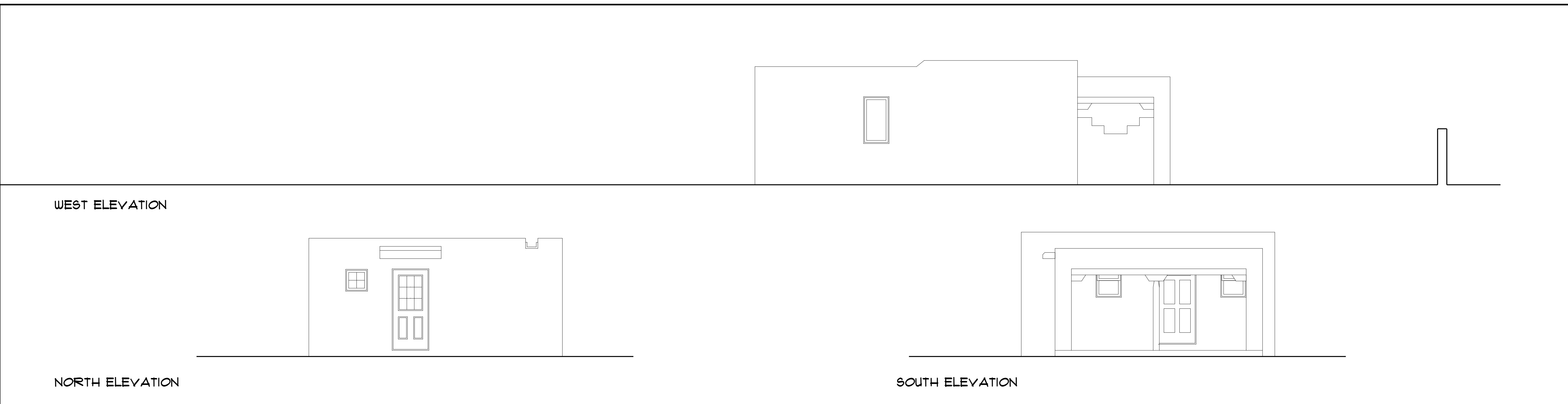


SCALE - AS NOTED
DATE - 11/12/2021

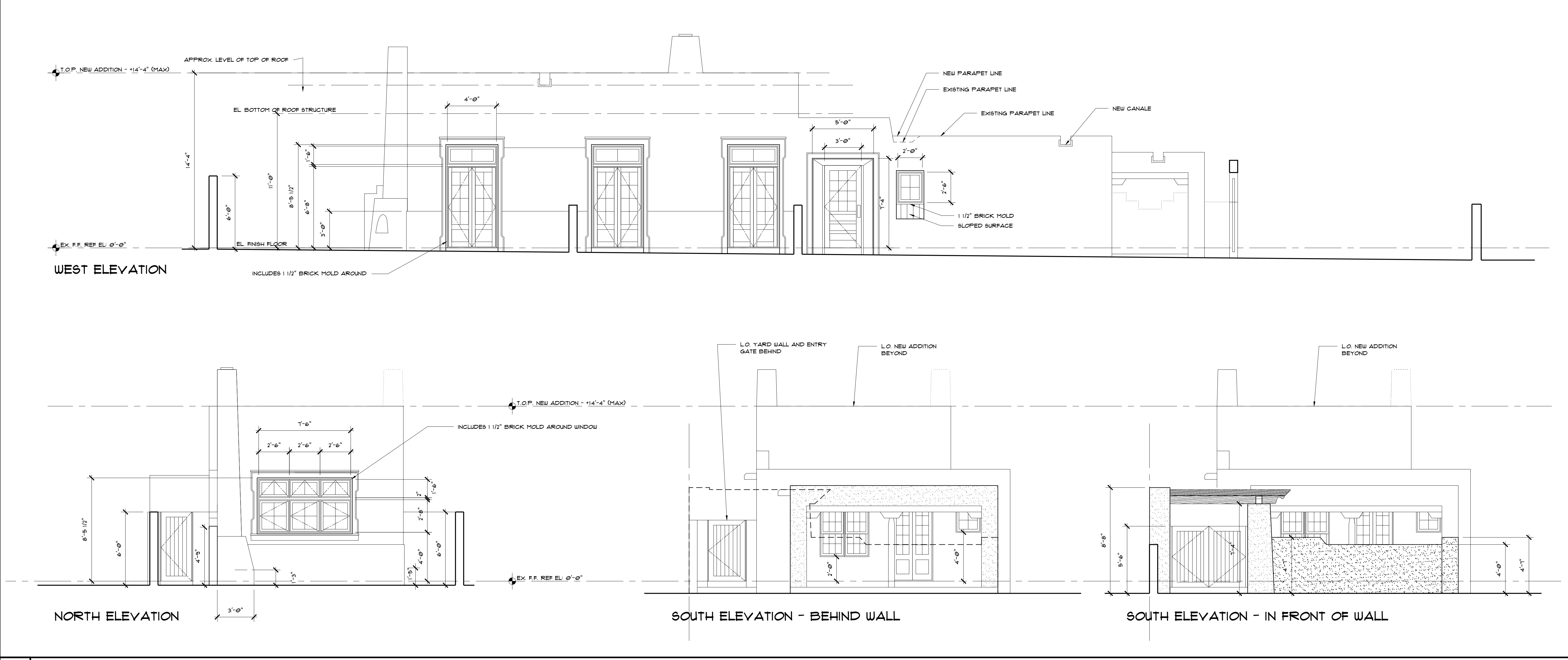
**EXISTING EXTERIOR ELEVATIONS
& PROPOSED EXTERIOR ELEVATIONS**

PERFETTO/IMBAULT RESIDENCE
553 W SAN FRANCISCO ST.
SANTA FE, NM 87501

X200



1 EXISTING EXTERIOR ELEVATIONS SCALE: 1/4" = 1'-0"

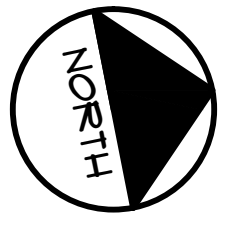


2 PROPOSED EXTERIOR ELEVATIONS SCALE: 1/4" = 1'-0"

**JUICEKITCHEN
DESIGN
WORKSHOP**

1219 CERRO GORDO RD.
SANTA FE, NM 87501
505.920.9128
JU@JUICEKITCHENDESIGNWORKSHOP.COM

REVISION -

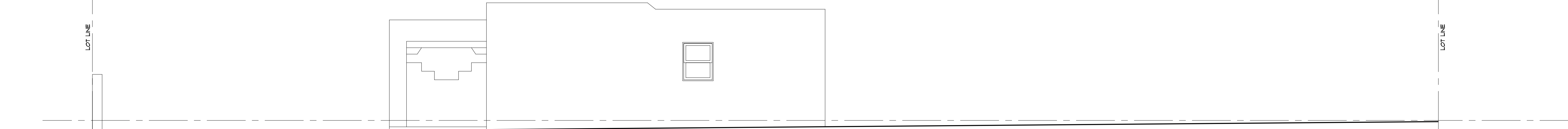


SCALE - AS NOTED
DATE - 11/12/2021

**EXISTING EXTERIOR ELEVATIONS
& PROPOSED EXTERIOR ELEVATIONS**

PERFETTO/IMBAULT RESIDENCE
553 W SAN FRANCISCO ST.
SANTA FE, NM 87501

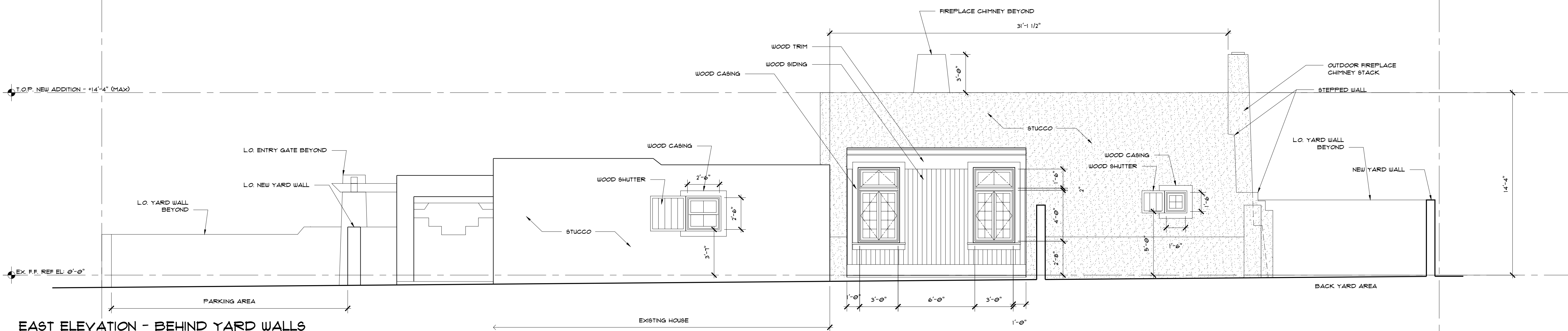
X201



EAST ELEVATION

1 EXISTING EXTERIOR ELEVATIONS

SCALE: 1/4" = 1'-0"



EAST ELEVATION - BEHIND YARD WALLS



EAST ELEVATION - OUTSIDE YARD WALLS

2 PROPOSED EXTERIOR ELEVATIONS

SCALE: 1/4" = 1'-0"



