City of Santa Fe

# AGENDA

**HISTORIC DISTRICTS REVIEW BOARD**
**NOVEMBER 22, 2022**
**5:30 PM**
**CITY COUNCIL CHAMBERS**
**CITY HALL**
**200 LINCOLN AVENUE**

## PROCEDURES FOR HISTORIC DISTRICTS REVIEW BOARD MEETING:

**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.

**Written Public Comment:** Members of the public may submit written public comments by 5 p.m. the Monday prior to the meeting via the virtual comment "button" at https://santafe.primegov.com/public/portal.

The agenda and packet for the meeting will be posted at https://santafe.primegov.com/public/portal.

**A. ROLL CALL**

**B. APPROVAL OF AGENDA**

**C. APPROVAL OF MINUTES:**

1. November 8, 2022

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

1. 2022-005867-HDRB. 530 Camino Militar.

2. 2022-005980-HDRB. 150 Washington Ave.

3. 2022-005981-HDRB. 492 Arroyo Tenorio.

4. 2022-006017-HDRB. 600 Agua Fria St.

5. 2022-005993-HDRB. 518 and 518 ½ Calle Corvo.

6. 2022-005994-HDRB 802 E. Palace Ave.

7. 2022-005984-HDRB. 523 Armijo St.

8. 2022-005982-HDRB. 1149 E. Alameda

9. 2022-005983-HDRB. 834 Allendale St.

10. 2022-005633-HDRB. Hometown Heroes Banners

11. 2022-005477-HDRB. 50 Mt. Carmel Rd.

12. 2022-005473-HDRB. 127 & 127 ½ E. DeVargas St.

13. 2022-005631-HDRB. 342 Plaza Balentine.

14. 2022-005634-HDRB. 212-A Gonzales Rd.

15. 2022-005689-HDRB. 634 Garcia St., # 19

16. 2022-005790-HDRB. 532 Don Gaspar Ave.

## E. MATTERS FROM THE PUBLIC

## F. STAFF COMMUNICATIONS

1. 2023 HDRB Hearing Calendar. (Carly Piccarello)

## G. OLD BUSINESS

1. 2022-005859-HDRB. 500 Montezuma Ave. Westside-Guadalupe Historic District. JenkinsGavin, agent for New Mexico School for the Arts, owners, proposes construction of a dormitory building and 8'-0" fences adjacent to a contributing structure. The case is being reviewed to assess that comments were integrated under 14-5.2(M) due to state funding. (Carly Piccarello, cpiccarello@santafenm.gov)

2. 2022-005471-HDRB. 110 Calle la Pena. Downtown and Eastside Historic District. Peter Wilson, agent for Kevin Scott, owner, proposes three portal additions totaling 543 sq. ft., window and door alterations, raise parapet height (14'); rebuild and extend courtyard portal; re-stucco on a contributing building. Exception are requested to 14-5.2(E)(1)(a) for doors that are not of Old Santa Fe Style and to 14-5.2(D)(2)(c) for an addition to a primary facade. (Carly Piccarello)

## H. NEW BUSINESS

1. 2022-006060-HDRB. 1160 Camino de Cruz Blanca. AOS Architects, agent for St. John's College, proposes additions on the north, south, and east elevations at the Peterson Student Center, a significant building, located in the Historic Review District. Exceptions are requested for additions to primary facades under 14-5.2 (D)(2) for additions on the north, south, and east elevations. (Heather Lamboy, hllamboy@santafenm.gov)

2. 2022-005995-HDRB. 855 Camino Ranchitos. Downtown and Eastside Historic District. Non-contributing. Marc Naktin, agent for FX O'Keefe, owner, requests approval for changes made in Case 2021-004526-HDRB that include increasing garage height from approved 11'- 0" to 12' -10" (maximum allowable height: 17'- 5") and door and window alterations. (Angela Schackel Bordegaray, asbordegarary@santafenm.gov)

3. 2022-006064-HDRB. 224 Montoya Cir. Downtown and Eastside Historic District. Sarah and Glyn Sanders, agents and owners, propose to remodel a non-contributing house and construct a garage addition. (Carly Piccarello)

4. 2022-006059-HDRB. 513 Canyon Rd. Downtown and Eastside Historic District. Gayla Bechtol, agent for Morning Star Gallery, owner, proposes to create an addition to a primary facade on a contributing building and requests exception to 14-5.2(D)(2)(d). (Carly Piccarello)

5. 2022-006061-HDRB. 638 Gomez Rd. Don Gaspar Area Historic District. Architectural Alliance, Inc, agent for Laura L. Hamilton as trustee of the Laura L. Hamilton Revocable Trust, owner, proposes to replace windows. An exception to Section 14-5.2(D)(1)(a) to remove historic material on a primary facade is requested (Carly Piccarello).

## I. DISCUSSION ITEMS

## J. MATTERS FROM THE BOARD

## K. NEXT MEETING: Tuesday, December 13, 2022

## L. ADJOURN

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

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**HISTORIC DISTRICTS REVIEW BOARD**
**NOVEMBER 8, 2022**


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| Approval of Minutes October 25, 2022 | Approved, as amended | 4 |
| Approval of Findings & Conclusions | Approved, as presented | 4 |
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| Old Business | | |
| 1. 2022-005877-HDRB. 127 & 127 ½ E. DeVargas | Approved w/conditions | 7-10 |
| 2. 2022-005346-HDRB. 1204 Canyon Rd. | Approved | 10 -17 |
| 3. 2022-005867-HDRB. 530 Camino Militar | Approved | 17-20 |
| 4. 2022-005463-HDRB. 220 Rodriguez St. | Postponed | 20 |
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| 1. 2022-005980-HDRB. 150 Washington Ave. | Status | 20 -23 |
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| 3. 2022-006017-HDRB. 600 Agua Fria St. | Approved | 24-26 |
| 4. 2022-005993-HDRB. 518 and 518 ½ Calle Corvo | Approved | 26-29 |
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**MINUTES OF THE CITY OF SANTA FE**
**HISTORIC DISTRICTS REVIEW BOARD**
**November 8, 2022 – 5:30 PM**

## 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 meeting held in the City Council Chambers at the Santa Fe Municipal Building, 200 Lincoln Avenue, Santa Fe, New Mexico.

## A. ROLL CALL

Roll Call indicated the presence of a quorum as follows:

**MEMBERS PRESENT:**
Ms. Cecilia Rios, Chairwoman
Ms. Madeleine Aguilar Medrano
Mr. John Bienvenu
Mr. Anthony Guida

**MEMBERS ABSENT (EXCUSED)**
Ms. Jennifer Berkley
Ms. Jennifer Biedscheid
Ms. Flynn G. Larson

**OTHERS PRESENT:**
Ms. Heather Lamboy, Assistant Land Use Director
Ms. Carly Piccarello, Historic Preservation Division Manager (on Zoom)
Mr. 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

Ms. Piccarello said item #4, under Old business was postponed to the first meeting in December.

**MOTION:** Member Guida moved, seconded by Member Aguilar Medrano to approve the agenda as amended.

**VOTE:** The motion passed by (3-0) roll call vote with Members Aguilar Medrano, Bienvenu and Guida voting in favor and none voting against.

## C. APPROVAL OF MINUTES:

1. October 25, 2022

Chair Rios had the following changes to the minutes:

- On page 8, paragraph 3, second sentence, should read: "She asked Ms. Wagner to comment on the elevator."
- On page 8, paragraph 8, correct the spelling of "Aguilar"
- On page 16, paragraph 6, "Chair Rios asked…in keeping with…"
- On page 16, second to last paragraph, starting with "Chair Rios" make "opening" plural to read "openings"

**MOTION:** Member Bienvenu moved, seconded by Member Guida to approve the minutes of October 25, 2022, as amended.

**VOTE:** The motion passed by (3-0) roll call vote with Members Aguilar Medrano, Bienvenu and Guida voting in favor and none voting against.

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

1. 2022-005791-HDRB. 504 E. Palace Ave.
2. 2022-005595-HDRB. 504 E. Palace Ave.
3. 2022-005970-HDRB. 645 Palace Ave Unit 1.

**MOTION:** Member Guida moved, seconded by Member Aguilar Medrano to approve the Findings of Fact and Conclusion of Law as submitted.

**VOTE:** The motion passed by (3-0) roll call vote with Members Aguilar Medrano, Bienvenu and Guida voting in favor and none voting against.

## E. MATTERS FROM THE PUBLIC

Adam Johnson, Executive Director, of the Old Santa Fe Association (OSFA) said he had comments and questions about the process for the New Mexico School for the Arts (NMSA). The Board gave a list of considerations and concerns regarding the NMSA dorms. He asked when OSFA would see the responses. NMSA has started

some construction in the old Border's parking lot. He added that OSFA is not trying to delay the dormitory. Everyone agrees the school should have one.

Attorney Ruybalid said he and the City Attorney, Erin McSherry, and Ms. Piccarello have had numerous discussions pursuant to Section 14-5.2(M). The 60-day consultation period started September 27th and ends Saturday, November 26th. Under the rules of statutory construction if a deadline ends on a Saturday or Sunday, the deadline is extended to the following workday, in this case November 28th. The last HDRB meeting in this period is November 22, 2022. The Board can vote to approve if the design is agreeable. If the Board disagrees, they have to recommend to the Governing Body. City Attorney McSherry indicated the Governing Body could accept or reject the Board's recommendation. She is hoping it is not necessary to invoke the state/local joint design board.

He said if the Board doesn't accept the design, they can make appointments to the Governing Body Review Committee. They should also consider who the Board will recommend and be prepared to vote for a primary and secondary nominee, because the meeting of the Board on December 13 is after the five days the State must nominate the members for the review board.

Mr. Johnson said that answered most of his questions.

Chair Rios asked other than the two HDRB members that will be appointed to the state board, who are the other members who comprise the board.

Attorney Ruybalid said he could find the answer.

Ms. Lamboy gave instructions for those on Zoom wanting to speak.

Chair Rios noted that public comments were limited to two minutes.

Member Guida asked Attorney Ruybalid in the interest of time if he could email the information.

Attorney said he knew where to find it.

## F. STAFF COMMUNICATIONS

Ms. Piccarello said Ms. Lamboy had an announcement regarding exceptions.

Ms. Lamboy said she had direction from the City Attorney's Office with reference to exceptions related to design. Those exceptions will have to be recommendations to the Governing Body, which was in place as far back as the 1957 ordinance. The Board got into the practice over the years of granting exceptions as being the final authority. Her research indicates it's not clear that authority is delegated to the Board. She said

the Board exceptions made tonight will be a recommendation to City Council instead of a final action and be scheduled to be heard by the Governing Body. She said she will work with the City Attorney's office on the process.

Chair Rios confirmed that *any* case before the Board with exceptions, were to be recommendations from the Board to the City Council.

Ms. Piccarello clarified specifically 14-5.2(D), 1-8 and 10 and 11 and 14-5.2 (E through I), so it impacts all but item #3 under Old Business.

Ms. Lamboy confirmed the height exceptions will be managed by the Board.

Attorney Ruybalid said in answer to the Chair's question, he referenced state statute 3-22-6, subsection G and read that the "board should consist of eight members. One member appointed by the Capital Building Planning Commission who will chair the board and vote only in a tie. One member appointed by the Cultural Properties Review Committee, the State Historic Preservation Officer or a designee. One member appointed by the agency or other entity that reviews projects within the areas zoned historic district or landmark. Three public members who have demonstrated interest in historic preservation as follows: one member appointed by the Secretary of General Services, one appointed by the Governing Body of the municipality/county, and one public member appointed by the other two public members.

Member Guida asked staff what prompted the City Attorney's Office to reverse decades of precedent and take authority from the Board.

Attorney Ruybalid said there was extensive review with respect to the appeal on the Lechese sign. Staff reviewed old materials and realized an ambiguity whether signs have to go before the HBoard or are just presented as informational. A review of the ordinance reads that the Board may recommend exceptions to the sections as previously read; the recommendations for construction/alteration within the historic district should be made to the Governing Body. Staff reviewed the authority of the Board and the Governing Body under 14-2.6 and found nothing delegating the question to the HBoard.

Member Guida said that is a big change and not one he agrees with.

Ms. Lamboy said staff acknowledges Member Guida's concern. They feel they should be consistent with what has been practiced and expected from the community. They will immediately start a text amendment to address this concern.

Chair Rios said obviously the exceptions to height read differently.

Ms. Lamboy said they do and when the ordinance was inserted in the late 1990s, they wanted to be clear that height exceptions were the authority of the HBoard.

## G. OLD BUSINESS

Chair Rios said public speakers would be limited to two minutes. She explained the appeal process.

1. **2022-005877-HDRB. 127 & 127 ½ E. DeVargas St.** Contributing. Dale Zinn, agent for Betty Caldwell Irrevocable Trust, Owner, proposes to remodel a 612 sq.ft. studio by adding a 180 sq.ft. portal and a 15 sq.ft. firebox, window, door, and yard wall alterations. (Angela Schackel Bordegaray)

**STAFF REPORT**

127 and 127 ½ E. DeVargas Street is a .25-acre property in the Downtown and Eastside Historic District with two main buildings, one known as the "Cider Press," the other is a studio building used for storage, located south of the "Cider Press." The "Cider Press Compound," as the applicant refers to it, is a unique and curious group of historic structures sandwiched between two public institutional buildings. Its north primary façade is oriented toward the Santa Fe River.

The lot and structures were originally part of a larger lot with a historically significant home to its south up a hill to East DeVargas Street. The river side has notable boxed windows, a remaining "Cider Press" sign, and faded murals that are familiar to generations of Santa Feans and visitors.

Both structures were designated contributing at the July 26, 2022, HDRB hearing (case 2022-005472-HDRB) along with the low river rock north and east yard walls. The board designated the north, west and east elevations of the Cider Press' as primary facades. South of the Cider Press, the studio was constructed in the 1960s. It is a rectangular, flat-roofed, stuccoed building with a portal in the Spanish- Pueblo Revival Style. The studio building's west façade was designated as primary. Its north elevation has one window, and there are no windows on the other elevations. The building faces west toward the New Mexico Supreme Court's parking lot.

The studio building is the subject of this case. At its August 8, 2022, hearing in case 2022-005473-HDRB, the board approved the construction of a free-standing storage building on the lot's southeast corner.

Now, the applicant proposes to:

1. Add a 180 square foot portal to the north courtyard elevation. It will be set back from the west primary façade by 10'-0" from the front of the portal. The portal will

have a round wood post and square beam construction, similar to the existing west elevation portal on the building's primary facade. All exposed wood will be American Chestnut Brown stain to match existing woodwork.

2. The applicant proposes to install an approximately 6' - 0" x 6' - 8" sliding French door with true divided lites. A proposed sliding barn-door "shutter" approximately 6' - 3" x 6' - 8" will slide over the glass door. It will be a turquoise blue with black iron hardware. The clad color of all windows will be Medium Bronze.

3. Remove the existing aluminum sliding window on the north elevation, fill in and stucco over, eliminating the opening.

4. Add a pair of wood clad true divided lite windows on the east elevation for egress. Add operable wood shutters to the east windows. The jamb will be turquoise blue with black iron hinges.

5. Install an approximately 32" x 42" decorative etched fixed glass in wood frame on the south elevation. Exposed frame will medium bronze color.

6. Add an exterior firebox and chimney to the south elevation. Height will be 3' taller than the existing height (10'– 6").

7. Refurbish the existing west portal's wood components and canales.

8. Re-stucco with cementitious proposed for the entire building. The color will match the El Rey "Adobe" color of the existing structures on site.

9. Add exterior lighting as follows:

    a. Two pendants down lights under the proposed portal on the north elevation and two pendants to the existing portal on west elevation.

    b. One sconce fixture down light at the portal's northwest corner of the portal to light the courtyard.

10. Rooftop equipment includes a metal flue for the water heater to be painted black and screened by the parapet.

11. Install ground-mounted compressor for mini spit AC and heating to be screened with wood fencing.

12. Replace existing skylight with a low profile 2-0" x 6-0" skylight. Its highest point will sit below the existing parapet.

13. Yard walls, gates and landscaping that includes:

    a. Repair existing rock planters in courtyard and on east side of the studio building.

    b. Remove portion of the rock wall located south of the Studio that ends at the 129 East De Vargas northeast corner. The section to be removed will create a 7-0" wide opening for access to the east garden and the approved new storage building.

    c. Add a 4' wood slat gate to the south of interior rock wall for access to new storage building to be located at the southeast corner.

    d. The opening will be fitted with two wood plank gates approximately 3' - 8" high x 3' - 4" each leaf wide. The gates will be finished with a stained American chestnut brown stain with black iron hardware.

e. Repair stone wall in center courtyard that connects the studio with the casita structure. It will be lowered approximately 20# and match the existing variegated shape and colored stone. Rocks for the wall will be harvested and stored for future repairs to other stone walls around the property. Mortar joints, type, texture and color, and style of rock wall repair shall match the “casual” river rock style of the existing.

f. No landscape lighting or structures are proposed.

No other changes to existing buildings and yard walls are proposed.

**STAFF RECOMMENDATION**

Staff recommended approval of the proposed project with the following conditions: that the proposed portal addition on the north elevation be set back at least 10’ from the west primary façade per Section 14-5.2(D)(2)(d) regarding proximity of additions to primary façades; and that the proposed stained-glass window meet Section 14-5.2 (E)(1)(c) regarding divided lites, as it exceeds 30” in width. Otherwise, staff 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.

Chair Rios asked if anything is happening on the west elevation.

Ms. Bordegaray said nothing, but the north façade is where the portal is proposed, which is less than 10 feet from mass.

**APPLICANT PRESENTATION**

Dale Zinn, PO Box 756 was sworn. He said the change to the portal is fine with the client and he will resubmit the drawings.

Member Bienvenu asked if he would provide divided lights on the stained-glass window.

Mr. Zinn said what is installed will meet criteria and is able to be cut down and will remain 30 x 30.

**PUBLIC HEARING**

There was no public comment.

**BOARD DISCUSSION**

**MOTION:** In 2022-005877-HDRB, 127 & 127 ½ E. DeVargas St., Member Bienvenu moved to adopt staff’s recommendations for approval with conditions the

proposed portal be set back at least 10 feet from the primary façade, and the proposed stained-glass window meet section 14-5.2 (E)1(C) on divided lights, and that the applicant resubmit revised plans to staff for approval. The motion was seconded by Member Aguilar Medrano.

**VOTE:** The motion passed by (3-0) roll call vote with Members Aguilar Medrano, Bienvenu and Guida voting in favor and none voting against.

2. **2022-005346-HDRB. 1204 Canyon Rd.** Downtown and Eastside Historic District. Gerald Valdez, agent for Fred and Josie Lucero, owners, requests approval for alterations to a previously approved case that include: window and door alterations, construct free-standing 540 sq. ft. garage to a height of 12' (maximum allowable 19'-2"), raise parapets, add yard and retaining walls to non-contributing building. Applicant requests exceptions to SFCC 14-5.2(E)(1)(c) for window panes exceeding 30" in dimension in a publicly visible area and 14-5.2(E)(2)(b) for windows located less than 3' from the corner of a facade. (Angela Schackel Bordegaray)

**STAFF REPORT**

1204 Canyon Road is a 1,024 square foot single-family residence designated non-contributing to the Downtown and Eastside Historic District. Built in 1964, it was a simple rectangle tract home with a pitched roof that sits at the corner of upper Canyon Road and Camino de Cruz Blanca. The board designated its historic status as non-contributing and approved an extensive remodel in 2020 (2020-001664-HDRB). The remodel resulted in in a Spanish-Pueblo Revival Style building.

The applicant has constructed the following changes that deviate from the approved case and now requests board approval of those changes:

West elevation

1. Shifted the portal to the north where the approved one car garage was sited.
2. Shifted the window approved for location at the south side of the front entry to under the portal next to the front door.

North elevation

3. Installed two smaller windows instead of one large window.
4. Installed 6' double door instead of 3' single door.

East elevation

5. Installed five new windows instead of the approved three windows.
6. Installed one 4'x 5' window in instead of one 8' x 4' window, one of which is stained glass that exceeds 30" in dimension without divided lites

South elevation
7. Installed three 4'x4' windows instead of one 5' x 4'.
8. Installed 6' wide double door in place of 3' single door.

Height
9. Increased parapet height from approved 14'- 6" to 15'-7."
10. Increased parapet height from approved 12'- 4" to 12'- 8."
11. Increased parapet height from approved 11' – 2" to 12'- 0."
The maximum allowable height for this structure in this streetscape is 19' – 2."

12. Now, the applicant proposes to relocate the approved one car garage from the north end of the west elevation to a two-car garage to the south end of the west elevation. Its height is within the maximum allowable height for this streetscape. This design change has not been constructed.

The applicant requests exceptions to three already constructed items that do not meet the Downtown and Eastside Historic District Design Standards:

1. The window on the north elevation to the east side of the fireplace is less than 3' from the corner.
2. Window # 5 on the east elevation is closer than 3' to the northeast corner.
3. Window # 4 is large plate glass that exceeds 30" in dimension without divided lites.

**STAFF RECOMMENDATION**
Staff does not find that the three exception criteria have been met for the three exception requests, but the board may determine otherwise based on testimony at the board meeting. Otherwise, staff finds that the proposed solutions except for simulated divided lites on the stained glass window meet Section 14-5.2(D) General Design Standards for all Historic Districts and Section 14-5.2(E) Downtown and Eastside Design Standards and recommends approval.

Chair Rios asked if there is just one window that isn't three feet from the corner.

Ms. Bordegaray said there are two, one on the east and one on the north elevation.

Chair Rios asked about the public visibility of the stained-glass windows.

Ms. Bordegaray said it is publicly visible from Canyon Road.

Chair Rios asked if a fence was in front.

Ms. Bordegaray said there is a coyote fence on the street.

Member Bienvenu said he was confused. Ms. Bordegaray recommends approval, but the staff report finds that exception criteria have not been met. He asked if the approval is with changes made by the applicant to comply to Code.

Ms. Bordegaray said that was correct. The applicant applied remedies to the exceptions and staff agrees with two of the three remedies.

Member Bienvenu asked if the Board does not need to find the exception criteria have been met.

Ms. Bordegaray said the applicant is seeking exceptions to all three items.

Member Bienvenu asked if this were an alternative that they would like to get an exception to leave as is, or will they make changes per Code so exceptions are not necessary.

Ms. Bordegaray said yes, the applicant is willing to remedy three of the exceptions. One (the stained-glass windows) does not meet the criteria and needs to be considered by the Board.

Member Bienvenu said even under the proposals that are not meeting the standards.

Ms. Bordegaray said with the changes they would not need exceptions and they will meet Code standards.

Member Bienvenu said on the north elevation, he was struck on the north façade by the change, and it detracts from the original design, particularly the center. The applicant made it highly symmetrical and a flat façade facing Canyon Road. One thing that exaggerates that is the windows seem to have very little, if any, reveals. He recalled the Board when approving the project wanted massing to be demonstrated throughout the building and bullnosed on all corners. That was agreed upon. He asked if there wasn't a notation on the drawing that windows are required to be set back as far as possible.

Ms. Bordegaray said that was correct and she believes they are doing that.

Member Aguilar Medrano asked if the discrepancies came to light because it was redlined, and the original approval was deviated from.

Ms. Bordegaray said it was a Board case, approved as shown. While under construction the owners made changes that had not been approved. The project was red-lined and came back before the Board about a year ago. The story was the garage had to be built where it is and that brings it to the board as approved, already built, with specific requests for changes that did not follow Code.

Member Aguilar Medrano asked if what was proposed was to bring the wall out the full depth of the portal so the window will be 3 feet from the corner.

Ms. Bordegaray said they propose to bring the wall out about a foot to a foot and a half to decrease the width of the portal.

**APPLICANT PRESENTATION**

Gerald Valdez, 11 Ranch Road, Cedar Crest, was sworn. He said he was trying to find solutions. He explained a couple of years ago about the change to the garage. When the garage was under construction the operator punctured the sewer line. The sewer was connected to 1204 Canyon Road's sewer line. The owners had to get a survey and relocate the alignment of the sewer easement. The owner took that opportunity to move the garage. He said PNM said they would not approve it as it was and …

Member Guida called for a point of order. He said those are technical concerns, not design concerns. The Board didn't need to know the technical details.

Chair Rios said she understands Member Guida, but she also could understand Mr. Valdez was trying to say the changes that took place were because of the problems encountered.

Mr. Valdez said Ms. Bordegaray didn't go into the detail. The plans changed and there was miscommunication. The approval from the City to reestablish the easement caused a lot of problems. Also, the homeowner decided to put in the stain glass windows, but the contractor didn't consider the 3-foot setback from the corner. The window was off 5 inches. He is willing to move the first window to the right 5 inches. Originally, a curved pony wall was proposed but he was told it wouldn't be approved. That wall would have been high enough to obscure the windows on the east side. They were told they had to take that out and are trying to find a solution. They could also modify the windows and provide permanent window grills with a detailed drawing and the dimensions. The windows are fixed, non operable windows.

Ms. Piccarello said staff does work behind the scenes to get issues resolved prior to coming before the Board so they are not work-shopped in the hearing.

Chair Rios said Mr. Valdez has indicated he is willing to work with the Board.

Member Guida said he appreciated and understands the owners making changes to a project due to discoveries in the field or as part of the design process. The problem is there was an approved design and the changes that have been executed have ruined the design integrity approved by the Board. He agrees the main elevation of the house was more successful as proposed than is executed. He said he struggled with staff making corrections to bring things into compliance, but he couldn't see that the changes improve the design. The changes only allow the design to meet the letter of the law. He was additionally frustrated with the applicant because of the changes made without Board approval, because of the time staff has had to apply to this case and time given by the public. He said his general recommendation would be to approve what has been built, exceptions or not, knowing that the proposed changes will not make any difference in approving the project.

Chair Rios asked to clarify that he *would* approve the current changes.

Member Guida said to move this along, yes.

Member Bienvenu asked to go back to the windows, in order to hear from the applicant. He said the Board was concerned about this having appropriate massing. The changes made with a flat façade with shallow reveals looks like a fake adobe building. He asked if the windows are placed as far back as possible.

Mr. Valdez said the utility room was where the original garage was, and the fireplace was on that corner. The contractor had made that decision, he wasn't there, but he accepted responsibility for the lack of communication. He said the stained glass is an issue, and there are no divided lights, but they are willing to install them. But if that isn't approved, the next option is to remove the windows and replace them with ones that have grilles, which is the option they least prefer. This has been going on for two and half years.

Member Bienvenu said he sympathized with the cost factor, and believes the owner had no realization the changes were in violation. His concern is more about the impression of massing of the building. Code specifically requires buildings to have the appearance of depth and mass. That is the reason for the setbacks from the corners and mandating the deep reveals. He recalled the Board being excited about the plans when they were submitted, and that Mr. Valdez was open to their suggestions. He is disappointed and said he wants to get back to doing something to the façade facing Canyon Road. He would be happier if they could remove the windows and set them back.

Mr. Valdez said it is an expense, that versus building the wall. Ms. Bordegaray suggested the pony wall. That could have a lot of designs and would provide mass and could be like a garden wall. Another idea is a buttress, which is not quite a wall but something…

Member Guida said these ideas were already discussed by staff and are not needed.

Mr. Valdez said he was addressing that this did not have mass. This was the first time he has heard that, and it would provide a better look.

Member Bienvenu said he believes that was on the drawing and mandated in the approval and states, *"as far back as possible"* and a minimum of 1 ½ inch radius.

Mr. Valdez said he is still confused by what has been approved and what isn't. They had proposed building another wall out with viga post and corbel to increase that space to meet the setback from the corner.

Member Bienvenu said he could see why that is a suggestion, but it was not successful. He preferred leaving the minimal difference as is and getting the windows set back and having something to overcome the flat symmetrical façade. He thought everything else was fine.

Member Aguilar Medrano agreed with staff on violations #1 and #2 as proposed. She did not think on #3 that a grate over the window was a solution. She asked if a different solution could be to remove the stained glass and cut it down to 30 inches.

Mr. Valdez said he wasn't sure that is possible, it is custom made. The other proposal was just to remove the windows and, in the process, move the window to the right closer to the corner to meet the setback.

Member Aguilar Medrano said she either wants to see the window reduced to under 30 inches or a divided light. She agreed that the proposal did not add any design integrity. She didn't want to set a precedent that a design that had been approved and deviated from would be approved by the Board for the sake of moving along. She was open to Member Bienvenu's suggestions on the north façade, but she wanted all window treatments on all windows the same. Not just the two on the right side of the front door.

Mr. Valdez said the coyote fence will come down and an adobe wall in place of the fence was approved and steps down with the terrain.

Member Guida suggested a compromise solution at this point to approve items 1-12. They look at number one of the exception requests for the north elevation to pursue Member Bienvenu's windows suggestions setting the windows back and rounded corners, etc. He suggested in lieu of extending the wall installing more narrow windows that meet the required distance to the corner. The window on the east elevation could be eliminated or returned to the previously approved design. On number 3, eliminate the stained-glass windows and use what was submitted and already approved. That would be a solution that doesn't require exceptions and is closer to the Board's original approval.

**PUBLIC HEARING**

John Eddy, 14 Avenida Campo Verde was sworn. He said the applicant built whatever they wanted to build, regardless of Code and Board directives. He said another objectionable thing is the parapet is now so high. He asked to clarify whether an exception was asked for the parapet raised.

Ms. Bordegaray said no exception was requested. She said the height was raised from what had been approved but is within the allowable height.

**BOARD DISCUSSION**

Member Bienvenu said in addition to raising the parapet he finds disconcerting that the stuccoing around the chimney is stuccoed up to the façade making it flush with the front façade. He asked if that could be set back, they would need to restucco the front façade anyway if the windows are approved.

Mr. Valdez said it could be set back, and they could extend the fireplace out. It is all cinder block reinforced concrete and that could be stuccoed.

Member Bienvenu said that might be a solution to get the additional massing.

**MOTION:** In 2022-005346-HDRB, 1204 Canyon Rd., Member Guida moved to accept changes as submitted for numbers 1-12 that do not require exceptions and staff agrees have met Code requirements. On the windows on the north elevation, in lieu of extending the wall and compromising the portal, the Board recommends narrowing the windows and setting them deep into the wall with one and a half-inch radius corners, and the resulting narrowed windows which comply with the 3 feet from corner requirement, and that they differentiate the plane of the chimney mass in that façade by building it out from the existing façade and stuccoing it, and that the plate glass windows on the east elevation be eliminated entirely and replaced with the windows originally submitted,

as suggested by the Board, which also will not require an exception. Member Bienvenu seconded with a friendly amendment that the windows being modified are set back consistent with what was originally approved and mandated which was, "as far as possible and *a minimum* of 1 ½ inches."

Member Guida accepted the amendment as friendly. He added to the motion that the applicant is to submit updated drawings to staff for final approval.

Member Aguilar Medrano said previously two windows on the east façade were approved. She asked to clarify if acceptable for the applicant to maintain the two smaller stained-glass windows in the original proposed layout which may differ a couple of inches.

Member Guida said that was fine. He accepted the amendment.

**VOTE:** The motion passed by (3-0) roll call vote with Members Aguilar Medrano, Bienvenu and Guida voting in favor and none voting against.

Chair Rios asked Mr. Valdez to work with City staff to ensure both were sure of what should happen as required by the motion.

3. **2022-005867-HDRB. 530 Camino Militar.** Sibylle Mueller, agent for Alexis and Marshall Girard, owners, proposes to construct a 1,500 sq. ft., guest house to a height of 18'-3" where the maximum allowable height is 14'-3" in the Historic Review District. An exception is requested to 14-5.2(D)(9) (c)(iii) for an additional ~~4'-0"~~ 2'10" of height. (Carly Piccarello)

**STAFF REPORT**

530 Camino Militar is a property with a single-family residence, which is listed as noncontributing to the Historic Review District. The two-story house sits on the downslope side of Camino Militar near the boundary of the Downtown and Eastside Historic District.

Ms. Piccarello noted that the height has been reduced from 4' to 2'10".

The house is a Recent Santa Fe Style building (Spanish Pueblo Revival Style) with a flat roof and raised parapet, portal with wood viga posts, stepped massings, and non-divided light windows. It sits behind a stucco yardwall with some coyote fence portions. In a 1995 HDRB case, this house was identified as a non-contributing guest house. It came forward for an addition at that time.

Now, the applicant proposes to construct a 2-story guesthouse:

1) Construct a two-story, 1,500 square foot building that is staggered along the slope.

a. The style of the building is proposed to be recent Santa Fe Style.

b. The roof will be flat with parapets.

c. The proposed height is 17'-1" at it maximum, 2'-10" above the maximum allowable height of 14'-3". The height is reaches its maximum as it grows to the west downslope in the middle massing at 15'-11". The dimension can be seen on the north elevation drawing.

d. The building will be finished in El Rey 212 Madera, to match the existing residence.

e. The east elevation will have an entry portal that is rectangular and centered. This portion of the building is the most visible from public view and lowest in height.

f. The west elevation includes a portal for the upper floor.

g. Portals will have wood posts and beams with dark brown stain.

h. Windows are non-divided lights and mostly wide in length and narrow in height.

i. All windows will be aluminum clad wood framed with cladding color 'Bronze' to match the existing residence.

j. Low profile, flat skylights are proposed.

k. The lower level on South and West façade will have a retaining wall against natural grade. The retaining wall will have stucco finish with a wall height of 36" above finish grade. The entire walkway is covered with a portal.

**STAFF RECOMMENDATION**

Ms. Piccarello noted regarding the exception that the Board could grant it, it does not have to go to the Governing Body. Staff did find that all the exception criteria have been met but the Board may find that they require further testimony. Otherwise, staff recommends approval of the application as it complies with 14-5.2(D) General Design Standards for all H Districts, and 14-5.2(F) Historic Review District.

Chair Rios asked to confirm that the applicant requested 2 feet 10 inches and is on a sloping side.

Ms. Piccarello said, yes 2'10" and they are on a sloping site. The exception originally was to meet the newspaper posting and for a height allowance as you go down the slope. This is just a different way it is calculated.

**APPLICANT PRESENTATION**

Sibylle Mueller, 130 Candelaria Street was sworn. She asked to reiterate the Board's concerns from the last meeting. She felt they had achieved a design that will

be acceptable. She said Member Aguilar Medrano asked that the design compliment the main building and that was done and will have the same stucco finish. They are willing to do the most prominent window clad color of bronze, and the exposed wood will have a similar stain. They are stepping down the slope, because they are adjacent to the Downtown Historic District, so this is not as contemporary. The ceiling heights will be stepped down. The suggestion to consider a site closer to the road they did not do. One reason is closer to the road they are in the 30% slope and there are a lot of mature trees that will cover the view. They feel the best location is as sited. She said Member Biedscheid didn't want a secondary color and that was removed. The inconsistent shapes of the windows were changed to similar shapes on the other renderings on the main buildings. They raised the parapet at Member Guida's suggestion and removed the second story portal to make the structure appear smaller. They tried to lower the height regarding Board Member Larson's comment that the height was excessive. They will still need an exception because of slope. They have it in the lowest part of the property and it is barely visible other than from the neighbors.

Member Aguilar Medrano thanked her for her efforts. She said she still struggled with granting an exception for a three-story guest house. She asked what the interior heights of the three levels are now.

Ms. Mueller said it's not a three-story guest house. There is an unheated basement that cannot be seen. Instead of a garage on the same level, they put it underneath, for storage. It is two stories heated and the height of the lower level is eight feet and the upper is nine feet and steps down, and the living room is 10 feet.

Member Aguilar Medrano asked if the whole house could be dropped down a foot into the grade to decrease the height by a foot.

Ms. Mueller explained the grade height is most restrictive from the existing grade or new grade. it doesn't help the height if the existing grade is brought down, the entrance must remain the same height. The overall height from the top of the parapet at the entrance, to the bottom of the first floor cannot change.

Member Aguilar Medrano said it would be a foot less if the height of the entire footprint was dropped measuring from native grade. They would essentially be excavating the basement.

Ms. Mueller said to meet with the lower-level door at the existing grade they would have to dig in and would be a much bigger impact.

Chair Rios asked if the building is at its highest at 17 feet.

Ms. Piccarello said on the north elevation, height is a little beyond 17'1" and 18' 10" on the south elevation to the outside of the stepped wall. The measurement for height is taken from the center point facing the street.

Member Guida said he appreciated the efforts to make the corrections, and this is a successful design. The height exception is not a big issue for him. He appreciated making the house sympathetic to the main house, the district and the neighborhood.

**PUBLIC HEARING**

No public comment.

**BOARD DISCUSSION**

**MOTION:** In 2022-005867-HDRB, 530 Camino Militar, Member Guida moved to approve the application as submitted finding the criteria for the height increase request amendment was met. Member Bienvenu seconded the motion.

**VOTE:** The motion passed by (3-0) roll call vote with Members Aguilar Medrano, Bienvenu and Guida voting in favor and none voting against.

4. **2022-005463-HDRB. 220 Rodriguez St.** Brian Sarrazin and Stephanie Sandston, designers and owners, requests to remodel a contributing residence in Downtown and Eastside Historic District. Exceptions are requested to sections 14-5.2(D)(2)(d) to construct an addition on to primary facades, 14-5.2(C)(1)(d) for additions/alterations that impact original form and integrity, 14-5.2(E)(1)(a) for additions in a style that is not of Old Santa Fe Style and 14-5.2(D)(5) to replace historic windows not in-kind. (Carly Piccarello)

This case was postponed to the first meeting in December.

**H. NEW BUSINESS**

1. **2022-005980-HDRB. 150 Washington Ave.** Downtown and Eastside Historic District. Non-contributing. John Dick, agent for CTO Realty Growth, owner, proposes door and window alterations. (Angela Schackel Bordegaray)

**STAFF REPORT**

150 Washington Avenue was built in 1982-83 as the First Interstate Plaza building that spans the Lincoln Avenue, Washington Avenue, and Marcy Street block. It has three

stories, with the third floor stepped back at the top. Its style is contemporary version of Spanish-Pueblo Revival with wall-dominated stucco walls and parapets. It is non-contributing to the Downtown and Eastside Historic District.

The applicant proposes to add a series of windows at street level as well as at the second story level, to the two existing blank facades of the building that face Washington Avenue and West Marcy Street. The north façade, Marcy Street elevation, will have four (4) new 5 x 3 divided lite windows added to its second story and three (3) new pairs of 2 x 4 divided lite windows at sidewalk and street level. The east façade, Washington Avenue elevation, will mirror the number and type of windows. At the northeast corner ground level, currently a recess for sculpture display, a new pair of 9' x 6' French doors for egress and ingress will be installed, facing northwest on a diagonal at the sidewalk. The new door will be 3 x 5 divided lite wood.

The window glass to wall ratio is less than 40 percent.

All new windows and doors will match existing doors and windows in type, muntin pattern and color to match existing, aluminum clad frost blue manufactured by Pella. French doors placed at the recessed area on the corner for egress and ingress from those spaces.

**STAFF RECOMMENDATION**

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

**APPLICANT PRESENTATION**

John Dick, 112 Camino Escondido, was sworn. He said Ms. Bordegaray helped him out. They added the lintels because he didn't remember them, and he never noticed the façade was so blank and large. The intent is to match the existing windows to the new façade and create a retail space and enliven the corner. That will benefit the streetscape and the pedestrians.

Member Bienvenu said this raised the same concerns as the discussion on Canyon Road, a very flat façade. He asked if correct that the recesses on the windows are consistent with the upper windows on the Washington Street side.

Mr. Dick said that was correct.

Member Bienvenu said he wasn't sure that was the appropriate solution for the lower windows. He found it odd that the façade has no portal, whereas the Washington façade has a deep portal. The windows are similar, but they are under a portal and is

a different situation. He thought the windows could be improved on the ground level if set in. He asked if they had considered putting something that emulates the portal.

Mr. Dick said that is the intent, but his rendering may not reflect that. His preference is to recess the windows as much as possible on both the ground level and upper level.

Member Bienvenu said that would help.

Mr. Dick said as a qualification for approval he would be happy to recess the windows as much as possible.

**PUBLIC HEARING**

Mr. Eddy, previously sworn, agreed the addition of windows make it more expendable in the streetscape. Also setting back the windows in question should not go to the sidewalk. The architecture would look better if there was a raised massing above the windows on the bottom.

Member Guida said he appreciated Mr. Eddy's comments but for the building, the massing, form of fenestration, and expression of the ground floor, he agrees with the applicant. This is 100% the right way to express the lower floor. To shorten the height of the windows would be more pedestrian looking than what is proposed and diminish the amount of friendliness in this design proposal.

Member Bienvenu asked to hear from the architect.

Mr. Dick said a multicolored brick plinth (base) around the two façades of about 6 to 8 inches will be retained. And the windows do not come all the way down to the sidewalk, but the windows on Washington Street might.

Member Bienvenu said these are classic store front looking windows, which was the reason why it was approved. He said he thought six to eight inches is satisfactory and elegant.

**BOARD DISCUSSION**

**MOTION:** In 2022-005980-HDRB, 150 Washington Ave., Member Bienvenu moved to approve the project as submitted with the understanding all windows and doors will be set in as much as possible, 5 to 6 inches, and at least 6-8 inches above ground level. Member Aguilar Medrano seconded the motion.

**VOTE:** The motion passed by (3-0) roll call vote with Members Aguilar Medrano, Bienvenu and Guida voting in favor and none voting against.

2. **2022-005981-HDRB. 492 Arroyo Tenorio.** Downtown and Eastside Historic District. Non-contributing. Will McDonald, agent for Rob Johnson, owner, proposes to add a 213 sq.ft. carport to a height of 9'–11" (maximum allowable height of 14'-4"). (Angela Schackel Bordegaray)

**STAFF REPORT**

492 Arroyo Tenorio is a 2,285 square foot Spanish-Pueblo Revival building designated as noncontributing to the Downtown and Eastside Historic District. It has a flat roof and parapet. The original was built in the early 1900s and underwent extensive alterations including in 2003 and 2007. Its north street-facing façade is a series of additions and modifications that also included window replacement. It is near the Acequia Madre where it intersects with Garcia Street and Arroyo Tenorio. The house is enclosed by a tall front stucco yard wall and pedestrian gate with a slight arch.

Now, the applicant proposes the following exterior alterations:

1. Add a 213 square foot single-bay carport at the street of its north elevation to a height of 9' - 11," where the maximum allowable building height in this streetscape is 11'- 7." Proposed height is below the existing 11' parapet.

a. The carport's west posts will attach to the house's east courtyard wall (6' – 9") and extend east over one of the two existing parking spaces.
b. The carport will have wooden posts, a beam and vigas and be stained Cabot's semisolid stain in chestnut brown.
c. The other parking space will remain open.

No other changes are proposed at this time.

**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.

Chair Rios asked to clarify the allowable height.

Ms. Bordegaray said 11'7" is the height of the house and 14'4" is the maximum.

**APPLICANT PRESENTATION**

Will McDonald, 488 Arroyo Tenorio, was sworn. He said this seems like the mid-80s and was one property split into two. He said #492 shares a common wall with the

house to the east. One reason for a single parking space is that the neighbor's kitchen window faces the parking area, and it would shade the window. They just want something simple and visually light.

Member Guida said it is a nice design and sensitive to this house and the neighbor's house. He asked about the exposed underside of the carport roof.

Mr. McDonald said it is 1 x 6 rough-sawn wood decking.

**PUBLIC HEARING**

Mr. Eddy, previously sworn, appreciated the applicant's consideration of his neighbor and not taking away their solar.

**BOARD DISCUSSION**

**MOTION:** In 2022-005981-HDRB, 492 Arroyo Tenorio., Member Aguilar Medrano moved to approve as submitted. Member Guida seconded the motion.

**VOTE:** The motion passed by (3-0) roll call vote with Members Aguilar Medrano, Bienvenu and Guida voting in favor and none voting against.

**3**. **2022-006017-HDRB. 600 Agua Fria St.** Westside-Guadalupe Historic District. Contributing. Christopher Purvis, agent for Robbi Firestone, owner, requests a primary facade designation. (Ramon Sarason)

**STAFF REPORT**

600 Agua Fria Street is an approximately 1200 sq. ft. bungalow with a stucco exterior, a pitched roof, and a simple shed roof portal. The house is located on Agua Fria Street and directly south of Closson Street in the Westside-Guadalupe Historic District. It is a contributing property, and the applicant is requesting a primary elevation designation.

An Historic Cultural Property Inventory (HCPI) form is provided for the Board's review. The HCPI is from 1997. The house was built sometime between 1936 and 1937. It has been both a residential and a commercial property. Currently it is a commercial property, and the owners would like to return to a residential property.

The structure has a pitched roof with gable on the east and west. The roof material is asphalt shingle. The walls of the building are described as tile in the HCPI. It is possible that the walls are of pentile based on the age of the structure. In 1997, the property had a 15-lite, single-leaf wood door and this door remains today. The front porch is a shingled shed roof with (4) simple 6x6 inch square wood posts, painted Turquoise. The house is cement stucco in a brown color.

The north and south facades retain their original windows

On the north façade the shed roof porch overhangs a 15-lite door and screen door, flanked by (3) panel windows each with (8) divided lites that are original to the building. (2) porch lights also flank the entrance door. A galvanized gutter and downspout to the shed roof porch appear recent.

On the west façade (Façade 2) (2) windows flank the chimney. To the south of these are (2) windows of differing sizes and depths of relief. Flue vent, gas meter, electrical meters, and roof gable are visible.

On the south façade (Façade 3) The back entrance door consists of a 15-lite door flanked by a (3) panel window each with (8) divided lites to the east and a window with (8) divided lites to the east. All appear original. The back porch is stepped with a stone and concrete landing. The elevation steps on the east portion and around the door at approximately 3' above grade about 8". A steel hatch to a crawl space is located to the west of the door. A galvanized gutter and downspout appear recent.
On the east façade (Façade 4) are (2) windows symmetrically placed and the roof gable is visible.

**STAFF RECOMMENDATION**
Staff recommended that the house be maintained as contributing and the north elevation (Façade 1) including the shed roof porch and the east façade (Façade 4) be designated as primary elevations.

Chair Rios asked if the shed roof portal was also included.

Mr. Sarson said, yes on a primary elevation, façade 1.

Chair Rios confirmed that includes the north and the east.

Member Bienvenu said the Board talked about how façade #2, mirrors façade 4, and could also be considered a primary façade. Other than the pipes, etc. it is a distinctive aspect of the building. Even the windows strike him as characteristic and the corner of the two façades is very visible from Agua Fria. He wanted to point that out and ask if Mr. Sarson also saw it as primary, in lieu of.

Mr. Sarson said it came down to the flue, and gas electric meters, and mailbox. It is up to the Board to determine which façade they consider primary.

Chair Rios said those are removable items and this is a more visible façade. She said between the east and west she would go with the west.

Member Bienvenu said the windows were in an interesting arrangement and he also favored the west as the second primary.

**APPLICANT PRESENTATION**

Christopher Purvis, 518 Old Santa Fe Trail, was sworn. He said he always assumed it would be the west and how it presents to the city and the neighborhood. The west and north can be seen, but he understands choosing the east because of the windows.

**PUBLIC HEARING**

No public comments.

**BOARD DISCUSSION**

**MOTION:** In 2022-006017-HDRB, 600 Agua Fria St., Member Guida moved to maintain contributing status for the house and to designate the north and west elevations as primary, including the shed roof front porch. The motion was seconded by Member Aguilar Medrano.

**VOTE:** The motion passed by (3-0) roll call vote with Members Aguilar Medrano, Bienvenu and Guida voting in favor and none voting against.

5. **2022-005993-HDRB. 518 and 518 ½ Calle Corvo**. Downtown and Eastside Historic District. Contributing. William Kleinschmidt, agent for Nancy Abruzzo Holdings, LLC, owner, proposes to remodel of three (3) structures (1,050 sq.ft. main residence, 606 sq.ft. guesthouse and 260 sq.ft. garage) that includes: window and door alterations and replacements, yard wall and fence alterations, repairs and stucco. (Angela Schackel Bordegaray)

**STAFF REPORT**

518 and 518 ½ Calle Corvo consists of a main house, guesthouse, and a detached garage. All three structures were built in in 1940s in the Spanish Pueblo Revival style. All structures are designated as contributing to the Downtown and Eastside Historic District.

The property has its original low stuccoed yard wall. The yard wall was not included in the status designation case. Calle Corvo intersects with Garcia Street and curves east and connects to Acequia Madre at Acequia Madre Elementary School.

In a 2017 case (H-17-088), the board designated primary facades for each of the three structures. The north elevations of the main house and of the garage were designated primary. The west elevation of the guesthouse was designated as primary. In the 2017 board case, the applicant received approval to add a portal onto the north (primary) elevation of the main house**.** Current windows and some exterior doors on both residences were installed in the 1980s. The applicant has received three administrative approvals since for additional alterations.

Now, the applicant proposes to:
1. Replace existing white metal horizontal slider windows with new divided lite pattern single-hung white metal windows on all elevations.
2. Replace all exterior wood doors with new wood doors and frames. Doors with windows will have divided lites including on primary facades of the main and guesthouse, north and west facades respectively. Doors will have natural wood finish sealer.
3. Replace exterior screen doors on three facades. Existing screen doors vary in their wood designs and appear historic. Replacement screen doors will be new wood screen doors matching the frame pattern of the existing doors and frames painted white.
4. Add a screen door at the west-facing exterior door of the main residence that does not currently have a screen door.
5. Modify window openings where needed to comply with building code egress.
6. Repair and patch stucco and re-stucco all three building and yard walls. New stucco will be cementitious El-Rey's Fawn; current stucco is similar to El Rey's Straw color.
7. Re-paint the same color existing wood gates, fencing and garage door, which is light green.

**STAFF RECOMMENDATION**
Staff recommended approval except for replacement of the (front) north elevation doors and screen doors without documentation that the door and screen doors are not historic. Otherwise, staff recommends approval of the application 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 asked if the openings would be increased.

Ms. Bordegaray said the applicant mentioned slight increases. He could address that better.

Chair Rios asked to compare the existing color, "Straw" to the proposed color.

Ms. Bordegaray said they are very close in color.

Member Aguilar Medrano asked to see the doors side by side. She asked if the painted door (the third door) was historic.

Ms. Bordegaray said it is also historic and is on the west elevation which is not considered primary.

Member Aguilar Medrano asked if staff was certain all the windows were installed in 1980 and not historic.

Ms. Bordegaray said the garage has the original casement and will be infilled. It is on a non-primary façade as well.

Ms. Bordegaray noted the fourth door, the guesthouse, is a historic door that requires an exception to replace. She added that she also forgot to mention in terms of historicity, the neighbors to the west have a door of the same style and by the same craftsperson as this house. The proposed door is gray with two divided lights. She showed two stucco samples that are pale in color.

**APPLICANT PRESENTATION**

William Kleinschmidt, 6 Senda Artemisia, was sworn. He said they do not believe the doors are historic, but the owners could provide history on installation. On the stucco they chose a warmer color but one close to the existing color.

Chair Rios asked him to clarify if he did not think the front door with the three windows was historic.

Mr. Kleinschmidt said the owners could provide history, but don't think it is.

Chair Rios said she was familiar with a contributing house built in the 30s and 40s that had a very similar door.

Nancy Abruzzo, 11 Sandia Heights Drive, Albuquerque, was sworn. She said the doors, especially the front doors are more of a safety concern. The door has been repaired and modified several times. This was her grandfather’s and then her father's home. The door has swelled and has to be shaved for it to work. This is a short-term rental and she wondered if there was an alternative. It is primarily the front door and occasionally the same happens on the kitchen door of the main house.

**PUBLIC HEARING**

No public comment.

**BOARD DISCUSSION**

**MOTION:** In 2022-005993-HDRB. 518 and 518 ½ Calle Corvo, Member Bienvenu moved to adopt staff's findings and recommendations for approval as submitted, with the exception of the front elevation doors and all screen doors, unless satisfactory documentation is provided to staff the doors are not historic. Member Aguilar Medrano seconded the motion with a friendly amendment to add the same condition to the white door on the other primary façades (unless satisfactory documentation is provided showing the door is beyond repair), and also to add the second white door that matches the front door in the primary façade.

Member Bienvenu asked staff if the Board had authority to require preservation of historic doors not on a primary façade.

Ms. Piccarello said per Code, on windows and doors alone, they do not. However, if the Board finds there is potential for a status downgrade based on the loss of historic material, that is a reason to preserve the doors. She said from the site visit the amount of loss of historic material for this property appears dramatic. The historic status appears it could be threatened by losing more.

Member Bienvenu said he agreed that the property with the changes made is on the verge of its losing status if additional historic material is removed. He accepts for that reason, the amendment as friendly.

**VOTE:** The motion passed by (3-0) roll call vote with Members Aguilar Medrano, Bienvenu and Guida voting in favor and none voting against.

6. **2022-005994-HDRB. 802 E. Palace Ave.** Downtown and Eastside Historic District. Non-contributing. John Granito, agent for Anna Voltura, owner, proposes to add 608 sq. ft.(height 13'-8" where the maximum allowable is 14'-10") to a 3,425 sq. ft. house. (Angela Schackel Bordegaray)

**STAFF REPORT**

802 East Palace is a 3,425 square foot residence constructed between late 1950s and early 1960s in a mid-century version of Spanish-Pueblo Revival Style. After significant alterations, it was designated non-contributing to the Downtown and Eastside Historic District. The applicant returns to the board to seek approval of items # 5 and #6 underlined in the scope of work below which was approved by the board on November 25, 2014. Items 5 and 8 were not completed.

The remodel included:
1. Removal and reconstruction of non-historic carport and entry to the residence on the street-facing east façade, featuring stuccoed massing, wood header, posts and simplified corbels on the new carport;
2. Addition of a new entry element on the street-facing east façade, feature in an exposed wood header above a pair of wooden entry gates with metal grills protected by a bracketed overhang with wooden details and copper cap;
3. Replacement of large picture window on street facing east façade with ashite-clad divided lite window to match the existing non-historic windows;
4. Removal of existing French doors on the street-facing façade;
5. Addition of a 506 square foot studio on the rear-facing west elevation in Pueblo-Revival style and portals on the north and south elevations totaling 102 square feet;
6. Addition on the north elevation of an approximately 400 square foot deck, of which 262 square feet will be covered by a flat-roofed portal with wooden posts and simplified corbels. The proposed deck will be constructed of a metal sub-frame and concrete-panel decking and will also feature a hot tub, wooden balustrade with wooden top-rail, and wooden staircase down to the lower level of the west-sloping lot;
7. Removal of non-historic stairwell and enclosure on the south elevation and replacement with a divided lite window and window-well/curb;
8. Construction of new coyote fencing to a height of 3 feet at the east street-facing lot line and to a height of 5’ – 8” between the proposed studio addition and the rear lot line;
9. Construction of new 5’ high stuccoed yard wall with gate between the residence and the existing north yard wall and new 3’ high stuccoed yard wall between the front lot line and the proposed carport;
10. Extension of the existing north yard wall to the maximum allowable height of 6’; and
11. Installation of landscape features, including planters, swales, low (3’ maximum) stacked stone retaining walls and detention pond.

The new studio will match the Spanish-Pueblo Revival style of the main residence and the portals will be traditional with vigas and parapets.

No other changes are proposed.

**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 PRESENTATION**

John Granito, 606 Gomez Road, was sworn. He said they are resubmitting the project for the studio and coyote fences exactly as approved in 2015 with no changes.

## PUBLIC HEARING

No public comment.

## BOARD DISCUSSION

**MOTION:** In 2022-005994-HDRB, 802 E. Palace Ave., Member Aguilar Medrano moved to approve the application as submitted. Member Bienvenu seconded the motion.

**VOTE:** The motion passed by (3-0) roll call vote with Members Aguilar Medrano, Bienvenu and Guida voting in favor and none voting against.

6. **2022-005984-HDRB. 523 Armijo St.** Downtown and Eastside Historic District. Christopher Purvis, agent for Brendan Dolan, requests a status review for a non-contributing structure. (Carly Piccarello)

## STAFF REPORT

523 Armijo Street is a single-family residence listed as non-contributing to the Downtown and Eastside Historic District. The residence sits at the convergence of Armijo Street and Tony Street.

The house was built in the Vernacular Style and has a rectangular footprint, adobe walls, and low-pitched roof. The covered entry porch has been enclosed into log cabin room and sits on field stone foundation. The log addition was created by a U.S. Forest Service employee. It has a concrete block parapet and wood canales. The house has steel casement windows. The west façade has a side porch addition with half-height tongue and groove siding with screens above, on stone foundation and a replacement door. It is a unique example of vernacular building in Santa Fe.

The garage is a simple single gabled structure and has tongue and groove hinged doors and is connected to house by an open lean-to structure. Low stone yard walls wrap the street frontage.

## STAFF RECOMMENDATION

Staff recommends the historic status of the main house and garage be designated as contributing with the primary facade designated as the south elevations including the enclosed log porch per 14-5.2(C) Designation of Significant and Contributing Structures. Staff also recommends the stone yard walls as contributing structures.

Ms. Piccarello said there are three ways to go with this case: a recommendation for contributing with primary façades, looking at this as non-conforming, which is more complex but preserves it for architectural interests. The third route is to maintain the noncontributing status. There are historic features on the west façade as well, but it also has a replacement door and an addition to get downstairs. The main character feature of the building is the south facing façade, which is staff's recommendation.

Member Guida asked what is at stake if the Board goes in the direction of the option as contributing, non-conforming.

Ms. Piccarello said it wouldn't be contributing, it would be preserved as non-conforming. She said a case for 2 Camino Pequeno fell under this and had adobe features as well. It was white stucco, and Downtown Eastside and the style Prairie Modern is different than what is acknowledged by Code. She said this has the very uncharacteristic, enclosed porch, so she would leave it to the Board to choose. The option to go nonconforming, must specify the architectural interests is to be preserved.

Member Bienvenu proposed a different way. To designate as contributing with a finding that it is nonconforming and has special architectural and historical interest. The word contributing doesn't mean it conforms, only that it adds to the historical streetscape. This adds to an eclectic vernacular character in this historic district. He thought it could be a contributing structure as well as nonconforming at the same time.

Ms. Piccarello said staff looks at the heterogeneous factor as an important part of Code. They don't all fit one mold and is why staff recommends contributing, but stating the architectural interests and characteristics is always helpful to preserve the building and providing extra rails for the applicant and staff.

**APPLICANT PRESENTATION**

Christopher Purvis, previously sworn, said he agrees with Ms. Piccarello's comments and likes the first option. The owners love the log cabin, and no one wants to change things. There are issues at the top they will have to bring to the Board, but not as part of this.

Member Bienvenu asked about the rest of the recommendations, specifically on the garage and stone walls.

Mr. Purvis said the walls are prominent on the streetscape. The only issue with the garage is the doors are funky and need repair. They can bring that back without asking for an exception. He saw no problem leaving it as is, and generally agreed with staff's recommendations.

**PUBLIC HEARING**

Mr. Eddy, previously sworn, agreed with staff's recommendation. He said this house has contributed its presence on the streetscape as long as he can remember.

Chair Rios said she sees this house frequently. She thought it interesting her family believes they may be related to the original owner.

**BOARD DISCUSSION**

**MOTION:** In 2022-005984-HDRB, 523 Armijo St., Member Guida moved to accept staff's recommendation of historic status on the main house and garage and designation as contributing with the primary façade designated as the south elevations and including the log porch and stone walls as contributing structures. Member Bienvenu seconded with a friendly amendment that the Board finds this building to be nonconforming with special architectural, historical interests for the streetscape and the district.

Member Guida accepted the amendment as friendly.

**VOTE:** The motion passed by (3-0) roll call vote with Members Aguilar Medrano, Bienvenu and Guida voting in favor and none voting against.

7. **2022-005982-HDRB. 1149 E. Alameda St.** Downtown and Eastside Historic District. Non-contributing. Taylor Pardue, agent for Clive and Nancy Fairchild, owner, proposes addition 100 sq.ft. to the second story matching the existing height of the structure. (Carly Piccarello)

**STAFF REPORT**

1149 E. Alameda is a single-family residence listed as non-contributing to the Downtown and Eastside Historic District. It is a two-story residence in the Recent Santa Fe Style built in the 1992. It is tucked back behind two properties from East Alameda Street and accessible from Camino Pequeno and then turning again north on a separate East Alameda Street and then at the end of a wooded shared drive. The house has a series of flat roofs with raised parapets, stepped massings and a light color stucco. It is 22'-7" in height. The windows are aluminum clad wood with divided and non-divided lights.

Now, the applicant proposes the following exterior alterations:

1) Create an approximately 50 square foot addition on the second story of the east

elevation infilling a stepped massing to connect to an existing chimney. Add two aluminum clad divided light windows on the south façade of the addition and one on the north façade of the addition to match similar windows on the north and east elevations.

2) Create an approximately 50 square foot addition on the second story of the south elevation infilling a stepped massing to connect to an existing chimney. Add one aluminum clad square window on the south and east façade of this addition to match other square windows on the south façade.

3) The additions will have hard troweled cementitious stucco with a Dunn Edwards EnduraLast paint coating to match the treatment of the existing house.

**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 PRESENTATION**

Taylor Pardue, 905 Nicole Place, was sworn. He had nothing further to add.

Member Guida asked if other options than white stucco had been considered for enclosing the upstairs balconies in terms of the outward expression of the building.

Mr. Pardue said no, not really.

Member Guida said the building is not contributing and has no public visibility. And he did not think it interesting, or the floor plan adjustments proposed are bad. He just feels the house with this massing has lost something when changed by stepping. He thought that seemed a character of the existing residents. He said there is something nice about the rear balcony with the freestanding fireplace that will be lost by bumping this out. He asked if an alternative means of enclosure could be considered. If it had once had a roof that was enclosed with a different material like wood, they would still get the impression of the original massing.

Mr. Pardue said the first floor is adobe and the second floor is framed. Some of those details can be picked up on the outside with tapering. Trying to soften the upper second floor was discussed so it doesn't feel like a closed-end deck. They didn't get very far with that. They are sensitive to shaping the building and paying homage to what was done by the original architect who designed the house.

Member Guida asked where that could be seen.

Mr. Pardue said the drawings take out the humanity of the building but there is tapering on the front south façade and east elevation. The CAD drawings don't show it, but they had considered tapering the upper floor toward the parapet to soften it.

Member Guida asked about the rear that comes out over the balcony.

Mr. Pardue said on the other roughly, 50 square feet addition, they want to retain the articulation of the fireplace chimney. And the windows on the proposed east elevation will match the same style as the first floor.

**PUBLIC HEARING**

No public comments.

**BOARD DISCUSSION**

**MOTION:** In 2022-005982-HDRB,1149 E. Alameda St., Member Aguilar Medrano moved to approve the application as submitted. Member Bienvenu seconded the motion.

Member Guida recommended friendly amendments that the drawings be updated and submitted to staff to reflect the discussion between the Board and applicant to retain, through massing details, tapering, and setting back planes of some of the existing visual interest of the current massing on the two balconies to be filled in, so there is not an extrusion of the first floor, and is consistent with existing details in the house with a change of plane and visual interests to the additions.

Member Aguilar Medrano accepted as friendly.

**VOTE:** The motion passed by (3-0) roll call vote with Members Aguilar Medrano, Bienvenu and Guida voting in favor and none voting against.

8. **2022-005983-HDRB. 834 Allendale St.** Don Gaspar Area Historic District. Contributing. John Odell, agent for John and Betty Amarant, owner, proposes to remodel a contributing residence and create a 700 sq.ft. addition to a height of 12'-2" where the maximum allowable is 14'-0". Exceptions are requested to 14-5.2(D)(5)(a)(1) for window replacement on primary facade and 14-5.2(D)(2)(c) addition to a contributing wall. (Carly Piccarello)

**STAFF REPORT**

834 Allendale Street is a single-family residence listed as contributing to the Don Gaspar Area Historic District. It sits at the northwest corner of Allendale and West Houghton Streets facing Allendale Street. Constructed as a duplex in 1960 in a Spanish Pueblo Revival Style, it has more recent additions on the west and back of the house.

The backyard has two outbuildings once of which is small accessory structure ("chicken coop/toolshed") built before World War II from tile blocks, with a concrete floor, wood vigas and a plywood ceiling. The other is a garage, which was designated as contributing in 2016 by the HDRB.

In case 2022-005164-HDRB, the Board designated the main house, south stone wall, and chicken coop as contributing structures. The east and a portion of the south elevations of the main house were designated as primary facades: 1(a), 1(b) (including the northeast portal, but excluding the half-height infill walls), 2 and 3 of the main house. The east elevation of the chicken coop/tool shed was also designated as a primary façade.

Now, the applicant proposes the following exterior alterations to the main house:

1) Create a 700 square foot addition on the west façade to a height of 12'-2" where the maximum allowable height is 14'.
2) Increase the height of the east and primary façade by 4".
3) Increase heights of the main in a stepped appearance visible along the north façade.
4) Replace two historic steel casement windows on primary facades with Kolbe aluminum clad wood windows.
5) Replace six historic steel casement windows on non-primary facades with Kolbe aluminum clad wood windows, color Kolbe Coastal Storm (blue).
6) Replace non-historic windows with Kolbe aluminum clad wood windows.
7) Install 5' wide French doors on the north elevation toward the backyard.
8) Install 3' wide French door on the south elevation toward the backyard.
9) Re-stucco in El Rey Buckskin.

The applicant proposes the following exterior alterations to the contributing rock yard wall:

10) Raise height of the south and contributing river rock yard wall to the maximum allowable height of 5'-7". An exception is requested for an addition to a contributing structure.
11) Raise the front/east stucco wall to 4'-10" and fill in the front yard gate. Build a wall diagonally across the front yard at the corner of Allendale and West Houghton Streets to 4'-10" set back to accommodate for the sight visibility triangle.

12) Finish the CMU block patches in the river rock wall with a river rock veneer.

The applicant proposes the following exterior alterations to the contributing garage:

13) Replace the non-historic garage doors with wood doors consistent with historic photographs.
14) Replace the historic pedestrian door and header. A window and door assessment has been provided, replacement is recommended.
15) Replace the non-historic windows to match historic appearance.

The applicant proposes the following exterior alterations to the Chicken Coop/Shed:
16) On the primary/east façade, replace the barn door and header over the window in kind.

A door and window assessment has been provided; replacement is recommended.
17) Repair window on east façade and stain to match main house.
18) Enclose opening on north façade's non-historic pedestrian door and stucco over.

**STAFF RECOMMENDATION**
Staff did not find that all the exception criteria had been met but the Board may find that they have upon further testimony. Otherwise, staff recommends approval of the application as it complies with 14-5.2(D) General Design Standards for all H Districts, and 14-5.2(H) Don Gaspar Area Guadalupe Historic District with the conditions that:

1) the front yard wall be reduced in height more consistent with the contributing rock wall and a gate remain to preserve the historic streetscape presence, and
2) the steel casement windows be replaced with windows of the same material.

Member Aguilar Medrano asked if the Board has purview over the diagonal wall behind the front yard wall.

Ms. Piccarello said it is technically an addition to a contributing wall because it attaches. It does impact the harmony of the streetscape and not seen normally on these properties. One nonconforming wall on that streetscape is very tall, but the rest of Allendale streetscape is low. The property does set lower than the sidewalk so, yes, these fall within the harmony of the streetscape.

Chair Rios asked if Ms. Piccarello was recommending approval of the application with the considerable changes.

Ms. Piccarello said approval with conditions, that the eastside yard wall is lowered more in keeping with the yardwall and that the gate opening remains. The

conditions were not met for addition to the contributing wall, and the metal casement windows must be in kind.

Chair Rios asked to confirm Ms. Piccarello feels with her recommendations that the building will remain contributing.

Ms. Piccarello said she does. She said she hates to give up this many windows, but when they are non-operable, it is hard to make a case to keep them.

Member Bienvenu said it seems based on the staff report the only big issue with the house is the replacement of the steel frame windows on the primary façade.

Ms. Piccarello said she would remind them there was a lot of debate whether the north façade was contributing. The applicant had further changes planned, at least in height. Staff has worked with them to make that more compliant, but there are still a lot of changes on the north elevation. But the east elevation is preserved.

Member Bienvenu asked if the issue was that the steel windows were as non-repairable and the applicant wants to replace them, but *not* in kind, and will need an exception.

Ms. Piccarello said the applicant has clarified they will not replace in kind.

Member Bienvenu said with regard to the walls, one issue is they want to increase the height of the contributing stone wall, which requires an exception. Secondly, they want to increase the height and remove the gate and the non-contributing wall on the eastside. That would not require an exception, but staff still recommends as a condition it not be as high as requested and for the gate opening to remain.

Ms. Piccarello said that was correct.

Member Bienvenu said it appears on the garage they want to replace the historic header and door. He asked if an exception would be required.

Ms. Piccarello said the garage doors are proven to be non-historic. The assessment says the door is rotted and that does not need an exception. Her logic on the front yard wall essentially this is being turned into what appears to be a backyard.

Member Bienvenu asked if an exception is needed for the work on the shed.

Ms. Piccarello said no exception is required.

Chair Rios asked the increase proposed for the stone wall.

Ms. Piccarello said it is maintained at the corner. The east side is 4’10” but the contributing yard wall is 5’7” in height and varies as you go along the wall.

**APPLICANT PRESENTATION**

The applicant’s representatives were sworn in.

John Odell, 1523 Taos Street, was sworn. He said they recognize that the property has had deferred maintenance over the years. They want to bring up to the neighborhood style and standards. That is the reason for changing the steel sash windows. They will use the Kolbe Vista Lux, steel sash profile with the same muntins. They look similar. The house will maintain its character and they will maintain the steel sash window under the front portal. The portal is not part of the primary elevation and will remain but will be raised the allowable 4 inches.

Member Bienvenu clarified he thought the portal is considered part of the primary elevation, except for the concrete infill, which was excluded.

Ms. Piccarello confirmed that was correct.

Mr. Odell said the visual triangle on the front walls is required by the City traffic. A planter will be in front to maintain part of the lower streetscape wall. They want some privacy, and the height is in keeping with the neighborhood. The stone wall will be raised about 32 feet in length starting at the visual line. When it steps back down to the original wall it follows the existing wall's style. At the back of the property, it is close to 6 feet because of the slope. To keep the same style, they will repaint the entire wall because it hasn’t been maintained since it was built. The stone wall has a stone foundation underneath. The structural engineer will go over that and if anything is needed there are options that do not affect the visual lines.

Ms. Piccarello said the drawing measurement is two feet, three inches.

Member Aguilar Medrano asked if the changes would endanger the stone wall's status.

Ms. Piccarello said with regard to proportion and the amount added, it would bring that into question.

Member Aguilar Medrano said that is a concern with the additional height. She agreed on the front wall and the lower gate adds to the friendly nature of the streetscape. Also, she wasn't sure the applicant would propose the diagonal wall at 4'10" if the Board

wanted to keep the walls shorter. She said that also distracts from the streetscape and is not typically seen from this type of house.

Member Guida clarified that the applicant is proposing that all other metal casement windows be replaced with the Kolbe steel windows.

Mr. Odell said yes.

Joseph Karnes, Sommer, Karnes and Associates, 125 Lincoln St., previously sworn, said over the last couple of days they have had six letters of support submitted by neighbors. He would read the names and addresses and a few quotes into the record.

Ms. Piccarello noted the letters were in the packets.

Mr. Karnes read the names and addresses and read quotes from the letters. He noted the property owners, John and Betty Amarant were present. They worked with staff on their concerns, primarily with height. The allowable height is 14 feet and most of the height is at 12 feet. Mr. Amarant found a 1940s photograph of the original garage which they used on the replacement doors. Regarding the walls, the area in front of Allendale is not contributing. He noted that the height of yard walls on the streetscape is 4'10" and around the corner of the existing gate, is the main entry. That gate is plainly visible and continues to contribute to the streetscape harmony. The gate at the front facing Allendale is not used as parking is in the back. The stone walls along West Houghton, the average height is 5 feet 7 inches. That is a security issue for the owners. Sidewalls are typically higher along West Houghton. The street is a narrow one-way street along the south property. With respect to the design, river stone walls are common in the district and the addition will continue to harmonize with the streetscape. The wall is in need of restoration and repair. On the two steel casement window request on the east, the proposal is to replace in kind. He said Ray Patterson came up from Albuquerque to address the two windows. He inspected them.

Member Bienvenu said he understands the security issue. He said on the contributing stone wall, once designated contributing the Board's hands are tied. He agrees almost everything else proposed will improve the property. The front wall raises some interesting issues. They are within the allowable height, and it is noncontributing. He said the issue from staff’s perspective and the Board comments is, whether the raised height is in harmony with the streetscape. He said in the site visit one thing really jumps out at you is the house is set down from the street. They could get privacy without the tallest height under Code. He asked if there was a compromise in height that he could accept something lower, and would he consider the possibility to retain the opening for the gate. It doesn't add to the sense of the street scape as open and inviting. He asked if there is room for compromise on those two issues.

Mr. Karnes, said on the question on the sidewall, they propose to add an addition of about 2 feet in kind. He asked for help to understand how that would change the effect of the existing wall regarding its contributing status. They have a river rock wall and there will be one after there after the proposal.

Member Bienvenu explained the wall was designated contributing because the structure is exactly as it was built, a low vernacular river rock wall. Especially with that significance of height, the wall would no longer be the historic wall that was there originally.

Ray Patterson, 508 Ortega Road, previously sworn, said the windows, one on the east and one on the south are steel casement. He explained the two ways at the time of construction of installing the windows. The window frames were mortared into the cut-out of the blocks to repair the windows or flash them to stop leaks. Condensation will ruin the plaster. The only way to repair them is to remove the frames, which would chip the stucco and the plaster. In addition, you can't get the frames out of the block without dismantling the wall or bending the frames. He said many of the steel casements in the historic district can have insulated glass put in if the shelf is wide enough. In this case the shelf is too narrow. He recommended the two windows be changed and keeping the window under the portal. It is in great shape and is set well and does not get weather. The two windows are beyond repair and it would be destructive to dismantle the wall.

Member Bienvenu said he appreciates him being present because they read his reports. He said he wanted to clarify how the Board uses his reports. They are not so much looking for a recommendation as for someone to say whether a window is repairable or not. He said if repairable/restorable the Board's job is to say it must be repaired or restored. The Board does allow replacement, but it would have to be in kind. They rely on him giving them an objective opinion. From what Mr. Patterson was saying in his testimony and his report is that these windows are not repairable. He said his reports are helpful to the Board's deliberations.

