



AGENDA

HISTORIC DISTRICTS
REVIEW BOARD
FEBRUARY 22, 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, and the need to incorporate technology and practices to re-institute in-person meetings consistent with the limitations established by the Order, the Historic Districts Review Board meeting will be conducted virtually.

Viewing: Members of the public may stream the meeting live on the City of Santa Fe's YouTube channel

at <https://www.youtube.com/channel/UCuW5Fb7iWuKpTdsWYNDurgA>. The YouTube live stream can be accessed at this address from most smartphones, tablets, or computers.

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

is: [https://us02web.zoom.us/j/83191941803?](https://us02web.zoom.us/j/83191941803?pwd=NWpIL0Q1ai9sSjY1aFhFNWdHdXdLQT09)

[pwd=NWpIL0Q1ai9sSjY1aFhFNWdHdXdLQT09](https://us02web.zoom.us/j/83191941803?pwd=NWpIL0Q1ai9sSjY1aFhFNWdHdXdLQT09)

Password: 348336

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Webinar ID: **831 9194 1803.**

Public Comment:



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

A. ROLL CALL

B. APPROVAL OF AGENDA

C. APPROVAL OF MINUTES:

1. February 8, 2022.

D. APPROVAL OF FINDINGS OF FACT AND CONCLUSIONS OF LAW

1. 2021-004610-HDRB. 1676 Cerro Gordo Rd.
2. 2022-004711-HDRB. 204 East Santa Fe Ave.
3. 2022-004712-HDRB. 373 Garcia St.
4. 2022-004773-HDRB. 653 Camino de la Luz.
5. 2021-004715-HDRB. 1 Plaza Fatima.
6. 2022-004742-HDRB. 300 Garcia St.
7. 2022-004674-HDRB. 545 E. Alameda St.
8. 2022-004720-HDRB. 550 E. Coronado Rd.



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E. MATTERS FROM THE PUBLIC

F. STAFF COMMUNICATIONS

1. 2021 HPD Reporting: Administrative Approvals, HDRB Cases, Notice of Violations, and Red Tags
2. Parklets and Outdoor Dining Areas in the Santa Fe Downtown Area: An Informational Presentation on these Temporary Structures and What Can Be Expected from Future Applications for Permanent Parklets (Carly Piccarello, cpiccarello@santafenm.gov)

G. OLD BUSINESS

H. NEW BUSINESS

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

I. DISCUSSION ITEMS

HDRB Hearing Format: Board discussion on board's protocol for discussion of cases at HDRB hearings.

J. MATTERS FROM THE BOARD

K. NEXT MEETING: Tuesday, March 8, 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.

SUMMARY INDEX
HISTORIC DISTRICTS REVIEW BOARD
February 8, 2022

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Call to Order	5:30 pm	1
Roll Call	Quorum Present	1
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Approval of Minutes	Approved, as amended	3
Approval of Findings & Conclusions	Approved, as amended	3
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Staff Communications	Comments	4
Old Business 2021-004610-HDRB. 1676 Cerro Gordo Road	Approved	4-7
New Business 2022-004711-HDRB. 204 East Santa Fe Ave.	Approved	7-13
2022-004712-HDRB. 373 Garcia St.	Approved	13-14
2022-004773-HDRB. 653 Camino de la Luz	Approved	14-17
2021-004715-HDRB. 1 Plaza Fatima	Approved	17-18
2022-004742-HDRB. 300 Garcia St.	Approved	18-21

2022-004674-HDRB. 545 E. Alameda St.	Denied	21-23
2022-004720-HDRB. 550 E. Coronado Rd.	Approved	23-26
2022-004721-HDRB. 1564 Canyon Road.	Postponed to March 8, 2022	26-28
Discussion Items	None	28
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Adjournment	8:36 pm	28

**MINUTES OF THE CITY OF SANTA FE
HISTORIC DISTRICTS REVIEW BOARD
February 8, 2022
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=kvK4ajmVoQo>.

A. ROLL CALL

Roll Call indicated the presence of a quorum as follows:

MEMBERS PRESENT:

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

MEMBERS ABSENT:

One Vacancy

OTHERS PRESENT:

Ms. Carly Piccarello, Historic Preservation Division Manager
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 Biedscheid to approve the agenda.

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

C. APPROVAL OF MINUTES:

1. January 25, 2022

Member Bienvenu requested a change on page 13, fourth line from bottom of page, "...the project fits within that and the building would be nicer in making it more of Santa Fe style...", to read: "...this project fits within that and the building has specific historical value."

MOTION: Vice Chair Katz moved, seconded by Member Bienvenu to approve the minutes of January 25, 2022, as amended.

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

D. APPROVAL OF FINDINGS OF FACT AND CONCLUSIONS OF LAW

1. 2021-004608-HDRB. 964 Acequia Madre.
2. 2021-004611-HDRB. 107 Victoria St.
3. 2021-004612-HDRB. 913 ½ Old Pecos Trl.
4. 2021-004613-HDRB. 948 Camino Santander.
5. 2022-004673-HDRB. 201 Washington St.
6. 2021-004614-HDRB. 1224 ½ Cerro Gordo Rd.

MOTION: Member Bienvenu moved, seconded by Vice Chair Katz to approve Findings of Fact and Conclusions of Law as submitted.

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

E. MATTERS FROM THE PUBLIC

Stefanie Beninato said she noticed on Bishop's Lodge Road at Artist Road has pieces of wood like a picket fence at the corner and is about 6 feet high. And there is another one on Bishop's Lodge across from Fort Marcy. The one on Bishop's Lodge looks more temporary, but the one on Artist Road looks permanent. Also, the opening for a historian was brought up and there were two applications, and the opening has been extended twice. She said it is dismissive and disrespectful of the applicants and made her wonder if they really want civic participation. She did apply and knows that she is qualified and feels disrespected and dismissed. She wasn't sure why her application keeps getting pushed out. This is a non-controversial board.

John Eddy said driving down Paseo de Peralta at El Castillo's new development he noticed an apparatus on the roof that looks like a water tower. He thought staff should check it out.

F. STAFF COMMUNICATIONS

Ms. Piccarello indicated the next hearing would be administrative matters only, no cases.

Attorney Ruybalid shared that his daughter has been admitted to the School of Architecture in New York and he is very proud of her.

G. OLD BUSINESS

Chair Rios described the appeal process. If anyone disagrees with a decision of the Board, they have a right to appeal to the City Council within 15 days of approval of the findings of fact and conclusions of law.

1. **2021-004610-HDRB. 1676 Cerro Gordo Rd.** Downtown and Eastside Historic District. John Barton, AIA, agent for DM Company, LLC, owner, requests to add 533 sq.ft. free-standing garage to a non-contributing property. (Angela Schackel Bordegaray)

STAFF REPORT

1676 Cerro Gordo is a two-story non-contributing 1,388 square foot Spanish-Pueblo Revival style building in the Downtown and Eastside Historic District. It was built in the 1960, added onto in 1985 and remodeled in 2018.

The applicant proposes to construct a 533 sq.ft. detached garage in the driveway northwest of the main house to a height of 16'. Its design "Recent Santa Fe Style". The

garage will have a low-sloped roof with parapets and a canale. The garage door is metal. Its windows will be divided lite clad wood awnings. The metal cladding will be "Sage Green" to match the house's windows. Stucco will be El Rey's "Suede."

STAFF RECOMMENDATION

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

Chair Rios said the Board would reserve questions on design for the applicant.

APPLICANT'S PRESENTATION

John Barton, 205 Vitrina Court, Santa Fe, 87501, was sworn. He said he is the architect for the project.

Chair Rios said on the field trip they saw some lumber indicating where the garage would be.

Mr. Barton said yes, they are 16 foot high story poles that he put up showing the corners of the garage. The house is downhill and lower than the driveway and Cerro Gordo.

Vice Chair Katz asked if there is a reason for the garage to be so high.

Mr. Barton said so you do not see the roof from Cerro Gordo.

Vice Chair Katz said he thought that. He asked if the garage itself had a high ceiling.

Mr. Barton said the ceiling is 12 to 13 feet inside, which seems a good height for their cars.

Vice Chair Katz said he understands the garage is 6 or 7 feet lower than Cerro Gordo, but the garage still seems high. He noted the two sets of windows on the south elevation are small. He said the windows are compliant, but not particularly attractive and the south facing could have a larger window. There would be more solar gain and he thought it would look better.

Mr. Barton said that was a good point, but the owner specifically wanted high, small windows for privacy. The decision wasn't arbitrary.

Member Guida asked for clarification. The elevations show a ground line on the south elevation, but the wall and cross section suggests the south elevation will be taller than 16 feet.