IMBAULT / PERFETTO RESIDENCE

553 W. SAN FRANCISCO STREET, SANTA FE, NEW MEXICO

EAST ELEVATION



IMBAULT / PERFETTO RESIDENCE

553 W. SAN FRANCISCO STREET, SANTA FE, NEW MEXICO

NORTH ELEVATION



IMBAULT / PERFETTO RESIDENCE

553 W. SAN FRANCISCO STREET, SANTA FE, NEW MEXICO

W. SAN FRANCISCO ST. ELEVATION



553 W. SAN FRANCISCO STREET, SANTA FE, NEW MEXICO

WEST ELEVATION

COLOR PALETTE & LIGHTING

STUCCO



ENVELOPE
COTTONWOOD - EL REY

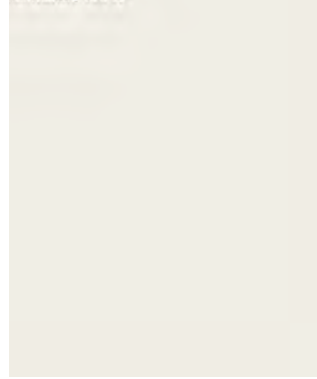


ACCENT - PORTAL
COLONIAL WHITE - EL REY



ACCENT - BASE
BELLE GLADE - LAHABRA

PAINT



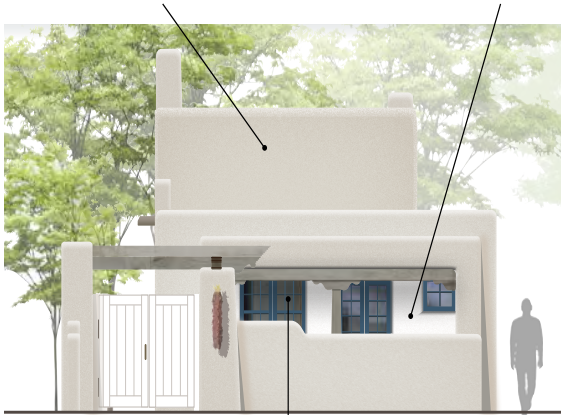
**ACCENT - TRIM,
CLADDING, GATES**
ALABASTER - SW 7008



**ACCENT - FRONT
ENTRY TRIM**
RAIN CLOUD - SW 9639



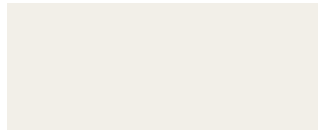
**ACCENT - COLUMN
BEAMS, CORBELS**
SOFT SUEDE - SW 9513



WINDOWS AND DOORS



**PORTAL FRENCH DOOR
AND WINDOWS, ENTRY
DOOR, ACCENT WINDOW**
BLACK SABLE - #060
SIERRA PACIFIC



**FRENCH DOORS,
REAR AND EAST
WINDOWS**
LINEN #032 -
SIERRA PACIFIC



THE ORIGINAL™ WAREHOUSE GOOSENECK LIGHT

16" G22 GOOSENECK ARM PAINTED IN
CUSTOM BLUE COLOR



553 W. San Francisco St., Santa Fe, NM 878501
Existing West Elevation
11/15/2021



553 W. San Francisco St., Santa Fe, NM 87501
Existing West Elevation of South Portal
11/15/2021



553 W. San Francisco St., Santa Fe, NM 878501
Existing East Elevation
11/15/2021



553 W. San Francisco St., Santa Fe, NM 878501
Existing East Elevation (North End)
11/15/2021



553 W. San Francisco St., Santa Fe, NM 878501
Existing North Elevation
11/15/2021



553 W. San Francisco St., Santa Fe, NM 878501
Existing West Elevation
11/15/2021



City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2021-004530--HDRB

Project Description:

Project Location(s): 115 CAMINO ESCONDIDO
Santa Fe, NM 87501

Contacts:

Applicant: Gayla Bechtol
1813 HANO ROAD AVE
SANTA FE , NM 87505

gayla@gbasantafe.com

Property Owner: Brian & Helen Heekin

beheekin@hotmail.com

Historic District: HD: Downtown And Eastside

Historic Building Status:

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

Primary Elevations:

Publicly Visible Facade-East: No

Publicly Visible Facade-North: No

Publicly Visible Facade-South: Yes

Publicly Visible Facade-West: Yes

Historic District Inventory Number: 3751

Year of Construction: 1942

Project Type: Remodel

Historic Building Name:

City of Santa Fe, New Mexico

Memo

DATE: January 11, 2022
TO: Historic Districts Review Board Members
FROM: Angela Bordegaray, Senior Planner, Historic Preservation Division

Case # 2021-004530-HDRB

Address: 115 Camino Escondido
Historic Status: Contributing
Historic District: Downtown and Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

Historic Inventory
Form

 Zoning Review Sheet

APPLICANT SUBMITTALS

Proposal Letter

 Site Plan/Floor Plan

 Elevations

 Photographs

RECOMMENDATION:

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

BACKGROUND & SUMMARY:

115 Camino Escondido is a single story adobe and frame Spanish Pueblo Revival Style building designated contributing to the Downtown and Eastside Historic District. It was constructed in the early 1940s and altered significantly through the 1950s, 70s, 80s, and 2000s. Its flat parapet conceals a roofline which is combined flat and shed; windows are modern undivided large-lite clad casement units. There is a clerestory addition with fixed large-lite units over what was the original northern area of the house. The building sits at the rear of a 4-unit condominium complex and is separated from the parking area by a 6' stucco yard wall. A modern wood shed is attached to the structure at its southeast corner.

1. On the east elevation the applicant proposes to remodel the kitchen by replacing the existing full-height modern undivided large-lite clad casement windows with half-height windows. The windows are under a portal.
2. On the northern elevation the applicant proposes to move the kitchen's north wall 4' north to enclose the overhang in line with the existing parapet on the north elevation. The east end window will be removed. West end windows will be replaced with new divided lite sliding doors.

The stucco will be patched and color-coated to match the existing. The exterior light fixtures shall be shielded for night sky. Both decorative metal and ceramic fixtures are proposed.

GAYLA BECHTOL ARCHITECT ARCHITECTURE + URBAN DESIGN

Proposal for 115 CAMINO ESCONDIDO STREET

November 15, 2021

To: City of Santa Fe Historic Districts Review Board

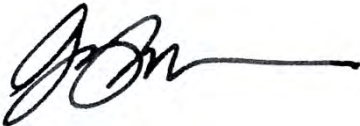
We propose to renovate the kitchen in this rambling mostly adobe home, part of a condominium project since 1978. The kitchen was previously remodeled we believe in the late 70's when the condominium was created. We believe at that time a shallow portal was added, full height windows, and a south-facing clerestory in the new kitchen. In our renovation the full height windows will be replaced by half-height windows, operable above the new countertop. We will move the north wall out to enclose the overhang. There are no other exterior changes planned. The stucco shall be patched and color-coated to match the existing.

The landscaping remains as is.

The exterior light fixtures shall be shielded for night sky. Both decorative metal fixtures and ceramic fixtures are planned.

We respectfully ask for your approval.

Sincerely,

A handwritten signature in black ink, appearing to read 'Gayla Bechtol', followed by a long horizontal flourish.

Gayla Bechtol, AIA

Historic Cultural Properties Inventory (HCPI) Base Form (FORM 1)

Historic Preservation Division, New Mexico Office of Cultural Affairs

For HPD Office use only: HCPI No. District No. NRHP SRCP Criteria: A B C D

NAME OF PROPERTY: Tract 2, Old Santa Fe Condominiums

LOCAL REFERENCE NUMBER: 37510

LOCATION OF PROPERTY: 115 Camino Escondido

UTM ZONE: 13

CITY OR TOWN: Santa Fe

UTM EASTING: 416663

COUNTY: Santa Fe

UTM NORTHING: 3948492

DATE OF SURVEY:

2/18/2005

PREVIOUS SURVEY?

No

PREVIOUS SURVEY DATE:

NAME OF PROJECT:

HDRB Survey

PHOTOGRAPH:

ROLL NUMBER

na

FRAME NUMBER

na

NEGATIVE LOCATION:

na [digital photograph]



PHOTOGRAPH VIEW: west elevation

PROPERTY TYPE: Building

DESCRIPTION OF PROPERTY:

115 Camino Escondido is a single story Spanish Pueblo Revival style structure constructed of frame and adobe with cementitious stucco. Its flat parapet conceals a roofline which is combined flat and shed; the parapet on the former garage is undulating. Windows are modern undivided large-lite clad casement units. There is a clerestory addition with fixed large-lite units over what was the original northern area of the house. Along the southern and western elevations that form the primary façade, a narrow width modern portal with 6x6 wooden columns and corbels has been added. Under the portal on the south elevation are 6 15-lite wooden French doors; a similar single leaf French door provides the main entrance under the portal on the west elevation. The latter door is in the location of a former window opening. A pair of wooden carved spindle doors provides access to the yard on the south elevation. There is a chimney centrally-located on the east elevation. The building sits at the rear of a 4-unit condominium complex and is separated from the parking area by a 6' stucco yard wall. A modern wood shed is attached to the structure at its southeast corner.

WHO USES THE PROPERTY?: (Current and historic users and uses made of property.)

Private residential use. City Directory information states Ferdinand Fetter, physician [1944-1946]; Carl Allaman, empty National Park Service [1947-1948]; Tom Dryce/Gonzo Studio Artists [1949-1950]; H. de Terra [1951-1952]; Peter Hay [1953-1954]; Mrs. Betty White, saleswoman Singer Sewing Machine [1955-1958]; HC Bush, US Army [1960-1977]; Alex D. Dority, architect [1979-].

CONSTRUCTION DATE KNOWN?

Yes

DATE OF CONSTRUCTION:

1942-1944

SOURCE FOR CONSTRUCTION DATE:

Horton's City Directory

SIGNIFICANT MODIFICATIONS?

Series of 1958 - post 1980 additions on north; 1959-1980 addition on west to connect to former #117 Camino Escondido; post 1993 portal addition on west; 1959-1980 addition on north of garage; post-1980 fenestration alterations on west elevation [main entrance was historic entry] and new window units throughout; 1982 yard wall; clerestory.