Mr. Patterson said there is a two-page section in all his reports that states whether a window can be restored or not after a description of the window. That is more a condensed version for the Board to simplify which windows can be replaced or not.

**PUBLIC HEARING**

Mr. Eddy, previously sworn, said in Santa Fe, Ray Patterson is where the "rubber meets the road". He thanked Ray for his work.

Chair Rios said they have been seeing Mr. Patterson's name a long time. She thanked him for his work as well.

Mr. Eddy said the height of the stone walls is important. He asked if a solution could be to leave the height of the walls as is, stabilize them and put a coyote fence.

Mona Kay, 832 Allendale, was sworn. She and her husband bought 832 Allendale 20 years ago. She said 834 has been in a state of neglect since they have been next door. She is happy the new owners are restoring the property to live in and become part of the neighborhood. It will be a complement. She has lived in a lot of old houses and the old casement windows leak and should be replaced. She supports the rock wall and disagrees with staff in the report that her street has all low walls. At least 50% are 5 to 6 feet on Allendale in front of the houses. Security is an issue and there is a lot of foot traffic and Air BnBs with people moving in and out. She said they should allow them to raise the wall. She said to her, you can take something that is contributing, improve it and it still be contributing. Many of the houses on the east side have done that and remain contributing or significant. She did not think raising the wall would be detrimental. She understands the effort to keep what is left of old Santa Fe. She and her husband were instrumental in saving the two garages in back from being destroyed by the former owner. They are very happy the new owners will use them as garages.

Ken Busch, 832 Allendale, was sworn. He is Mona's husband. He wanted to express his support for the remodel and alterations. He said the height increases to the existing yard walls at the front are necessary. The front yard is the only yard, and very exposed to the street with zero privacy. It is clearly a hardship and safety issue and the request to increase height is within the law. It should be granted. Staff said on page 4 of their report "Streetscape characteristics of the district is a low yard wall in the front yard." He said that is not correct. Ten of the 16 yard walls on Allendale and Houghton have walls of equal or greater height than of that proposed. Most are over feet, and the proposed increase is also within the average height rule. The street scape will not be negatively impacted aesthetically, nor from the historic perspective. He believes the exception should be granted. He also wanted to note that the addition of a couple of feet of stone on top of the historic stone wall is only about 20 feet toward the eastern end. The rest of the yard wall remains the same. He thought the height would not impact the fact that it is historic. He is totally in favor of the proposal. He said the applicant's plans show careful consideration of the historic aspects of the property in the neighborhood.

Chair Rios complimented the owners for wanting to remodel and improve their home. She said we encourage people to do just that and continue to live in the neighborhoods. She said this is an old neighborhood. But traditionally, those neighborhoods have lower walls. She said she could see their home and the neighborhood on Google and doesn’t see very high walls.

Ms. Piccarello said the are a couple of high walls. She wanted to explain staff’s calculation, they have an inspector measure all the walls. They do not count

nonconforming, unpermitted walls in the street scape. The nonconforming walls will have to come back into compliance if the owner comes before the Board. They would be increasing wall height over time if calculated that way and lose the integrity of the historic districts.

Chair Rios said she wanted to remind them we are all stewards of our historic properties. They will one day all be gone but hopefully the properties will remain, and their ancestors will continue to take care of the properties.

Mr. Karnes said in response to Member Bienvenu's comments initially on the side wall along West Houghton, proposed is about 33 feet of wall to be raised west of the visibility triangle, not the whole wall. On the comment of putting a coyote fence inside the wall with the same design, the applicant is amenable. A coyote fence rather than a stone wall could be in those 33 feet area. The front, eastern, noncontributing wall, the applicants are amenable to a four-foot-high wall along the noncontributing section wrapping around to the driveway, provided the gate that isn't used can be filled in on Allendale Street, and maintaining the gate that can be seen from the street.

**BOARD DISCUSSION**

Member Guida said on the discussion of the character of the stone wall, it is important to note that the Board observed it is not only old and historic, but that it has other characteristics that contribute to the street scape in terms of scale. He said it may be acceptable sometimes to modify a contributing wall, but in this case, the length, changing the vertical profile would be detrimental. All of it would take away from the character of the wall. The low front yard walls, even noncontributing, are part of the character of the neighborhood and they shouldn't be lost. He does not agree with adding a coyote fence as a solution. They should retain the low wall that is part of the character of the streetscape.

**MOTION:** In 2022-005983-HDRB. 834 Allendale St., Member Guida moved to approve the application as submitted with the following conditions: Items 1-9 to all be approved finding that the applicant has changed the proposal from aluminum clad wood windows to all steel windows. On Item 10, the river rock yard walls should not be increased in height and there should be no addition of a coyote fence in the front yard. Item 11, to approve the applicant's suggestion to raise the noncontributing front, east stucco wall to four feet and the applicant is to retain the existing openings on the street and on the driveway, and the non-historic gates could be replaced with solid gate material. Item 12, the CMU block patches, and the river rock wall is to be stuccoed instead of river rock to note the historic openings and to retain that use pattern. Items 13-18 are approved. Member Aguilar

Medrano seconded the motion with a friendly amendment that the diagonal wall is not constructed of CMU block at the "sight line" triangle.

Member Guida accepted the amendment as friendly.

Member Bienvenu asked to clarify if the applicant is permitted to have a gate that you cannot see through, since the motion requires the openings to be retained for the gate on the street.

Member Guida said that would be the recommendation.

**VOTE:** The motion passed by (3-0) roll call vote with Members Aguilar Medrano, Bienvenu and Guida voting in favor and none voting against.

## I. DISCUSSION ITEMS

Attorney Ruybalid reported on an appeal granted in August of 2021 on 1160 Camino Cruz Blanca at St. John's College for a 65-foot cell tower. The applicant is Gravity Pad LLC and the Camino de Cruz Blanca Neighborhood Association appealed. The Board denied in 2020 and approved when redesigned. The appeal of the Board's decision was determined to be filed outside the deadline and summarily rejected by the Governing Body. Mr. Durkovich appealed that to the District Court pursuant to New Mexico rules. Judge Francis Matthew granted the appeal and ruled against the City and the hearing was remanded back to the Governing Body. The City Attorney's Office believes the decision is not consistent with case law and will seek a reconsideration. The Attorney's Office will try to resubmit the motion for reconsideration prior to Thanksgiving.

## J. MATTERS FROM THE BOARD

Chair Rios said she may not be here for the next meeting and Member Guida may need to chair.

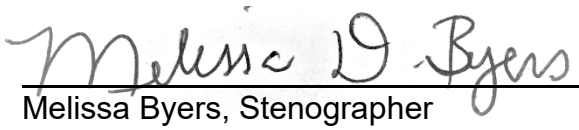
## K. NEXT MEETING: Tuesday, November 22, 2022

## L. ADJOURNMENT

**MOTION:** Member Guida moved, seconded by Member Aguilar Medrano to adjourn the meeting at approximately 9:12 pm.

**VOTE:** The motion passed by (3-0) roll call vote with Members Aguilar Medrano, Bienvenu and Guida voting in favor and none voting against.

Submitted by:



Melissa Byers, Stenographer
For Byers Organizational Support Services

Approved by:

Cecilia Rios, Chair

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

**Case # 2022-5867-HDRB**
**Address** – 530 Camino Militar
**Agent's Name** – Sibylle Mueller
**Owner/Applicant's Name** – Alexis Marshall

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on November 8, 2022.

## BACKGROUND

530 Camino Militar is a property with a single-family residence, which is listed as non-contributing to the Historic Review District. The two-story house sits on the downslope side of Camino Militar near the boundary of the Downtown and Eastside Historic District. The house is a Recent Santa Fe Style building (Spanish Pueblo Revival Style) with a flat roof and raised parapet, portal with wood viga posts, stepped massings, and non-divided-lite windows. It sits behind a stucco yard wall with some coyote fence portions. In a 1995 HDRB case, this house was identified as a non-contributing guest house. It came forward for an addition at that time.

Now, the applicant proposes to construct a two-story guesthouse:

1) Construct a two-story, 1,500-square-foot building that is staggered along the slope.
    a. The style of the building is proposed to be recent Santa Fe Style.
    b. The roof will be flat with parapets.
    c. The proposed height is 17'1" at it maximum, 2'10" above the maximum allowable height of 14'3". The height reaches its maximum as it grows to the west downslope in the middle massing at 15'11". The dimension can be seen on the north elevation drawing. Exception findings would be required for approval of this project element.
    d. The building will be finished in El Rey 212 Madera, to match the existing residence.
    e. The east elevation will have an entry portal that is rectangular and centered. This portion of the building is the most visible from public view and lowest in height.
    f. The west elevation includes a portal for the upper floor.
    g. Portals will have wood posts and beams with dark brown stain.
    h. Windows are non-divided lites, mostly wide in length and narrow in height.
    i. All windows will be aluminum-clad, wood framed with cladding color 'Bronze' to match the existing residence.
    j. Low-profile, flat skylights are proposed.
    k. The lower level on the south and west façades will have a retaining wall against the natural grade. The retaining wall will have stucco finish with a wall height of 36" above finish grade. The entire walkway is covered with a portal.

## 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 recommends a finding that all the exception criteria have been conclusively demonstrated, but the Board may find that they require further testimony. Otherwise, staff recommends approval of the application as it complies with SFCC Sections 14-5.2(D), General Design Standards for all H Districts, and 14-5.2(F), Historic Review District.
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 Historic Review District and is subject to the district design standards set forth in SFCC Section 14-5.2(F).
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(D)(9)(c)(iii), in Historic Districts, height shall be the vertical distance measured between the highest part of a structure and the existing grade or finished grade, whichever is more restrictive, at the midpoint of the street-facing façade, excluding rooftop appurtenances, the increased height of walls or fences over pedestrian and vehicular openings, and gates (either in opened or closed position). For structures which do not have street frontage, height shall be determined by the facade which contains the tallest vertical distance measured between the highest part of a structure and the existing grade or finished grade, whichever is more restrictive.
8. The Applicant proposes to construct to a height of 17'1" at its streetside maximum.
9. Staff determined that an exception to SFCC Section 14-5.2(D)(9)(c)(ii)(A) would be required for approval of the Application, and the Applicant requested an exception.
10. To obtain an exception, the Applicant was required to conclusively demonstrate that the six exception criteria set forth in SFCC Section 14-5.2(C)(5)(c) 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 finding that the Applicant has conclusively demonstrated that all exception criteria have been met.
    a. Pursuant to SFCC Section 14-5.2(C)(5)(c)(i), the Board finds that granting the exception would not damage the character of the streetscape. The guest house is on a sloped elevation 20 feet lower than the main house on Camino Militar, the

view of the house from Camino Militar and Apodaca Hill is obstructed by abundant foliage;

b. Pursuant to SFCC Section 14-5.2(C)(5)(c)(ii), the Board finds that the exception is required to prevent a hardship to the Applicant or an injury to the public welfare. Without the height exception, the building would have to be set lower, requiring an excavation with additional retaining walls to create clearance for ground-floor exterior doors; to move the building elsewhere on the site would require additional removal of mature trees;

c. Pursuant to SFCC Section 14-5.2(C)(5)(c)(iii), the Board finds that granting the exception would 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. Other design and placement options would require the removal of mature foliage and would place the building closer to the street, where the height variance would have more public visibility;

d. Pursuant to SFCC Section 14-5.2(C)(5)(c)(iv), the Board finds that there are special conditions or circumstances that are peculiar to the land or structure involved that are not applicable to other lands or structures in the related streetscape. The property slopes to the south of Camino Militar. There are many areas that exceed a 30 percent slope which must remain undeveloped. A new building cannot be placed adjacent to Camino Militar because the natural grade is over 30 percent at the available vacant area;

e. Pursuant to SFCC Section 14-5.2(C)(5)(c)(v), the Board finds that the special conditions or circumstances are not the result of the actions of the Applicant – they are a result of the natural landscape and the placement of streets adjacent to the site; and

f. Pursuant to SFCC Section 14-5.2(C)(5)(c)(vi), the Board finds that granting the exception would provide the least negative impact with respect to the purposes set forth in SFCC Section 14-5.2(A)(1). The new guest house is consistent with Historic District design standards and achieves a general harmony as to style, height, proportion and material between buildings of historic design and those of more modern design.

12. The Board finds that the Applicant has conclusively demonstrated that all of the exception criteria have been met.
13. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable requirements for Board review as herein described have been met.
14. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable design criteria have been met.

## 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 Items # 1(a)-1(k) as set forth in the Application, as recommended by Staff.
3. The Board grants the height exception of 17'1" as requested in the Application for project element # 1(c).

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

_____ _____
Cecilia Rios, Chair Date

FILED:

_____ _____
Kristine Bustos-Mihelcic Date
City Clerk

APPROVED AS TO FORM:

_____ _____
Frank Ruybalid Date
Assistant City Attorney

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

**Case # 2022-5980-HDRB**
**Address** – 150 Washington Ave.
**Agent's Name** – Jon Dick, AIA
**Owner/Applicant's Name –** CTO Realty Growth

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on November 8, 2022.

## BACKGROUND

150 Washington Ave. was built in 1982-83 as the First Interstate Plaza building that spans the Lincoln Avenue, Washington Avenue, and Marcy Street blocks. It has three stories, with the third floor stepped back at the top. Its style is Spanish-Pueblo Revival with wall-dominated stucco walls and parapets. It is non-contributing to the Downtown and Eastside Historic District.

The applicant proposed to add a series of windows at street level as well as at the second-story level, to the two existing blank facades of the building that face Washington Avenue and West Marcy Street. The north façade, Marcy Street elevation, will have four (4) new 5 x 3 divided-lite windows added to its second story, and three (3) new pairs of 2 x 4 divided-lite windows at sidewalk and street level. The east façade, Washington Avenue elevation, will mirror the number and type of windows. At the northeast corner ground level, currently a recess for sculpture display, a new pair of 9' x 6' French doors for egress and ingress will be installed, facing northwest on a diagonal at the sidewalk. The new door will be 3 x 5 divided-lite wood.

All new windows and doors will match existing doors and windows in type, muntin pattern and color to match existing, aluminum-clad frost blue manufactured by Pella. French doors will be placed at the recessed area on the corner for egress and ingress from those spaces

## 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 finding that the application complies with SFCC Sections 14-5.2(D), General Design Standards for all Historic Districts, and 14-5.2(E), Downtown and Eastside Design Standards.
4. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
5. The property is located in the Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
6. The Applicant proposes to add windows to the north and east facades and add a door on the northeast corner of a non-contributing, commercial building.
7. 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.
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 design criteria have been met.

## CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the Application.
2. The Board approves the Application, as recommended by Staff, with the following conditions:
    a. All windows and doors shall be set into the wall, consistently with Applicant's representations, no less than five inches from the outside; and
    b. Windows on the ground floor shall be set at least six inches above ground level.

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

_____ _____
Cecilia Rios Date
Chair

FILED:

_____ _____
Kristine Bustos-Mihelcic Date

City Clerk

APPROVED AS TO FORM:

_____ _____

Frank Ruybalid Date
Assistant City Attorney

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

**Case # 2022-5981-HDRB**
**Address** – 492 Arroyo Tenorio
**Agent's Name** – Will McDonald
**Owner/Applicant's Name** – Rob Johnson

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on November 8, 2022.

## BACKGROUND

492 Arroyo Tenorio is a 2,285-square-foot Spanish-Pueblo Revival building designated as non-contributing to the Downtown and Eastside Historic District. It has a flat roof and parapet. The original was built in the early 1900s and underwent extensive alterations including in 2003 and 2007. Its north street-facing façade is a series of additions and modifications that also included window replacement. It is near the Acequia Madre where it intersects with Garcia Street and Arroyo Tenorio. The house is enclosed by a tall front stucco yard wall and pedestrian gate with a slight arch.

The Applicant proposed to add a 213-square-foot, single-bay carport at the street of its north elevation to a height of 9'11", where the maximum allowable building height in this streetscape is 11'7". The carport's west posts will attach to the house's east courtyard wall (6'9") and extend east over one of the two existing parking spaces. The carport will have wooden posts, a beam and vigas and be stained Cabot's semi-solid stain in chestnut brown. Proposed height is below the existing 11' parapet. The other parking space will remain open.

No other additions or alterations are proposed at this time.

## 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 SFCC Sections 14-

5.2(D), General Design Standards for all Historic Districts, and 14-5.2(E), Downtown and Eastside Design Standards.

4. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
5. The property is located in the Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
6. The Applicant proposes to construct a single-car carport to the north elevation.
7. 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 the authority to review, approve, with or without conditions, or deny, all or some of the Applicant's proposed design to assure overall compliance with applicable design standards.
8. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable requirements for Board review as herein described have been met.
9. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable design criteria have been met.

## 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 approves the project Application, as recommended by Staff.

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

_____ _____

Cecilia Rios Date
Chair

FILED:

_____ _____

Kristine Bustos-Mihelcic Date
City Clerk

APPROVED AS TO FORM:

_____ _____

Frank Ruybalid Date
Assistant City Attorney

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

**Case # 2022-6017-HDRB**
**Address** – 600 Agua Fria St.
**Agent's Name** – Christopher Purvis
**Owner/Applicant's Name** – Robbi Firestone

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on November 8, 2022.

## BACKGROUND

600 Agua Fria St. is an approximately 1200-square-foot bungalow with a stucco exterior, a pitched, gabled roof, and a simple shed-roof portal. The house is located on Agua Fria Street and directly south of Closson Street in the Westside-Guadalupe Historic District. It is designated a contributing property, and the applicant is requesting a primary elevation designation.

A Historic Cultural Property Inventory (HCPI) form was provided for the Board's review. The HCPI is from 1997. The house was built between 1936 and 1937. It has been both a residential and a commercial property. Currently it is a commercial property, and the owners would like to return to a residential property.

The structure has a gables on the east and west. The roof material is asphalt shingle. The walls of the building are described as tile in the HCPI. It is possible that the walls are of pentile, based on the age of the structure. In 1997, the property had a 15-lite, single-leaf wood door, and this door remains today. The front porch is a shingled, shed roof with four simple 6x6-inch square wood posts, painted turquoise. The house is cement stucco in a brown color. The north and south facades retain their original windows.

On the north façade the shed roof porch overhangs a 15-lite door and screen door, flanked by two three-panel windows with eight divided lites in each panel that are original to the building. Two porch lights also flank the entrance door. A galvanized gutter and downspout to the shed-roof porch appear recent.

On the west façade (Façade # 2), two windows flank the chimney. To the south of these are two windows of differing sizes and depths of relief. Flue vent, gas meter, electrical meters, and a roof gable are visible.

On the south façade (Façade # 3), the back entrance door consists of a 15-lite door flanked by a three-panel window with eight divided lites in each panel to the left, and a single-panel window with eight divided lites to the right. All appear original. The back porch is stepped with a stone and concrete landing. A steel hatch to a crawl space is located to the west of the door. A galvanized gutter and downspout appear recent.

Visible on the east façade (Façade # 4) are two windows, symmetrically placed, and the roof gable.

## 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. Historic Preservation Division City staff reviewed the Application and related materials and information submitted by the Applicant for conformity with applicable Santa Fe City Code ("SFCC") requirements and provided the Board with a written report of its findings (Staff Report), which evaluates the factors relevant to the Application.
2. Historic Preservation Division Staff Recommendation: Staff recommended that the house be maintained as contributing, and the north elevation (Façade # 1), including the shed-roof porch, and the east façade (Façade # 4) be designated as primary elevations.
3. The property is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
4. The property 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 Westside-Guadalupe Historic District and is subject to the specific district design standards set forth in SFCC Section 14-5.2(I).
6. SFCC Section 14-5.2(C)(2)(a-c) gives the Board authority to review and approve "significant," "contributing," or "noncontributing" status designations, and to designate primary façades of contributing structures.
7. Under SFCC Section 14-12.1, the definition of a "contributing structure" is "a structure, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains."
8. Under SFCC Section14-12.1, the definition of a "primary façade" is one or more principal faces or elevations of a building with features that define the character of the building's architecture.
9. Under SFCC Section 14-12.1, the definition of a "noncontributing structure" is a "structure, located in an H district, that is less than fifty years old or that does not exhibit sufficient historic integrity to establish and maintain the character of the H District."
10. Based on the information set forth in the Staff Report and exhibits and the testimony and evidence presented at the hearing, the Board finds that the structure meets the definition of a "contributing structure," as recommended by staff.
11. The Board finds that the north façade (Façade # 1), including the north/front porch with shed roof, and west façade (Façade # 2), are the primary elevations of the structure with the features that define the character of the structure's architecture. The west façade is more publicly visible than the east facade, expresses the gable roof, contains the chimney, and a variety of windows.

12. The information contained in the Application and provided in testimony and evidence establishes that all applicable requirements for Board review 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 grants the Applicant's request to review the structure's historic status.
3. The Board maintains the structure's historic status as contributing.
4. The Board designates the following elevation(s) of the structure as the primary façades: North (Façade # 1), including the front porch with shed roof, and west (Façade # 2).

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

_____ _____
Cecilia Rios Date
Chair

FILED:

_____ _____
Kristine Bustos-Mihelcic Date
City Clerk

APPROVED AS TO FORM:

_____ _____
Frank Ruybalid Date
Assistant City Attorney

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

**Case # 2022-5993-HDRB**
**Address** – 518 and 518½ Calle Corvo
**Agent's Name** – William Kleinschmidt, AIA
**Owner/Applicant's Name** – Nancy Abruzzo Holdings, LLC

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on November 8, 2022.

## BACKGROUND

518 and 518½ Calle Corvo consists of a main house, guesthouse, and a detached garage. All three structures were built in the 1940s in the Spanish Pueblo Revival style. All structures are designated as contributing to the Downtown and Eastside Historic District. The property has its original low stuccoed yard wall. The yard wall was not included in the status designation case. Calle Corvo intersects with Delgado Street and curves east and connects to Acequia Madre at Acequia Madre Elementary School.

In a 2017 case (H-17-088), the Board designated primary facades for each of the three structures. The north elevations of the main house and of the garage were designated primary. The west elevation of the guesthouse was designated as primary. In another 2017 Board case (H-17-018B), the applicant received approval to add a portal onto the north (primary) elevation of the main house**.** Current windows and some exterior doors on both residences were installed in the 1980s. The applicant has received three administrative approvals since for additional alterations.

Now, the applicant proposes to:

1. Replace existing white metal horizontal slider windows with new divided lite pattern single-hung white metal windows on all elevations.
2. Replace all exterior wood doors with new wood doors and frames. Doors with windows will have divided lites including on primary facades of the main and guesthouse, north and west facades respectively. Doors will have natural wood finish sealer.
3. Replace exterior screen doors on three facades. Existing screen doors vary in their wood designs and appear historic. Replacement screen doors will be new wood screen doors matching the frame pattern of the existing doors and frames painted white.
4. Add a screen door at the west-facing exterior door of the main residence that does not currently have a screen door.
5. Modify window openings where needed to comply with building code egress.
6. Repair and patch stucco and re-stucco all three building and yard walls. New stucco will be cementitious El-Rey's Fawn; current stucco is similar to El Rey's Straw color.
7. Re-paint the same color existing wood gates, fencing and garage door, which is light green.

## 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 except for replacement of the north (front) primary elevation door and screen without documentation that the screen door is not historic. Otherwise, staff recommended approval of the application finding that it complies with SFCC Sections 14-5.2(D), General Design Standards for all H Districts, and 14-5.2(E), Downtown and Eastside Design Standards.
4. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
5. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
6. The property is located in the Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
7. The Applicant proposes to replace all windows and doors in the main residence and guesthouse; yard wall and fence alterations on the guesthouse; and repair, repaint, and restucco all three structures.
8. 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.
9. 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.
10. The Staff cited Section 14-5.2(D)(1)(a) regarding removal of historic material in denying replacement of the doors on the north and west façades of the main house, the door under the west portal at the guesthouse, and screen doors throughout the structures without evidence that these features are not historic. The Staff advised that the loss of historic material jeopardizes the contributing status of the three structures on this property.
11. 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.

12. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable design criteria have been met, except as noted in the conditions imposed by the Board.

## 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 Items # 1, 4, 5, 6 and 7 as described in the Background section and as recommended by Staff.
3. With respect to project Items # 2 and 3, the following are denied unless the conditions expressed are fulfilled:
    a. The doors on the north and west façades of the main house, and the door under the west portal at the guesthouse, may be replaced only if there is sufficient evidence that they are not historic; and
    b. Existing screen doors of the main house and guesthouse may be replaced only if there is sufficient evidence that they are not historic.
4. With respect to project Items # 2 and 3, all elements other than those described in Sections 3(a) and (b), above, are approved.

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

_____ _____
Cecilia Rios — Date
Chair

FILED:

_____ _____
Kristine Bustos-Mihelcic — Date
City Clerk

APPROVED AS TO FORM:

_____ _____
Frank Ruybalid — Date
Assistant City Attorney

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

**Case # 2022-5994-HDRB**
**Address** – 802 E. Palace Ave.
**Agent's Name** – John Granito
**Owner/Applicant's Name** – Anna Voltura & Jacqueline Rudolph

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on November 8, 2022.

## BACKGROUND

802 E. Palace Ave. is a 3,425-square-foot residence constructed between the late 1950s and early 1960s in a mid-century version of Spanish-Pueblo Revival Style. After significant alterations, it was designated non-contributing to the Downtown and Eastside Historic District. The applicant returns to the board to seek approval of items # 5 and 8, underlined in the scope of work below, which was approved by the board on November 25, 2014. Items 5 and 8 were not completed.

The remodel included:

1. Removal and reconstruction of non-historic carport and entry to the residence on the street-facing east façade, featuring stuccoed massing, wood header, posts and simplified corbels on the new carport;
2. Addition of a new entry element on the street-facing east façade, featuring an exposed wood header above a pair of wooden entry gates with metal grills protected by a bracketed overhang with wooden details and copper cap;
3. Replacement of large picture window on street-facing east façade with divided-lite window to match the existing non-historic windows;
4. Removal of existing French doors on the street-facing façade;
5. Addition of a 506-square-foot studio on the rear-facing west elevation in Pueblo-Revival style, and portals on the north and south elevations totaling 102 square feet;
6. Addition on the north elevation of an approximately 400-square-foot deck, of which 262 square feet will be covered by a flat-roofed portal with wooden posts and simplified corbels. The proposed deck will be constructed of a metal sub-frame and concrete-panel decking and will also feature a hot tub, wooden balustrade with wooden top-rail, and wooden staircase down to the lower level of the west-sloping lot;
7. Removal of non-historic stairwell and enclosure on the south elevation and replacement with a divided-lite window and window-well/curb;
8. Construction of new coyote fencing to a height of 3 feet at the east, street-facing lot line, and to a height of 5'8" between the proposed studio addition and the rear lot line;
9. Construction of new 5-foot-high stuccoed yard wall with gate between the residence and the existing north yard wall, and new 3-foot-high stuccoed yard wall between the front lot line and the proposed carport;
10. Extension of the existing north yard wall to the maximum allowable height of 6'; and

11. Installation of landscape features, including planters, swales, low (3' maximum) stacked stone retaining walls and detention pond.

The new studio will match the Spanish-Pueblo Revival style of the main residence and the portals will be traditional with vigas and parapets.

No other changes are proposed.

## 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 finding that the application complies with SFCC Sections 14-5.2(D), General Design Standards for all Historic Districts, and 14-5.2(E), Downtown and Eastside Design Standards.
4. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
5. The property is located in the Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
6. 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 reapproves Items # 5 and 8, as recommended by the staff and as set forth in the Application.

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

_____ _____
Cecilia Rios Date
Chair

FILED:

_____ _____
Kristine Bustos-Mihelcic Date
City Clerk

APPROVED AS TO FORM:

_____ _____
Frank Ruybalid Date
Assistant City Attorney

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

**Case # 2022-5984-HDRB**
**Address** – 523 Armijo St.
**Agent's Name** – Christopher Purvis
**Owner/Applicant's Name** – Brendan Dolan

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on November 8, 2022.

## BACKGROUND

523 Armijo St. is a single-family residence listed as non-contributing to the Downtown and Eastside Historic District. The residence sits at the convergence of Armijo Street and Tony Street.

The house was built in a vernacular manner and has a rectangular footprint, adobe walls, and low-pitched roof. The covered entry porch has been enclosed in a log cabin room and sits on a field-stone foundation. The log addition was created by a previous owner who was a U.S. Forest Service employee. It has a concrete block parapet, wood canals and steel casement windows. The west façade has a side porch addition with half-height, tongue-and-groove siding with screens along the top, on a stone foundation and a replacement door. It is a unique example of a vernacular building in Santa Fe.

The garage is a simple, gabled structure and has tongue-and-groove hinged doors and is connected to house by an open lean-to structure. Low stone yard walls wrap the street frontage.

## 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. Historic Preservation Division City staff reviewed the Application and related materials and information submitted by the Applicant for conformity with applicable Santa Fe City Code ("SFCC") requirements and provided the Board with a written report of its findings (Staff Report), which evaluates the factors relevant to the Application.
2. Historic Preservation Division Staff Recommendation: Staff recommended the historic status of the main house and garage be designated as contributing with the primary facade designated as the south elevation including the enclosed log porch per SFCC Section 14-5.2(C), Designation of Significant and Contributing Structures. Staff also recommends the stone yard walls as contributing structures.
3. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.

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 specific district design standards set forth in SFCC Section 14-5.2(E).
6. SFCC Section 14-5.2(C)(2)(a-c) gives the Board authority to review and approve "significant," "contributing," or "noncontributing" status designations and to designate primary façades of contributing structures.
7. Under SFCC Section 14-12.1, the definition of a "contributing structure" is "a structure, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains."
8. Under SFCC Section 14-12.1, the definition of a "primary façade" is one or more principal faces or elevations of a building with features that define the character of the building's architecture.
9. Under SFCC Section 14-12.1, the definition of a "noncontributing structure" is a "structure, located in an H district, that is less than fifty years old or that does not exhibit sufficient historic integrity to establish and maintain the character of the H District."
10. Based on the information set forth in the Staff Report, and the exhibits, testimony and evidence presented at the hearing, the Board finds that the main structure and garage meet the definition of "contributing structures," as recommended by the Staff.
11. The Board finds that the south elevations of the main house and of the garage are the principal faces of the buildings with features that define the character of the structures' architecture. The Board also finds that the log cabin porch on the main house's south façade, and the rock walls on the south and east sides of the property, are features that define the character of the structure's architecture.
12. The Board also find that the log cabin porch and side porch addition with tongue-and-groove siding do not meet the standards for architectural style in the Historic Districts, and are non-conforming per SFCC Section 14-5.2(A)(6), but have architectural and historic interest.
13. The information contained in the Application and provided in testimony and evidence establishes that all applicable requirements for Board review 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 grants the Applicant's request to review historic status.
3. The Board designates the main house as a contributing structure.
4. The Board designates the garage as a contributing structure.
5. The Board designates the rock yard walls as contributing structures.
6. The Board designates the following elevation of the main house as its primary façade: south, including the log cabin porch.

7. The Board designates the following elevation of the garage as its primary façade: south.
8. On the main house, the log cabin porch and side porch addition with tongue-and-groove siding have architectural and historic interest.

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

_____ _____
Cecilia Rios Date
Chair

FILED:

_____ _____
Kristine Bustos-Mihelcic Date
City Clerk

APPROVED AS TO FORM:

_____ _____
Frank Ruybalid Date
Assistant City Attorney

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

**Case # 2022-5982-HDRB**
**Address** – 1149 E. Alameda St.
**Agent's Name** – Taylor Pardue
**Owner/Applicant's Name** – Clive and Nancy Fairchild

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on November 8, 2022.

## BACKGROUND

1149 E. Alameda St. is a single-family residence listed as non-contributing to the Downtown and Eastside Historic District. It is a two-story residence in the Recent Santa Fe Style built in the 1992. It is tucked behind two properties from East Alameda Street, accessible from Camino Pequeno, then turning north on a separated section of East Alameda Street, at the end of a wooded, shared drive. The house has a series of flat roofs with raised parapets, stepped massings and a light color stucco. It is 22'7" in height. The windows are aluminum-clad wood with divided and non-divided lights.

Now, the applicant proposes the following exterior alterations:

1) Create an approximately 50-square-foot addition on the second story of the east elevation infilling a stepped massing to connect to an existing chimney. Add two aluminum-clad, divided-lite windows on the south façade of the addition, and one on the north façade of the addition, to match similar windows on the north and east elevations.
2) Create an approximately 50-square-foot addition on the second story of the south elevation, infilling a stepped massing to connect to an existing chimney. Add one aluminum-clad, square window on the south and east façade of this addition to match other square windows on the south façade.
3) The additions will have hard-troweled cementitious stucco with a Dunn Edwards EnduraLast paint coating to match the treatment of the existing house.

## 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 the application complies with SFCC Sections 14-5.2(D), General Design Standards for all Historic Districts, and 14-5.2(E), Downtown and Eastside Design Standards.
4. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
5. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
6. The property is located in the Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
7. 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.
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, subject to the conditions imposed by the HDRB, as described below.

## CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the Application.
2. The Board approves Items # 1-3 as set forth in the Application, as recommended by Staff, with the following additional conditions:
    a. That the designs for the additions be redrawn to retain the visual massing of the current design through tapering, setbacks of planes or other distinctions, in order to avoid simple extrusions of the second floor; and
    b. Revised drawings be submitted to staff.

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

_____ _____

Cecilia Rios, Chair Date

FILED:

_____ _____
Kristine Bustos-Mihelcic Date
City Clerk

APPROVED AS TO FORM:

_____ _____
Frank Ruybalid Date
Assistant City Attorney

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

**Case # 2022-5983-HDRB**
**Address** – 834 Allendale St.
**Agent's Name** – John H. O'Dell Associates, LLC
**Owner/Applicant's Name** – John and Betty Amarant

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on November 8, 2022.

## BACKGROUND

834 Allendale St. is a single-family residence listed as contributing to the Don Gaspar Area Historic District. It sits at the northwest corner of Allendale and West Houghton Streets, facing Allendale Street. Constructed as a duplex in 1960 in a Spanish Pueblo Revival Style, it has more recent additions on the west and back of the house.

The backyard has two outbuildings, one of which is small accessory structure ("chicken coop / toolshed") built before World War II from tile blocks, with a concrete floor, wood vigas and a plywood ceiling. The other is a garage, which was designated as contributing in 2016 by the HDRB.

In Case # 2022-5164-HDRB, heard on May 10, 2022, the Board designated the main house, south stone wall, and chicken coop as contributing structures. The east elevation and the easternmost portion of the south elevation of the main house, and the east elevation of the chicken coop/tool shed were designated as primary façades.

At the hearing November 8, 2022, the Applicant proposed the following exterior alterations to the contributing main house:

1) Create a 700-square-foot addition on the west façade to a height of 12'2" where the maximum allowable height is 14'.
2) Increase the height of the east and primary façade by 4".
3) Increase heights of the parapet in a stepped appearance visible along the north façade.
4) Replace two historic steel casement windows on primary façades with Kolbe aluminum-clad wood windows.
5) Replace six historic steel casement windows on non-primary facades with Kolbe aluminum-clad wood windows, color Kolbe Coastal Storm (blue).
6) Replace non-historic windows with Kolbe aluminum-clad wood windows.
7) Install five-foot-wide French doors on the north elevation toward the backyard.
8) Install three-foot-wide French door on the south elevation toward the backyard.
9) Re-stucco in El Rey Buckskin.

The Applicant proposed the following exterior alterations to the contributing rock yard wall:

10) Raise height of the south and contributing river-rock yard wall to the maximum allowable height of 5'7". An exception is requested for an addition to a contributing structure.
11) Raise the front/east stucco wall to 4'10" and fill in the front yard gate. Build a wall diagonally across the front yard at the corner of Allendale and West Houghton Streets to 4'10", set back to accommodate the traffic visibility triangle.
12) Finish the CMU block patches in the river rock wall with a river rock veneer.

The Applicant proposed the following exterior alterations to the non-contributing garage:

13) Replace the non-historic garage doors with wood doors consistent in design with historic photographs.
14) Replace the historic pedestrian door and header. A window and door assessment has been provided, and replacement is recommended.
15) Replace the non-historic windows to match their historic appearance.

The Applicant proposed the following exterior alterations to the contributing chicken coop/shed:

16) On the primary/east façade, replace the barn door and header over the window in kind. A door and window assessment has been provided, and replacement is recommended.
17) Repair window on east façade and stain to match the main house.
18) Enclose opening on north façade's non-historic pedestrian door and stucco over.

## 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 did not find that all the exception criteria were met but otherwise, staff recommended approval of the application as it complies with SFCC Sections 14-5.2(D), General Design Standards for all H Districts, and 14-5.2(H), Don Gaspar Area Guadalupe Historic District, with the conditions that: the proposal for the front yard wall be reduced in height more consistent with the contributing river-rock wall, the front gate remain to preserve its harmony with the historic streetscape, and the steel casement windows be replaced with windows of the same material.
4. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.

5. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
6. The property is located in the Don Gaspar Area Historic District and is subject to the specific district design standards set forth in SFCC Section 14-5.2(H).
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(D)(2)(c), additions are not permitted to primary façades of contributing, significant or landmark structures.
9. The Applicant proposes to build an addition to a contributing structure. The river-rock wall along the property's south perimeter has been designated a contributing structure; the Applicant proposes to raise the wall to a maximum height of 5'7" (project Item # 10).
10. Staff determined that an exception to SFCC Section 14-5.2(D)(2)(c) would be required for approval of the Application, and the Applicant requested an exception.
11. 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.
12. 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 not conclusively demonstrated that all exception criteria have been met.
    a. Pursuant to SFCC Section 14-5.2(C)(5)(b)(i), the Board finds that granting the exception would damage the character of the district;
    b. Pursuant to SFCC Section 14-5.2(C)(5)(b)(ii), the Board finds that the exception is not required to prevent a hardship to the Applicant or an injury to the public welfare; and
    c. Pursuant to SFCC Section 14-5.2(C)(5)(b)(iii), the Board finds that granting the exception would not strengthen the unique heterogeneous character of the City, nor provide a full range of design options to ensure that residents can continue to reside within the historic districts.
13. The Board finds that the Applicant has conclusively failed to conclusively demonstrate that all of the exception criteria have been met with respect to project Item # 10.
14. The Board finds that no exception is required for project Item # 4, replacement of two historic steel casement windows on the main house east, primary façade; the Applicant has provided persuasive evidence that the windows are inoperable due to surface and structural rust, the hinges are obstructed by stucco, condensation from the windows is damaging the wall, and they cannot be repaired in place or removed without damaging them beyond repair. The Applicant originally proposed to replace them with aluminum-clad wood windows, but has modified his proposal and will replace them in-kind.
15. The Board finds that no exception is required for project Item # 16, replacement of barn door and header over barn door and adjacent window; the Applicant has provided persuasive evidence that the barn door and header are either deteriorated beyond repair or have substantial amounts of non-historic material.
16. 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.

17. 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.
18. 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, subject to the conditions imposed by the HDRB, as described below.

## CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the Application.
2. The Board approves Items # 1-9, and 11-18 as set forth in the Application, as recommended by Staff, with the following additional conditions:
    a. Replacement windows for Item # 4 will be thermally broken, all-steel windows;
    b. With respect to Item # 11: the height of the stucco east yard wall shall not exceed 4'0"; the two gate openings, on the street and driveway, shall be maintained, but the gates may be replaced with a solid material; and the proposed diagonal wall at the site triangle, corner of West Houghton and Allendale Streets, is denied;
    c. The CMU patches in the south river-rock wall shall not be finished with a simulated-river-rock veneer, Item # 12, but the Applicant may stucco over the CMU patches.
3. The Board denies Item # 10 as set forth in the Application. The Applicant's proposal to place a coyote fence behind or attached to the south river-rock wall is also denied.

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

_____ _____
Cecilia Rios, Chair Date

FILED:

_____ _____
Kristine Bustos-Mihelcic Date
City Clerk

APPROVED AS TO FORM:

_____ _____
Frank Ruybalid Date
Assistant City Attorney

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

**Case # 2022-5633-HDRB**
**Location** – Various locations in the Downtown Area, W. Guadalupe St., W. Plaza
**Agent's Name** – City of Santa Fe
**Owner/Applicant's Name** – City of Santa Fe

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on July 26, 2022.

## BACKGROUND

In 2019 the Governing Body amended Section 14-8.10 to allow for the display of banners on light posts if certain criteria are met and the Governing Body wishes to display the banners as *government speech* (as opposed to private speech). Previously, this section had only allowed for banners for the City's 400th anniversary celebration. Several groups, including the American Legion, have since requested the Governing Body resolutions to display banners pursuant to the amended ordinance. Since 2019 the American Legion has requested and received approval from the Governing Body to hang banners on light poles along the Cerrillos Road corridor honoring "Hometown Heroes" – veterans who have a family connection to Santa Fe.

Earlier in 2022, the manufacturer of the light poles was contacted to ask how many banners can safely be attached to the pole, and responded that the poles were not designed or rated to have any banners attached to them. Because of potential liability, PNM declined to hang any of the banners from the poles and the City's management is concerned about safety to drivers on the roads.

By the time PNM declined to hang banners from the poles on Cerrillos Road, all of the banners for the year had been purchased. The purchases were made in good faith based on a pattern of previous years' practices, and under the assumption that the banners would be hung as they had in the past. Based on the manufacturer's disclosure that the poles were not intended to safely hang any banners, other poles, designed to hang banners, are the only alternative option on short notice. Therefore, a forthcoming resolution will request that the Governing Body approve "Hometown Heroes" banners in other areas throughout town.

In an effort to continue to honor Santa Fe veterans, the proposed resolution would authorize the display of the banners on poles that are rated to display the banner. One hundred and twenty (120) acceptable light poles have been identified in the Santa Fe Railyard Arts District, Guadalupe Street, and in other areas of downtown.

The banners are proposed to hang from brackets on light posts owned by the City. Additionally, the banners will hang over the public right-of-way. In order for the banners to be permitted by the City, the applicant must seek a resolution under SFCC Section 14-8.10(A)(2)(b)(iii) that allows the banners in a specific number for certain dates and locations, in approved

designs, installation and maintenance (following City of Santa Fe Ord. # 2009-29). After approval of the resolution, the applicant must also obtain a permit to obstruct public ways during installation of the banners, per SFCC Section 23-1.4.

The banners are proposed to be in place from July 29, 2022, to November 24, 2022. Thirty five (35) banners are proposed in the Downtown and Eastside Historic District, seven are proposed to be located in the Historic Transition District, and five are proposed to be located in the Westside Guadalupe Historic District. The remaining poles are outside of the Historic Districts. The printed banners are in color and are sized at 2'0" wide by 5'4" tall and will hang on simple metal brackets. The design of the banners includes a photograph of a specific veteran surrounded by their associated medals and an American flag in the background.

Along South Guadalupe, there are many City-owned light poles which create a clear promenade. The road is much wider that in the Downtown area with two lanes for travel, one turn lane, two bike lanes and parallel parking on either side of the road. Ultimately, the locations provide a level of prominence that would honor and respect each individual veteran and be in the nearby proximity to the Veterans Memorial Cemetery.

The City's Code assigns review to the Division staff.

## 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. 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.
2. Historic Preservation Division Staff Recommendation: Staff requests a review of the design for the proposed banners for the "Hometown Heroes" banner design. Prior to the Governing Body's consideration of a resolution for the Hometown Heroes banners, staff reviewed the banner proposal per SFCC Section 14-8.10(A)(2)(b). In evaluating the design, staff has considered the general purpose of the Historic District regulations (14-5.2(A)(1)(a)) and the purpose of the historic sign regulations (14-8.10(H)(1)) and has prepared a staff report and packet for the HDRB to review. Staff found that the proposed banners are desirable for their contribution to a sense of community but found that, in contradiction to SFCC Section 14-8.10(H)(11), the design was not harmonious to the Historic Districts.
3. The project is subject to SFCC Section 14-8.10(A)(1)(g), Sign Purpose.
4. The project is subject to SFCC Section 14-8.10(A)(2), Sign Applicability.
5. The project is subject to SFCC Section 14-5.2(A)(1)(a), General Purpose.
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.

## 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 recommends the proposal as set forth in the Application, as requested by Staff.

**IT IS SO ORDERED ON THIS 9th DAY of AUGUST, 2022, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.**

_____ _____
Cecilia Rios, Chair Date

FILED:

_____ _____
Kristine Bustos-Mihelcic Date
City Clerk

APPROVED AS TO FORM:

_____ _____
Frank Ruybalid Date
Assistant City Attorney

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

**Case # 2022-5477-HDRB**
**Address** – 50 Mt. Carmel Road
**Agent's Name** – Lisa Gavioli
**Owner/Applicant's Name** – Modern Elder Academy

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on July 26, 2022.

## BACKGROUND

The Mt. Carmel campus offers a rich history that exemplifies an evolution of uses, yet maintaining the historic character. The campus has many different buildings that have served a variety of purposes over the years. The Applicant seeks a status and primary façades designation for seven historic buildings and a historic yard wall.

The first use of the property was as the Sunmount Tent City, which was established in 1902 to serve the "lungers," people moving to the west from the east in order to recover from tuberculosis with the help of Santa Fe's dry climate. When the Tent City was on the verge of collapse, Dr. Frank Mera and his brother Harry bought it and improved the campus, rebranding it as Sunmount Sanitorium. One of the first buildings on the site is now part of the Carmelite Monastery and is on the western portion of the site. Next the Santa Maria building was constructed due to the expanding number of patients at the sanitorium. Sunmount closed its doors in 1937 and the main buildings were renovated by John Gaw Meem (who had been a patient at Sunmount and became a noted Santa Fe architect) and Frank Mera, and reopened as the Santa Fe Inn. The Inn was short-lived and in 1944 the U.S. Army requisitioned the property for additional space for the Bruns Army Hospital, which had run out of room at its campus on the current-day Midtown campus.

After the war the Archdiocese of Santa Fe purchased the property for use as a seminary, which eventually became the home for the Santa Fe Order of Carmelite Sisters. Many of the original buildings of the sanitorium were reused, and two others constructed – a high school building as well as the chapel. Many of the buildings on the campus are a physical record of the time, place and use, and relate to significant events and people in the history of Santa Fe. As no historic inventory for the Mt. Carmel campus is available, the applicant has submitted Historic Cultural Properties Inventories in order to provide a record of the buildings as well as establish the historic status to inform how the buildings may be altered for the Modern Elder Academy, which will be an educational retreat. It is important to note that the recommendations made on the inventory forms align with the Federal guidelines for historic designations, which are different from local standards. As a result, Staff has made recommendations with a view to local standards, which in many cases vary from the recommendations made by the applicant and the surveyor.

**Santa Maria:** Santa Maria was originally constructed on what appears to be Yale Avenue, as indicated on the 1942 Sanborn Map. The cruciform building is constructed in the Santa Fe Style with Mission Revival elements, which includes a bell tower. The building was constructed in 1920, and there have been both historic and non-historic changes to the building. The building was designed by Isaac Rapp of I.H. and W.M. Rapp and Co., and future modifications included designs by John Gaw Meem and McHugh, Hooker, Bradley P. Kidder and Associates. The courtyard, includes yard walls, an entrance gate, and Mary sculpture, all of which are historic additions to the property. Staff agrees with the applicant's recommendation that this building be designated as significant even with the changes, such as window replacements and the infill of the front second-story door that originally opened to a Juliette balcony. Primary façades are on the west and south elevations. It is also recommended that the courtyard walls, the entrance door, and the Mary sculpture should all be designated as significant.

**San Miguel:** San Miguel is attached to the Chapel via a portal and is located immediately south of the Chapel. The applicant states that the building was designed in 1962 and is contemporary to the Chapel building. The building is Santa Fe Style and has 8/8 and 6/6 double-hung white wood windows, but also has a large, enclosed porch on the south elevation which may be of 1960's vintage. The building represents distinctive characteristics of Santa Fe style, and illustrates building evolution over time with the historic porch addition, and is associated with the development and evolution of Mt. Carmel over time. Staff recommends that the building be designated as contributing. The west and south elevations are recommended as primary façades, which includes the wrap-around porch.

**Chapel:** As the terminus of the main entry drive into the campus, the Chapel has a commanding presence and offers architectural interest through a carved wooden door, a mosaic façade featuring stories from the Bible, and a mission bell element. The building was constructed in 1962 and designed by McHugh, Hooker and Bradley P. Kidder and Associates. Due to the architectural character and association with prominent Santa Fe architects as well as center point for the monastery, staff recommends this building be designated significant.

**Casita:** Built around 1900, the building served as the Sunmount Dairy according to the 1930 Sanborn maps. While the building has a long history relative to the history of the site, it has been modified greatly over time, with wholesale window and door replacement which are non-historic. Staff recommends the building be designated as non-contributing.

**San Juan:** While San Juan is referenced as one of the three buildings designed for the Seminary in 1962 by McHugh, Hooker, Bradley P. Kidder and Associates, the architecture, construction, and true divided-lite windows indicate that the building may have been constructed prior to 1962. Even if the building was constructed in 1962, it qualifies as per the criteria for consideration of a historic designation. Based on the fact that the architectural features and elements embodies the characteristics of the historic Santa Fe style of construction related to the distinguishable entity of the Seminary, it is Staff's opinion that this building should be designated as contributing. The primary façades should be the south and west elevations.

**Office:** The office building was constructed in 1902 and is associated with the Sunmount Sanitorium. Over time the building was used for different purposes, which included a residence, servant's quarters, and a shop/lounge/library. The architectural detailing for the building on the south elevation is especially representative of the Santa Fe Style. Staff suggests that the south and east elevations be designated as primary, and recommends the building be designated as contributing.

**Fatima:** Fatima is illustrative of the evolution of the campus over time. The building was designed by Meem, Zehner, Holien and Associates in 1951 or 1952, and it represents the continuing involvement of John Gaw Meem in the development of Mt. Carmel. As such, the building is representative of significant persons in Santa Fe's history, and is representative of the institutional styes used, including the aluminum windows. As such, Staff recommends the building be designated as contributing with the east and south elevations including the attached yard wall as primaries.

**Carport:** In addition to the religious, administration and education buildings on the campus, functional building were constructed, including a carport which was built in 1962. Drawings are provided that illustrate that the carport structure has had very minor or no modifications over time. The 1962 plan illustrates board-and-batten construction with both open and enclosed storage. Staff recommends that, due to the very minor changes to the carport and that it speaks to the evolution of the campus over time, that the building be designated as contributing with the north elevation designated as primary.

## 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. Historic Preservation Division City staff reviewed the Application and related materials and information submitted by the Applicant for conformity with applicable Santa Fe City Code ("SFCC") requirements and provided the Board with a written report of its findings (Staff Report), which evaluates the factors relevant to the Application.
2. Historic Preservation Division Staff Recommendation: Staff recommends the historic status of each structure be designated as listed below, per SFCC Section 14-5.2(C), Designation of Significant and Contributing Structures:
    a. Santa Maria: Significant
    b. San Miguel: Contributing, with west and south elevations as primary
    c. Chapel: Significant
    d. Casita: Non-Contributing
    e. San Juan: Contributing, with west and south elevations as primaries
    f. Office: Contributing, with east and south elevations as primaries
    g. Fatima: Contributing, with east and south elevations as primaries
    h. Carport: Contributing, with north elevation as primaries
    i. West Yard wall: Contributing

3. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
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 Historic Review District and is subject to the district design standards set forth in SFCC Section 14-5.2(F).
6. Under SFCC Section 14-12.1, the definition of a "contributing structure" is "a structure, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains."
7. Under SFCC Section 14-12.1, the definition of a "primary façade" is "one or more principal faces or elevations of a building with features that define the character of the building's architecture."
8. Under SFCC Section 14-12.1, the definition of a "noncontributing structure" is a "structure, located in an H district, that is less than fifty years old or that does not exhibit sufficient historic integrity to establish and maintain the character of the H District."
9. Under SFCC Section 14-12.1, the definition of a "significant structure" is a "structure located in a historic district that is approximately fifty years old or older, and that embodies distinctive characteristics of a type, period or method of construction. For a structure to be designated as significant, it must retain a high level of historic integrity. A *structure* may be designated as significant: (A) for its association with events or persons that are important on a local, regional, national or global level; or (B) if it is listed on or is eligible to be listed on the State Register of Cultural Properties or the National Register of Historic Places."
10. SFCC Section 14-5.2(C)(2)(a-c) gives the Board authority to review and approve "significant," "contributing," or "noncontributing" status designations and to designate primary façades of contributing structures.
11. Based on the information set forth in the Staff Report and exhibits and the testimony and evidence presented at the hearing, the Board finds that these structures meet the definition of "significant structure(s)," as recommended by Staff:
    a. **Santa Maria:** This is one of the earliest existing buildings at the 50 Mt. Carmel Rd. cluster. It memorializes the early use of the property as a sanitorium, was designed by acclaimed architect Isaac H. Rapp and had renovations by acclaimed architect John Gaw Meem. The building has prominent features characteristic of Santa Fe Style architecture, including an arched bell tower, a façade-length portal with wooden corbels, columns that appear hand-hewn, and a canaled parapet.
    c. **Chapel:** This building is prominent as the terminus of the main entry into the campus, and memorializes the use of the property as an Immaculate Heart of Mary seminary. It features a recessed front entrance adorned with a well-preserved Byzantine-style mosaic featuring seven stories from the Bible around a double-leaf, hand-carved wooden entrance door with iron cross and rosette motifs.

12. The Board finds the following architectural elements on the Chapel to be non-historic: the disabled-access ramp on the west elevation, and the restroom addition on the south elevation.
13. Based on the information set forth in the Staff Report and exhibits and the testimony and evidence presented at the hearing, the Board finds that these structures meet the definition of "contributing structure(s)," as recommended by Staff:

    b. **San Miguel:** This building, constructed contemporarily with the Chapel, served the IHM Seminary as a priest's residence. It exhibits distinctive characteristics of the Santa Fe style, with earth-toned cementitious stucco, flat roof, parapets, projecting canales, 8/8 and 6/6 double-hung white wood windows and exposed latte-painted lintels. Its historic wrap-around porch shows its functional evolution, and is associated with the development of the Mt. Carmel complex over time. The Board designates the west and south façades as primary façades.

    e. **San Juan:** This building features a stepped bell tower with a triple-height window opening at the interior stair, tapered walls, herringbone-brick spandrel panels on the south wall (a John Gaw Meem signature influence), and 8/8 and 6/6 white wood windows under exposed lintels. The Board designates the west and south elevations as primary façades.

    f. **Office:** The building is characteristic of the Santa Fe style, constructed of adobe covered in medium-earth-tone cementitious stucco. The flat roof has flat parapets, and the canales are wood troughs protruding through the parapet in bell-shaped openings. A partial-width entry portal at the south is decorated with round posts, hand-carved Zapatas and corbels, and exposed lintels. Under the portal roof the vigas are exposed and the ceiling is milled wood. The Board designates the east and south elevations as primary façades.

    g. **Fatima:** Designed by John Gaw Meem and built in 1952 as a high school for the IMH Seminary, this building has tapered walls and features a stepped entry arch in a partial-height yard wall, creating courtyards on the south and east sides. The building and courtyard walls are covered in medium-earth-toned cementitious stucco. The Board's designation of this building as contributing includes the yard walls creating courtyards on the south and east sides. The Board designates the west and south elevations of the building as primary façades.
14. Based on the information set forth in the Staff Report and exhibits and the testimony and evidence presented at the hearing, the Board finds that the **carport** structure (item h) meets the definition of a "non-contributing" structure, contrary to the recommendation of the Staff. The Board finds that the historic integrity of the carport has been compromised by the addition of sheathing, the history of which cannot be determined.
15. Based on the information set forth in the Staff Report and exhibits and the testimony and evidence presented at the hearing, the Board finds that the **casita** structure (item d) meets the definition of a "non-contributing" structure, consistently with the recommendation of the Staff. The Board finds that this structure has no distinguishing architectural details, and its historic integrity has been compromised by wholesale window and door replacements.
16. The Board finds that the metal storage shed (not itemized in the Staff Report) and west compound wall (item i) are non-historic structures. The shed is a non-descript, accessory

building which appears to be of modern, pre-fabricated construction. The evidence supports that the west compound wall was built in 2010.

17. The information contained in the Application and provided in testimony and evidence establishes that all applicable requirements for Board review 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 grants the Applicant's request to review historic status.
3. The Board designates the Santa Maria and Chapel buildings as significant structures.
4. The Board designates the San Miguel, San Juan, Office and Fatima buildings as contributing structures.
5. The Board designates the carport and casita as non-contributing structures.
6. The Board maintains the west yard/compound wall and metal storage shed as non-statused.
7. For these contributing structures, the Board designates the following façades as primary:
    a. San Miguel: west and south façades
    b. San Juan: west and south façades
    c. Office: east and south façades
    d. Fatima: west and south façades

**IT IS SO ORDERED ON THIS 23rd DAY of AUGUST, 2022, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.**

_____ _____

Cecilia Rios — Date
Chair

FILED:

_____ _____

Kristine Bustos-Mihelcic — Date
City Clerk

APPROVED AS TO FORM:

_____ _____

Frank Ruybalid — Date
Assistant City Attorney

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

**Case # 2022-5473-HDRB**
**Address** – 127 and 127½ E. DeVargas Street
**Agent's Name** – Dale Zinn
**Owner/Applicant's Name** – Robin and Mary Catherine Casey

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on August 9, 2022.

## BACKGROUND

127 and 127½ E. DeVargas Street is a .25-acre property in the Downtown and Eastside Historic District with two main buildings, one known as the "Cider Press," the other is a studio/storage building. Both structures along with the low river-rock north and east yard walls were designated contributing at the July 26, 2022 HDRB hearing. (See Case # 2022-5472-HDRB.) The board designated the Cider Press' north, west and east elevations, and the westernmost, brick wall of the south elevation as primary façades. The Board also designated the storage/studio building's west façade as primary, and designated the north and east perimeter yard walls as contributing structures.

The main house, known as the "Cider Press," was built as a one-bay garage in 1910. The owner added two adobe rooms and converted it into an apartment in the 1950s. Per the recent applicant-commissioned Historic Cultural Properties Inventory form (HCPI), the former garage was a square brick building "laid in an English pattern of alternating courses of headers and stretchers. Its north, south and west walls are topped with a high parapet, obscuring a wireglass skylight. Capping the walls is a simple coping made of a course of rowlock bricks, topped with another row of headers." The Cider Press building style currently can be described as Spanish-Pueblo Revival Style with a flat roof and parapets, topped with brick coping on its north, south, and west walls. The north façade has two projecting windows that were likely used for display when the building worked as antique shop and art gallery. The north (river-facing) elevation is stuccoed and has remaining paintings from the building's use as an antique shop.

The second building to the south of the Cider Press, the studio, was built in the 1960s as a storage room. It is a rectangular, flat-roofed, stuccoed building with a portal in the Spanish-Pueblo Revival Style. There are several yard walls on the property that vary in height, mortar techniques, and vintage. The north side historic rock wall runs along the front of the Cider Press facing the Santa Fe River. The east elevation low river rock wall also is historic.

The "Cider Press Compound," as the applicant refers to it, is a unique and curious group of historic structures sandwiched between two public institutional buildings, sited on the river to its north and a historically significant home to its south up a hill to East DeVargas Street. In addition to meeting the historic preservation age threshold, the buildings and original low river rock walls continue to project a historicity through historic material, styles, building site pattern,

and scale as an early 20th century settlement of multiple uses in downtown Santa Fe. The Cider Press building's boxed windows, remaining "Cider Press" sign, and faded murals remain character familiar to many generations of Santa Feans and visitors.

In this case the applicant proposed to:

1. Construct a free-standing 600-square-foot storage building at the southeast corner of the property. The new building will be Spanish-Pueblo Revival Style, with a low slope roof, raised parapet, vigas, posts, and a double wood door. It will feature a portal similar to the existing studio, with round wood posts and squared wood beams that will be medium brown stained to be similar to the Studio's exposed wood. Fenestration is a double, wood-plank wood door without trim on the west side under the portal. The opening will have a bull-nosed detail. The doors will be finished in medium brown stain to match posts and beams, color Sherwin Williams Chestnut Transparent Stain. A window feature with non-operable wood shutters will break up the blank wall effect on the north side. Trim will match that of existing buildings, turquoise blue (SW Turquoise), wood will be stained medium brown, and stucco will match the existing Cider Press main building. The stucco will match the existing Cider Press main building with cementitious El Rey Adobe.

No other changes to existing buildings and yard walls are proposed.

## 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 SFCC Sections 14-5.2(D), General Design Standards for all Historic Districts, and 14-5.2(E), Downtown and Eastside Design Standards.
4. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
5. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
6. The property is located in the Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
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 project Item # 1 as set forth in the Application, as recommended by Staff, with the following additional conditions:
    - That the building height be reduced to 10'6"; and
    - That the applicant submit revised plans to staff before submitting for building permit.

**IT IS SO ORDERED ON THIS 27th DAY of September 2022, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.**

_____ _____
Cecilia Rios — Date
Chair

FILED:

_____ _____
Kristine Bustos-Mihelcic — Date
City Clerk

APPROVED AS TO FORM:

_____ _____
Frank Ruybalid — Date
Assistant City Attorney

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

**Case # 2022-5631-HDRB**
**Address** – 342 Plaza Balentine
**Agent's Name** – Richard Martinez
**Owner/Applicant's Name** – Julia Platt and Zachary Leonard

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on August 9, 2022.

## BACKGROUND

**BACKGROUND & SUMMARY:** 342 Plaza Balentine is a single-family residence listed as contributing to the Downtown and Eastside Historic District. The property is located at the north end of Plaza Balentine, a private lane running north/south, and near the corner of another Plaza Balentine which lays east/west. The property is surrounded by walls and includes the main house, a casita, a carport, portal and privacy wall.

**House:** The house is constructed in a mixed Spanish Pueblo and Territorial Style, built between the 1940s and late 1970s. It was added onto in different time periods in a vernacular manner, with the footprint mostly intact by 1958. The floor plan of this house is a modified T-shape. The earliest, pre-1943, portion of the house is located on the southern wing. In the 1950s, it was expanded, largely to the north and also a small addition onto the south. Finally, in the 1970s an addition was created growing the house eastward. The architectural details include non-historic, territorial-style brick coping throughout, narrow wood doors with attached windows set into deep-set, bullnosed openings and brick sills. The older portion and the south elevation are constructed of adobe.

April 12, 2022, in Case # 2022-4878-HDRB, the board designated façades # 2 (east façade on north portion of the house), 9 and 10 (east facades on south portion), 11 (south façade), 12 (west façade of the south portion), and 16 (west façade under the portal and including the overhanging roof) as primary.

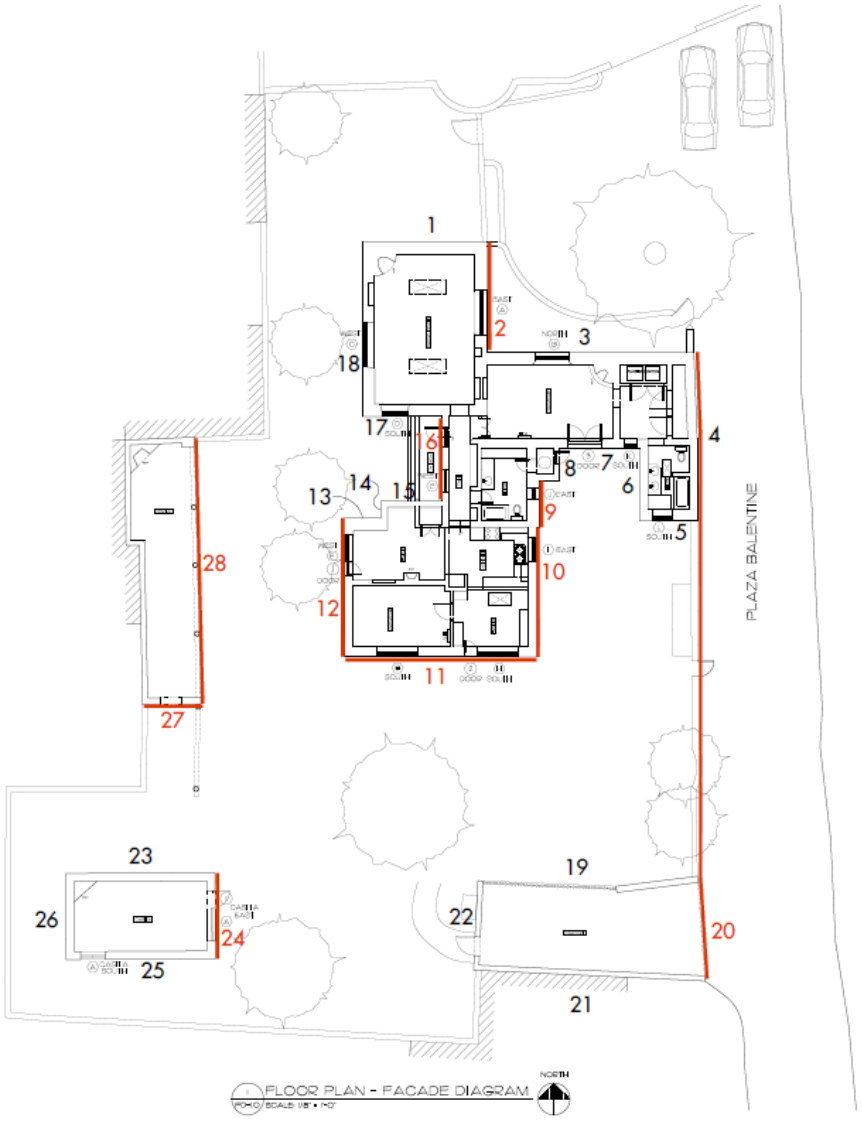
**Casita:** The casita with protruding vigas and brick coping is located in the southwest corner of the lot. It has a rectangular footprint and is built of adobe. The east façade has a large 12-lite steel window with six lites opening on hinges next to a non-historic multi-lite door. The south façade has a six-lite window. April 12, 2022, the board designated façade # 24, the east façade, as primary.

**Portal:** A very long portal with an attached pergola is located on the west edge of the property. Architectural details include a viga ceiling, brick floor, Mexican tile bench and fogon fireplace. April 12, 2022, the board designated façades # 27 (south façade) and 28 (east façade) as primary.

**Carport:** A one-bay carport, built by the late 1940s, is located on the southeast portion of the property. It has a flared opening directed toward the private drive of Plaza Balentine, wood beams and brick coping. April 12, 2022, the board designated façade # 20 (east façade and opening) as primary.

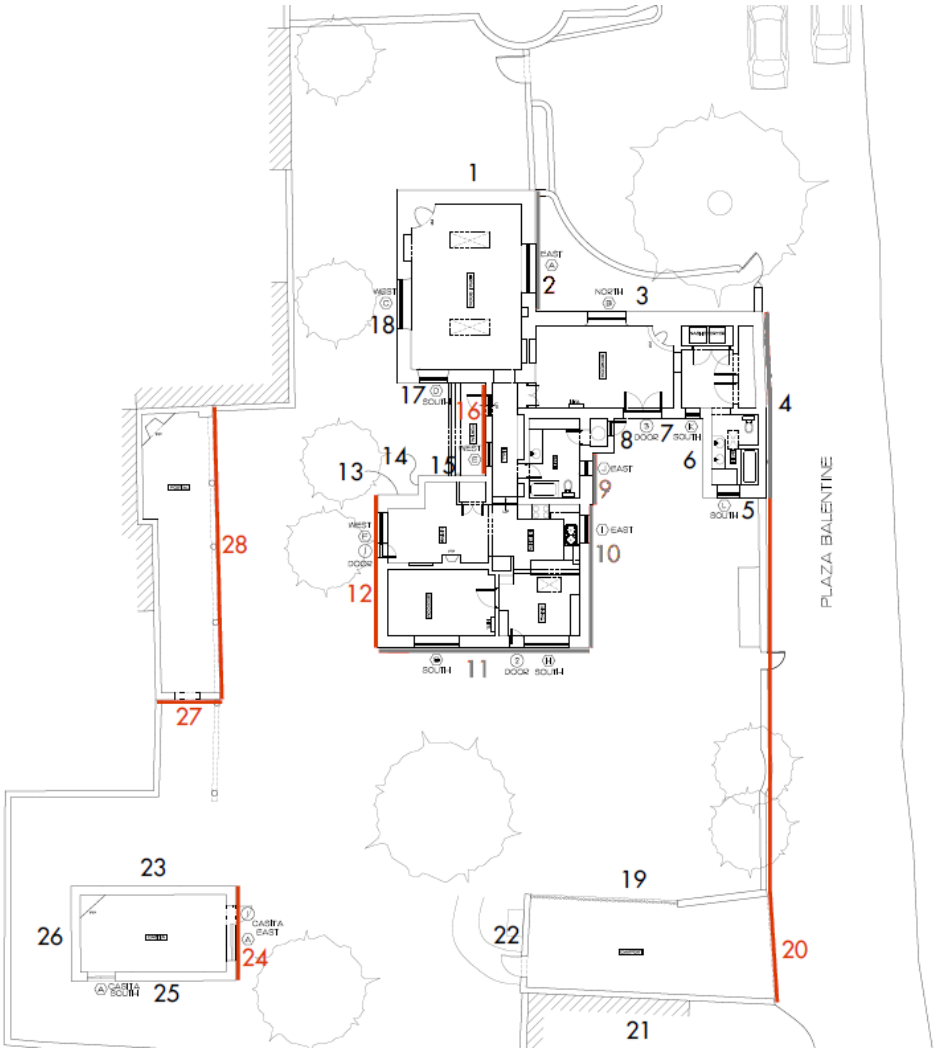
**Privacy Wall:** Along the east side of the property, a 57" historic adobe and stucco wall stands with wood doors. The same brick coping on the house tops the wall. April 12, 2022, the board designated the wall as contributing.

April 12, 2022, in Case # 2022-4878-HDRB, the HDRB upgraded the status of the privacy wall to contributing and designated the following elevations as primary façades: 2, 9, 10, 11, 12, 16, 20, 24, 27 and 28, corresponding with the diagram below.



During a hearing July 12, 2022, on an application to remodel this property (Case # 2022-5161-HDRB, which was postponed) Board members directed attention to the lack of a basis for several of the façades to be designated primary, prompting a request to review the façade designations. The Applicant now requests a primary façade reconsideration. The Staff's current/revised recommendation is based on previous practices in line with HPD standards. Only in recent years did HPD Staff move from recommending facades that encompass whole elevations to recommending various individual facades around the given structure. By recommending the most appropriate individual exterior walls, a sense of the historic massing of a structure can be retained, not just a collection of unrelated architectural details.

The west elevation of the main house encompasses the vernacular change from the 1940s to the 1950s. It includes the historic portal, a narrow door and picture window combination (historic openings), and building stepping and massing associated with this type of construction. Staff recommends limiting the primary facades to the southernmost part of the west elevation, including the west-facing portal, in order to capture the vernacular growth and change over time.



## 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. Historic Preservation Division City staff reviewed the Application and related materials and information submitted by the Applicant for conformity with applicable Santa Fe City Code ("SFCC") requirements and provided the Board with a written report of its findings (Staff Report), which evaluates the factors relevant to the Application.
2. Historic Preservation Division Staff Recommendation: Staff recommends the historic status of the main house be maintained as contributing, designating facades # 12 and 16 on the west elevation as primary, per SFCC Section 14-5.2(C), Designation of Significant and Contributing Structures. Staff also recommends the historic status of the casita, portal, carport and privacy wall and be maintained as contributing, with facades # 20, 24, 27, and 28 maintained as primary, per SFCC Section 14-5.2(C), Designation of Significant and Contributing Structures.
3. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
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. SFCC Section 14-5.2(C)(2)(a-c) gives the Board authority to review and approve "significant," "contributing," or "noncontributing" status designations and to designate the primary façades of contributing structures.
7. Under SFCC Section 14-12.1, the definition of a "contributing structure" is "a structure, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains."
8. Under SFCC Section 14-12.1, the definition of a "primary façade" is one or more principal faces or elevations of a building with features that define the character of the building's architecture.
9. Under SFCC Section 14-12.1, the definition of a "noncontributing structure" is a "structure, located in an H district, that is less than fifty years old or that does not exhibit sufficient historic integrity to establish and maintain the character of the H District."
10. Based on the information set forth in the Staff Report and exhibits and the testimony and evidence presented at the hearing, the Board finds no reason to change the previous classifications of the main house, casita, portal (on the west edge of the lot), carport and privacy wall, and they should remain designated as "contributing."
11. The Board finds that façades # 12 and 16 are the primary elevations of the main house with the features that define the character of the building's architecture.
12. The Board finds that façades # 2, 9, 10 and 11 do not add to the historic associations or historic architectural design qualities significant for a district, or do not have historic

integrity, and their classification should be changed to "non-primary." East-facing façades # 2, 9 and 10 contain few architectural details, and the windows and doors on south-facing façade # 11 are almost entirely non-historic.

13. The Board finds no reason to change the previous classification of façades # 20 (carport), 24 (casita), 27 and 28 (portal), and they remain designated primary façades.
14. The Board finds no reason to change the previous classification of façades # 1, 3-8, 13-15, 17, 18 (main house); 19, 21, 22 (carport), 23, 25 and 26 (casita), and they remain designated non-primary façades.
15. The information contained in the Application and provided in testimony and evidence establishes that all applicable requirements for Board review 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 grants the Applicant's request to review historic status.
3. The Board retains the previous classification of the main house, casita, portal, carport and privacy wall as contributing structures.
4. The Board designates the following elevations of the main house as the primary façades: 12 and 16 of the west elevation.
5. The classification of the following façades of the main house is changed from "primary" to "non-primary": 2, 9, 10 and 11.
6. The following façades retain their previous classification as primary: 20 (carport), 24 (casita), 27 and 28 (portal).
7. The following facades retain their previous classification as non-primary: 1, 3-8, 13-15, 17, 18 (main house); 19, 21, 22 (carport); 23, 25 and 26 (casita).