Mr. Barton said they are building at grade. Immediately to the south is a retaining wall and a grass area that is three feet lower. There will be a stick fence, but they will build a retaining wall, so the area will step down.

Member Guida asked if there will be a 19 foot elevation on the south.

Mr. Barton said the grade will be very close to what is shown. The stick fence will be replaced, and the retaining wall will go down to the grass. You would see, if in the garden area looking toward the garage, a retaining wall, the stick fence and the top of the garage with the parapet above that. That is not the primary view.

Member Guida confirmed it will be a wall coming out of the ground that is 19 feet.

Mr. Barton said at that point, yes.

Member Guida said the grade calculation shown on the drawing the floor line is at 0, the top of the parapet at 16, and is another 3 feet down to the grade. He asked Ms. Bordegaray if the height is calculated from finished grade, or on one side.

Ms. Bordegaray said it is from the midpoint of the façade facing the street.

Member Guida asked to confirm the 16 feet applies to the north façade only.

Mr. Barton said and the east and west, but not on the south.

PUBLIC HEARING

Stefanie Beninato, PO Box 1601, was sworn. She said this is one of the best garages she has seen but seems more like a living space than a garage. She agrees the windows on the south side are very small. She thought although Code compliant, it made it look like a fortress and uninviting.

BOARD DISCUSSION

Chair Rios asked Member Guida the common height of a garage.

Member Guida said generally 7 or 8 feet for a door and an 8 to 12 foot ceiling.

Vice Chair Katz asked the applicant if the windows to the south were irrelevant because a coyote fence is in front of them.

Mr. Barton said they would allow some natural light and ventilation.

Vice Chair Katz confirmed standing south of the house, you wouldn't see it.

MOTION: In 2021-004610-HDRB, 1676 Cerro Gordo Rd., Vice Chair Katz moved to approve as submitted. Member Guida seconded the motion.

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

H. NEW BUSINESS

1. **2022-004711-HDRB. 204 East Santa Fe Ave.** Don Gaspar Area Historic District. Sabrina and Asif Mahmood, owners and applicants, propose to create new windows in a significant structure. An exception to Section 14-5.2(D)(5)(a)(ii) to create a new window opening is requested (Daniel Schwab)

STAFF REPORT

204 East Santa Fe Avenue is a single-family residence listed as significant to the Don Gaspar Area Historic District. It was constructed in 1911 from red brick. In 2012, an addition was added in the rear, and a basement was created, which resulted in no externally visible changes to the exterior. The historic parts of the structure has wood double-hung windows. The addition has aluminum clad windows.

Now, the applicant proposes the following exterior alterations:

1. Install four windows for egress in the basement.
 - a. Two windows on the east façade (windows B in the application), at a level completely below the natural grade. They will not be visible from the street and no historic material will be removed. An exception is requested to section 14-5.2(D)(5)(a)(ii) to create a new window opening where one does not presently exist and without historic documentation of its prior existence on the façade of a Significant structure.
 - b. Two windows on the south façade (windows A in the application), on the south wall of the non-historic addition. No historic material will be affected.

2. Install one window (window C in the application) on the east side of the non-historic addition.

All new windows will be aluminum clad, matching those of the 2012 addition.

STAFF RECOMMENDATION

The applicant is also applying for an exception. Exception criteria has been met. 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 to confirm that the applicant will not be touching the fabric of the significant house.

Mr. Schwab said that was correct.

APPLICANT'S PRESENTATION

Sabrina and Asif Mahmood at 2515 Rosedale Street., Houston TX were sworn in.

Mr. Mahmood said they want to make the house their home in Santa Fe. He thanked the Board and Daniel Schwab. He said they are an American family of seven of South Asian origin, he is from Pakistan, and Sabrina is from India. They are a multigenerational family of five generations. They love Santa Fe and the Don Gaspar Historic District and last October came upon this house. They would like to transform the house into a home. The house was 964 square feet originally with a two level addition put on in 2012. There are only two safe and legal bedrooms, and they seek permission to install five windows to make the house safer. From the lower level now, there is no egress.

They would like to install four windows at subgrade level. Two will penetrate the walls of the basement that is below the stone foundation. To ensure they maintain the character of the neighborhood, they want to install lightweight aluminum grade over the window well openings. The window well openings will be covered with artificial grass to blend with landscaping and camouflage the openings from the street.

They were guided by three criteria in the transformation of the house. First, not to damage the character of the neighborhood. There are seven of them with only two bedrooms. It will be a hardship if they cannot expand the number of sleeping spaces. They looked at all the options and wanted to share how they arrived at this proposal.

First, expanding the footprint horizontally or vertically, isn't possible due to setback regulations, etc. They propose to install these windows, which are code compliant and meet the requirements for egress windows. The elevations where the windows would be installed were displayed. The north elevation of the house is untouched and the west elevation, the most visible, two windows will be below grade and the foundation. The fifth window is for light and is part of the addition and in the rear and is not visible. They have been mindful to maintain the street view and character of the neighborhood.

Chair Rios thanked the applicant for his presentation. She said she could relate to the generations living in one house. She asked to confirm the south elevation is the new portion of the house and is non-historic.

Mr. Schwab said yes, that is on the non-historic addition.

Chair Rios asked if the openings were visible on the historic part of the house.

Mr. Mahmood said no, the window wells will be 2 feet deep and 3 feet wide and all will be subgrade. Lightweight aluminum grating will be installed over the wells and covered with artificial grass. That will eliminate any view from the street.

Vice Chair Katz complimented the applicant on a good job figuring out the windows on the west façade. He thought that would work. He found it hard to understand the east side because no floor plan was submitted. He indicated where the windows are shown on the east side is not correct. He asked if there were two rooms there.

Mr. Mahmood said the smaller window shown is in a bathroom. The window proposed is where there is a large walk-in closet. They feel this will provide better ventilation and light in the room the closet opens into. Those are two separate spaces; they are not building a new window.

Vice Chair Katz said the photo of that façade shows that window drawn incorrectly.

Mr. Mahmood said he was correct, and he noticed later that it was not properly drawn. But those two windows are in different spaces.

Vice Chair Katz asked if the window in the back of the closet would look like any of the others in the house.

Mr. Mahmood said all the windows proposed will match the new addition. These will match the metal clad windows installed in the 2012 addition.

Member Guida said he supports what Mr. Mahmood is doing, and it is a great way to adapt the home in an historically sensitive way. He understands the needs for light, air and safety but has two concerns. The west and south elevations are pragmatic openings that Mr. Mahmood wants to create. But they do not account for proportion and relationship to the existing architecture. He said he wanted the new windows, particularly on the south elevation, to align more at the top with the two square existing windows. That would bring them into agreement geometrically on that façade.

Mr. Mahmood said he is not an architect but does have a degree in architecture from University of Texas but has never practiced. They needed the egress windowsills to be no higher than 44 inches. The square windows were installed above grade very high when the addition was built and are not egress windows. Working with the requirement of the height of the sill it would be difficult to move the window up.

Member Guida said he understood, the head of the windows can move to match the others, but the sill cannot. He said proportion matters too and possibly the width can be matched more closely to the other windows. The same is true on the east elevation in the closet. It would be sensitive to match the height of the window in the bathroom and align them and that would satisfy the east and south elevation. The windows below grade on the west elevation is good and he was fine with the curve and the grade. But he thought the grass a little silly. He said historic sensibility is not invisibility, it is compatibility and harmony. The motivation is not to trick them that something doesn't exist or has to be camouflaged. He thought it possible to replace the windows where they agree with the symmetry of the wall. Possibly locate them at the same symmetry as the central double window above.

Chair Rios asked the applicant to respond to Member Guida's suggestions.

Mr. Mahmood said if the request is granted, prior to permit he will be guided by the Commission's points.

Chair Rios asked to confirm Mr. Mahmood agreed with Member Guida's points.

Mr. Mahmood said he is in general agreement and thought not trying to camouflage and centering the windows are fine. If the approval is not prolonged he will make it a point and provide Mr. Schwab with the drawings for the construction. That will ensure the suggestions made are respected in the permit process.

Member Larson said this house is a great example of making a historic structure work for a family. That is seen with the addition in 2012 and in this presentation. Making historic houses safe is a huge priority. The Board should recognize even if somewhat

visible, this will allow a multigenerational family to function in this home. She agrees the egress windows do not need to be camouflaged.

Vice Chair Katz said he was putting two subgrade windows on the west façade and two on the south façade. He asked if they are in different rooms inside.

Mrs. Mahmood responded they are in large spaces in the same room.

Vice Chair Katz said particularly on the west façade, only one egress is needed to meet the requirement.

Mrs. Mahmood asked if the Board would have a concern with it being two windows

Vice Chair Katz said he has a concern with any windows and did not agree that it is okay to see the windows. He said he is not a fan of the fake grass. He asked if it is one room in the back, south.