RELATIONSHIP TO SURROUNDINGS: Similar

SETTING:

Urban

COMMENTS ON SURROUNDINGS:

IF URBAN SETTING, NATURE OF IT:

Residential

single story residential/condominium area south of river

ADDITIONAL PERSPECTIVE: (Photo, drawing, footprint, etc.; indicate north arrow when possible)



NOTES ON ADDITIONAL PERSPECTIVE south and west elevations within yard wall

(If photo, include photo info, as in #10)

SURVEYOR BUSINESS NAME: Ragins Research and Planning
SURVEYOR FIRST NAME: Mary
SURVEYOR LAST NAME: Ragins
SURVEYOR STREET ADDRESS: 9 Stone Ridge Road
SURVEYOR CITY: Santa Fe
SURVEYOR ZIP CODE: 87505
SURVEYOR TELEPHONE: 5059950852
SURVEYOR EMAIL: rrp@intergate.com

OWNER OR OTHER KNOWLEDGEABLE PEOPLE:

Brian & Helen Heekin [owner]; Gayla Bechtol [architect]

IS THE PROPERTY ENDANGERED? No

HOW IS THE PROPERTY ENDANGERED?:

[Empty box for property endangerment details]

SIGNIFICANCE TO CURRENT COMMUNITY: None

DESCRIPTION OF COMMUNITY SIGNIFICANCE: Substantially remodeled historic structure encapsulated within modern additions.

OTHER INFORMATION OF INTEREST: (Such as historical, legendary, structural, former ownership, etc.)

Historic and current site plans are attached. Architect Alex D. Dority [resident/owner of the subject building] converted the site, in conjunction with a former free-standing residential building to the immediate west and the construction of 2 additional units, to a 4-unit attached complex between 1978 and 1979. Condominium Ownership, articles of incorporation, and by-laws documents were filed by Dority and his wife Wendy in April 1980. #115 Camino Escondido is the largest of the units, having been enlarged over time to 3-times that of the other 3 individual units within the complex. Information regarding "Significant Modifications" was gleaned from a comparative analysis of the November 1959 plat [attached], 1980 and 1996 condominium documents, and the building as it stands today.

IS PROPERTY INDIVIDUALLY LISTED ON A REGISTER?: No

INDIVIDUALLY LISTED ON SRCP?: No

INDIVIDUALLY LISTED ON NRHP?: No

IF NOT LISTED, IS IT ELIGIBLE?: No

IF ELIGIBLE, WHY?

[Empty box for eligibility reasons]

IS PROPERTY IN A REGISTERED DISTRICT?: Yes

DISTRICT DESIGNATION: Non-contributing

DISTRICT NAME:

Santa Fe Historic District

DISTRICT IS ON THE SRCP?: Yes

DISTRICT IS ON THE NRHP?: Yes

IS HCPI FORM 2 ATTACHED?:

ARE CONTINUATION SHEETS ATTACHED?:

CONTINUATION SHEET PAGE NUMBERS: 1-3, plus plats

Historic Cultural Properties Inventory (HCPI) Base Form (FORM 1)

Historic Preservation Division, New Mexico Office of Cultural Affairs

For HPD Office use only: HCPI No. District No. NRHP SRCP Criteria: A B C D

NAME OF PROPERTY: Tract 2, Old Santa Fe Condominiums LOCAL REFERENCE NUMBER: 37510
LOCATION OF PROPERTY: 115 Camino Escondido UTM ZONE: 13
CITY OR TOWN: Santa Fe UTM EASTING: 416663
COUNTY: Santa Fe UTM NORTHING: 3948492

DATE OF SURVEY:

2/18/2005

PREVIOUS SURVEY?

No

PREVIOUS SURVEY DATE:

NAME OF PROJECT:

HDRB Survey

PHOTOGRAPH:

ROLL NUMBER

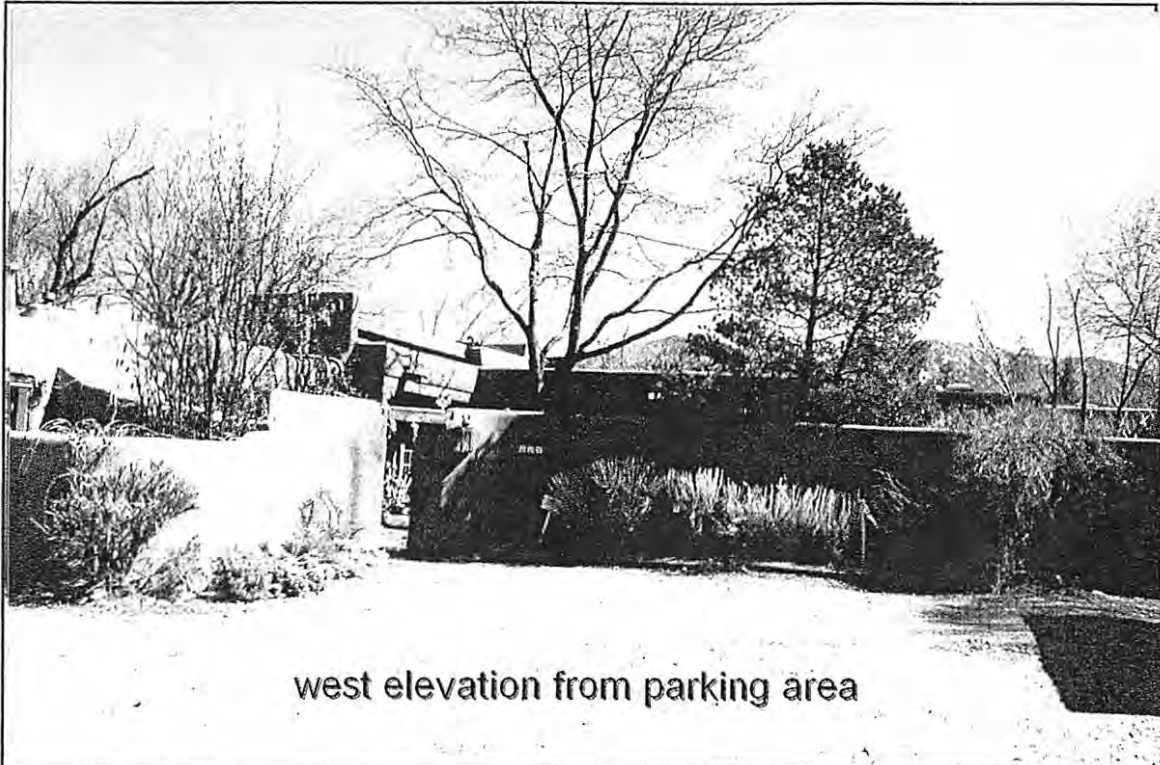
na

FRAME NUMBER

na

NEGATIVE LOCATION:

na [digital photopgraph]



PHOTOGRAPH VIEW: west elevation

PROPERTY TYPE: Building

DESCRIPTION OF PROPERTY:

115 Camino Escondido is a single story Spanish Pueblo Revival style structure constructed of frame and adobe with cementitious stucco. Its flat parapet conceals a roofline which is combined flat and shed; the parapet on the former garage is undulating. Windows are modern undivided large-lite clad casement units. There is a clerestory addition with fixed large-lite units over what was the original northern area of the house. Along the southern and western elevations that form the primary façade, a narrow width modern portal with 6x6 wooden columns and corbels has been added. Under the portal on the south elevation are 6 15-lite wooden French doors; a similar single leaf French door provides the main entrance under the portal on the west elevation. The latter door is in the location of a former window opening. A pair of wooden carved spindle doors provides access to the yard on the south elevation. There is a chimney centrally-located on the east elevation. The building sits at the rear of a 4-unit condominium complex and is separated from the parking area by a 6' stucco yard wall. A modern wood shed is attached to the structure at its southeast corner.

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CONSTRUCTION DATE KNOWN? Yes
DATE OF CONSTRUCTION: 1942-1944
SOURCE FOR CONSTRUCTION DATE: Horton's City Directory

SIGNIFICANT MODIFICATIONS?

Series of 1958 - post 1980 additions on north; 1959-1980 addition on west to connect to former #117 Camino Escondido; post 1993 portal addition on west; 1959-1980 addition on north of garage; post-1980 fenestration alterations on west elevation [main entrance was historic entry] and new window units throughout; 1982 yard wall; clerestory.

SETTING: Urban
IF URBAN SETTING, NATURE OF IT: Residential

RELATIONSHIP TO SURROUNDINGS: Similar

COMMENTS ON SURROUNDINGS:

single story residential/condominium area south of river

Historic Cultural Properties Inventory (HCPI) Continuation Sheet 1

Historic Preservation Division, New Mexico Office of Cultural Affairs

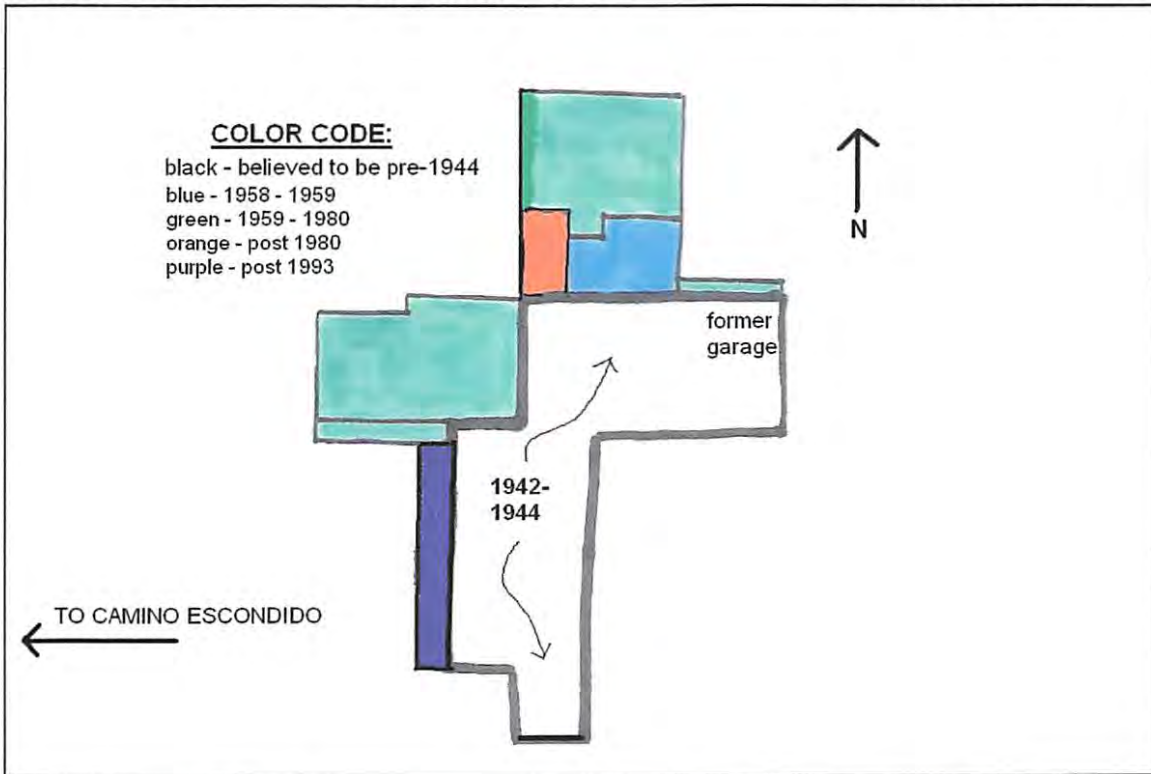
For HPD Office use only: HCPI No. District No. LOCAL REFERENCE NUMBER: 37510