**IT IS SO ORDERED ON THIS 27th DAY of September, 2022, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.**

_____ _____
Cecilia Rios, Chair Date

FILED:

_____ _____
Kristine Bustos-Mihelcic Date
City Clerk

APPROVED AS TO FORM:

_____ _____
Frank Ruybalid Date
Assistant City Attorney

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

**Case # 2022-5634-HDRB**
**Address** – 212 Lorenzo Lane (formerly 212-A Gonzales Road)
**Owner/Applicant's Name** – Rajah Bose and Tarang Gala

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on August 9, 2022.

## BACKGROUND

212-A Gonzales Rd. is a 1,465-square-foot single-story building designated contributing to the Downtown and Eastside Historic District. The residence is believed to have started as an adobe rectangle between 1945, when the lot was purchased, and 1951, based on its first appearance on a 1951 aerial photograph. It is Santa Fe Style, vernacular construction, consisting of five flat-roofed stuccoed masses, a traditional portal at its southeast entry, blended with a variety of mid-century steel casement windows and a metal overhang corner porch with a white metal curlicue post on its east elevation. The house features rounded edges and corners and a south portal with wood lintels, typical of Santa Fe Style. The portal has unique curved stucco supporting columns, conveying a buttressed effect.

The residence's steel casement windows include a southwest corner double 4-over-3 lite pattern (four small square panes over three larger panes, the center being the largest with a fixed pane). The rest of the house has 3-over-3 and 3-over-2 steel casements on its south, east, and west elevations, some of which are deep-set. The south elevation includes a recent sliding glass door. Per the City's GIS map, it is designated contributing to the Downtown and Eastside Historic District. In a hearing on June 28, 2022, the Board maintained the house's contributing status, and designated façades # 2 and 3 as primary (Case # 2022-5348-HDRB).

The Applicant now proposes the following exterior alterations:

1. A 250-square-foot addition on the inside northwest corner. The addition will have a flat roof and parapets matching the existing house in height.
2. A 120-square-foot addition on the south end of the west elevation. The addition will have a flat roof and parapets also matching the existing in height.
3. On the south (primary) elevation the applicant proposes to replace two existing historic windows and one non-historic sliding glass door.
    a. The applicant proposes to replace the corner window on the south façade, façade # 1, facing south and east. Existing window is a steel casement double 4-over-3 lite pattern (4 small square panes over three larger panes, the center being the largest with a fixed pane); proposed is a 4-over-3 lite pattern without a center fixed pane. The new window will be metal clad wood frame; color: matte dark bronze. Other windows are a mixture of casement and fixed panes, all divided-lite style with 7/8" muntins.
    b. Replace the non-divided-lite sliding glass door with a divided-lite glass door. The new door will be metal-clad wood frame, also matte dark bronze.

c. On the south-facing primary façade # 3, replace existing historic steel casement 3-over-3 steel casement window with a metal-clad wood 3/3 divided-lite window. The new window (window # 4) will also be matte dark bronze.

d. On the non-primary east elevation replace three steel casement windows and remove one casement window.

## 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 did not recommend a finding that all the exception criteria have been met, but the Board may find that they have upon further testimony. Otherwise, staff recommends approval of the proposed project and finds that the application complies with SFCC Sections 14-5.2(D), General Design Standards for all Historic Districts, and 14-5.2(E), Downtown and Eastside Design Standards.
4. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
5. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
6. The property is located in the Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
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), 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.
8. Staff determined that for project element 3(c) (replacement of historic window on primary façade), an exception to SFCC Sections 14-5.2(D)(1) and (D)(5)(a)(i) for removal of historic material and replacement of a historic window on a primary façade would be required for approval, and the Applicant requested an exception.
9. 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.
10. Based on the information set forth in the Staff Report and exhibits, and the evidence and testimony presented at the hearing, the Board finds that the Applicant has conclusively demonstrated that all exception criteria have been met:
    a. Pursuant to SFCC Section 14-5.2(C)(5)(b)(i), the Board finds that granting the exception would not damage the character of the district because the new window has the same configuration of panes (3 over 3) as the existing window, the house

will maintain the appearance of its primary façade, and the new window is partly obstructed by a portal;

b. Pursuant to SFCC Section 14-5.2(C)(5)(b)(ii), the Board finds that the exception is required to prevent a hardship to the Applicant or an injury to the public welfare: The existing window does not open and close properly, has a low thermal value and a poor sound-insulation quality; replacement will allow for higher energy efficiency and outside noise reduction;

c. Pursuant to SFCC Section 14-5.2(C)(5)(b)(iii), the Board finds that granting the exception would 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: The replacement window allows the residents to live more sustainably, and because a non-functioning window will be replaced with one fully functional, it allows for better ventilation.

11. The Board finds that although the corner window (windows # 1 and 2), where non-primary façade # 1 steps back, is non-conforming per SFCC Section 14-5.2(A)(6), it has architectural and historic interest and can be replaced in kind with similarly configured windows.
12. Under SFCC Section 14-5.2(C)(3)(b), the Board has the authority to approve an application for alteration or new construction on the condition that changes relating to exterior appearance recommended by the Board be made in the proposed work, and no permit is to issue until new drawings or documentation, satisfactory to the Board, have been submitted.
13. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable requirements for Board review as herein described have been met.

## 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 for the change of a window on a primary façade (project element 3(c)).
3. The Board approves Items # 1 – 3(a-d) as set forth in the Application, as recommended by Staff, with the following additional conditions:
    - the Applicant update the drawings for staff reflecting the proposed fenestration patterns discussed at the hearing that are more closely aligned with the existing window divided-lite patterns; and
    - the applicant shall submit material sheets for the new windows.

**IT IS SO ORDERED ON THIS 25th DAY of OCTOBER, 2022, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.**

_____ _____

Cecilia Rios Date
Chair

FILED:

_____ _____
Kristine Bustos-Mihelcic Date
City Clerk

APPROVED AS TO FORM:

_____ _____
Frank Ruybalid Date
Assistant City Attorney

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

**Case # 2022-5689-HDRB**
**Address –** 634 Garcia St., # 19
**Agent's Name –** Elisabeth Wagner
**Owner/Applicant's Name** – Bob Wolf

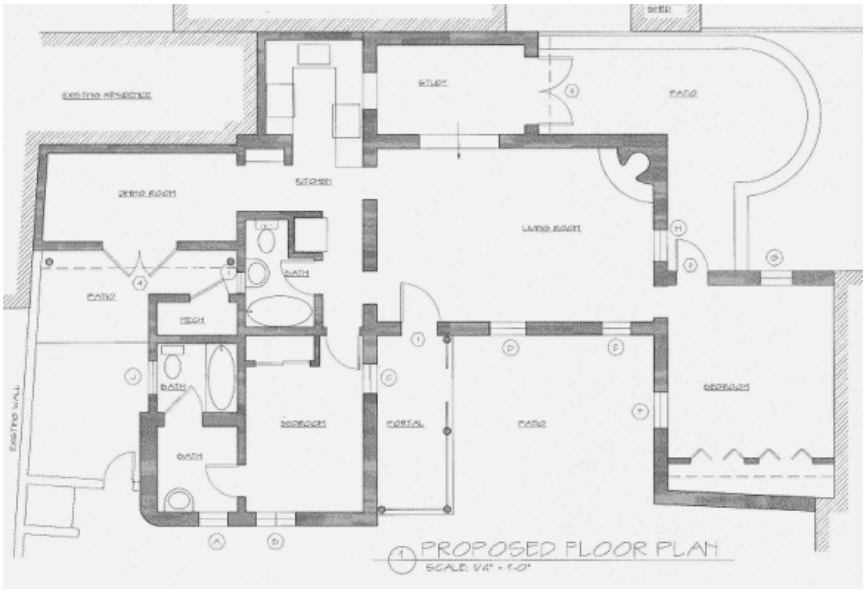
THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on August 23, 2022.

## BACKGROUND

The subject property at 634 Garcia St., # 19, is a single-family residence, which is attached to an adjoining single-family residence, and is listed as contributing to the Downtown and Eastside Historic District. The site is located within the Ann Webster compound. Ann Webster settled in Santa Fe in the 1930s and was an attorney and patron of the arts. She developed an artist compound on land adjacent to her house (634 Garcia St., # 1). In 2005 (Case H-05-120) a portal was added to the south façade of the interior courtyard. Furthermore, an existing large window on the south elevation was removed and replaced with French doors, and an attached wooden shed on the northern portion of the building was remodeled, converted into a dining room, and French doors were installed.

The Applicant now proposes the following:
1) Designation of the west elevation as a primary façade
2) Restore windows A-F on the front (west elevation) of the building
3) Replace windows G-J and doors numbered 2-4

No change is proposed to the building footprint. See the graphic below for an illustration of the floor plan and labels for each window (north is to the left in this graphic):



## 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. Historic Preservation Division City staff reviewed the Application and related materials and information submitted by the Applicant for conformity with applicable Santa Fe City Code ("SFCC") requirements and provided the Board with a written report of its findings (Staff Report), which evaluates the factors relevant to the Application.
2. Historic Preservation Division Staff Recommendation: Staff recommended approval of the proposed project and finds that the application complies with SFCC Sections 14-5.2(D), General Design Standards for all Historic Districts, and 14-5.2(E), Downtown and Eastside Design Standards.
3. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
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. SFCC Section 14-5.2(C)(2)(a-c) gives the Board authority to review and approve "significant," "contributing," or "noncontributing" status designations and to designate primary façades of contributing structures.
7. Under SFCC Section 14-12.1, the definition of a "contributing structure" is "a structure, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains."
8. Under SFCC Section 14-12.1, the definition of a "primary façade" is one or more principal faces or elevations of a building with features that define the character of the building's architecture.
9. The Board finds that the west elevation is the primary façade of the structure, with features that define the character of the structure's architecture. This designation includes the south-facing and north-facing façades in the recessed patio area of the west elevation. The character-defining features include the historic windows, C, D and E, that communicate the history of the building and are worthy of preservation.
10. 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.
11. 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.

12. The Applicant proposes to restore six windows, windows A through F, on the west elevation of the building; to replace windows G through J on the east, south and north elevations; and to replace doors 2 through 4 on the east, south and north elevations.
13. The Board finds that windows C, D and E are historic, are not deteriorated beyond repair, and must be repaired or restored, not replaced. The Board finds that windows A and B, windows F through J, and all the doors (1 through 4) are non-historic, and may be replaced.
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, 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 grants the Applicant's request to review historic status.
3. The Board maintains the structure's status as contributing.
4. The Board designates all façades on the west elevation of the structure as primary façades.
5. The Board approves the repair and/or restoration of windows C, D and E.
6. The Board approves the replacement of windows A, B, F, G, H, I and J.
7. The Board approves the replacement of doors 2, 3 and 4.
8. The following conditions apply to the replacement of windows A, B, F, G, H, I and J:
    a. They must be replaced in-kind, with a similarity of materials replicating the sills, lintels and current window inset.

**IT IS SO ORDERED ON THIS 14th DAY of September, 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 Date
Assistant City Attorney

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

**Case # 2022-5790-HDRB**
**Address** – 532 Don Gaspar Ave.
**Agent's Name** – Kevin Georges
**Owner/Applicant's Name** – Andras Szantho

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on September 13, 2022.

## BACKGROUND

532 Don Gaspar Ave. is a single-family, craftsman bungalow style residence, situated in the Don Gaspar Area Historic District. It was built in 1928 and is documented as Tyler's Drug Store in 1928. It is located on the corner of W. Santa Fe and Don Gaspar Aves. On June 28, 2022, the HDRB designated the status of the house as significant. See Case # 2022-5448-HDRB.

The main house has a mostly square footprint and faces east to Don Gaspar Avenue. It is red brick with a projecting, pitched, cross gable, hipped roof with metal tiles. Most of the windows are double hung, wood framed with concrete sills. The back porch extends along almost the entire west façade, although the 1930 Sanborn map shows the porch as having a smaller footprint, indicating that the porch was added at a later date. A wooden ramp was also added at a later date to the front/east porch. A small, white picket fence attached to the porch and extend southward to the edge of the property. 532 Don Gaspar Ave. appears to be a twin to 528 Don Gaspar Ave., with identical building footprints, orientation, roof profiles and material finishes. Both are in excellent condition and maintain their historic character in a way that exemplify the craftsmanship of the style and era that they were built, and both contribute highly to the streetscape and district. Neither property currently has a yard wall.

532 Don Gaspar has a detached garage to the west of the main house that was designated as contributing in the same hearing June 28, 2022, that the HDRB designated the main house as significant.

The Applicant now proposes the following exterior alterations:

1) Replace the historic roof material with a new galvanized steel individual shingle paneled roof (Norman Victorian Roof Shingles).
2) Replace all non-historic windows with double-hung wood casement windows.
3) Replace all historic windows that are rated "unsatisfactory" in the RPA & Associates window assessment with double-hung wood casement windows that will be painted SW 9507 Cream & Sugar. The total window proposed for replacement amount to 7 of the 23. The window assessor defines "unsatisfactory" as "all sashes, frames, and casing members have more than 30%-40% deterioration, beyond repair."

4) Remove back/west porch. A letter from a historian has been provided in order to identify that while it may be historic, it is not original and 'not harmonious.'
5) Replace the existing back/west porch. The porch will have wood posts, a similar wood deck and a handicap accessible lift attached on the north side. The railing will be wood with vertical supports. The roof will match the rest of the house with Norman galvanized metal shingles. Staff requests an exception for the removal and replacement of the porch.
6) Construct a concrete masonry unit and a stucco yard wall with three-course brick cap to a height of 4'0" along the east and south property line. Stucco color will be cementitious El Rey Fawn. A wrought-iron gate that is no higher than the yard wall is proposed to be painted to match the El Rey yard wall. Brick pilaster will be 20"x20" and space approximately every 20' or so.

## 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 recommends approval of the application, as it complies with SFCC Sections 14-5.2(D), General Design Standards for all H Districts, and 14-5.2(H), Don Gaspar Area Historic District. Staff recommends a finding that all the exception criteria have been met for removal and replacement of the back porch (see project element #s 4 and 5), but the Board may require further testimony. Staff recommends that a condition that the wrought-iron gate be black wrought iron and not painted to match the stucco.
4. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
5. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
6. The property is located in the 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 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.
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. Under SFCC Section 14-5.2(D)(5)(b), for all facades of significant, contributing and landmark structures, architectural features, finishes, and details other than doors and windows shall be repaired rather than replaced. In the event replacement is necessary, the use of new material may be approved. The new material shall match the material being replaced in composition, design, color, texture, and other visual qualities. Replacement or duplication of missing features shall be substantiated by documentation, physical or pictorial evidence.
10. The Applicant proposes to remove the porch on the back (west) façade and replace it with a redesigned porch (project elements #s 4 and 5). Staff determined that an exception to SFCC Section 14-5.2(D)(5)(b) would be required for approval of these elements of the Application, and the Applicant requested an exception.
11. 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.
12. 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. Pursuant to SFCC Section 14-5.2(C)(5)(b)(i), the Board finds that granting the exception would not damage the character of the district because the porch is not original to the house and does not contribute to the historic architecture of the house; the replacement porch will be proportional to the west façade, and will be of the same materials, type and color as the existing deck and porch;
    b. Pursuant to SFCC Section 14-5.2(C)(5)(b)(ii), the Board finds that the exception is required to prevent a hardship to the Applicant or an injury to the public welfare because the existing porch has an impractical design, with the floor of the porch being about three feet below the grade of the back door, requiring the homeowners to step out onto a small landing and negotiate a set of stairs; the new porch floor will be at the grade level of the door;
    c. Pursuant to SFCC Section 14-5.2(C)(5)(b)(iii), the Board finds that granting the exception would 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; the newly designed porch will be more consistent with the architectural design of the house, and will feature a lift to accommodate the disabled.
13. The Board finds that the existing roof is deteriorated beyond repair and must be replaced (project element # 1). The proposed material for the new roof is an in-kind replacement.
14. The Board finds that five historic windows (G, H, Q, T and W in the RPA & Associates window assessment) are deteriorated beyond repair, and may be replaced in the size, style and material of the originals. The Board finds that two windows (C and P in the window assessment) are non-historic, and may be replaced. (See project element #s 2 and 3.) The remaining windows must be repaired, restored, or left in their existing condition.
15. 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.
16. 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 for project element #s 1 through 5, but not for project element # 6.

## 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 Item #s 1-5 as set forth in the staff report, as recommended by Staff, with the following additional conditions:
    a. The new roof be galvanized individual shingle, as dull in appearance as possible in the galvanized metal described, not painted, and designed to patina; and
    b. All windows for which replacement is approved shall be replaced with double-hung wood windows or fixed windows to match those existing windows.
3. With respect to item # 6, the concrete/masonry stucco yard wall is denied, the Board finding it to be out of harmony with the architectural design of the house on the property.
4. The Board would permit Staff approval, instead of a yard wall, of a wooden picket fence, painted white, with pedestrian and vehicular gates consistent with the style of the fence, having minimal visible metal structural elements, with the conditions:
    a. The picket fence shall not be higher than four feet; and
    b. The picket fence shall be placed so that mature trees are not harmed.
5. The Board grants the exception requested in the Application with respect to project element #s 4 and 5.

**IT IS SO ORDERED ON THIS 27th DAY of SEPTEMBER, 2022, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.**

_____ _____
Cecilia Rios Date
Chair

FILED:

_____ _____
Kristine Bustos-Mihelcic Date
City Clerk

APPROVED AS TO FORM:

_____ _____
Frank Ruybalid Date
Assistant City Attorney

| 2023 HISTORIC DISTRICTS REVIEW BOARD HEARING SCHEDULE | | | | | | |
|---|---|---|---|---|---|---|
| **11AM SUBMITTAL DEADLINE** | **5 PM REQUEST FOR ADDITIONAL INFORMATION** | **5 PM DEADLINE FOR ADDITIONAL INFORMATION** | **PUBLISH AGENDA IN NEWSPAPER** | **5 PM APPLICANTS DISPLAY POSTER** | **PACKET TO PRIMEGOV** | **12 PM Field Trip 5:30 PM H-Board Hearing** |
| **MONDAY** | **TUESDAY** | **WEDNESDAY** | **SUNDAY** | **MONDAY** | **THURSDAY** | **TUESDAY** |
| 12-Dec | 13-Dec | 14-Dec | 25-Dec | 26-Dec | 5-Jan | *10-Jan*** |
| | | | 8-Jan | 9-Jan | 19-Jan | 24-Jan |
| 16-Jan | 17-Jan | 18-Jan | 24-Jan | 30-Jan | 9-Feb | 14-Feb |
| | | | 12-Feb | 13-Feb | 23-Feb | *28-Feb*** |
| 13-Feb | 14-Feb | 15-Feb | 26-Feb | 27-Feb | 9-Mar | 14-Mar |
| | | | 12-Mar | 13-Mar | 23-Mar | *28-Mar*** |
| 13-Mar | 14-Mar | 15-Mar | 26-Mar | 27-Mar | 6-Apr | 11-Apr |
| | | | 9-Apr | 10-Apr | 20-Apr | *25-Apr*** |
| 10-Apr | 11-Apr | 12-Apr | 23-Apr | 24-Apr | 4-May | 9-May |
| | | | 7-May | 8-May | 18-May | *23-May*** |
| 15-May | 16-May | 17-May | 28-May | 29-May | 8-Jun | 13-Jun |
| | | | 11-Jun | 12-Jun | 22-Jun | *27-Jun*** |
| 12-Jun | 13-Jun | 14-Jun | 25-Jun | 26-Jun | 6-Jul | 11-Jul |
| | | | 9-Jul | 10-Jul | 20-Jul | *25-Jul*** |
| 10-Jul | 11-Jul | 12-Jul | 23-Jul | 24-Jul | 3-Aug | 8-Aug |
| | | | 6-Aug | 7-Aug | 17-Aug | *22-Aug*** |
| 14-Aug | 15-Aug | 16-Aug | 27-Aug | 28-Aug | 7-Sep | 12-Sep |
| | | | 10-Sep | 11-Sep | 21-Sep | 26-Sep |
| 11-Sep | 12-Sep | 13-Sep | | | | *No Hearing* |
| | | | 8-Oct | 9-Oct | 19-Oct | 24-Oct |
| 16-Oct | 17-Oct | 18-Oct | 29-Oct | 30-Oct | 9-Nov | 14-Nov |
| | | | 12-Nov | 13-Nov | 22-Nov (Wed) | *28-Nov*** |
| 13-Nov | 14-Nov | 15-Nov | 26-Nov | 27-Nov | 7-Dec | 12-Dec |

**NOTES:** Time and date of hearing may be subject to change. Please contact the Historic Preservation Division at 955-6605 for confirmation.

Please refer to the City of Santa Fe Website for the list of observed holidays.

No submittal changes after staff writes agenda or postponement is automatic.

***Meeting is reserved for administrative matters or higher case load as needed.*

# City of Santa Fe, New Mexico

# memo

**DATE:** November 22nd, 2022

**TO:** Historic Districts Review Board Members

**FROM:** Carly Piccarello, Historic Preservation Division Manager

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**Case # 2022-005859-HDRB**

**Address: 500 Montezuma Ave.**
**Historic Status: Non-contributing, Contributing**
**Historic District: Westside-Guadalupe**

**REFERENCE ATTACHMENTS (Sequentially):**

**CITY SUBMITTALS**

____ **District Standards & yard wall & fence standards.**

__x__ **Historic Inventory Form**

__x__ **Zoning Review Sheet**

__x__ **Other**: Minutes for the appeal of HDRB Case H-16-51A

**APPLICANT SUBMITTALS**

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

__x__ **Other**: Dorm Renderings, Neighborhood Meeting Notes, Proof of State School Funding and Charter

**RECOMMENDATION:**

Staff requests a determination from the HDRB on whether comments from the HDRB during the September 27th, 2022 hearing were resolved for the proposed project in regards to the application's compliance with Section 14-5.2(M) State Capital Outlay Projects.

**BACKGROUND & SUMMARY:**

500 Montezuma Avenue was a commercial property which now houses the New Mexico School for the Arts. It is a collection of three structures that are listed as non-contributing to the Westside-Guadalupe Historic District. It is surrounded by a Territorial Style and Spanish Pueblo Revival Style stucco buildings with deco details (brick coping and other architectural features)

as well as a contemporary version of Spanish Mission Revival Style. The Sanbusco Market building dates to 1880 with the arrival of the railroad and includes the iconic Italianate building on the southeast corner.

The once Sanbusco Market Center and the Parking Shed are listed as non-contributing following an appeal to Governing Body of the status in 2016. During that hearing, the Governing Body made comments on the importance of retaining the 'iconic facades' on the southeast corner. The Sanbusco Market Center underwent changes from 1986 through the 2000s and had a full remodel and partial demolition between 2016 and 2020.

The Butler and Foley Building, which is the northeast structure, is contributing to the Westside-Guadalupe Historic District with the east elevation, the south elevation with the clerestory on the second floor being the primary facades.

A more detailed background of the buildings is listed below.

**New Mexico School for the Arts (former Sanbusco Market Center)**
The Sanbusco Center served the Railyard District as a boutique mall for approximately 30 years prior to the 2016 remodel for the New Mexico School for the Arts. The Sanbusco building includes the original Italianate style building which housed the offices of the Charles C. Dudrow Coal and Lumber Yard. Substantial changes to the mass and architectural features of the building occurred in the 1920s when a western style wood facade was placed on the front of the building, adjacent to the original office constructed by Dudrow. Another substantial change occurred later in the decade when the entire building was stuccoed to reflect the Spanish-Revival architectural movement in Santa Fe.

The most substantial changes occurred with the purchase of Sanbusco by Joe Schepp's in 1984. Changes to massing, removal of almost all historic material, and changes in openings were part of the extensive renovations that occurred when Sanbusco Market Place was being constructed. The large addition to the southwest corner of the building which housed Borders Books also substantially changed Sanbusco by increasing the footprint and by its sheer mass which dominated the existing building. Between 1986 and the present, the exterior of the building has undergone regular renovation to accommodate retail spaces. The only historic materials remaining on the building are historic brick found on the southeast corner of the south elevation and pen tile found on the north elevation of the building.

While the history of Sanbusco is valuable in regard to the development of the Railyard District, little of the original historic material and character of the building remain. The current status of the building is contributing to the Westside-Guadalupe Historic District and the applicant is asking that the building be downgraded to non-contributing.

**Butler and Foley Building**
The Butler and Foley Building is the former location of World Market at the Sanbusco Market Center. The estimated date of construction of the building is 1930 and is constructed in the

Territorial style. Little in the way of massing changes and opening changes have occurred to the building over time. One of the most defining aspects of the building is the second floor, north elevation clerestory which defines the arrhythmic window and door pattern used to define the architectural style of the Railyard District in the 2002 Railyard District Master Plan. Other notable characteristics of the building can be seen in the massing and openings of the south and east elevations of the building.

The historic character of the building has been maintained over time and few historic materials have been removed that impact the exterior of the building. The building was upgraded to contributing to the Westside-Guadalupe Historic District in 2016.

**Parking Shed**
The parking shed found in the north parking lot of the property mimics the design and overall construction material that would have characterized the parking shed in former years. However, the recent historic architectural survey estimates that 75-80% of the material for the parking sheds is modern and is non-contributing.

**New Student Dormitory**
At the September 27th, 2022 hearing the applicant presented proposed designs for the New Student Dormitory that included the following:

1) The proposed dormitory building will be two story, 26'-2" at its maximum and approximately 19,130 sq. ft.
2) It will have a raised parapet with metal cap in a dark medium bronze finish.
3) The building will be organized into four massings differentiated by height and material finish.
4) The height is varied, stepping down to the lower portion by approximately 1'-10" to the adjacent Italianate gallery. The overall height is approximately the same as the east entrance to the school on the gray Sanbusco façade.
5) The finish material include:
    a. Stucco in El Rey 'La Morena' on the north portion
    b. Stucco in El Rey 'Buckskin,' and
    c. Corrugated metal panelling (stainless finish) on the southeast and southwest corners.
6) On the north elevation, a metal canopy in dark bronze will front the interior courtyard and cover an inset entrance of aluminum framed glazing.
7) On the south elevation, storefront glazing will be located under a decorative steel portal with trellis that will be a dark bronze finish.
8) Windows will be aluminum framed with a dark bronze finish.
9) The roof will be a TPO system in tan color.
10) A perforated steel fence with rusted finish will be added to the southwest portion of the property.
11) Repurposed brick will be used for paving.

At the same hearing, the HDRB gave comments. Public comment was heard. Staff delivered the minutes and a summary of the comments to the HDRB. The HDRB provided review. The comments and minutes, which are included in the provided packet, were provided to the applicant. Since that time, the applicant worked to update their designs in an effort to resolve comments from the HDRB. They also met separately with the Old Santa Fe Association regarding their comments, which were supplied to the HDRB.

Now, the applicant returns to the HDRB with a revised design for the new construction of the detached student dormitory building in order to resolve comments by making the following adjustments:

1) Change the footprint shifting the east façade away from the property line by 6'-0",
2) Reduction of the material palette from two colors of stucco and metal sliding to metal sliding and umber steel panels, eliminating the brown and light stucco,
3) Changes to the massing, parapet heights throughout the building and specifically on the south façade,
4) Redesign the east façade by adding a change of planes, vertically aligning windows, changing materials to unify with the rest of the NMSA complex, and modulating the height and parapet.

**RELEVANT CODE CITATIONS:**

(M) **County and Santa Fe Public Schools Capital Outlay Projects**

(1) Purpose

(a) Recognizing the fragility of the *city's* historic heritage, the purpose of Subsection 14-5.2(M) is to activate the procedure established in Section 3-22-6 NMSA 1978 under which the *city* and the *state* will collaborate in good faith and work jointly to preserve and protect the historic districts of Santa Fe as well as contributing, significant and *landmark structures* .

(b) *State* capital outlay *projects* in historic districts shall be carried out pursuant to the procedures set forth in Section 3-22-6 NMSA 1978 and Subsection (2) below and in a manner that is harmonious and generally compatible with the design standards set forth in Subsection (3) below. These procedures and standards apply to new *structures* and additions to and alterations and demolition of existing buildings.

(2) Procedures

(a) Before commencing with the design phase of a capital outlay *project* , the *state* and the historic districts review board shall consult as to the appropriate design standards and how those design standards would impact costs and the operation or manner in which the *project* will ultimately be expected to function. The historic districts review board shall work collaboratively with the *state* to arrive at compatibility of the *project* with the design standards, considering

reasonable costs and preserving essential functionality. The *state* shall also make every reasonable effort to obtain input from members of identifiable community groups involved in historic *preservation* in Santa Fe before commencing the design phase.

(b) After the design phase and before soliciting a bid or proposal for design-build or lease-purchase for a capital overlay *project*, the *state* shall submit the plans to the historic districts review board for review and comment. The historic districts review board in conjunction with the *state* shall conduct a public meeting to receive public input. Notice of the public meeting shall be given to any identifiable community groups involved in historic *preservation* in Santa Fe.

(c) Within sixty days after the public meeting the historic districts review board, any identifiable historic *preservation* community group or any other interested party shall communicate recommendations and comments in writing to the *state*. The *state* shall consult with the historic districts review board or other entity to resolve any issues raised. If at the end of the sixty-day period unresolved issues remain, the *city* may within five days after the end of the period, notify the *state* that the issues remain unresolved and these issues shall be finally determined as set forth in Section 3-22-6(G) NMSA 1978, provided that if notice is not timely given, the *state* may, after incorporating those provisions to which the *state* and the *city* have agreed, proceed with the *project*.

(d) The *state* shall not take any irrevocable action on the capital *project* in reliance on the plans until the procedures set forth in Section 3-22-6 NMSA 1978 have been followed.

(3) Design Standards

(a) General Standards

A *state* capital outlay *project* shall be designed appropriate to the seat of government and with the intent of achieving harmony with existing buildings by the use of similar materials, color, proportion, and general details to the existing buildings in the applicable *streetscape*. The applicable *streetscape* shall be determined as set forth in Subsections 14-5.2(D)(9)(a)(ii) A., B., C., D., and E. A new *structure* or proposed alteration or addition shall not cause an adjacent contributing, significant or *landmark structure* to lose its status. Alterations and additions shall be in character with the style, detail and massing of the existing building. The dominating effect is to be that of *adobe* construction as follows:

(i) Roofs

Roofs, generally, shall be flat with a slight *slope* and surrounded by a parapet of the same color and material as the *walls* or of brick. Roofs shall generally not be carried out beyond the line of the *walls* except to cover an enclosed *portal* or *porch* formed by setting back a portion of the *wall* or to form an exterior *portal*, the outer edge of the roof being supported by columns, posts or other vertical supports. No cantilevers shall be permitted except over projecting vigas, beams, or wood corbels, or as part of the roof *treatment* not to exceed an overhang of thirty (30) inches. The restriction as to flat roofs shall not be construed to prevent the construction of skylights or installation of air-conditioning devices, or any other necessary roof *structures*, but

such *structures* other than chimneys, flues, vents and aerials, shall be so placed as to be concealed by the parapet from any public way.

(ii) Walls and Windows

The combined door and window area in any *publicly visible* facade generally shall not exceed forty percent of the total area of the facade except for doors or windows located under a *portal* . No door or window in a *publicly visible* façade shall be located nearer than three (3) feet from the corner of the facade except in circumstances where the unique purpose of the space may warrant special design considerations. Windows, doors and *portales* on *publicly visible* portions of the building and *walls* shall be of one of the old Santa Fe styles. Glass and window trim shall be nonreflective. Windows shall be similar in proportion to the fenestration pattern in the *streetscape* . Deep window recesses are characteristic.

(iii) Finishes

Construction shall be with materials with which the *adobe* effect can be simulated provided that the exterior *walls* are not less than eight (8) inches thick. Mud plaster, hard plaster or other materials simulating *adobe* , laid on smoothly, is required. No less than eighty percent of the non-fenestration surface area of any *publicly visible* façade shall be *adobe* finish, stucco or other material simulating *adobe* finish. The balance of the *publicly visible* facade may be of natural stone, wood, brick, tile, terra cotta, or other material. Materials shall convey a sense of substance and permanence.

(iv) Colors

The *publicly visible* facade of any building and of any adjoining *walls* generally shall be of one color but no more than three colors and simulate a light earth or dark *earth color* , matte or dull finish and of relatively smooth texture. However, facade surfaces under *portals* or inset panels in a *wall* under a roof overhangs, in church-derived designs, may be painted white or be of contrasting or complimentary colors or have mural decorations.

(v) Other Features

Facades shall be flat, varied by inset *portals* , exterior *portales*, projecting vigas or roof beams, canales or water-spouts, flanking buttresses and wooden lintels, architraves and cornices. Depending upon the existing *streetscape* and if permitted otherwise in this chapter, a *portal* may cover the entire sidewalk with the columns set at the curbline.

(vi) Height

The height shall be limited to the average height of *institutional buildings* as measured within the applicable *streetscape* . When determining an applicable *streetscape* , vacant *lots* or *parcels* shall not be included in the calculation for allowable height. If no *institutional buildings* are included in the *streetscape* , the maximum height shall not

exceed the average height of existing buildings in the *streetscape* . The planning and land use department staff shall determine the applicable *streetscape* as set forth in Subsections 14-5.2(D)(9)(a)(ii) A., B., C., D., and E. Height shall be measured as set forth in Subsection 14-5.2(D)(9)(c)(iii). Heights of existing *structures* shall be as set forth on the official map of building heights. If the height of an existing building is not given, the *state* shall submit a statement from a NM licensed surveyor of the actual height. No building facade shall be over two stories in height unless the façade includes projecting or recessed *portales*, balconies, *setbacks* or other design elements. ( Ord. #2020-22 , § 16)

JENKINSGAVIN
LAND USE | PROJECT MANAGEMENT

November 16, 2022

Carly Piccarello
Historic Preservation Division
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87501

RE: New Mexico School for the Arts ("NMSA") Phase 2B Dormitory Addition
Revised Plans based on Historic Districts Review Board Comments from the September 27, 2022, Meeting and Historic Division Feedback

Dear Carly:

This letter is submitted on behalf of NMSA for the Phase 2B Dormitory addition ("Project") for review and comment pursuant to SFCC §14-5.2(M) for State Capital Outlay Projects, heard by the Historic Districts Review Board ("HDRB") on September 27, 2022, and in response to the HDRB directives as outlined in the attached 'Board Comments' document and feedback from your department.

*Item 1 – Address the overall size and massing of the building on the site*. The HDRB expressed a desire for a reduction in the dormitory's footprint and for the building to be pushed back from the east property line. Our architectural team diligently tightened up the floor plan where it is feasible to pull the east façade back from the eastern property line while maintaining the state charter-mandated program to house 60 state-wide students. As the revised enlarged site plan illustrates, the northeast corner has been pushed back an additional 6 feet from the east property line. The footprint comparison plan illustrates the additional setback from the east.

The limited area available to NMSA for implementation of the capital outlay funds has created a very concentrated site plan, hence the revised plan as presented with this submittal. It is infeasible to facilitate the required program and push the building further back, closer to the Italianate building. To further restrict the dormitory floor plan to the already limited space west of the Italianate façade would impede on the *essential functionality* of the dormitory. The option of a three-story structure was evaluated to provide the desired relief from the east façade; however, converting the current 2-story design, which is more *harmonious and compatible* with the existing NMSA campus, would gravely impact construction costs, and exceed the allotted state funding. NMSA's program and design was approached with *consideration of reasonable costs*, and a two-story structure is the most effective means to achieve the required program within funding provided.

Recommendations to move square footage from the east to the southwest area of the NMSA developable area to achieve a more significant eastern setback were analyzed as shown in the three floor plan studies. We looked at pushing the east façade back one dormitory room width and relocating the two rooms one the southwest. To keep the room accessible to the main

corridors and the resident supervisor apartment in the same area for proper security and monitoring, the western footprint extends too close to the existing Music Wing, creating a non-compliant fire separation of buildings and blocks the requisite fire access as well as egress route. Furthermore, this shift creates a non-compliant dead-end corridor if the bathroom and shower room facilities are kept, which is essential. We also studied a direct shift of the floor plan to the west to assess the square footage loss in the common spaces. The result is non-functional living and eating spaces for the resident students.

Overall massing of the dormitory building was reevaluated and simplified to be in concert with the overall campus and existing simple massing, addressing the comments from the HDRB.

*Item 2 – Fewer façade materials.* HDRB directed our team to minimize exterior materials, return to the original light gray metal siding on the east, and reassess the incorporation of stucco exterior finishes, in particular adjacent to the Gallery. With this, the revised plans illustrate a simplified composition of exterior materials – using only the gray metal siding to match the existing NMSA finish, and a non-reflective umber metal panel used on the south and north elevations. The Italianate building is now framed with a consistent finish and remains the focus as one views the campus from Market and Montezuma Street. Sequence perspectives are included to illustrate the view from Market Street as one walks north towards Montezuma Street.

*Item 3 – Differentiate the parapet heights, particularly on the south façade.* Our team took a critical look at the articulation of the parapet heights and the direct relationship to the building's overall massing. The east parapets were lowered 3'-0" on the north massing which is closest to the Italianate building to bring it more in line with the scale of the historic brick structure. As one moves south, the parapet height steps to differentiate and break up the east façade. The south elevation is now simplified yet more architecturally articulated by allowing material changes and massing to align and drive the different parapet heights.

*Item 4 – Provide more interest with height and massing shifts.* We appreciate and welcome the opportunity to refine the exterior composition and reduce the material changes as was requested in the two neighborhood meetings. The revised elevations return the building back to massing shifts with parapet height changes aligned with the two exterior materials – gray and umber metal siding. The publicly visible east, south and west elevations have been resolved to shift height changes where massing changes, providing more architectural interest which is appropriate for the proximity to the Railyard and relating to the NMSA campus.

*Item 5 – Provide architectural interest with window and door openings, especially on the east façade.* HDRB specifically requested that the east façade be addressed with the articulation of the window openings. The revised elevation implemented the recommendation of HDRB per the 'Board Comments' to connect the windows vertically to provide an impression of larger opening and relating to the character of the NMSA complex. The east façade is now broken up into two distinctive masses, with the northern mass lowered. The previous stucco finish is replaced with the gray siding, and the parapets modulate with the varying massing. Unfortunately, due to the programmatic requirements to accommodate 60 students with the requisite support spaces, it is not feasible to step back the second floor on the east as it would negatively impact the *essential functionality* of the second floor. Furthermore, code-required egress stairs occupy half of the

east section of the building and cannot vary vertically. The resident supervisor's apartments occupy the southeast corner of the building. Square footage was removed to push the east façade away from the adjacent property line. To further remove additional square footage on the second-floor apartment would make the living spaces too small and impact the *essential functionality*.

In support of this revised submittal, the following documentation is submitted herewith for your review and comment:

- 'Board Comments' from the September 27, 2022, HDRB Meeting
- NMSA Phase 2B, Dormitory Plans – Electronic copy transmitted separately via email.
- Floor Plan Studies - Electronic copy transmitted separately via email.

Please do not hesitate to contact us should you have any questions or need additional information. Thank you.

Respectfully,

Colleen C. Gavin
JENKINSGAVIN, INC.

# City of Santa Fe, New Mexico

200 Lincoln Avenue, P.O. Box 909, Santa Fe, N.M. 87504-0909
www.santafenm.gov

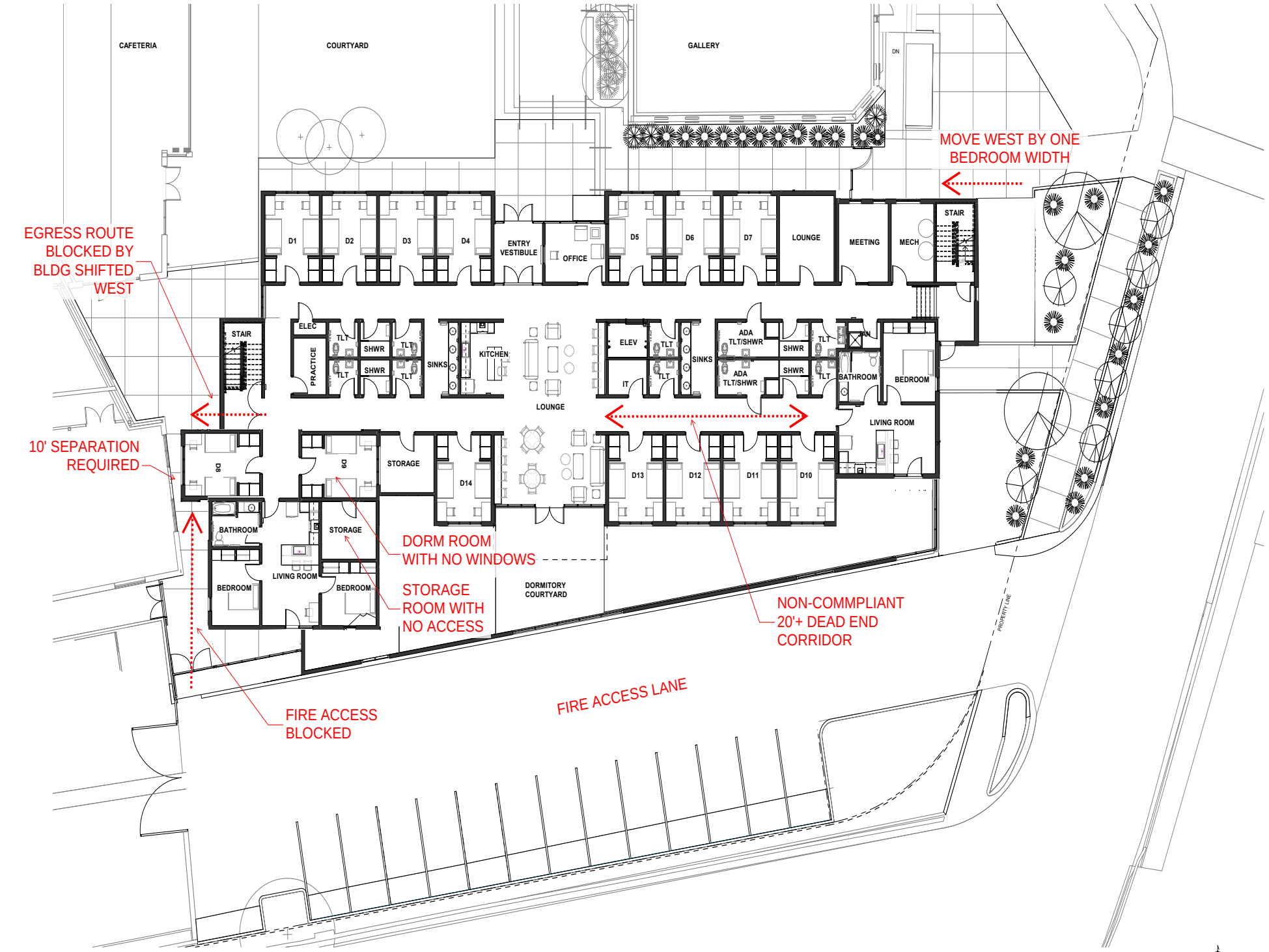
*Alan Webber, Mayor*

Councilors:
Signe I. Lindell, Mayor Pro Tem, District 1
Renee Villarreal, District 1
Michael J. Garcia, District 2
Carol Romero-Wirth, District 2
Lee Garcia, District 3
Chris Rivera, District 3
Jamie Cassutt, District 4
Amanda Chavez, District 4


**BOARD COMMENTS**

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on September 27th, 2022. The comments from the Board include:

1. To address the overall size and massing of the building on the site: Reducing the footprint and shifting it back from the eastside of the property boundary is desirable, ideally the east façade would be much closer to that of the Italianate building or flush with it.
2. Regarding stucco and materials: Numerous material changes that attempt to "break-up" the facades are not desirable. While some stucco is appropriate, the dark stucco that mimics the brick tone of the Italianate building is the most problematic material and should be eliminated. Fewer facade materials are preferred and metal siding is likely a better choice on the east side to allow for visual contrast and prominent expression of the Italianate building. The mandate in 14-5.2(M) for 80 percent of the exterior to be stucco may not be appropriate here as that would not be consistent with the standards for the Westside-Guadalupe district (or the Historic Transition district).
3. With respect to the parapet heights and massings: Differentiate and/or step the façade heights, particularly on the south facade, to better express or add architectural interest.
4. Provide more interest with formal/height and massing shifts and less from material changes.
5. Provide more architectural interest with the expression of window and door openings, especially on the east façade. Currently, it is over simplified or utilitarian. Instead, express bigger moves or the impression of larger openings in the character of the rest of the NMSA complex, perhaps uniting window shapes vertically. Mitigate the impression of the wall by changing planes, reducing height, reconsidering materials, screening with landscape and attention to fenestration pattern, modulation of the parapet, and possibly setbacks on the second floor.

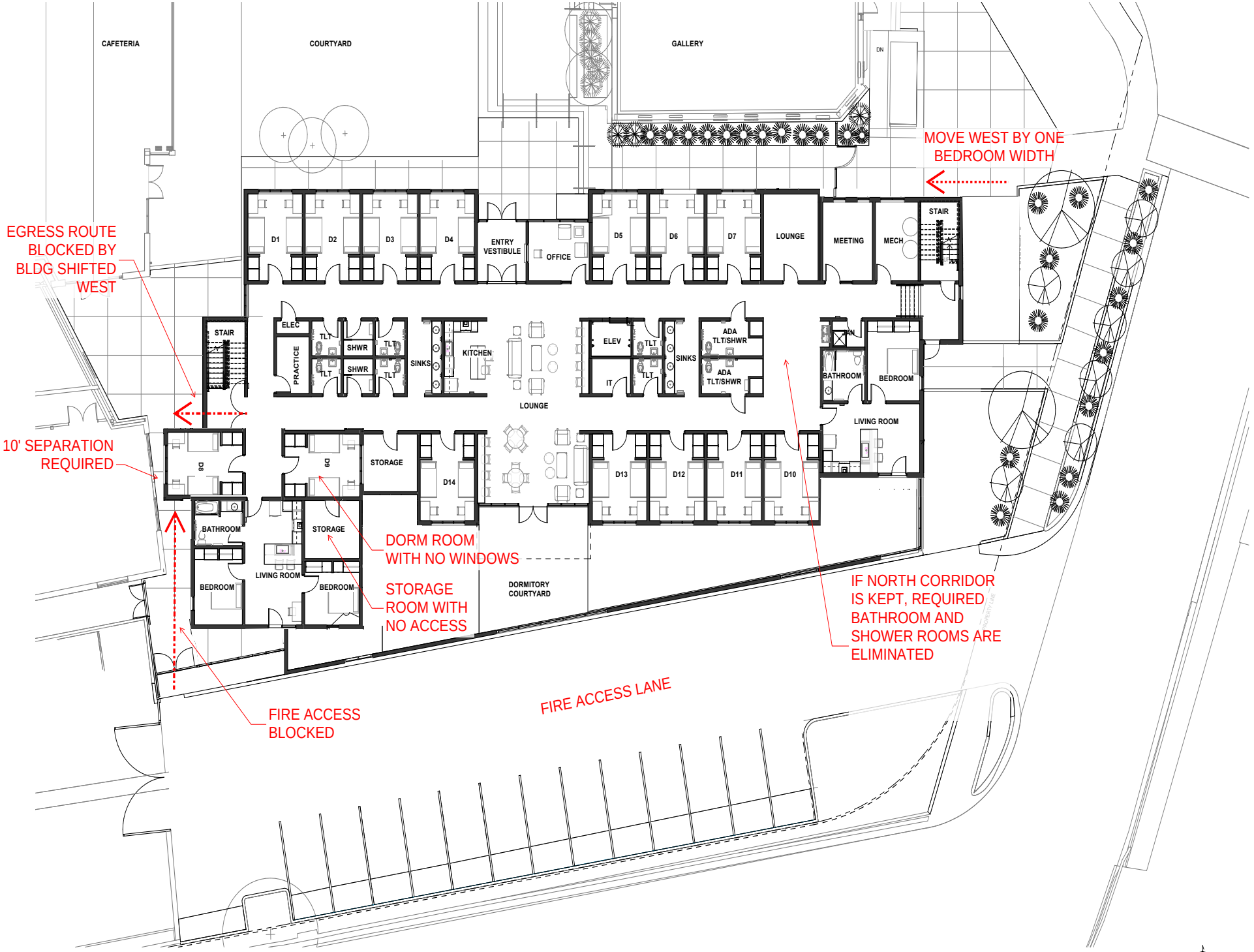



NMSA DORMITORY
Floor Plan Study #1

November 16, 2022

SMPCArchitects

219 Central Ave NW #800 | Albuquerque, NM 87102 | 505.255.8668 | www.smpcarchitects.com




NMSA DORMITORY
Floor Plan Study #2

November 16, 2022

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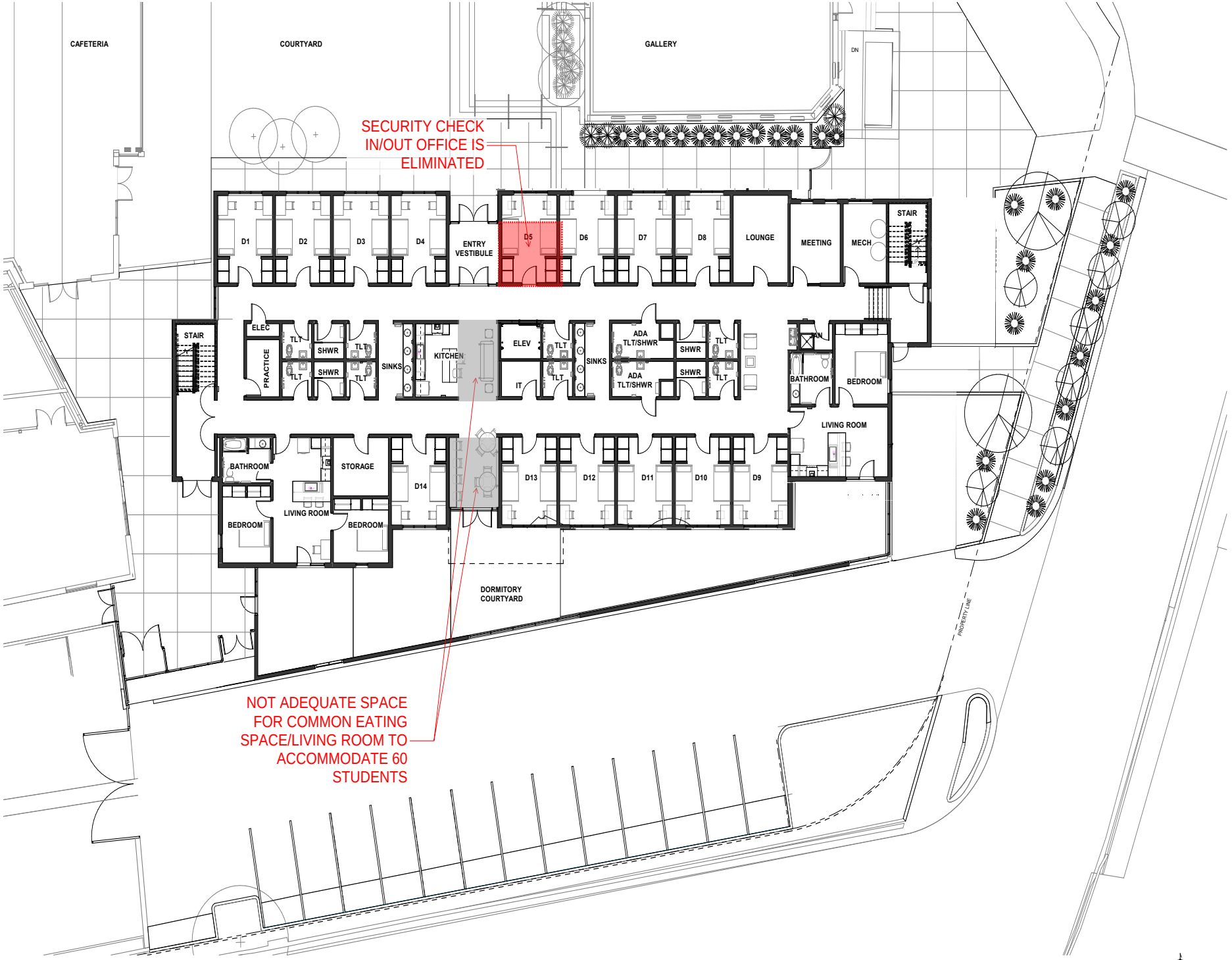


NMSA DORMITORY
Floor Plan Study #3

November 16, 2022

SMPCArchitects

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# NMSA DORMITORY

500 Montezuma Ave, Santa Fe, NM 87501

# HDRB SET
# November 16, 2022

## PROJECT DATA

1. Project Site Area: 11,900 sf approximate
2. Building Area:
   a. Level 1: 9,462 sf,
   b. Level 2: 9,662 sf
   c. Combined: 19,124 sf
3. Program:
   a. Dormitory rooms – 31 (Two beds per Room)
   b. Residential Staff Apartments – 4
   c. Lounge Spaces
   d. Multipurpose Gym Space
   e. Staff Office -1
   f. Laundry Room - 1
   g. Practice Rooms - 2
   h. Building Support Spaces

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## PROJECT TEAM

OWNER
New Mexico School for the Arts
500 Montezuma Avenue, Santa Fe, NM 87501
505.310.4194

OWNER'S REPRESENTATIVE
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505.820.7444

CONSTRUCTION MANAGER AT RISK (CMAR)
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ARCHITECT
SMPC Architects
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505.255.8668

CIVIL ENGINEER
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STRUCTURAL ENGINEER
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505.424.3232

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505.323.9070

ACOUSTICIAN
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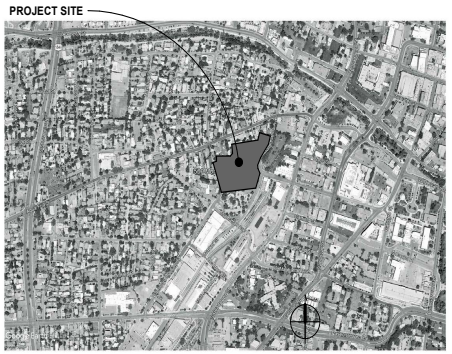
303.455.1900

FOOD SERVICE
Design-Tec Food Facilities, Inc.
8346 N 5th St, Phoenix, AZ 85020
602.273.0222

## VICINITY MAP







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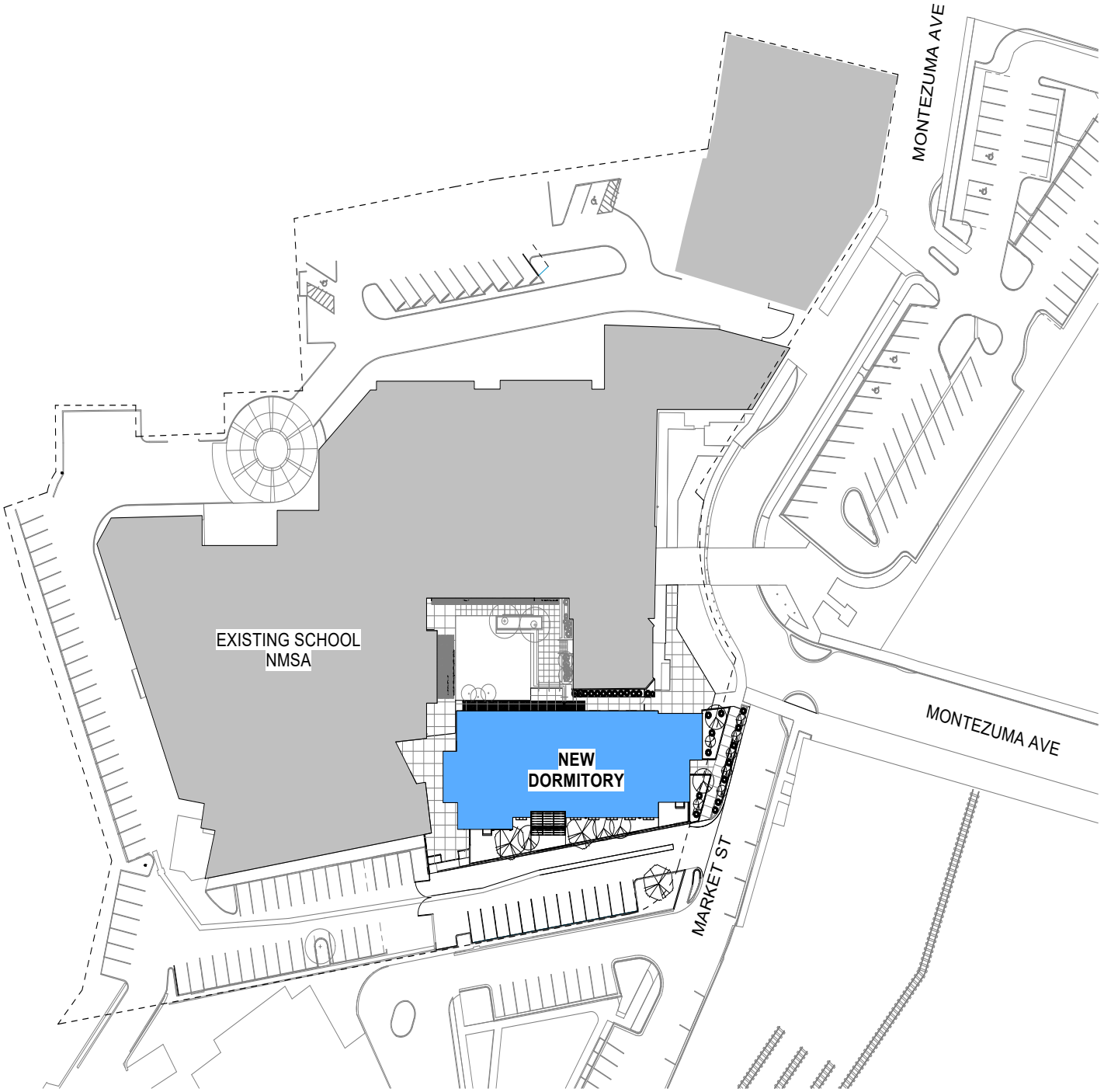


NMSA DORMITORY
H-2 OVERALL SITE PLAN

November 16, 2022

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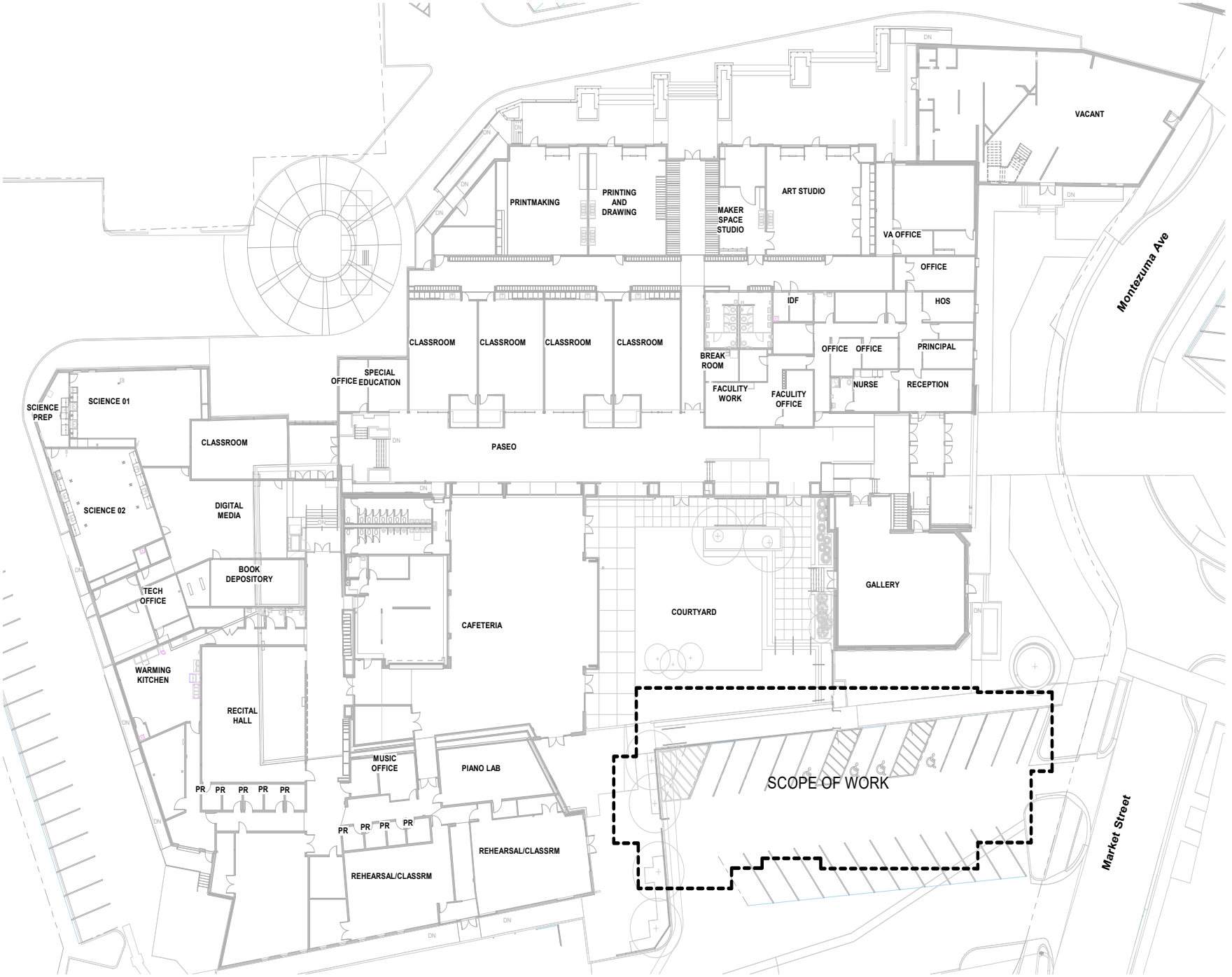
219 Central Ave NW #800 | Albuquerque, NM 87102 | 505.255.8668 | www.smpcarchitects.com




NMSA DORMITORY
H-3 OVERALL FLOOR PLAN - EXISTING

November 16, 2022

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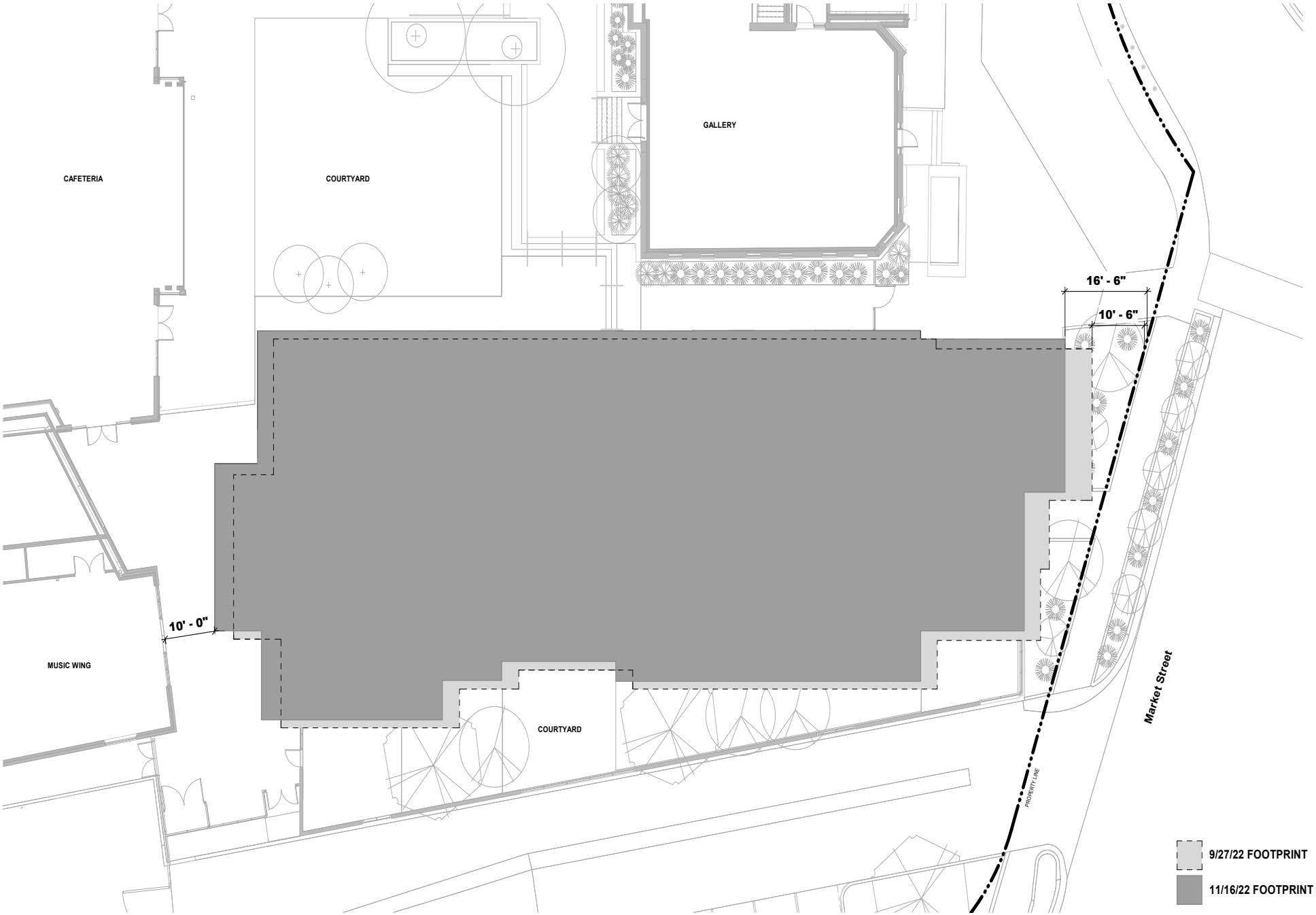


NMSA DORMITORY
H-4 FOOTPRINT COMPARISON

November 16, 2022

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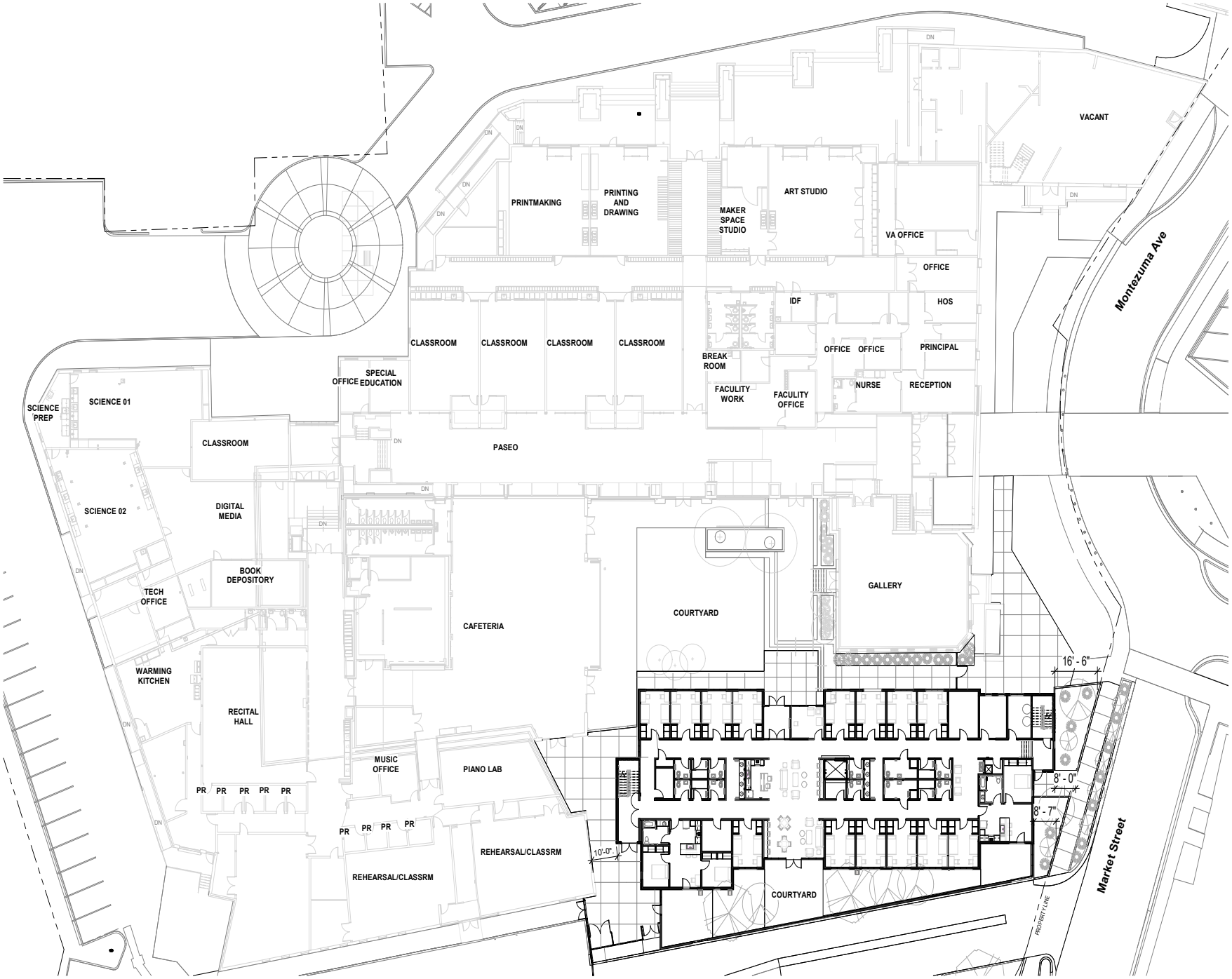


NMSA DORMITORY
H-5 OVERALL FLOOR PLAN

November 16, 2022

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0' 4' 8' 16'

NMSA DORMITORY
H-6 FLOOR PLAN - LEVEL 1

November 16, 2022

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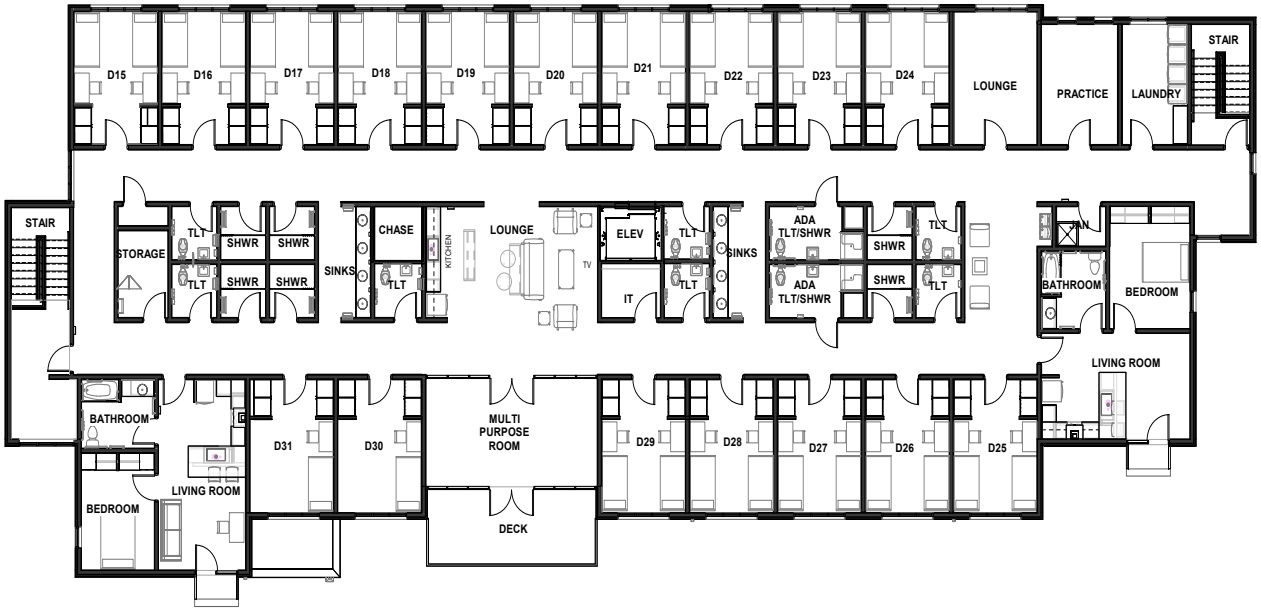


0' 4' 8' 16'

NMSA DORMITORY
H-7 FLOOR PLAN - LEVEL 2

November 16, 2022

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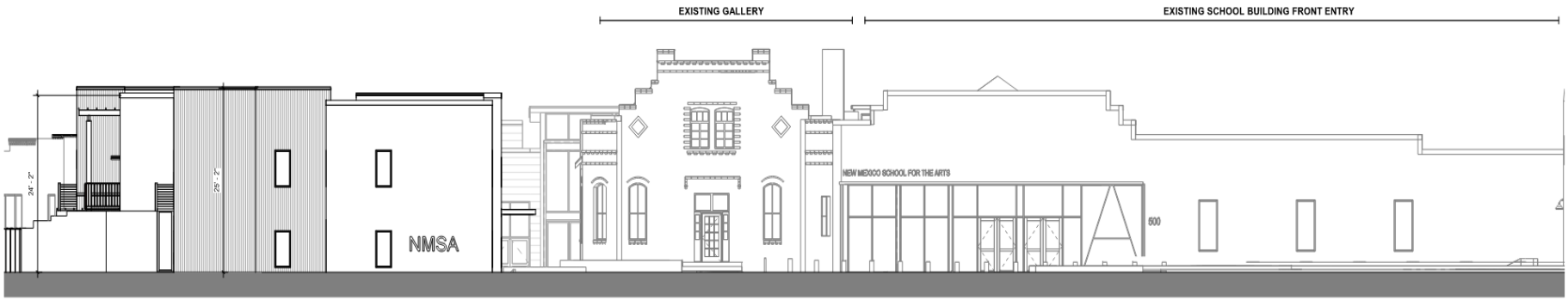


B1 EAST ELEVATION - 9-27-22
1/8" = 1'-0"

A1 EAST ELEVATION - PROPOSED
1/8" = 1'-0"