Mr. Mahmood said they are two different spaces. He said regarding visibility, once the aluminum grates are installed they could grow shrubs or bushes. They could hide the wells with a little bit of landscaping.

Vice Chair Katz said in the packet there was a photograph of the east elevation. On the right side is the window and in the center is the bathroom.

Mr. Mahmood said the subgrade bathroom is the bottom right close to the ground and the other window is also in the bathroom on the ground level. He speculated the reason it is located there is because there is a bathtub.

Vice Chair Katz asked if that size window meets egress requirements.

Mr. Mahmood replied he wasn't sure but thought it too small for an egress window.

Vice Chair Katz said to the left a window had been drawn that will be inside a closet; so the window will not let a lot of light into the bedroom.

Mr. Mahmood said they wanted to make the window as large as possible for ventilation and light.

Mrs. Mahmood added it also allows cross breeze.

Vice Chair Katz said it did not need to be that large and the size of window shown on the drawing would allow plenty of air.

Mrs. Mahmood asked if he wanted the window to be comparable to what exists in the elevation.

Vice Chair Katz said yes, and as Member Guida said, to try to have better balance. It may have to be bigger because of the egress requirement and the Board will allow a window that meets that requirement. He said given it is in a closet, it doesn't need to be a large window and could balance more closely the one already there. It would be good if the framing looks like the other window, not two different windows next to each other.

PUBLIC HEARING

Stefanie Beninato, previously sworn, said she was happy that someone bought this house, and that the applicant intends to get egress. A window is not needed in a closet unless they intend to remove the closet and expand the room. She appreciated they are not touching the stones on the historic part of the house. Not having egress could be a hardship but not a window in the closet. She couldn't understand this being a significant structure because an addition was allowed onto a façade. She wondered if downgrading the status should be considered.

BOARD DISCUSSION

Mr. Schwab said the exception request is for the windows on the historic portion. It is not needed for the non-historic addition.

Member Bienvenu said focusing on the exception request, he was confused by the applicant's need for windows on the west. He thought the request was to meet the requirement for egress and Code. He asked if that room had other windows that meet that Code.

Mr. Mahmood replied there are no egress windows on the west elevation in that room.

Member Bienvenu said he thought he indicated that was one room that extends to the south side.

Mr. Mahmood said a large subgrade floor was built and none of it has egress windows. There is a lot of square feet below grade without an egress window.

Member Bienvenu asked if the room would have ingress and egress on the west side if the windows were permitted on the south side. He asked to confirm that the

windows on the west side would be the only ingress/egress windows approved for the room on the other side of the wall.

Mr. and Ms. Mahmood replied that is correct.

MOTION: In 2022-004711-HDRB, 204 East Santa Fe Ave., Member Guida moved to approve the application and findings that the exception criteria for the egress windows on the west façade were met; and asked that the applicant revise the drawings and provide to staff for final approval with the following: the non-egress window C, east elevation, matches the size of the adjacent window; and the head of the windows on the south elevation be adjusted proportionately to match the adjacent square windows and aligns the width more closely; and for the pair of windows on the west elevation to be aligned with the center line of the windows above.

Vice Chair Katz seconded the motion and requested a friendly amendment that the west windows not be publicly or structurally visible from outside the property.

Member Guida said he would accept the amendment as friendly within the requirements of the building code for light and air, etc.

Mr. Schwab asked for clarification, however, he agreed to refer to the recording.

Member Biedscheid asked as a friendly amendment if window C framing, on the east façade, could be consistent in size with the adjacent window.

Member Guida accepted the amendment as friendly.

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

2. **2022-004712-HDRB. 373 Garcia St.** Downtown and Eastside Historic District. Ju Tan, agent for Neil Gader and Judith A. Dickerson, owners, proposes to construct a portal on a contributing structure. (Daniel Schwab)

STAFF REPORT

373 Garcia Street is a single-family residential structure with contributing status to the Downtown and Eastside Historic District. The west façade is designated as the primary.

On the east (non-primary) façade stands a portal attached to the house, constructed around 2014. It has 4 by 4 inch vertical posts and a shed roof. It is in bad repair and is poorly constructed and connected to the adobe wall of the house. The poor construction is also resulting in water-damage to the adobe wall.

The applicant now proposes the following:

Replace the non-historic portal on the east elevation. The new portal would have a stuccoed parapet. It will match the height of the existing house, which is 9 feet 3 inches. It will have thicker, 6 by 6-inch, vertical posts and a bray roof. The stucco will match the administratively approved color of the house and the posts will be painted white, matching the existing portal posts.

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.

APPLICANT'S PRESENTATION

Ju Tan, 1219 Cerro Gordo was sworn in. He showed the site plan and the existing structure. He noted the portal is not publicly visible. He showed the framing structure and noted they will mimic the structure except will replace all of the 4 x 4 posts with 6 x 6 posts for better proportion and stability. No change will be made to the Garcia Street façade. The existing portal has a shed roof and a flat roof with a parapet no higher than the house is proposed with two new canales. During the permitted restucco and reroofing process they found that the portal structure was compromised. He displayed photographs of the structure and described the condition of the portal.

PUBLIC HEARING

Stefanie Beninato, previously sworn, said this is necessary to redo the portal. She wasn't sure about the sloping roof in the front. She likes the shed metal roof portals characteristic of the era and is sorry to lose this one. She assumed the canales will come off in two different directions and slope accordingly.

BOARD DISCUSSION

MOTION: In 2022-004712-HDRB, 373 Garcia St., Vice Chair Katz moved to approve the application as submitted. Member Biedscheid seconded the motion.

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

3. **2022-004773-HDRB. 653 Camino de la Luz.** Downtown and Eastside Historic District. Architectural Alliance, Inc., agent for Ray and Debbie Reid, owners, proposes to construct a 107 sq. ft. garage addition and a 154 sq. ft. portal on a non-contributing structure. (Daniel Schwab)

STAFF REPORT

653 Camino de la Luz is a single-family residential structure with non-contributing status. Constructed in the 1960s in a Spanish Pueblo Revival Style, it had substantial remodeling in 1998 and 2005, so that most visible materials, including all the windows are non-historic. In Case # 2020-003667-HDRB, heard on June 8, 2021, the Board approved a remodel including construction of new portals, construction of a yardwall, and re-stucco.

The applicant now returns with the following proposal:

1. Construct a 154 square foot portal on the rear, northeast façade of the structure. It will be 9 feet 8 inches in height, significantly below the height of the two-story structure. Wood will be stained charcoal gray.
2. Construct a 107 square foot addition on the southwest facing garage, so that the garage entrance sits more square with the street, but still 25-30 feet back from it along the slanted lot. The existing garage doors will be removed. A new 9 by 18 foot garage door and a pedestrian door will be added, both stained a charcoal gray. The height of the parapet and roof will be raised above the garage to allow the height of the parapet to be continuous with the northern section, throughout the span of the entire garage.

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.

APPLICANT'S PRESENTATION

Eric Enfield, 612 Old Santa Fe Trail, was sworn in. He said this a continuation of working on the house over the years. They are straightening the garage which was at an

odd angle and made it hard to pull in. There will be a single door instead of two small doors and one door will go to the outside. The garage door design will be a dark charcoal stain. The current color of the garage is not the color; it is tinted an ebony and charcoal gray.

Mr. Enfield displayed the portal on the back noting it was the same as previously approved and about 20 inches under the window. The total structure is about 9'8" high. The canale has to be diverted to the side and is raised off the header a little to transition with the downspout on the garage façade. All of the windows are existing including the rear of the portal. The roof of the garage will be raised but uses an existing parapet and be a little higher to fit an eight foot door.

Chair Rios asked if the charcoal gray garage door color is on any other part of the house.

Mr. Enfield said no, and it will be much darker than what is there and look better.

Chair Rios confirmed the color is more gray than black. She asked if the placement of the canale is acceptable.

Mr. Enfield said it is tied to a downspout and there is no other place to put it.

Member Bienvenu said the color was the only thing he objected to. He asked to clarify for the record that 14-5.2(E) requires harmony with historic buildings in color. This color is in contrast. He wouldn't approve the color from that perspective, unless it exists somewhere else on the house. He asked if Mr. Enfield had said that the Board previously approved that color.

Mr. Enfield said yes it was approved on the front portal now being built. It will not be publicly visible because of the yard walls.

Member Bienvenu said he would still not agree with the color.

PUBLIC HEARING

There were no public comments.

BOARD DISCUSSION

Member Guida confirmed the garage door is nine feet. He asked if the downspout on the south elevation will be in front of the garage.

Mr. Enfield said it is not. They sent a revised drawing. The canale is raised about 8 inches above the header for the structure and comes down the side of the building.