NAME OF PROPERTY: Tract 2, Old Santa Fe Condominiums

LOCATION OF PROPERTY: 115 Camino Escondido

COUNTY: Santa Fe CITY OR TOWN: Santa Fe

DATE OF SURVEY: 2/18/2005



Additional Photo #1:

Photo #1 Notes:

Color-coded building outline showing additions. The area outlined in black is believed to be the earliest part of the structure built from 1942-1944. Blue indicates added square footage between 1958-59, green illustrates square footage added 1959-80, orange illustrates square footage added after 1980, and purple illustrates square footage added after 1993.

Former house #117 Camino Escondido and 2 additional modern units are attached to this unit on the west [at the green area shown on the left].



Additional Photo #2:

Photo #2 Notes:

11-10-58 aerial photograph of subject building and area. Source: NM DOT.

REGISTERED PROFESSIONAL SURVEYOR AND LAND ENGINEER
 NO. 44
 NEW MEXICO
 JAMES C. HARVEY

CAMINO (45' WIDE)

ESCONDIDO

I hereby certify that this plat and the field notes thereon are a true and correct copy of a survey made in the field under my direction Nov. 19th 1959.

James C. Harvey

CERTIFICATE

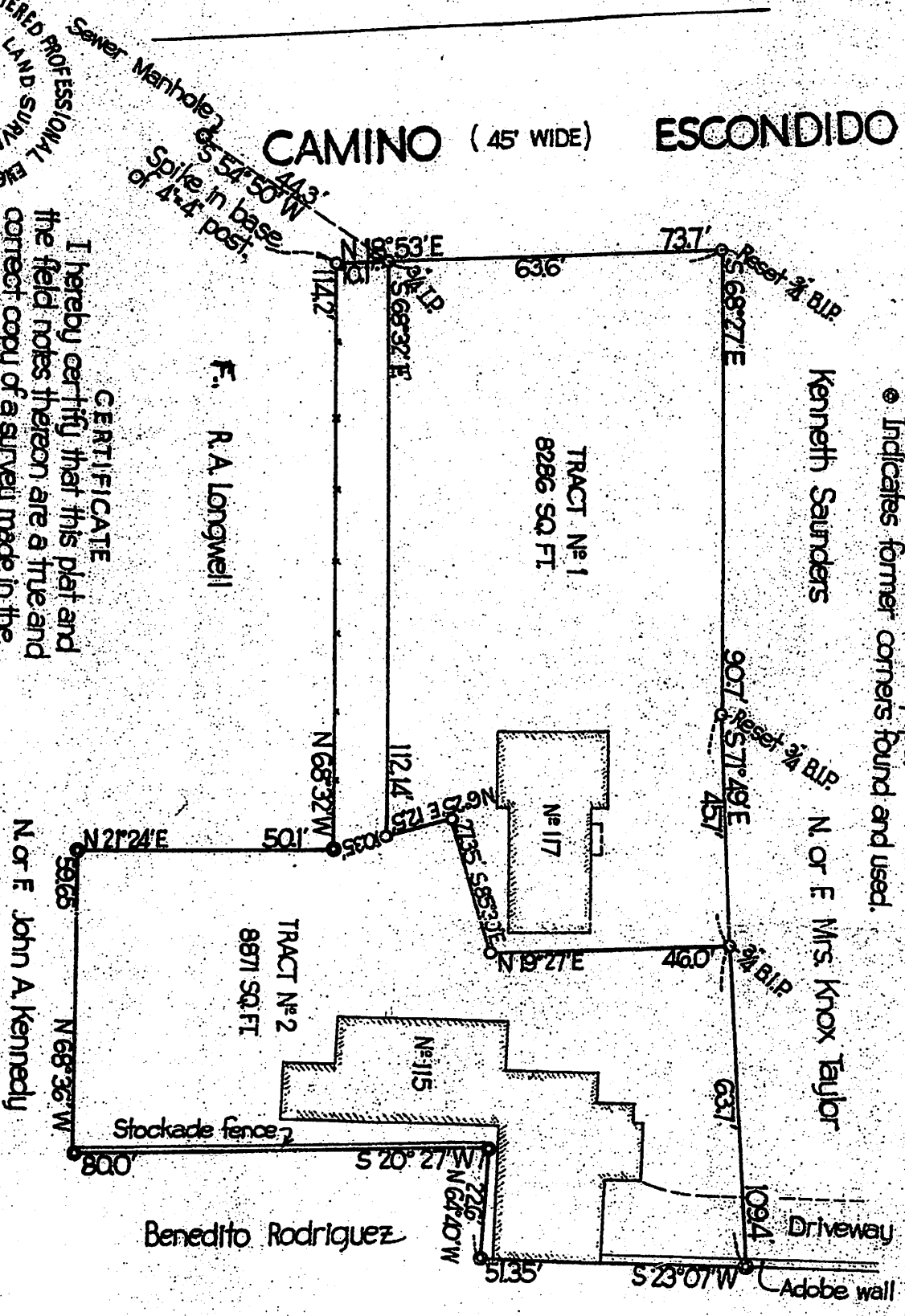
F. R. A. Longwell

N. or E. John A. Kennedy

Kenneth Saunders

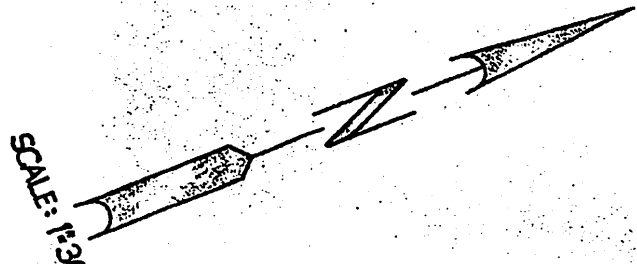
N. or E. Mrs. Knox Taylor

- o Indicates 3/4 black iron pipe.
- Indicates former corners found and used.



SURVEY MADE FOR

TOM DRYCE & JANICE OLIV
 WARD I-SANTA FE, NEW MEX.



Pascual Sais

Historic Cultural Properties Inventory (HCPI) Continuation Sheet 2

Historic Preservation Division, New Mexico Office of Cultural Affairs

For HPD Office use onl HCPI No. District No. LOCAL REFERENCE NUMBER: 37510

NAME OF PROPERTY: Tract 2, Old Santa Fe Condominiums

LOCATION OF PROPERTY: 115 Camino Escondido

COUNTY: Santa Fe

CITY OR TOWN: Santa Fe

DATE OF SURVEY: 2/18/2005



Additional Photo #3:

Photo #3 Notes:

partial west elevation
[note modern portal,
clerestory, and clad
windows]



Additional Photo #4:

Photo #4 Notes:

north elevation of
former attached
garage at northeast
area of site

Historic Cultural Properties Inventory (HCPI) Continuation Sheet 3

Historic Preservation Division, New Mexico Office of Cultural Affairs

For HPD Office Use only HCPI No.

District No.

LOCAL REFERENCE NUMBER: 37510

NAME OF PROPERTY: Tract 2, Old Santa Fe Condominiums
COUNTY: Santa Fe CITY OR TOWN: Santa Fe

LOCATION OF PROPERTY: 115 Camino Escondido
DATE OF SURVEY: 2/18/2005

Additional Photo Notes:

North elevation of east addition [1959-1980] connecting to former #117 Camino Escondido



East elevation of north additions [1958 - post 1980]



Additional Photo Notes:

East elevation of north additions [1958 - post 1980] – adjacent to former garage



Historic Cultural Properties Inventory (HCPI) Continuation Sheet 3

Historic Preservation Division, New Mexico Office of Cultural Affairs

For HPD Office Use only HCPI No.

District No.