NMSA DORMITORY
H-8 ELEVATIONS - EAST
November 16, 2022

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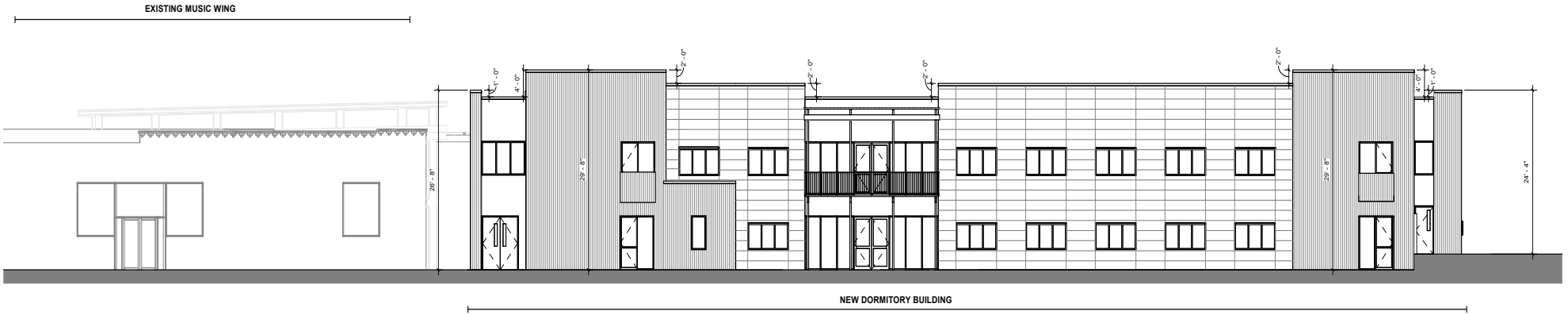
B1 SOUTH ELEVATION - 9-27-22
1/8" = 1'-0"

0' 4' 8' 16'




A1 SOUTH ELEVATION - PROPOSED
1/8" = 1'-0"

0' 4' 8' 16'

NMSA DORMITORY
H-9 ELEVATIONS - SOUTH
November 16, 2022

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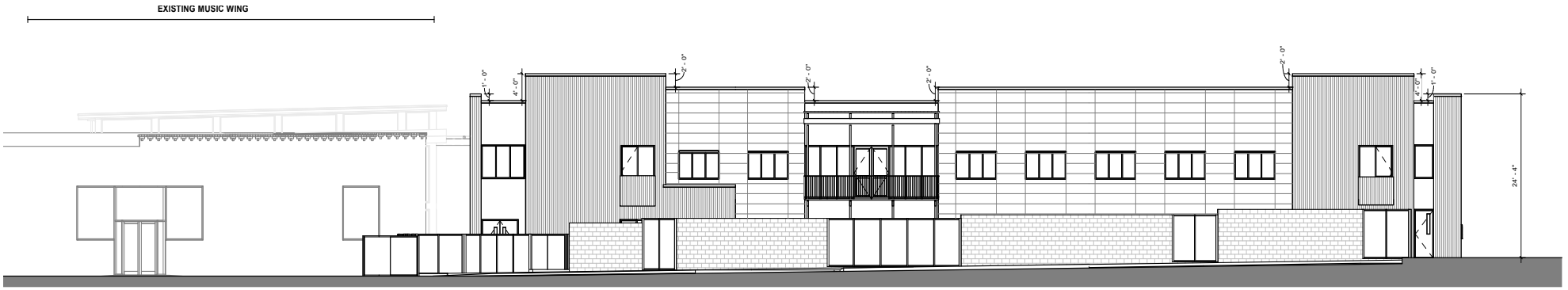
B1 SOUTH ELEVATION - 9-27-22

1/8" = 1'-0"

0' 4' 8' 16'




A1 SOUTH ELEVATION - PROPOSED

1/8" = 1'-0"

0' 4' 8' 16'

NMSA DORMITORY
H-10 ELEVATIONS - SOUTH

November 16, 2022

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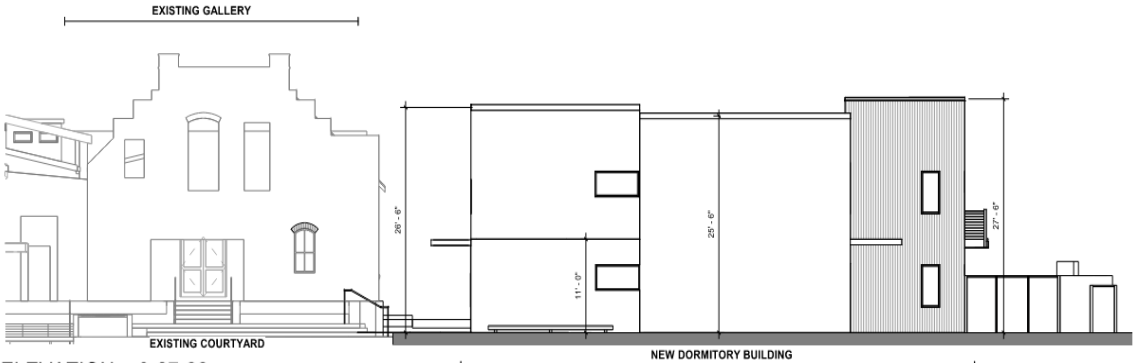
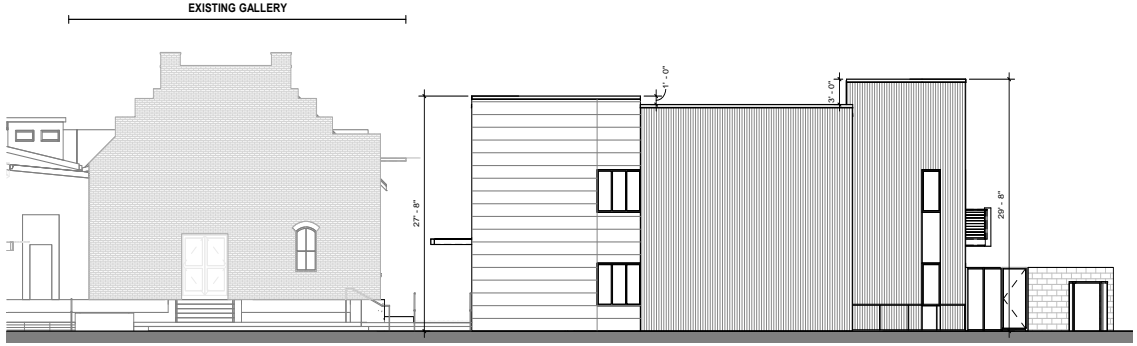



B1 WEST ELEVATION - 9-27-22

1/8" = 1'-0"




A1 WEST ELEVATION - PROPOSED

1/8" = 1'-0"



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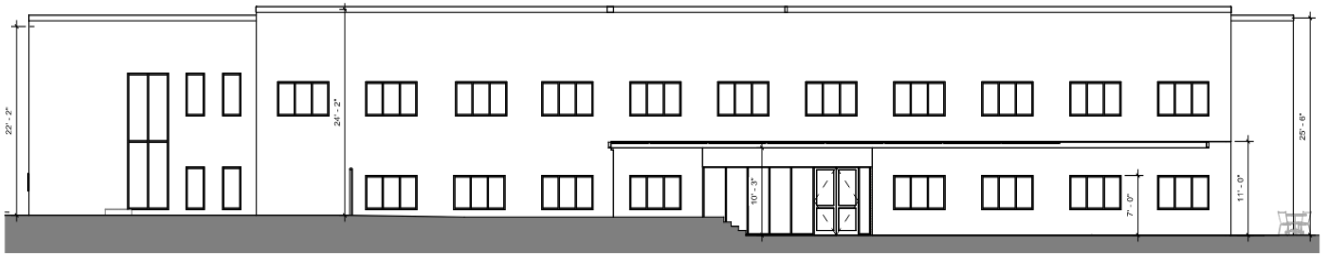


B1 NORTH ELEVATION - 9-27-22

1/8" = 1'-0"

0' 4' 8' 16'

A1 NORTH ELEVATION - PROPOSED

1/8" = 1'-0"

0' 4' 8' 16'

NMSA DORMITORY
H-12 ELEVATIONS - NORTH

November 16, 2022

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B1 EAST ELEVATION - 9-27-22
1/8" = 1'-0"

0' 4' 8' 16'

A1 EAST ELEVATION - PROPOSED
1/8" = 1'-0"

0' 4' 8' 16'

NMSA DORMITORY
H-13 RENDERED ELEVATIONS
November 16, 2022

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B1 SOUTH ELEVATION - 9-27-22
1/8" = 1'-0"

0' 4' 8' 16'

A1 SOUTH ELEVATION - PROPOSED
1/8" = 1'-0"

0' 4' 8' 16'

NMSA DORMITORY
H-14 RENDERED ELEVATIONS
November 16, 2022

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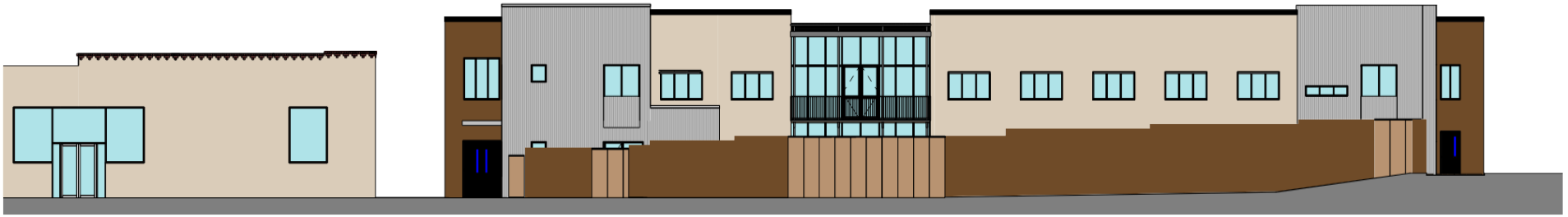

B1 SOUTH ELEVATION - 9-27-22
1/8" = 1'-0"

0' 4' 8' 16'

A1 SOUTH ELEVATION - PROPOSED
1/8" = 1'-0"

0' 4' 8' 16'

NMSA DORMITORY
H-15 RENDERED ELEVATIONS
November 16, 2022

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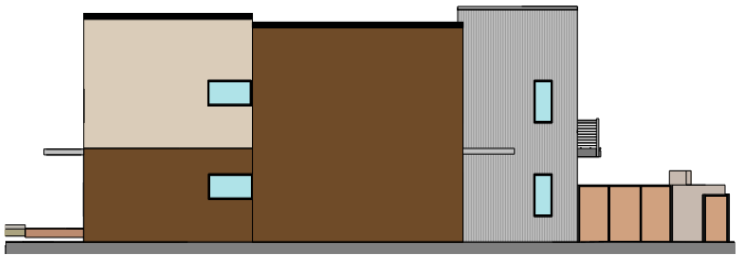
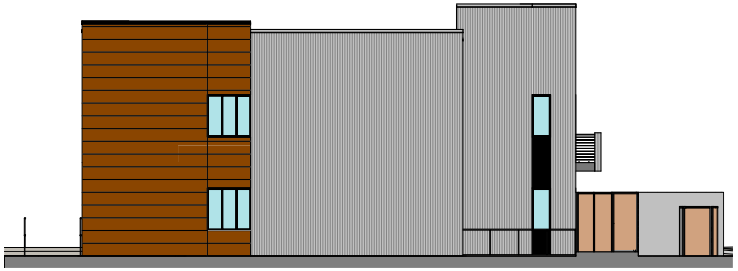


B1 WEST ELEVATION - 9-27-22
1/8" = 1'-0"

0' 4' 8' 16'



A1 WEST ELEVATION - PROPOSED
1/8" = 1'-0"

0' 4' 8' 16'

NMSA DORMITORY
H-16 RENDERED ELEVATIONS

November 16, 2022

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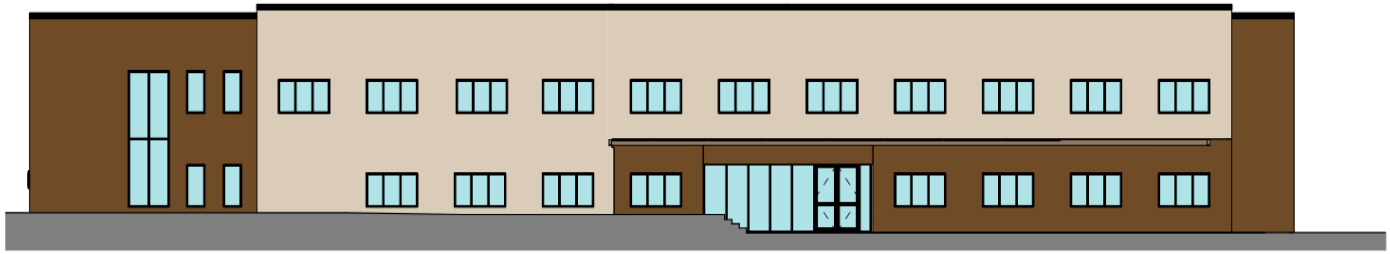
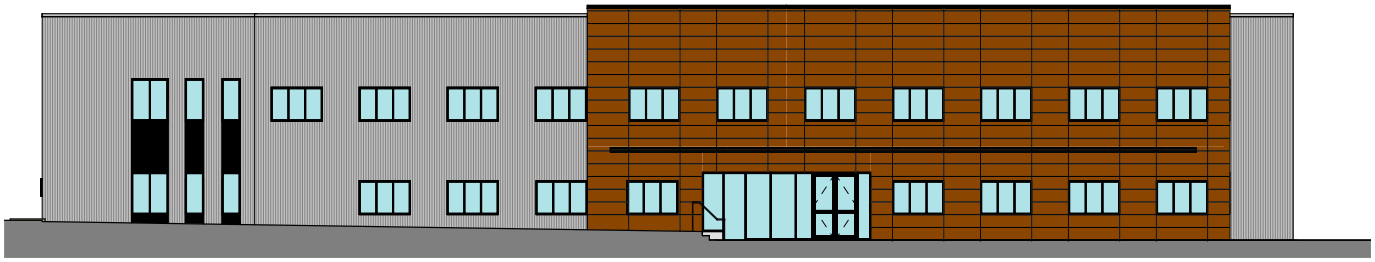


B1 NORTH ELEVATION - 9-27-22
1/8" = 1'-0"

0' 4' 8' 16'



A1 NORTH ELEVATION - PROPOSED
1/8" = 1'-0"

0' 4' 8' 16'

NMSA DORMITORY
H-17 RENDERED ELEVATIONS
November 16, 2022

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**UMBER METAL PANEL**

**CORRUGATED METAL PANEL**



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DECORATIVE STEEL TRELLIS / STOREFRONT GLAZING

PERFORATED STEEL FENCING

BURNISHED CMU BLOCK



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NMSA DORMITORY
H-20 VIEW FROM MONTEZUMA AVENUE 9/27/22

November 16, 2022

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NMSA DORMITORY
H-21 VIEW FROM MONTEZUMA AVENUE

November 16, 2022

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NMSA DORMITORY
H-22 VIEW FROM MARKET STREET 9/27/22

November 16, 2022

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NMSA DORMITORY
H-23 VIEW FROM MARKET STREET

November 16, 2022

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NMSA DORMITORY
H-24 VIEW OF DORMITORY FROM INTERNAL COURTYARD 9/27/22

November 16, 2022

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NMSA DORMITORY
H-25 VIEW OF DORMITORY FROM INTERNAL COURTYARD

November 16, 2022

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NMSA DORMITORY
H-26 VIEW FROM MONTEZUMA AVENUE 9/27/22

November 16, 2022

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NMSA DORMITORY
H-27 VIEW FROM MONTEZUMA AVENUE

November 16, 2022

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NMSA DORMITORY
H-28 VIEW OF DORMITORY SOUTH 9/27/22

November 16, 2022

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NMSA DORMITORY
H-29 VIEW OF DORMITORY SOUTH

November 16, 2022

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NMSA DORMITORY
H-30 VIEW OF COURTYARD

November 16, 2022

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NMSA DORMITORY
H-31 VIEW OF CAFETERIA COURTYARD

November 16, 2022

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NMSA DORMITORY
H-32 VIEW FROM MARKET STREET - WALKING NORTH #1

November 16, 2022

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NMSA DORMITORY
H-33 VIEW FROM MARKET STREET - WALKING NORTH #2

November 16, 2022

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NMSA DORMITORY
H-34 VIEW FROM MARKET STREET - WALKING NORTH #3

November 16, 2022

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NMSA DORMITORY
H-35 VIEW FROM MARKET STREET AT MONTEZUMA INTERSECTION

November 16, 2022

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NMSA DORMITORY
H-36 VIEW FROM MONTEZUMA AVE 9/27/22

November 16, 2022

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NMSA DORMITORY
H-37 VIEW FROM MONTEZUMA AVE

November 16, 2022

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**SUMMARY INDEX**
**HISTORIC DISTRICTS REVIEW BOARD**
**SEPTEMBER 27, 2022**


| ITEM | ACTION TAKEN | PAGE(S) |
|---|---|---|
| Call to Order | 5:30 pm | 1 |
| Roll Call | Quorum Present | 1 |
| Approval of Agenda | Approved | 2-3 |
| Approval of Minutes September 13, 2022 | Approved, as amended | 3 |
| Approval of Findings & Conclusions | Approved, as presented | 3-4 |
| Matters from the Public | None | 4 |
| Staff Communications | Comments | 4 |
| **Old Business** | | |
| 1. 2022-005688-HDRB 465 Camino de las Animas | Approved | 5-8 |
| **New Business** | | |
| 1. 2022-005859-HDRB. 500 Montezuma Ave. | Board review for Comment | 8-23 |
| 2. 2022-005830-HDRB. 1030 W. Houghton &1030 ½ W. Houghton | Approved | 23-28 |
| 3. 2022-005868-HDRB. 815 E. Palace Ave #5. | Façade designation | 28-31 |
| 4. 2022-5867-HDRB 530 Camino Militar | Postponed, October 25, 2022 | 31-36 |
| Discussion Items | None | 36 |

| | | |
|---|---|---|
| Matters from the Board | Comments | 36 |
| Next Meeting | Tuesday October 11, 2022 | 37 |
| Adjournment | 9:13 pm | 37 |

**MINUTES OF THE CITY OF SANTA FE**
**HISTORIC DISTRICTS REVIEW BOARD**
**SEPTEMBER 27, 2022 – 5:30 PM**

## 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 meeting held at City of Santa Fe Municipal Building, 200 Lincoln Avenue, Santa Fe, New Mexico.

## A. ROLL CALL

Roll Call indicated the presence of a quorum as follows:

**MEMBERS PRESENT:**
Ms. Cecilia Rios, Chairwoman
Ms. Madeleine Aguilar Medrano
Ms. Jennifer Berkley
Ms. Jennifer Biedscheid
Mr. Anthony Guida
Ms. Flynn G. Larson

**MEMBERS ABSENT**
Mr. John Bienvenu (excused)

**OTHERS PRESENT:**
Ms. Heather Lamboy, Assistant Land Use Director
Ms. Carly Piccarello, Historic Preservation Division Manager
Mr. 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:** Member Biedscheid moved, seconded by Member Guida to approve the agenda as submitted.

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

## C. APPROVAL OF MINUTES:

1. September 13, 2022

Member Biedscheid asked on page 27, to remove "not" to read *"Member Biedscheid confirmed it is 20 feet back from the property line."*

**MOTION:** Member Biedscheid moved, seconded by Member Aguilar Medrano to approve the minutes of September 13, 2022, as amended.

**VOTE:** The motion passed by (4-0-1) roll call vote with Members Aguilar Medrano, Berkley, Biedscheid and Larson voting in favor, none voting against and Member Guida abstaining.

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

1. 2022-005792-HDRB. 4 Plaza Fatima
2. 2022-005793-HDRB. 906 ½ Don Miguel Pl.
3. 2022-005598-HDRB. 1000 Canyon Rd.
4. 2022-005795-HDRB. 513 Canyon Rd.

**MOTION:** Member Aguilar Medrano moved, seconded by Member Biedscheid to approve the Findings of Fact and Conclusion of Law as submitted.

**VOTE:** The motion passed by (4-0-1) roll call vote with Members Aguilar Medrano, Berkley, Biedscheid and Larson voting in favor, none voting against and Member Guida abstaining.

## E. MATTERS FROM THE PUBLIC

None.

## F. STAFF COMMUNICATIONS

Ms. Piccarello said on October 11th the meeting will be at the Convention Center in the Lamy Room.

## G. OLD BUSINESS

Chair Rios explained the appeal process.

1. **2022-005688-HDRB. 465 Camino de las Animas.** Downtown and Eastside Historic District. Ed Boniface, agent for Dan & Laura Boeckman, owners, proposes to construct 21 sq.ft. addition and replace door on the contributing main residence, removal of non-historic wrought-iron on yard wall, raise the masonry wall by 24" abutting Camino de las Animas, add pedestrian gate and other associated site improvements. Replacement of the door, reroof, and associated repairs are proposed for the greenhouse, which is designated as significant. Exceptions are requested to 14-5.2(D)(5)(a)(ii) for the removal of historic material for the portion of the yard wall and gate as well as removal and replacement of the historic front door, and Section 14-5.2(D)(9)(c)(ii)(C) for the addition of height to the yard wall. (Heather Lamboy)

**STAFF REPORT**

The property at 458 Camino de las Animas has three structures. One is the 3,272 square-foot main residence, which is connected via a portal to a second, a guest house/studio (previously a garage/studio). Additionally, there is a greenhouse to the north of the house and guesthouse.

The single-family residence and guesthouse is listed as contributing to the Downtown and Eastside Historic District. The greenhouse is listed as significant to the Downtown and Eastside Historic District.

The rectangular portion of the house was originally built as a guesthouse for artist Raymond Johnson estate in the 1920s. The residence was designed by John Gaw Meem in Spanish Pueblo Revival Style. Modifications to the building, including the bay window additions, were made when newspaper magnate Frank Rand, Jr., owned the home. The original lot is much larger than the size of the property today; portions of it were split off during Rand's ownership of the property.

John Gaw Meem designed the original house and greenhouse, which is a rare example of a greenhouse that was designed by Meem. The greenhouse features straight eave glass and steel manufactured by Lord and Burnham. Over the years the glass on the roof was replaced with fiberglass due to maintenance issues. The applicant has researched options that may be available consistent with the original design, and consulted Lord and Burnham, which is still in business. The replacement material represents the intent of a glass roof with the use of modern materials.

The applicant also proposes the following exterior alterations:

1. Replace the front door of main residence with a door similar to the original Meem designed door. The existing front door was installed by Frank Rand and

is more than 50 years old, thereby requiring an exception regarding the removal of historic material;

2. Other non-historic door replacement on the west elevation of the north portion of the residence as well as the kitchen door on that same elevation, and on the casita. All replacement doors will be modeled after a historic John Gaw Meem design for doors on the house;
3. Replacement of the non-historic garage doors on the casita with doors consistent with the original design of the garage;
4. Addition of a new door entry into the casita, and another in the laundry room area under the portal connecting the main house to the casita;
5. Addition of a fireplace;
6. A 21 square-foot addition on the east elevation;
7. Removal of the wrought-iron fencing installed in 1995 and raising the existing yard wall by 24", which is lower than the height of the existing wrought-iron.

The applicant is requesting Exceptions to Section 146-5.2(D)(5)(a)(ii) Removal of Historic Material and Section 14-5.2(D)(9)(c)(ii)(C) Yard Wall Height.

**STAFF RECOMMENDATION**

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

Staff finds that all the exception criteria have been met.

Member Aguilar Medrano asked the year of construction for the base of the wall.

Ms. Lamboy said she would have to confirm with the applicant, but it was there when the wrought iron was added. She noted that 5 feet 7 inches is the permitted height for yard walls.

Chair Rios asked if the wall has a designation and Ms. Lamboy said it does not.

Chair Rios asked the total door replacements on the main house.

Ms. Lamboy offered to check, or they could ask the applicant.

Chair Rios said for those who did not attend the field trip the glass of the front door had etchings. She asked Ms. Lamboy to describe the streetscape.

Ms. Lamboy said predominantly the streetscape has large yard walls from Old Santa Fe Trail to this property. This is one of the few with a low wall.

Member Aguilar Medrano asked if a primary façade was designated for the casita.

Ms. Lamboy said no.

## APPLICANT PRESENTATION

Ed Boniface, 916 Acequia Escondido, NW, Albuquerque, was sworn in. He noted the total doors requested to be replaced is 5, not 8. He noted on a photograph the three doors under the portal that will not be changed. He added regarding the status of the wall, there is no definitive date. He said the stone wall is visible in the back. He had also been curious if that was the original wall. He chipped the stucco and concrete block is underneath. He said he didn't believe it goes back to the '20s but doesn't know its age. The aerial photograph from 1958 has what appears an extension of a walkway from the front door to the street, which intersects the wall they propose to modify. They plan to add a pair of buttresses and a small gate. The area from the driveway to the current garden from the door to the street may be historic. He said the owners are excited to learn the connection with Johnson and the history. They want to return it as close as possible to the original and the impetus for changing the doors and the greenhouse. He said regardless of whether the greenhouse was designed by John Gaw Meem, the potting shed shows that. He is restoring the doors using original drawings he found at the University of New Mexico.

## PUBLIC HEARING

There were no public comments.

## BOARD DISCUSSION

Chair Rios complimented Mr. Boniface on the drawings and showing the location of the wall.

Ms. Lamboy asked the applicant to talk about the roofing material.

Mr. Boniface said the greenhouse company still exists and he has talked with them. They told him not to add glass because it cannot support the weight. Code when the greenhouse was constructed allowed single pane glass. Now it must be double, laminated glass which weighs about 6½ pounds per square foot. He showed the triple layer polycarbonate material suggested by the greenhouse company. They propose that to replace the fiberglass. The design is specifically for greenhouse use and doesn't yellow and allows UV coating to avoid overheating.

Member Aguilar Medrano complimented Mr. Boniface on his thoughtful application. She asked if the wall, because of its age should be evaluated at this point. She said she is comfortable now, moving forward with the application.

**MOTION:** In 2022-005688-HDRB, 465 Camino de las Animas, Member Guida moved to approve the application as submitted noting agreement with staff's responses to the exception criteria have been met for the removal of historic material, as well as the exception on the height of the wall and all 7 items requested are included in the approval. The motion was seconded by Member Biedscheid.

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

## H. NEW BUSINESS

1. **2022-005859-HDRB. 500 Montezuma Ave.** Westside-Guadalupe Historic District. JenkinsGavin, agent for New Mexico School for the Arts, owners, proposes construction of a dormitory building and 8'-0" fences adjacent to a contributing structure. The case is being reviewed for comment under 14-5.2(N) due to state funding. (Carly Piccarello)

**STAFF REPORT**

500 Montezuma Avenue was a commercial property which now houses the New Mexico School for the Arts. It is a collection of three structures that are listed as non-contributing to the Westside-Guadalupe Historic District. It is surrounded by a Territorial Style and Spanish Pueblo Revival Style stucco buildings with deco details (brick coping and other architectural features) as well as a contemporary version of Spanish Mission Revival Style. The Sanbusco Market building dates to 1880 with the arrival of the railroad and includes the iconic Italianate building on the southeast corner.

The once Sanbusco Market Center and the Parking Shed are listed as non-contributing following an appeal to Governing Body of the status in 2016. During that hearing, the Governing Body made comments on the importance of retaining the 'iconic facades' on the southeast corner.

The Sanbusco Market Center underwent changes from 1986 through the 2000s and had a full remodel and partial demolition between 2016 and 2020.

The Butler and Foley Building, which is the northeast structure, is contributing to the Westside-Guadalupe Historic District with the east elevation, the south elevation with the clerestory on the second floor being the primary facades.

A more detailed background of the buildings is in the packet.

**STAFF RECOMMENDATION**

Staff requests comments from the HDRB for the proposed project regarding the application's compliance with Section 14-5.2(N) County and Santa Fe Public Schools Capital Outlay Projects Design Standards.

Ms. Piccarello reviewed the procedures pursuant to 14-5.2(N).

Ms. Piccarello noted there were questions on height during the field trip. She said the tallest height is 26' 2" to match the height of the top gray portion. Legal counsel suggested staff review comments at the end of discussion and prepare a concise list.

Member Guida asked about the applicability of the school portion of the Code that references City/County schools and public schools. He asked if the school was not a state school.

Ms. Piccarello said it is under the state due to the funding. There are extra documents at the end of the packet on the state portion.

Chair Rios noted they were looking at the Montezuma streetscape which is what this building should be in harmony with.

Ms. Piccarello said they are looking at the end of Montezuma meeting Guadalupe, up to Agua Fria Street which includes Territorial style with Deco detail. The Borders building mimics that with triangular Territorial style elements. John Cocteau Theater has Spanish Pueblo Revival and a Mission Revival style from the 1980s/90s is built on that same street. Each building is stucco/simulated adobe. There is also the italianate building.

Ms. Lamboy asked Ms. Piccarello to review the public notice process, which is different for this hearing.

Ms. Piccarello explained there was a standard public notice for boards, and ENNs and the applicant also added a public meeting.

Chair Rios reminded the Board a motion would not be made this evening, but all the comments would be taken under advisement.

**APPLICANT PRESENTATION**

Representatives of the Applicants were sworn in.

Colleen Gavin, 130 Grant Avenue, said the New Mexico School for the Arts (NMSA) was granted funding in 2019 for a new cafeteria and dormitory. The cafeteria was completed but due to the pandemic, the dormitory funding was delayed. They are ready to move forward. She explained the NMSA has its own Charter and within that, is identified as a statewide, state high school. The Charter mandates housing for the students who come from all over the state. The location of the NMSA was shown and the vacant area of the dormitory and the cafeteria completed in January 2022. The original space of Sanbusco was shown and the Gallery described. In an appeal before Council in 2016, Councilor Lindell pointed out although the property is noncontributing, the gallery is very significant and "iconic". Councilor Lindell requested that the applicant take the time to restore and maintain the property, and the Council was trusting that they would. Ms. Gavin said this demonstrates the applicant can be trusted. They took the time and care to restore as much as possible. She noted the endeavors they faced and their transparency during Phase 2A. She displayed the gallery from the south elevation with the restored parapet and showed the original dormitory site. The current dormitory space is leased from Mount Carmel. They have solicited feedback from the students, NMSA Board, staff and faculty. It is critical they create a sense of home for students. The NMSA building is large and the dormitory a standalone building. The various façades of the building were shown. She said a warm brown stucco is proposed and for consistency, they will pull in the gray metal paneling in Phase I and 2A. The dormitory housing was shown. The dormitory program houses 60 students, two students to a room. Elevations, massing, and security elements were described. Pictures were shown of current students throughout the state. She said those students would not be able to attend NMSA without the residential program.

Ms. Gavin introduced Paula Tacket, who is on the Board of Trustees.

Paula Tacket, Secretary of the Governing Council for NMSA, 7459 B Old Santa Fe Trail, read a letter into the record. The letter was from Eric Crites, Head of School. [Attached as Exhibit 1]

David Ater, 769 Calle del Resplandor, said he is a member of the NMSA Board and longtime member of the community. He said he spent many nights here [in Chambers]. He thanked the HDRB and the many constituencies over the years. He said this has been a wonderful, collaborative process. The success of the school is beyond his wildest dreams and a credit to the academic and arts team. He said this last dormitory piece is the keystone to the master plan. It allows them to reach out to the rest of the state.

Ms. Gavin noted Kalya Bolte, the Residential Director and Eric Meese with architectural were present and could answer questions.

Chair Rios thanked Ms. Gavin for the presentation and the photographs. Those helped a lot for those who could not attend the site visit. She said she wanted comment on how inviting the cafeteria area looked during the field trip. Addressing the young people who will participate in the program, she said it was wonderful to have people participating in the Arts and wonderful that Santa Fe is housing them. She said a lot of people think Santa Fe is a community of older people. It is wonderful to see the younger generation in the community, and thriving, and this project.

Chair Rios asked the proposed architectural style for the building.

Ms. Gavin said with the renovation of the Sanbusco building, a lot of materials were used. There is the original brick building from 1881 and metal siding and stucco. They wanted the dorm to relate to the school and appear to belong there. The streetscape in the historic district is an interesting challenge because of the different types of buildings. And there is the Railyard as well. There is the traditional influence of Guadalupe Street, and the industrial feel of the Railyard's brick structures. She found it architecturally challenging because they look directly at the trains and station. The architectural team did a wonderful job bringing in cohesive materials to create a solution to a linear building.

Erik Mease, 908 Avenida Cielito, Albuquerque, was sworn. He added that the first iteration was more in keeping with the Railyard context. After feedback, they tried a subtle building with more of its context than a statement.

Chair Rios asked the distance between the contributing building and the dormitory.

Mr. Mease said about 13½ feet between the Gallery and the new building. He added that the fire access contributes to that.

Chair Rios asked the distance from the property line to the start of the building.

Mr. Mease said the east façade goes up to a foot of the property line and on the south about 75 feet. He showed a slide of the east side and noted the property line on the south end is much further.

Ms. Gavin added the comments from the second neighborhood meeting were taken to heart. At that time the building was pushed against the east property line. They pushed the building back and took a chunk out of one of the units as a compromise. She thought it looked better and created opportunities to break up the building with materials.

Ms. Piccarello said in regard to Member Guida's question, under Code this falls under "M" but in the staff report it is under "N." The two sections are identical except for the word *County*, versus State and a procedural note to report to the state if comments

are not picked up and under "M", that the Old Santa Fe Association (OSFA) and State Historic Preservation Office (SHPO) would be noticed for the hearings.

Attorney Ruybalid asked to confirm this was a state capital outlay project.

Ms. Gavin said this is a state capital outlay project with funding provided by the State Legislature in the last session. She said she provided documentation to Ms. Piccarello. She said Ms. Tacket stewarded them through the process and could answer questions.

Attorney Ruybalid asked if Santa Fe County or Santa Fe Public Schools were involved in the capital outlay project.

Ms. Tacket said NMSA is a state chartered, public charter high school. The property was transferred to the school and is state property. The funding was from the state and is under the section that is state, opposed to *public* schools.

Attorney Ruybalid noted for the record it falls under 14-5.2, subsection (M) instead of (N). The only difference is under a state capital outlay project if the state cannot come to a design agreement after the Board's recommendations, an ad hoc committee must be set up with both SHPO and local representatives.

***This portion of the minutes was requested to be verbatim:***

Chair Rios - Thank you Attorney Ruybalid. Yes, the applicant's will have, as stated by Carly earlier, 60 days after our comments are submitted so that they can come back before the Board for a final review.

I'm going to start with Member Guida here and go down the line and get their comments.

Member Guida -Thank you Chair Rios. So, with full appreciation of the amount of effort that went into this from the applicants, from the school, from City staff, I have to say I have a few concerns about the project and most of them relate to the intersection of our overly prescriptive Code, with a very prominent site here in Santa Fe. I would agree with the applicant on the importance of this site and the amount of exposure. I'd also agree on the point that the applicant made that its more than just Guadalupe that needs to -- or Montezuma -- that needs to be recognized as the context of this site. If we look at this photo, you know this is a great aerial, we know if we look down Montezuma Street, we'll mostly see the Gallery building and the entrance into NMSA. And so, my concern is really not, coming down that street or turning the corner there. My concern is that the far more prominent south façade, which is fully exposed to anybody walking towards

Montezuma from the Railyard. We can almost imagine this as a primary façade to the city; a gateway in fact, for those arriving by train. Hopefully more and more students are doing that, and their families as well. But I'm going to focus a lot on the very important south façade of this project. And also, I'll focus on the building's relationship to the excellent design work, and something that we don't typically see in Santa Fe, the kind of contemporary approach to blending the past with the future, the good work that was done at NMSA. I agree with Chair Rios that the courtyard is exceptionally beautiful. It's almost a shame that that view into the courtyard is going away. I don't agree that this is a background building, for the reasons that I've stated. The architects made the case that this kind of blends with the streetscape. To me, doing that is a really big, missed opportunity, given the stature of the building at NMSA and given the prominence of the site as previously explained. I think there are unfortunate prescriptions in our Code. Most notably in this, whether it section N or M, this requirement that 80% of the façades be stucco. NMSA is not a predominantly stucco building. Where stucco is used, it's used on the backside of the building. And so, the incorporation of stucco, where the mandate to put stucco around this building is, is in my view absolutely wrong. I don't agree with the discussion of breaking up the façades. We don't see that at the NMSA project. There is an acknowledgment of the industrial and large-scale character of those buildings. Those façades, whether we're talking about the courtyard façades or the façades all the way around the building at NMSA, are not broken up with two and three and four and five materials, the way that this proposal is. And so, to me, the impulse to not only incorporate, I mean I understand where the impulse to incorporate stucco comes from; it comes from the Code. But the idea to kind of break up this massing, to me is kind of unnecessary.

I agree that there's a great palette of materials to work with at NMSA. I'm happy to see the repeat of the Corten perf steel fence and gate panels. I'm happy to see the repeat of some metal siding on the building. I'm happy to see an entry on the south façade that mimics the black trim and storefronts that was used at the cafeteria addition. I think all of that makes sense. But just to kind of come back to this, I - what breaks my heart really the most in terms of doing good design work in Santa Fe, is where is the Code is overly prescriptive. I imagine also with the height limitation imposed on this project of two stories, that's another unfortunate thing. As a consequence, we get a building with a giant footprint, a giant envelope that reduces its efficiency, and really limits the amount of massing and design opportunities in the building, *including* outdoor space. To me those outdoor spaces, particularly the ones on the south side, are really compressed. The idea that we would get this kind of jumble of materials on the south façade when we come into the city and this really tall wall for a shallow side yard, in my view is really a problem.

Chair Rios - Thank you Member Guida. Member Guida, is it fair to say that you feel that this building, obviously you said it's got too much massing, but that its, would you push it back even further?

Member Guida- No. I think my problem at this point is the prescription of the Code. So, you know, the ship has sailed on the height of the building and the massing and the footprint of the building. And it's not, I'm not requesting a design change in that regard.

The building is, in terms of what the external expression of the building, its being far too dictated by prescriptive Code and not the circumstances of either the site or the building that it's next to. And so, I know that in reading of the Code, there is an exception, within there about, to the 80% stucco rule, and it pertains to additions to buildings. To me if we understood this as an addition to the NMSU campus even though it is detached, we might have the latitude to get out of the overly prescriptive approach to stucco on the outside of the building. I think, to me, that's the wrong move here.

Chair Rios - Thank you Member Guida. Member Aguilar Medrano.

Member Aguilar Medrano – Yeah, thank you to staff and the applicant for making such a thorough presentation. I admire the mission of NMSA very much. I have multiple nieces and nephews that are within this age range and Santa Fe needs a school like this very much. So, I appreciate what you guys do. I also want to thank Member Guida for bringing up the issue of the south façade. I think I became hyper focused on the east façade, so I appreciate the perspective you brought there.

So, I am, I've created kind of a list of observations after carefully reviewing the drawings and the surrounding streetscape. I do have a couple of the issues in that I don't think it's currently in harmony with the streetscape. The first one would be the existing buildings have architectural detail such as brick coping that add to their sense of character. Whereas this building doesn't provide that same sort of architectural interest. And I think that aligns with what Member Guida was saying, that perhaps this building has been treated more of a back of house building. Because it has such a prominent presence on multiple façades, I agree that I think it needs more architectural interest. I also had some reservations about the use of the stucco. You know the existing adobe structures that are in streetscape convey a sense of depth and substance. And I think in choosing stucco as one of the primary materials in this it doesn't achieve that same sense of substance that the Code speaks to. So, I just wonder if it’s the most appropriate material in this case.

Member Aguilar Medrano - The applicant already did speak to my next point a little bit, so it might be a moot point, but I'll go over it regardless. I did have some questions in one part of the application, the use of stainless steel corrugated metal was called out. And that made me think of… I thought the color was stainless steel and the profile had that wave. But then I did see in your cover letter, and you also spoke to this in the presentation, that you stated that it would be a light gray and to be consistent with the materials used in the prior phases. So that's just something I want to confirm, that the intent is to match exactly what was there in prior phases, which I think you did.

My next observation is that, while the height of the building does not exceed the existing buildings surrounding it, it doesn't offer that same horizontal relief of the step downs that the existing buildings do. So, I think it makes the height more prominent than the buildings surrounding it.

My next observation was at the window pattern, in particular on the east façade where there are only two, do not match the proportion and the pattern of the windows in the streetscape. Again, I think for me that's going back to just kind of that lack of architectural interest, specifically on the east façade. I also recognize that you're contending with these being private uses. I looked at the floor plan and I think that façade shares the wall of one of the apartments. So, I don't know if the programming could be looked at where maybe that's a more public space where more windows could be introduced and it wouldn't be such a privacy issue.

And then the last observation I had, which for me is the one I feel most strongly about, is that the proposed building sits roughly 35-40 feet in front of the Italianate building. And in my eyes, this completely minimizes the iconic presence of the Italianate building. So, moving forward that's something that I would like to see, is that building significantly pushed back off the street. I think one of the things that was so successful in the prior phases is that the pedestrian space in front of the buildings was maintained and created. There's a lot of nostalgic feelings in this community of course, about this building and even though it's not accessible by the public anymore, I think just having that interface and that pedestrian activity in front still makes it feel like it's a part of the community. And I feel like the proposed building kind of just sharply cuts into that space where that existing tree is.

And so those were all my observations, being that I feel most strongly about the building being pushed back. I know that the issue there of course is trying to maximize space and maximize the number of rooms. And so, I was wondering if at any point you guys had looked at United World College as a reference for some of their dorms. I know some of them have… they house four students in one building and what they do is they have higher, I guess you'd call a single bunk bed, where the student sleeps up higher and then the desk sits below that. I'm just

wondering if a different configuration might provide more space where there'd be an option to pull the building back more. That's all, Chair Rios. Thank you.

Chair Rios- Thank you very much for your comments. Member Berkley.

Member Berkley – Well, I definitely don't have any comments as detailed as that. But I would say that I don't disagree with anything that Guida or Aguilar have said. Something that also struck me in the community comments, it was page, I think it was 35 or so of your one packet, is that… And it was, excuse me, it was your neighborhood meeting number 2, and one of the comments made by one of the people, it was Pen in particular, referred to the conversation of that building around the other buildings. And it seemed to be lacking that conversation. I thought that was a nice way of putting it, which also supports what was just said here.

But I do want to say though, I appreciate so much how much…

Chair Rios – Excuse me, speak right into that mic. These are really important comments and Melissa does an excellent job of transcribing, but we've got to have them accurate. So, speak right into that mic.

Member Berkley- But I do want to see, despite the comments that are not entirely supportive of the design, I really appreciate the amount of feedback and involvement you have with your students in this program. Because those are the people who are going to be living there. So, thank you.

Chair Rios - Thank you, Member Berkley. Member Biedscheid.

Member Biedscheid - Thank you Madam Chair. I would just want to say for the record I agree with my fellow board members comments on all aspects. I guess my focus was the east façade and the treatment of the new building with respect to the Italianate Gallery. I like how you've set off the gallery in terms of color on the two sides, with the lighter colors that are focusing your attention on the iconic building. I think, when you were doing maybe the first phase and the old Sanbusco lumberyard façade was a bit controversial with the steel and the store front glazing, but I think its super successful. And I wonder if that treatment wouldn't be a better choice for the other side as well and it sounds like maybe that was one iteration of your design early on. And so, I'm sort of curious what that looked like. Because what happens to my eye, is that the corner that's now a dark stucco color, seems to be the more, have more of a relationship to the Italianate building than the others. And that building is very boxy with very little fenestration, and it just seems to do that Italianate building a disservice.

Member Biedscheid - I do like how the signage is low and I feel like you've attempted to minimize what happens on that corner, but some additional windows might be nice or some sort of architectural design that creates something other than a brown corridor, very forward-facing on that façade, might be a consideration. I do like the perforated metal gate. I think that's quite a nice treatment for a tall wall, that you can still see through that. And I don't like suggesting that the south is heavy, but I really appreciate those comments that that is a very prominent façade, that, at the time is not used to looking, or paying much attention to that façade at the moment because there's, with construction fencing it's clearly under development. But when it's finished that will be a very prominent part of our Railyard. So, I don't have any architectural suggestions, but I do agree that that is problematic.

I think that's all I had. Thank you.

Chair Rios - Thank you very much for those. I just want to point out that I know that most of you know but, these Board members, they are volunteers, and they really take their positions here on this Board very seriously. And I think that's indicated by the type of comments that have been made this evening. The important thing is that we work together. There have been many projects that that have come before the Board and perhaps oftentimes when there is a lot of, I'll categorize it as a lot of negative comments, but also these comments might be actually comments that would improve the project. And ones working with the applicants, with the architects. I've sat on this Board for a number of years and when things come back to us after listening to all these constructive criticism comments, that the project turns out to be way better.

And I do want to compliment you on having the public involved in this as well. Okay. So, you may make your comments, and then I'm going to ask for public comment here, thank you.

Yes, Heather? Oh, and I'm sorry, Member Larson, I apologize. Member Larson, I apologize, since you're not here in person I kind of forget about you for just a split second. We do want to hear your comments.

Member Larson- That's all right. I really want to thank the applicant for actually taking this time to consult with your community. That, not only your stakeholders, but your community. I think that is what results in really good work and the fact that you're here and presenting to us in such depth is really nice. So, I think for me, I don't have as much of an issue with the actual surface of the buildings and the materials that are chosen. I think they are made that way to sort of differentiate from some of the more architecturally dominant sections of the complex. But I think where it sort of is juxtaposed to what you have with the sort of, playful take on the parapet and on the Italianate building, I can see the effort to differentiate between

those two. But I think in this differentiation you somewhat lose the interest and sort of the playfulness of that.

So, I think architecturally speaking, I'm not a professional but from what I can tell and what I appreciate and like about the current complex, is a use of very subtle elements such as the parapet. And then also, the really thoughtful way that you have integrated the indoor and outdoor spaces. Now, of course it has to be a little bit different for housing due to security purposes and all of that. And with the lot that you have been given, it is somewhat limiting. So, I wouldn't necessarily suggest changing the sizing of the rooms. I think that is probably something that is nonnegotiable and what the students need. So, I think for me, thinking about subtle ways to add interest that are still in line with the Code would be the best approach here. As well as drawing from the other elements that you've taken with the approach to landscape and architectural harmony, and design throughout the complex. So, that would mean using more negative space. Perhaps presenting with a visual or so with the actual landscape elements, I think would be really useful to sort of break up this boxy side of the campus. Those are my only comments. Again, I'm really appreciative and I'm really looking forward to seeing what direction you decide to take this. Thanks.

Chair Rios – Thank you Member Larson. Yes, Colleen?

Ms. Gavin - Madame Chair, Board members, thank you very much for your input. So, I do want to apologize, I was completely remiss. I did not introduce Cindy Montoya, who is the President of the Art Institute. I apologize, Cindy. She is here this evening as well.

So, I just want to quickly touch on a few things, I think consistent things that I heard from you, and some of the points we agree. Number one, the east façade as I mentioned, it went through three iterations. And originally that façade was the light gray metal siding because we wanted it to allow the Italianate structure to really pop and kind of be bookended by something that was quieter, and that was already part of our architectural context and already part of our language here. We did get quite a bit of feedback, I will say, from both of our meetings, saying that they felt the gray siding was not… it was too modern. It was, even though its already on the majority of our building, of our campus, pardon me. But they wanted to see more stucco. We had always had the lighter color stucco to relate to the music hall and create, again… We're kind of stuck in this juxtaposition of trying to take a very linear program, this building was designed by program, right? And you're limited when you have to accommodate students. There are regulations for the types of sizes of rooms that we have to provide. We have to provide certain, obviously, restroom facilities, communal facilities, egress requirements. And so, trying to put all that in, we end up with a very linear box addressing the two story

versus three. We would love to go three stories. However, I think that a third story here would be quite challenging. And it creates some other challenges as far as monitoring the building. Obviously, we have to have residential supervisors on all floors and kind of bookend those floors, so we have proper guidance with our students and oversight.

The comments about that east façade and the limitation on windows there. That, as you know from typical building design, you have egress stairs on each side of a linear building like this. So those are staircases and so we are limited into how many windows we can provide there. Also, we have a security issue. I don't think it's any - it's not a secret that there are some concerns about activity occurring in the Railyard. And we have minors living here and we can't have windows looking into residential hallways that open up to bedrooms. We have to provide the requisite privacy and security. And that really was number one here. It was kind of like providing the boring stuff, security, privacy, all the kind of safety requirements, and then providing a sense of home and not making it feel institutional.

So, there were some challenges, but I think that your comments we will take to heart. We will take a look at that. I really appreciate your thoroughness and it was very interesting to see how consistent you all were in your assessment.

And then, just the comment about the step back on that east side. I wish we could push it back. Unfortunately, our state funding is based on housing 60 students. So, we have to provide 60, pardon me, 30 rooms minimum. We're providing 31. And our program also requires that we have residential supervisors living in the facility as well. And so in putting all of that in there, we are, it's a tight slate, as you know. So I don't want to be redundant here, but I just wanted to number one, thank you for your comments, and we do very much appreciate your perspective on this.

Chair Rios - Thank you. I will ask for public comment to this. Anyone from the public wishing to comment? It appears no one from the public. So, what I am going to… oh, someone's coming forward.

**PUBLIC HEARING**

Ms. Piccarello- Madame Chair, while we have one person coming forward, I just wanted to make it known for the record that an email went out to the Board for the comments that came in on PrimeGov last night. Just wanted to make sure that was in the record.

Chair Rios – Heather?

Ms. Lamboy – And just one announcement in case there's somebody on the Zoom meeting that would like to speak, please have them raise their hand. Please raise your hand and we're acknowledging them after the people in person have spoken.

Chair Rios – Okay, thank you.

Ms. Gayla Bechtol, 320 Aztec Street, was sworn in.

Ms. Bechtol - I would just like to commend the team, and also reiterate, I guess or echo some of the comments that I've heard tonight. I feel like that the Gallery building is now completely swallowed by this building. And understanding program, and etc., there is a bigger site. I don't know if there's been some discussion about the site behind the buildings where the big lumber racks are. It just feels that there's more site planning that could be done to save or reveal this iconic building. When I officed just across the street from this building, more than once tourists, especially, would ask me, well, what's over there? And if we hide this building, they'll just be less to draw them over to the Railyard, or vice versa. There is a sort of a no man's land that this will create because there's no architectural interests. There's no, it's a big lot to REI at this point. And then I would also say that just as this building looks directly at the train, the people on the train looked directly at this building. And so, it's a very important gateway, I believe, to the City of Santa Fe. So, I'm wishing for more… for more. Thank you.

Chair Rios - Thank you, Gayla. And it appears that another person is wanting to make a comment.

John Eddy, #14 Avenida Compo Verde, Santa Fe was sworn in.

Mr. Eddy - I don't know that the previous speaker was sworn in. Was she? Okay, I must've dozed off at that point.

Madame Chair and applicants, there's a really difficult situation here, in that they are stuck with not enough room to build their programming. I emphasize without hardily. But I want to also echo all of the comments that were made by the Board. I think you were very insightful, and they gave very, very good advice to the applicants. I don't know that they will be able to get themselves out of the corner that they've painted themselves into because of the lack of space that they have. But I do very strongly feel that this building imposes itself on the streetscape, the neighborhood, and the adjacent building, to which it will partner. So, I'm very sorry to be so honest about that, but I think these things need to be said. And I encourage them to continue to design and to work on these things and see if there is something that they can do to soften this building as it comes into the neighborhood. Thank you.

Chair Rios - Thank you, Mr. Eddy for your comments. And we do want you to be honest. That's what we're here for. And all of these comments that were made, I do appreciate them as well. And I hope you will take them under advisement. And I will ask a big favor of Melissa, and that is, Melissa could you please - Melissa is an excellent transcriber - would you please transcribe verbatim, the comments that the Board made this evening. Submit them to the Board to make sure that they okay those comments, and then we will forward them on to this team so that they can work on the project further.

Yes, Heather?

Ms. Lamboy – I'd just like to say there is somebody on Zoom that would like to speak.

Chair Rios - Oh, okay.

Ms. Lamboy – Ms. Francesca Banci. And I'm going to ask you to unmute, you can speak now.

Francesca Banci, 1030 W. Houghton Street, Santa Fe, was sworn.

Ms. Lamboy – Ms. Banci, you may go forward. Did you want to speak to this item or to the next item?

Ms. Banci – Yes, to this item. I'm also looking at the pictures and I'm very unfamiliar with this project. But it does kind of seem pretty imposing, and lots of gray walls. So, I would like to know exactly from the people who were speaking before, if one of the reasons there cannot be a third floor or a smaller third floor, maybe not the full length of the building but some distribution on the third floor. That's all.

Chair Rios - Thank you very much for your comments.

Okay group, well, I wish you good luck, because…

Member Aguilar Medrano – Chair Rios, can I just provide a clarification on one of my comments prior to them getting typed up. I just wanted to make it clear that when I said that I felt strongly about that building getting pushed back away from the right of way, I wasn't referring to like one or two feet. I think in an ideal world that the face of the building would be flush with the Italianate building.

I recognize the site constraints; the need for 60 rooms. One thing that came up during our site visit was that the road to the south was only going to be used for emergency egress. And so one of the questions I had was maybe recommending

that you look at what is that minimum width you'd need for that emergency access. As the site plan shows it right now it looks like there's still a bay of parking, which I'm wondering if that gives you another 20 feet to play with. And if it would be possible to expand the building on the southwest corner of it. Again, not the whole face, but maybe it juts out. So maybe if you take some away from the front, I'm wondering if it could be repositioned at that back, if there's some flexibility there. So, I just wanted to clarify that, what my intention was, when I said that I would like to see that building get pushed back further.

Chair Rios - Thank you very much for that clarification. Member Guida.

Member Guida – Madame Chair, in the interest of providing the best guidance, I think if it's okay with the Board, and certainly correct me if I've misspoken, I think I'd maybe like to sum up some of the Board's comments tonight.

To me, first there's this issue of the extent of the building on the site. And so, as Member Aguilar Medrano just mentioned, there's the opportunity to reduce the overall footprint or shift it away from the east, or even go to three stories at this point, I don't know if that's possible, that reduction in footprint or shifting the massing away from the east side of the project is desirable.

I think with regard to the discussion about stucco and openings and materials and all of that, to combine the two kind of big thrusts of the critique would be to say that in general, fewer material shifts on the façades would be advisable. In fact, the most problematic is the stucco that mimics the brick tone. And probably the metal siding on the east side is probably the better choice for allowing the Italianate building to kind of be expressed as its own thing. I would add to that, and we heard this about parapets in the discussion of the existing massing and how some of the fenestration and façades are more artfully handled there, I would be an advocate, and maybe the other members of this Board were getting at this, in differentiating the kind of façade heights, particularly on the south façade, to better express or make this building a little bit more interesting. So, less interest from material shifts, more interest from formal heights and massing changes.

And then I guess the last point would be, I appreciate that the façade drawings do oversimplify the south façade of the building quite a bit. I see from the renderings that we're going to get, solar shades that will add some level of detail there. But just in the way of talking about these details and how they're deployed in making this a nicer project, I think for sure, this kind of one for one, of like these tiny little windows, particularly on the east façade if there's an opportunity to join those windows vertically or otherwise connect them to bigger moves and less functional expression. I think that would be advantageous. I hear the applicants point about privacy on the first floor, it's always difficult to do first floor housing in an urban

environment. Recognizing that I think its fine, but maybe there are other ways to give us a wall with more interest. So, I think what we have is a great start in terms of transparent and opaque in using the material expression there. I question whether that needs to be the brown stucco; can it be more of the kind of solid Corten steel that we see elsewhere? Can it be brick, another material that's used on the site? Is there a parking lot landscaping that can be used to mitigate the impression of that wall?

I think those are the kind of things that I want to bring together at least from the discussion. But Board members please, add to that if I've missed anything.

Chair Rios – Member Guida, thank you for that summary, much appreciated. Anybody wanting to say anything further. I think that the Board members here have been very thorough, very specific. So, I hope that you will take this under advisement and come to us again, and hopefully with a better project.

So, good luck. Thanks.

Ms. Gavin - Madame Chair, Board, thank you very much for your time this evening. We appreciate it.

Chair Rios – You're welcome.

***End of Verbatim Transcript***

2. **2022-005830-HDRB. 1030 W. Houghton and 1030 ½ W. Houghton.** Don Gaspar Area Historic District. Contributing. Jeffrey Seres, agent for Francesca Banci, owner proposes to add 45 sq. ft. to a 1,352 sq. ft. building, window and door alterations, add vehicular and pedestrian gates and coyote fencing to main house and remove portion of noncontributing storage shed. (Angela Schackel Bordegaray)

**STAFF REPORT**

1030 West Houghton is a 1,352 square foot (SF) residence listed as contributing to the Don Gaspar Area Historic District. Built in 1933, the main house is mainly Spanish-Pueblo Vernacular Revival Style with Territorial Revival Style brick coping. Its front portal is stuccoed with beams and corbels. It features true divided lite three-over-one wood windows and multi-lite wood casements. Behind the house to the west sits a casita at the end of the driveway that runs along the south side of the property. To the north of the casita is a storage building built in the same timeframe as the casita but without a definitive date.

The casita, built sometime between 1932-37, features multi-colored, pointed stucco that appears like stone facing under its front porch as wainscot and surrounding the window. It also has a wrought iron balustrade. To the north of the casita on the 1030 ½ property sits a 328 square foot detached concrete block building used for storage. It consists of two masses with a connecting room at the same height. It contains three wood doors and extended exposed wood lintels on its front, south elevation. It has two-by-three lite steel casements and a single fixed true divided lite wood window. The storage building mimics the casita's multi-colored, pointed, stucco on its front south elevation's west end. The casita's rear storage building is shown appears in plan on both the 1985 and the 1995 Historic Cultural Properties Inventory surveys for the two addresses. Approximately one-third of the storage building is located on the 1030 W. Houghton property crossing the property line.

A low stuccoed yard wall, 3'-6" to 4,' spans the east/front elevation of the property, with openings at the main entry front door and at the driveway. There are no gates. The yard wall is designated contributing along with the main house.

On February 13th, 2018, the board designated the east and north facades of the 1030 W. Houghton main house as primary facades in case H-18-015A. The meeting minutes do not refer to the 1030 ½ W. Houghton property or address the free-standing storage shed at this meeting.

There are no known previous case records for the casita or the shed buildings.

Now, the owner of both properties proposes the following to the main house:

1. Add 45 square feet to the southwest corner of the south and west facades. Its height, at 11', will match the existing height at the west end of the house. New windows will be three over-one lite true divided lite aluminum clad wood double hung to match existing historic windows on the rest of the house. The south façade door will be aluminum clad wood, half glass, true divided six lite.

2. Replace a window with a double set of wood French doors on the existing west elevation. The windows and doors will be true divided lite painted Cascade Blue to match existing.

3. Add two wood pedestrian gates, 3'-0" wide and 3'-6" high at the driveway and on the east elevation north end to be exposed wood vertical slats and wood frame, cedar color (clear sealed).

**STAFF RECOMMENDATION**

Staff recommends approval of the proposal for the residence at 1030 West Houghton Street and finds that the application complies with Section 14-5.2(D) General Design

Standards for all Historic Districts, and for 14-5.2(H) Don Gaspar Area Historic District. With respect to the proposal to demolish a portion of the storage shed at 1030 ½ W. Houghton, without evidence that the building is non-contributing, staff cannot recommend approval.

Chair Rios asked to confirm that the shed should be looked at for status.

Ms. Bordegaray said if changes are proposed for the rear buildings, the property should be evaluated and historically assessed.

Chair Rios asked if correct even though that part of the demolition was presented, the recommendation is that the Board not move on that.

Ms. Bordegaray said her recommendation is the Board consider how they want to approach that. She does not recommend approval of the demolition without knowing more of the structure's history.

Chair Rios confirmed the applicant proposed a 4-foot-tall vehicular gate that will be about 20 feet from the property line.

Ms. Bordegaray said at least 20 feet, but they could ask the applicant.

Member Aguilar Medrano asked for confirmation of the applicant's intent. The Board was told during the site visit that the addition would be the same height of the portion to be demolished, and the shed roof would be maintained or replicated. She wanted the Board to be aware that the drawings do not reflect what they were told.

Ms. Bordegaray left clarification to the applicant.

**APPLICANT PRESENTATION**

Jeff Seres, 122 Lorenzo Road, was sworn in. He said the only evidence before the Board is that the storage building is nonconforming per the 1995 HCPI recommendation. The status review in 2018 was just for the residence and the wall in front, and this storage building was not discussed. At that time if the Board was concerned with the structure they could have acted but did not.

Chair Rios asked about the vehicular gate.

Mr. Seres explained the vehicular gate is a pair of steel framed gates that will be allowed to rust. The end fill is solid cedar planks that will remain natural but sealed with a clear sealer. The gate is four foot six at the highest point.

Member Aguilar Medrano said regarding the shed, it has been 27 years since the status has been revisited. She said during the site visit she saw stamped stucco for the first time, which struck her as unique. She favored holding off on that part of the work until a status review.

Member Biedscheid commented on the vehicular gate that the street is very narrow, and most houses sit at the street. This vehicular gate concept is very out of character for the street. She said she was strongly opposed to that element. Also, it appears it might affect the contributing yard wall.

Mr. Seres displayed the site plan showing the location of the gates and the yard wall. He said there will be no demolition or alteration to the existing low wall on the street and the vehicular gates do not connect to that wall. He added that the owner Ms. Banci, wants the gates for security. She travels a lot and keeps her car behind the gates, along with her dog. The gate is set back 26 feet 6 inches from the street and low in scale and you can still see over it.

Member Guida said in general he is supportive of the vehicle gate given his explanation that it is set back and doesn't require demolition of the existing yard wall. There is a need for privacy, particularly for the back unit. He did not think that would have a huge impact on the streetscape.

He asked on Member Aguilar Medrano's point, if what the drawing shows for height of the addition is what he proposes; that it will have a parapet and match the height of the main house.

Mr. Seres displayed the south elevation showing the addition at 11 feet. He said the parapet behind that is 11' 9", nine inches lower than the lowest point on the roof on that side.

Member Guida pointed out that it would seem to be a vestige of a chimney. He said the intersection of the new window with the applied vertical line of the chimney was troubling. He suggested the window acknowledge the chimney by shifting to the left or eliminating the chimney in favor of brick coping.

Mr. Seres said that was great. They could move it to the left and align to the left edge of the chimney.

**PUBLIC HEARING**

John Eddy, previously sworn, said he empathizes with the need for security and could see both sides regarding the vehicular gate. He wondered if the applicant would

consider softening the gate by covering the Corten steel frame with the wooden surface completely so the frame is only visible from within the property.

Ms. Banci, previously sworn, pointed out some history she thought a little misleading in the staff background and summary. Behind 1030 West Houghton sits 1030½ W. Houghton, which is a separate property. It was never part of, nor combined with 1030 W. Houghton. She said 1030½ is a separate home and legal lot; it is not a casita. The utilities, water and sewer system are all separate. She noted the June, 1995 HCPI comments for 1030 W. Houghton, state the Romero's purchased the property from the Ortiz family who lived behind and west of the property, on Cubero street. He built his home behind his parents, now 1030 W. Houghton in 1918, not 1930 as the staff report states. And, 1030½ was built around 1932. North of the 1030½ three separate storage rooms were built over three different time frames. Each storage room has a different roof line, floor height and separate doors on the south façade. The storage room nearest the west side of the property is of adobe and likely the oldest and has the multicolored, painted stucco. That stucco was removed from the 1030 ½ home in 2011. Pictures from 1995 show multicolored stucco under the porch by the front door but that is no longer there. There is no mention of the storage building in the 1985 HCPI. Only the east most storage room, approximately 60 feet, or about 10% of the total storage room mass, is the one proposed to be demolished on the 1030 W. Houghton property.

Mr. Seres said the portion of the storage building they propose to demolish is on 1030 but is 82.5 feet. They propose to remove two walls and a roof and will remove the wall with the door and the east wall going back to the existing wall along the property line. They will keep and restucco the wall on the small storage section between the two masses as well as the back wall along the property line to the east. He asked if the Board wanted a status report for just that portion, because that is on 1030 W. Houghton.

Chair Rios said the Board will decide that in the motion.

**BOARD DISCUSSION**

Member Guida said he was sympathetic to the discussion of this portion of the storage building being over the property line and having minimal impact on the streetscape, and the difficulty of the historic review process in general. He recommended that the Board approve the removal.

**MOTION:** In 2022-005830-HDRB, 1030 W. Houghton and 1030½ W. Houghton, Member Guida moved to approve the project of all six listed changes as submitted, inclusive of the removal of the portion of the storage building that is over the property line, noting that the window on the south façade will be aligned on the right side with the chimney mass. The motion was seconded by Member Berkley.

Member Biedscheid asked a friendly amendment for the vehicular gate to have minimal steel along the lines Mr. Eddy suggested. She said the proposal wasn't clear what the gate would look like, but as described is exposed wood vertical slats with a rusted steel frame. She agrees that the steel should not be visible from the street, only the interior.

Attorney Ruybalid indicated Member Larson lost connection.

Member Guida repeated the motion for Member Larson upon reconnection.

Member Biedscheid added her friendly amendment was if approved, the vehicular gate be in line with the wooden pedestrian gates proposed with minimal steel exposure on the street side.

Member Guida accepted the amendment as friendly.

**VOTE:** The motion passed by (4-1) roll call vote with Members Berkley, Biedscheid, Guida and Larson voting in favor and Member Aguilar Medrano voting against.

3. **2022-005868-HDRB. 815 E. Palace Ave #5.** Downtown and Eastside Historic District. Gayla Bechtol, agent for Gary and Linda Cobb, owners, requests a historic status review and primary facade designation as appropriate for a contributing building. (Carly Piccarello)

**STAFF REPORT**

815 E. Palace Avenue #5, also known as the Edward Safford Residence, is a single-family residence listed as contributing to the Downtown and Eastside Historic District. It is the oldest of the many structures in the llano compound, situated near the corner of East Palace Avenue and La Vereda Norte. It faces East Palace Avenue and sits behind a tall stucco variable height wall, approximately eight feet tall.

The double adobe walled house dates to before 1900, likely 1880 according to staff records. By 1921 the footprint of the house was very similar to today. By 1948, small additions were made to the northwest corner and the northeast corner. By 1978, another small addition filled in the southeast corner. Between 1975 and the 1990s, the central portal on the front façade of the house was infilled with two windows and French doors and stucco wall. This covered and/or replaced carved wooden beams and six viga columns. Despite the infill, this area of the façade still read as once having a portal.

This presents a potential conflict with 14-5.2(C)(1)(d) which states that ‘new additions and related or adjacent new construction be undertaken in such a manner that if removed in the future, the original form and integrity of the historic property and its environment would

be unimpaired.' This elevation still retains the original roof line and massing, protruding viga alignment. Windows have been replaced on this façade as well including the western most window's change from a window to door. The form of this façade still retains the 'features that define the character of the building's architecture' with the elevated massing that once flanked the portal. The protruding vigas are still evident. Staff also considered whether a portal could be restored to this façade.

The north elevation retains its original form and architectural features but does not appear to be the most character defining facade. The west elevation includes a deep set of double doors with transom windows.

**STAFF RECOMMENDATION**

Staff recommends the historic status of the structure be maintained as contributing and the south elevation be designated as primary excluding the elevation west of the bay window. Staff also recommends the set of double doors on the west elevation be recognized as a character defining feature, per 14-5.2(C) Designation of Significant and Contributing Structures.

Chair Rios asked if Ms. Piccarello was recommending only the south façade.

Ms. Piccarello said the south and identifying just the doors on the west façade as a character defining feature.

Chair Rios asked if in reference to the history there was an association with prominent people in the community.

Ms. Piccarello said the applicant did a great job putting together historical background. It is known as the Edward Stafford residence and is a double wall dating back to 1900 possibly earlier.

Member Biedscheid asked clarification on staff's recommendation to identify the double doors on the east façade as character defining. Her understanding is that if a character defining feature, the entire façade should be designated primary, or preserved.

Ms. Piccarello said either can be done. It has been done in the past that a feature can be identified without the entire façade. Seeing one feature was the reason for her consideration. She noted the Board can include the entire façade, including the two smaller windows, but there is also an added stucco short wall she thought questionable.

**APPLICANT PRESENTATION**

Ms. Bechtol, previously sworn, said she sent Ms. Piccarello the entire history of the Llano Compound. It was an important building to the neighborhood because it was

up on the hill and the first parts were quite old. She couldn't remember any other names than the Stafford's. A brewery and cider house were next door.

Chair Rios asked if she agreed with Ms. Piccarello or disagreed.

Ms. Bechtol said she wanted to present an alternative view. The south façade has been the most changed façade. She realized after the site visit that the north façade has somewhat intact historic fabric and the windows remain the same. That is her argument against this being the primary façade, even though the most visible from Palace. The north façade is stepped and has massing typical of the Llano compound. The recently repaired windows are evocative of 1920s/1880s building that was added onto over years. The south façade is not that evocative anymore even though the massing is the same it has always been. She said the builder who repaired the building and replaced windows over the years also wanted to comment.

Bonifacio Armijo, 13B Paseo C de Baca, said he has worked on the property for 20 + years. He changed the entire south façade 21 years ago and all, but one window was changed in size, style, and material. He was surprised by this as a primary façade. The north end windows are all original as far as he knows and probably go back to the 1920s. He said he thought the north would definitely be a primary façade.

**PUBLIC HEARING**

No public comment.

**BOARD DISCUSSION**

Member Aguilar Medrano asked Ms. Piccarello if she believed the windows on the north façade are original.

Ms. Piccarello said they appear to be. She added integrity is also a factor. She said are we only looking at a collection of windows creating the character of the building, or is it really the majority of the building that creates that character façade. Ms. Piccarello said it is not an easy decision because it is such an iconic façade and the reason we have a Board.

Ms. Bechtol pointed out the windows in the old portal area are evocative of the 2010 or 2005 Colby windows that have divided lights. In her opinion, the door is more suggestive of what it was and also the window to the east. But these windows and doors are not of this place anymore.

Chair Rios asked if both agree that the roof line of the south façade is the same.

Mr. Armijo said those are all false vigas that were also replaced in 2001. The slope of the roof is lower than the vigas. It is not a true roofline. He noted from the original pictures it was a true portal coming out and from generation to generation that façade has changed tremendously. He said not just the style of the windows changed in 2001, but they went to clad windows instead of wood.

Ms. Bechtol said she doesn't disagree with Ms. Piccarello that the west door is characteristic. This is the style of window they did throughout the compound when building with this row of square windows at the top. Those windows still exist in the compound. The [west] windows were changed in the 70s, at least the style of door, there was a transom above them.

**MOTION:** In 2022-005868-HDRB, 815 E. Palace Ave #5, Member Biedscheid moved to designate the north façade as primary based on testimony by the applicant as well as the entire west façade to capture the double door with the original transom windows. The motion was seconded by Member Guida, with a friendly amendment to exclude the north addition on the west façade.

Member Biedscheid accepted the amendment as friendly.

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

4. **2022-005867-HDRB. 530 Camino Militar.** Sibylle Mueller, agent for Alexis and Marshall Girard, owners, proposes to construct a 1,500 sq. ft., contemporary southwest style guest house to a height of 18'-3" where the maximum allowable height is 14'-3" in the Historic Review District. An exception is requested to 14-5.2(D)(9)(c)(iii) for an additional 4'-0" of height. (Carly Piccarello)

**STAFF REPORT**

530 Camino Militar is a property with a single-family residence, which is listed as noncontributing to the Historic Review District. The two-story house sits on the downslope slide of Camino Militar near the boundary of the Downtown and Eastside Historic District. The house is a Recent Santa Fe Style building (Spanish Pueblo Revival Style) with a flat roof and raised parapet, portal with wood viga posts, stepped massings, and non-divided light windows. It sits behind a stucco yard wall with some coyote fence portions. In a 1995 HDRB case, this house was identified as a non-contributing guest house. It came forward for an addition at that time.

Now, the applicant proposes to construct a 2-story guesthouse:

1) Construct a two-story, 1,500 square foot building that is staggered along the slope.

a. The style of the building is proposed to be contemporary southwestern style.
b. The roof will be flat without parapets.
c. The proposed height is 18'-3" at it maximum, 4' above the maximum allowable height of 14'-3". The height is reaches its maximum as it grows to the west downslope in the middle massing at 18'-3". The dimension can be seen on the north elevation drawing.
d. The building will be finished in El Rey '116' Stucco, a medium brown.
e. The east elevation will have an entry portal that is rectangular and centered. This portion of the building is the most visible from public view and lowest in height.
f. The west elevation includes a portal for the upper and lower floors. The portal on the lower level wraps around the south elevation of the structure. The interior of each portal will be finished in El Rey 'Colonial White' stucco.
g. Windows are non-divided lights and mostly wide in length and narrow in height.
h. One window, on the east elevation, is circular.
i. All windows will be aluminum framed with cladding color 'Pantone 7682c,' which is a light-medium blue.
j. Low profile, flat skylights are proposed.
k. Roof edges are proposed to have facias and drip edges with a dark gray color, Dunn Edwards 'DE6385.' A gutter from the portal roofing at the roof deck will be the same color.
l. The lower level on South and West façade will have a retaining wall against natural grade. The retaining wall will have stucco finish with a wall height of 36" above finish grade. The entire walkway is covered with a portal.

**STAFF RECOMMENDATION**

Staff does not find that all the exception criteria have been met but the Board may find that they have upon further testimony. Otherwise, staff recommends approval of the application as it complies with 14-5.2(D) General Design Standards for all H Districts, and 14-5.2(F) Historic Review District.

Chair Rios asked if the house would be placed where the story poles were set, in what she would call an arroyo.

Ms. Piccarello said the poles indicated the acre points. There is an alignment of corners with the story poles that were laid out and it sits down. She said the applicant could answer questions on the amount of grade change from the streetscape.

Chair Rios said the case requires an exception for additional height. She asked if correct that Ms. Piccarello did not agree with the applicant's responses.

Ms. Piccarello said she did not agree that the exception criteria were met, but they may be met after further testimony. There are two reasons staff feels the criteria was not met. One is there were few design alternatives discussed. The other is the criteria pertain to the slope hardship. The site does slope, but the building could be situated in such a way as not to need the height to accomplish their goal.

Chair Rios asked Ms. Piccarello to comment on public visibility if built as proposed.