MOTION: In 2022-004773-HDRB, 653 Camino de la Luz, Vice Chair Katz moved to approve the project as presented, including the color, as long as the same color is on the front portal. Member Guida seconded the motion.

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

4. **021-004715-HDRB. 1 Plaza Fatima.** Downtown and Eastside Historic District. Mark Lopez, agent for Mark Kreloff, owners, proposes to construct free-standing carport. (Angela Schackel Bordegaray)

STAFF REPORT

1 Plaza Fatima is a 2,222 sq.ft. Spanish-Pueblo Revival designated contributing to the Downtown and Eastside Historic District. It was built before 1928.

The applicant proposed to construct a 353 sq.ft. free-standing carport in the driveway south of the house. The new carport will be Spanish-Pueblo Revival style built of natural wood (unstained) beam columns and vigas and corbels in natural wood. Flashing will be color "Buckskin." Its height, 10'-4", is lower than the existing house. The distance between the house and the carport varies from 9" and 4'-5" because the carport is parallel to the property line and the house is not parallel to the property line.

STAFF RECOMMENDATION

Staff recommended 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.

APPLICANT'S PRESENTATION

Mark Lopez, 11 Five Jays Lane, was sworn. He had nothing to add.

PUBLIC HEARING

There were no public comments.

BOARD DISCUSSION

Vice Chair Katz noted the drainage is toward the neighbor's house. He asked where it goes from there.

Mr. Lopez explained the roof will drain towards the shared property line and be diverted to the back of the property. There a pond will accommodate additional flow.

Member Guida said he struggles with carports in historic districts. He asked Ms. Bordegaray how this is justified and meets the district standards.

Ms. Bordegaray said it meets the Code with respect to materials, colors, and height regardless of Santa Fe style or old Santa Fe style. There is no room for discussion whether the carport is historic or not. There are few historic carports.

Member Guida said it comes down to the intent of the Code and if it is met. They seldom see these carports, which are modern structures often approved because they technically meet Code. He struggles with that because they are dressed up to seem historic, but he did not see how they contribute to the district.

Ms. Bordegaray said often it is in the design and location. One consideration is whether a proposed carport is harmonious with contributing structures around it. These are considered on a case by case basis. She said it is not historic to have so many garages and carports, but the Code covers that, and this is the result.

Member Larson said she understands the intent, and this is a nice effort to put something with a sense of style. She did not think it made sense with the lot, because it seemed to be clustered. But it is a fine project, and it satisfies the needs of the owner and still meets Code.

Member Biedscheid shared the concern about carports in the historic district, in general. She thought this one in particular is squeezed in with 9 inches to the contributing building and did not fit in scale. She referenced the 1984 HCPI report that has a reference to a carport. She asked if that includes anything different from the structure than what they see now. She also asked to clarify the color of the drippage. The proposal states it is painted turquoise; the drawing says buckskin.

Ms. Bordegaray said the flashing will not be turquoise. The applicant has changed it to brown. Regarding the history of the carport, she didn't have any information on what it looked like or if there was one.

MOTION: In 021-004715-HDRB, 1 Plaza Fatima, Member Larson moved to approve per staff's recommendation. Vice Chair Katz seconded the motion.

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

5. **2022-004742-HDRB. 300 Garcia St.** Downtown and Eastside Historic District. Hoopes & Associates, agent for Bob's Ruff-n-Tumble, LLC, owner, proposes to alter doors and windows (and add a vehicular gate and yard wall) to 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 De Vargas 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.

At the December 14, 2021 HDRB hearing, the board approved the project except for the accordion door on the (non-primary) north elevation. The board also requested that the applicant provide the final plans for the vehicular gate and yard walls that were presented at that meeting.

This applicant returns with revised plans for the multi-paned glass door system on the north elevation. The new door will be painted, 4-panel, wood accordion with heavy timber beams and columns, stained in natural wood color. The doors will have fixed sidelights to match accordion door panel. The color of the doors will be "Cedar Natural" tone by Behr. The applicant has provided the revised plans for the vehicular gate and yard walls that were reviewed at the December 14, 2021 HDRB meeting. The vehicular gate will have 3 weathered wood planks, antique brass metal mesh, and a rusticated steel frame. The north elevation yard wall's coyote fencing will be replaced by a stucco wall that is within the maximum allowable height. The low rock wall will remain.

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.

APPLICANT'S PRESENTATION

Charles Rosenberg, 333 Montezuma, was sworn in. He said they presented at the December 14th meeting and three items were not approved. They proposed a vehicular gate and a pedestrian gate that was not approved because of lack of detail. Also, they are revisiting their proposal for an accordion door on the north elevation.

He asked if Sandra Donner was present.

Sandra Donner, 1021 Don Diego was sworn in. She said the proposal is for the vehicular and pedestrian gates along Garcia Street. The gate's visual construction will be wood with steel for structural integrity. It will slide to the north behind the wall. The wood has a gray wash and the hardware will be antique bronze. Inside the cutouts in both gates will be a metal mesh.

Mr. Rosenberg addressed the doors. He referred to the north elevation with the new yard wall replacing the coyote fence on top of the rock. He displayed the door that exists that will be removed. He noted the door to the far right was approved in December and they now propose a larger opening. The new proposal to reroute the four existing canales above the new opening to one canale with a downspout was shown. Previously they proposed an accordion door. They are now proposing a heavy timber header with two heavy timber beams. On the left and right are fixed inoperable French doors. In the middle, in lieu of the six panel door, will be a four panel accordion door. He displayed the color of the timber stain. The sidelights and new French door will be in blue and were approved in the last hearing. The stucco color will be patched in a similar color as the current stucco color. He displayed photographs that inspired them from a John Gaw Meem building.

Chair Rios asked the height of the vehicular gate.

Ms. Donner stated the wall is 64 inches and the gate about 62 inches.

Chair Rios said she recalled that portion was difficult to see.

PUBLIC HEARING

Stefanie Beninato, previously sworn, said she was disappointed the wall on DeVargas Street was approved. The alley will look walled in and uninviting for pedestrian use. They will see more of the doors if standing across the street and they don't fit with the rest of the house. The Board just had someone on E. Santa Fe, where the windows had to comply. This is not in keeping with the harmony of the house and the doors appear

higher than 80 inches. She said regarding the gates, if they have to wall themselves in, this may not be a good location.

BOARD DISCUSSION

Member Katz agreed with Ms. Beninato that the accordion doors being so large and high is disappointing. They are different than everything else in the building.

Mr. Rosenberg commented that Code addresses that and says the combined door and window period of any publicly visible façade shall not exceed 40% of the total area of the façade. He calculated this at 27%, including the proposed door, which is well under what is allowed.

MOTION: In 2022-004742-HDRB, 300 Garcia St., Member Guida moved to approve as submitted per staff recommendations. Member Biedscheid seconded the motion.

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

6. **2022-004674-HDRB. 545 E. Alameda St.** Downtown and Eastside Historic District. Zydeco 66, agent for Palacio Azul, Ltd., owner proposes to add pedestrian and vehicular gate to a non-contributing building. (Angela Schackel Bordegaray)

STAFF REPORT

545 East Alameda Street is a cluster of homes on a lot between East Alameda Street and East Palace Avenue. At the center of the property sits the original house, built in 1934, and known as the Ashley Pond house. The rest of the buildings are condominiums built between 2010 and 2020. The main house is contributing; the rest of the structures on the property are noncontributing to the Downtown and Eastside Historic District.

The applicant proposes to add a mechanical vehicular gate and a pedestrian gate at the East Alameda entrance. The driveway gate will be 6 feet tall, constructed of metal paneling and painted "Emerald semi-gloss white" to match the existing adjacent structural columns and balustrades. The gate has floral ornamentation. The pedestrian entry gate will be 5' tall and made of wood and stained natural to match the existing south façade exterior gates.

The proposed gates are set back 50 feet from the East Alameda property line. The applicant requests the pedestrian gate for privacy and security.

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.

APPLICANT'S PRESENTATION

Danyelle Valdez, 15 W. Wildflower, was sworn in. There were technical difficulties and Ms. Valdez was disconnected and Mr. Aaron Borr, 1713 D. Montano Street, was sworn in.

Chair Rios noted that Ms. Valdez was reconnected. She asked Ms. Valdez about the design of the vehicular gate.

Ms. Valdez was re-sworn. She explained the mechanical gate would be 50 feet from the property line. The gate is 6 feet and there is a 5 foot pedestrian gate in the Unit 7 portal. She noted the location of gates that had been approved a few years ago. Now they propose a higher gate for security and privacy because there have been break-ins and people trespassing. She showed the view going east on Alameda noting the pedestrian gate was not visible. The gates may be seen when facing directly into the property. The vehicular gate will match the white balustrades on Units 6 and 7 and the pedestrian gate matches the wood stain on the windows and the Unit 7 gates.