LOCAL REFERENCE NUMBER: 37510

NAME OF PROPERTY: Tract 2, Old Santa Fe Condominiums

COUNTY: Santa Fe

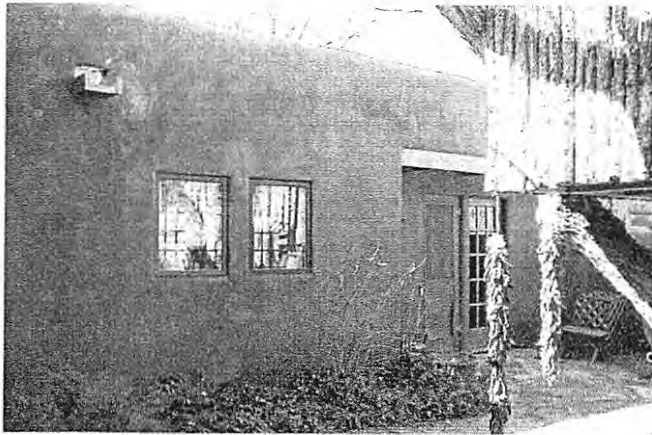
CITY OR TOWN: Santa Fe

LOCATION OF PROPERTY: 115 Camino Escondido

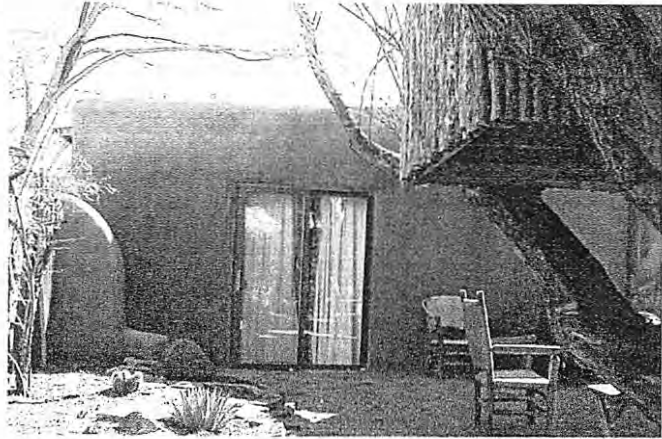
DATE OF SURVEY: 2/18/2005

Additional Photo Notes:

North elevation of east addition [1959-1980] connecting to former #117 Camino Escondido



East elevation of north additions [1958 - post 1980]



Additional Photo Notes:

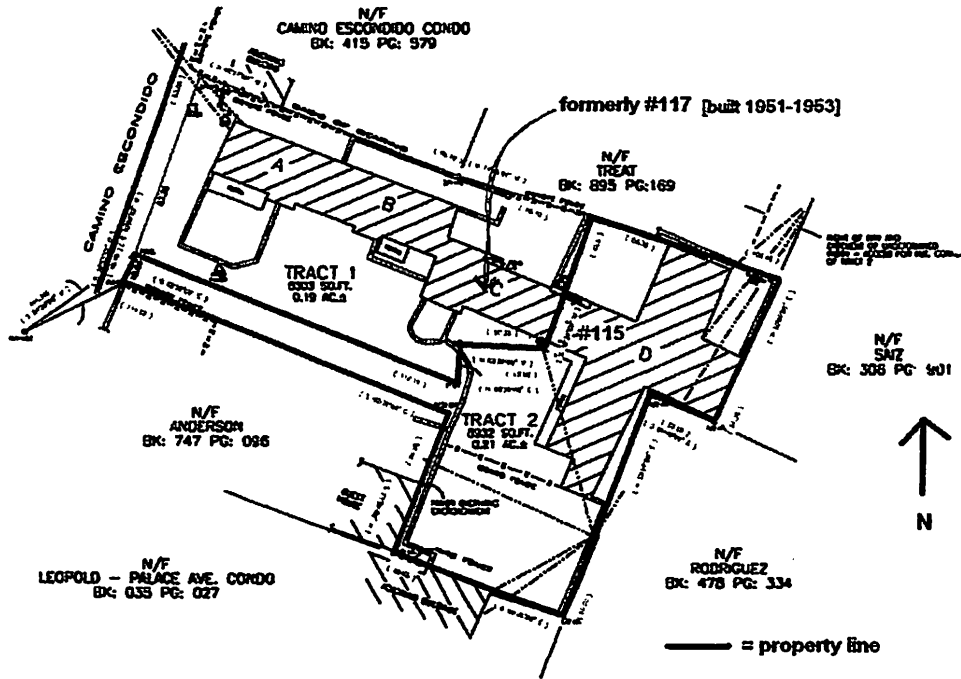
East elevation of north additions [1958 - post 1980] – adjacent to former garage



115 CAMINO ESCONDIDO [Old Santa Fe Condominiums]

SITE PLAN – 1993 base by Rick Chatroop augmented by RRP 2005, NTS.

Santa Fe Local Reference Number 37510





Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:		Site Address:
Date Submitted: 11/15/21		115 CAMINO ESCONDIDO
Property Owner of Record: BRIAN/HELEN HECKIN	Proposed Construction Description:	
Applicant/Agent Name: GAYLA BECHTOL	CHANGE FULL HEIGHT WINDOWS TO HALF HT. MOVE WALL, ADD DOORS	
Contact Person Phone Number: 505-660-6301	TOTAL ROOF AREA:	
Zoning District: R RCDAC	Lot Coverage: 40%	<input type="checkbox"/> Open Space Required: 55
Overlay: <input type="checkbox"/> Escarpment N/A	Setbacks:	
<input type="checkbox"/> Flood Zone* N/A	Proposed Front: 15 Minimum: 0	
<input type="checkbox"/> Other: _____	2nd Front? _____	
Submittals Reviewed with PZR:	Proposed Rear: 15 Minimum: 0	
<input checked="" type="checkbox"/> Legal Lot of Record <input type="checkbox"/> Development Plan <input checked="" type="checkbox"/> Building Plans <input type="checkbox"/> Existing Site Plan <input checked="" type="checkbox"/> Proposed Site Plan <input checked="" type="checkbox"/> Elevations	Proposed Sides: L 10 R 10 Minimum: 5	
Supplemental Zoning Submittals Required for Building Permit:	Height: Proposed 14'3"	
<input type="checkbox"/> Zero Lot Line Affidavit	Maximum Height: 14'3" or	<input checked="" type="checkbox"/> Regulated by Historic Districts Ordinance
Access and Visibility: <input type="checkbox"/> Arterial or Collector**	<input type="checkbox"/> Regulated by Escarpment District	
<input type="checkbox"/> Visibility Triangle Required	Parking Spaces:	
Use of Structure: <input checked="" type="checkbox"/> Residential	Proposed 2 Accessible _____	
<input type="checkbox"/> Commercial Type of Use: _____	Minimum: 2	
Terrain: <input type="checkbox"/> 30% slopes _____	Bicycle Parking**:	
	Proposed: _____ Minimum: _____	
	** Commercial Requirement	

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

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

GAYLA BECHTOL, AIA [OWNER APPLICANT AGENT]
PRINT NAME

hereby certifies that the information provided for preliminary zoning review is accurate and will not be modified without consulting Land Use Department staff prior to submittal for Historic Districts Review Board review.

[Signature]

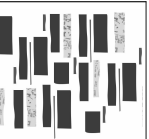
11.15.21

SIGNATURE

DATE

To Be Completed By City Staff:	
Additional Agency Review if Applicable:	
<input type="checkbox"/> Escarpment Approval by _____ Date: / /	
<input type="checkbox"/> Flood Plain Approval by _____ Date: / /	
<input type="checkbox"/> Traffic Engineering Approval by _____ Date: / /	
Notes: _____	
Zoning Approval:	
<input checked="" type="checkbox"/> Preliminary Approval <input type="checkbox"/> with conditions <input type="checkbox"/> Rejected	
Comments/Conditions: _____	
REVIEWER: <u>Donna Wynant</u>	DATE: 11/16/21

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



120 AZTEC STREET SANTA FE NM
87501
505-660-6301
www.gaylabeachtol.com

Heekin Kitchen Remodel

115 CAMINO ESCONDIDO
SANTA FE, NM 87501

Project Number: Project Number

Drawings and Specifications as instruments of service are and shall remain the property of the Architect. They are not to be used on extensions of the project, or other projects, except by agreement in writing and appropriate compensation to the Architect.

The General Contractor is responsible for confirming and correlating dimensions at the job site. The Architect will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project.

© GAYLA BECHTOL ARCHITECTS



ISSUED:
11/15/21 P2R APPROVAL

Cover Sheet and Site Plan

A0.1

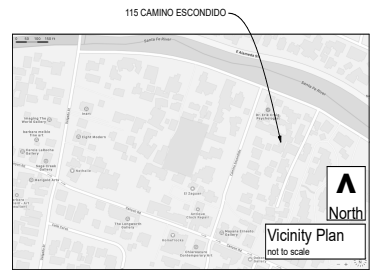
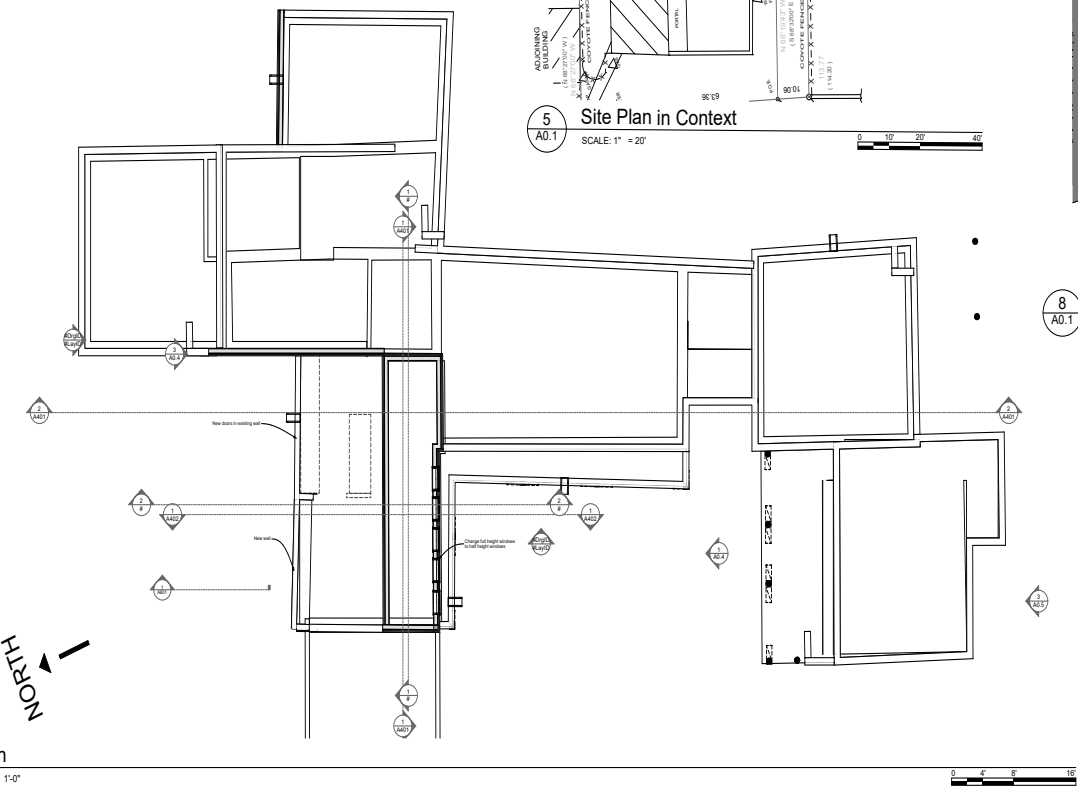
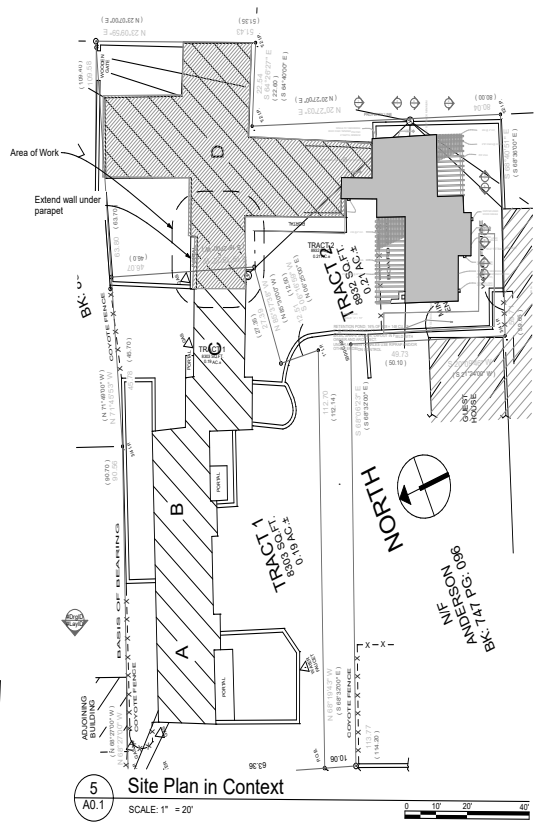
Printed: 11/15/21