Ms. Piccarello said approaching the site, there is some visibility. There is some screening with vegetation, but they are next to the Downtown and Eastside Historic District. Vegetation for screening does not count. In this district the streetscapes are different from street to street and styles change the further you get into the district. The big consideration is if the height and visibility is appropriate for the streetscape here.

Member Aguilar Medrano asked regarding Code, if in this situation where there is a guest house attached to the primary house, that is still considered an addition.

Ms. Piccarello said they do not consider it an addition.

Member Biedscheid asked Ms. Piccarello if she thought the site meets the criteria of sloping more than two feet and the Board should not offer the Code's allowance to increase the height without exception.

Ms. Piccarello said generally that allowance is for a stepping down of a site. This was not that level of consideration in the way the site slopes. They are looking at the middle of the building reaching a maximum height. Also, the consideration was that the exception was the more conservative route. The exception is if thought to be on the border, to ensure the Code is honored. This building site faces the road and goes higher and higher instead of stepping down.

**APPLICANT PRESENTATION**

Sibylle Mueller, 130 Candelario Street, was sworn. She said she appreciated hearing the reasons the exception was not recommended. She provided history of the property saying it was the same owner for years. It is one of the first developments and the owner has a studio there. The owner's son is returning from California to purchase the property so his father can keep his studio and he and his family will build a guest house. They are considerate of not taking any views from the neighbors or upsetting the neighborhood. The neighbor most impacted is west of the property. There are various options, one is moving into the "arroyo" and the site has other challenges. They have

had two different types of slope analysis done. Over the years the owner made adjustments that are too steep, and she has someone who will assess where they can build. The overlay of the two slope analyses shows a limited area for building outside the 30% slope. She explained that is the reason this location was chosen for building.

She said the first point of the exception is not to damage the character of the district. She said staff's response was *consideration of the appropriate style and height within the streetscape and district*. The south portion of the property does abut properties on Camino Cabra, however, Camino Militar is within the *Review* District. There are many buildings exceeding 16 feet in height. She said she talked with the neighbor and from his deck he will see the building, but most was screened with trees. She said the neighbor was okay with that. She showed an image of a two-story in the Eastside Downtown District of a contemporary similar to what they propose, across on Camino Cabra. Also, a neighbor at 524 Militar is over 16 feet. She said that is the character of the street. She showed the map the height calculation is based on. She said of 14 buildings, only six qualify for the height calculation. Most on this side of Camino Militar have a two-story building because of the steepness difficulty. She said they are allowed 14 feet 3 inches. She calculated an average height of 18 feet 2 inches. This is not out of scale and is within what the street represents.

Ms. Mueller said on the second criteria requirement to prevent a hardship to the applicant or injury to the public welfare. Staff said the criteria was not met because *some of the slope could be avoided in how the building is sited, which will still present a slope condition*.

Ms. Piccarello suggested the Board ask questions to ensure they are concise with Board's time.

Ms. Mueller continued that in gray is the current slope and in red is the original slope. They worked with the civil engineer with both slope analyses to restore grade to original where possible. She noted there is no space to build with the required setback and only one area where the house could be sited. That is closer to the road with less slope, but the old Pinon trees would have to be cut down. She thought that wouldn't serve the neighbors as much as the trees being a screen. She said also, the neighbor at 526 would be impacted with the minimum setback of 5 feet.

Member Guida said point of order, this is very technical and difficult to see. He thought it better for the Board and the public to ask the applicant questions.

Chair Rios asked on Ms. Mueller's comment of taking grade back to original slope, that means they will build that up; or would they dig down.

Ms. Mueller said they would infill and restore some slopes.

Chair Rios asked how much they would build up the grade.

Ms. Mueller said they have to fill in the portion where the trees are growing that cut straight down and that will be against the façade.

Member Aguilar Medrano said her focus is on the style. Code mentions a proposed building should be proportionate to the façade length; the roof form. She said the proposed building, is Southwest contemporary, the existing residence Spanish Pueblo Revival. Between the two, the roof form is very different. She wondered if the style of the guesthouse is appropriate. It should complement the primary residence, not feel like a separate property. She agreed the criteria for the height exception has not been met and with consideration of the proximity to the historic Eastside District. The Code specifically mentions Camino Militar and the intention of giving special consideration. She asked the applicant to consider a different siting of the house; not as many levels; possibly consider the size. She said a 1500 square-foot guest house is large. She wondered if there is flexibility there. She asked the interior height of the different levels in the guest house.

Ms. Mueller said there is a submerged basement, the first floor is 8 feet and the upper-level living room is 10 feet. That is the highest interior ceiling.

Member Aguilar Medrano asked if the applicant would consider a lower ceiling height compromise.

Ms. Mueller said she thought the owner would agree to a nine-foot ceiling if acceptable.

Chair Rios said she would like Board comments, if any, on the design.

Ms. Piccarello asked to clarify exception versus allowance. She said if you were to see a short façade in the road and go back, they would ask for an allowance. They are seeing the largest massing facing the street at 18 feet 3 inches. Also, important is how height is calculated when not including non-contributing properties. There are a lot of them in this district, making it difficult. Calculating every building would allow discretionary growth over time. The major consideration in this case was the height and proximity to the district and style of the house with that height.

Member Biedscheid said regarding the style, this is a contemporary house. She acknowledged a variety of styles on the street, but thought this size and height made it stand out more. The color scheme is unusual and highlights something not consistent with style. The window shapes are a concern and do not seem to follow a pattern. The interior height also might be an area of overreach in the proposal.

Member Guida said he agreed and his biggest concern is the style of the proposed building. He thought height exceptions could be allowed if the appearance is addressed. He said there is a lot of inconsistency of the design. Notable for him, beyond the windows was the expression of the upper versus the lower portals and inconsistency of the roof treatment. He thought a flat roof with a drip edge was proposed so it fit under the height limitation. He was concerned with the inconsistency of the roof with the lower level and the portal on the front. He proposed the case return after a design revision addressing the Board's comments tonight.

Member Berkley agreed with Member Guida.

**PUBLIC HEARING**

Bill Druce, 430 Apodaca Hill Street, was sworn. He said this is their neighbor and it pains him to speak against the project. He said it is all about the height and it is too much. This will be totally visible from his home. He said the neighborhood is unusual with arroyos between Militar and Apodaca, but this will be 22 feet from grade to the roof on the west elevation. This guest house has an enclosed porch and is 1,933 square feet of house with a basement. It is almost 2400 square feet, which seemed a poor precedent in this neighborhood. He said, thank goodness for the Historic Review Board. This is why these regulations are in place. He said he gives the applicant credit for trying to make this work, but this is visible from Apodaca Hill. His neighbor couldn't come tonight but thanked him for coming. He said she is a structural engineer and wondered why this is a three-story building.

Ms. Piccarello noted that public comments were in the packet and were emailed to the Board yesterday.

**BOARD DISCUSSION**

Member Larson appreciated that the design attempted to do something a little different, a play on the modern aesthetic. She said if they tuned into that they would find they don’t have to exceed the maximum height. And would have something more in harmony with the lot and more respectable of the district. She agreed with her fellow Board members' comments. She said personally she liked the current design, but 4 feet above maximum height is excessive.

**MOTION:** In 2022-005867-HDRB, 530 Camino Militar, Member Aguilar Medrano moved to postpone to a future date (determined as October 25, 2022) noting that the exception criteria for height has not been met and request was denied. The applicant is asked to return with a design harmonious with the existing primary structure that matches in color, given this is a guest house,

and to provide photographs of the existing structure with the future application. The motion was seconded by Member Biedscheid.

Ms. Piccarello noted the next meeting is October 11, 2022.

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

Ms. Mueller said October 11th would not work but confirmed October 25, 2022 would.

## I. DISCUSSION ITEMS

None.

## J. MATTERS FROM THE BOARD

Member Guida said he understands there was a case tonight that required a lot of review and explanation and public input, and it was worthwhile spending time on that. He said in fairness to the public and the applicants, being more efficient with the Board's and the public's time is necessary. He thought it would be great if they could get through the cases more quickly. The key to that is limiting applicant presentations and refraining from cross-examining staff as well as the applicant.

Chair Rios said she did not think they cross-examined staff. They clarified questions. That is important. Staff is sometimes the only one who can answer certain questions. She thanked Board members for their thorough and specific recommendations on the NMSA project.

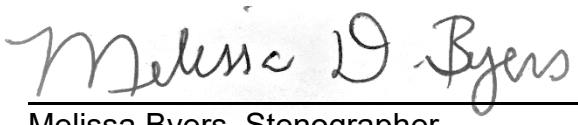
## K. NEXT MEETING: Tuesday, October 11, 2022

## L. ADJOURNMENT

**MOTION:** Member Guida moved, seconded by Member Aguilar Medrano to adjourn at 9:13 pm.

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

Submitted by:



Melissa Byers, Stenographer
For Byers Organizational Support Services

Approved by:

Cecilia Rios, Chair

**Exhibit 1**
**HDRB -- 9/27/2022**

NEW MEXICO SCHOOL FOR THE ARTS

New Mexico's Public High School for the Arts

September 27, 2022

Historic Districts Review Board, City of Santa Fe

To Whom It May Concern:

I wish to share with you how excited we are to be building our permanent residential facility at the Sanbusco site. A dream more than a decade in the making is ready to come to fruition.

By statute, NMSA was established to provide access to a rigorous mastery arts and academic education to promising young artists from across the state of New Mexico. For 13 years, we have met our statewide mandate by providing student housing for 30 students at a time in temporary spaces–from dorm rooms at New Mexico School for the Deaf, to a rented bed and breakfast, to our current location at the Immaculate Heart of Mary retreat center.

With capital outlay funding committed by the State of New Mexico, we are now ready to create purpose-built housing on our permanent campus–ensuring that up to 60 New Mexico students per year receive arts training that they otherwise would not be able to access. From Roswell to Farmington, from Silver City to Taos, up to 60 New Mexico families will send their students to Santa Fe to learn, train, grow, and create the future of our state's arts economy.

The new dormitory not only provides additional space, but also ensures that our residential program is meaningfully rooted in the life of our campus and the adjacent neighborhoods. Being on-site will allow our young artists to more easily access campus programs such as morning office hours with teachers and evening studio time, practice rooms, rehearsals, and performances. Proximity to the Rail Runner station and regional bus route stops will reduce commute times and support student safety. For students coming from afar, all of these things will further deepen their connection and ties to the city's arts communities and resources.

NMSA is eager to receive the HDRB's feedback, and we look forward to moving forward in creating this important resource for young New Mexican artists in the heart of Santa Fe.

Sincerely,

Eric Crites

Eric Crites, Head of School

500 Montezuma Avenue, Santa Fe, NM 87501 | p) 505.310.4194 | f) 505.820.3529 | nmschoolforthearts.org

# City of Santa Fe, New Mexico

# memo

**DATE:** September 27th, 2022

**TO:** Historic Districts Review Board Members

**FROM:** Carly Piccarello, Historic Preservation Division Manager

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**Case # 2022-005859-HDRB**

**Address: 500 Montezuma Ave.**
**Historic Status: Non-contributing, Contributing**
**Historic District: Westside-Guadalupe**

**REFERENCE ATTACHMENTS (Sequentially):**

**CITY SUBMITTALS**

____ **District Standards & yard wall & fence standards.**

__x__ **Historic Inventory Form**

__x__ **Zoning Review Sheet**

__x__ **Other**: Minutes for the appeal of HDRB Case H-16-51A

**APPLICANT SUBMITTALS**

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

__x__ **Other**: Dorm Renderings, Neighborhood Meeting Notes, Proof of State School Funding and Charter

**RECOMMENDATION:**

Staff requests comments from the HDRB for the proposed project in regards to the application's compliance with Section 14-5.2(N) County and Santa Fe Public Schools Capital Outlay Projects Design Standards.

**BACKGROUND & SUMMARY:**

500 Montezuma Avenue was a commercial property which now houses the New Mexico School for the Arts. It is a collection of three structures that are listed as non-contributing to the Westside-Guadalupe Historic District. It is surrounded by a Territorial Style and Spanish Pueblo Revival Style stucco buildings with deco details (brick coping and other architectural features)

as well as a contemporary version of Spanish Mission Revival Style. The Sanbusco Market building dates to 1880 with the arrival of the railroad and includes the iconic Italianate building on the southeast corner.

The once Sanbusco Market Center and the Parking Shed are listed as non-contributing following an appeal to Governing Body of the status in 2016. During that hearing, the Governing Body made comments on the importance of retaining the 'iconic facades' on the southeast corner. The Sanbusco Market Center underwent changes from 1986 through the 2000s and had a full remodel and partial demolition between 2016 and 2020.

The Butler and Foley Building, which is the northeast structure, is contributing to the Westside-Guadalupe Historic District with the east elevation, the south elevation with the clerestory on the second floor being the primary facades.

A more detailed background of the buildings is listed below.

**New Mexico School for the Arts (former Sanbusco Market Center)**
The Sanbusco Center served the Railyard District as a boutique mall for approximately 30 years prior to the 2016 remodel for the New Mexico School for the Arts. The Sanbusco building includes the original Italianate style building which housed the offices of the Charles C. Dudrow Coal and Lumber Yard. Substantial changes to the mass and architectural features of the building occurred in the 1920s when a western style wood facade was placed on the front of the building, adjacent to the original office constructed by Dudrow. Another substantial change occurred later in the decade when the entire building was stuccoed to reflect the Spanish-Revival architectural movement in Santa Fe.

The most substantial changes occurred with the purchase of Sanbusco by Joe Schepp's in 1984. Changes to massing, removal of almost all historic material, and changes in openings were part of the extensive renovations that occurred when Sanbusco Market Place was being constructed. The large addition to the southwest corner of the building which housed Borders Books also substantially changed Sanbusco by increasing the footprint and by its sheer mass which dominated the existing building. Between 1986 and the present, the exterior of the building has undergone regular renovation to accommodate retail spaces. The only historic materials remaining on the building are historic brick found on the southeast corner of the south elevation and pen tile found on the north elevation of the building.

While the history of Sanbusco is valuable in regard to the development of the Railyard District, little of the original historic material and character of the building remain. The current status of the building is contributing to the Westside-Guadalupe Historic District and the applicant is asking that the building be downgraded to non-contributing.

**Butler and Foley Building**
The Butler and Foley Building is the former location of World Market at the Sanbusco Market Center. The estimated date of construction of the building is 1930 and is constructed in the

Territorial style. Little in the way of massing changes and opening changes have occurred to the building over time. One of the most defining aspects of the building is the second floor, north elevation clerestory which defines the arrhythmic window and door pattern used to define the architectural style of the Railyard District in the 2002 Railyard District Master Plan. Other notable characteristics of the building can be seen in the massing and openings of the south and east elevations of the building.

The historic character of the building has been maintained over time and few historic materials have been removed that impact the exterior of the building. The building was upgraded to contributing to the Westside-Guadalupe Historic District in 2016.

**Parking Shed**

The parking shed found in the north parking lot of the property mimics the design and overall construction material that would have characterized the parking shed in former years. However, the recent historic architectural survey estimates that 75-80% of the material for the parking sheds is modern and is non-contributing.

Now, the applicant proposes the following new construction of a detached student dormitory building on southeast portion of the property:

1) The proposed dormitory building will be two story, 26'-2" at its maximum and approximately 19,130 sq. ft.
2) It will have a raised parapet with metal cap in a dark medium bronze finish.
3) The building will be organized into four massings differentiated by height and material finish.
4) The height is varied, stepping down to the lower portion by approximately 1'-10" to the adjacent Italianate gallery. The overall height is approximately the same as the east entrance to the school on the gray Sanbusco façade.
5) The finish material include:
    a. Stucco in El Rey 'La Morena' on the north portion
    b. Stucco in El Rey 'Buckskin,' and
    c. Corrugated metal panelling (stainless finish) on the southeast and southwest corners.
6) On the north elevation, a metal canopy in dark bronze will front the interior courtyard and cover an inset entrance of aluminum framed glazing.
7) On the south elevation, storefront glazing will be located under a decorative steel portal with trellis that will be a dark bronze finish.
8) Windows will be aluminum framed with a dark bronze finish.
9) The roof will be a TPO system in tan color.
10) A perforated steel fence with rusted finish will be added to the southwest portion of the property at 8'-0" tall.
11) Repurposed brick will be used for paving.

**RELEVANT CODE CITATIONS:**

(N) **County and Santa Fe Public Schools Capital Outlay Projects**

(1) Purpose

(a) Recognizing the fragility of the *city's* historic heritage, the purpose of Subsection 14-5.2(N) is to establish a procedure under which the *city* , the *county* and Santa Fe Public Schools will collaborate in good faith and work jointly to preserve and protect the historic districts of Santa Fe as well as contributing, significant and *landmark structures* .

Preserving and protecting the historic districts as well as contributing, significant and land mark *structures* promotes economic welfare, preserves *property* values and attracts businesses and tourists thus benefiting the entire Santa Fe community including the *city* , the *county* and Santa Fe public schools. By establishing up front procedures to ensure cooperation between the *city* and the *county* and the public schools, unnecessary costs and delays for capital outlay *projects* will be avoided. Specific design requirements that acknowledge necessary building functions and budgets will result in harmonious yet responsive public *projects* .

(b) *County* and Santa Fe public schools capital outlay *projects* in historic districts or involving *landmarks* located outside historic districts shall be carried out pursuant to the procedures set forth Subsection (2) below and in a manner that is harmonious and generally compatible with the design standards set forth in Subsection (3) below. These procedures and standards apply to new *structures* and additions to and alterations and demolition of existing buildings.

(3) Design Standards

(a) General Standards

A *county* or Santa Fe public schools capital outlay *project* shall be designed appropriate for the public use and with the intent of achieving harmony with existing buildings by the use of similar materials, color, proportion, and general details to the existing buildings in the applicable *streetscape* . The applicable *streetscape* shall be determined as set forth in Subsections 14-5.2(D)(9)(a)(ii) A., B., C., D., and E. A new *structure* or proposed alteration or addition shall not cause an adjacent contributing, significant or *landmark structure* to lose its status. Alterations and additions shall be in character with the style, detail and massing of the existing building. The dominating effect is to be that of *adobe* construction as follows:

(i) Roofs

Roofs, generally, shall be flat with a slight *slope* and surrounded by a parapet of the same color and material as the *walls* or of brick. Roofs shall generally not be carried out beyond the line of the *walls* except to cover an enclosed *portal* or *porch* formed by setting back a portion of the *wall* or to form an exterior *portal*, the outer edge of the roof being supported by columns, posts or other vertical supports. No cantilevers shall be permitted except over projecting vigas, beams, or wood corbels, or as part of the roof *treatment* not to exceed an overhang of thirty (30) inches. The restriction as to flat roofs shall not be construed to prevent the construction of skylights or installation of air conditioning devices, or any other necessary roof *structures*, but such *structures* other than chimneys, flues, vents and aerials, shall be so placed as to be concealed by the parapet from any public way.

(ii) Walls and Windows

The combined door and window area in any *publicly visible* façade generally shall not exceed forty percent of the total area of the façade except for doors or windows located under a *portal*. No door or window in a *publicly visible* façade shall be located nearer than three (3) feet from the corner of the façade except in circumstances where the unique purpose of the space may warrant special design considerations. Windows, doors and *portales* on *publicly visible* portions of the building and *walls* shall be of one of the old Santa Fe styles. Glass and window trim shall be nonreflective. Windows shall be similar in proportion to the fenestration pattern in the *streetscape*. Deep window recesses are characteristic.

(iii) Finishes

Construction shall be with materials with which the *adobe* effect can be simulated provided that the exterior *walls* are not less than eight (8) inches thick. Mud plaster, hard plaster or other materials simulating *adobe*, laid on smoothly, is required. No less than eighty percent of the non-fenestration surface area of any *publicly visible* façade shall be *adobe* finish, stucco or other material simulating *adobe* finish. The balance of the *publicly visible* façade may be of natural stone, wood, brick, tile, terra cotta, or other material. Materials shall convey a sense of substance and permanence.

(iv) Colors

The *publicly visible* façade of any building and of any adjoining *walls* generally shall be of one color but no more than three colors and simulate a light earth or dark earth color, matte or dull finish and of relatively smooth texture. However, façade surfaces under *portales* or inset panels in a *wall* under a roof

overhangs, in church-derived designs, may be painted white or be of contrasting or complimentary colors or have mural decorations.

(v) Other Features

Facades shall be flat, varied by inset *portals*, exterior *portales*, projecting vigas or roof beams, canales or water-spouts, flanking buttresses and wooden lintels, architraves and cornices. Depending upon the existing *streetscape* and if permitted otherwise in this chapter, a *portal* may cover the entire sidewalk with the columns set at the curb line.

(vi) Height

The height shall be limited to the average height of *institutional buildings* as measured within the applicable *streetscape*. When determining an applicable *streetscape*, vacant *lots* or *parcels* shall not be included in the calculation for allowable height. If no *institutional buildings* are included in the *streetscape*, the maximum height shall not exceed the average height of existing buildings in the *streetscape*. The land use department staff shall determine the applicable *streetscape* as set forth in Subsections 14-5.2(D)(9)(a)(ii) A., B., C., D., and E. Height shall be measured as set forth in Subsection 14-5.2(D)(9)(c)(iii). Heights of existing *structures* shall be as set forth on the official map of building heights. If the height of an existing building is not given, the *county* or Santa Fe public schools shall submit a statement from a New Mexico licensed surveyor of the actual height. No building façade shall be over two stories in height unless the façade includes projecting or recessed *portales*, balconies, *setbacks* or other design elements.

JENKINSGAVIN
LAND USE | PROJECT MANAGEMENT

August 15, 2022
*Updated September 9, 2022*

Carly Piccarello
Historic Preservation Division
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87501

**RE: New Mexico School for the Arts ("NMSA") Phase 2B – Dormitory Addition**

Dear Carly:

This letter is submitted on behalf of NMSA for the Phase 2B Dormitory addition ("Project") for review and comment pursuant to SFCC §14-5.2(M) for State Capital Outlay Projects, to be heard by the Historic Districts Review Board ("HDRB") at their meeting of September 27, 2022. The ±4.011-acre property ("the Property") is zoned BCD and is located within the Westside Guadalupe Historic District.

In accordance with SFCC §14-5.2(M)(2)(a), NMSA conducted a neighborhood meeting with the Historic Guadalupe Association and the Old Santa Fe Association on July 13, 2022, at 5:30 pm MDT via the Zoom platform. The July 13th meeting notes are included in this submittal. An additional neighborhood meeting with both groups took place on August 16, 2022, and meeting notes are submitted to the City for the record. Meeting notice invitations were emailed and sent via US Postal Service and are included in this submittal.

NMSA Campus History

After acquiring the old Sanbusco property, the Art Institute received approvals from the City of Santa Fe and HDRB ("Board") between 2016 and 2019 for NMSA's Phase 1 - the remodeling of the Sanbusco retail building and improvements to the adjacent campus exterior spaces, approval letters attached. NMSA opened its doors to their new academic home and welcomed students and faculty in August of 2019. In March of 2020 NMSA proceeded with the demolition of the remaining old Sanbusco structure and associated basement and completed the work in the fall of 2020. This completed Phase 1. Phase 2A followed with the construction of the new 7,550 square foot cafeteria and 8,830 square foot central courtyard as presented to the Board June 23, 2020. The historic Gallery building west façade was restored and incorporated into the courtyard design as part of Phase 2A and was fully completed in March of 2022.

New Dormitory Building Addition

NMSA's Phase 2 originally included the new dormitory building along with the cafeteria and courtyard; however, due to the COVID pandemic in the spring of 2020 and subsequent restricted

funding, Phase 2 was divided up into Phase 2A - cafeteria and courtyard, and Phase 2B - dormitory. We are fortunate to have the opportunity to see the dormitory to fruition with this next phase of the campus expansion.

The two-story dormitory building will be located on the southeast corner of the subject Property, enclosing the internal courtyard completed in Phase 2A. The 19,124 square foot dormitory building (172'-8" x 67'-4" footprint) consists of a 9,462 square foot first floor with 14 double-occupancy dormitory rooms and 17 double-occupancy dormitory rooms on the 9,662 square foot second floor, totaling 31 rooms. The new dormitory will accommodate 60 students with the flexibility to provide single-occupant rooms as needed.

Student living accommodations are enhanced with a kitchen/lounge area on each floor, a multi-purposed/gym/fitness room with south-facing balcony on the second floor, staff office at the main entrance, a meeting room which doubles as an infirmary, study lounge areas and nooks on each floor, two practice music rooms, and laundry facilities. There are also two in-residence staff apartments on each floor for a total of four apartments. The first floor has access to a south-facing courtyard secured with a combination of stuccoed wall and perforated metal paneled fencing which match the existing campus fencing installed in Phase 1 and 2A. The stucco will be a darker brown to pick up on the browns of the Gallery brick exterior.

The dormitory building's linear form is broken up with a variety of exterior materials, massing, window and door fenestrations, and varying elevation types. The east elevation consists of a combination of a medium brown stuccoed exterior adjacent to the Gallery and the light gray corrugated metal panel, consistent with the existing gray panel used in Phase 1 and 2A, on the southeast corner. The south elevation is finished with stucco to match the existing stucco color of the Music Wing. The first floor of the north facing façade will be stuccoed in the rick brown hue to match the south-facing wall and relate to the Gallery brick façade. The brown stucco transitions to two-story on the center of the west elevation and then steps back with the gray panel on the southwest corner. Operable windows for each dormitory room break up the metal panel exterior in a regular pattern. The north and south elevations are bisected with glazed doors and fixed units that identify the main entrance from the internal courtyard and access to the south dormitory courtyard. All aluminum storefront windows and doors will be finished in a dark bronze finish to match the cafeteria and Phase 1 finishes.

Repurposed brick pavers from the previous demolition are reused for the adjacent walkways and the south courtyard patio. Horizontal perforated panels provide the overhang element over the main dormitory entrance on the north façade. These panels will be a dark bronze finish to match the same detail used for the cafeteria and the main school building south façade. On the south elevation a metal portal in the same dark bronze finish provide relief at the first floor opening to the south courtyard, and a metal trellis in the same finish extends over the second-floor deck outside the fitness facility.

The dormitory building height will range from 22'-2" to 26'-2", varying massing and due to the sloping site from east to west and will be roofed with a TPO system in a tan color with no proposed skylights. All rooftop mechanical equipment and appurtenances will be screened.

In support of this application pursuant to SFCC §14-5.2(M) for State Capital Outlay Projects, the following documentation is submitted herewith for your review and comment:

- Historic Districts Review Board Application
- Authorization Letter
- Neighborhood Meeting Invitation Letters
- July 13, 2022 Neighborhood Meeting Notes
- August 16, 2022 Neighborhood Meeting Notes
- Phase 1 and 2A HDRB Board Action Letters
- NMSA Condominium Plat
- Photographs of Existing Elevations
- NMSA Phase 2B – Dormitory Plans – Electronic Copy
- Colored Renderings of Dormitory and Existing Campus Buildings

Please do not hesitate to contact us should you have any questions or need additional information. Thank you.

Respectfully,

Colleen C. Gavin
JENKINSGAVIN, INC.

# NMSA PHASE 2B - DORMITORY

500 Montezuma Ave, Santa Fe, NM 87501

## PROJECT DATA

1. Project Site Area: 11,900 sf approximate
2. Building Area:
   a. Level 1: 9,462 sf,
   b. Level 2: 9,662 sf
   c. Combined: 19,124 sf
3. Program:
   a. Dormitory rooms – 31 (Two beds per Room)
   b. Residential Staff Apartments – 4
   c. Lounge Spaces
   d. Multipurpose Gym Space
   e. Staff Office -1
   f. Laundry Room - 1
   g. Practice Rooms - 2
   h. Building Support Spaces

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## PROJECT TEAM

OWNER
New Mexico School for the Arts
500 Montezuma Avenue, Santa Fe, NM 87501
505.310.4194

OWNER'S REPRESENTATIVE
Jenkins Gavin
130 Grant Avenue, Suite 101, Santa Fe, NM 87501
505.820.7444

CONSTRUCTION MANAGER AT RISK (CMAR)
Klinger Constructors, LLC.
8701 Washington NE, Albuquerque, NM 87113
505.822.9990

ARCHITECT
SMPC Architects
219 Central Avenue NW, Albuquerque, NM 87102
505.255.8668

CIVIL ENGINEER
Bohannan Huston, Inc
7500 Jefferson NE, Albuquerque, NM 87109
505.823.1000

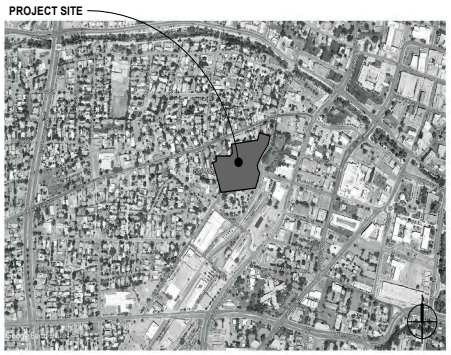
STRUCTURAL ENGINEER
Luchini Trujillo Structural Engineers
2019 Galisteo St, Suite D2, Santa Fe, NM 87505
505.424.3232

MECHANICAL, ELECTRICAL, & PLUMBING ENGINEER
BG Buildingworks
7007 Wyoming Blvd, NE, Suite F2, Albuquerque, NM 87109
505.323.9070

ACOUSTICIAN
D.L. Adams Associates
1536 N Ogden St, Denver, CO 80218
303.455.1900

FOOD SERVICE
Design-Tec Food Facilities, Inc.
8346 N 5th St, Phoenix, AZ 85020
602.273.0222

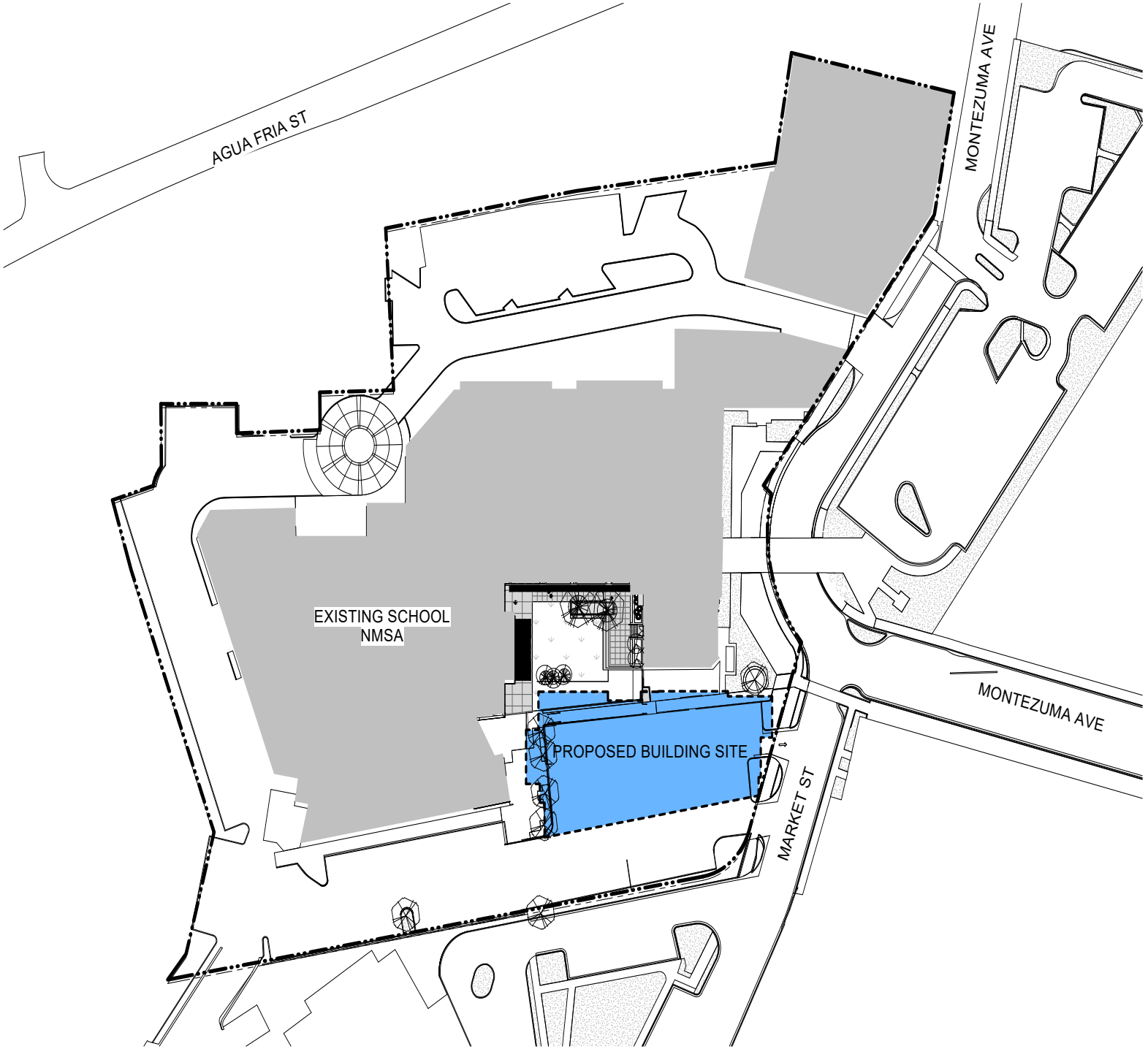
## VICINITY MAP







SMPC Architects
PRINCIPLES OF DESIGN.
115 Amherst Drive SE | Albuquerque, NM 87106 | 505.255.8668 | www.smpcarchitects.com




1 EXISTING SITE PLAN - OVERALL
1" = 30'-0"

0' 15' 30' 60'

NMSA PHASE 2B - DORMITORY
H-2 EXISTING SITE PLAN

2022-08-25

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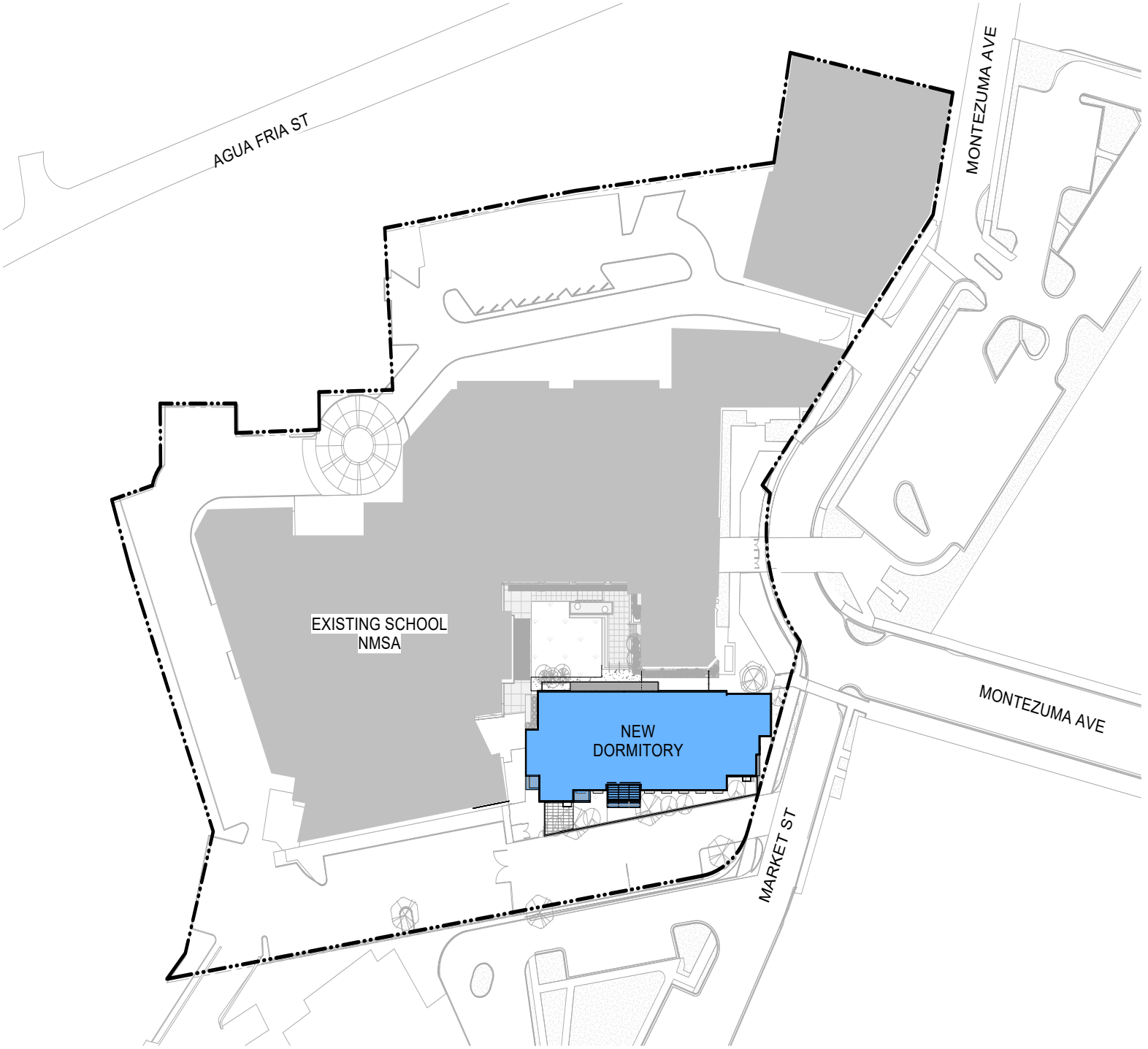
PRINCIPLES OF DESIGN.
115 Amherst Drive SE | Albuquerque, NM 87106 | 505.255.8668 | www.smpcarchitects.com




1 SITEPLAN - OVERALL
1" = 30'-0"

0' 15' 30' 60'

NMSA PHASE 2B - DORMITORY
H-3 OVERALL SITE PLAN

2022-08-25

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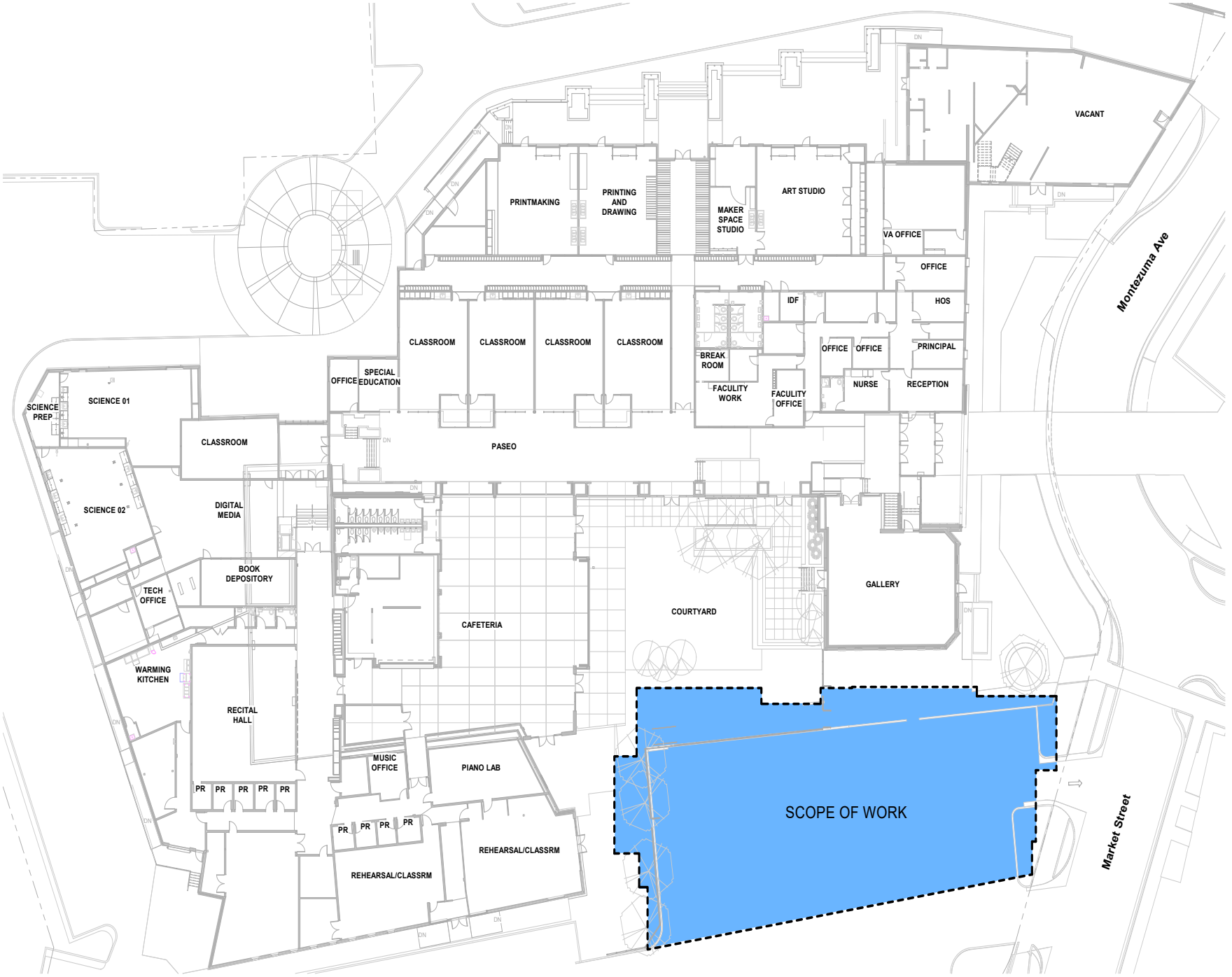


A1 OVERALL FLOOR PLAN - EXISTING
1/16" = 1'-0"

0' 8' 16' 32'

NMSA PHASE 2B - DORMITORY
H-4 OVERALL FLOOR PLAN - EXISTING

2022-08-25

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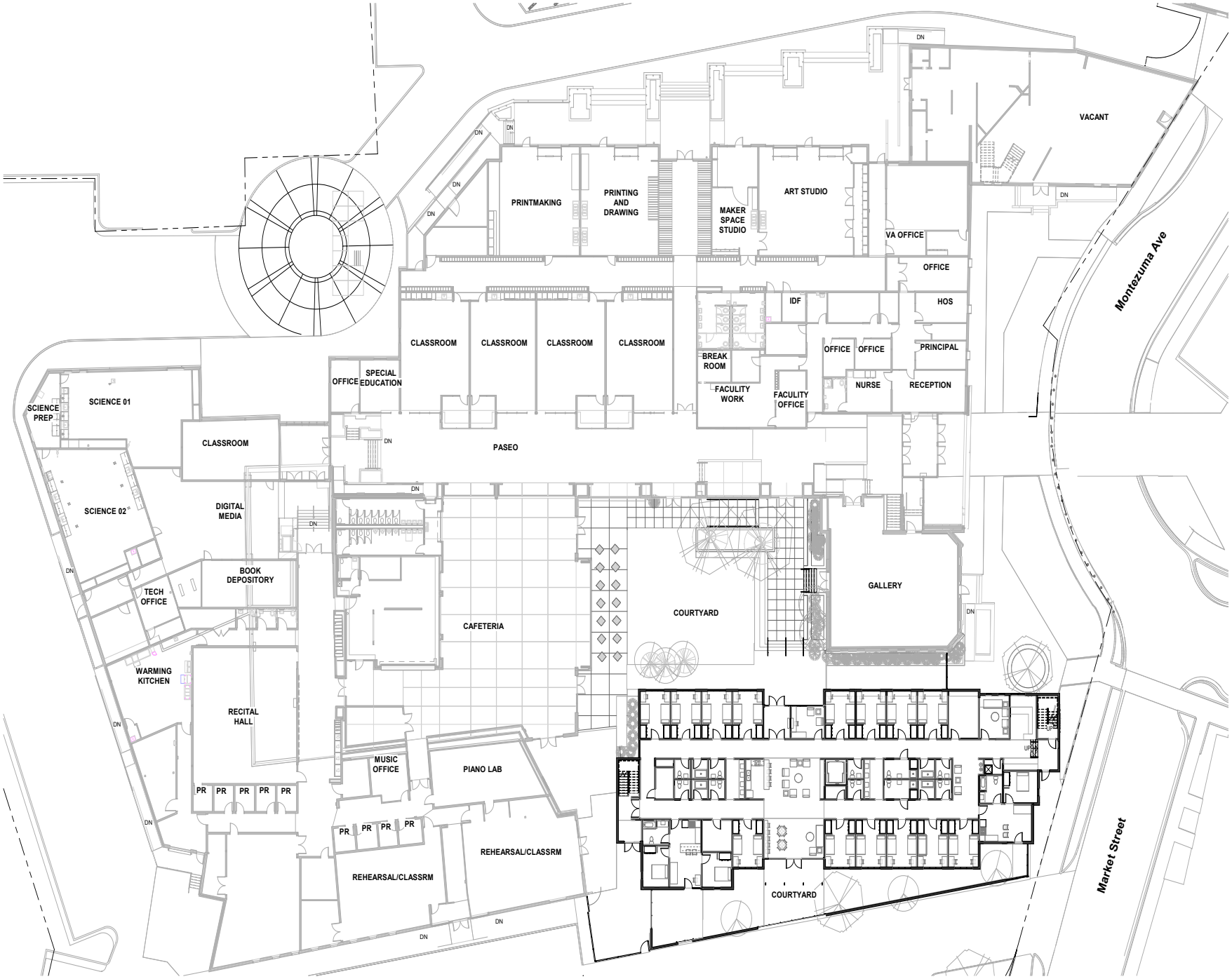


A1 OVERALL FLOOR PLAN - NEW DORMITORY LEVEL 1

1/16" = 1'-0"

0' 8' 16' 32'

NMSA PHASE 2B - DORMITORY

H-5 OVERALL FLOOR PLAN - NEW DORMITORY

2022-08-25

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1 ENLARGED FLOOR PLAN - NEW DORMITORY LEVEL 1

1/8" = 1'-0"

0' 4' 8' 16'



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A1 ENLARGED FLOOR PLAN - NEW DORMITORY LEVEL 2

1/8" = 1'-0"

0' 4' 8' 16'




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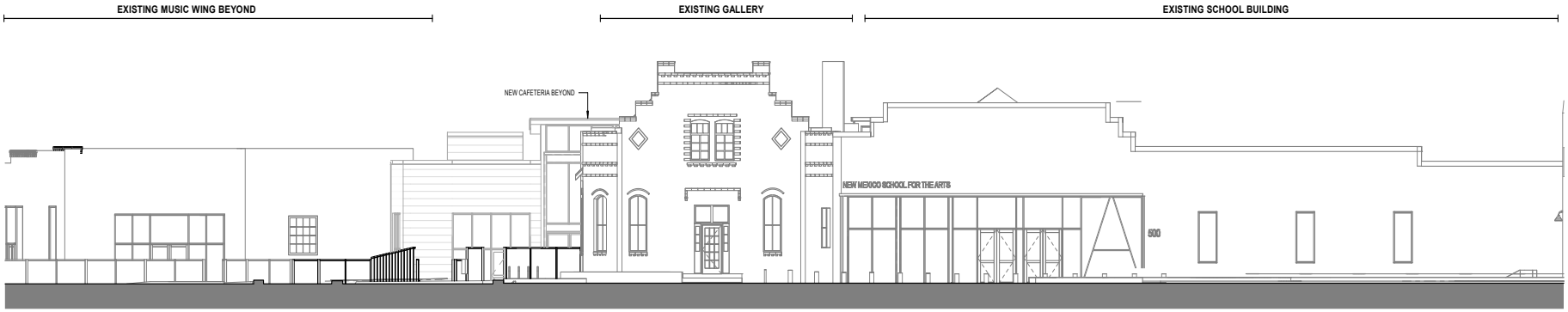


B1 EAST ELEVATION - EXISTING
1/8" = 1'-0"

0' 4' 8' 16'

A1 EAST ELEVATION - PROPOSED
1/8" = 1'-0"

0' 4' 8' 16'

NMSA PHASE 2B - DORMITORY
H-8 ELEVATIONS - EAST

2022-08-25

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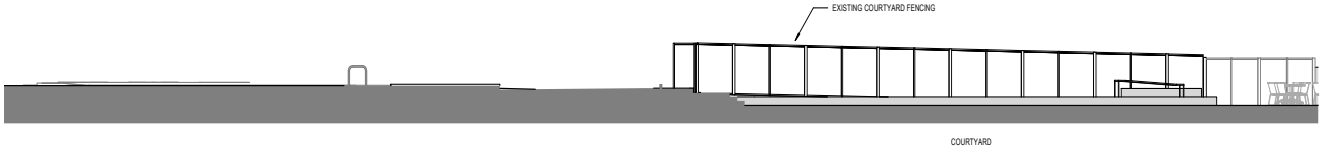


B1 NORTH ELEVATION - EXISTING
1/8" = 1'-0"

0' 4' 8' 16'

A1 NORTH ELEVATION - PROPOSED
1/8" = 1'-0"

0' 4' 8' 16'

NMSA PHASE 2B - DORMITORY
H-9 ELEVATIONS - NORTH

2022-08-25

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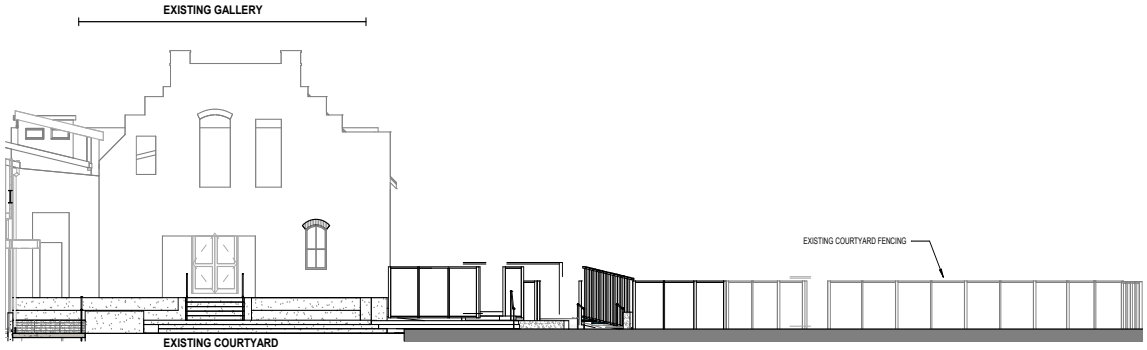
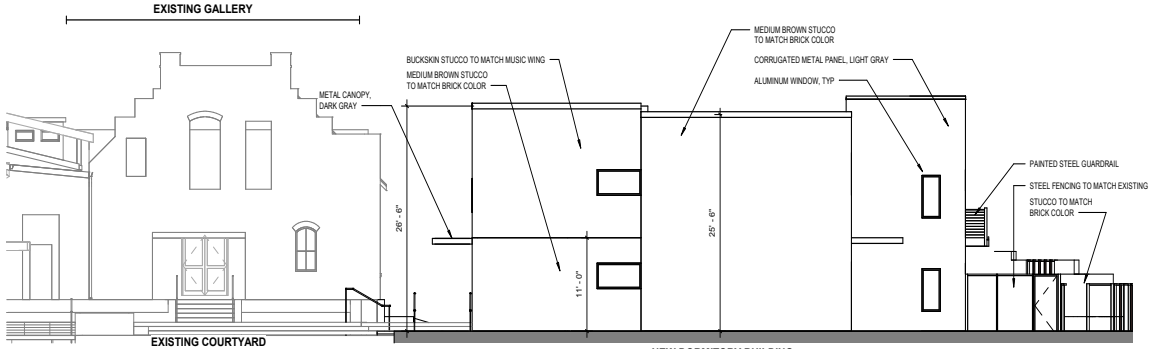



B1 WEST ELEVATION - EXISTING
1/8" = 1'-0"

0' 4' 8' 16'




A1 WEST ELEVATION - PROPOSED
1/8" = 1'-0"

0' 4' 8' 16'

NMSA PHASE 2B - DORMITORY
H-10 ELEVATIONS - WEST

2022-09-02

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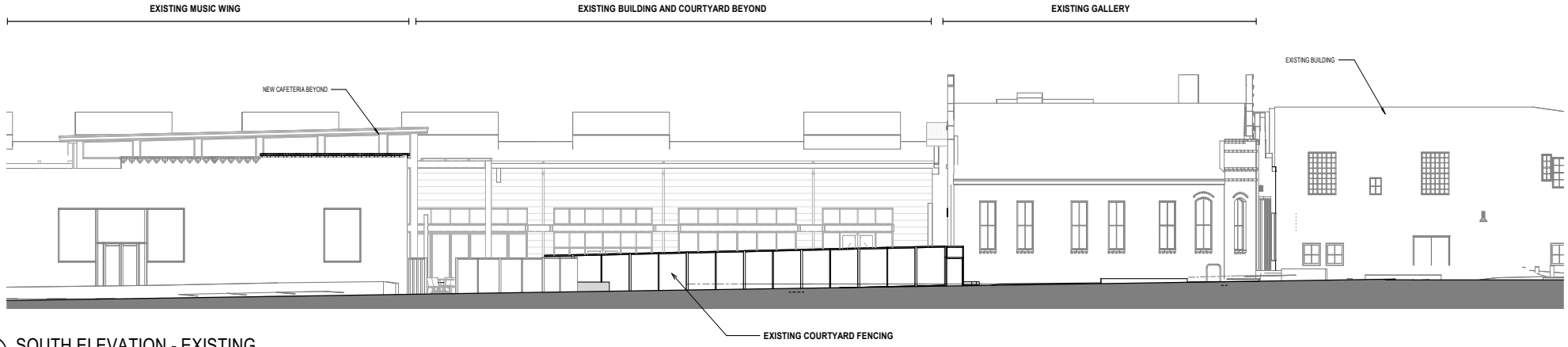
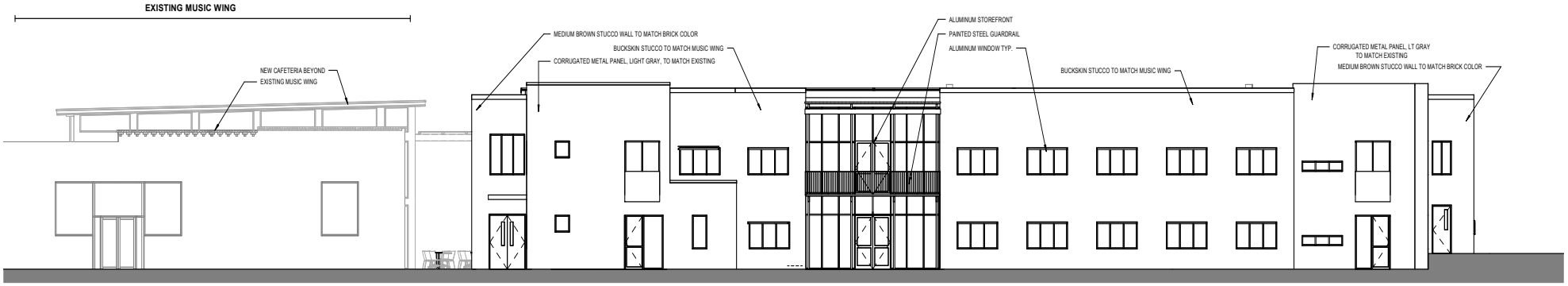


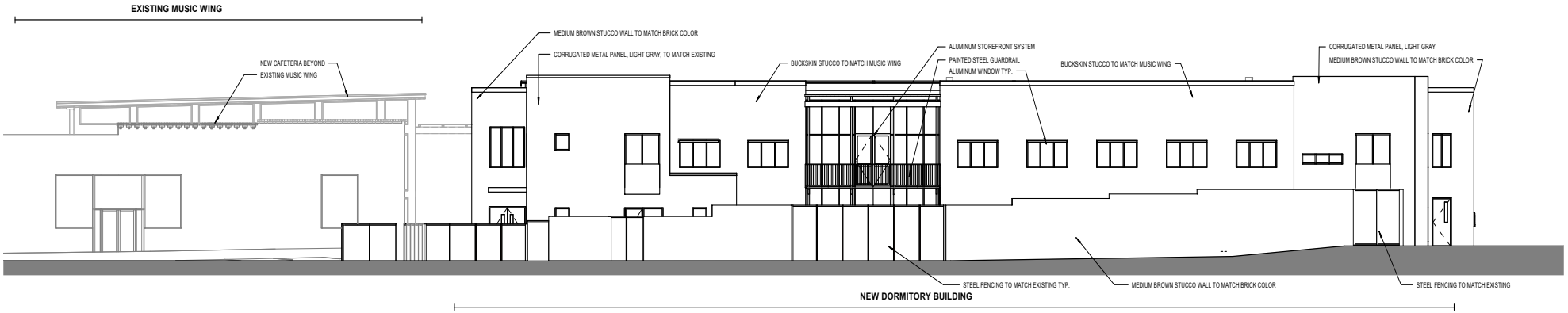

C1 SOUTH ELEVATION - EXISTING
1/8" = 1'-0"

0' 4' 8' 16'




B1 SOUTH ELEVATION - PROPOSED WITHOUT FENCE / WALL
1/8" = 1'-0"

0' 4' 8' 16'




A1 SOUTH ELEVATION - PROPOSED WITH FENCE / WALL
1/8" = 1'-0"

0' 4' 8' 16'

NMSA PHASE 2B - DORMITORY
H-11 ELEVATIONS - SOUTH

2022-08-25

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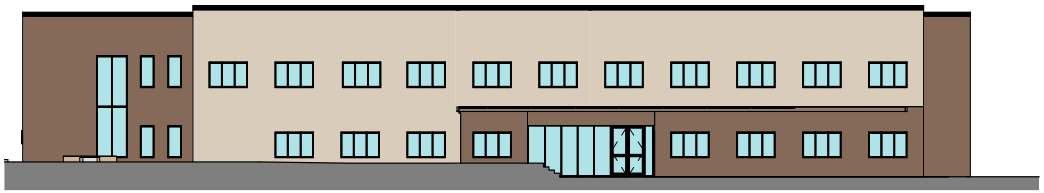

C1 NORTH ELEVATION - PROPOSED
3/32" = 1'-0"

0' 8' 16' 32'

B1 SOUTH ELEVATION - WITHOUT FENCE / WALL
3/32" = 1'-0"

0' 8' 16' 32'

A1 SOUTH ELEVATION - WITH FENCE / WALL
3/32" = 1'-0"

0' 8' 16' 32'

NMSA PHASE 2B - DORMITORY
H-12 RENDERED ELEVATIONS

2022-08-25

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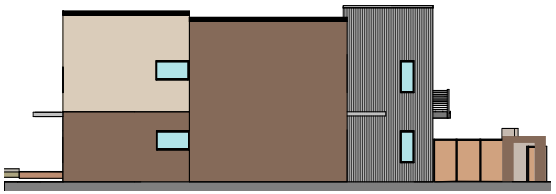

B1 WEST ELEVATION
3/32" = 1'-0"

0' 8' 16' 32'

A1 EAST ELEVATION
3/32" = 1'-0"

0' 8' 16' 32'



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**BRICK PAVERS**

**CORRUGATED METAL PANEL**



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**DECORATIVE STEEL TRELLIS / STOREFRONT GLAZING**

**La Morena** El Rey color #197 - To Match Existing Outside Magazine Building

**Buckskin** El Rey color #106 - To Match Existing Outside Magazine Building

**STUCCO COLORS**



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**PERFORATED STEEL FENCING**



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NMSA PHASE 2B - DORMITORY
H-24 VIEW FROM MONTEZUMA AVENUE

2022-08-25

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NMSA PHASE 2B - DORMITORY
H-18 VIEW FROM MARKET STREET

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NMSA PHASE 2B - DORMITORY
H-25 VIEW OF DORMITORY SOUTH

2022-08-25

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NMSA PHASE 2B - DORMITORY
H-21 DORMITORY SOUTH-FACING COURTYARD

2022-08-25

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NMSA PHASE 2B - DORMITORY
H-19 VIEW OF DORMITORY FROM INTERNAL COURTYARD

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NMSA PHASE 2B - DORMITORY
H-20 VIEW OF INTERNAL COURTYARD FROM SOUTHEAST ENTRANCE

2022-08-25

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NMSA PHASE 2B - DORMITORY
H-22 BIRD'S-EYE VIEW FACING SOUTHWEST

2022-08-25

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NMSA Dormitory Neighborhood Meeting 2
August 16, 2022

**Attendees:** Adam Johnson (OSFA), Erik Mease (SMPC), Paula Tacket (NMSA), Peggy Favor (SMPC), Eric Crites (NMSA), Frank Katz (OSFA), Rick Martinez, Penn LaFarge (OSFA)

**PRESENTATION:** 5:35-6:00

- Phase 2B = Dormitory
    - Funding secured in last legislative session
- Overview of HDRB process for state review
    - November 12th will be end of 60 day review period
- Old Pranzos building is not part of this request – NMSA will pursue a dem request down the road
- Site plan and floor plan review
    - Designing for 60 students, double occupancy. One extra room if needed
    - Important to create privacy and a feeling of home for these 14-18 year olds
    - In-resident supervisors – two per floor
- Elevation review
    - Continues aluminum paneling from current NMSA building
    - Match buckskin stucco of Music Wing (old Border's)
    - Dark brown stucco to relate to the historic Gallery building and Outside Magazine building
- Rendering review
    - Consistent with existing renovations – materials and fencing

**QUESTIONS:** 6:00-6:40

Adam: Phase 1 was a nice structure. New proposed building is more of a shock – the large mass. Why did you not match the east elevation with the historic? Matching only happens in non-public pacing facades. Mass dominates historic buildings.

CG: Very tight site. Required to provide housing per the NMSA State charter. Students come from around the state – need to house as many as possible. Funding directive is to house 60 students. Need to be aware of height given historic district context. 31 rooms, supervisors, living spaces, etc is a lot to fit. Cannot build into courtyard. Chose to bookend historic gallery building to create a cohesive front façade.

Erik M: We did not want a three-story building. Trying to relate and not take away from main entrance. Kept building simple as a backdrop. South façade relates to scale and details of music wing.

Rick: Do the boys and girls share the dorm or is it split? Can you build a second dorm where the old Pranzos building is for the girls? Are there supervisor rooms?

Eric C: We will continue with our current approach used in our rented dorms with a coed living arrangement – based on students needs room by room. There are 4 supervisor room.

Frank: What are the primary facades on the gallery? The East and South?

CG: I do not have that information at this time – will look into it. East façade was part of the 2019 school renovation. Will check the Phase 1 files.

Frank: Dorm hides the cafeteria, which is a good thing. What happens if HDRB says they do not like it after the HDRB presentation?

CG: Input can be submitted for up to 60 days. We will respond to and make every effort to accommodate/be in compliance with historic code. It is then up to the Board to make a motion/action to accept and we can move forward. Carly is working with us on these steps. Statute is not clear – it is more of a work together towards consensus situation. There is another avenue if it becomes a bigger issue.

Paula: I can't remember what that path is…

Frank: The goal is that we work it out – parking garage downtown is a primary precedent. There could be disagreement. What is the special process? An appeal that goes to district court? The dorm is ugly and boxy and the windows are not attractive. Can the east façade pay homage to the step down on the other buildings? Possible to give it more interest?

Penn: I missed the beginning of the presentation but did someone reference territorial style? How?

CG: It is not territorial style. Gestures toward the Music Wing, which is not traditional territorial. Coping is reminiscent of brick.

Adam: Are you right up against the property line at Market and Montezuma? Can you pull in the east façade and extend the south?

CG: We are right up against the property line. There is a fire lane on the south side and also access. We cannot block or expand the building in that direction.

Penn: The look of the new building is reminiscent of Capital Flats. Any consideration of making it more in conversation with what is around it? More pleasant, less modern and out of place?

CG: There were extensive design exercises and we revised after receiving feedback from the first neighborhood meeting. We integrated more material integration with what is around it.

Adam: Is the stucco on the south side?

CG: Yes, the cladding wraps but stucco is in the center with metal coping. The north elevation transitions from buckskin stucco to dark brown stucco.

Adam: East side is not stucco, only cladding. Comparable to the white boxes out by the outlet malls. I support the idea of stepping down the roof line like the others.

Rick: Dull windows on the east façade – can you add anything else? Parapet or stucco? Can the parapet wrap around the front? Thank you for the changes you already made.

Penn: Reference to School of Art in Glasgow – made it as aesthetically possible for art students. This one is cold, metallic and uninviting. Disappointment for students studying aesthetics.

Adam: Thank you for thorough presentation and due diligence. Hope you take our comments to heart – main take away is to spot light the historic building.

CG: Thank you. Sept 13th hearing is not formalized yet, but that is the intent.

ARTICLE 15F New Mexico School for the Arts
22-15F-2. Purpose of act.
22-15F-4. Purpose of school; school exempt from certain provisions of the Charter Schools Act.
22-15F-6. Admissions criteria; equal opportunity; outreach.
22-15F-7. Room and board charges.

# ARTICLE 15F
# New Mexico School for the Arts

## 22-15F-2. Purpose of act.

The purpose of the New Mexico School for the Arts Act is to provide for the establishment of the "New Mexico school for the arts" as a statewide residential state-chartered charter high school that provides New Mexico students who have demonstrated artistic abilities and potential with the educational opportunity to pursue a career in the arts.

**History:** Laws 2008, ch. 15, § 2.

## 22-15F-4. Purpose of school; school exempt from certain provisions of the Charter Schools Act.

A. The commission may charter a "New Mexico school for the arts" as a statewide residential state-chartered charter school for grades nine through twelve to offer intensive preprofessional instruction in the performing and visual arts combined with a strong academic program that leads to a New Mexico diploma of excellence.

B. The school and the board are subject to all the provisions of the Charter Schools Act [Chapter 22, Article 8B NMSA 1978], except Subsection K of Section 22-8B-4 NMSA 1978 and Section 22-8B-4.1 NMSA 1978. The school shall not charge tuition, except as otherwise provided in the Public School Code [Chapter 22 NMSA 1978]. The school shall be supported by state funds in the same manner as other charter high schools authorized by the commission.

**History:** Laws 2008, ch. 15, § 4.

## 22-15F-6. Admissions criteria; equal opportunity; outreach.

A. The admissions criteria shall be designed to admit students who show exceptional promise or aptitude in the arts and a strong desire to pursue a career in the arts. The admissions process shall be conducted in a way that provides equal opportunity for admission to each prospective student regardless of that student's exposure to previous artistic training and without regard to the student's ability to pay residential costs.

B. The board shall ensure, to the greatest extent possible and without jeopardizing admissions standards, that an equal number of students is admitted to the school from each of the state's congressional districts.

C. The board shall submit an annual report to the charter schools division and the commission that includes demographic information about both applicants and students admitted to the school, including the counties and the congressional districts represented by the students enrolled and the makeup of the student body in terms of socioeconomic status, gender and ethnicity.

D. The school shall conduct outreach activities throughout the state to acquaint potential students with the programs offered by the school. The outreach activities shall include programs for middle school students and workshops for teachers. There shall be no admissions criteria established for participation in outreach activities.

**History:** Laws 2008, ch. 15, § 6.

## 22-15F-7. Room and board charges.

A. The school shall charge residential students a fee to cover the costs of room and board. The board shall establish a sliding-fee scale based on the student's ability to pay. The commission shall approve room and board charges and the sliding-fee scale during the planning year of the school and may approve changes to the charges and scale as requested by the board.

B. The school shall report each year to the charter schools division and the commission on the number of students requiring financial assistance for room and board; the amount of financial assistance provided; and the amount and source of gifts, grants and donations received by the school to provide that financial assistance.

**History:** Laws 2008, ch. 15, § 7.

# The Legislature

of the

# State of New Mexico

55th Legislature, 2nd Session

LAWS 2022

CHAPTER 53

SENATE FINANCE COMMITTEE SUBSTITUTE FOR

SENATE BILL 212, with emergency clause

Introduced by

PARTIAL VETO

EMERGENCY CLAUSE

spaces, fencing, information technology and related equipment, for Turquoise Trail charter school in Santa Fe county;

208. three million seven hundred sixty thousand dollars ($3,760,000) to plan, design, construct, furnish and equip dormitories at the New Mexico school for the arts in Santa Fe in Santa Fe county;

209. fifty thousand dollars ($50,000) to plan, design, construct and upgrade heating, ventilation and air conditioning systems, including increasing capacity, at four elementary schools in the Santa Fe public school district in Santa Fe county;

210. fifty thousand dollars ($50,000) to purchase and install equipment~~, including mats, clocks~~ and equipment lockers, for the junior wrestling program in the Santa Fe public school district in Santa Fe county;

211. one hundred thousand dollars ($100,000) to replace and upgrade perimeter fencing for the Penasco independent school district in Taos county;

212. two hundred ninety thousand dollars ($290,000) to plan, design, construct and equip improvements to a track, including turf and drainage, at Mesa Vista high school in the Mesa Vista consolidated school district in Taos county;

213. four hundred twenty-five thousand dollars

# The Legislature

of the

# State of New Mexico

55th **Legislature,** 2nd **Session**

LAWS 2022

CHAPTER 54

HOUSE APPROPRIATIONS AND FINANCE COMMITTEE SUBSTITUTE FOR

HOUSE BILLS 2 & 3, as amended, with certificate of correction

Introduced by

PARTIAL VETO

| Item | General Fund | Other State Funds | Intrnl Svc Funds/Inter-Agency Trnsf | Federal Funds | Total/Target |
|---|---|---|---|---|---|
| (40) PUBLIC EDUCATION DEPARTMENT | 4,557.3 | | | | 4,557.3 |
| To plan, design, construct, furnish and equip dormitories at the New Mexico school for the arts in Santa Fe county. The appropriation is from the general fund and not the appropriation contingency fund. | | | | | |
| (41) HIGHER EDUCATION DEPARTMENT | 3,500.0 | | | | 3,500.0 |
| For demolition of buildings at higher education institutions. | | | | | |
| (42) HIGHER EDUCATION DEPARTMENT | 30,000.0 | | | | 30,000.0 |
| For endowed faculty teaching positions in nursing programs at New Mexico public and tribal institutions of higher education to expand enrollment and the number of graduates able to work in nursing. The higher education department must obtain certification from each higher education institution that the endowment revenue will supplement and not supplant spending at the institution's nursing program before making an endowment award. | | | | | |
| (43) HIGHER EDUCATION DEPARTMENT | 50,000.0 | | | | 50,000.0 |
| For endowed faculty teaching positions in bachelor and master degree social worker programs at New Mexico public and tribal institutions of higher education to expand enrollment and the number of graduates able to work in the behavioral health, child welfare and school systems. The higher education department must obtain certification from each higher education institution that the endowment revenue will supplement and not supplant spending at the institution's social worker program before making an endowment award. | | | | | |
| (44) HIGHER EDUCATION DEPARTMENT | 63,000.0 | | | | 63,000.0 |
| For the opportunity scholarship program for students attending a public post-secondary educational institution or tribal college. The scholarship shall pay tuition and fees for New Mexico residents enrolled at least half-time at a public post-secondary educational institution or tribal college ~~who are seeking an associate degree or a credit-bearing, workforce-aligned certificate as defined by the higher education department~~. Scholarships may be awarded ~~for a maximum of sixty credit hours~~ in an amount not to exceed one hundred percent of tuition and fees~~, before legislative lottery scholarships have been applied. The opportunity scholarship program shall prioritize financial aid for qualified students as~~ | | | | | |

JENKINSGAVIN
LAND USE | PROJECT MANAGEMENT

November 11, 2022

Historic Preservation Division
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87501

Attention: Carly Piccarello and the Historic Districts Review Board ('HDRB')

RE: New Mexico School for the Arts ('NMSA') Phase 2B, Dormitory Addition
Response to Old Santa Fe Association ('OSFA') Input and Proposed Plan Revisions

Dear Carly and Members of HDRB:

This letter is submitted to the Historic Preservation Division ('City') and HDRB, on behalf of NMSA, as formal documentation of communicated recommendations and comments from an identifiable historic preservation community group, specifically OSFA, in reference to the Dormitory building as submitted to the City and presented to HDRB on September 27, 2022, per SFCC §14-5.2(M) for State Capital Outlay Projects.

OSFA member Frank Katz reached out to NMSA in October requesting an additional meeting to discuss alternative design options for the new Dormitory building located on the NMSA campus, 500 Montezuma Street. A 2-plus hour meeting occurred on October 17, 2022, at the JenkinsGavin's office with Mr. Katz, Rad Acton and Mary Ellen Degnan of OSFA in attendance. The NMSA team present included Glenn Fellows of SMPC Architects, Lisa Gavioli and myself of JenkinsGavin as Owner's Representative for NMSA. Summary minutes and a copy of the OSFA handout and plans were transmitted to the City on October 24, 2022.

During the meeting OSFA asked for an explanation of the relationship between NMSA and the NMSA - Art Institute ('Art Institute'). NMSA is a State of New Mexico charter public high school that operates per their charter contract with the New Mexico Public Education Commission, attached. The Art Institute is a 501(c)(3) non-profit arts educational institution that funds the arts, residential and community outreach programs for NMSA through private contributions and foundation support.

OSFA presented an alternative site plan, floor plan and elevations for the subject building, attached. The key items discussed were a revised site plan, reconfiguration of the building's footprint, alternative access to the school campus, the east façade and the relationship of the dormitory to the Italianate building ('Gallery'), visibility of the Gallery from Market Street, and the directives of the HDRB as outlined in the City letter dated October 14, 2022, attached. The following are the specific items presented and NMSA's response to each:

1. Site Plan – The proposed OSFA site plan, attached, moves the eastern section of the dormitory to the south, essentially reconfiguring the building footprint into a 'L' configuration that extends to the south of the property, blocks the current campus entrance/exit driveway and fire lane, and eliminates the current 13 parking spaces along the south property boundary. It is our understanding that the proposed plan addresses OSFA's desire to move the east façade back to the west enhancing visibility of the Gallery from the south.

   This alternative design/footprint is not feasible as it locates the Dormitory building onto property owned by the Art Institute per attached site plan. The capital outlay funding from the State dedicated for NMSA must be used on property owned by NMSA. The Art Institute is a private entity and state funding cannot be used on privately owned property. The alternative plan moves the state building onto non-state property. The Dormitory must be located within the designated space reserved for NMSA development. NMSA, as a state entity, owns the right to develop the property identified for the Dormitory in the property development right transferred to NMSA for the purpose of building the Dormitory. This is consistent with the siting and 2019 funding for the Cafeteria as the building's location had to be placed in the areas reserved for NMSA development.