Chair Rios asked for more detail on the vehicular gate design.

Ms. Valdez said the vehicular gate will match and complement the existing landscaping. The gate will be white and match balustrades and support columns on both the adjacent units. The pedestrian gate has the same wood design as Unit 7 gates and windows. The vehicular gate will have an ornamental wild grass design in white, matching the current landscaping.

Member Guida said he understood the approved gates were not yet built. He asked what design was previously approved.

Ms. Valdez said the design matches the original proposed design and style of Unit 7 and the Board changed the design. It no longer matches. There was a coyote style fence, gate, and the wall along Unit 7, not the white balustrades.

Member Guida asked why the two gates next to each other have different designs.

Ms. Valdez said the pedestrian gate matches the interior portal of Unit 7 to match the doors. The vehicular gate is an artistic element to match the existing landscaping.

Vice Chair Katz asked if the other pedestrian gate in Unit 7 was visible.

Ms. Valdez said they are from the street facing facade. She referred to the portal adjacent to the driveway noting they are 50 feet within the property. And the front facing view of the gate into Unit 7 is to the right of the windows. The pedestrian gate will match the existing doors and gate and window finishes. It will be the same color and design as the gate in the front.

Vice Chair Katz referred to the first slide and commented that it beautifully represented his feeling about the property. In the back is a contributing house where you can see how beautiful the house had been.

Chair Rios asked the height and width of the vehicular gate.

Ms. Valdez said the height is six feet and the width is 20 feet.

Member Biedscheid asked the height of the Unit 7 wall.

Ms. Valdez said the height is six feet from the street.

Member Biedscheid said she understands the need for security and the two gates. But there is so much happening with the property and the gate design adds to the confusion. This property is not harmonious on its own, with three colors of stucco, a rock wall, white paint, stain, and brick elements. She would favor a gate using some existing treatments rather than the ornamental gate.

Member Larson said Member Biedscheid hit the nail on the head. She thought the wall will help because it is exposed. She prefers it be sealed off, so the driveway is not so expansive. She understands their intent in using the green elements, but suggests they introduce plants. Matching the stain of the natural wood will tamp down the driveway elements. She agreed with Member Biedscheid the vehicular gate should be changed to a wooden gate to harmonize with the pedestrian gate.

PUBLIC HEARING

Stefanie Beninato, previously sworn, said she agreed with the comments that this is a generic looking compound. It does not evoke Santa Fe and is hiding a contributing

building. The applicant trying to introduce more elements that do not harmonize with anything else and there are too many elements. She could not understand how to get to Unit 7 or how the two gates will add security. She thought it a mistake to allow the request.

BOARD DISCUSSION

MOTION: In 2022-004674-HDRB, 545 E. Alameda St., Vice Chair Katz moved to deny the application in its entirety and pointed out the applicant already has an approved gate that if built, would provide security and would be better than the proposed gate. Member Bienvenu seconded the motion.

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

7. **2022-004720-HDRB. 550 E. Coronado Rd.** Downtown and Eastside Historic District. Daniel Kalogerini, agent for Robert Nusbaum, owner, proposes to convert garage to heated space and add 14'-0" garage on west elevation. Door and window alterations are proposed to 1,412 sq.ft. non-contributing building. (Angela Schackel Bordegaray)

STAFF REPORT

550 E. Coronado Road is a Spanish-Pueblo Revival style building built in 1985. It is designated non-contributing to the Downtown and Eastside Historic District.

The applicant proposes to remodel the existing house adding 1,376 sq. ft. The front of the house faces east; the main entrance faces north. Specifically, the applicant proposes to:

1. Remove the existing garage on the north elevation (the garage door faces east) to make room for a great room in its place. The addition will be 897 sq.ft. The addition's height will be 14'-0". Maximum allowable height is 15'-7". The new main room will have 4 clerestory windows.
2. Add an 897 square foot addition to the northeast elevation consisting of a garage and office.
3. Expand the existing northeast corner portal at the house's entry to wrap around facing west. Portal door is a natural color wood, with side lites
4. Modify driveway to include two parking spaces with gravel.

Windows will be tan vinyl. Publicly visible windows and doors will have divided lites on the north, west, and east elevations. Stucco will match existing, El Rey "Hacienda".

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.

Chair Rios confirmed that 900 square feet will be added.

APPLICANT'S PRESENTATION

Roger Hunter, #6 Calle Lomita, was sworn in. He said the structure was built in 1985 and is one level. The home has approximately 1,412 square feet and the proposal adds an additional 833 feet of heated living space. The structure has two masses, one at 10'8" and the other is 12' 2" , from floor to parapet. They request an additional massing of 14 feet for clerestory windows. The windows are about 26 feet back from the face of the garage and not visible from the street. The new bedroom and bathroom will be where the current garage is now. A new garage will use the same garage door and match the stucco. The existing structure has 4-5 windows that are rotting that the owners want to replace with a clad window. A few windows are not clad. He explained the owners inherited the property. They will be spending more time in Santa Fe and will need the additional office space and larger master bedroom. Everything added will match the existing.

Vice Chair Katz said the height of the master bedroom is inconsistent with the rest of the height. He wondered if the applicant is willing to match the height of the taller part of the rest of the house. He was sure that skylights could provide the light in the bedroom.

Mr. Hunter replied if the Board looked harder at this, the massing going from a higher height is visually pleasing. He offered, if the Board had a hard stance for 12'2" to shorten the windows and the ceiling. He thought overall, the three massings would be appealing.

Member Guida said he agreed with the applicant. The change in height is an asset in the design and breaks up the massing. And they are well below the allowed height. He asked to clarify the existing conditions on the proposed windows. He asked if any of the existing windows would remain.

Mr. Hunter said there are two metal clad wood windows he thought will remain, but the clad is pulling away. If they cannot be repaired he will recommend they be replaced.

Member Guida said vinyl clad windows are proposed and have a different look. The metal clad has sharper features and is a more convincing replacement for wood. He also had a concern with what is available in terms of light grilles. He asked if they would consider metal clad windows.

Mr. Hunter said metal clad windows are proposed and if there is something different in the proposal, it is incorrect.

Chair Rios asked how far back the house is from the street.

Mr. Hunter said the garage is about 26 feet and the existing structure is about 32 to 34 feet from the street.

Member Bienvenu agreed with the applicant that the change in height is definitely an asset given the low slung nature of the property.

PUBLIC HEARING

Stefanie Beninato, previously sworn, said she is happy the windows will not be vinyl.

Jane Mandel, 556 E. Coronado Road was sworn in. She is the secretary of the Cutting Compound Homeowner's Association and represents the six homes on the cul-de-sac on E. Coronado Road. The owners of the property circulated their plans to all of the homeowners in the association. She knows of no one who voiced an objection and there are no problems with the addition as proposed. She noted that she was provided plans which do not have divided pane windows, but the drawings shown tonight do. She wondered which it is because the other houses do not have divided lights.

Mr. Hunter replied that the windows will be true divided lights.

BOARD DISCUSSION

MOTION: In 2022-004720-HDRB, 550 E. Coronado Rd., Member Larson moved to approve the application per staff recommendation, with the clarification that the windows will be tan, aluminum clad, not tan vinyl. They will have true divided lights on the northwest and east elevations. Member Guida seconded the motion.

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

8. **2022-004721-HDRB. 1546 1564 Canyon Rd.** Downtown and Eastside Historic District. Beverley Spears, agent for Kate Lopez, proposes to construct 13'-0" high 577 sq.ft. addition to guesthouse and 360 sq. ft. free-standing carport. (Angela Schackel Bordegaray)

Ms. Bordegaray said the case caption number is incorrect.

Ms. Piccarello said this was improperly noticed and cannot be heard tonight. She suggested not postponing to a date certain as there may be other changes.

BOARD DISCUSSION

MOTION: In 2022-004721-HDRB, at the corrected address of 1564 Canyon Rd., mistakenly noticed as 1546 Canyon Road., Member Guida moved to postpone until the case could be properly noticed with the correct address. Member Biedscheid seconded the motion.

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

Attorney Ruybalid said point of order. Under the Open Meetings Act, the case must be postponed to a specific date. The construction permit sign appeared to have the proper address when the Board visited on their field trip. That does not have to be reposted, just a new date.

Chair Rios noted the February 22nd hearing is reserved for administrative matters only.

Attorney Ruybalid suggested the March 8, 2022 meeting.

Member Guida restated his motion:

MOTION: In 2022-004721-HDRB, improperly noticed as 1546 Canyon Road and corrected to 1564 Canyon Rd., Member Guida restated his motion to postpone the hearing until March 8, 2022 so it can be noticed with the correct address. Member Biedscheid seconded the motion.