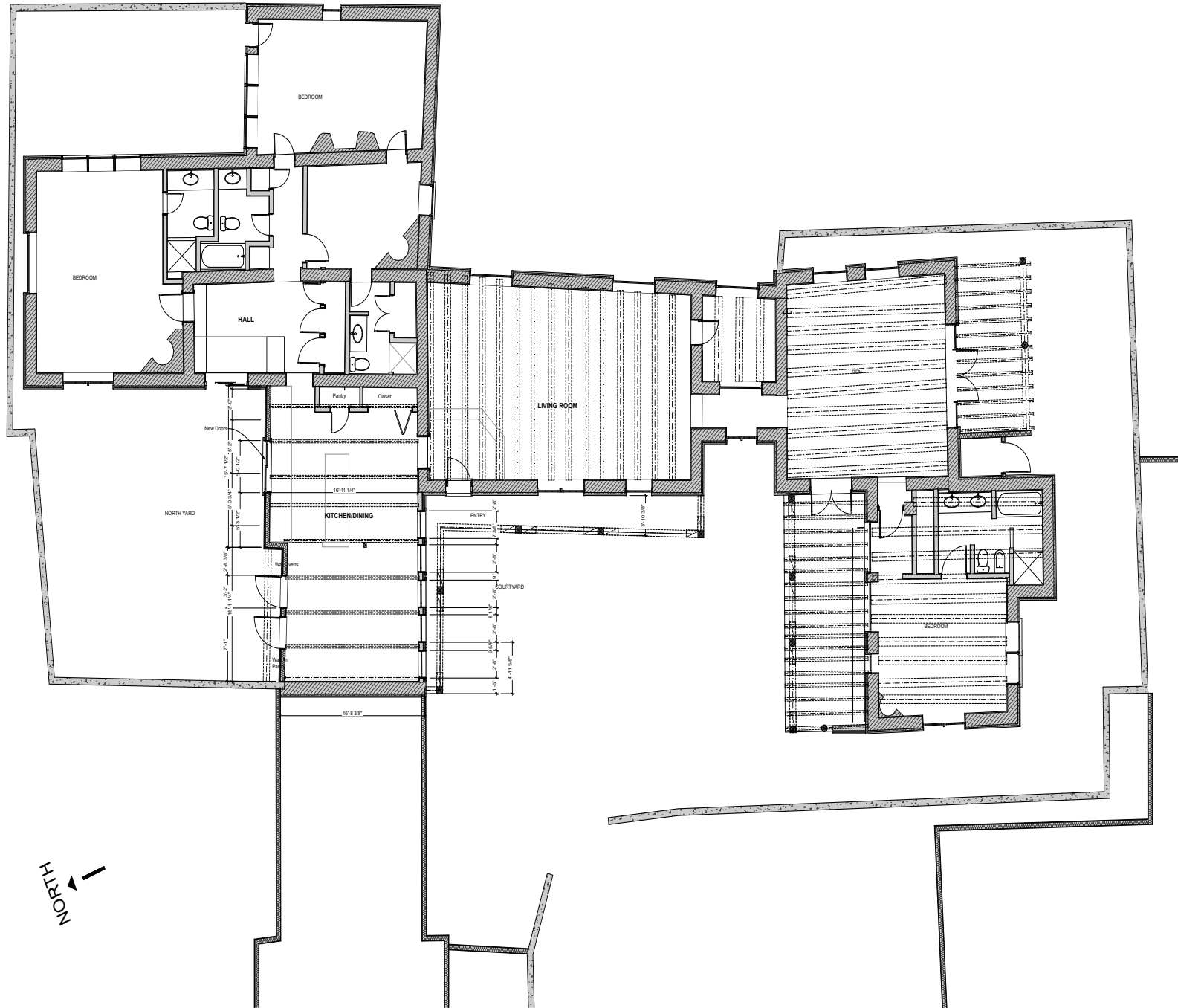


7 Proposed Entry Courtyard
SCALE: 1:121.51

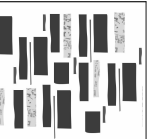


8 Existing Entry Courtyard
SCALE: 1:126.60





1 Main Level
A0.2 SCALE: 3/16" = 1'-0"



320 AZTEC STREET SANTA FE NM
87501
505-660-6301
www.gaylabehctol.com

Heekin Kitchen Remodel

115 CAMINO ESCONDIDO
SANTA FE, NM 87501

Project Number: Project Number

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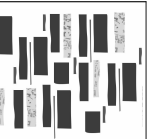
© GAYLA BECHTOL ARCHITECTS



ISSUED:
11/15/21 P2R APPROVAL

Existing Plan

A0.2
Printed: 11/15/21



1207 AZTEC STREET SANTA FE, NM
87501
505-660-6301
www.gaylaarch.com

Heekin Kitchen Remodel

115 CAMINO ESCONDIDO
SANTA FE, NM 87501

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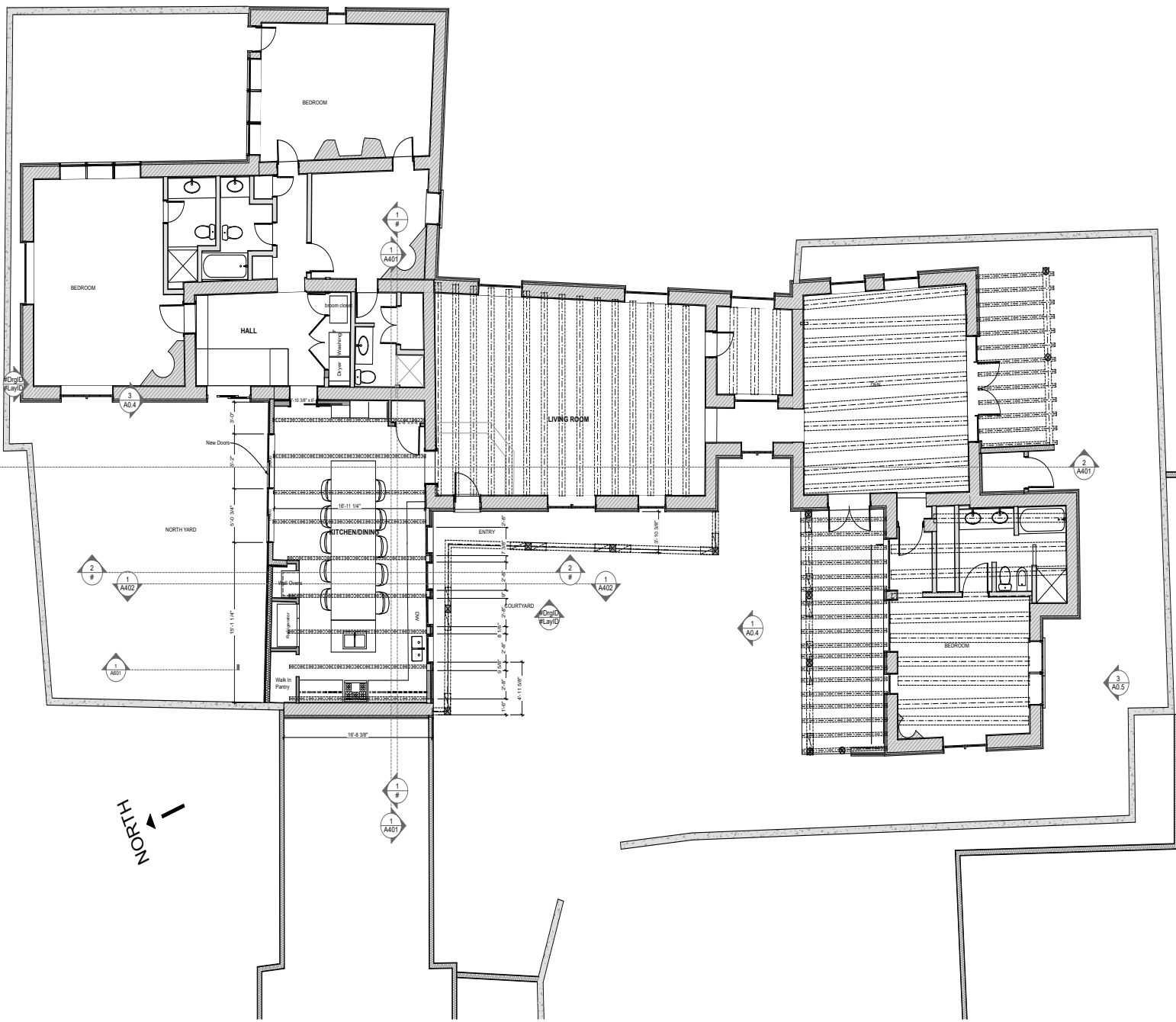