   Furthermore, the alternative plan pushes the building into the designated fire lane/emergency access that serves the overall campus. During the master planning process of the project, emergency access was designed for the entire campus to provide requisite access to all buildings, existing and future, per the requirements of the 2015 International Fire Code Appendix D ('Fire Code'). Our design professionals laid out the fire lane/emergency access in compliance with the Fire Code and as approved by the City of Santa Fe Fire Marshal. Deviation from this approved and implemented improvement would result in non-compliance.

2. Alternative Floor Plan – The alternative floor plan presented does not meet the thoroughly vetted and prescribed program requirements of the NMSA's dormitory facility. OSFA simply 'cut and pasted' the NMSA's floor plan to move spaces into the 'L' configuration without addressing the specific programmatic and building code requirements of a dormitory building. The NMSA's floor plan is a culmination of thorough programmatic analysis and building code assessment to accommodate the needs of NMSA's residential program. Specifically, the current floor plan incorporates the State's requirements to provide the dormitory rooms with adequate bathroom facilities along with the necessary supervisory and support spaces that will serve our specific residential student body. The location of residential staff apartments, practice spaces, private offices and in particular, private bathroom facilities, is key to ensuring a safe, comfortable and operational layout for our young people to call home. The NMSA floor plan was designed collaboratively with the residential students and staff to ensure all needs were met. OSFA's alternative does not take this insight and input into consideration.

3. Proposed Alternative Campus Driveway Location – OSFA presented a site plan, attached, that moves the main access to the NMSA campus from the east current curb cut on Market Street to the south, connecting to the adjacent Railyard parking area. The property to the south is owned by the Santa Fe Railyard Community Corporation ('Railyard Corp') property and is part of a parcel that includes parking, access and open space within the Railyard, see attached map. This proposal is problematic in numerous ways. Most critically, the proposed access change alters the campus' established fire lane/emergency access and compromises NMSA's compliance with the Fire Code. Furthermore, a new driveway in this location cannot be built using State funds as it is outside the NMSA developable area, see attached site plan.

4. East Façade and Relationship to the Gallery – OSFA expressed concerns with the dormitory's east façade and recommended an elevation more reminiscent of the stepping parapets of the Gallery and the current NMSA main entrance façade. The stepping of the parapets on the Gallery and the old 'Sanbusco' building were part of the original design of those historic buildings. The Dormitory is a new structure and to emulate this architectural feature is not appropriate, unauthentic, and contrived. It should be clear what is new and what is historic. We are currently addressing the directives of the HDRB to provide more '*architectural interest'* on the east façade with the window articulation and parapet height changes consistent with the massing. The east façade exterior material is also evaluated per the HDRB comments to allow the Gallery to be the focus, and to not have the exterior finishes compete or distract from the Gallery.

5. View of the Gallery – During the meeting it was stated that Market Street is the 'gateway' from the Railyard to the Westside Guadalupe Historic District, and the Dormitory should be pushed west to allow visibility of the Gallery as one walks or drives north on Market Street. Chapter 14-5.2 does not address a requirement for a visual gateway in historic districts. If the intent is simply visibility of the Gallery from Market Street, the alternative plan is not achieving this as the proposed two-story building would block the Gallery view in a similar location as the current NMSA design, see attached site plans illustrating the site line. Also, the alternate plan includes yard walls on the east that are in similar proximity to the east property line as the NMSA plan. These walls would be 8' in height, if contemplated, and would further hinder a view of the Gallery from Market Street.

NMSA appreciates the input of OSFA; however, we are committed to a design solution that complies with NMSA's state charter and requirement to house 60 high school students within its developable area while addressing the documented comments of the HDRB.

Supporting and reference attachments are included as follows:

1. NMSA Charter Contract
2. OSFA Plans
3. HDRB Comments
4. Floor Plan with AI Property Overlay

5. Santa Fe Railyard Community Corporation Property
6. Site Plan with Art Institute Property Overlay
7. OSFA Plan – View from Market Street

Respectfully,

Colleen C. Gavin
JENKINSGAVIN, INC.

cc: Adam Johnson, Executive Director, OSFA

Charter Contract Between the
New Mexico Public Education Commission
And
**NEW MEXICO SCHOOL FOR THE ARTS**

This Charter Contract, (the "Contract"), is hereby entered into by and between the New Mexico Public Education Commission, (the "Commission"), and New Mexico School for the Arts ("NMSA") (the "School", and, together with the Commission, the "Parties"), a New Mexico Charter School, effective this 1st day of July, 2019.

WHEREAS, the Commission is created pursuant to Article 12, Section 6 of the New Mexico Constitution, with such powers and duties as are provided by law; and,

WHEREAS, the Commission is authorized pursuant to the Charter Schools Act, § 22-8B-1, *et seq.*, New Mexico Statutes Annotated, 1978, as amended and supplemented, (the "Act"), to, *inter alia*, authorize charter applications that meet the requirements of the Act, and to negotiate and execute, in good faith, charter contracts that meet the requirements of the Act with approved charter schools; and,

WHEREAS, the Commission is further authorized pursuant to the Act, to monitor charter schools' compliance with the requirements of the Act, and with the requirements of the charter and Contract for each approved charter school; and,

WHEREAS, the Commission is further authorized pursuant to the Act to determine whether an approved charter school merits suspension, revocation, or nonrenewal; and,

WHEREAS, the Commission approved the charter renewal application for the School on December 12, 2018, (the "Charter"); and,

WHEREAS, pursuant to the Act and the Charter, the Commission and the School wish to enter into this Contract in compliance with the Act, and in order to set out the performance frameworks, as that term is defined in the Act, that define the financial, academic, and operations performance indicators, measures and metrics that will guide the evaluation of the School.

NOW, THEREFORE, for and in consideration of the premises and the mutual promises and covenants herein contained, the Commission and the School agree:

## SECTION 1: DEFINITIONS

Capitalized terms defined in this Section 1 shall have the meaning specified in this Section 1 wherever used in this Contract, including the foregoing recitals, unless the context clearly requires otherwise. Capitalized terms defined in the foregoing recitals, if not defined in this Section 1, shall have the same meaning as stated when used in this Contract, unless the context clearly requires otherwise.

"Audit Act" means § 12-6-1 through 12-6-14, NMSA 1978, as amended and supplemented.

"Chair" means the chairperson of the Commission, as elected by the members of the Commission, pursuant to the Act, from time to time.

"Charter Representative(s)" means Bill Beacham and Eric Crites as the person(s) authorized to sign the Contract, and other documents, on behalf of the School, and to legally bind the School to the Contract and other documents as required under the Act.

"Comprehensive Educational Program" means an educational program that meets Department academic standards as identified in this contract.

"Compulsory School Attendance Law" means the compulsory school attendance law set out at § 22-12-1 through 22-12-9, NMSA 1978, as amended and supplemented.

"Corrective Action Plan" means a plan developed by the School and submitted to the Commission to remedy operational, or financial violations or problems.

"Criminal Offender Employment Act" means the criminal offender employment act set out at § 28-2-1, *et seq.*, NMSA 1978, as amended and supplemented.

"Days" means calendar days.

"Department" means the Public Education Department of the State of New Mexico, and its successors.

"Division" means the Charter School Division of the Department, and its successors.

"Effective Date" means the effective date of this Contract, which is July 1, 2019, found on the first page of this Contract.

"Facility" or "Facilities" means the facilities, including without limitation, all buildings classrooms, and other spaces owned or leased by the School, and used by the School, its staff, teachers, and students, for educational and recreational purposes, and other purposes connected with the Mission of the School.

"Governing Body" means the governing body of the School, and any successor thereto.

"Head Administrator" means a Charter Representative, as defined herein, who is also a licensed school administrator.

"Instructional Hours" means mandatory instructional time during which students are engaged in a School-directed program, and for which the School enforces the Compulsory School Attendance Law.

"Mission" means the educational and pedagogical mission of the School, as set out in Section 4.1 herein.

"NMAC" means the New Mexico Administrative Code, as amended and supplemented from time to time.

"NMSA, 1978" means the New Mexico Statutes Annotated, 1978 compilation, as amended and supplemented from time to time.

"Procurement Code" means §13-1-101, *et seq.*, NMSA 1978, as amended and supplemented from time to time.

"Public School Finance Code" means § 22-8-1, *et seq.*, NMSA 1978, as amended and supplemented from time to time.

"School Improvement Plan" means a plan developed by the School and submitted to the Commission to remedy academic performance.

"Secretary" means the Secretary of the Department, and his or her duly appointed successors.

"State" means the State of New Mexico.

"Term" means the term of this Contract, as set forth in Section 3, herein.

SECTION 2: SCOPE

1. This Charter Contract is entered into between the School and the Commission for the purpose of establishing a charter school to operate at the site(s) listed in Section 4.11 of this Contract.

2. The person authorized to sign and act on behalf of the Commission is the Chair, or such person as the Chair may lawfully designate from time to time.

   The person(s) authorized to sign on behalf of the Charter School is/are the Charter Representative(s).The Charter Representative(s) affirm(s) as a condition of this Charter, that he/she is (one of) the above-described representative(s) of the Charter School and has the authority to enter into this Charter on behalf of the Charter School.

   i. The Charter School must maintain one or more Charter Representative(s), including one Charter Representative who is a Head Administrator, and provide contact information to the Commission within 30 days of the change of a Charter Representative(s).

   ii. The Commission shall direct all communication with regard to the Charter and the Contract to the Charter Representative(s).

   iii. The Charter Representative(s) shall respond to written communication from the Commission within the timeframe specified in the communication, which shall be no less than three business days absent exigent circumstance.

3. The Charter School is a public entity of the State of New Mexico, subject to all laws and regulations applicable to public entities.

SECTION 3: TERM

1. The term of this Contract shall be in full force and effect until June 30, 2024. The Contract will not automatically be renewed or extended; the Contract may be renewed by the Commission upon timely application by the School pursuant to the Act, and upon such terms and conditions as the Commission deems appropriate under the Act.

SECTION 4: REPRESENTATIONS, COVENANTS, AND WARRANTIES

1. **Purpose**: The School shall operate a public school consistent with the terms of the Charter and the Contract, and all applicable laws; shall achieve student outcomes according to the educational standards established by law, this Charter and Contract; and shall be governed and managed in a financially prudent manner.

2. **Mission**: The Charter School shall implement the mission identified below and shall report on the implementation of that mission in the manner described below.

   i. NMSA provides access to a rigorous mastery arts and academic high school education for youth with passion and aptitude in the arts, leading to post-secondary learning, careers in the arts, and lives that contribute to society.

   ii. The Charter School shall report on the implementation of its mission in the following manner:

      a. Annually during the performance review visit required by the Act, as evaluated through the site visit team's observations and the school's response to any such observations;

b. Annually through any mission specific goals identified in the School's Performance Framework, Attachment A, incorporated herein by reference; and

c. At renewal, in the event that the School applies to the Commission for renewal, through a narrative in the renewal application.

3. **Enrollment Cap and Authorized Grade Levels**: The School is authorized to serve no more than 300 students in grades 9-12.

i. The School may make modifications as to the number of students in any particular grade, and number of students within a class to accommodate staffing decisions that are consistent with the School's programmatic needs; except that, nothing in this Contract shall give the School the authority to combine students from different grade levels into the same classroom unless the school's educational program explicitly provides for mixed grade or age education.

ii. The School must annually, prior to beginning the annual enrollment process, establish the number of vacancies by grade level available for student enrollment in that year. That number will govern the enrollment throughout the school year.

iii. The School may not exceed the building capacity of the Facility.
   a. The building capacity of 275 E. Alameda is 1,130.
   b. The building capacity of 500 Montezuma is 2,118.

4. **Partner Organization or Management Company** (Attachment B intentionally omitted):

i. ~~The School has a legal relationship with _____ that is distinct from a relationship with a non-profit foundation described in 4.5 of this contract. The legal agreement governing the relationship between the School and _____ is included as Attachment B, incorporated herein by reference.~~

ii. ~~The legal agreement in Attachment B complies with all provisions of New Mexico law and the School is financially independent from _____. The School shall not make any changes to the document set out as Attachment B, or to its legal relationship and agreements with _____ without the approval of the Commission and the Department, which approval shall not be unreasonably withheld.~~

iii. ~~The Commission, through its designees and the Department, shall be permitted to review the legal agreement and other relevant school documents and records to determine whether the legal relationship between the School and _____ complies with all provisions of New Mexico law, and to determine that the School is financially independent from _____.~~

5. **Relationship with a Non-Profit Foundation**

i. The school has a relationship with New Mexico School for the Arts – Art Institute, a non-profit foundation the primary purpose of which is to provide financial support to the school or leases the facility for the charter school

ii. The legal agreement or Memorandum of Understanding governing the relationship between the School and the foundation is Attachment C, incorporated herein by reference.

iii. The identity of the Board of Directors and Executive Director of foundation with a conflict of interest disclosure from each are provided in Attachment C.

6. **Comprehensive Educational Program of the School**: The School's educational program shall be as described below:

   i. The school will maintain admissions criteria designed to admit students who show exceptional promise or aptitude in the arts and a strong desire to pursue a career in the arts. (NMSA admits students based on passion, promise, and aptitude for the arts.) The admissions process will be conducted in a way that provides equal opportunity for admission to each prospective student regardless of that student's exposure to previous artistic training and without regard to the student's ability to pay residential costs. The board shall ensure, to the greatest extent possible and without jeopardizing admissions standards, that an equal number of students is admitted to the school from each of the state's congressional districts.

   ii. The school shall conduct outreach activities throughout the state to acquaint potential students with the programs offered by the school. The outreach activities shall include programs for middle school students and workshops for teachers. There shall be no admissions criteria established for participation in outreach activities.

   iii. The school, either through a foundation or other private or public funding sources, shall obtain funding to ensure that the school has adequate revenue to pay for all expenses associated with outreach activities provided for in Section 22 - 15F - 6 NMSA 1978 and for room and board costs for those students who are not able to pay the full cost of room and board as provided in Section 22 -15F - 7 NMSA 1978.

   iv. The school shall provide an annual report to the PEC in June as required by 22 - 15F 6.C NMSA that includes:

      a. non - personally identifiable demographic information about both applicants (to the extent available) and students admitted to the school delineated by counties, congressional districts, socioeconomic status, gender and ethnicity; and
      b. the number of students who requested financial assistance for room and board, the total amount of financial assistance provided, and the amounts distributed delineated by the source of gifts, grants and donations received by the school.

   v. The school will offer intensive pre - professional instruction in the performing, creative writing, and visual arts combined with a strong academic program that leads to high school diploma.

   vi. Art disciplines of Creative Writing & Literature, Dance, Music, Theater and Visual Arts will be offered.

   vii. The school will offer a Guest Artist Program that augments students' technical skills, provides mentors and real - life examples of what can be achieved, expands imaginations as to what can be dreamt, and supports and inspires the regular teaching staff.

7. **Governance**:

   i. The School shall be governed by a governing body in the manner set forth in the governing body's bylaws, Attachment D, incorporated herein by reference.

ii. The School's Governing Body shall have at least five members at all times; the number of Governing Body Members shall be specified in the bylaws.

iii. The School shall notify the Commission of all changes in membership within 30 days of the change.

iv. The Charter School shall either replace any member who is removed or who resigns, or close the position in conformity with its bylaws, within 45 days of removal, resignation or closure.

v. No member of the Governing Body shall serve on the governing body of another charter school, unless the School has been granted a discretionary waiver from the Secretary.

vi. All governing body members shall comply with training requirements established in Section 6.80.5 NMAC, as amended.

vii. The School shall notify the Chair of the Commission within 15 days of any and all written complaints of inappropriate contact as defined in its school polices with a student or other minor by a member of the Governing Body, and shall notify the Chair of the Commission within 15 days of allegations of, or convictions for, any crime related to the misappropriation of school funds or theft of school property by a member of the Governing Body.

viii. The members of the Governing Body have a duty to comply with the provisions of this Contract, all applicable laws, including, without limitation, the Act, all regulations, and reporting requirements.

ix. The Governing Body is responsible for the policy decisions of the School; is responsible for hiring, overseeing, and terminating the Head Administrator of the School; and is entrusted with oversight of expenditure of public funds in accordance with all applicable laws, regulations and rules, including but without limitation any laws or rules pertaining to conflicts of interest, public school finance, and procurement.

x. The Governing Body shall, at all times, be qualified to act as a qualified board of finance as demonstrated in Attachment E, which is incorporated by reference.

xi. In order to initially become qualified as a board of finance, the school shall provide:

a. The names, home addresses, personal email addresses, and personal phone numbers of each member of the board;

b. A statement signed by every member of the Governing Body stating that the Governing Body agrees to consult with the Department on any matter not covered by the manual of accounting and budgeting before taking any action relating to funds held as a board of finance;

c. A signed affidavit from each member of the Governing Body member declaring that the member is not a member of the governing body of any other charter school, unless it has been granted a waiver by the Secretary for that purpose, and that the member was not a governing body member of another charter school that was suspended and was not reinstated, or failed to receive or maintain its board of finance designation; and

d. An affidavit or affidavits, signed by the School's licensed business official who will be given the responsibility of keeping the financial records of the School,

describing the training completed, professional licensure held and degrees earned by him or her;

e. A copy of a certificate of insurance that indicates that the person who will be entrusted with handling the funds of the School is adequately bonded.

xi. Within 30 days of the change to any member of the Governing Body or the School's licensed business official who will be given the responsibility of keeping the financial records of the charter school, the school shall resubmit all information required in Section 4. Subsection 7.xi (a)-(e) above, revised to reflect the changes in staffing or board membership.

xii. If at any time, the School's qualification as a board of finance is revoked by the Department, the Commission shall, at its next regularly scheduled meeting, consider whether to commence revocation proceedings to revoke the School's Charter. If the Commission decides not to revoke the charter, the School shall be required to develop and successfully implement a Corrective Action Plan to address the conditions and causes of the revocation of the School's qualification as a board of finance.

8. **Operation**:

i. The School shall be nonsectarian in its charter school programs, enrollment policies and employment practices and all other operations. Attachment F, incorporated herein by reference, states the School's enrollment policies and procedures.

ii. The School shall comply with all federal and state laws relating to the education of children with disabilities.

iii. The School shall comply with applicable federal, state and local rules, regulations and statutes relating to health, safety, civil rights and insurance.

iv. The School shall, in accordance with the Compulsory School Attendance Act, maintain records to document daily student attendance and shall make such records available for inspection upon request of the Commission and the Department. The School shall comply with the number of overall instructional hours required by statute, based on the grade levels served, which may be verified through budget reporting.

v. The School shall maintain student records in accordance with all other New Mexico public records retention requirements.

vi. The School shall allow the Commission and the Department to visit each school site at any reasonable time.

vii. The School shall allow the Commission and the Department to conduct financial, program or compliance audits and shall hold open for inspection all records, documents and files relating to any activity or program provided by the School relating to the School. All books, accounts, reports, files and other records relating to this Charter and Contract shall be subject, during normal business hours, to inspection and audit by the State for five years after termination of the Charter and the Contract.

viii. The School shall notify the Chair of the Commission and the Department within 15 days of any and all written complaints of inappropriate contact as defined in the school's policies, or convictions for inappropriate contact with a student or other minor by any staff member, employee, or contractor and shall notify the Chair of the Commission within 15 days of allegations of, or convictions for, any crime related to the misappropriation of school funds or theft of school property by any staff member,

employee or contractor.

ix. If the School receives federal grant funds that flow through the Department, the School shall timely submit financial and other reports required by the Department for the School's receipt of such funds.

x. The School shall comply with applicable federal, state and local rules, regulations and statutes relating to public education unless the School is specifically exempted from the provision of law. All members of the Governing Body shall sign a certificate, in the form attached hereto as Attachment G, certifying their compliance with all federal and state laws governing the organizational, programmatic, and financial requirements applicable to charter schools. Within 30 days of any change to the membership of the Governing Body, the School shall provide a signed certification from any new members in the form of Attachment G, which will be incorporated into this Contract.

xi. The School shall identify the non-discretionary waivers the School is utilizing and the discretionary waivers the School has requested from the Secretary in Attachment H, incorporated herein by reference.

a. If the school requests from, and is granted a discretionary waiver by the Secretary at any point during the Term, the School shall file a notification within 30 days of approval from the Secretary with the Commission to amend the Contract to reflect such waiver.

b. If the School begins making use of any additional non-discretionary waivers at any point during the charter term, the School shall file a notification within 30 days of first use of the waiver with the Commission to amend the contract to reflect the use of such non-discretionary waiver.

9. **Use of Volunteers**: The School covenants and represents that all volunteers it allows access to its students or the Facility will comply with state regulations regarding the use of volunteers set out in Section 6.50.18 NMAC.

10. **Background Checks**: The School shall comply with the requirements of Section 22-10A-5 NMAC 1978, relating to background checks for all staff, instructors, and volunteers, in whatever capacity, working with its students or at the Facility.

i. The School shall develop and implement policies and procedures to require background checks on an applicant who has been offered employment, and for all volunteers, contractors and contractor's employees with unsupervised access to students at the public school. The School shall comply with the Criminal Offender Employment Act.

ii. The Head Administrator of the School shall report to the Department any known conviction of a felony or misdemeanor involving moral turpitude of a licensed or certified school employee.

iii. The Head Administrator of the School or their respective designees shall investigate all allegations of ethical misconduct about any licensed or certified school employee who resigns, is being discharged or terminated or otherwise leaves employment after an allegation has been made, or incident occurs If the investigation results in a finding of wrongdoing, the Head Administrator of the School shall report the identity of the licensed or certified school employee and attendant circumstances of the ethical misconduct on a standardized form to the Department and the licensed or certified school employee within thirty days following the separation from employment. No agreement between a departing licensed or certified school employee and the School shall diminish or eliminate the responsibility of investigating and reporting the alleged

ethical misconduct, and any such provision or agreement to the contrary is void and unenforceable

11. **Sites**: The School shall provide educational services, including the delivery of instruction, at the following location(s):

New Mexico School for the Arts
500 Montezuma Avenue
Santa Fe, NM 87501

The School shall ensure the Facilities meet the charter school facilities standards in Section 22-8B-4.2(A, C, D) NMSA 1978, and shall ensure that the facilities comply with all applicable federal, state and local health and safety standards and other applicable laws, regulations and rules. The School shall provide the Lease(s) or Lease Purchase Agreement(s) for all facilities, which is attached to this contract as Attachment J incorporated herein by reference,

## SECTION 5: PERFORMANCE FRAMEWORKS

1. **Performance Framework: Attachment A**, incorporated herein by reference, includes the Charter Performance Review and Accountability System ("Accountability Plan"), which includes Academic Performance Framework, Organizational Performance Framework, and Financial Performance Framework adopted by the Commission. These documents together set forth the academic and operational performance indicators and performance targets that will guide the Commission's evaluation of the School and the criteria, processes and procedures that the Commission will use for ongoing oversight of operational, financial and academic performance of the School.

2. **Academic Performance Indicators and Evaluation:** The School shall:

i. Provide a comprehensive educational program that aligns with the state academic standards prescribed by the Department for the grades approved to operate.

ii. Participate in the State-required assessments as designated by the Department or the U.S. Department of Education.

iii. Timely report student level data for State-required assessments to the Department and report student level data from school administered assessments, as requested by the Commission or on a bi-annual basis if that data is incorporated into the Academic Performance Framework adopted by the Commission.

iv. Meet or make substantial progress toward achievement of the Department's standards of excellence.

v. Meet or make substantial progress toward achievement of the Department's standards of excellence or the performance standards identified in the Academic Performance Framework as adopted and modified periodically by the Commission.

i. The Academic Performance Framework adopted by the Commission allows for the inclusion of additional rigorous, valid and reliable mission specific indicators proposed by a charter school to augment external evaluations of its performance, provided that the Commission approves of the quality and rigor of such proposed indicators and the indicators are consistent with the purposes of the Act. Any such indicators will be incorporated into Attachment A.

ii. If the School fails to meet its academic performance indicators in any year it must develop, submit, and begin implementing a School Improvement Plan within 60 days of

the release of the academic performance information. The School Improvement Plan will be submitted to the Commission, but the Commission will not evaluate the quality of, or approve, the plan. The Commission may evaluate implementation of the plan through its annual site visits and provide feedback to the School regarding fidelity of implementation and effectiveness of the plan in improving School performance.

iii. If the School does not meet the performance standards in the Performance Framework, it shall "make substantial progress" toward achievement of those standards as it is defined in the Commission's Accountability Plan included in Attachment A.

iv. Failure to meet or make substantial progress toward meeting the performance standards shall be sufficient justification to revoke or non-renew the School's Charter.

vi. The Commission is not required to allow the school the opportunity to remedy the problem if unsatisfactory review warrants revocation.

3. **Organizational Performance Indicators and Evaluation**: The School shall:

i. Comply with applicable federal, state and local rules, regulations and statutes relating to public education unless the School is specifically exempted from the provision of law.

ii. Timely submit all documentation, financial and other reports required by the Department or the Commission in order to evaluate the School's compliance with applicable federal, state and local rules, regulations and statutes relating to public education.

iii. Provide a written copy to the Commission, within 15 days of receiving a written notice of complaint filed against the School alleging violations of federal, state, or local law, regulation or rule, or a final determination from another state government division or agency, or state or federal court regarding any such complaint against the School.

iv. Cooperate with the Commission or authorized representative to enable them to conduct annual site visits and all other auditing visits requested or required by the Commission or the Department.

v. Meet the organizational performance standards identified in the Organizational Performance Framework as adopted and modified periodically by the Commission.

a. If the school fails to meet its organizational performance indicators, the School will be provided notice through the procedures in the Commission's Accountability Plan included in Attachment A.

b. The school may be required to develop, submit and implement a Corrective Action Plan to address deficiencies in its organizational performance. All Corrective Action Plans must be submitted to the Commission, but the Commission will not evaluate the quality of, or approve, the plan. The Commission may evaluate implementation of the plan through its site visits and provide feedback to the School regarding fidelity of implementation and effectiveness of the plan in improving school performance.

c. Failure to meet the organizational performance standards shall be sufficient justification to revoke or non-renew the School's Charter.

vi. The Commission is not required to allow the school the opportunity to remedy the problem if unsatisfactory review warrants revocation.

4. **Financial Performance Indicators and Evaluation**: The School shall:

i. Meet generally accepted standards of fiscal management which shall include complying with all applicable provisions of the Public School Finance Code, the Procurement Code, and the Audit Act; paying debts as they fall due or in the usual course of business; complying with all federal requirements related to federally funded programs and awards; refraining from gross incompetence or systematic and egregious mismanagement of the School's finances or financial records; and preparing and fairly presenting its financial statements in accordance with accounting principles generally accepted in the United States of America, which include the design, implementation, and maintenance of internal controls relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

ii. Timely submit all documentation, financial and other reports required by the Department or the Commission. The School shall further timely submit any Corrective Action Plans or additional financial reporting or documentation that may be required by the Department or the Commission.

iii. Cooperate with the Commission to enable them, or its authorized representative to conduct all auditing visits requested or required by the Commission or the Department.

iv. Meet the financial performance standards identified in the Financial Performance Framework as adopted and modified periodically by the Commission, or provide an adequate response to explain why the School does not meet the performance standards and demonstrate the school is a financially viable and stable organization.

v. Failure to meet generally accepted standards of fiscal management shall be sufficient justification to revoke or non-renew the School's Charter.

vi. The School shall have a designated licensed business official and certified procurement officer. The School shall identify the current individual designated as the certified procurement officer and contains their CPO certification in Attachment I incorporated herein by reference. The school shall notify the Commission of all changes to the designated licensed business official or certified procurement officer within 30 days.

vii. The Commission is not required to allow the school the opportunity to remedy the problem if unsatisfactory review warrants revocation.

5. **Chartering Authority's Duties and Liabilities:** The Commission, shall:

i. Evaluate all applications submitted by this charter school, including properly submitted amendment requests, and act timely on any such applications or requests;

ii. Monitor the performance and legal compliance of the School, in accordance with the requirements of the Act and the terms of the Charter and Contract;

iii. Review all relevant information to determine whether the School merits suspension, revocation or nonrenewal. All evaluation and monitoring will be carried out using the processes and criteria established in the Accountability Plan in Attachment A;

iv. Conduct all its activities in accordance with its chartering policies and practices, which shall be modified from time to time to be consistent with nationally recognized principles and standards for quality charter authorizing in all major areas of authorizing; and

v. Promptly notify the Governing Body of the School of unsatisfactory fiscal, overall

governance or student performance or legal compliance and provide reasonable opportunity for the governing body to remedy the problem; Any such notice shall be provided in accordance with the Accountability Plan as provided in Attachment A.

vi. The Commission is not required to allow the school the opportunity to remedy the problem if the unsatisfactory review warrants revocation.

SECTION 6: ADDITIONAL TERMS

1. **Withheld Two-Percent of Program Cost:** The Charter Schools Division of the Department may withhold and use two percent (2%) of the school-generated program cost for administrative support of the School as provided in Section 22-8B-13 NMSA 1978. These funds are to be utilized in the following manner:

    i. New Mexico Public Education Department: The Department shall utilize the funds for the following purposes:

        a. Funding the staff to conduct work for the Division, which shall include:

            1. Conducting annual site visits and annual evaluations under the Performance Frameworks; receiving, processing, evaluating and making recommendations on new applications, amendment requests, and renewal applications; receiving, processing, and evaluating complaints; making recommendations to revoke charters, as necessary; making recommendations regarding School Improvement and Corrective Action Plans, as necessary; overseeing the closure of charter schools; and making recommendations regarding the development and implementation of authorizing policies and practices to ensure they are consistent with nationally recognized principles and standards for quality charter authorizing in all major areas of authorizing; and

            2. Technical assistance and support work such as providing training for new Governing Board members; providing Governing Body training; maintaining communication with the charter school field to keep them apprised of best practices, opportunities for support from Department, policy changes from the Commission; hosting other training and professional development; and developing other support materials.

        b. Funding a proportional share of the Department staff to conduct work, as determined by the Department, necessary to support the administrative oversight, approval of budget matters, capital outlay, transportation, special education, federal programs, school evaluation and accountability, annual financial audits, and T&E audits.

        c. Funding any other staff work necessary to provide professional support or data analysis to the Commission.

        d. The Commission's reasonable request for funding of any project or service to support the work of the Commission shall not be denied by the Department. The Commission's request for funding of project or service shall take budget priority over the Department's budget priorities or allocations.

        e. The Commission shall request an annual accounting from the Department on

how the two percent (2%) was utilized and shall provide the information received to the school.

ii. New Mexico Public Education Commission: The New Mexico Public Education Commission shall utilize the funds for the following purposes:

a. Funding the travel and per diem expenses of Commissioners when conducting the business of the Commission.

b. Funding the administrative expenses of the business of the Commission

iii. In addition to the above listed items, the Department and the Commission shall have authority to utilize the funds for similar or related costs for administrative support of charter schools and charter school programs.

**2. Amendments to the Charter and Changes to the School:**

i. This Contract may be amended by mutual agreement, in writing, of the parties. Processes for submitting requests to amend, or notifications of amendments, as amended from time to time, shall be posted on the Commission's website as an Amendment Request or Notification. The School shall not take action or implement the amendment until approved by the Commission unless the Commission's processes indicate otherwise.

a. All amendment requests and notifications shall be submitted pursuant to the procedures developed by the Commission.

b. The Commission shall consider and vote on all properly submitted amendment requests and notifications within 60 days of receipt of a complete submission.

ii. If the Parties cannot agree on an amendment to the terms of the contract, either party may appeal to the Department Secretary pursuant to Section 22-8B-9(A) and (C) NMSA 1978.

**3. Insurance:**

i. The School shall obtain and maintain insurance in accordance with the laws of the State.

ii. The School will participate in the Public School Insurance Authority.

iii. Waiver of Rights: The School and its insurers providing the required coverage shall waive all rights of recovery against the State and the Commission, or the Department, their agents, officials, assignees and employees.

iv. The School shall maintain insurance coverage as required by law and provide the types, limits, and deductibles in Attachment K.

**4. Charter Revocation:** The Commission may at any time take action to revoke the Charter and Contract of the School.

i. **Criteria**: Pursuant to the Act, the Commission may revoke the Charter if the Commission determines that the School:

a. Committed a material violation of any of the conditions, standards or procedures set forth in the Contract,

b. Failed to meet or make substantial progress toward achievement of the department's standards of excellence or student performance standards identified in the Contract,

c. Failed to meet generally accepted standards of fiscal management, or

d. Violated any provision of law from which the School was not specifically exempted.

ii. **Procedures and Timeline:** The Commission shall utilize the following revocation process:

a. Notify the school at least 7 days prior to a regularly scheduled meeting that it will be on the agenda for consideration of whether to issue a Notice of Intent to Revoke the Charter.

b. Issue a written Notice of Intent to Revoke the Charter within 15 days of voting to issue such a notice. The Notice shall:

1. State the legal basis for the potential revocation, and reasonably identify the evidence that the Commission has to support the existence of the legal basis;

2. Identify the date, location, and time at which a revocation hearing will be held;

3. Establish deadlines for the School and the Commission to present written materials and all evidence that will be used during the hearing; and

4. Identify if the hearing will be conducted by the Commission or by an impartial hearing officer. If a hearing officer is to be used, the Notice shall establish the date on which the Commission will consider whether to accept, reject, or modify the hearing officer's findings of facts, conclusions of law, and recommendations.

c. After a hearing, upon making a final revocation decision, the Commission shall issue a written decision, through the Chair, within 15 days of voting to revoke the charter stating the findings of fact and conclusions of law that support the revocation.

5. **Charter Renewal Processes:** Within the time period established by the Act, the School's Governing Body may submit a renewal application to the Commission using the Commission's renewal application form as it may be amended from time to time. The application shall include all information required by law and necessary for the Commission to determine whether renewal, non-renewal, or a conditional or short-term renewal is most appropriate.

i. Criteria: Pursuant to the Act, the Commission may refuse to renew the Charter if the Commission determines that the school:

a. Committed a material violation of any of the conditions, standards or procedures set forth in the Contract,

b. Failed to meet or make substantial progress toward achievement of the Department's standards of excellence or student performance standards identified in the Contract,

c. Failed to meet generally accepted standards of fiscal management, or

d. Violated any provision of law from which the School was not specifically exempted.

ii. Procedures and Timeline: The Commission shall utilize the following renewal process:

a. At least one year prior to the date on which the school will apply for renewal, the Commission's authorized representatives will notify the school of its preliminary renewal profile, as established in the Commission's Accountability Plan which is incorporated herein as Attachment A.

b. At least 20 days prior to Commission's meeting at which it will consider the school's renewal application, the Commission's authorized representatives will provide the School with a preliminary application analysis and recommendation. The recommendation shall:

1. State the legal basis for potential non-renewal, and reasonably identify the evidence to support the existence of the legal basis; and

2. Establish deadlines for the School to present its written materials and all evidence that will be used to respond to the recommendation, which shall be not less than 10 days from the date of the delivery of the recommendation.

c. No later than seven (7) days prior to the Commission's meeting at which it will consider the school's renewal application, the Commission's authorized representatives will provide the school with a final application analysis and recommendation.

d. Upon making a final non-renewal decision, the Commission, through the Chair, shall issue a written decision within 30 days of voting to non-renew the charter stating the findings of fact and conclusions of that support the revocation.

6. **Applicable Law:** The material and services provided by this School under this Charter shall comply with all applicable federal, state, and local laws and shall conform, in all respects, to the educational standards contained in its application and Charter. This Charter shall be governed and interpreted in accordance with the laws of the State.

i. In the event of any conflict among the documents and practices defining this relationship, it is agreed that:

a. The Contract shall take precedence over policies of either Party and the Charter; and

b. If a provision in the Performance Framework conflicts with a provision in the Contract, the Contract shall take precedence over the Performance Framework.

ii. This Contract shall not take precedence over any applicable provisions of law, rule or regulation.

iii. In the event of a change in law, regulation, rule, procedure or form affecting the School during the term of this Contract, the Parties shall comply with the change in law, rule, regulation or procedure or utilize the new form, provided.

a. If an amendment to this Contract is required to comply with a change in the law or rule, then the Parties shall execute such an amendment.

7. **Charter Interpretation:**

i. Merger: This Charter and Contract, including all of the attachments, constitute the entire agreement of the Parties. NMSA, Commission policies, and Department policies, and administrative rules and regulations which may be amended from time to time during the course of the Charter, are incorporated into this Charter, along with any amendments which may occur during the term of the Charter, by this reference.

ii. Waiver: Either party's failure to insist on strict performance of any term or condition of the Charter shall not constitute a waiver of that term or condition, even if the party accepting or acquiescing in the nonconforming performance knows of the nature of the performance and fails to object to it.

iii. Severability: The provisions of this Charter are severable. Any term or condition deemed illegal or invalid shall not affect any other term or condition of the Charter or Contract.

iv. Assignment: Neither party may assign or transfer any right or interest in this Charter and Contract unless authorized by law. No assignment, transfer or delegation of any duty of the School shall be made without prior written permission of the Commission.

8. **Indemnification and Acknowledgements:** To the extent permitted by law, the Charter School shall indemnify, defend, save and hold harmless the Commission, the State, its departments, agencies, boards, commissions, universities and its officers, officials, agents and employees ("Indemnitee") from and against any and all claims, actions, liabilities, damages, losses or expenses (including court costs, attorneys' fees, and costs of claim processing, investigation and litigation) ("Claims") for bodily injury or personal injury (including death), or loss or damage to tangible or intangible property caused, or alleged to be caused, in whole or in part, by the negligent or willful acts or omissions of the School or any of its directors, agents, employees or subcontractors. This indemnity includes any claim or amount arising out of or recovered under the Workers' Compensation Law or arising out of the failure of such School to conform to any federal, state or local law, statute, ordinance, rule, regulation or court decree that is applicable to the School. It is the specific intention of the parties that the Indemnitee shall, in all instances, except for Claims arising solely from the negligent or willful acts or omissions of the Indemnitee, be indemnified by the School from and against any and all claims. It is agreed that the School will be responsible for primary loss investigation, defense and judgment costs where this indemnification is applicable. This provision shall be subject to annual budget and appropriation by the New Mexico Legislature.

9. **Employees and Contractors:** This Charter is not an employment contract. No officer, employee, agent, or subcontractor of the School is an officer, employee, or agent of the Commission or the Department.

10. **Non-Discrimination**: The School shall comply with all applicable federal and state employment laws, rules and regulations, including the Americans with Disabilities Act. The School shall take affirmative action to ensure that applicants for employment and employees are not discriminated against due to race, creed, color, religion, sex, sexual orientation,

gender identity, spousal affiliation, national origin or disability.

11. **Notices:** Any notice required, or permitted, under the Contract shall be in writing and shall be effective immediately upon personal delivery, upon receipt of electronic mail, or three (3) days after mailing to the following:

**Charter School:**
Bill Beacham
500 Montezuma Avenue
Santa Fe, NM 87501
505-310-4194
bbeacham@nmschoolforthearts.org

Eric Crites
500 Montezuma Avenue
Santa Fe, NM 87501
505-310-4194 (office)
505-670-0062 (cell)
ecrites@nmschoolforthearts.org

Patricia Matthews
Matthews Fox, PC
1925 Aspen Drive Suite 301A
Santa Fe, NM 87505
505-473-3020
pmatthews@matthewsfox.com

**NM Public Education Commission:**
Patricia E. Gipson, Chair
300 Don Gaspar Santa Fe, NM 87505
575-405-9135
PEC.DistrictSeven@state.nm.us

The Parties may make changes in the address of its contact person by posting the change(s) on its website.

12. **Dispute Resolution:** Disputes arising out of the interpretation of this Contract shall be subject to the dispute resolution process set forth in this section. Disputes arising out of interpretations of state or federal statute, regulation, or policies of a federal entity or a different state entity, Charter revocation, or Charter renewal shall not be subject to this dispute resolution process.

    i. **Notice of Dispute:** Either party shall notify the other party in writing that a dispute exists between them within 30 days from the date the dispute arises. The notice of dispute shall identify the Paragraph of this Contract in dispute, reasons alleged for the dispute and copies of any documentation that supports the complaining party's position. If the dispute is not timely presented to the other party, the party receiving late notice may elect not to enter into mediation.

    ii. **Continuation of Contract Performance:** The School and the Commission agree that the existence and details of a dispute notwithstanding, the Parties shall continue without delay their performance of this Contract, except for any performance that may be directly affected by such dispute.

    iii. **Time limit for response to the notice and cure of the matter in dispute:** Upon receipt of a Notice of Dispute, the Chair of the Commission or the Charter Representative of the Charter School shall have 15 days to respond in writing.

        a. The written response may:

            1. Propose a course of action to cure the dispute;

2. Propose the parties enter into informal discussions to resolve the matter; or

3. Require the parties select a neutral third party to assist in resolving the dispute.

b. If no response is received within 15 days, the Party sending the Notice may invoke the process for selecting a neutral third party to assist in resolving the dispute.

c. If the written response proposed a course action or negotiations to resolve the dispute, the party sending the Notice shall respond within 15 days or receiving the response.

d. At any point in this informal process, either Party may, in writing, invoke the process for selecting a neutral third party to assist in resolving the dispute.

iv. **Selection of a neutral third party to assist in resolving the dispute:**

a. If either Party invokes the process for selecting a neutral third party to assist in resolving the dispute, it shall include in the notice the name of a proposed mediator along with his/her qualifications.

b. If the other Party does not agree to the proposed mediator, it shall identify an alternate mediator along with his/her qualifications within 5 business days.

c. If the other Party does not agree with the alternate designation, it shall give notice within 5 business days.

d. In the event that the Parties cannot agree on a mediator the Parties shall request that the Secretary appoint a mediator. The appointed mediator shall mediate the dispute.

v. **Apportionment of all costs related to the dispute resolution process:** Each Party shall pay one-half of the reasonable fees and expenses of the mediator. All other fees and expenses of each party, including without limitation, the fees and expenses of its counsel, shall be paid by the Party incurring such costs.

vi. **Process for Final Resolution of Dispute:** If settlement of the dispute is not reached through mediation or by agreement of the Parties, the Parties shall submit the matter to the Secretary for resolution.

13. **Non-Availability of Funds:** Every payment obligation of the State under this Charter is conditioned upon the availability of funds continuing to be appropriated or allocated for the payment of such obligations. If funds are not allocated and available for the continuance of this Charter, the Commission may terminate this Charter at the end of the period for which funds are available. No liability shall accrue to the Commission, nor the State, or any of its subdivisions, departments or divisions, in the event this provision is exercised, and neither the Commission nor the State shall be obligated or liable for any future payments or for any damages as a result of termination under this paragraph.

14. **Release of Funding:** A School may not receive state equalization funding until a current NMCI determination, certificate of occupancy, and occupancy permit for educational use are provided for each site listed in Section 4.10 (and each site subsequently approved by the New Mexico Public Education Commission). A School may not receive state equalization funding until the

Commission has determined that the school has satisfied all conditions imposed by the Commission at initial approval and has demonstrated readiness to operate through completion of the Commission's Implementation Year Checklist. Upon request for renewal, the School may not receive state equalization funding until the Commission has determined that the school has satisfied all conditions imposed by the Commission.

**NEW MEXICO SCHOOL FOR THE ARTS**

Executed this 24th day of May 2019.

By Paul Prather

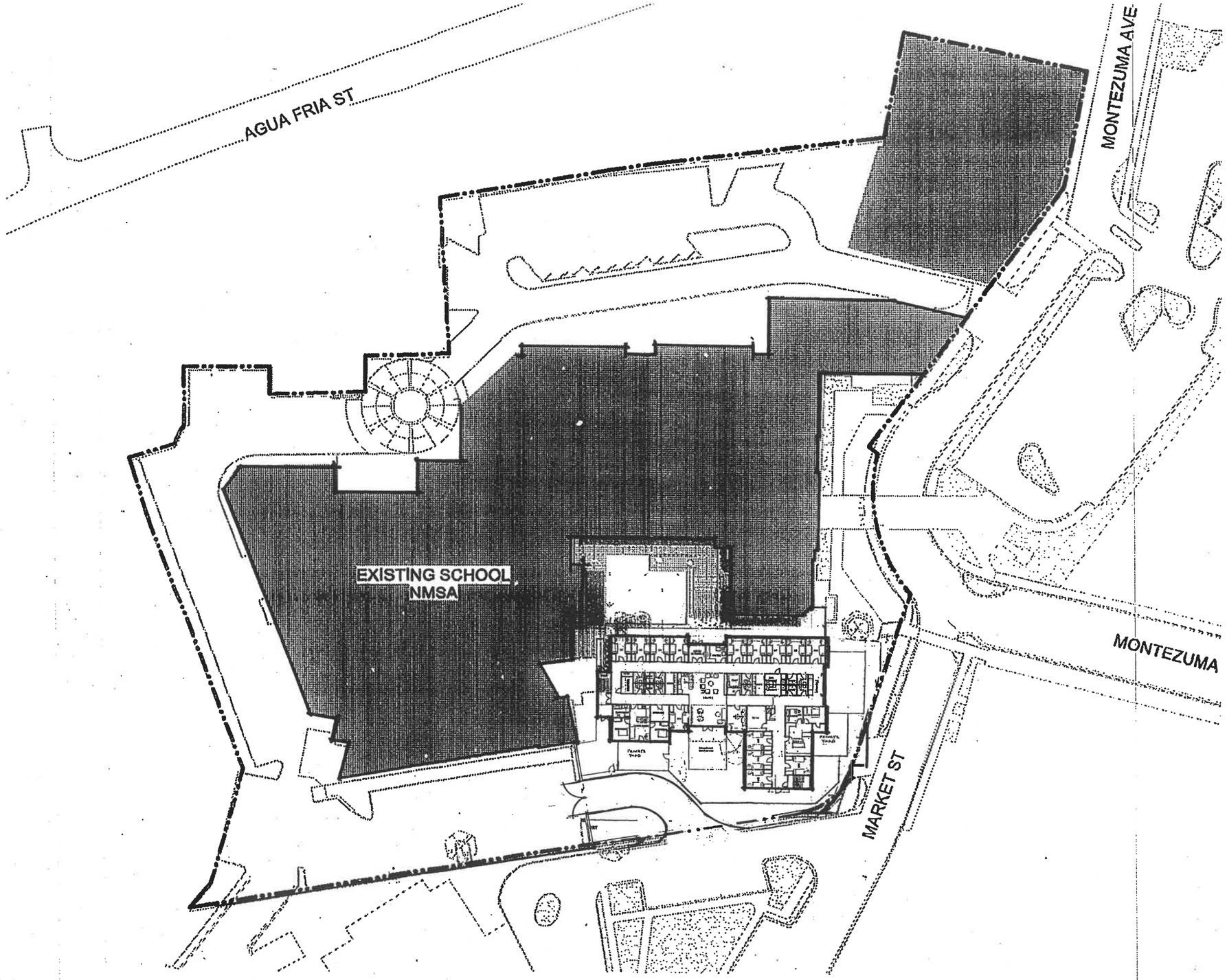
_____, Charter Representative for New Mexico School for the Arts

**NEW MEXICO PUBLIC EDUCATION COMMISSION**

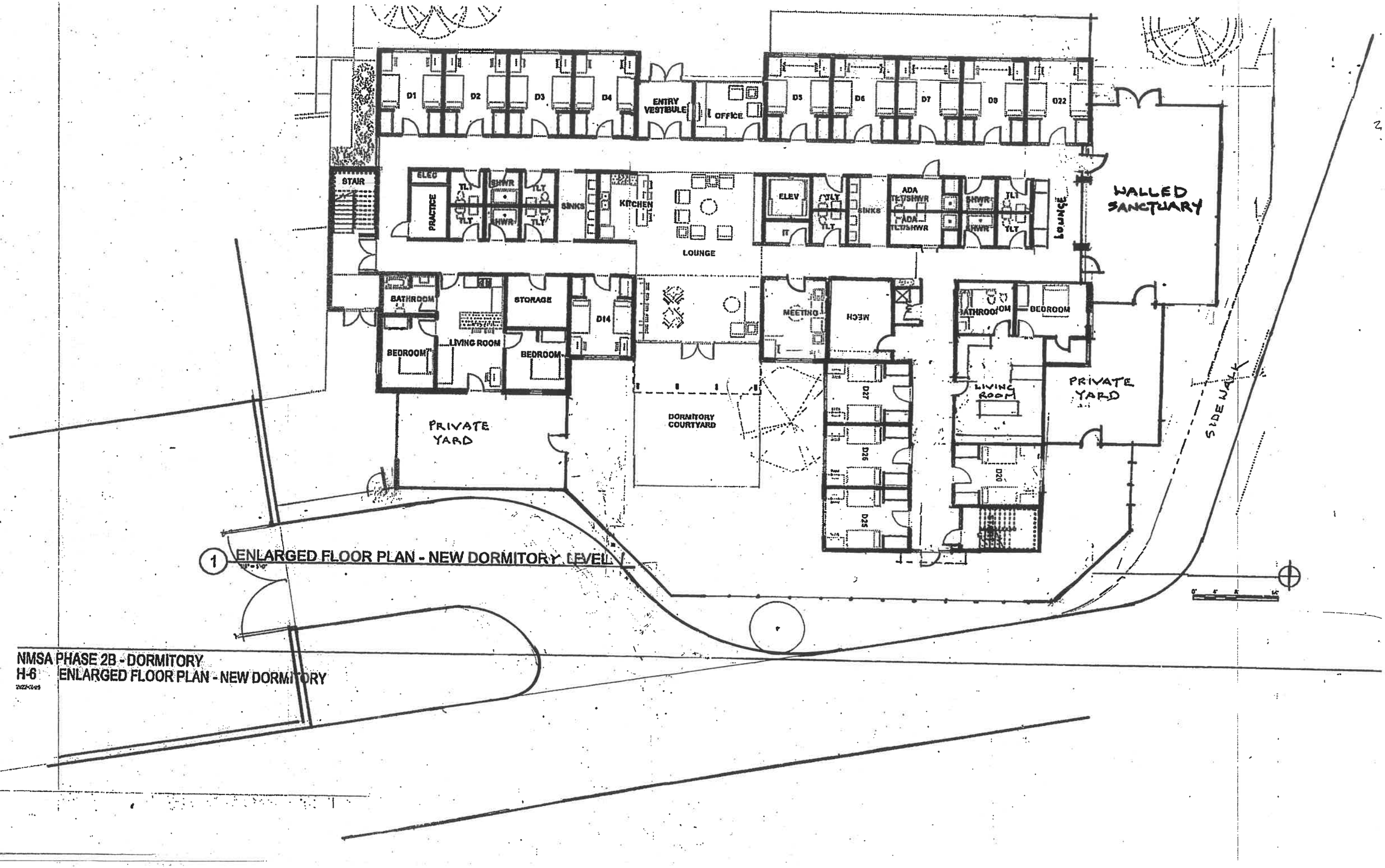
Executed this 14 day of June 2019

By _____

Patricia E. Gipson, Chair of the New Mexico Public Education Commission.

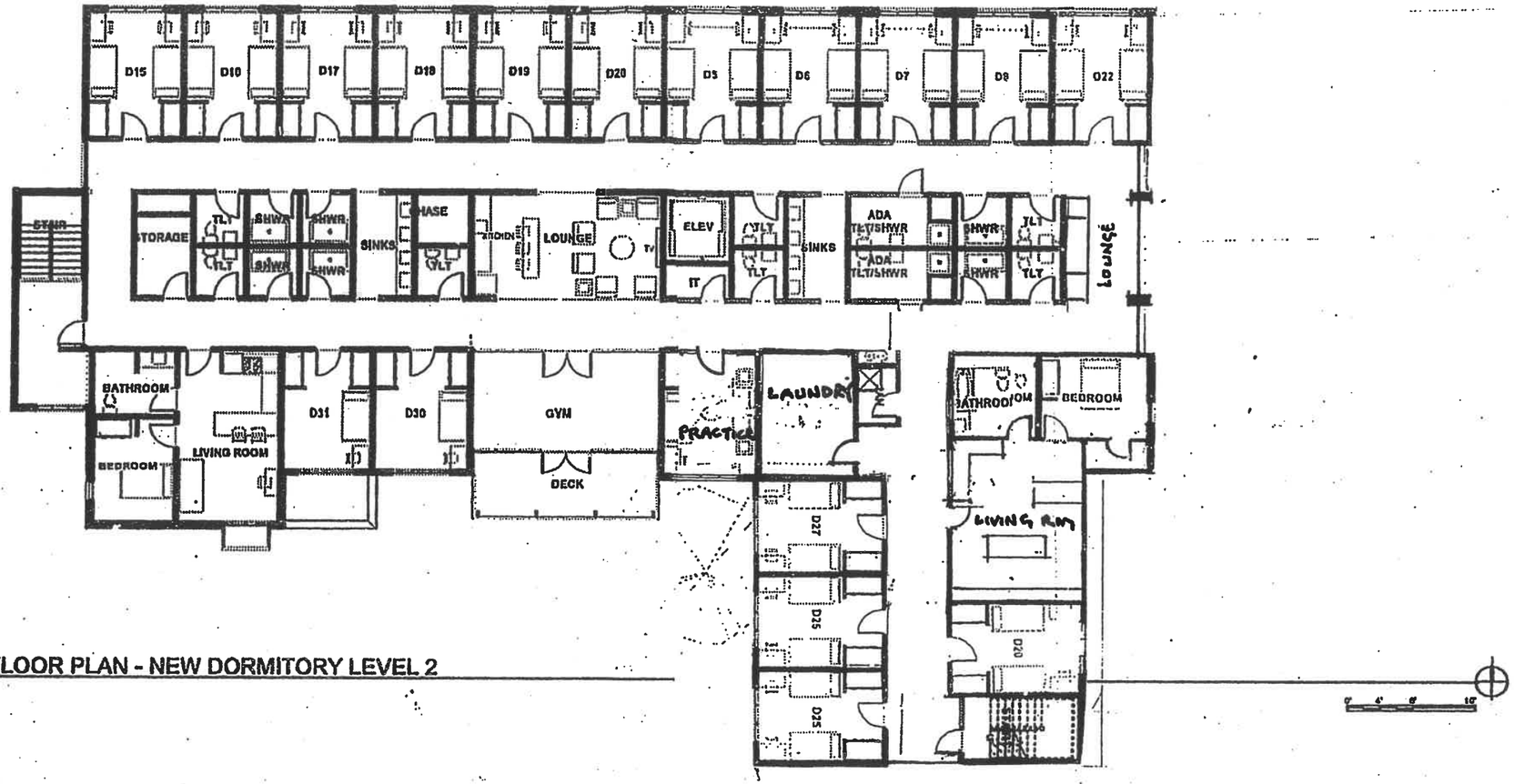



1 SITEPLAN - OVERALL
1" = 30'-0"



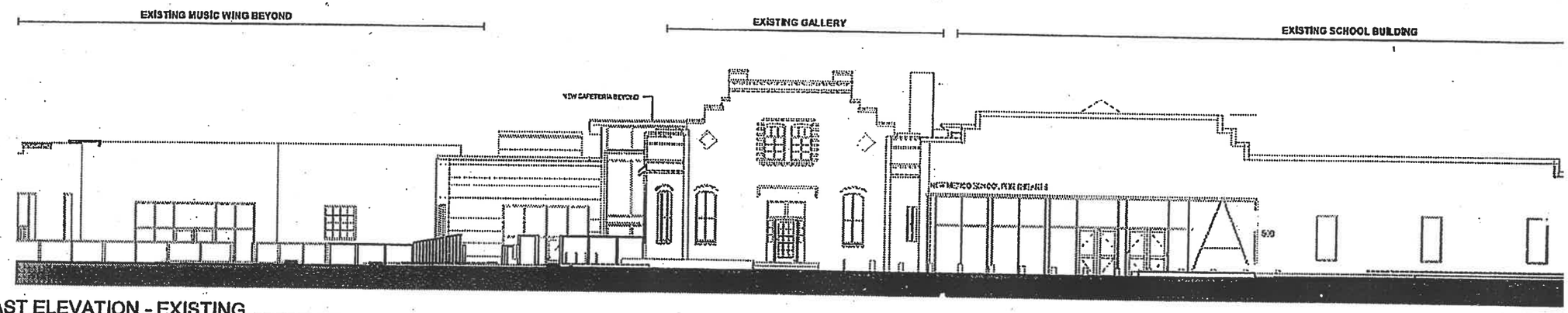

1 ENLARGED FLOOR PLAN - NEW DORMITORY LEVEL

NMSA PHASE 2B - DORMITORY
H-6 ENLARGED FLOOR PLAN - NEW DORMITORY

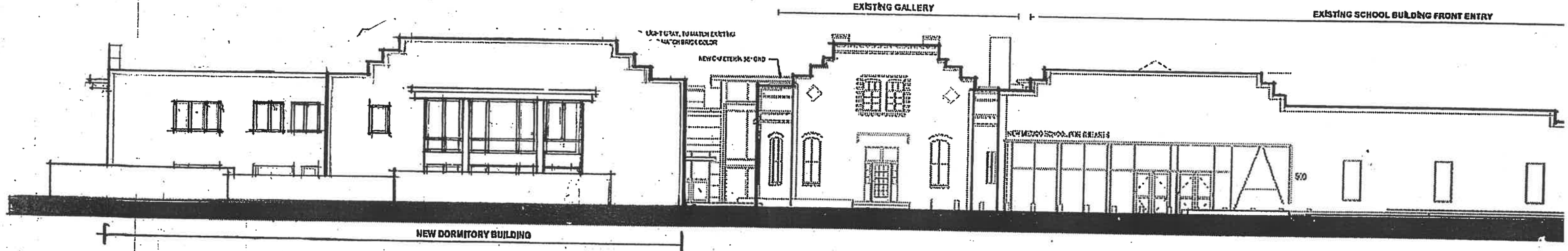



A1 ENLARGED FLOOR PLAN - NEW DORMITORY LEVEL 2
1/8" = 1'-0"

NMSA PHASE 2B - DORMITORY
H-7 ENLARGED FLOOR PLAN - NEW DORMITORY
2022-12-15




B1 EAST ELEVATION - EXISTING




A1 EAST ELEVATION - PROPOSED

NMSA PHASE 2B - DORMITORY
H-8 ELEVATIONS - EAST

C1 SOUTH ELEVATION - EXISTING

1/8" = 1'-0"




B1 SOUTH ELEVATION - PROPOSED WITHOUT FENCE / WALL

1/8" = 1'-0"




A1 SOUTH ELEVATION - PROPOSED WITH FENCE / WALL

1/8" = 1'-0"

# City of Santa Fe, New Mexico

200 Lincoln Avenue, P.O. Box 909, Santa Fe, N.M. 87504-0909
www.santafenm.gov

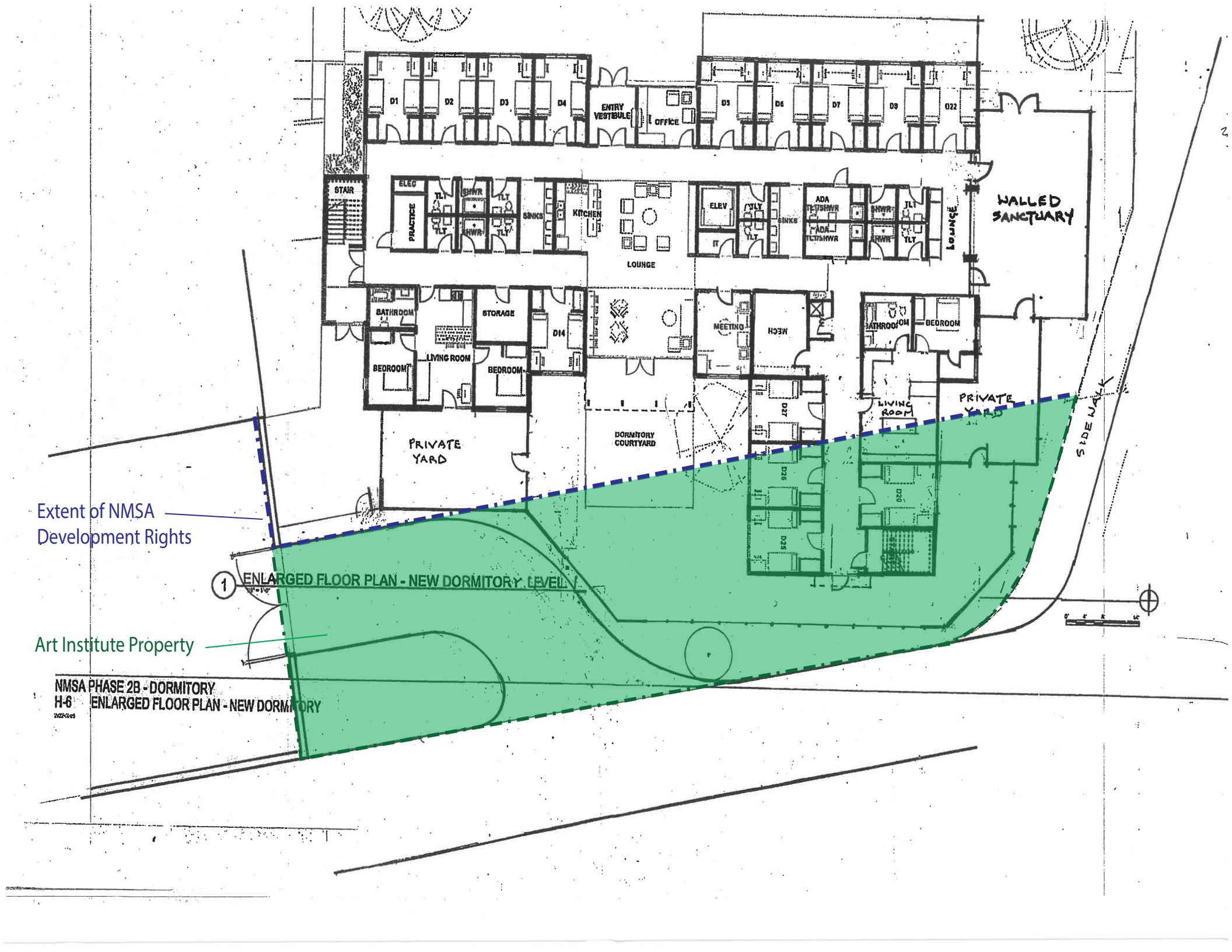
*Alan Webber, Mayor*

Councilors:
Signe I. Lindell, Mayor Pro Tem, District 1
Renee Villarreal, District 1
Michael J. Garcia, District 2
Carol Romero-Wirth, District 2
Lee Garcia, District 3
Chris Rivera, District 3
Jamie Cassutt, District 4
Amanda Chavez, District 4


**BOARD COMMENTS**

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on September 27th, 2022. The comments from the Board include:

1. To address the overall size and massing of the building on the site: Reducing the footprint and shifting it back from the eastside of the property boundary is desirable, ideally the east façade would be much closer to that of the Italianate building or flush with it.
2. Regarding stucco and materials: Numerous material changes that attempt to "break-up" the facades are not desirable. While some stucco is appropriate, the dark stucco that mimics the brick tone of the Italianate building is the most problematic material and should be eliminated. Fewer facade materials are preferred and metal siding is likely a better choice on the east side to allow for visual contrast and prominent expression of the Italianate building. The mandate in 14-5.2(M) for 80 percent of the exterior to be stucco may not be appropriate here as that would not be consistent with the standards for the Westside-Guadalupe district (or the Historic Transition district).
3. With respect to the parapet heights and massings: Differentiate and/or step the façade heights, particularly on the south facade, to better express or add architectural interest.
4. Provide more interest with formal/height and massing shifts and less from material changes.
5. Provide more architectural interest with the expression of window and door openings, especially on the east façade. Currently, it is over simplified or utilitarian. Instead, express bigger moves or the impression of larger openings in the character of the rest of the NMSA complex, perhaps uniting window shapes vertically. Mitigate the impression of the wall by changing planes, reducing height, reconsidering materials, screening with landscape and attention to fenestration pattern, modulation of the parapet, and possibly setbacks on the second floor.

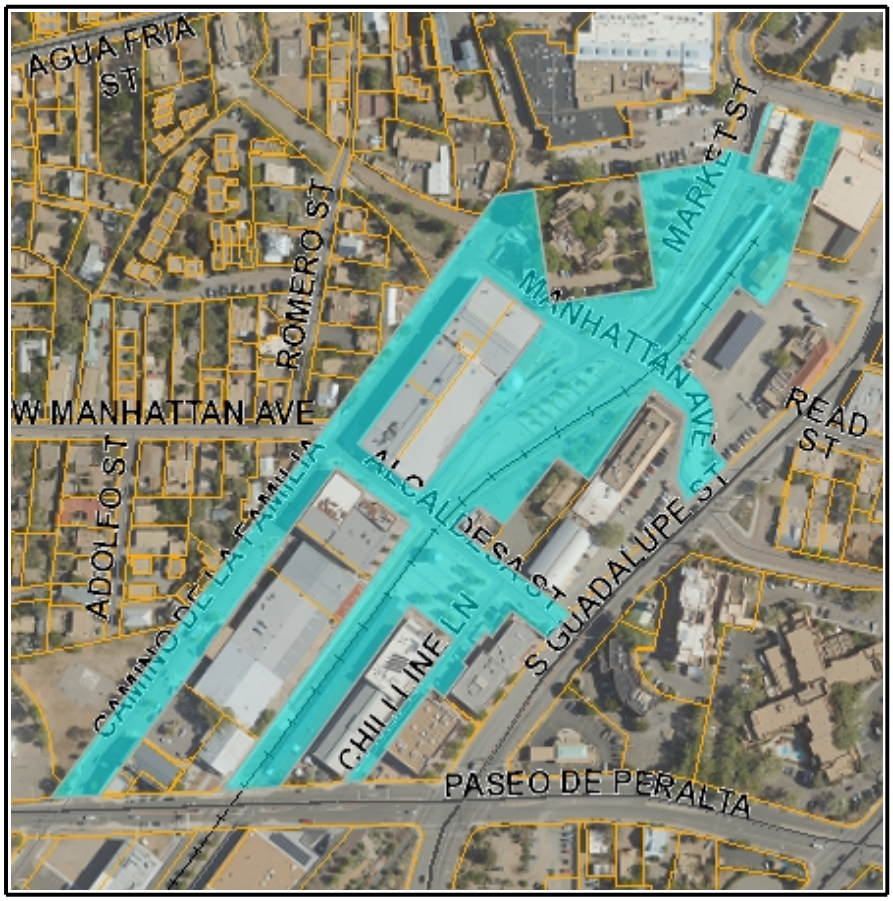

Extent of NMSA
Development Rights
Art Institute Property
1 ENLARGED FLOOR PLAN - NEW DORMITORY LEVEL
NMSA PHASE 2B - DORMITORY
H-6 ENLARGED FLOOR PLAN - NEW DORMITORY
D1
D2
D3
D4
ENTRY VESTIBULE
OFFICE
D5
D6
D7
D8
D22
STAIR
ELEC
PRACTICE
SINKS
KITCHEN
LOUNGE
ELEV
IT
ADA
SHWR
LOUNGE
WALLED SANCTUARY
BATHROOM
STORAGE
D14
BEDROOM
LIVING ROOM
BEDROOM
MEETING
MECH
BEDROOM
PRIVATE YARD
DORMITORY COURTYARD
LIVING ROOM
PRIVATE YARD
SIDEWALK
D27
D26
D25
D20

# Santa Fe Parcel Report

**Parcel Number:** **910005640**

Report generated 10/31/2022 12:24:28 PM

Parcel location within Santa Fe




Selected parcel highlighted

## Parcel Information

**Parcel Number:** 910005640

**Owner(s):** SANTA FE RAILYARD COMMUNITY CO

**Address:** 0 GUADALUPE ST

**Township:** T17N

**Acres:** 8.59

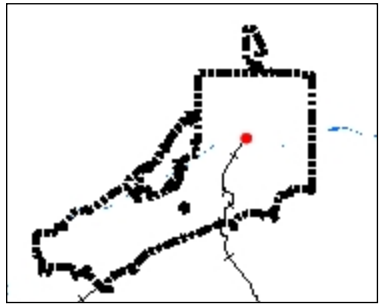
**Legal Description:**

T17N R 9E S23 15.313 AC TR 1

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

Santa Fe
*Mapping the City Different*

# Map Title



## Legend

- City Limits
- Address Points
- Roads
- Major Roads
- Santa Fe County Parcels
- Santa Fe River
- Rail Road

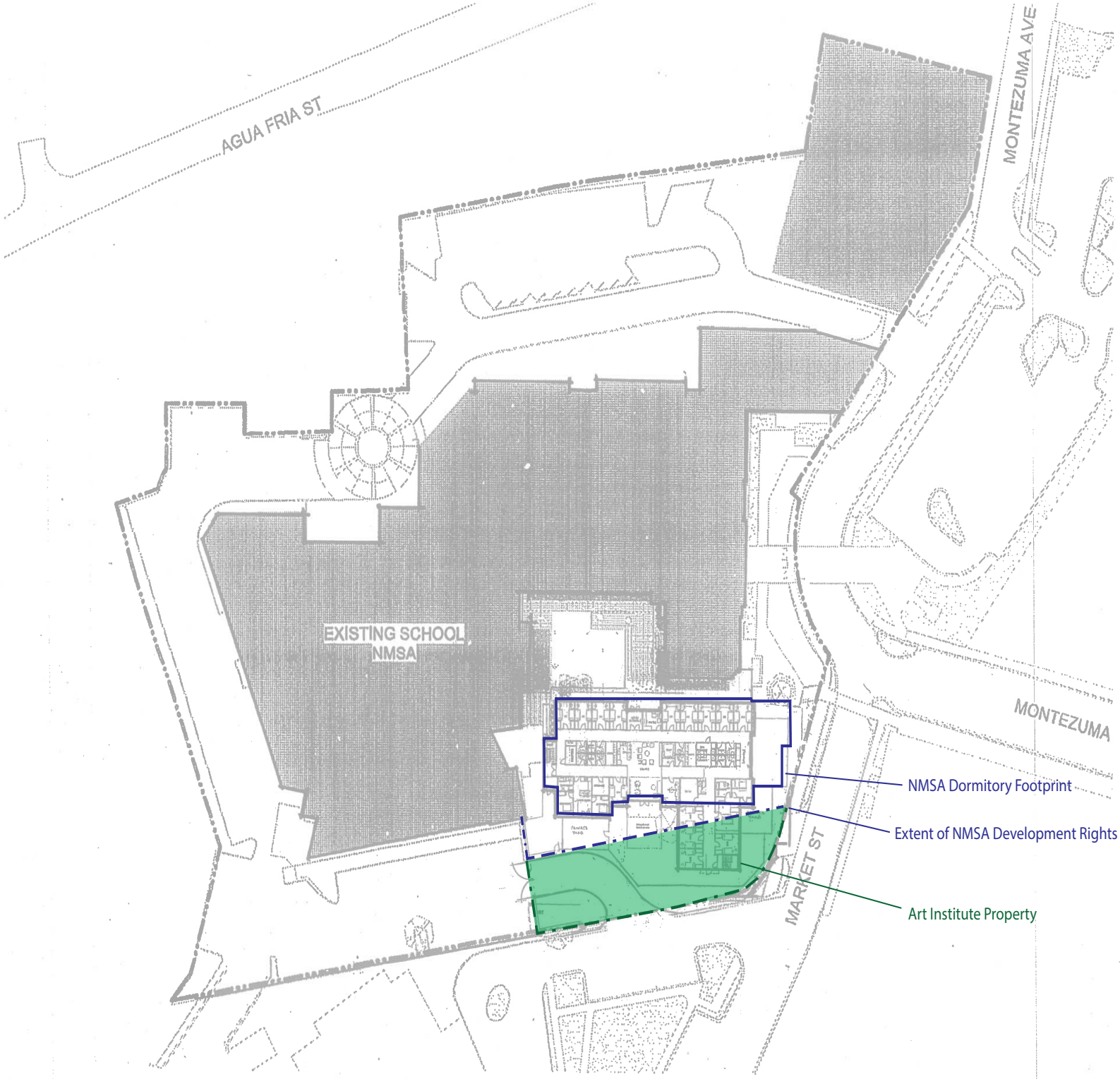
## Notes

© Latitude Geographics Group Ltd.