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

I. DISCUSSION ITEMS

There were none.

J. MATTERS FROM THE BOARD

Member Guida said his hesitation about carports brings up two issues. Often when a carport gets approved, he feels the Board is policing the details of Santa Fe Style at the expense of the design and harmony of the District. That is a concern in terms of the built environment. This is not an element of Santa Fe style architecture, only Santa Fe style details. He would push applicants to do carports in a more thoughtful and inventive way and as an adaptation of the style.

Member Guida said secondly, in terms of latitude and design, if the Board is willing to approve things like this, the Board could be more open minded about what they approve. As a Board they could acknowledge contemporalities and that results in different expressions. He agrees with both points. They could have more stylistic freedom and good design in the District. They can also be more critical of things being approved, based on the details.

Ms. Piccarello pointed out that the Board will have a lot to discuss on carports. There will be an upcoming presentation.

Chair Rios brought up the historic status of homes. She asked when buildings come up for review with a definite reference to the home's age, close to 50, and style, planners should let the Board know if the status should be reviewed when that comes before the Board. She doesn't want the Board dealing with a case that should have had a status review first.

K. NEXT MEETING: Tuesday, February 22, 2022

L. ADJOURNMENT

MOTION: Member Katz moved to adjourn. Member Guida seconded.

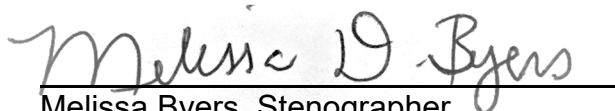
VOTE: The motion passed by unanimous (5-0) roll call vote with Members Biedscheid, Bienvenu, Guida, Katz and Larson voting in favor and none voting against.

Chair Rios adjourned the meeting at approximately 8:36 pm.

Approved by:

Cecilia Rios, Chair

Submitted by:



Melissa Byers, Stenographer
For Byers Organizational Support Services

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

Case # 2022-004610-HDRB

Address – 1676 Cerro Gordo

Agent’s Name – John Barton, AIA

Owner/Applicant’s Name – Dharma M. Siener, OM Companies, LLC

THIS MATTER came before the Historic Districts Review Board (“Board”) for hearing on February 8, 2022.

BACKGROUND

1676 Cerro Gordo is a two-story non-contributing 1,388 square foot Spanish-Pueblo Revival style building in the Downtown and Eastside Historic District. It was built in the 1960s, added onto in 1985 and remodeled in 2018.

The applicant proposed to construct a 533 sq.ft. detached garage in the driveway northwest of the main house to a height of 16’. Its design is “Recent Santa Fe Style.” The garage will have a low-sloped roof with parapets and a canale. The garage door is metal. Its windows will be divided-lite clad wood awnings. The metal cladding will be “Sage Green” to match the house’s windows. Stucco will be El Rey’s “Suede.” The lintel over the garage door will be earth tone wood.

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 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. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
4. The 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).
5. The Applicant proposed to construct a free-standing garage to the northwest of the main building.

6. Under SFCC Sections 14-2.6(B)-(C), 14-5.2(A)(1), 14-5.2(C)(3)(a-b) and 14-5.2(C)(4), 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. 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.
8. 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 submitted and as recommended by Staff.

IT IS SO ORDERED ON THIS 22nd DAY of FEBRUARY, 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

Feb 10, 2022

Date

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

Case # 2022-004711-HDRB

Address – 204 East Santa Fe Avenue

Agent’s Name – Sabrina and Asif Mahmood

Owner/Applicant’s Name – Sabrina and Asif Mahmood

THIS MATTER came before the Historic Districts Review Board (“Board”) for hearing on February 8, 2022.

BACKGROUND

204 East Santa Fe Avenue is a single-family residence listed as significant to the Don Gaspar Area Historic District. It was constructed in 1911 from red brick. In 2012, an addition was added in the rear, and a basement was created which resulted in no externally visible changes to the exterior. The historic part of the structure has wood double-hung windows. The addition has aluminum-clad windows.

Now, the applicant proposes the following exterior alterations:

1. Install four windows for egress in the basement.
 - a. Two windows on the west façade (windows B in the application), at a level completely below the natural grade. They will not be visible from the street and no historic material will be removed. An exception is requested to section 14-5.2(D)(5)(a)(ii) to create a new window opening where one does not presently exist and without historic documentation of its prior existence on the façade of a Significant structure.
 - b. Two windows on the south façade (windows A in the application), on the south wall of the non-historic addition. No historic material will be affected.
2. Install one window (window C in the application) on the east side of the non-historic addition.

All new windows will be aluminum clad, matching those of the 2012 addition.

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 project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
6. The property is located in the Don Gaspar Area Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(H).
7. Under SFCC Section 14-5.2(D)(5)(a)(ii), for all façades of significant and landmark structures and for the primary facades of contributing structures, no new opening shall be made where one presently does not exist unless historic documentation supports its prior existence.
8. The Applicant proposes to make new openings where they presently do not exist and without documentation supporting their prior existence on the façades of a significant structure.
9. Staff determined that an exception to SFCC Section 14-5.2(D)(5)(a)(ii) 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’s recommended finding 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)(2)(a-d & f), 14-5.2(C)(3)(a-b), 14-5.2(C)(4), 14-5.2(C)(5), and 14-5.2(D), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant’s proposed design to assure overall compliance with applicable design standards.
13. Under SFCC Section 14-5.2(C)(3)(b), the Board has the authority to approve an application for alteration or new construction on the condition that changes relating to exterior appearance recommended by the Board be made in the proposed work, and no permit is to issue until new drawings or documentation, satisfactory to the Board, have been submitted.
14. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable requirements for Board review as herein described have been met.
15. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable design criteria have been met.
16. Based on the information set forth in the Staff Report and exhibits, and the evidence and testimony presented at the hearing, the Board agrees with Staff’s finding that the Applicant has conclusively demonstrated that all exception criteria have been met:
 - a. The proposed changes do not damage the character of the Historic District, as the basement windows on the west façade will be below ground and will have no visibility from the street level, the windows on the south and east elevations of the

house will not affect historic façades, and the historic, north façade of the house, facing E. Santa Fe Ave., will remain in its original condition;

- b. This exception is required to prevent a hardship to the applicant, as seven members of the Applicant’s family have to share the home, the house presently has only two code-compliant bedrooms, and the addition of these windows for egress in the event of a fire will create additional bedroom space, allow more natural light and permit better ventilation; and
- c. The proposed changes 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; due to setback and height restrictions, the Applicants are unable to expand the footprint of the house or build a second story to create additional living space, and there already is a non-historic addition and a basement that can be converted into additional living/bedroom space, but requires windows for egress, additional light and ventilation.

CONCLUSIONS OF LAW

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

- 1. The Board has the authority to review and approve the Application.
- 2. The Board grants the exception requested in the Application.
- 3. The Board approves the Application, as recommended by Staff, with the following additional conditions:
 - The window proposed for the east façade match the size and framing of the existing, adjacent window on the east façade;
 - The top of the windows proposed for the south façade be aligned with the top of the windows at the ground level;
 - The windows proposed for the west façade be symmetrical to the center-line of the existing windows above. These windows shall not be visible and shall be covered by removable grates structured to block visibility of the windows from the street, all consistent with other code provisions for egress, light, etc.

IT IS SO ORDERED ON THIS 22nd DAY of FEBRUARY, 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

Feb 16, 2022

Date

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

Case # 2022-004712-HDRB

Address – 373 Garcia Street

Agent’s Name – Ju Tan

Owner/Applicant’s Name – Neil Gader and Judith A. Dickerson

THIS MATTER came before the Historic Districts Review Board (“Board”) for hearing on February 8, 2022.

BACKGROUND

373 Garcia Street is a single-family residential structure with contributing status to the Downtown and Eastside Historic District. The west façade is designated as the primary. On the east (non-primary) façade stands a portal attached to the house, constructed around 2014. It has 4 by 4 inch vertical posts and a shed roof. It is in bad repair and is poorly connected to the adobe wall of the house. The poor construction is also resulting in water-damage to the adobe wall.

The applicant now proposes the following:

Replace the non-historic portal on the east elevation. The new portal have a stuccoed parapet. It will match the height of the existing house, which is 9 feet 3 inches. It will have thicker, 6 by 6 inch, vertical posts and a brai roof. The stucco will match the administratively approved color of the house and the posts will be painted white, matching the existing portal posts.

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. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.

4. The 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).
5. Under SFCC Sections 14-2.6(B)-(C), 14-5.2(A)(1), 14-5.2(C)(3)(a-b), and 14-5.2(C)(4), 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.
6. 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.
7. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable design criteria have been met.