ISSUED:
11/15/21 P2R APPROVAL

Proposed Plan

A0.3

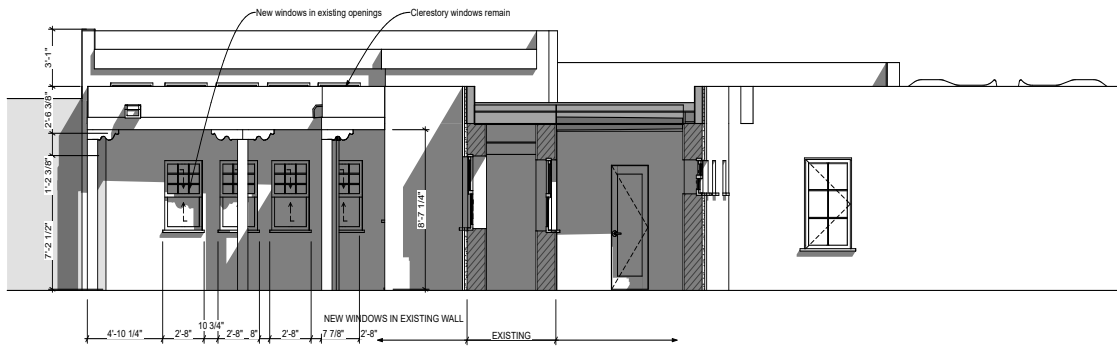
Printed: 11/15/21



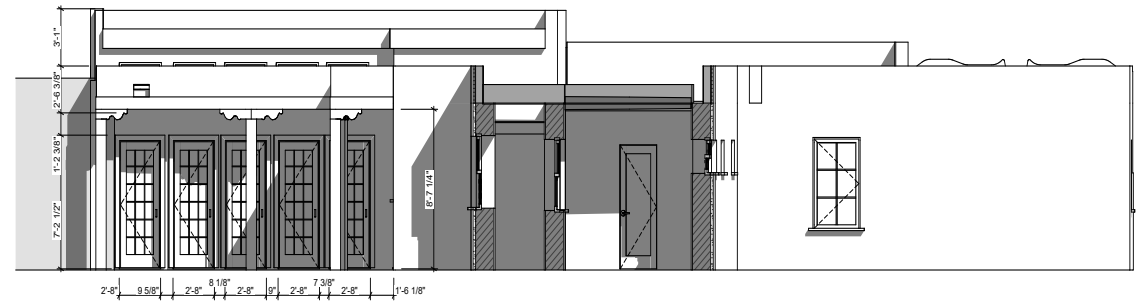
NORTH ↓

1
Main Level
SCALE: 3/16" = 1'-0"

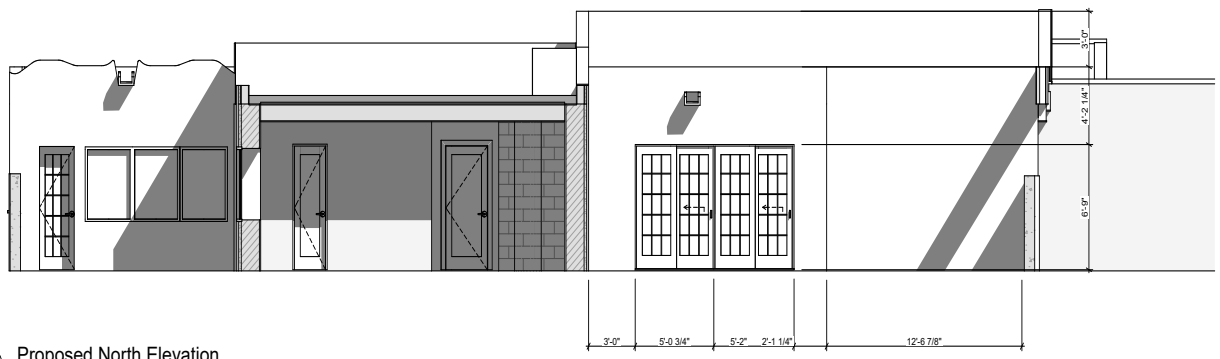




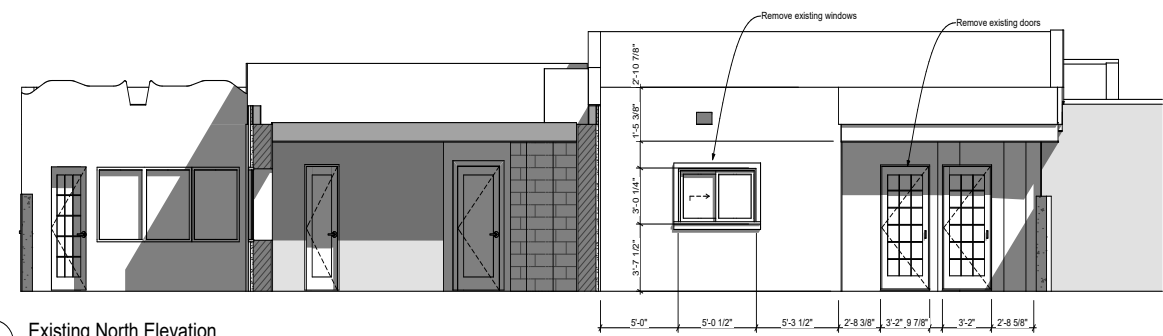
1 Proposed South Courtyard Elevation
SCALE: 1/4" = 1'-0"



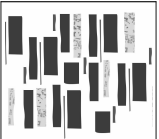
2 Existing South Courtyard Elevation
SCALE: 1/4" = 1'-0"



3 Proposed North Elevation
SCALE: 1/4" = 1'-0"



4 Existing North Elevation
SCALE: 1/4" = 1'-0"



120 AZTEC STREET SANTA FE, NM 87501
505-660-6301
www.gaylabechtol.com

Heekin Kitchen Remodel

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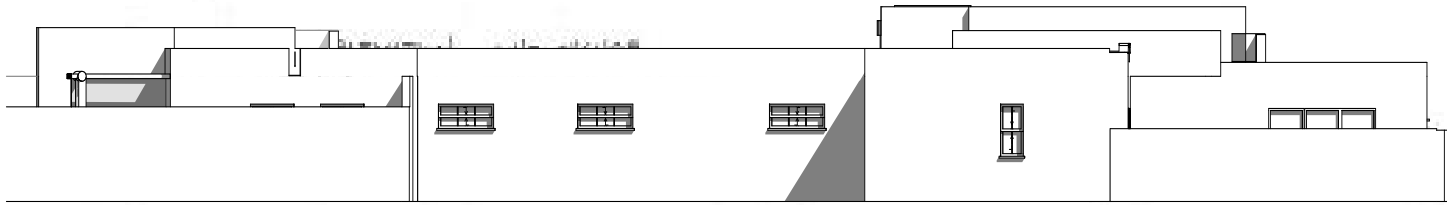
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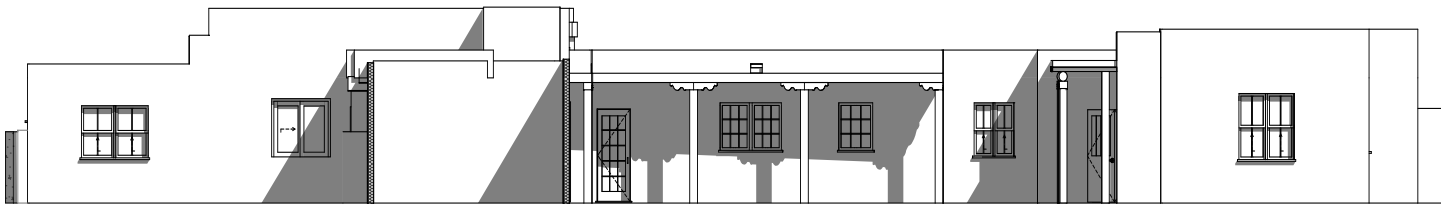
ISSUED:
11/15/21 PZR APPROVAL

North/South Elevations

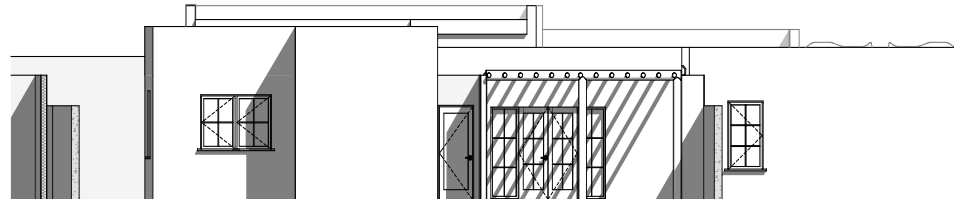
A0.4



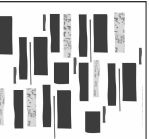
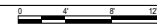
1 Existing East Elevation - NO CHANGE
A0.5 SCALE: 3/16" = 1'-0"



2 Existing West Elevation - NO CHANGE
A0.5 SCALE: 3/16" = 1'-0"



3 Existing South Elevation
A0.5 SCALE: 3/16" = 1'-0"



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Heekin Kitchen Remodel

115 CAMINO ESCONDIDO
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Project Number: Project Number

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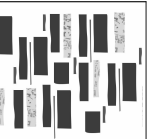
ISSUED:

11/15/21 P2R APPROVAL

East/West Elevations

A0.5

Printed: 11/15/21



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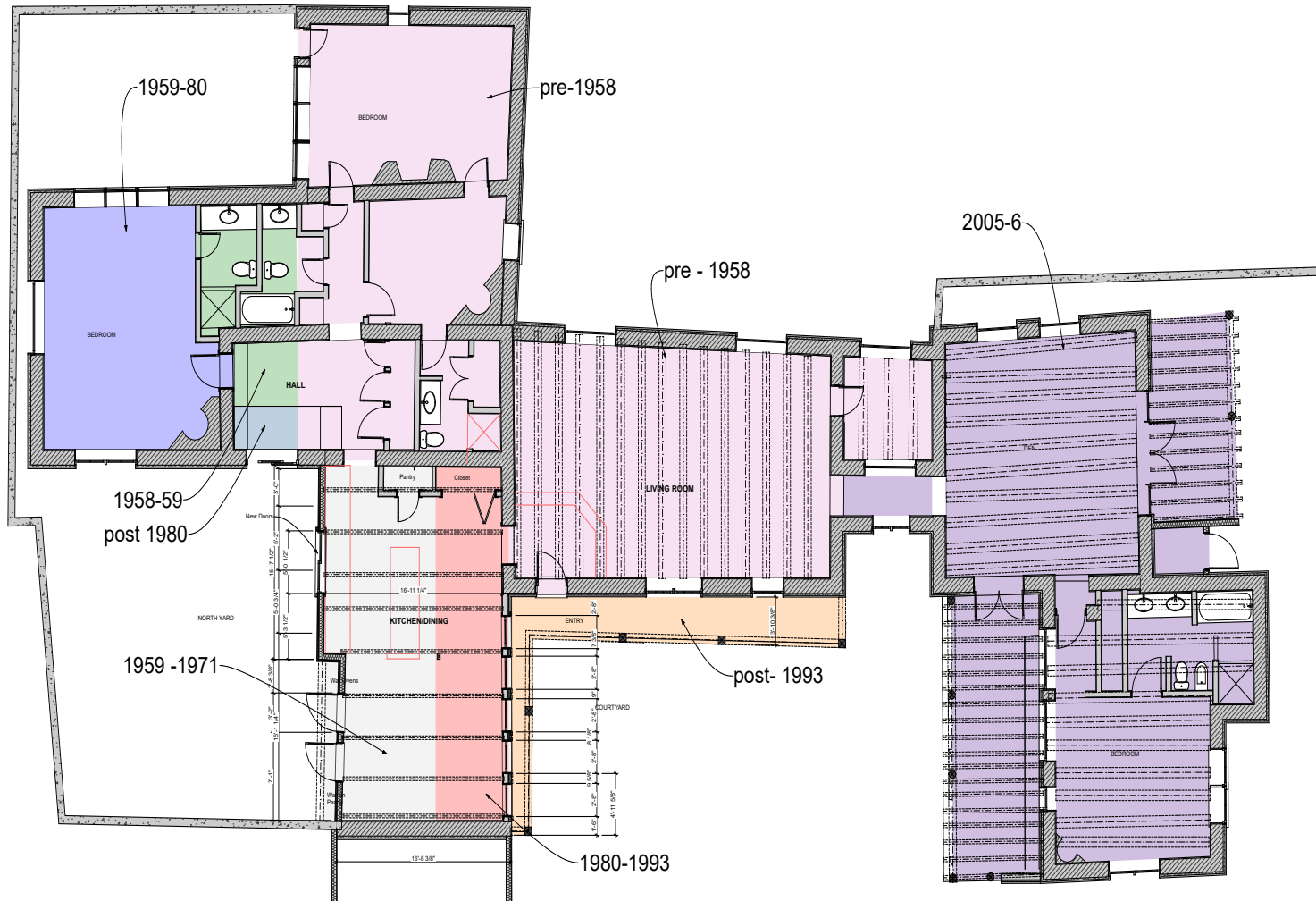
115 CAMINO ESCONDIDO
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1 Floor Plan with dates of Construction
A0.6 SCALE: 3/16" = 1'-0"



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Construction Dates

A0.6
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GAYLA BECHTOL ARCHITECT ARCHITECTURE + URBAN DESIGN

115 Camino Escondido Context and Photos



Driveway from the street looking East

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Pedestrian Entrance Gate on East wall

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Entry Portal

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South Side

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South Portal

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Courtyard looking North with Entry Portal in background

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115 Camino Escondido Context and Photos



North yard looking southeast. Windows on the right will be replaced with new divided lite sliding doors. The inset to the far right will be filled in with the wall in line with the parapet.

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115 Camino Escondido Context and Photos



North yard looking southwest. The back wall of the kitchen will be changed. The ancient salt cedar tree remains.

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The east facing former garage? Remains unchanged.

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The view from the driveway to the street.

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A close up of the full height windows that will be changed to half height operable windows. The far left window will be removed. No changes to the clerestory above.

GAYLA BECHTOL ARCHITECT ARCHITECTURE + URBAN DESIGN

115 Camino Escondido Context and Photos



Camino Escondido looking north from the driveway.

Stucco Styles, Material, and Color Guidelines in the Historic Districts

Purpose and Intent:

These guidelines are offered to promote preservation of the stucco styles and colors within the historic districts designated by the City of Santa Fe. This guidance is consistent with the standards set forth in SFCC 14-5.2 H Districts.

In Santa Fe, stucco is noted on the revival style buildings built from the late 19th century to the present. In some cases, the stucco exterior of buildings in Santa Fe is intended to simulate adobe and in other cases the stucco exterior of buildings represents more textured styles which demonstrate more practical or stylized designs of a particular time. The use of stucco in each of the Santa Fe historic districts is noteworthy and is important to maintaining the feel and character of Santa Fe. As such, the guidance for stucco style is considered necessary to preserve on contributing, significant, and landmark structures.

Stucco Style:

The historic districts in Santa Fe demonstrate a variety of stucco styles. Styles include more simple smooth finished stuccos as well as stuccos with more pronounced surfaces and textures. Stucco styles are a moniker of particular time periods, demonstrating architectural style as well as materials of a particular time.

In Santa Fe the most common historic styles for stucco finishes that require preservation include (but are not limited to): adobe finish, pebble-dashed surfaces, dry-dashed surfaces, fan texture, and sponge texture. The style of stucco on contributing, significant, and landmark structures must be identified and preserved as an architectural feature per 14-5.2(D)(5) of the H Districts code.

Material:

The use of the correct type of material on the exterior of historic buildings is essential to preventing damage and maintaining historic integrity.

Cement Stucco- Cement stucco shall be used on contributing, significant, and landmark structures as is appropriate to maintaining the historic character of the building and the streetscape.

Synthetic Stucco- Synthetic stucco is permissible on non-contributing and new construction.

Paint- Paint is not permissible on cement stucco on contributing, significant, or landmark structures. Synthetic paint is permissible on non-contributing structures for the purposes of repair and maintenance or structures where paint is inherent to the historic nature of the building (e.g., buildings with wood siding).

Color:

Stucco color in the historic districts is also important to maintaining the look and feel of Santa Fe. Per SFCC 14-5.2 the color of stucco shall be predominately earth toned with lighter colors, such as white or yeso, being permissible underneath portals. Colors approved by the Historic Districts Review Board, which are listed below, are allowed in the historic districts. Other stucco color requests required approval by the HDRB.

The approved colors apply to both cement and synthetic stucco. El Rey® stucco colors are used to serve as a general guideline for acceptable colors, El Rey® brand is not required to be used. Other vendors are acceptable to use. A color chart can be provided upon request.

Approved Exterior Stucco Colors	Colors Allowed Under Portals	Colors Requiring Board Approval	Colors Not Allowed
Madera	Cameo	Cameo	Cottonwood
Hacienda	Candlelight	Candlelight	Dove Gray
Fawn	Cream	Cream	
Palomino	Ivory	Ivory	
Sandalwood	Soapstone	Soapstone	
Straw	Navajo White	Navajo White	
Buckskin		Denim	
Kokanee		Ash	
Sand		Soft Rose	
Sahara		Desert Rose	
Adobe		Pueblo	
Suede		Coral	
Bamboo			
La Luz			

Stucco Approval:

Administrative Approval for Stucco- The City HPD provides administrative approvals and prepares cases for the HDRB for Board approval at a public hearing. The administrative approval is provided when maintenance and repair issues, and for color changes to existing stuccos when a permit is required. Administrative approval is also provided for stucco color change on existing HDRB approved cases.

HDRB Approval of Stucco- HDRB approval of stucco is required as part of an application for remodel or new construction, or in the cases where a non-approved stucco color is requested.

No Approval Required- No administrative or HDBR approval is required for basic maintenance and cleaning of stucco where a permit is not required, and the color of the stucco will not change.



- Specifications
- Details
- Warranty
- Tech Support
- Literature
- Color Charts
- Textures
- Green/LEED**

Premium Stucco Finish Colors

Cameo 102 (67)	Colonial White 100 (76)	Madera 212 (24)	Candlelight 90 (75)	Hacienda 127 (52)
Cream 128 (70)	Ivory 129 (70)	La Morena 197 (19)	Soapstone 30 (66)	Fawn 117 (45)
Palomino 119 (55)	Navajo White 101 (71)	Sandalwood 121 (56)	Straw 122 (42)	Buckskin 106 (35)
Kokanee 108 (54)	Sand 103 (52)	Denim 107 (44)	Sahara 135 (35)	Adobe 116 (24)
Suede 118 (38)	Bamboo 105 (47)	Ash 110 (64)	Soft Rose 80 (60)	Cottonwood 115 (32)
Desert Rose 114 (39)	Pueblo 130 (53)	La Luz 125 (20)	Coral 124 (35)	Dove Gray 113 (50)

Stucco is the best value and the most efficient wall finish available. It is a tried and true finish with a proven long-term and well documented history. Providing a variety of textures, beauty, durability, and fire-resistance properties, portland cement stucco is the obvious choice for your home.