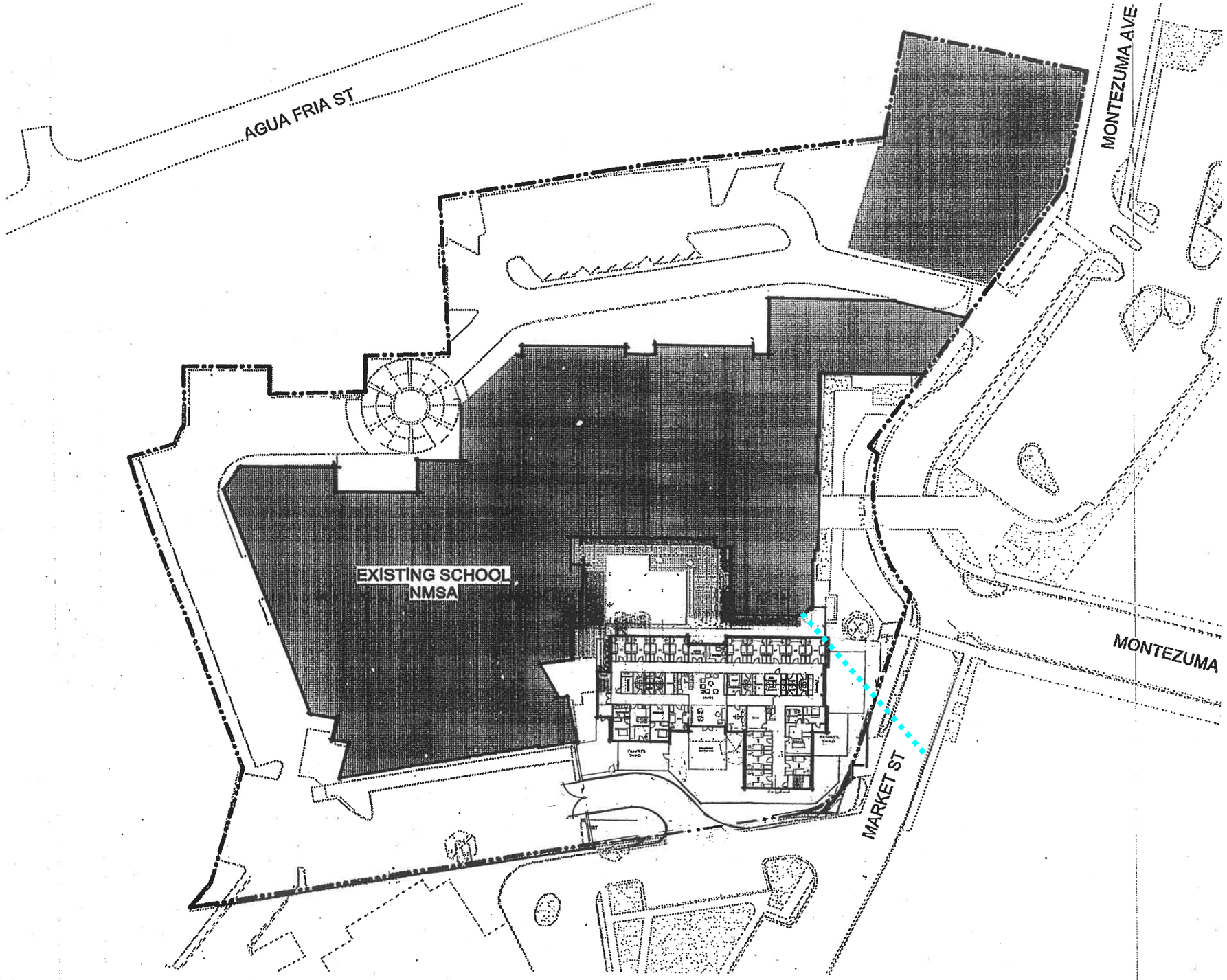
188.1 0 94.04 188.1 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION




1 SITEPLAN - OVERALL




1 SITEPLAN - OVERALL
1" = 30'-0"

# City of Santa Fe, New Mexico

# memo

**DATE:** November 22nd, 2022

**TO:** Historic Districts Review Board Members

**FROM:** Carly Piccarello, Historic Preservation Division Manager

---

**Case # 2022-005471-HDRB**

**Address: 110 Calle la Pena**
**Historic Status: Contributing**
**Historic District: Downtown & Eastside**

**REFERENCE ATTACHMENTS (Sequentially):**

**CITY SUBMITTALS**

____ **District Standards & yard wall & fence standards.**

__x__ **Historic Inventory Form**

__x__ **Zoning Review Sheet**

____ **Other**: N/A

**APPLICANT SUBMITTALS**

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

____ **Other:** N/A

**STAFF RECOMMENDATION:**

Staff finds that the exception criteria has not been met for 14-5.2(E)(1)(a) and the Board's comments have not been fully resolved, but the Board may find that they have with further testimony. Otherwise, staff recommends approval of the application as for its compliance with 14-5.2(D) General Design Standards for all H Districts, and 14-5.2(E) Downtown and Eastside Historic District with the conditions the door replacements should add a vertical division in the light pattern on most of the doors with the exception of what is currently proposed on the primary façade and the large studio window on the east façade is significantly character defining and should either be retained, or if replaced, its existing light pattern should be reproduced.

**BACKGROUND & SUMMARY:**

110 Calle la Peña is a 2,807-square-foot two-story residence with attached casita, listed as contributing to the Downtown and Eastside Historic District. Constructed in the late 1940s, the Spanish-Pueblo Revival Style U-shaped structure began as a simple one-story adobe rectangle with its entrance on the south elevation. A two-story addition was constructed on its east elevation and a rear casita was connected on its west elevation in the 1950s. The two-story portion is the house's front today. A rear courtyard casita was added and the south entry portal was infilled. The building consists of three separate apartments currently.

Its defining features include its eastern elevation with its shallow inset balcony, carved wood railing, and steel windows of varied sizes and lite patterns. Windows are single-pane fixed, double-pane divided lite, steel-frame casement windows and glass block. Its north elevation contains a large plate-glass window believed to have been designed for an artist's studio, per the applicant-provided 2022 Historical Cultural Property Inventory. The aluminum window is 11'2" x 8'8". The windows have exposed wood lintels that extend beyond the window and door widths. The 6' stucco east yard wall and gate arches were added since 1990.

Both the 1991 and 2022 Historic Cultural Property Inventory forms describe the multiple historic alterations between its original construction in 1948 and subsequent five decades. The applicant also included a history of the property's original developers and builders and the construction history of the main building and casita. According to the applicant's history, the developer of the subdivision that is now Calle la Peña was H.H. Dorman (Harry Howard) "who recognized Santa Fe's unique buildings and urban form and was an early advocate of historic preservation in Santa Fe." The applicant's background research states that many of Dorman's proposals for preservation became part of the 1957 City ordinance that formed the basis of today's Historic Preservation Code. Of note, the recent (2022) HCPI states that the "Calle la Peña covenants allowed for only Pueblo or Spanish Colonial Style."

The historic building with its multiple historic accretions contributes to the Downtown and Eastside Historic District as the original house in an uncommon cul-de-sac layout and built originally of adobe in the Spanish-Pueblo Style architecture. Its additions, including its second story and rear casita, are historical alterations that maintain its historic character. Its historic construction "story" includes its various construction methods and materials.

On July 12th, 2022, in case 2022-005345-HDRB, the HDRB maintained the structure's status as contributing. The Board designates the east elevation of the main house the primary façade, facade 1 (including 1(a) and 1(b)). On October 25, the HDRB postponed this case for redesign.

In that hearing, the HDRB stated:

> That the existing house is contributing because of its eclectic features, is a Spanish Pueblo revival house with 1950s metal casement windows and has a mix of building volumes that have been documented in Board discussion and the HCPI that occurred over time. The main recommendations are that the applicant address the Board's

desire to retain a greater degree of the eclectic in the current design, especially regarding the proposed doors and door replacements. As much as possible the applicant should retain the existing wood carved doors where possible, and at least include door #6, and may include others and the existing front door. Regarding the metal door product recommended for replacement, generally speaking the metal casement window is favorable but with a different handle set than shown on the product sheet, and where the light pattern becomes horizontal, should add a vertical division in the light pattern on most of the doors with the exception of what is currently proposed on the primary façade. Lastly, the large studio window on the east façade is significantly character defining and should either be retained, or if replaced, its existing light pattern should be reproduced. And on the recommendation in lieu of the proposed wrought iron guardrail on top of the garage, that the applicant investigate raising the stucco parapet and not have a railing which would eliminate the need to pursue an exception. The color sample shown in the packet is darker than what appears on the current house and existing, and the Board would like color samples in a lighter tone more accurately reflecting the existing. Also, that the applicant changes the color of the proposed wood trim on the non-primary façades to match the existing Iron Ore color proposed on the primary façade.

Now, the applicant return to the HDRB and proposes the following exterior alterations:

East Façade (Primary)

1. Replace existing wood Door #11 on second floor with a new aluminum clad front door with glazing in the existing opening.
2. Remove cable railing on second floor and raise the parapet in the same location and raise the height of the parapet by 1’-9” to 12’-9”. An exception is requested for
3. Add a carved wood pedestrian gate to the curved courtyard wall and extend wall, which is non-contributing. Add masonry pillars to form an archway over the gate.

North Façade

1. Replace existing multi-light (4x5) steel windows with a pair of aluminum clad doors.
2. Add an 18” deep corbel and latilla overhang at this door.
3. Replace aluminum storefront window ‘B’ with a new aluminum clad wood divided light window. The existing opening and lintel will be preserved.
4. Construct a 139 sq.ft. Spanish Pueblo Revival style portal on the existing yard walls with timber beams, columns and corbels and a stucco parapet at 11'-0”.
5. Replace the wood fence with a 6'-0” masonry and stucco yard wall with carved wood gate.
6. Replace all windows on this façade except for the second story window.

West Façade

7. Construct an 80 sq.ft. timber and latilla Spanish Pueblo Revival style portal.

8. Raise the studio's parapet height by 2'-9", raise the floor level 8" to address site drainage. The existing non-historic ceiling beams are 7'-7" high. The overall proposed height of the Studio parapet from lowest natural grade is 12'-3".
9. Replace existing window E with a new aluminum clad wood and glass door 4 using the existing window opening.
10. Replace window F with two 3-over-1 windows.

South Façade

11. Remove exterior non-historic, wood stair.
12. Raise the parapet and floor level of the studio as noted above.
13. Replace window J with a new aluminum clad wood window in the same location but larger than the original.

Courtyard Façades

14. Remove enclosed portal and windows U, V, W & X and wood and glass door #15.
15. Construct an approximate 700 square foot Spanish Pueblo Revival style portal which wraps the east, south and west sides of the courtyard. The proposed height of the new portal is 11'-6".
16. Add two aluminum clad wood and glass double doors #7 and #8.
17. Raise the parapet and floor level of the Studio as previously noted.
18. Replace existing steel Window K with a new clad wood window matching the size and pattern of the existing window. The new window matches the location of the existing window.
19. Replace existing steel Window L with a new clad wood window matching the size and pattern of the existing window. The new window matches the location of the existing window.
20. Replace existing glass block windows with an aluminum clad wood window.
21. The entire facade will receive new El Rey buckskin color cementitious stucco with fine aggregate.

All Façades except the east and primary

22. Replace all windows on the north, west and south facades except where noted with double glazed thermally broken metal clad Marvin Signature Ultimate Narrow Frame casement clad wood windows in Ebony with 5/8" square divided light muntins.
23. Replace all doors on the north, west and south facades with except for Doors #1, #5, #6, #17 and #18 with Marvin Ultimate Swinging Narrow Profile Door aluminum clad wood in Ebony with 5/8" square divided light muntins. Replacement Door #9 are custom steel doors in ebony.

All Facades

24. Re-stucco in El Rey buckskin color cementitious stucco with fine aggregate.

**EXCEPTION CRITERIA AND RESPONSES:**

Exception to 14-5.2 (E)(1)(a): Staff request an exception for windows that do not fit within the style of the building, Old Santa Fe Style.

(i) *Do not damage the character of the district*

Applicant Response:

The Regulation states "Old Santa Fe Style, characterized by construction with adobe, is defined as including the so-called 'pueblo' or 'pueblo- Spanish' or 'Spanish-Indian' and 'territorial' styles." The existing contributing house reflects none of these styles. The HCPI describes the original 1942 house as a small and simple adobe structure, which "grew in accretions, achieving its compound U-plan by 1958." The additions were primarily concrete block and the house reflects a post-World War II style that does not fit any of the styles within the Old Santa Fe Style. The original adobe portion of the house is in the back of the house, not visible from public view and the designated primary façade, fronting Calle la Pena on the east reflects post WWII style and materials.

The substance of the Old Santa Fe style section does not address or regulate the orientation of door window glazing. The only mention of glass panes is a requirement in subsection (c) that single panes of glass larger than 30" in any dimension are not allowed except in specified situations, which does not apply here. Likewise, the General Design standards for all H Districts does not address or regulate the style of doors, let alone non-historic doors. In sum, the Applicant's understanding is that no exception should be required to replace non-historic doors with doors having horizontally oriented glazing.

Given that the exception is being required, the absence of Code regulations regarding the door glazing orientation is evidence that a horizontal orientation would not damage the character of the District. Had the City decided to regulate door glazing orientation, it would have included regulatory language, which the Code does not contain.

The Applicant's design of the remodel is intended to achieve consistency and a coherent nomenclature between the historical horizontally-oriented style of the 14 windows on the house and the doors, thereby enhancing the character of the house and in turn the District. The Historic Overlay Code expressly intends that distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a structure be preserved. Section 14.5.2(C)(1)(c) The public-facing portions of the house were built soon after the end of WWII and the 14 existing windows have had the same horizontal window pattern since that time, which contributes to the character of the structure. As stated in Code section 14-5.2.C.1.b, "changes to structures that have acquired historic significant in their own right shall be retained and preserved, recognizing that most structures change over time. The Application retains the historic orientation of the windows and provides a matching style for the doors.

In contrast, the existing doors are all non-historic and feature a variety of styles. The HCPI and Applicant's research did not uncover any photos of the original doors. Given the lack of Code regulation of door glazing orientation and the creation of style coherence between the doors and windows, the request will enhance rather than damage the character of the District.

Staff Response: Staff recommends that the exception criterion has not been met. Additions and alterations must be within the style of the building as stated throughout 14-5.2(D). The architectural style of the building is Old Santa Fe Style. Doors of this kind, aluminum clad with horizontal panes do not appear until later years. During the building eras for this structure, door in the Santa Fe Style were carved wood.

Due to the substantial changes to the doors and character defining windows as proposed, staff believes that this may also impact the contributing status of the building.

(ii) *Are required to prevent a hardship to the applicant or an injury to the public welfare*

Applicant Response:

The Applicant desires to carry out a substantial renovation of the existing contributing house that will perpetuate its historic style while extending the building's useful life. The design intends to achieve coherence and unity in style for a house that started in 1942 as a much smaller, simple adobe dwelling. Per the HCPI, the house "grew in accretions, achieving its compound U-plan by 1958" and the additions are primarily concrete block. The original steel windows were installed prior to 1958 and are horizontal divided lite, which have characterized the house since that time. As the door and window schedule shows, the existing doors have varying window glazing styles.

Requiring vertical glazing for the 9 doors would harm the Applicant due to disunity between the windows and doors and inconsistency with the historic horizontally oriented window lites. Such a result would also harm the public welfare, as the renovated house would reflect a non-harmonious relationship between the windows and the doors.

Staff Response: Staff recommends that the exception criterion has not been met. Vertical glazing is not required, nor is glazing, but a door that is compatible with the style of the house is required, which is not a hardship.

(iii*) 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*

Applicant Response:

This exception request is very specific: whether the door glazing is oriented horizontally or vertically. As addressed above, the Applicant considered and rejected vertically-oriented glazing so that the 9 doors will match the 14 horizontally-oriented

windows. The Applicant believes that creating a consistent door and window light style on the house is appropriate and consistent with the longstanding post WWII style of the house.

Staff Response: Staff recommends that the exception criterion has not been met. The only design option presented was this door. Alternatives were not presented to staff leaving no room for discussion of most historically and stylistically appropriate options.

Exception to 14-5.2 (D)(2)(c): Staff request an exception for an addition to a primary façade for the increased parapet height of 1'-9".

(i) *Do not damage the character of the district*

Applicant Response:

Response: The HCPI describes the two-story rectangular block east fa9ade built in the 1950s as having the most architectural interest and retaining the most historic integrity. The Board designated the east fa9ade as the sole primary fa9ade on the contributing house. On the south side of the relatively large 2-car garage doors, exists an exterior staircase providing access to an open second story deck and entry to the second story of the home, to the north. The HCPI describes a 2ooo's era cable railing running along the east side of the deck, in line with the east fa9ade of the second story.

The Applicant proposed to replace the cable railing with a new wrought iron railing, which would not require an exception. Based on suggestions provided by Board members, instead of the wrought iron railing, the Applicant proposes to raise the existing parapet by 1'9" to maintain compliance with applicable building code safety requirements. The raised parapet will receive new El Rey buckskin color cementitious stucco with final aggregate, along with the rest of the house.

Replacing the existing cable railing with 1'9" of additional stucco wall will remove a non-historic feature on the primary east fa9ade that is not replicated and is not consistent with the historic style with a slightly higher parapet wall that will blend in with the balance of the house. This change will enhance the character of the primary east fa9ade and the character of the district.

Staff Response: Staff recommends that the exception criterion has been met.

(ii) *Are required to prevent a hardship to the applicant or an injury to the public welfare*

Applicant Response:

The New Mexico Building Code requires a barrier along the edge of second story decks to protect against falling hazards. Absence of such a barrier would be a Building Code violation, a hardship to the applicant and would be contrary to the public welfare. The Applicant is obligated to continue providing a Code-compliant barrier and proposes to do so in the manner suggested by Board members.

Staff Response: Staff recommends that the exception criterion has been met.

(iii*) 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*

Applicant Response:

Response: The Applicant recognizes that the existing non-historic railing detracts from the historical integrity and architectural interest of the primary east fai;ade. The Applicant considered different options, including the initially-proposed replacement with a wrought iron railing with Pefiasco-style accents, along with other railing options, as well as retaining the existing cable railing. The Applicant is willing to accept the suggestion of the Board to simply raise the existing parapet, thereby providing for continued safety and Building Code compliance while enhancing the architectural integrity of the primary east fai;ade by removing a discordant non-historic feature.

Staff Response: Staff recommends that the exception criterion has been met.

**RELEVANT CODE CITATIONS:**

Windows & Doors:

14-5.2(D)(5) Windows, Doors, and Other Architectural Features

(a) For all facades of significant and landmark structures and for the primary facades of contributing structures:

(i) Historic windows shall be repaired or restored wherever possible. Historic windows that cannot be repaired or restored shall be duplicated in the size, style, and material of the original. Thermal double pane glass may be used. No opening shall be widened or narrowed.

(ii) No new opening shall be made where one presently does not exist unless historic documentation supports its prior existence.

(iii) No existing opening shall be closed.

(b) For all façades of significant, contributing and landmark structures, architectural features, finishes, and details other than doors and windows, shall be repaired rather than replaced. In the event replacement is necessary, the use of new material may be approved. The new material shall match the material being replaced in composition, design, color, texture, and other visual qualities. Replacement or duplication of missing features shall be substantiated by documentation, physical or pictorial evidence.

14-5.2(C) Regulation of Significant and Contributing Structures in the Historic Districts

(1) Purpose and Intent

It is intended that:

(a) Each structure to be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as the addition of conjectural features or architectural elements from other buildings, shall not be undertaken;

(b) Changes to structures that have acquired historic significance in their own right shall be retained and preserved, recognizing that most structures change over time;
(c) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a structure be preserved; and
(d) New additions and related or adjacent new construction be undertaken in such a manner that if removed in the future, the original form and integrity of the historic property and its environment would be unimpaired.

14-12 Contributing Structure:
A structure, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains.

Removal of Historic Material/Demolition:
14-5.2(D) General Design Standards for All H Districts
(1)(a) The status of a significant, contributing, or landmark structure shall be retained and preserved. If a proposed alteration will cause a structure to lose its significant, contributing, or landmark status, the application shall be denied. The removal of historic materials or alteration of architectural features and spaces that embody the status shall be prohibited.

14-5.2(E) Downtown and Eastside Design Standards
(1) Old Santa Fe Style
Old Santa Fe style, characterized by construction with adobe, is defined as including the so-called "pueblo" or "pueblo-Spanish" or "Spanish-Indian" and "territorial" styles and is more specifically described as follows:
(a) With rare exception, buildings are of one story, few have three stories, and the characteristic effect is that the buildings are long and low. Roofs are flat with a slight slope and surrounded on at least three sides by a firewall of the same color and material as the walls or of brick. Roofs are never carried out beyond the line of the walls except to cover an enclosed portal or porch formed by setting back a portion of the wall or to form an exterior portal, the outer edge of the roof being supported by wooden columns. Two-story construction is more common in the territorial than in other sub-styles, and is preferably accompanied by a balcony at the level of the floor of the second story. Façades are flat, varied by inset portales, exterior portales, projecting vigas or roof beams, canales or water-spouts, flanking buttresses and wooden lintels, architraves and cornices, which, as well as doors, are frequently carved and the carving may be picked out with bright colors. Arches are almost never used except for nonfunctional arches, often slightly ogive, over gateways in freestanding walls;

(b) All exterior walls of a building are painted alike. The colors range from a light earth color to a dark earth color. The exception to this rule is the protected space under portales, or in church-derived designs, inset panels in a wall under the roof, in which case the roof overhangs the panel. These spaces may be painted white or a contrasting color, or have mural decorations;
(c) Solid wall space is always greater in any façade than window and door space combined. Single panes of glass larger than thirty (30) inches in any dimension are not permissible except as otherwise provided in this section;
(d) The rule as to flat roofs shall not be construed to prevent the construction of skylights or installation of air conditioning devices, or any other necessary roof structures, but such structures other than chimneys, flues, vents and aerials, shall be so placed as to be concealed by the firewall from the view of anyone standing in the street on which the building fronts;
(e) True old Santa Fe style buildings are made of adobe with mud plaster finish. Construction with masonry blocks, bricks, or other materials with which the adobe effect can be simulated is permissible; provided, that the exterior walls are not less than eight (8) inches thick and that geometrically straight façade lines are avoided. Mud plaster or hard plaster simulating adobe, laid on smoothly, is required; and

**CITY OF SANTA FE HISTORIC PRESERVATION DIVISION**
**HISTORIC DISTRICTS APPLICATION**

## 1. Applicant Information (to be completed by the Applicant)

Date: 11-9-2022 Location of Project: 110 Calle La Pena

Applicant

Name: Peter Wilson

Phone: 505-670-3995 Email: wilson@wilsonconstructionllc.com

Property Owner

Name: Kevin Scott

Phone: 512-608-8887 Email: avpetro69@gmail.com

Proposed Work:

See attached Letter. Proposed new windows and doors, new pedestrian entry gate, move N. side yard wall, add small portal on the N. side, raise floor level and parapet height in studio space at the rear, rebuild and extend existing courtyard portal, insulate and restucco exterior.

## 2. Property and Project Information (to be completed by HPD Staff)

Case Planner: _____

Date Assigned: _____ PAR No.: _____

Date of Site Visit: _____ Time: _____

Historic District: _____

Historic Status: _____

Primary Elevations: _____

Previous HDRB and Admin Cases: _____

| | Yes | No |
|---|---|---|
| Archaeological compliance required? | ☐ | ☐ |

| Administrative or HDRB? | Admin | HDRB |
|---|---|---|
| | ☐ | ☐ |
| If HDRB, exceptions required? (Complete prior to application acceptance.) | Yes | No |
| | ☐ | ☐ |

Code Citation for Exception:_____

Date of Follow-Up with Applicant:_____

## 3. HDRB Application Section (to be completed by Applicant)

Please submit this application form with the additional required application materials. A list of materials and requirements for submittal can be found at **https://www.santafenm.gov/historic_preservation .**

Application Submittal Date: 11/9/2022

Desired Hearing Date: 11/22/2022

Project Type: Residential remodel with portal additions

| Status | Primary Elevation Designation |
|---|---|
| ☒ Contributing | ☒ East |
| **New Construction** | **Remodel** |
| ☒ New portals | ☒ |
| Sq. Ft. of project: 475 sq.ft. new portals | Sq. Ft. of project: 3,401 sq.ft. ex. roofed |

Construction Cost: $250,000.00

**AFIDAVIT AUTHORIZING AGENT/APPLICANT**

*As the Owner and holder of title of the above listed property I/we authorize the Agent/Applicant to act on my/our behalf to execute this application.*

Print Name Kevin Scott

Signature Kevin Scott

# Preliminary Zoning Review Worksheet

**City of Santa Fe Land Use Department**

**To Be Completed By Applicant:**

**Date Submitted:** 1-4-2022

**Property Owner of Record:** Kevin Scott

**Applicant/Agent Name:** Peter Wilson

**Contact Person Phone Number:** (505) 670-3995

**Site Address:** 110 Calle La Pena

**Proposed Construction Description:** Renovation and Portal Additions

**TOTAL ROOF AREA:** Existing = 3,401 sq.ft. Proposed = 3,875 sq.ft.

**Zoning District:** RC8

**Overlay:**
- ☐ Escarpment No
- ☐ Flood Zone* No
- ☒ Other: Downtown/ Eastside Historic District

**Submittals Reviewed with PZR:**
- ☒ Legal Lot of Record ☐ Development Plan ☒ Building Plans
- ☒ Existing Site Plan ☒ Proposed Site Plan ☒ Elevations

**Supplemental Zoning Submittals Required for Building Permit:**
- ☐ Zero Lot Line Affidavit

**Access and Visibility:** ☐ Arterial or Collector**
- ☐ Visibility Triangle Required

**Use of Structure:** ☒ Residential
- ☐ Commercial Type of Use: _____

**Terrain:** ☐ 30% slopes No

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

**Lot Coverage :** Ex. 30.2% Prop. 34.4%
☐Open Space Required: N/A

**Setbacks:**
Proposed Front: 24'-5" Minimum: 7'-0"
2nd Front? _____
Proposed Rear: 5'-0" Minimum: 15'(5')
Proposed Sides: L 15'-9" R 12'-11" Minimum: 5'-0"

**Height:** Proposed 19'-10"
Maximum Height: 24'-0" or
☐ Regulated by Historic Districts Ordinance
☐ Regulated by Escarpment District

**Parking Spaces:**
Proposed 3 Accessible _____
Minimum: 2

**Bicycle Parking**:**
Proposed: _____ Minimum: n/a
** Commercial Requirement

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

Peter Wilson (Wilson Design & Construction LLC) [☐OWNER ☐APPLICANT ☒AGENT]
PRINT NAME

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

SIGNATURE 1-4-2022 DATE

**To Be Completed By City Staff:**

2022-004705-PAR

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

Notes: _____

**Zoning Approval:**
☒ **Preliminary Approval ☐with conditions ☐ Rejected**
Comments/Conditions: _____

**REVIEWER:** Lani J McCulley **DATE:** 01/10/2022

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

*Revised 1-14-13*

**WILSON DESIGN & CONSTRUCTION LLC**
369 Montezuma Ave, #165
Santa Fe, NM 87501
505 – 670 – 3995

Addendum to Request for Historic Review of Proposed Renovation and Addition to 110 Calle La Pena
Submitted 11/9/2022

After our review by the board on 10/24/22, we have revised our application.
The changes to the application are:

- Replace the existing 2nd floor deck cable railing by raising the existing parapet height 1'-9". The Board suggested this change as preferable to the proposed iron railing.
- Keep existing wood door #5 and #6 in addition to front doors #1. Board requested that some carved wood doors be retained and that there be greater variety in the door schedule.
- Change the portal on the rear west facade to a simple timber and viga portal. The Board felt the design was too uniform in character. This change adds variety within the Pueblo style and reduces the mass of the portal which is more appropriate for it's small size.
- Reduce the number of windows in the west facade from five to two and reconfigure light patterns. The two horizontally oriented windows are in response to the Board's suggestion that the windows retain the horizontally oriented proportions of the windows and doors on other facades.
- Add solid panels to most of the proposed exterior doors. The Board suggested reducing the overall amount of glazed area. The solid panels reduce glazed area and create a less contemporary look while retaining the proportions and horizontal nature of the historic mid-century windows and openings.
- Extend existing 6' Latilla fence behind Studio at rear of property to close gap in fence line between existing 6' wall and existing 6' latilla fence. Materials and height to match existing.
- Trim color throughout is Sherwin Williams "Iron Ore." The Board noted the color as very dark however "Iron Ore 7069" closely matches the existing. Comparison photo taken in the field is provided.
- Window and door color throughout is Kolbe "Steel Grey". This corrects an error in the prior submission that noted door and window color as "Ebony". "Steel Grey" is the correct Kolbe color and matches existing color and "Iron Ore 7069". Comparison photo taken in the field shows both "Iron Ore" and Kolbe "Steel Grey" paint chips against existing painted wood trim.

Thank you for your review,
-Peter Wilson
505-670-3995
wilson@wilsonconstructionllc.

**WILSON DESIGN & CONSTRUCTION LLC**
369 Montezuma Ave, #165
Santa Fe, NM 87501
505 – 670 – 3995

Request for Historic Review of Proposed Renovation and Addition to 110 Calle La Pena
Submitted 11/9/2022

Mr. Scott proposes to renovate the existing house and add covered outdoor area.

**Primary East Street Facade**

The proposed changes on the Primary East Street Facade are a new pedestrian gate into the existing courtyard with curved walls into masonry pillars that form a roof over the gate. The finish of the pillars is stucco to match the existing house, the gate #13 in the plan is carved wood. The existing yard wall is a new construction with a building permit dated 2009.
On the second floor, replace existing wood and glass Door #11 with a new clad wood and glass door and in the existing opening. The new door uses and preserves the existing opening and lintel.
On the second floor deck that wraps the south and west sides, replace the existing non-historic cable railing by raising the existing parapet 1'-9".
The entire facade will receive new El Rey buckskin color cementitious stucco with fine aggregate.

**North Facades**

The proposed changes to the North Facade are to replace existing steel Window A with a clad wood and glass door. The new door matches uses the existing opening. There is an 18" deep corbel and latilla protective overhang proposed at the door.
There is an existing 6' wood fence on the north side. We propose to remove the wood fence and a 250 sq.ft. section of impervious concrete driveway. A new 6' masonry and stucco yard wall and carved wood gate closer to the street is proposed.
Replace existing aluminum storefront Window B with a new clad wood window divided to harmonize with the scale and pattern of the historic windows of the building. The new window uses and preserves the existing opening and lintel.
Construct a 139 sq.ft. pueblo style portal roof on the existing yard walls off the the kitchen with solid timber beams, columns and corbels and a stucco parapet. The proposed overall height of the new portal from lowest natural grade is 11'-0".
Replace existing steel Window C with a new clad wood window matching the size and pattern of the existing window. The new window uses and preserves the existing opening and lintel.
Replace existing wood and glass Door 3 with a new clad wood door matching the size and pattern of the existing door. The new door maintains the size of the original and moves 18" to the east.
Replace existing steel Window D with a new clad wood window matching the size and pattern of the existing window. The new window uses and preserves the existing opening and lintel.
Replace existing steel Window G with a new clad wood window matching the size and pattern of the existing window. The new window uses and preserves the existing opening.
Keep existing wood Door 5.
All openings use and preserve the existing lintels.
The entire facade will receive new El Rey buckskin color cementitious stucco with fine aggregate.

**West Facade**

The proposed changes to the West Facade are to construct an 80 sq.ft. portal with solid timber beams, vigas and corbels off of the Master Bedroom. The proposed overall height of the new portal from lowest natural grade is 9'-10".
Replace existing steel Window E with a new clad wood and glass door 4 using the existing window opening.

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Santa Fe, NM 87501
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The new door uses and preserves the existing opening and lintel.
Replace existing steel Window F with two new clad wood windows matching the pattern of the existing window. The new windows use the existing opening and lintel.
Raise the parapet height of the existing Studio 2'-9", raise the floor level 8". Drainage on the site is restricted and the current Studio floor is 8" below the courtyard level and flooding inside is recently documented during heavy rains. The existing non-historic ceiling beams are 7'-7" high, leaving no room to raise the floor without changing the ceiling. The overall proposed height of the Studio parapet from lowest natural grade is 12'-3".
Replace existing wood Window H with two new clad wood windows (H1 & H2).
Extend existing 6'-0" tall latilla fence along property line 34' to connect to existing 6'-0" tall masonry/ stucco yard wall.
The entire facade will receive new El Rey buckskin color cementitious stucco with fine aggregate.

**South Facade**
The proposed changes to the South Facade are:
The existing exterior wooden stair is non-compliant with IRC Section R311.7 and non-historic and is proposed to be removed.
Replace existing glass block Window R with a new clad wood window. The new window uses the existing opening.
Raise the parapet and floor level of the Studio as noted above.
Replace existing steel Window J with a new clad wood window matching the pattern of the existing window. The new window is in the same location but 85% larger than the original.
On the 2nd Floor, Replace existing steel Window S with a new clad wood window matching the size and pattern of the existing window with some modification for egress. The existing window is in a bedroom and does not meet the 2015 IRC Section R310.1 and 2015 IFC Section 1030 egress requirements. The new window uses and preserves the existing opening and lintel.
On the second floor deck that wraps the south and west sides, replace the existing non-historic cable railing by raising the existing parapet 1'-9".
Keep existing Door #6.
The entire facade will receive new El Rey buckskin color cementitious stucco with fine aggregate.

**South Courtyard Facade**
The proposed changes to the South Courtyard Facade are to remove the existing enclosed portal and the existing windows U, V, W & X and wood and glass door #15. The wood windows and door of the portal being non-historic according to the historic assessment by RPA & Associates.
A new timber and stucco pueblo style portal is proposed with two new clad wood and glass double doors #7 and #8 added in the wall. The new portal wraps the east, south and west sides of the courtyard, for a total of 707 sq.ft. roofed area. The proposed overall height of the new portal from lowest natural grade is 11'-6"
The entire facade will receive new El Rey buckskin color cementitious stucco with fine aggregate.

**East Courtyard Facade**
The proposed changes to the East Courtyard Facade are to remove the existing portal and raise the parapet and floor level of the Studio as noted above. A new timber and stucco pueblo style portal is proposed as noted above. The new portal wraps the east, south and west sides of the courtyard, for a total of 707 sq.ft. roofed area. The proposed overall height of the new portal from lowest natural grade is 11'-6"
Raise the parapet height of the existing Studio 2'-9", raise the floor level 8".
Replace existing steel Window K with a new clad wood window matching the size and pattern of the existing

**WILSON DESIGN & CONSTRUCTION LLC**
369 Montezuma Ave, #165
Santa Fe, NM 87501
505 – 670 – 3995

window. The new window matches the location of the existing window.
Keep existing wood Door #6.
Replace existing steel Window L with a new clad wood window matching the size and pattern of the existing window. The new window matches the location of the existing window.
Replace existing glass block Windows M1 & M2 with a new clad wood window.
The entire facade will receive new El Rey buckskin color cementitious stucco with fine aggregate.

**West Courtyard Facade**
The proposed changes to the West Courtyard Facade are to add a new timber and stucco pueblo style portal. The new portal wraps the east, south and west sides of the courtyard, for a total of 707 sq.ft. roofed area. The proposed overall height of the new portal from lowest natural grade is 11'-6"
Extend roof cover and add clad wood and glass Door and Sidelights #9 in existing breezway opening.
Add clad wood and glass Window N in existing wall
Replace existing glass block Window P with a new clad wood and glass Door #10. The new door uses existing window opening.
Add clad wood and glass Window Q in existing wall
The entire facade will receive new El Rey buckskin color cementitious stucco with fine aggregate.

New double glazed thermally broken metal clad windows that are close to the existing steel windows in style, proportion and configuration are proposed. The replacement windows proposed are Kolbe Vistaluxe WD casement and fixed clad wood windows in Ebony with 7/8" pyramidal divided light muntins. This product was chosen because it's minimal sightlines are closest in proportion to the existing steel windows.

The replacement doors proposed are Kolbe Vistaluxe WD clad wood in Steel Grey with 7/8" pyramidal divided light muntins. This product was chosen because it's minimal sightlines and proportions are in harmony with the existing historic steel windows.

All existing wood lintels are being preserved and reused with the exception of two lintels on the south wall of the interior courtyard, Windows U & V.

All exterior stucco will receive new El Rey buckskin color cementitious stucco with fine aggregate.

On all Facades, the exterior wood surfaces will be painted to match the existing Charcoal Grey Color identified as Sherwin Williams "Iron Ore" #7069.

Thank you for your review,
-Peter Wilson
505-670-3995
wilson@wilsonconstructionllc.

# 110 Calle la Pena

## Applicant's Revised Response to Exception Criteria
## Replacement of Non-Historic Doors - Style

## November 2022

Following are the exception criteria stated in City Code section 14.5.2(C)(5)(b), along with the Applicant's responses to each criterion concerning the request to replace 3 of the 7 existing non-historic doors with new doors and to add 4 new doors. The doors have been designed to maintain the relatively eclectic door style, in contrast to the more uniform original steel casement windows, which are not part of this exception request. Five of the doors include a solid bottom panel, reducing the amount of glass existing in the previous design. The exception request is based on the proposed door style not fitting within the Old Santa Fe Style, section 14.5.2(E)(1)(a).

*(1) Do not damage the character of the district.*

**Response:** Ra Patterson's Door and Window Assessment concludes that all of the existing doors are non-historic and were installed in the 1980's and 1990's. The revised door schedule retains the carved wood swinging double main entry door on the primary east façade's ground floor and also retains the all-wood doors on the north and south façade of the studio and the north yard wall gate (doors 5, 6 and 15).

Five of the new doors have been revised to replace the bottom lites with solid panels, reducing the amount of glazing. Also, the existing wood headers will be retained above 6 of the 7 existing doors. Retention of 4 existing wood doors and the addition of a bottom panel on 5 of the new doors reduces the amount of glazed area and results in a less contemporary appearance, while retaining the horizontal light pattern and 3/5 proportion of the original steel frame windows. This design helps maintain the historic mid-century character of the house and adds variety to the door schedule without sacrificing consistency in the horizontally-oriented rhythm of the design.

Given the lack of Code regulation of Old Santa Fe Style door style and the enhancement of stylistic coherence between the doors and windows and historic post-WWII style of the house, the request will enhance rather than damage the character of the District.

*(2) Are required to prevent hardship to the applicant or an injury to the public welfare;*

**Response**: The Applicant desires to carry out a substantial renovation of the existing contributing house that will perpetuate its historic style while extending the building's useful life. Replacing 3 existing non-historic doors and adding 4 new doors as part of the renovation will enhance the livability of the house compared to its current condition. The revised door package represents a balance between maintaining the existing eclectic

nature of the door styles while maintaining a connection to the style of doors typical of the post-WWII period when the primary east façade was constructed. The design will tie together disparate elements of a house the HCPI described as including a "jumble of construction eras" while avoiding over-uniformity.

*(3) 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.*

**Response**: The Applicant considered several different door style patterns and heard the suggestions provided by staff and the Board to reduce the amount of door glass and degree of uniformity.

The revised design retains four of the existing wood doors and provides bottom panels on 5 of the new doors. The Applicant believes that the revised door schedule represents an appropriate balance of design cohesion and materials reflecting the style of the post WWII-constructed primary façade, which the HCPI describes as retaining the most architectural interest and historic integrity.

# 110 Calle la Pena

## Applicant's Response to Exception Criteria
## Addition to Primary Facade

## November 2022

Following are the exception criteria stated in City Code section 14.5.2(C)(5)(b), along with the Applicant's responses to each criterion concerning the request to increase the height of the deck parapet above the south garage bay on the primary east façade from 11'0" above finished floor elevation to 12'9" – an increase of 1'9". The proposed parapet height increase requires an exception to City Code section 14-5.2.D.2.c prohibiting additions to primary facades.

*(1) Do not damage the character of the district.*

**Response:** The HCPI describes the two-story rectangular block east façade built in the 1950s as having the most architectural interest and retaining the most historic integrity. The Board designated the east façade as the sole primary façade on the contributing house. On the south side of the relatively large 2-car garage doors, exists an exterior staircase providing access to an open second story deck and entry to the second story of the home, to the north. The HCPI describes a 2000's era cable railing running along the east side of the deck, in line with the east façade of the second story.

The Applicant proposed to replace the cable railing with a new wrought iron railing, which would not require an exception. Based on suggestions provided by Board members, instead of the wrought iron railing, the Applicant proposes to raise the existing parapet by 1'9" to maintain compliance with applicable building code safety requirements. The raised parapet will receive new El Rey buckskin color cementitious stucco with final aggregate, along with the rest of the house.

Replacing the existing cable railing with 1'9" of additional stucco wall will remove a non-historic feature on the primary east façade that is not replicated and is not consistent with the historic style with a slightly higher parapet wall that will blend in with the balance of the house. This change will enhance the character of the primary east façade and the character of the district.

*(2) Are required to prevent hardship to the applicant or an injury to the public welfare;*

**Response**: The New Mexico Building Code requires a barrier along the edge of second story decks to protect against falling hazards. Absence of such a barrier would be a Building Code violation, a hardship to the applicant and would be contrary to the public welfare. The Applicant is obligated to continue providing a Code-compliant barrier and proposes to do so in the manner suggested by Board members.

*(3) 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.*

**Response**: The Applicant recognizes that the existing non-historic railing detracts from the historical integrity and architectural interest of the primary east façade. The Applicant considered different options, including the initially-proposed replacement with a wrought iron railing with Peñasco-style accents, along with other railing options, as well as retaining the existing cable railing. The Applicant is willing to accept the suggestion of the Board to simply raise the existing parapet, thereby providing for continued safety and Building Code compliance while enhancing the architectural integrity of the primary east façade by removing a discordant non-historic feature.

# City of Santa Fe

**Land Use Department**
**200 Lincoln Ave.**
**Santa Fe, New Mexico 87504-0909**

**PROJECT DESC:** 2022-005345-HDRB. 110 Calle de la Pena. Downtown and Eastside Historic District. Peter Wilson, agent for Kevin Scott, owner, requests primary facade designation on a contributing building.

**CASE NUMBER:** 2022-005345--HDRB

**PROJECT TYPE:** Primary Elevation Designation

**LOCATION:** 110 CALLE LA PENA A
Santa Fe, NM 87505

| | | | |
|---|---|---|---|
| **CONTACTS:** | Property Owner | Kevin Scott | 533 AGUA FRIA<br>SANTA FE, NM |
| | Applicant | PETER WILSON | |

## BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on June 28, 2022. The decision of the Board was to confirm the historic status as historically contributing and designated the east elevation (facades #1, including #1a, and #1b, as its primary facade.

For further information please call 505-955-6605.

Sincerely,

Angela S. Bordegaray

Angela Bordegaray

**NOTE:** Applicant can use this action letter to apply for construction permit, but the permit shall not be released until the end of the appeal period which starts on the date of filing of the Findings and Conclusions in the City Clerk's office (SFCC 14-3.17(D)). Your permit will be denied if any changes on plans that were not approved by the HDRB or if conditions of approval are not met. **Please attach copies of this letter to all sets when submitting for construction permits.**

**110 Calle La Pena**
**NORTHWEST STREET ELEVATION**

**110 Calle La Pena**
**NORTHEAST STREET ELEVATION**

**110 Calle La Pena**
**NORTH ELEVATION**

**110 Calle La Pena**
**NORTHWEST ELEVATION**

110 Calle La Pena
SOUTHEAST ELEVATION

**110 Calle La Pena**
**SOUTH COURTYARD ELEVATION**

**110 Calle La Pena**
**WEST COURTYARD ELEVATION**

# 110 Calle La Pena -
# Beam, Trim and Fenestration Colors

## All Facades Painted Wood Color

***Sherwin Williams***
***Iron Ore***
***#SW7069***

## New Window and Door Color

***Kolbe Vistaluxe WD***
***Steel Gray***

Steel Gray

Iron Ore in daylight

Steel Grey in daylight

Both Colors in shade

# WINDOW AND DOOR COMPARISON
# KOLBE VISTALUXE WD WINDOWS AND DOORS

**Window, Door Comparison: Existing Roll Form Steel vs Replacement***

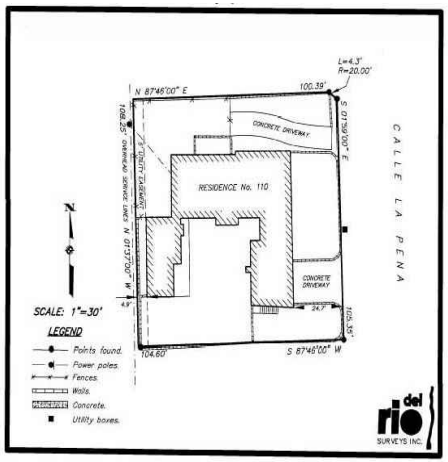
| | Existing Steel Window. | Replacement Window. | Replacement Door. |
|---|---|---|---|
| Type | Outswing Casement | Outswing Casement | n/a |
| Exterior Material. | Metal | Metal Extrusion | Metal Extrusion |
| Exterior Finish | Dark Grey | Steel Grey | Steel Grey |
| Lights (per unit) | 3 | 3 | 4 |
| Light Orientation | horizontal | horizontal | horizontal |
| Proportional Ratio (HxW) | 3/4 | 3/4 | 3/4 |
| Vertical Muntins | 0 | 0 | 0 |
| Horizontal Muntins. | 2 | 2 | 3 |
| Munton Profile (exterior) | 7/8” Putty | 7/8” Putty | 7/8” Putty |
| Munton Profile (interior). | 7/8” Square Flat | 7/8” Square Flat | 7/8” Square Flat |
| Casement Frame | 1.25” | 1.56” | 1.56” |

*Kolbe Vistalux WD Swing-Out Casement Windows and Doors.

KOLBE VISTALUXE WD WINDOW PICTURED

KOLBE
WINDOWS & DOORS

# Ashley Norton H




## PROJECT INFORMATION

**APPLICANT:**
Kevin Scott
10 Calle La Pena
Santa Fe, NM

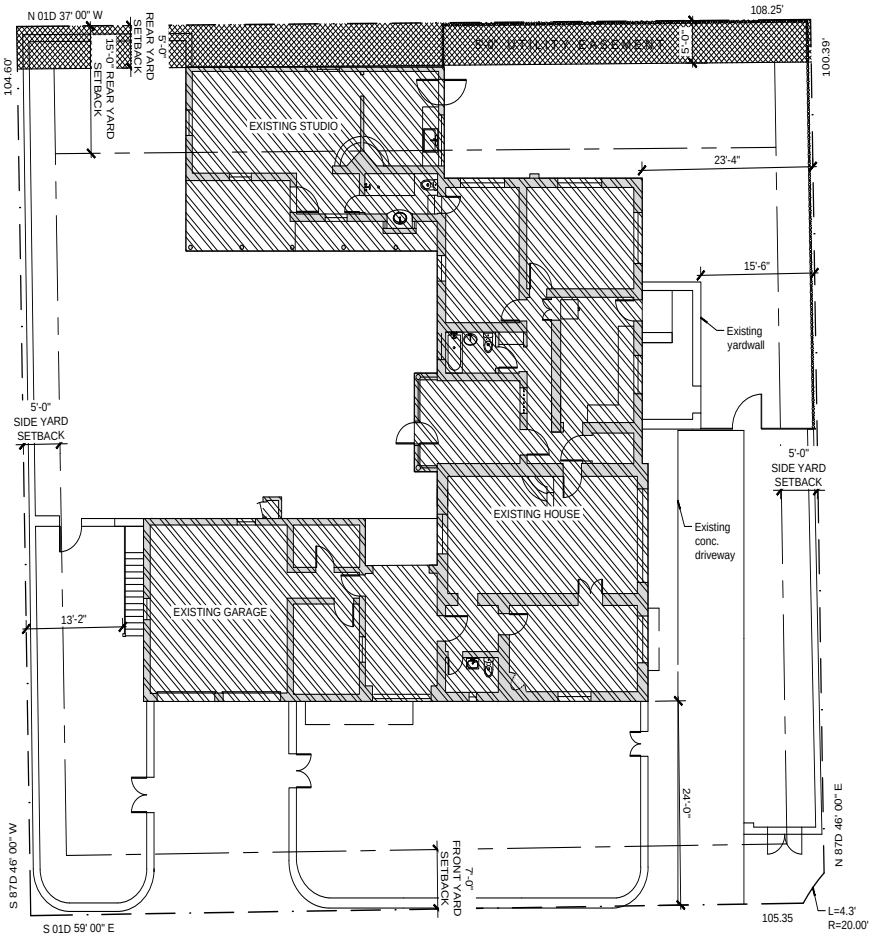
**ARCHITECT:**
Peter Wilson
Wilson Design & Construction
369 Montezuma Ave #165
Santa Fe, NM 87501

**ENGINEER:**
James Hands
Santa Fe, NM

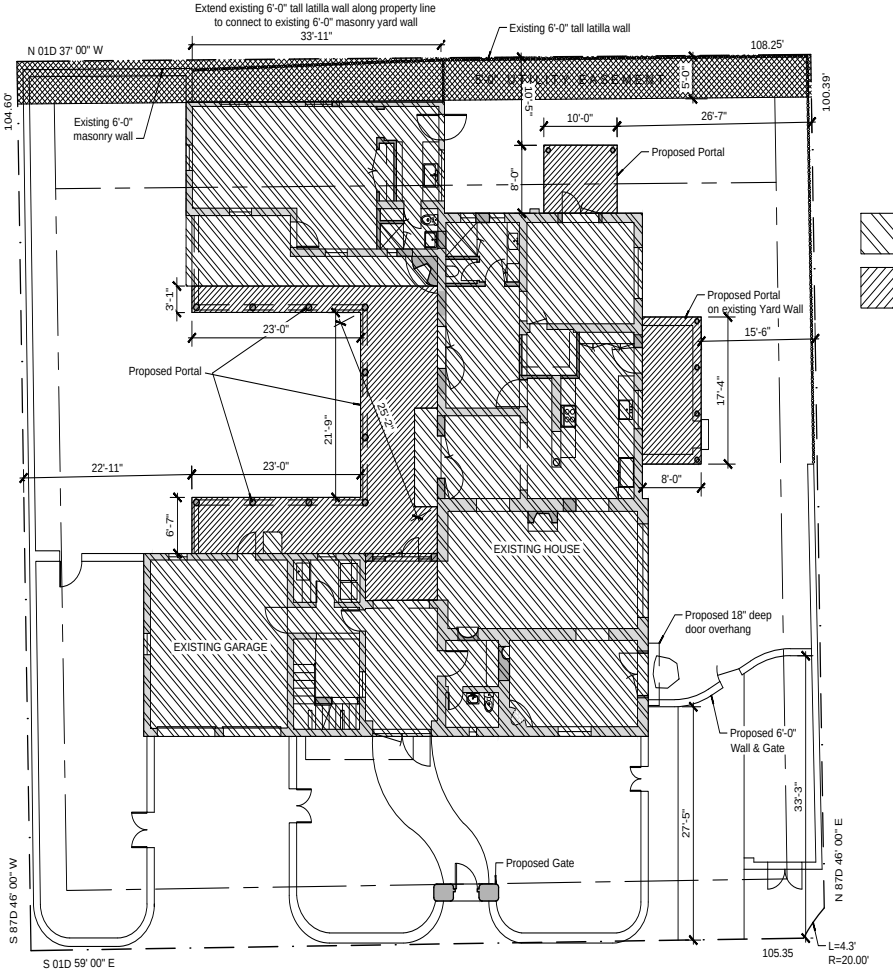
**PROJECT ADDRESS:** 110 Calle La Pena Santa Fe, NM
**LOT AREA:** 0.259 Acre/ 11,279 sq.ft.
**PROJECT DESCRIPTION:** New Windows and Doors, Portal Additions and raising the ceiling height in the rear volume.
**ZONING:** RC8
**OCCUPANCY:** R
**CONSTRUCTION TYPE:** V-B
**NUMBER OF STORIES:** 2
**SETBACKS:** Front - 24'-5" Proposed, 7'-0" Min.
Side - 14'-9" Proposed Left,
12'-11" Proposed Right, 5'-0" Min.
Rear - 5'-0" Existing, 15'-0" Min. (5' Allowed)
**HEIGHT:** 19'-10" Existing & Proposed
**HISTORIC DISTRICT:** Eastside
**HISTORIC DESIGNATION:** Contributing

**AREA OF BUILDING:**
3,401 sq.ft. - Existing Roofed Area (30.2% Lot Coverage)
3,875 sq.ft. - Proposed Roofed Area (34.4% Lot Coverage)

**APPLICABLE BUILDING CODES:**
2015 International Building Code
2015 International Residential Code
2018 International Energy Conservation Code
2015 New Mexico Administrative Code




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




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

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SITE PLAN EXIST./ PROP.

110 CALLE LA PENA

11-1-2022

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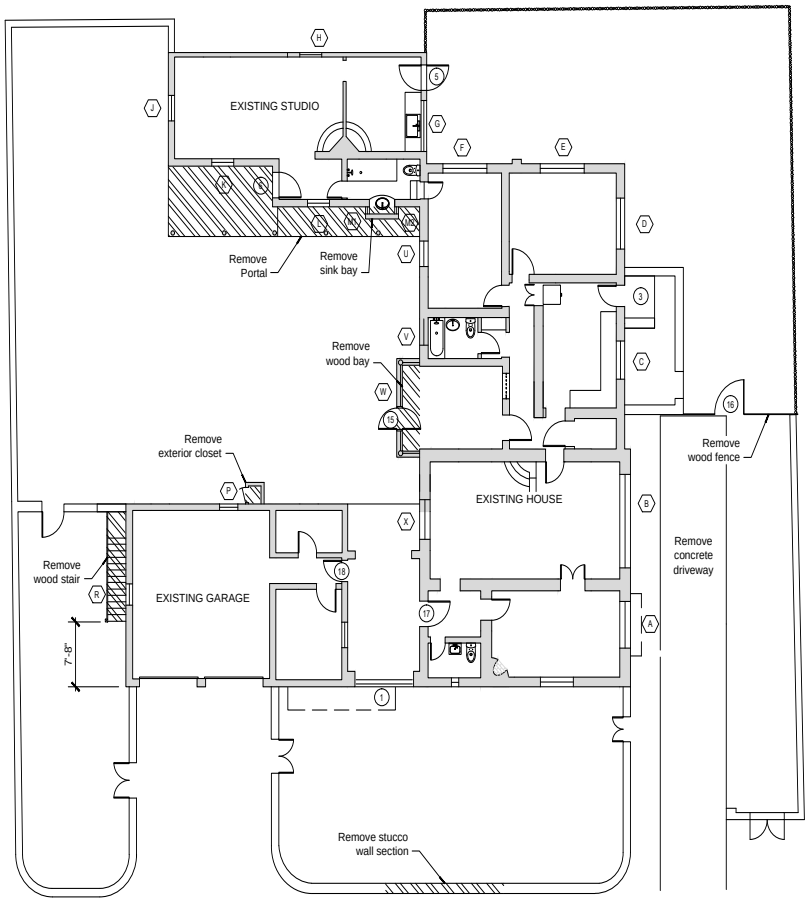
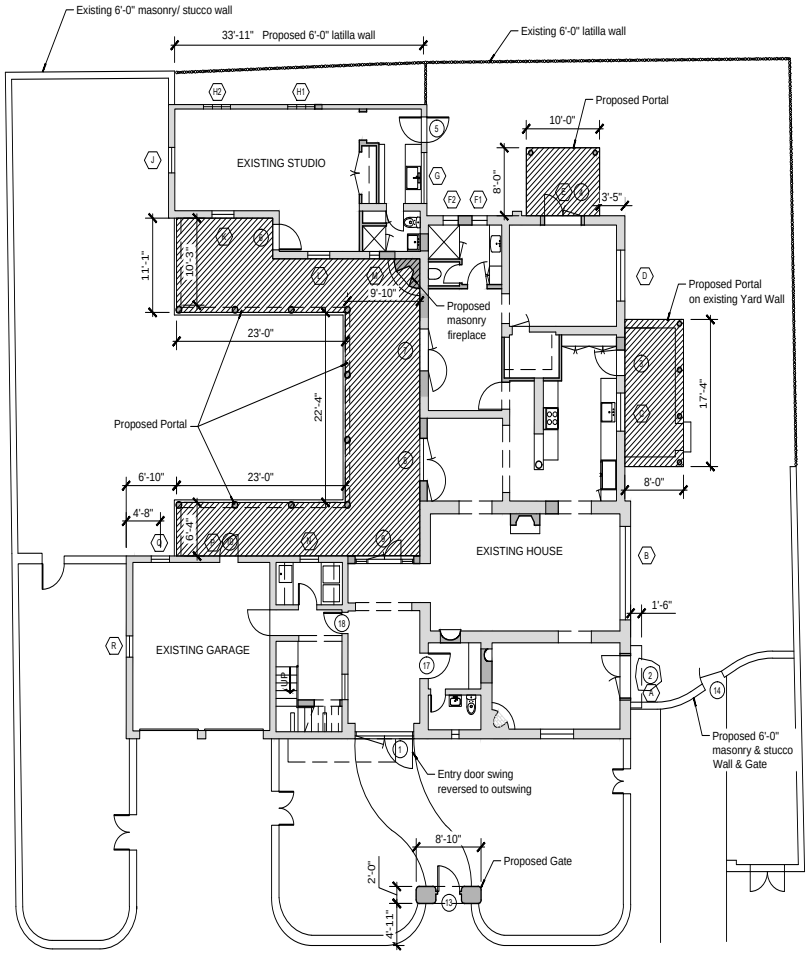



4 EXISTING FLOOR PLAN

SCALE : 1/8" = 1' - 0"

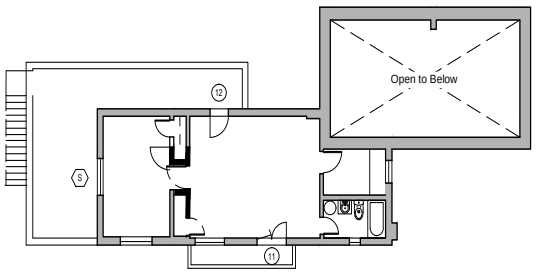



Existing Roofed Area To Be Removed

Proposed Roofed Area

3 PROPOSED FLOOR PLAN

SCALE : 1/8" = 1' - 0"




2 EXISTING 2nd FLOOR PLAN

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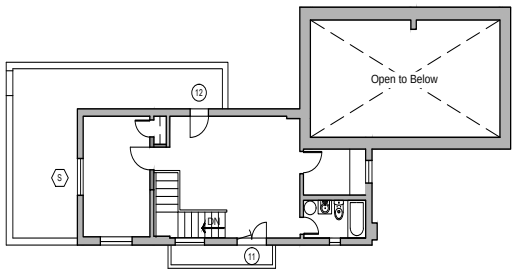



1 PROPOSED 2nd FLOOR PLAN

SCALE : 1/8" = 1' - 0"

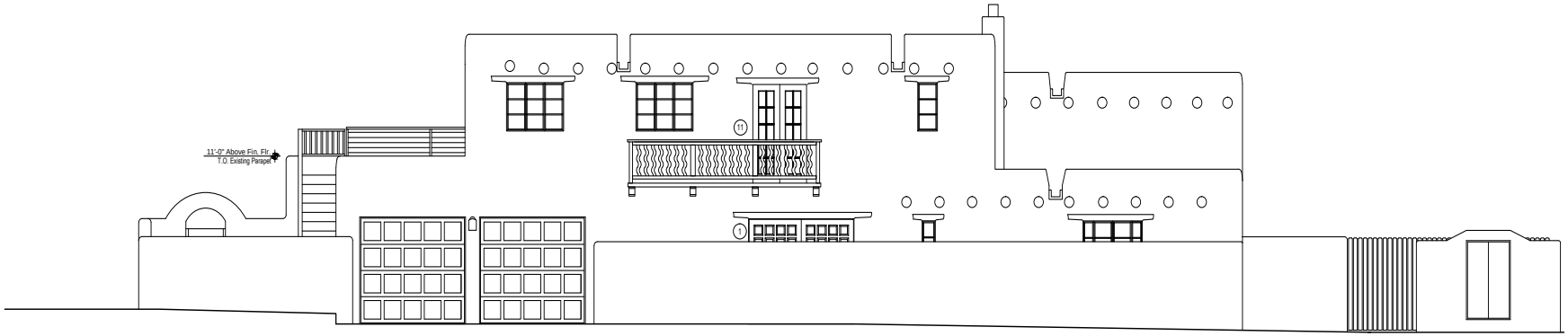
WDC WILSON DESIGN & CONSTRUCTION LLC

FLOOR PLANS EXIST. & PROP.

110 CALLE LA PENA

11-1-2022

A2.0




1 EXISTING EAST STREET ELEVATION
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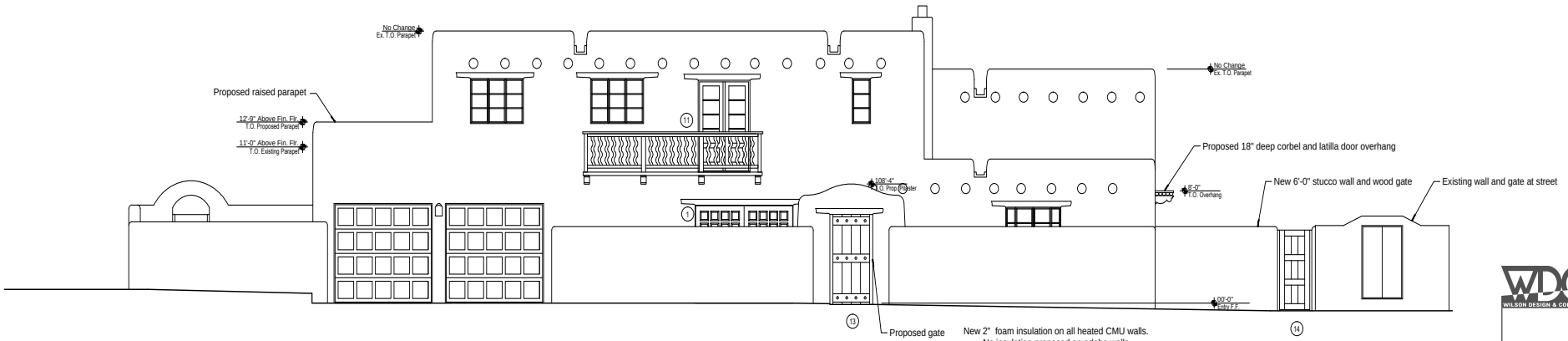
0 5' 10' 20'




2 PROPOSED EAST STREET ELEVATION
SCALE : 1/4" = 1' - 0"
0 5' 10' 20'

New 2" foam insulation on all heated CMU walls.
No insulation proposed on adobe walls
New El Rey 'Buckskin' cementitious
fine aggregate stucco on all stucco surfaces.

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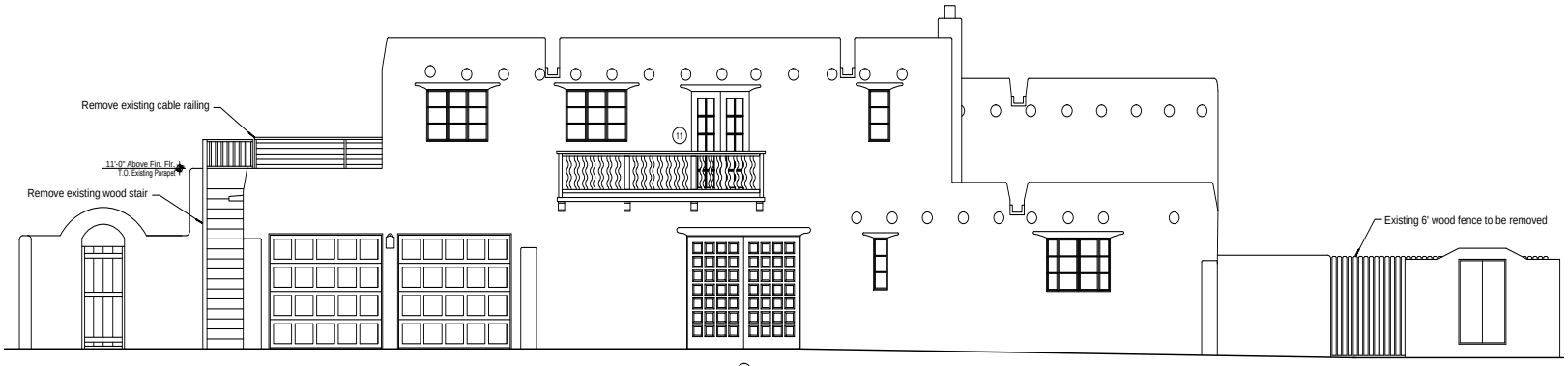
EXIST. & PROP. ELEVATIONS

110 CALLE LA PENA

11-1-2022

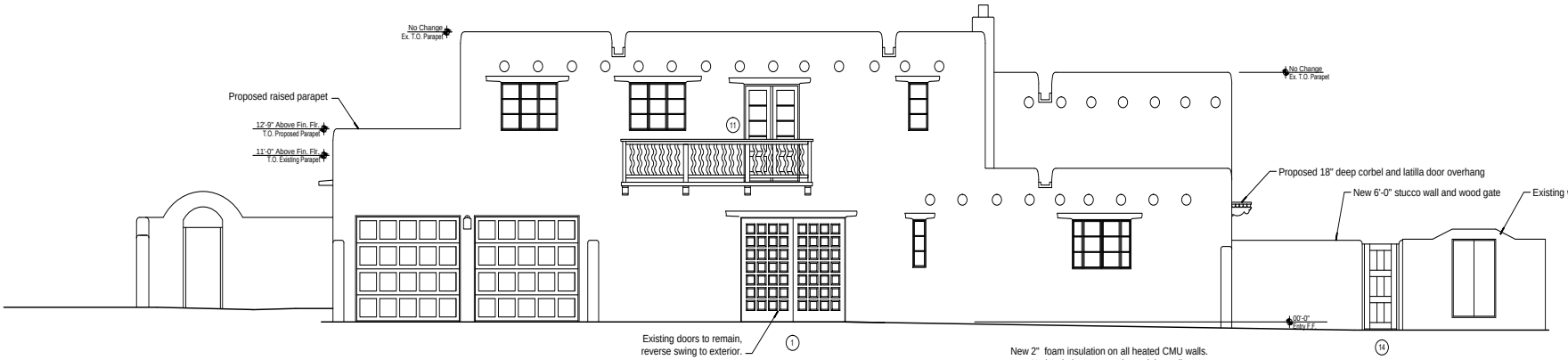
A3.0




1 EXISTING EAST ELEVATION - Primary Facade

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




New 2" foam insulation on all heated CMU walls.
No insulation proposed on adobe walls
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fine aggregate stucco on all stucco surfaces.