CONCLUSIONS OF LAW

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

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

IT IS SO ORDERED ON THIS 22nd DAY of FEBRUARY, 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

Feb 9, 2022

Date

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

Case # 2022-004773-HDRB

Address -- 653 Camino de la Luz

Agent's Name – Architectural Alliance, Inc.

Owner/Applicant's Name – Ray and Debbie Reid

THIS MATTER came before the Historic Districts Review Board (“Board”) for hearing on February 8, 2022.

BACKGROUND

653 Camino de la Luz is a single-family residential structure with non-contributing status. Constructed in the 1960s in a Spanish Pueblo Revival Style, it had substantial remodeling in 1998 and 2005, so that most visible materials, including all the windows are non-historic. In Case # 2020-003667-HDRB, heard on June 8, 2021, the Board approved a remodel including construction of new portals, construction of a yard wall, and re-stucco.

The applicant now returns with the following proposal:

1. Construct a 154-square-foot portal on the rear, northeast façade of the structure. It will be 9 feet 8 inches in height, significantly below the height of the two-story structure. Wood will be stained charcoal gray.
2. Construct a 107-square-foot addition on the southwest facing garage, so that the garage entrance sits more square with the street, but still 25-30 feet back from it along the slanted lot. The existing garage doors will be removed. A new 9 by 18 foot garage door and a pedestrian door will be added, both stained a charcoal gray. The height of the parapet and roof will be raised above the garage to allow the height of the parapet to be continuous with the northern section, throughout the span of the entire garage.

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. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
4. The 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).
5. Under SFCC Sections 14-2.6(B)-(C), 14-5.2(A)(1), 14-5.2(C)(3)(a-b), and 14-5.2(C)(4) 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.
6. 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.
7. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable design criteria have been met.

CONCLUSIONS OF LAW

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

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

IT IS SO ORDERED ON THIS 22nd DAY of FEBRUARY, 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

Feb 9, 2022

Date

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

Case # 2021-4715-HDRB

Address – 1 Plaza Fatima

Agent’s Name – Mark Lopez

Owner/Applicant’s Name – Mark Krelhoff

THIS MATTER came before the Historic Districts Review Board (“Board”) for hearing on February 8, 2022.

BACKGROUND

1 Plaza Fatima is a 2,222 sq.ft. Spanish-Pueblo Revival designated contributing to the Downtown and Eastside Historic District. It was built before 1928.

The applicant proposed to construct a 353-square-foot, free-standing carport in the driveway south of the house. The new carport will be Spanish-Pueblo Revival style built of natural wood (unstained) beam columns, with vigas and corbels in natural wood. Flashing will be color “Buckskin.” Its height, 10’-4”, is lower than the existing house. The distance between the house and the carport varies from 9" and 4'-5".

FINDINGS OF FACT

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

1. Land Use Department Staff conducted a preliminary zoning review (“PZR”) and determined that the Application appears to meet the underlying zoning standards set forth in the Santa Fe City Code (“SFCC”).
2. Historic Preservation Division Staff reviewed the Application and related materials and information submitted by the Applicant for conformity with applicable SFCC requirements and provided the Board with a written report of its findings (“Staff Report”), which evaluates the factors relevant to the Application.
3. Historic Preservation Division Staff Recommendation: Staff recommended approval of the proposed project and found that 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 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 subject to the district design standards set forth in Section 14-5.2(E)

7. The Applicant proposes to construct a free-standing carport on the south elevation of the contributing building.
8. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable requirements for Board review as herein described have been met.
9. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable design criteria have been met.

CONCLUSIONS OF LAW

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

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

IT IS SO ORDERED ON THIS 22nd DAY of FEBRUARY, 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

Feb 10, 2022

Date

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

Case # 2022-004742-HDRB

Address – 1676 Cerro Gordo

Agent’s Name – Charles Rosenberg, Hoopes and Associates

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

THIS MATTER came before the Historic Districts Review Board (“Board”) for hearing on February 8, 2022.

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 De Vargas 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 seven, eight, nine, 10 and 11 primary, and the yard wall non-contributing. (Case # 2021-3200-HDRB)

At the December 14, 2021, HDRB hearing, the board approved the project except for the accordion door on the (non-primary) north elevation. The board also requested that the applicant provide the final plans for the vehicular gate and yard walls that were presented at that meeting. (Case # 2021-4532-HDRB) This applicant returned with revised plans for the multi-paned glass door system on the north elevation. The new door will be painted, four-panel, wood accordion with heavy timber beams and columns, stained in natural wood color. The doors will have fixed sidelights to match accordion door panel. The color of the doors will be “Cedar Natural” tone by Behr.

The applicant also provided revised plans for the vehicular gate and yard walls that were reviewed at the December 14, 2021, HDRB meeting. The vehicular gate will have three weathered wood planks, antique brass metal mesh, and a rusticated steel frame. The north elevation yard wall’s coyote fencing will be replaced by a stucco wall that is within the maximum allowable height. The low rock wall will remain.

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 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).
6. The Applicant proposed a revised set of windows and doors on the north elevation and revised vehicular gate on the east elevation.
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. 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.

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 submitted and as recommended by Staff.

IT IS SO ORDERED ON THIS 22nd DAY of FEBRUARY, 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

Frank Ruybalid
Assistant City Attorney

Feb 15, 2022

Date

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

Case # 2022-004674 -HDRB

Address – 535 East Alameda Street

Agent’s Name – Palacio Azul, LTD

Owner/Applicant’s Name – Zydeco 66

THIS MATTER came before the Historic Districts Review Board (“Board”) for hearing on February 8, 2022.

BACKGROUND

535 East Alameda Street is a cluster of homes on a lot between East Alameda Street and East Palace Avenue. At the center of the property sits the original house, built in 1934, known as the Ashley Pond house. The rest of the buildings are condominiums built between 2010 and 2020. The main house is contributing; the rest of the structures on the property are non-contributing to the Downtown and Eastside Historic District.

The applicant proposed to add a mechanical vehicular gate and a pedestrian gate at the East Alameda entrance. The driveway gate will be 6 feet tall, constructed of metal paneling and painted “Emerald semi-gloss white” to match the existing adjacent structural columns and balustrades. The gate has wild grass floral ornamentation. The pedestrian entry gate will be 5’ tall and made of wood and stained natural to match the existing south façade exterior gates. The proposed gates are set back 50 feet from the East Alameda property line. The applicant requests the pedestrian gate for privacy and security.

FINDINGS OF FACT

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

1. Land Use Department Staff conducted a preliminary zoning review (“PZR”) and determined that the Application appears to meet the underlying zoning standards set forth in the Santa Fe City Code (“SFCC”).
2. Historic Preservation Division Staff reviewed the Application and related materials and information submitted by the Applicant for conformity with applicable SFCC requirements and provided the Board with a written report of its findings (“Staff Report”), which evaluates the factors relevant to the Application.
3. Historic Preservation Division Staff Recommendation: Staff recommended approval of the proposed project and found that 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 subject to District and is subject to Downtown and Eastside Historic District, 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), and 14-5.2(C)(4), 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. 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.
8. 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 not been met.
9. The Board finds that the proposed gates have design elements inconsistent with the other buildings at that address, are inharmonious with the streetscape, and are non-compliant with Downtown and Eastside Historic District design standards.

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 denies the Application.

IT IS SO ORDERED ON THIS 22nd DAY of FEBRUARY, 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

Feb 11, 2022

Date

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

Case # 2022-004720 -HDRB

Address – 550 East Alameda Street

Agent’s Name – Robert Nussbaum

Owner/Applicant’s Name – Daniel Kalogerini/Roger Hunter

THIS MATTER came before the Historic Districts Review Board (“Board”) for hearing on February 8, 2022.

BACKGROUND

550 E. Coronado Road is a Spanish-Pueblo Revival style building built in 1985. It is designated non-contributing to the Downtown and Eastside Historic District.

The applicant proposed to remodel the existing house adding 1,376 square feet. The front of the house faces east; the main entrance faces north. Specifically, the applicant proposed to:

1. Remodel the existing garage on the north elevation (the garage door faces east) to make room for a bedroom in its place. The height of the remodeled bedroom will be 14’-0”. Maximum allowable height is 15’-7”. The new main room will have 4 clerestory windows.
2. Add an 897-square-foot addition to the northeast elevation consisting of a garage and office. The addition’s height will be 10’-8”.
3. Expand the existing northeast corner portal at the house’s entry to wrap around facing east. Portal door is a natural color wood, with side lites.
4. Modify driveway to include two parking spaces with gravel.
5. Cut or expand openings and add doors and windows to existing façades: On the east façade one door, one window, and, on the heightened bedroom wall, four clerestory windows; on the north façade one window; and on the west façade one French door and one window.

Windows will be tan vinyl. Publicly visible windows and doors will have divided lites on the north, west, and east elevations. Stucco will match existing, El Rey “Hacienda”.

FINDINGS OF FACT

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

1. Land Use Department Staff conducted a preliminary zoning review (“PZR”) and determined that the Application appears to meet the underlying zoning standards set forth in the Santa Fe City Code (“SFCC”).
2. Historic Preservation Division Staff reviewed the Application and related materials and information submitted by the Applicant for conformity with applicable SFCC requirements

and provided the Board with a written report of its findings (“Staff Report”), which evaluates the factors relevant to the Application.

3. Historic Preservation Division Staff Recommendation: Staff recommended approval of the proposed project and found that 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 subject to District and is subject to Downtown and Eastside Historic District, 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), and 14-5.2(C)(4), 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 submitted and as recommended by Staff, with the following additional conditions:
 - a. All windows will be aluminum clad, and will have true divided lites in the north, west and east elevations.

IT IS SO ORDERED ON THIS 22nd DAY of FEBRUARY, 2022, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Chair Cecilia Rios

Date

FILED:

Kristine Bustos-Mihelcic , City Clerk

Date

APPROVED AS TO FORM:



Frank Ruybalid
Assistant City Attorney

Feb 10, 2022

Date

City of Santa Fe, New Mexico

memo

DATE: February 22, 2022
TO: Historic Districts Review Board Members
FROM: Carly Piccarello, Division Manager, Historic Preservation Division

2022 HDRB REPORTING:

As part of our requirements as a Certified Local Government, case reporting is included in this memo. During 2021, one hundred-forty cases were heard by the HDRB. Thirty-nine of those were postponed and heard at a later hearing. The total number of administrative approvals reached three hundred fifteen with a majority being related to roof maintenance and repair.

2021 HDRB CASES

Total Cases: 149 (40 of which were postponed)	
Downtown and Eastside Cases	109
Don Gaspar	17
Westside-Guadalupe	9
Historic Review District	2
Historic Transition District	2
Landmark (no district)	1
Contributing	60
Non-contributing	77
Significant	2
New Construction (may include garages or secondary structures)	30
Alterations	41
Addition	30
Status Reviews	33
Primary Façade Designations	8
Demolition	4
Total Exceptions Requested	35
Allowances Requested	3
Appeals	6 (1 overturned the HDRB's decision)

2021 ADMINISTRATIVE APPROVALS

Total: 315

Roof	104
Walls and Fences	34
Stucco	28
Windows and Doors	25
Solar	20
Alterations to Previous Approvals	20
HVAC	18
Alteration/Maintenance/Repair	11
Mechanical	8
Paint	7
Skylight	7
New Construction (may include garages or secondary structures)	6
Extension (two 1-yr extensions may be granted for HDRB cases)	6
Portal	5
Exterior Lighting	4
Canale	2
Balcony/Patio/Deck	4
Archaeology	2
Grading	2
Addition	1
Sign	1
Demolition	0
Parapet	0

RED TAGS, VIOLATIONS, AND WARNINGS

14 Red Tags: All red tags were for construction without a permit (14-3.11 Construction Permit) or without HPD approval. This does not include other inspectors, non-HPD inspectors' red tags.

14 Notice of Violations: 8 were for construction without a permit and 6 were for demolition by neglect (14-5.2 Minimum Maintenance Requirements).

17 verbal warnings for sign violations.

No citations were issued because of the Covid-19 virus.

Stucco Styles, Material, and Color Guidance 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.

Mud Plaster- Mud plaster is character defining and shall be preserved on contributing, significant, and landmark structures as is appropriate to maintaining the historic character of the building and the streetscape.

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).

Paint is generally not advisable on any building within the historic districts unless it is over elastomeric stucco that was previously approved.

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, and can be approved administratively. Other stucco color requests required approval by the HDRB. Please review SFCC 14-5.2(E)- (I) for specific information on colors in each district.

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.

Exterior Stucco Colors Allowed	Colors Allowed Under Portals	Colors Requiring HDRB Approval	Colors Not Preferred
THESE COLORS CAN BE ADMINISTRATIVELY APPROVED	THESE COLORS CAN BE ADMINISTRATIVELY APPROVED		
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			

**Desert Rose and Cottonwood are not considered to be in harmony with the streetscape in the Downtown and Eastside Historic District.*

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.

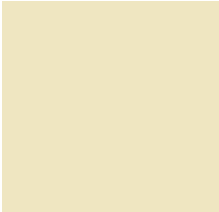
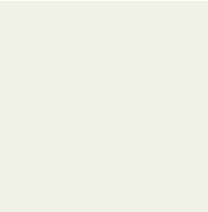

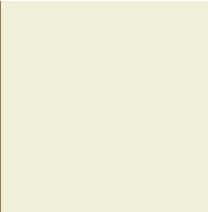
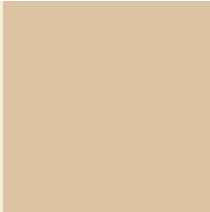
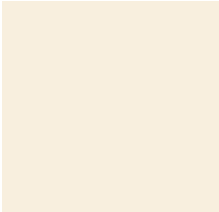
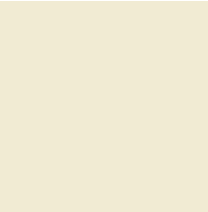

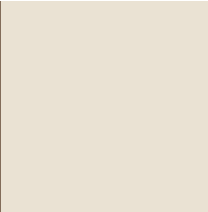
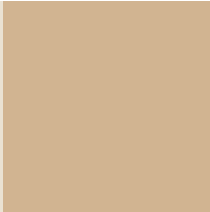

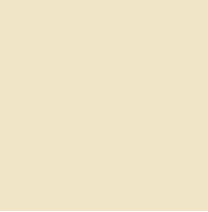


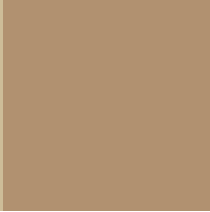




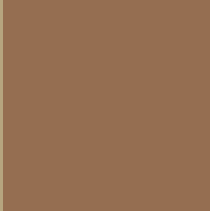
HDRB Approval of Stucco- HDRB approval of stucco is required as part of an application for remodel or new construction, or in the cases where a non-approved stucco color is requested.





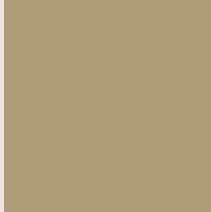





No Approval Required- No administrative or HDRB approval is required for basic maintenance and cleaning of stucco where a permit is not required, and the color of the stucco will not change.

El Rey Stucco Chart:

Source of color chart- <https://elrey.com/color-charts-premium.shtml>

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.

Due to individual computer screen limitations, colors shown here may not accurately reflect the Parex USA colors.

The colors shown are intended to show the approximate color of the finish. Color will vary depending on the type selected. Application by machine spray or texturing will increase the depth of the color. Variation in color due to weather, job conditions, and method of application should be expected. For color verification, request actual sample in the color and texture prior to ordering material. Apply a sample of finish to be used on actual substrate before proceeding with the application. ParexUSA is not responsible for color correctness of applied finish. Color must be verified and approved by owner prior to application.

City of Santa Fe, New Mexico

memo

DATE: February 22, 2020
TO: Historic Districts Review Board Members
FROM: Carly Piccarello, Division Manager, Historic Preservation Division

DISCUSSION ITEM:

The HDRB requests an opportunity to discuss the HDRB hearing format. The goal is a discussion centered on how to review cases for maximum efficiency at the hearings, while maintaining a high quality of review. The desire is to serve the public effectively while maintaining the integrity of the historic districts. This memo provides the discussion prompts that have been requested by the Board:

- Staff does 5-7 presentation and staff have instructed applicants limit their presentations between 5-7 minutes. Who imposes a time cutoff for applicants and when, at 10 minutes?
- Two-minute limit for public comment, which is applied at the discretion of the Chair.
- Moving toward postponement quickly when it is warranted
- Nature of questions for staff and applicants being generally limited to clarifications.
 - o Basic case information and descriptions of items, shown in the packets, sometime are reviewed for the benefit of the public. Packets are also available to the public.
- Relevant images should be requested to be onscreen during board discussions related to the moment of the discussion when the planner does not have the correct image up.
- The Board's purview is design and preservation of historic material, character, and streetscape within the historic districts. Discussion of building code and zoning issues that go beyond the purview of the HDRB (e.g., building setbacks, maximum coverage of a lot, etc.) are addressed by the Preliminary Zoning Review Process.

The Board sees opportunity to be more effective, not less thorough. The Board is having this conversation in order to be considerate of the time. With an emphasis on spending time judiciously and efficiently, the Board wants to encourage citizens to participate in public comment or serve on the board.