2 PROPOSED EAST ELEVATION - Primary Facade

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




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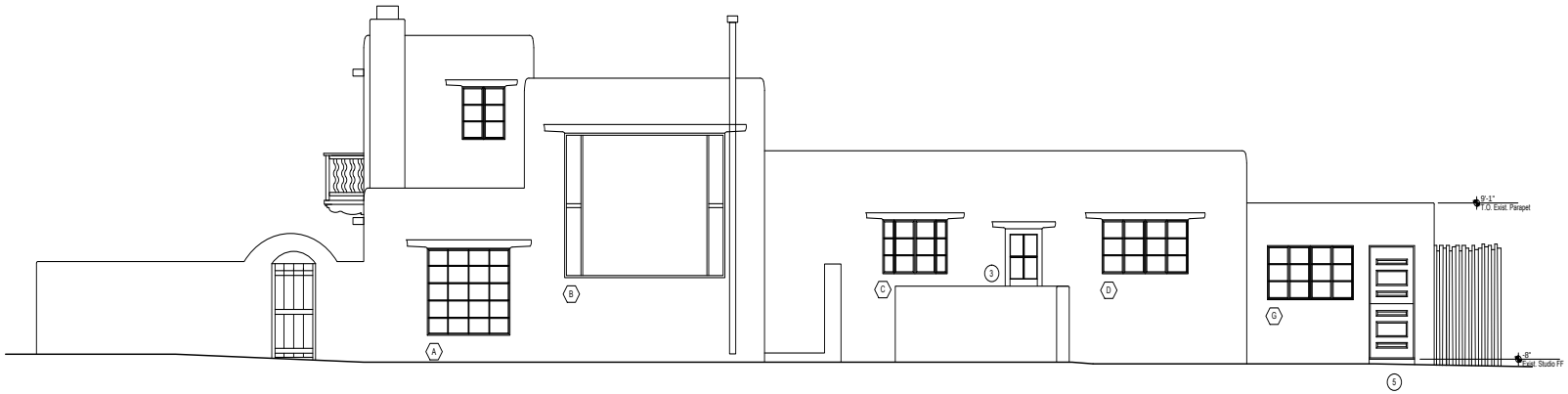
EXIST. & PROP. ELEVATIONS

110 CALLE LA PENA

11-1-2022

A3.1




1 EXISTING NORTH ELEVATION
SCALE : 1/4" = 1' - 0"
0 5' 10' 20'

2 PROPOSED NORTH ELEVATION
SCALE : 1/4" = 1' - 0"
0 5' 10' 20'

WDC
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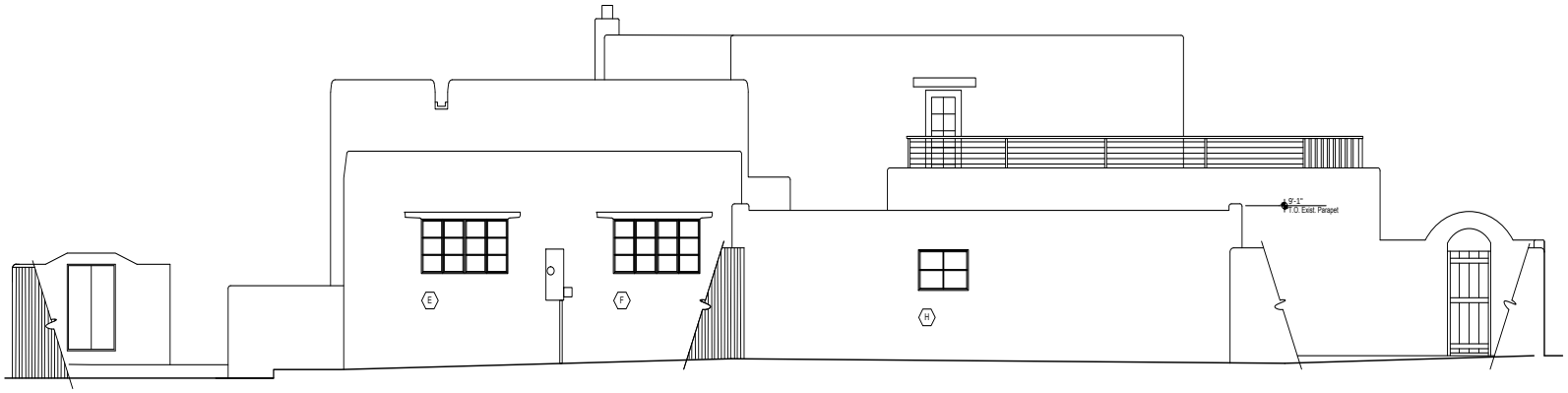
EXIST. & PROP. ELEVATIONS

110 CALLE LA PENA

11-1-2022

A3.2

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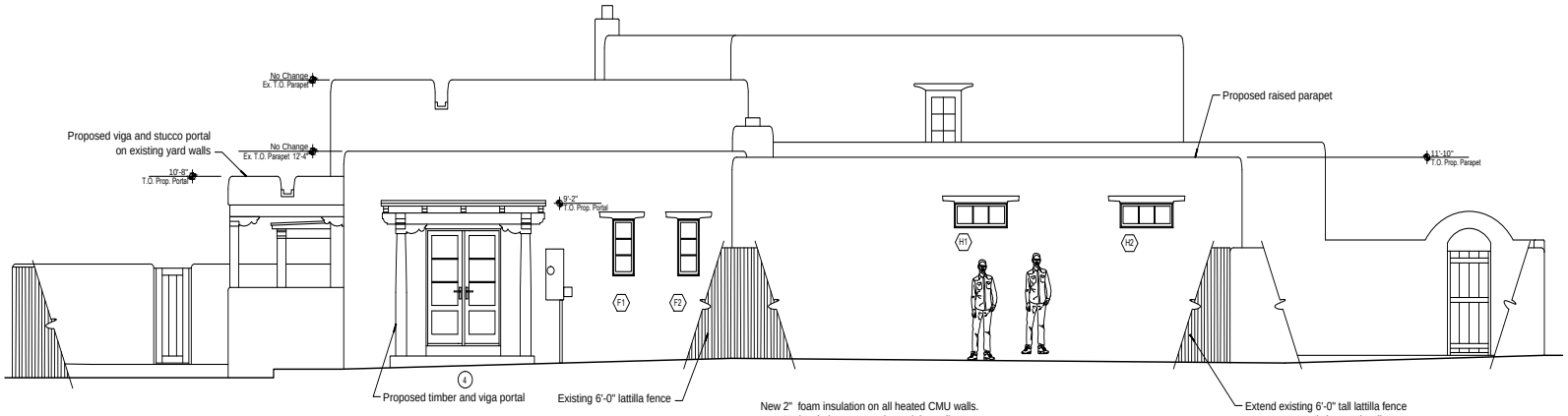



2 PROPOSED WEST ELEVATION
SCALE : 1/4" = 1' - 0"
0 5' 10' 20'

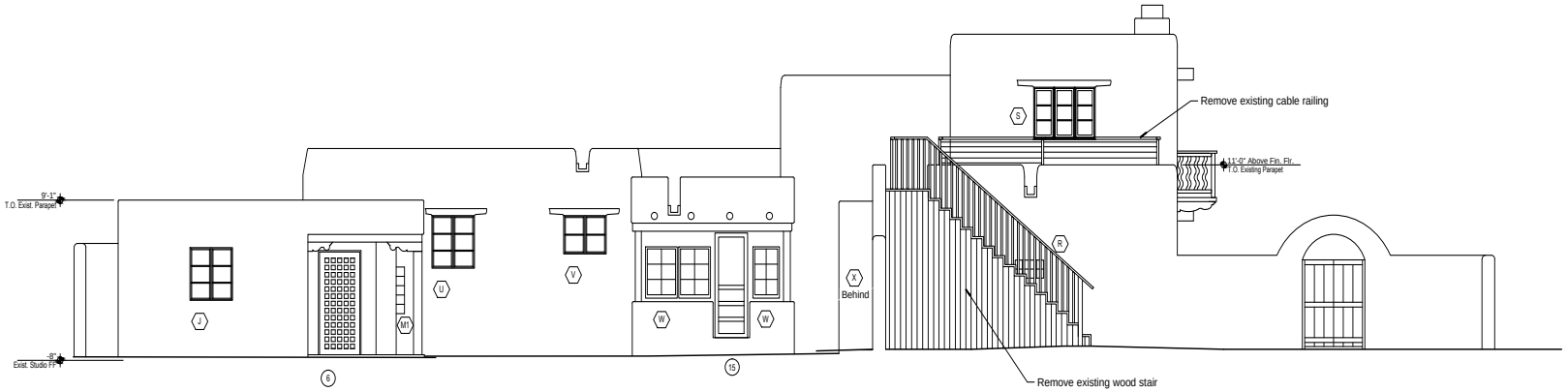
WDC
WILSON DESIGN & CONSTRUCTION LLC

EXIST. & PROP. ELEVATIONS

110 CALLE LA PENA

11-1-2022

A3.3




1 EXISTING SOUTH ELEVATION
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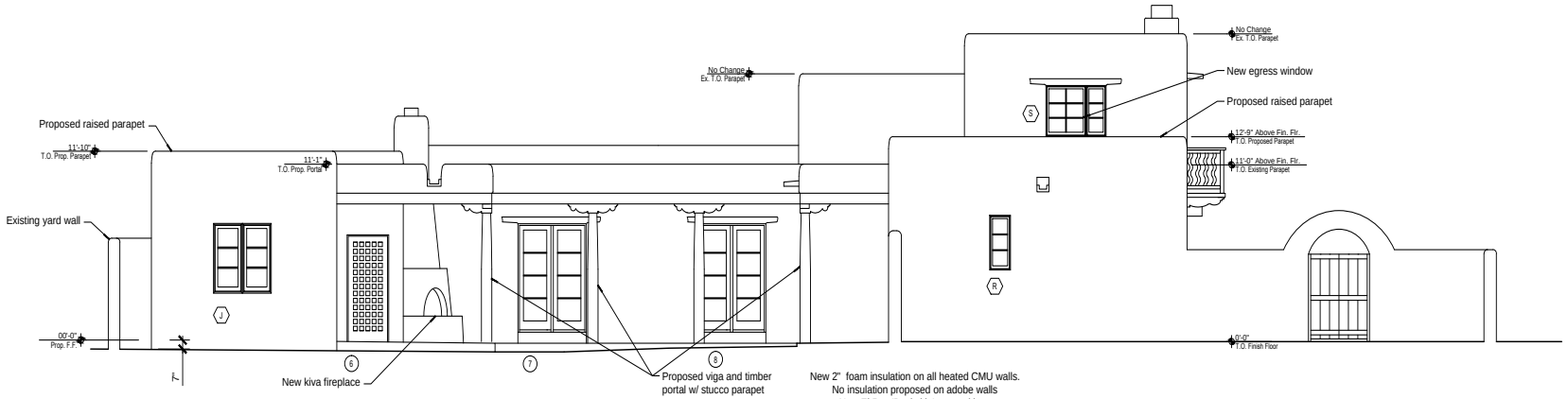


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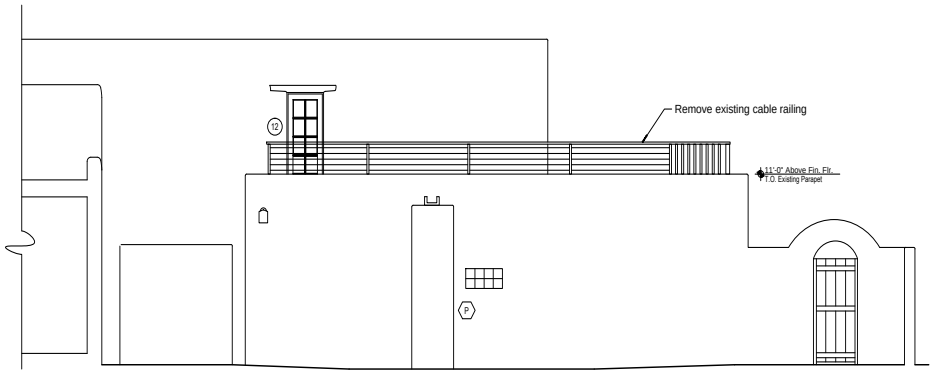
WDC
WILSON DESIGN & CONSTRUCTION LLC

EXIST. & PROP. ELEVATIONS

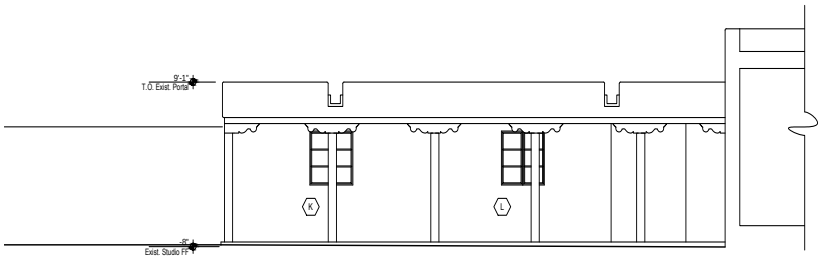
110 CALLE LA PENA

11-1-2022

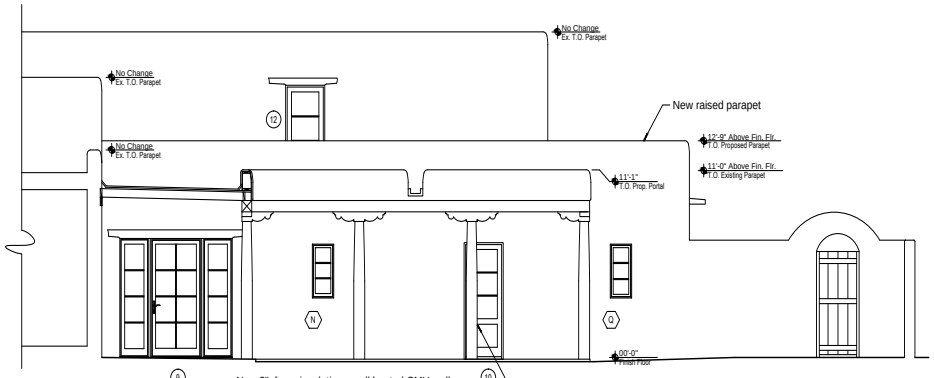
A3.4




1 EXISTING COURTYARD ELEVATION - WEST
SCALE : 1/4" = 1' - 0"
0 5' 10' 20'




3 EXISTING COURTYARD ELEVATION - EAST
SCALE : 1/4" = 1' - 0"
0 5' 10' 20'




2 PROPOSED COURTYARD ELEVATION - WEST
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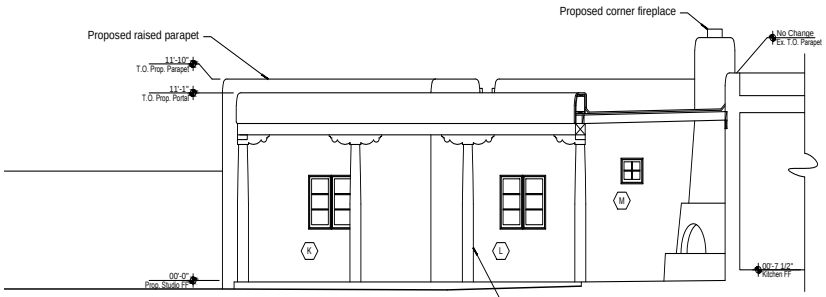
0 5' 10' 20'




4 PROPOSED COURTYARD ELEVATION - EAST
SCALE : 1/4" = 1' - 0"
0 5' 10' 20'

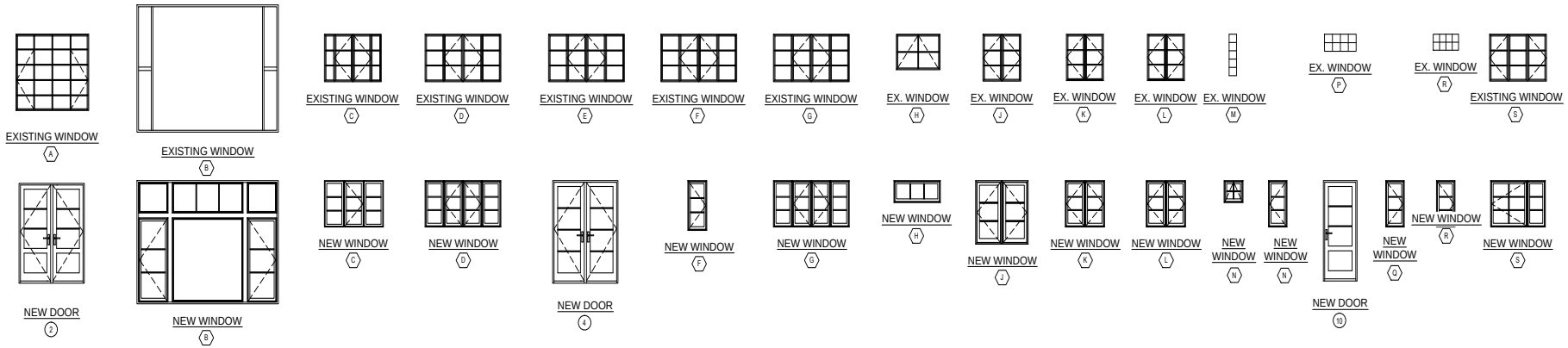
WDC
WILSON DESIGN & CONSTRUCTION LLC

EXIST. & PROP. ELEVATIONS

110 CALLE LA PENA

11-1-2022

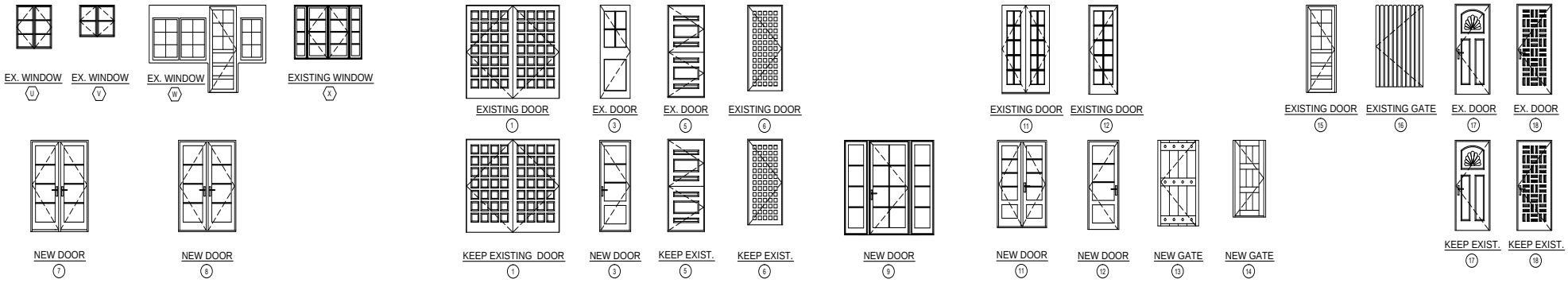
A3.5




EXISTING AND PROPOSED WINDOWS AND DOORS - Existing window/ doors aligned over proposed

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

ALL PROPOSED DOORS AND WINDOWS ARE
"KOLBE VISTALUXE WD"




EXISTING AND PROPOSED WINDOWS AND DOORS - Existing window/ doors aligned over proposed

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

WINDOW SCHEDULE - 110 Calle La Pena

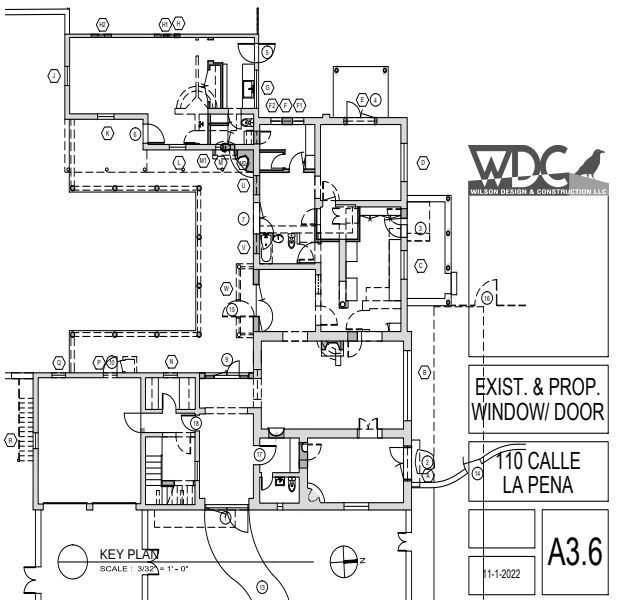
| EXISTING | | | | NEW - PROPOSED | | | | |
|---|---|---|---|---|---|---|---|---|
| Mark | W x H | Operation | Material | Mark | W x H | Operation | Material | Manf./ Model |
| A | 5'-9" x 5'-2" | Casement/ Fixed | Steel | A | Replaced by Door #2 | - | - | - |
| B | 11'-2" x 8'-8" | Fixed | Aluminum Storefront | B | 11'-2" x 8'-8" | Casement/ Fixed | Clad Wood/ Glass | Kolbe Vistaluxe WD |
| C | 4'-6" x 3'-3" | Casement/ Fixed | Steel | C | 4'-6" x 3'-3" | Casement/ Fixed | Clad Wood/ Glass | Kolbe Vistaluxe WD |
| D | 6'-0" x 3'-3" | Casement/ Fixed | Steel | D | 6'-0" x 3'-3" | Casement/ Fixed | Clad Wood/ Glass | Kolbe Vistaluxe WD |
| E | 6'-0" x 3'-3" | Casement/ Fixed | Steel | E | Replaced by Door #4 | - | - | - |
| F | 6'-0" x 3'-3" | Casement/ Fixed | Steel | F | 1'-6" x 3'-3" | Casement | Clad Wood/ Glass | Kolbe Vistaluxe WD |
| G | 6'-0" x 3'-3" | Casement/ Fixed | Steel | G | 6'-0" x 3'-3" | Casement/ Fixed | Clad Wood/ Glass | Kolbe Vistaluxe WD |
| H | 3'-6" x 2'-6" | Awning | Wood | H | 1'-6" x 3'-8" | Fixed | Clad Wood/ Glass | Kolbe Vistaluxe WD |
| J | 3'-0" x 3'-3" | Casement | Steel | J | 4'-4" x 4'-4" | Casement | Clad Wood/ Glass | Kolbe Vistaluxe WD |
| K | 3'-0" x 3'-3" | Casement | Steel | K | 3'-0" x 3'-3" | Casement | Clad Wood/ Glass | Kolbe Vistaluxe WD |
| L | 3'-0" x 3'-3" | Casement | Steel | L | 3'-0" x 3'-3" | Casement | Clad Wood/ Glass | Kolbe Vistaluxe WD |
| M | 0'-8" x 2'-8" | Fixed | Glass Block | M | 1'-6" x 1'-6" | Awning | Clad Wood/ Glass | Kolbe Vistaluxe WD |
| N | - | - | - | N | 1'-6" x 3'-3" | Casement | Clad Wood/ Glass | Kolbe Vistaluxe WD |
| P | 2'-8" x 1'-4" | Fixed | Glass Block | P | Replaced by Door #10 | - | - | - |
| Q | - | - | - | Q | 1'-6" x 3'-3" | Casement | Clad Wood/ Glass | Kolbe Vistaluxe WD |
| R | 2'-8" x 1'-4" | Fixed | Glass Block | R | 1'-6" x 3'-3" | Casement | Clad Wood/ Glass | Kolbe Vistaluxe WD |
| S | 4'-6" x 3'-3" | Casement/ Fixed | Steel | S | 4'-6" x 3'-3" | Casement/ Fixed | Clad Wood/ Glass | Kolbe Vistaluxe WD |
| T | - | - | - | T | - | - | | |
| U | 3'-0" x 3'-3" | Casement | Steel | U | Replaced by Door #7 | - | | |
| V | 3'-0" x 2'-4" | Casement | Steel | V | - | - | | |
| W | 2'-4" x 3'-3" (x3) | Casement | Wood | W | Replaced by Door #8 | - | | |
| X | 5'-10" x 4'-0" | Casement/ Fixed | Steel | X | - | - | | |

NOTE: All Windows shimmed, fastened and flashed to drainage plane as per mfg. spec.
All glazing Min. U Factor = 0.25
See Manufacturers Installation and Flashing Instructions

DOOR SCHEDULE - 110 Calle La Pena

| EXISTING | | | | | NEW - PROPOSED | | | | |
|---|---|---|---|---|---|---|---|---|---|
| Mark | Location | W x H | Operation | Material | Mark | W x H | Operation | Material | Manf./ Model |
| 1 | Front Entry | 8'-0" x 7'-0" | Swinging Double | Wood | 1 | Keep Existing Door | | | |
| 2 | North Facade | - | - | - | 2 | 5'-0" x 6'-8" | Swinging Double | Clad Wood/ Glass | Kolbe Vistaluxe WD |
| 3 | N. Facade Kitchen | 2'-8" x 6'-8" | Swinging | Wood/ Glass | 3 | 2'-8" x 6'-8" | Swinging | Clad Wood/ Glass | Kolbe Vistaluxe WD |
| 4 | W. Facade M. Bed. | - | - | - | 4 | 5'-0" x 7'-0" | Swinging Double | Clad Wood/ Glass | Kolbe Vistaluxe WD |
| 5 | N. Facade Studio | 3'-0" x 6'-8" | Double Dutch | Wood | 5 | Keep Existing Door | - | - | - |
| 6 | S. Facade Studio | 3'-0" x 6'-4" | Swinging | Wood | 6 | Keep Existing Door | - | - | - |
| 7 | S. Courtyard Facade | - | - | - | 7 | 5'-0" x 6'-8" | Swinging Double | Clad Wood/ Glass | Kolbe Vistaluxe WD |
| 8 | S. Courtyard Facade | - | - | - | 8 | 5'-0" x 6'-8" | Swinging Double | Clad Wood/ Glass | Kolbe Vistaluxe WD |
| 9 | W. Crtyd. Facade | - | - | - | 9 | 7'-8" x 7'-0" | Single w/ Sidelights | Clad Wood/ Glass | Kolbe Vistaluxe WD |
| 10 | W. Crtyd. Facade | - | - | - | 10 | 2'-8" x 6'-8" | Swinging | Clad Wood/ Glass | Kolbe Vistaluxe WD |
| 11 | East Facade 2nd Flr. | 4'-0" x 6'-8" | Swinging Double | Wood/ Glass | 11 | 4'-0" x 6'-8" | Swinging Double | Clad Wood/ Glass | Kolbe Vistaluxe WD |
| 12 | West Facade 2nd Flr. | 2'-6" x 6'-8" | Swinging | - | 12 | 2'-6" x 6'-8" | Swinging | Clad Wood/ Glass | Kolbe Vistaluxe WD |
| 13 | E. Yard Wall Gate | - | - | - | 13 | 3'-0" x 6'-4" | Swinging | Wood | Custom |
| 14 | N. Yard Wall Gate | - | - | - | 14 | 3'-0" x 6'-0" | Swinging | Wood | Custom |
| 15 | S. Crtyd. Entry | 3'-0" x 6'-8" | Swinging | Wood/ Glass | 15 | Not Used | - | - | - |
| 16 | N. Yard Wall Gate | 3'-6" x 6'-0" | Swinging | Wood Slats | 14 | 3'-0" x 6'-0" | Swinging | Wood | Custom |
| 17 | Front North Side | 3'-0" x 6'-8" | Swinging | Carved Wood | 14 | Keep Existing Door | - | - | - |
| 18 | Front South Side | 3'-0" x 6'-8" | Swinging | Carved Wood | 15 | Keep Existing Door | - | - | - |

NOTE: All Exterior Doors shimmed, fastened and flashed to drainage plane as per mfg. spec.
All glazing Min. U Factor = 0.25



**SUMMARY INDEX**
**HISTORIC DISTRICTS REVIEW BOARD**
**OCTOBER 25, 2022**


| ITEM | ACTION TAKEN | PAGE(S) |
|---|---|---|
| Call to Order | 5:30 pm | 1 |
| Roll Call | Quorum Present | 1 |
| Approval of Agenda | Approved | 3-4 |
| Approval of Minutes October 11, 2022 | Approved, as submitted | 4 |
| Approval of Findings & Conclusions | Approved, as presented | 4 |
| Matters from the Public | Comments | 4-5 |
| Staff Communications | Comments | 5 |
| Old Business | | |
| 1. 2022-005791-HDRB. | Designation | 5-10 |
| 2. 2022-005595-HDRB. 504 E. Palace, Exception | Approved | |
| New Business | | |
| 1. 2022-005970-HDRB. 645 E. Palace Unit | Approved | 10-12 |
| 2. 2022-005471-HDRB. 110 Calle la Pena | Postponed | 12-25 |
| 3. 2022-005973-HDRB. 624 Agua Fria | Postponed | 25-32 |
| Discussion Items | Board Elections | 32-33 |
| Matters from the Board | None | 33 |
| Next Meeting | Tuesday November 8, 2022 | 33 |
| Adjournment | 8:40 pm | 33 |

**MINUTES OF THE CITY OF SANTA FE**
**HISTORIC DISTRICTS REVIEW BOARD**
**OCTOBER 25, 2022 – 5:30 PM**

## CALL TO ORDER

A regular meeting of the City of Santa Fe Historic Districts Review Board was called to order by Anthony Guida, Acting Chair, on the above date at approximately 5:30 p.m. at a meeting held at the Santa Fe Community Convention Center Lamy Room, 201 Marcy Street, Santa Fe, New Mexico.

## A. ROLL CALL

Roll Call indicated the presence of a quorum as follows:

**MEMBERS PRESENT:**
Ms. Cecilia Rios, Chairwoman
Ms. Madeleine Aguilar Medrano
Ms. Jennifer Berkley
Ms. Jennifer Biedscheid
Mr. John Bienvenu
Mr. Anthony Guida
Ms. Flynn G. Larson

**MEMBERS ABSENT**

**OTHERS PRESENT:**
Ms. Heather Lamboy, Assistant Land Use Director
Ms. Carly Piccarello, Historic Preservation Division Manager (on Zoom)
Mr. 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

Ms. Piccarello said since there is a full Board, the Board elections for Chair and Vice Chair could be heard under Discussion or Matters from the Board.

**MOTION:** Member Guida moved, seconded by Member Larson to approve the agenda.

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

## C. APPROVAL OF MINUTES:

1. October 11, 2022

Chair Rios thanked the Board members and public for their comments.

**MOTION:** Member Guida moved, seconded by Member Larson to approve the minutes of October 11, 2022, as submitted.

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

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

1. 2022-005878-HDRB. 905 Camino Ranchitos

**MOTION:** Member Larson moved, seconded by Member Guida to approve the Findings of Fact and Conclusion of Law as submitted.

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

## E. MATTERS FROM THE PUBLIC

Frank Katz, former H-Board member, and a Board member of the Old Santa Fe Association (OFSA) said he thought knowing some history about the new dormitory at the School for the Arts would help. In 1981 the New Mexico Supreme Court told the Land Office that the City had no authority to regulate the pumpjack front of the Land Office. In 2008 a City Attorney advised City Council that the law had changed, and the City could impose its standards on State buildings. A genial consultation resulted in a discussion by the City and State that led to an amendment to State law. Both the City and the State were pleased, and State law was amended. That law affects the dormitory. The process was also used with the County Courthouse with the design approved by the City, and the Wood Gormley School, with minor changes. The Board

said the design of the dorm was too close to the street and obscured the old Gallery building among others. The Board said the design was too boxy, too busy, too many facades and lacked architectural flow. The Old Santa Fe Association agreed.

Mr. Katz said he wanted to remind the Board of their ability to say the changes are not good enough. The Board at the end of the 60 days, has five days to submit to the State and local government Historic Review Board and have them review if that is the best that can be done. Rad Acton, on the OSFA Board suggested a possible revision which meets the objections voiced by the Board and does not change the programmatic structure. He hoped the Board would support the changes and push the state to make the changes that were submitted. He submitted the graphics from Rad Acton regarding his suggested changes.

Stefanie Beninato, via Zoom, said she agreed with OSFA on the dormitory. She hopes the school will consider a different design. Also, she wanted to point out that an artist who has a gallery on East DeVargas Street has an advertising sign a block from Old Santa Fe Trail, and the Old House recently put up an informational sign. She thought the House saw the other sign and decided to put up a large sign as well. She wondered why that is not being addressed.

## F. STAFF COMMUNICATIONS

Ms. Piccarello said it is the time of year when they close out grant applications and apply for new grants. They received about 45 HCPIs for the Transition District with one grant they just closed. Also, staff submitted an application for the restoration of the main library and hope to use funds for a historic study and property survey.

She said staff is working on the 2023 hearing schedule. She will send that to the Board for finalization prior to the next hearing. She added that staff has one interview for the Senior Planner position to go before hiring for the position.

## G. OLD BUSINESS

1. **2022-005791-HDRB. 504 E. Palace Ave.** Elisabeth Wagner, agent for Blair Naylor, owner, requests a primary facade designation for a contributing building in the Downtown and Eastside Historic District. (Heather Lamboy)

2. **2022-005595-HDRB. 504 E. Palace Ave.** Downtown and Eastside Historic District. Elisabeth Wagner, agent for Blair Naylor, owner, proposes to add a 36 sq. ft. elevator to a contributing building, requesting an exception to 14-5.2(D)(2) for an addition within 10’ of a primary facade. (Heather Lamboy)

## STAFF REPORT (PRIMARY FAÇADE)

At the August 23, 2022 the HDRB postponed consideration of this case and requested an updated HCPI in order to be able to make the most informed decision possible. The applicant then worked with John Murphy to complete a Historic Cultural Properties Inventory (HCPI) form. It is attached hereto and provides the historical context and evolution of the property.

Based on the building Historic Building Inventory form that was completed in 1985, the property is listed as contributing to the Downtown and Eastside Historic District. The square building was constructed by David Gonzales as a single-story duplex building in 1892, and then a second-story addition was added after to 1910. The second-story addition is reflected in the 1930 Sanborn Map. The Gonzales family owned the home until 1999. While the first floor is constructed of adobe, the second floor consists of brick construction. Historically the first-floor exterior walls were red smooth troweled plaster with mortar lines painted on the surface.

The house has defining Territorial Revival style features, which includes 2/2 double-hung windows with Territorial surrounds and a two-light Territorial style door. The porch with ionic columns is also characteristic of Territorial Revival style.

There is evidence of two additions on the south elevation. The first was constructed prior to 1930 and had a flat roof. In 1999 the addition was remodeled and a pitch was added to the roof as well as a portal on the west elevation of the addition.

## STAFF RECOMMENDATION

Staff recommends the historic status of the structure be maintained as contributing, per 14-5.2(C) Designation of Significant and Contributing Structures. Staff also recommends that the north elevation (façade 2) as well as the east (façade 1) and west elevations (façade 3) (excluding the additions at the rear of the home) be designated as primary.

## STAFF REPORT (ADDITION)

Based on the building Historic Building Inventory form that was completed in 1985, the property is listed as contributing to the Downtown and Eastside Historic District. The square building was constructed by David Gonzales as a single-story duplex building in 1892, and then a second-story addition was added after to 1910. The second-story addition is reflected in the 1930 Sanborn Map. The Gonzales family owned the home until 1999. While the first floor is constructed of adobe, the second floor consists of brick

construction. Historically the first-floor exterior walls were red smooth troweled plaster with mortar lines painted on the surface.

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There is evidence of two additions on the south elevation. The first was constructed prior to 1930 and had a flat roof. In 1999 the addition was remodeled and a pitch was added to the roof as well as a portal on the west elevation of the addition.

At the August 23, 2022 the HDRB postponed consideration of this case and requested an updated HCPI in order to be able to make the most informed decision possible. The applicant then worked with John Murphy to complete a Historic Cultural Properties Inventory (HCPI) form.

Now, the applicant proposes the following exterior alterations:

1. Construct a 36 square foot, second-story addition on the south façade of the building to accommodate an elevator. The applicant states that the elevator is needed for elderly family members to be able to access the second floor. The 36 square-foot elevator will be incorporated into the existing one-story kitchen addition that was constructed on the south elevation in 1979. The kitchen addition is not publicly visible from E Palace Ave. The existing kitchen first-floor roof is 10’10” above finished grade. The elevator shaft will be visible above the first-floor roof to the top of the eaves on the second floor which are 20’4” above finished grade. The elevator addition will be set back from the east façade by 6”.

2. The addition’s stucco will be El Rey cementitious stucco “Sand” to match the existing stucco on the kitchen addition. The addition will have similar trim to the original building but will have different detailing to distinguish it from the original.

**STAFF RECOMMENDATION**

Staff finds that all the exception criteria have been met but the Board may find that they require further testimony. Otherwise, staff recommends approval of the application as it complies with 14-5.2(D) General Design Standards for all H Districts, and 14-5.2(E) Downtown and Eastside Historic District.

Member Guida confirmed that both staff reports were given, the status case and the addition.

Member Bienvenu asked if the front wall was designated and if not, could the Board designate it based on the notice. He noted Mr. Murphy recommended it as contributing.

Ms. Lamboy said the wall could be part of the status review. Staff believed originally it was a rock wall and extensively modified and not historic. She said she did not agree with the suggestion.

Member Bienvenu asked if the date of the modification was known.

Ms. Lamboy said the draft staff report said the change was in the 1990s, but the records were lost.

Chair Rios asked if she had indicated the rock wall was the same height as the stucco wall.

Ms. Lamboy said she would have to look at the staff report before answering.

Chair Rios said the first story of the building is about 130 years old and the second story about 122 years old. She thought the wall was added later and not historic. She said in those days' the walls were either very low or there were none. Rock walls seem to be common for this home, but not at this height.

Ms. Lamboy agreed. She offered to double check the height.

Chair Rios said normally they don't combine cases. She asked if anyone had questions on the primary façades in the first part of the case, or the elevator. There were none. She asked about the public visibility and who would be impacted.

Ms. Lamboy said visibility is mainly to the adjoining property owners to the east. Coming west on Palace you catch a view, but not substantially.

Chair Rios asked if staff had heard from the abutting property owners.

Ms. Lamboy said they received nothing from them, and none were present at the last hearing.

**APPLICANT PRESENTATION**

Elizabeth Wagner, 810 Palace Avenue was sworn. She said she thought the north and west elevations are primary, but the east elevation was not as important. It is only visible from a private driveway. She noted the property owner was present and had talked with the owners in the back and they said they approve of the project.

Chair Rios asked if Ms. Wagner thought the east elevation had character defining features.

Ms. Wagner said it does and mirrors the west façade, but it is an obstructed view and not visible. She noted in Mr. Murphy's updated survey that he said the rock wall was a 3-4 foot wall typical of that time.

Chair Rios agreed. She asked if Ms. Wagner knew about the elevator.

Ms. Wagner said she asked for an exception anticipating the east elevation would be primary. An addition has to be 10 feet from the primary and they prefer to put the elevator in the addition. She said if denied, plan B is to put the elevator in the four-room historical footprint. They would enter the elevator from the kitchen and go up to the second floor and exit into the children's bedroom. That would be for ADA accessibility for the owner's parents.

Member Larson agreed with Option A adding the elevator in the addition. She asked Ms. Wagner to expand on her reason for minimizing impact to the historic portions because it is important for the record.

Ms. Wagner said if the elevator is on the interior it will encroach on and impact the original 1892 floorplan. She said the plan as proposed is the best.

Member Agular Medrano said to her this is the reason exception criteria exists. The family has been living here for 23 years and has invested in the house. She took from the letter that they love the house and have carefully maintained it. Exception criteria exists to allow people to age in place and continue living in their home. She said she is also in favor of adding the elevator into the addition.

**PUBLIC HEARING**

Stefanie Beninato, PO Box 1601, Santa Fe, was sworn. She asked the Board to consider all three façades in the status case. The mirroring of the east and west façade is important, and the east has character defining features, even if not visible. She said before requesting an exception you were to look at alternative designs. She suggested alternative designs could be to have the bedroom downstairs, or put the elevator where the stairs are, which would be minimally disruptive.

**BOARD DISCUSSION (PRIMARY FAÇADE)**

Member Guida said he favors the applicant's suggestion to designate two facades. The east façade is more utilitarian because of the addition. The west façade

conveys character defining elements. He said the test for a primary façade should not be that it *just* has character defining elements, those can be noted in the motion. He favors the more conservative north and west elevations as primary.

Member Biedscheid asked if anyone else sees the case differently because the west and east are almost identical. She thought that important. She wondered if that is a reason to treat it differently than they would normally.

Member Guida said the symmetry issue is fully captured on the north façade. The west façade is nice and a reason to preserve it and keep the cubic volume of the house. He said that the east façade matches, is not as important.

**MOTION:** In 2022-005791-HDRB, 504 E. Palace Ave., Member Guida moved to maintain the contributing status of the residence and designate the north and west facades as primary, excluding the 1990s porch added to the front of the house, and to have no status on the wall. The motion was seconded by Member Larson.

**VOTE:** The motion failed by (3-4) roll call vote with Members Biedscheid, Guida and Larson voting in favor and Members Aguilar Medrano, Berkley, Bienvenu and Chair Rios voting against.

**MOTION:** In 2022-005791-HDRB, 504 E. Palace Ave., Member Bienvenu moved to designate the east, north and west facades as primary adopting staff's reasoning and to maintain contributing status and designate the wall as non-contributing.

Chair Rios asked if anything is excluded.

Member Bienvenu added this excludes the addition on the south side.

Member Aguilar Medrano seconded the motion.

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

Member Biedscheid said the motion did not exclude the front portal which is not historic.

Member Bienvenu said he did not designate the portal because it is noncontributing but would accept that as a friendly amendment. He

clarified specifically he designated the wall as *noncontributing,* not just that it has no designation.

Attorney Ruybalid asked for the votes to be restated so those voting prior to the friendly amendment have the opportunity to change their vote.

All members in the revote, voted the same as their original vote.

**BOARD DISCUSSION (ADDITION)**

Member Larson said this is a sensitive addition. People should be able to make historic buildings more accessible and they should work for people, rather than the opposite.

**MOTION:** In 2022-005595-HDRB, 504 E. Palace Ave., Member Larson moved to approve the application as submitted, finding that exception criteria have been met for the addition to be 10 feet on a primary façade and the addition is sensitive and compliant with the needs for the design and numbers 1 and 2 of the application. The motion was seconded by Member Biedscheid with comment, "This is how an addition should be done."

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

## H. NEW BUSINESS

1. **2022-005970-HDRB. 645 E. Palace Unit 1**. Downtown and Eastside Historic District. Christoper Purvis, agent for Richard Reynaldo, owner, proposes alterations to Case H-17-023 that include a 100 sq. ft. addition; window, door and portal alterations on a non-contributing building. (Angela Schackel Bordegaray)

**STAFF REPORT**

645 East Palace Avenue Unit 1 is a 1,745 square foot single-family residence and a 425 square foot free-standing garage constructed in the mid-to late 1950s in a vernacular manner with Territorial surrounds. The structures are listed as non-contributing to the Downtown and Eastside Historic District. The board approved an extensive remodel at its March 28, 2017, board meeting (Case H-17-023). All items were approved. The proposal included:

1. Adding a 265 square foot addition on the southwest elevation.
2. Adding a 530 square foot addition to the north and east elevations.

3. Adding a 100 square foot portal on the southeast elevation.
4. Raise parapets to 14' – 11."
5. Reconfigure windows on the southwest elevation. Add true divided lite white-clad French doors and true divided lite double-hung windows.
6. Restucco main house with cementitious El Rey's "Buckskin."
7. Relocate fireplace.
8. Replace and reconfigure the existing windows on the northeast side of the main house with new white clad insulated TDL double hung.
9. Add a 5' coyote fence.
10. Construct a low stuccoed masonry retaining wall.
11. Restucco shed to match main house.

The buildings are under construction to meet the board's approval. The applicant returns to the board with alterations to its previously approved project. The current proposal reduces the originally proposed additions by 175 square feet at the northwest corner of the house and at the east portal. Proposed changes are listed below.

Northwest elevation:
1. Reduce the number and size of windows.
2. Move the proposed fireplace further to the west end.

Southeast elevation:
3. Reduce the portal size and add French doors.

Northeast elevation:
4. Remove proposed portal.
5. Change proposed windows to French doors.

Southwest elevation:
1. Add 195 square foot portal.
2. Construct a 265 square foot addition.
3. Add window to approved double set of windows.

Stucco color will be El Rey buckskin to match existing house. All new windows shall be white-clad insulated true divided lite double-hung windows. Portal will be rough sawn pine stained natural.

**STAFF RECOMMENDATION**

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

## APPLICANT PRESENTATION

Christopher Purvis, 518 Old Santa Fe Trail, was sworn. He said they learned that where they planned to add the master suite, the northern piece, the wall had hardly any structural adobe left and the vigas above were rotted. They pushed the master suite into the building more. He noted on the floor plan the red area that was originally approved. The southwest side and master suite is further integrated into the building. They moved the fireplace from the middle of the living room to the corner. They are asking for approval to push the laundry room out.

Member Guida asked, referring to the floor plan, if the kiva was on the drawing.

Mr. Purvis noted the kiva on the bottom of the plan. He added they also reduced the window count.

Member Guida said it looks better.

## PUBLIC HEARING

Ms. Beninato, previously sworn, said she wasn't able to see the elevations discussed and it was hard to follow the questioning. She thought the changes were okay on a non-contributing building but wondered why it took so long to come back to the Board.

## BOARD DISCUSSION

**MOTION:** In 2022-005970-HDRB, 645 E. Palace Unit 1, Member Guida moved to approve the project as submitted with the changes as itemized in the packet and that the applicant submit an updated floor plan to staff on the relocated fireplace in the living room. The motion was seconded by Member Larson.

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

2. **2022-005471-HDRB. 110 Calle la Pena.** Downtown and Eastside Historic District. Peter Wilson, agent for Kevin Scott, owner, proposes three portal additions totaling 543 sq. ft., window and door alterations, raise parapet height (14'); rebuild and extend courtyard portal; re-stucco on a contributing building. Exceptions are requested to 14-5.2(E)(1)(a) for doors that are not of Old Santa Fe Style. (Carly Piccarello)

**STAFF REPORT**

110 Calle la Peña is a 2,807-square-foot two-story residence with attached casita, listed as contributing to the Downtown and Eastside Historic District. Constructed in the late 1940s, the Spanish-Pueblo Revival Style U-shaped structure began as a simple one-story adobe rectangle with its entrance on the south elevation. A two-story addition was constructed on its east elevation and a rear casita was connected on its west elevation in the 1950s. The two-story portion is the house's front today. A rear courtyard casita was added and the south entry portal was infilled. The building consists of three separate apartments currently.

Its defining features include its eastern elevation with its shallow inset balcony, carved wood railing, and steel windows of varied sizes and lite patterns. Windows are single-pane fixed, double-pane divided lite, steel-frame casement windows and glass block. Its north elevation contains a large plate-glass window believed to have been designed for an artist's studio, per the applicant-provided 2022 Historical Cultural Property Inventory. The aluminum window is 11'2" x 8'8". The windows have exposed wood lintels that extend beyond the window and door widths. The 6' stucco east yard wall and gate arches were added since 1990.

Both the 1991 and 2022 Historic Cultural Property Inventory forms describe the multiple historic alterations between its original construction in 1948 and subsequent five decades. The applicant also included a history of the property's original developers and builders and the construction history of the main building and casita. According to the applicant's history, the developer of the subdivision that is now Calle la Peña was H.H. Dorman (Harry Howard) "who recognized Santa Fe's unique buildings and urban form and was an early advocate of historic preservation in Santa Fe." The applicant's background research states that many of Dorman's proposals for preservation became part of the 1957 City ordinance that formed the basis of today's Historic Preservation Code. Of note, the recent (2022) HCPI states that the "Calle la Peña covenants allowed for only Pueblo or Spanish Colonial Style."

The historic building with its multiple historic accretions contributes to the Downtown and Eastside Historic District as the original house in an uncommon cul-de-sac layout and built originally of adobe in the Spanish-Pueblo Style architecture. Its additions, including its second story and rear casita, are historical alterations that maintain its historic character. Its historic construction "story" includes its various construction methods and materials.

On July 12th, 2022, in case 2022-005345-HDRB, the HDRB maintained the structure's status as contributing. The Board designates the east elevation of the main house the primary façade, facade 1 (including 1(a) and 1(b)).

Now, the applicant proposes the following exterior alterations:

East Façade (Primary)

1. Retain the existing wood Door #1 contrary to the scope letter.
2. Replace existing wood Door #11 on second floor with a new aluminum clad front door without sidelights, contrary to the scope letter, in the existing opening.
3. Replace cable railing on second floor with wrought iron railing in the same location and matching the existing height.
4. Add a carved wood pedestrian gate to the curved courtyard wall and extend wall, which is non-contributing.
5. Add masonry pillars to form a roof over the gate.

North Façade

6. Construct a 139 sq.ft. Spanish Pueblo Revival style portal on the existing yard walls with timber beams, columns and corbels and a stucco parapet at 11'-0".
7. Replace existing steel windows with aluminum clad wood windows.
8. Add an 18" deep corbel and latilla overhang at this door.
9. Replace aluminum storefront window 'B' with a new aluminum clad wood divided light window. The existing opening and lintel will be preserved.
10. Replace the wood fence with a 6'-0" masonry and stucco yard wall with carved wood gate.

West Façade

11. Construct an 80 sq.ft. timber and latilla Spanish Pueblo Revival style portal.
12. Raise the studio's parapet height by 2'-9", raise the floor level 8" to address site drainage. The existing non-historic ceiling beams are 7'-7" high. The overall proposed height of the Studio parapet from lowest natural grade is 12'-3".
13. Replace existing window E with a new aluminum clad wood and glass door 4 using the existing window opening.

South Façade

14. Remove exterior non-historic, wood stair.
15. Raise the parapet and floor level of the studio as noted above.
16. Replace window J with a new aluminum clad wood window in the same location but larger than the original.

Courtyard Façades

17. Remove enclosed portal and windows U, V, W & X and wood and glass door #15.
18. Construct an approximate 700 square foot Spanish Pueblo Revival style portal which wraps the east, south and west sides of the courtyard. The proposed height of the new portal is 11'-6".
19. Add two aluminum clad wood and glass double doors #7 and #8.

20. Raise the parapet and floor level of the Studio as previously noted.
21. Replace existing steel Window K with a new clad wood window matching the size and pattern of the existing window. The new window matches the location of the existing window.
22. Replace existing wood Door #6 with a new clad wood and glass door matching the size of the existing door.
23. The new door's location is the same as the existing door.
24. Replace existing steel Window L with a new clad wood window matching the size and pattern of the existing window. The new window matches the location of the existing window.
25. Replace existing glass block windows with an aluminum clad wood window.
26. The entire facade will receive new El Rey buckskin color cementitious stucco with fine aggregate.

All Façades except the east and primary

27. Replace all windows on the north, west and south facades with double glazed thermally broken metal clad Marvin Signature Ultimate Narrow Frame casement clad wood windows in Ebony with 5/8" square divided light muntins
28. Replace all doors on the north, west and south facades with except for Doors #1 and #9 with Marvin Ultimate Swinging Narrow Profile Door aluminum clad wood in Ebony with 5/8" square divided light muntins. Replacement Doors #1 and #9 are custom steel doors in ebony.

All Facades

29. Re-stucco in El Rey buckskin color cementitious stucco with fine aggregate.

**West Courtyard Facade**

Extend roof cover and add clad wood and glass Door and Sidelights #9 in existing breezeway opening.

Add clad wood and glass Window N in existing wall Replace existing glass block Window P with a new clad wood and glass Door #10. The new door uses existing window opening.

Add clad wood and glass Window Q in existing wall

**STAFF RECOMMENDATION**

Staff does not find that any of the exception criteria have been met but the Board may find that they have upon further testimony. Otherwise, staff does not recommend approval of the application as for its compliance with 14-5.2(D) General Design Standards for all H Districts, and 14-5.2(E) Downtown and Eastside Historic District.

Due to the substantial changes to the doors and character defining windows as proposed, staff believes that this may also impact the contributing status of the building. The alteration of windows to doors also removes historic materials.

Member Guida asked the specific exceptions being requested.

Ms. Piccarello said the style for the 7 non-historic doors. Looking at replacements, additions and remodels are required to maintain the style of the building. Then staff looks at whether the building status will be threatened. In this, the number of changes, including the style of the door, is a concern.

Member Guida said the only one is the upstairs door on the primary façade.

Ms. Piccarello said the exception applies not just to primary façades but the entire building. Potentially it would undermine the National Registry Nomination to look at it in any other way.

Chair Rios asked if she felt the doors were not in keeping the house's historic status and have too much glass and are too modernistic.

Ms. Piccarello said this is looking at a lot of glass. They see in houses of this time, a lot of carved wooden doors and some glass doors. The proposal is a standard door that is used throughout the house. Often, they see doors more in the midcentury range but this not a consistent style seen back then. Staff's primary concern is that this changes the design and appearance and the era of the building.

Chair Rios confirmed staff’s position was that the doors negatively impact the contributing house. She asked to confirm the windows were not part of the exception, and most were steel casement.

Ms. Piccarello said she was correct. The window patterns for the proposed replacements do not follow the pattern of the existing windows in all cases. She will defer to the applicant as to why they chose the window. The pattern change is mostly on nonprimary façades, but they do have a similar appearance. The pattern on the primary façade is maintained.

Chair Rios asked if a change to the size of the opening was proposed.

Ms. Piccarello said not on the primary façade, but the north façade has a window to door and the courtyard windows will change. She said specifically the garage has one window that will change to four windows. And two larger windows change to a door and two smaller windows on nonprimary façades.

Member Bienvenu said this is before the Board primarily as exception criteria, meaning staff determined exception criteria must be met for this to be approved. He said there seems three possibilities why exceptions are required; one is the changes would alter the status. He asked if along preservation lines, the removal of historic materials significant to the structure is another reason criteria were triggered.

Ms. Piccarello said windows fall under specific areas but with this many historic windows removed one exception starts to push other exceptions. Staff uses just one rather than the applicant choosing what is most appropriate.

Member Bienvenu said another possible reason to require exceptions here was implicated in the staff report. The windows and doors do not meet the style standards in subsection E.

Ms. Piccarello said that was one of the primary reasons for looking at this.

Member Bienvenu asked her if she considered the house Recent, or Old Santa Fe style.

Ms. Piccarello said it is a little of both. It has adobe, a main defining feature of the Old Santa Fe style, but its building periods move into Recent Santa Fe style.

**APPLICANT PRESENTATION**

Peter Wilson, 755 Dunlap Street, was sworn. He said their design approach was to preserve the character of the house and enhance the coherence of the design. He referred to images showing concrete block, steel casement windows, double garage door and various pueblo features. All the steel windows will be preserved and the front door and the architectural elements. On the primary façade they propose to change the 1990s wood double glazed door. He displayed the light pattern in the existing and proposed door he felt more in harmony. Both aluminum windows with metal on the outside. He showed a comparison of the existing steel windows and new casement windows. He described the proposed windows and reviewed the replacement of the window with a door, the storefront window. He said they want to echo the three-pane steel casement windows that are in most of the house. He described the existing doors with many different designs that they want to bring into harmony. They will maintain all historical elements on the primary façade and only replace the non-historical balcony door. He said they tried to submit a design that did not require exceptions.

Joseph Karnes, of Sommer, Karnes & Associates, was sworn in. He noted Mr. & Mrs. Scott, the owners, were present. He said staff required one exception with respect to the seven non-historic existing doors and as shown, none match. The applicant's intent is to achieve a consistent door design matching the historic window

style, consistent with post World War II style of the building. Particularly on the primary east façade. Code excludes windows and doors from the requirement for architectural features on contributing structures to be repaired rather than replaced. The applicant does not agree that the exceptions were required.

Mr. Karnes said they also disagree the house doesn't fall under easily with a recognized style. He said he takes issue with the staff report that the house is Old Santa Fe style. The two-story primary east façade and rear casita were built in the 1950s. Code states two-story Old Santa Fe style structures are rare. Particularly on the east façade, portions of the house and casita were added after World War II and are concrete block, not adobe. The 15 original windows are steel casement, not wood. And the primary east façade is two stories with two large garage door openings. The east façade presents long geometric straight lines, none are indicative of Old Santa Fe style. The HCPI by John Murphy recognizes that the primary east façade retains the most historic integrity and architectural interest. The proposal retains the existing windows on the east façade as well as the lower door to preserve the historic integrity. The primary issue is this building doesn't fall easily within a designated style. He said staff is compelled to apply Code as written, but Board members have latitude. They can ensure the intent of the historic overlay is respected. That is what the applicants are trying to do. All seven existing doors are non-historic, and each is different. To impose Old Santa Fe style requirements on the 1950s building would be inconsistent with its more modern appearance. Mr. Karnes said the applicant asks the Board to include doors and windows that present a harmonious design and coherent appearance, consistent with the historic post World War II design of the bulk of the house and the intent of the historic overlay Code; *each structure is to be recognized as a physical record of its time, place and use*. He said they appreciate the support of the neighbors. They ask that the application be approved with the exception. He said the letter of support from Jean Francis was not in the packet due to a typographical error. He read her letter into the record, attached as Exhibit "1".

Member Guida said in general he is in strong agreement with the applicant on the overall proposal. He said the Board often asks applicants to pursue something in line or appropriate when replacing historic metal casement windows. This applicant is leaving the historic metal casement on the primary façade. He said he is in favor of replacing those in this case, with the product the applicant found which closely matches the overall profile and intent of the historic windows. He said he applauds the applicant's effort.

He said primarily before the Board is the issue of the doors. He believes, although there was an attempt to be compatible with historic metal profiles in the 50s, that the amount of uniformity developed over time is questionable. He suggested not changing some of the carved doors to a metal profile.

Member Guida asked Mr. Wilson to display the door on the primary façade. He agreed it was appropriate with number 11, to replace the narrow doors with new ones with a more squarish light profile. He asked if the applicant could get a vertical mullion on door number 12 with the horizontal light profile.

Mr. Wilson said that is possible.

Member Guida said he suggests that as a possible solution. The wider doors need a vertical and would be more in keeping with what was there before. He said on some of the wood doors, changing the Dutch door out for metal would be appropriate. He suggested the door to the right of the Dutch door should be kept if in good condition.

Kevin Scott, owner, 533 Agua Fria Street, was sworn. He said that could be added. He noted on a picture of the front façade, that window openings were wider than they are high. The lights have no vertical muntins and the ratio of height to width in the glazing is 3 to 5 approximately. He said he agreed with staff the windows are contemporary and midcentury modern windows. He said at that ratio in the openings, glazing and the lack of vertical elements, the frames and casing do not have the vertical muntin. That was integral to their approach, and a product with thin measurement and profiles consistent with old form steel windows.

Member Guida asked if Mr. Scott would be willing to add a vertical on the wider new doors, and on door #6 forego a new door and keep the existing wood door.

Mr. Scott said he would with regard to the wider door and the wood door can be saved.

Member Guida said he agrees with the removal of the stair and railing. He said with regard to the relationship of the railing to the balcony railing on the primary façade, mimicking it would not be a good idea. He asked Mr. Wilson if the client would consider raising the parapet height to avoid a publicly visible secondary railing.

Mr. Wilson said they had not considered that. They did look at the metal railing to express the 50s design of the building.

Member Guida asked Ms. Piccarello if raising the parapet height required an exception.

Ms. Piccarello said it would not; it is within the height of the building.

Chair Rios asked Member Guida how many doors he suggested keeping the same.

Member Guida said he recommended retaining door #6, not replacing. On numbers 12, 5, 3, 8 and 7, 4 and 2 he would suggest new doors to add vertical in the light pattern.

Chair Rios clarified her question was which doors should be *retained.* She said she is clear about #6 but are there others.

Member Guida said just door #6 should be retained.

Member Aguilar Medrano said she did not see the two carved wooden doors on either side of the entrance coming in through the street in the packet. She asked if those would be replaced as well.

Mr. Wilson said he didn't know the plan for those doors and wasn't aware that would be part of the façade.

Member Aguilar Medrano said on the railing, she agreed the solution is to raise the parapet. She asked for clarification of the description. It was described as wrought iron, but with a Thunderbird pattern.

Mr. Wilson said that wasn't in the drawing and was picked up from the Penasco style of the wood railing but in steel to be more contemporary. The thunderbird is a symbol celebrated in the 50s, meaning prosperity.

Member Aguilar Medrano confirmed this was not traditional wrought iron.

Mr. Wilson said it will be done by an ironworker and not hammered steel.

Member Aguilar Medrano said the trim color swatches were somewhat deceiving and online is a couple of shades lighter. She was concerned all the new proposed trim would be black, opposed to the dark gray brown currently there.

Mr. Wilson said the color sample was from a standard color sample that they hey matched to the existing color of the windows. Digitally it may have changed.

Member Aguilar Medrano said the existing color looks close to black, but at the site visit the existing color is far from black. She thought the discrepancy is noticeable.

Chair Rios confirmed that Mr. Wilson had indicated he would replace the color in kind as close to the existing color as possible.

Mr. Wilson agreed that was their intent.

Chair Rios asked if the new windows are energy efficient.

Mr. Wilson said yes, the R-value is much better than steel casement.

Member Biedscheid the north elevation that includes the large studio window, is seen on the east side. The window always distinguishes what had been an artist studio. She thought it would be nice to preserve. She asked if they considered leaving that as is, to preserve the original purpose.

Mr. Wilson said none of the parties or the neighbors cared to keep that window.

Member Biedscheid said also on that façade, the addition of the small portal breaks up what is an addition. She asked if extending the portal to include those windows to have less break in the façade was considered.

Mr. Wilson explained they are in different planes. The portal at the rear of the house is set back. The small portal in the middle at the kitchen is proposed to be built on an existing yard wall. They did not consider expanding the portal because the rooms are different. One room is the master, one the kitchen and connecting them does not make sense.

Member Bienvenu said regarding the color, he was focused on the doors and windows. They were trying to accomplish uniformity and a post-World War II Midcentury Modern, but it reads more like a Santa Fe Style house that was remodeled in the 50s with the intent of still being a Santa Fe style house. Preserving some elements but using elements making sense in the 50s, but not Midcentury Modern. He thought that the new windows, the doors and effort for uniformity, horizontality and color speak of 2020. He said they find that all over Santa Fe County and now in the outskirts of Santa Fe. Keeping some doors will break up some horizontality that they want to emphasize. The ratio appears slightly horizontal in some windows, but the applicant has made it extremely apparent with single pane verticals in the openings. He found that, combined with the black color, problematic. He thought potentially the building could lose its contributing status. Also, he did not think the color of black proposed on all the facades other than the primary, existed on the current building.

Mr. Wilson said they took the sample of color from Sherwin Williams right in the field. The windows have a couple of different colors. They may have gone with the darker color.

Member Bienvenu said there were grays and a darker gray and the ebony is black.

Mr. Wilson said that was the closest.

Member Bienvenu said even if the case, it would be inappropriate in this district.

Member Berkley agreed with Member Bienvenu. She said despite the detail, the remodel reads as 2020. She said she doesn't view the house as Midcentury Modern.

Member Larson said regarding the style, she sees an expression of international style with this house, which midcentury modern is based on. The international style supersedes time. There are parallels between continuities of contemporary architecture with the international style that emerged in the1930s and was later interpreted by architects post World War II. That was conceived into Midcentury Modern architecture, which is rarely overexpressed in Santa Fe, but they see regionally inspired interpretations. She said it is not fair to characterize this as Midcentury. It is more reflective of 20th century modernism and best characterized by the international style with larger multiple story massing and horizontal lines. She said she sees a lot of those characteristics in this house. She likes the changes but thought consensus of the Board would be difficult. She said Member Guida had proposed palatable compromises and she was thankful the applicant agreed to them. She said the north elevation is a disservice to the original intent of the modern style with the clunky parapet, etc. but it wasn't a dealbreaker. The applicant kept the picture window and the long horizontal line with the vertical offset. She said it was helpful to see the side-by-side comparisons of old and new and the attention put into this.

Member Aguilar Medrano agreed with staff on their concern of the number of changes, if approved, it could put this building's current status at risk. The west elevation, in particular, stuck out to her with square windows and the change of one of the two horizontal windows to a French door and dividing the other window into two vertical windows.

**PUBLIC HEARING**

Ms. Beninato, previously sworn, said she agreed with Member Bienvenu. Making everything uniform takes away from the historic character. She was also concerned about the portal that would obscure details in what appears to be a courtyard.

**BOARD DISCUSSION**

Member Guida said Ms. Piccarello's concern is if allowed, certain changes endanger the status of the house. He asked her to summarize the basis for the contributing status of the house.

Ms. Piccarello said it is partially adobe and combines styles of a 1948 and pre-1958 development. It is Santa Fe style because, per Code, CMU block, original

windows, minus the large window, the vigas, and the Penasco wood detailing. The building is in character of what is seen as contributing to the Historic District. She said it isn't one thing. The footprint with interior courtyard is Santa Fe style and the reason it is difficult to designate a façade. There have been changes, but there are a lot throughout the building. Code wants to ensure additions can be renewed, but with some historic evidence of what was there. She thought some effort was made in the past because some doors look to be replaced with what was originally there. She said it is a concern for status when you start pulling away to a different style. She said raising the parapet on that façade does not require a height exception, but it would require an exception to the primary façade.

Member Guida said this is not a Mid-Century Modern, it is a Santa Fe house that was built in the 50s with additions over time that are eclectic. The Board is entitled to update their opinion of why a building is contributing because the Old or Recent Santa Fe style in Code does not provide adequate guidance. The primary reason the house is contributing is for the reasons Ms. Piccarello stated. He said generally he approves of the project with adjustments and detailing that better reflects the Board's position. He said he thought to apply the Code, they could be subject to a broader homogenization the prescriptive language around detailing has produced. He said the recommendation should be made in line with this being a unique snowflake.

Member Bienvenu agreed this is contributing because of its eclectic nature over time. That is what the Board considered the last time and is what the HCPI and staff reports indicate. The uniformity is the major problem. The applicant is very thoughtful and wants to update a beautiful house. The applicant has a good architect/designer/contractor and a beautiful building design. But the Board feels the design will impact the contributing status. He suggested postponing the case for a redesign because he was confident the concerns could be addressed.

Chair Rios said Board members have differing opinions, but they want to work with the applicant and have the project be successful. But that must meet the Ordinance guidelines and keep the contributing status. She agreed postponement was a good idea and suggested the motion be very specific as to the Board's suggestions.

Mr. Scott said 30 years ago he and his wife lived two doors away and walked past the building many times. They were always struck by the character and the era and want to retain that. The house reflects its time with a two-car garage, flat façade with a garage on the same plane as the house, CMU block construction and steel frame windows. They wanted the primary façade to stay exactly as it is except for the two non-historic doors. They did not want to change the interior and have used every opening and header to the extent possible. They think the steel windows are beautiful but not practical. That is the reason they retained the six windows on the primary façade. On the other windows there is uniformity, but no more or less than now. The

current windows all retain the same uniformity with three to five ratio lights, thin frames, etc. He did not think what was proposed would make the uniformity more, or less, but understands the concern. He said there could be doors they can change. They put a high value on maintaining the sense of time and place and keeping this style of window with the proportions of glazing and dimensions they will be hard pressed to not work with a window that is harmonious with the steel windows being removed. They started the process in January and worked extensively with staff. It is important to do this correctly and to keep the character and identity. It will be difficult to not stay with a window that is sympathetic and harmonizes with the building's identity of a 1950s CMU block. The overwhelming majority of the building is CMU block, that has driven their decisions.

Chair Rios said it is important that homeowners come with their architects and those who represent them. The homeowners will live in the homes and are most involved. She said she appreciated his sincere comments.

Mr. Wilson said regarding the reverence for the contributing status, he doesn't want to change anything. He noted that the visible street façade is a two-story concrete block with steel contemporary windows. None of the applied pueblo details reflect historic significance. He saw many discrepancies in their praise of the integrity of design and character and wondered what that character is that creates such an important building to the Board.

Member Guida said that argument is for another day and a deeper critique.

**MOTION:** In 2022-005471 HDRB, 110 Calle la Pena, Member Guida moved to postpone to a date certain to allow the applicant to revise the design per the Board's recommendations. The Board understands that the existing house is contributing because of its eclectic features, is a Spanish Pueblo revival house with 1950s metal casement windows and has a mix of building volumes that have been documented in Board discussion and the HCPI that occurred over time. The main recommendations are that the applicant address the Board's desire to retain a greater degree of the eclectic in the current design, especially regarding the proposed doors and door replacements. As much as possible the applicant should retain the existing wood carved doors where possible, and at least include door #6, and may include others and the existing front door. Regarding the metal door product recommended for replacement, generally speaking the metal casement window is favorable but with a different handle set than shown on the product sheet, and where the light pattern becomes horizontal, should add a vertical division in the light pattern on most of the doors with the exception of what is currently proposed on the primary

façade. Lastly, the large studio window on the east façade is significantly character defining and should either be retained, or if replaced, its existing light pattern should be reproduced. And on the recommendation in lieu of the proposed wrought iron guardrail on top of the garage, that the applicant investigate raising the stucco parapet and not have a railing which would eliminate the need to pursue an exception. The color sample shown in the packet is darker than what appears on the current house and existing, and the Board would like color samples in a lighter tone more accurately reflecting the existing.

The motion was seconded by Member Aguilar Medrano adding friendly amendments. She asked that the applicant state whether the two doors inside the front entrance will be kept or replaced. Also, that the applicant changes the color of the proposed wood trim on the non-primary façades to match the existing Iron Ore color proposed on the primary façade.

Member Guida accepted the amendments as friendly.

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

Chair Rios wasn't sure if the applicant could submit by the date certain.

Ms. Piccarello said the next hearing is November 8th but would be a quick turnaround or the 22nd of November.

Mr. Scott asked to confirm one friendly amendment is to match the lintels and corbels color with the existing color on the primary façade.

Member Aguilar Medrano said the packet says he would keep the existing wood trim color, which is Iron Ore, but all other facades he wanted to change the color. Her friendly amendment is to keep the Iron Ore color on all the wood trim throughout.

Member Bienvenu asked to clarify his understanding is the motion and motions of this type, are not true conditions of approval, but suggestions. The applicant can consider them but is free to disregard them if he wants to return and try to convince the Board otherwise.

3. **2022-005973-HDRB. 624 Agua Fria St.** Geraldine Chavez, agent and owner, requests to remodel a contributing residence in Downtown and

Eastside Historic District. An exception 14-5.2(D)(5) to replace historic windows not in-kind. (Carly Piccarello)

**STAFF REPORT**

624 Agua Fria Street is a property with two single family structures listed as contributing to the Westside-Guadalupe Historic District. The property fronts Agua Fria Street to the north. The northernmost structure or main house is a very simple Territorial style building which has a rectangular footprint with one room projecting to the north and a flat roof and brick coping. It is constructed of adobe and cement plaster. The windows were historic, and mostly two-over one double hung wood windows.

The main portion of the house was built prior to 1868 with additions in 1889 and in the 1930s. It belonged to one of the farms along the Camino Real. The farm remained until 1910.

The two structures on the property have had very little change over the years until the summer of 2022, when the windows were replaced without City HPD or HDRB approval on both buildings. This case was the subject of a red tag, or stop work order, after the replacement of all of the windows on the property, including the back structure, and a restucco project was begun.

Now, the applicant proposes the following exterior alterations:

1) Retain the replacement clad windows that are multi-light, simulated divided lights in 'Almond.' The muntins are flat and appear behind the glass window surface. An exception is requested for replacement of historic window not in kind.
2) Re-stucco in synthetic Dryvit stucco. Color and texture sample was provided, but color and texture names were not.

**STAFF RECOMMENDATION**

Staff does not find that all the exception criteria have been met but the Board may find that they have upon further testimony. Otherwise, staff does not recommend approval of the application as it complies with 14-5.2(D) General Design Standards for all H Districts, and 14-5.2(I) Westside-Guadalupe Historic District due to the use of synthetic stucco on a contributing structure.

Ms. Piccarello said the process can either be to look at a status downgrade and request the applicant restore what was removed. It is up to the Board to decide to adopt staff's recommendation and postpone for a new proposal or move forward with a status downgrade and require restoration.

Chair Rios said both buildings are contributing. She asked if primary façades have been designated.

Ms. Piccarello said no primary facades have been designated. The buildings have little change, but there have been changes to the door. The windows appear to have been historic and original to the historic period prior to 1930.

Member Guida said Ms. Piccarello recommended the Board not approve the applicant's submittal. He asked to clarify if she was recommending a status downgrade or reversing the changes made.

Ms. Piccarello said Code allows the status to be downgraded and then requires the building be restored to status.

Member Guida asked if that is a one step process.

Ms. Piccarello said it is a two-step process because of the notice to downgrade, which is a different level of notification. The proposed changes for restoration would be at another hearing.

Member Guida asked to confirm that the Board could require restoration with the downgrade of status. He said alternatively, the applicant could be denied and asked to return with a different application meeting the criteria that would not affect the status.

Ms. Piccarello said that was correct, whichever the Board chooses.

Chair Rios said if denied, the applicant can appeal to the City Council.

Member Bienvenu asked if a third avenue could be to postpone for primary façade designation, ask the applicant to return and hear both at the time of the exception requests. He asked if the exceptions are denied, who has authority to require restoration in kind of the material.

Attorney Ruybalid said if the Board denies, HPD (Historic Preservation Division) can require restoration and that doesn’t require the Board to vote.

Member Bienvenu said it wasn't clear reading that section if the Board does have power to require something. He thought an approach could be to postpone for primary façade designation, discuss that staff exceptions are not appropriate in this case and the applicant could have time to anticipate the outcome and secure in-kind materials.

Member Berkley said she wanted to raise that as well. They didn't even begin discussion on the case on Palace Avenue when it came to light there was no primary elevation designation. That case was postponed. Also, she read in the building inventory comments in the 80s and 90s, that the windows were apparently replaced. It

is not clear to her if they are talking about really old windows, but certainly ones that don't look like this.

Ms. Piccarello said there are two HCPIs. She thought the issue with the windows is which ones were. It's highly likely that some in the back were replaced. But the ability to assess that at this point is difficult and writing a new HCPI is usually required with the status review. Staff would have a difficult time assessing which pieces of the building were really historic and which had replacements.

Member Guida said because it was red tagged, this case is before the Board for the changes that the Division cannot approve administratively. He asked if denied and the HPD requires restoration, would the essence of the project go away, and can staff approve administratively the replacement of windows and stucco in kind on contributing without a facade designation. He would not want to take the public's time on something staff can do.

Ms. Piccarello said they have little information with the outdated HCPIs and Google Earth view and windows that are gone. The HCPI is bound to have historic photographs of what those historic replacements look like and could lead them to the restoration of the building that has definite significance. It is contributing to bring the building back to its former state and is a significant building to the historic district. She said the Board could postpone or deny and recommend a HCPI at the same hearing as approval of the windows. The HCPI would provide information needed for replacement.

Chair Rios asked if Ms. Piccarello was indicating moving forward without hearing from the applicants.

Ms. Piccarello said no, the applicant should speak.

**APPLICANT PRESENTATION**

Geraldine and Don Chavez, 4300 Glenwood Hills Drive, Albuquerque were sworn. Mrs. Chavez said they are here very uninformed. They did not have much history on the building, purchased by a family corporation in 1996. She and her husband are native Santa Feans. They didn't realize when they did the windows, that a permit was needed. She said the windows are not blue. They are consistent with surrounding property windows. She sent Ms. Piccarello a new proposal for cementitious stucco even though some of the building has synthetic stucco. They are concerned the building will be compromised with cold weather and moisture because some wall is exposed. They are willing to address the windows later, but the stucco needs to be done before the bad weather.

Chair Rios asked if they are willing to go cementitious.

Mrs. Chavez said absolutely and at an additional cost. The have money tied up with the stucco company because they were stopped and need to finish. The process started back in March.

Chair Rios asked if the project was red tagged in March.

Ms. Piccarello said it was red tagged in the summer.

Mrs. Chavez explained they ordered the windows in March and installed them in July. The openings are the same and the façade of the building is the same.

Ms. Piccarello agreed the openings had not changed and the wood and framing is the same, but the replacement inside is different.

Mrs. Chavez said but it is similar to what is in the neighborhood. Many of the buildings have the same type of window and she couldn't see how they were in violation.

Chair Rios said they could be in harmony with the neighborhood, but the building is categorized as contributing and the windows contribute to that status. They look at the building in and of itself for its own character and style. She said the building is over 100 years old and the Board wants to do what they can to save the contributing status.

Mrs. Chavez said they feel the same way. They are not trying to change anything which is why they agreed to put the same size windows. That style of window is the closest they could get. The existing windows are badly in need of repair and are not energy efficient.

Member Bienvenu asked what happened to the windows that were removed.

Mr. Chavez said the frames were cracked and rotted and nothing worked, and they were hauled away.

Member Bienvenu asked if they saw the removed windows and were they true wood, divided light.

Mr. Chavez said yes, single pane.

Member Bienvenu said when a window cannot be repaired on a primary façade of a contributing building, Code requires replacement in kind. He thought it sounded as though they did not look at windows that were duplicates of what was there.

Mrs. Chavez said no, but she did not know who does that type of window.

Member Bienvenu said it is routinely required when replacing historic windows. He thought since the windows are on a primary façade, they will be required to find a duplicate window replacement.

Member Aguilar Medrano started to ask a question about foam insulation.

Ms. Piccarello explained that topic was not applicable to this and was a conversation about staff seeing requests for foam panels for insulation of stucco buildings. Possibly that will be added to the stucco guidelines.

Member Aguilar Medrano said on the site visit she noticed a window that appeared to have been covered up on the street side. She wondered if they should explore potentially reopening that window.

Mrs. Chavez explained that someone painted graffiti and the building was painted with a different color. It was not a window. She said she has an old drawing of the house showing the east side as the front of the house with an entrance. She did not know when that was changed but they have done nothing since they bought the house. Several layers of plaster and stucco are there, so there have been several renovations, but they don't have the history.

Member Aguilar Medrano asked if the HCPI report had more information.

Ms. Piccarello said potentially, but the photograph from the old 1996 HCPI does not show a window. Archives may have something, but it would have been done prior to 1985.

Mrs. Chavez said we bought the building as it was, and she was hearing that they might be responsible for restoring an old 1800 building.

Chair Rios said she didn't know what route the Board would take.

Member Guida said they would not be required to restore an 1800's building. They would be required to replace features modified in the window and stucco replacement in line with the building status. He said he could see a disconnect. The applicant is unaware of the requirements of the Code. He recommended they hire a design professional with historic preservation knowledge to advise them. The building is very important and is designated contributing. He said this will not be a fix tonight and the applicant will need someone to guide them beyond the City staff. What he sees in the photographs is completely out of line with what is done in preservation practice.

Attorney Ruybalid referred to the historic map of the contributing buildings on this lot. He noted the buildings to the west and south were not contributing but many to the east were. He said the neighborhood may provide little guidance.

Member Bienvenu said he understood the concerns of impending weather on the stucco. He said the Board tries to look at red tagged items like it is the first time it is before them. The applicant is not penalized but that is not a reason to do something that otherwise would not have been approved. Staff's issue on the stucco was the synthetic stucco. He said if cementitious is proposed now that may solve the problem. His concern is the window and door openings may have been modified. He asked staff to address if the Board should defer considering the stucco until the window issue was resolved.

Ms. Piccarello said typically they wrap permit changes into one application, because often they don't come back to the Board. And one application is less work for everyone.

Chair Rios asked if stucco is just needed on the front building.

Ms. Piccarello said she knew that restucco had not happened on the front building but did not know about the back building.

Mrs. Chavez confirmed that nothing has happened.

Chair Rios said she could give her proposal for cementitious stucco to staff.

## PUBLIC HEARING

No public comments.

## BOARD DISCUSSION

**MOTION:** In 2022-005973-HDRB, 624 Agua Fria St., Member Bienvenu moved to postpone to the next available date for the following to occur: a HCPI is prepared, and the Board receives sufficient information for a status review, and a primary façade designation, and that be presented to the Board with the requested exceptions at the same time. The motion was seconded by Member Guida with a friendly amendment that the Board most likely will recommend the applicant will need to restore the elements removed such as the windows and stucco.

Member Bienvenu accepted the amendment as friendly. He added that he hoped the applicants understood from the Board's comments they should look at replacing the windows in kind, to save time.

Member Biedscheid confirmed it is the applicant's responsibility to commission a new HCPI. She asked a friendly amendment that a licensed historian prepare the HCPI and provided information on the red tagged items to adequately include the recent actions in their assessment.

Member Bienvenu accepted the amendment as friendly.

Mrs. Chavez asked who John Murphy is.

Chair Rios explained that John Murphy is a historian with the knowledge and experience to prepare the documents and a report called the Historic Cultural Properties Inventory or HCPI. She said staff could help with any questions.

Ms. Piccarello added there is a list of approved historians, of which John Murphy is one. She can choose an available historian.

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

Chair Rios added that the Board wants to work with the applicant.

## I. DISCUSSION ITEMS

Ms. Piccarello said nominations for Board elections for chair and vice chair are needed.

Chair Rios asked for nominations.

Member Berkley asked the length of the term for the chair and vice chair.

Ms. Piccarello said the appointment is effective at the next meeting. They need to determine the cycle because the members' terms are staggered.

Attorney Ruybalid read from Code that chair, vice chair and secretary elected terms are for one year and can be reelected indefinitely.

Member Bienvenu said he found Chair Rios' service exemplary, and she runs the meetings gracefully and efficiently and always fairly. He said she has an

extraordinary depth of experience and expertise, and the Board is well served if she will continue as chair.

He said Member Guida has always been extremely effective when running a meeting in Chair Rios' absence, is always fair, and imposes restrictions only as required.

**MOTION:** Member Bienvenu moved to nominate Cecilia Rios as Chair and Anthony Guida as Vice Chair. The motion was seconded by Member Larson.

**VOTE:** The motion passed by (5-0) roll call vote with Members Aguilar Medrano, Berkley, Biedscheid, Bienvenu and Larson voting in favor and none voting against. Member Guida abstained from voting.

Attorney Ruybalid said he wanted the Board to know about the grand opening on November 4 on a project on 201 Washington Ave. The case was a conundrum because the color did not meet Code. He suggested members drop by.

Chair Rios asked about the Canyon Road case where the applicant exceeded the height for a portion of the building by about a foot. The Board required the applicant to bring the height down to what was stated in the motion. She asked if the Board's action was correct because this evening it was stated if windows were to be replaced that direction would have to come from staff.

Ms. Piccarello said that can be interpreted as a directive from the City, but Code says what the applicant proposes may need to be approved by the Board. The Board has the authority to say the building has to be lower with an exception request.

## J. MATTERS FROM THE BOARD

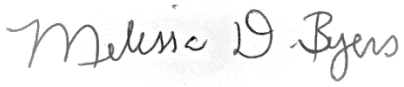
## K. NEXT MEETING: Tuesday, November 8, 2022

## L. ADJOURNMENT

**MOTION:** Member Guida moved, seconded by Member Larson to adjourn at 8:40 pm.

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

Submitted by:



Melissa Byers, Stenographer
For Byers Organizational Support Services

Approved by:

Cecilia Rios, Chair

**Exhibit 1**
**HDRB -- 10/25/2022**

**From:** GENE FRANCIS <gwfran@aol.com>
**Subject: 110 Calle La Pena**
**Date:** October 17, 2022 at 12:28:48 PM MDT
**To:** cpiccarello@sanrafenm.gov
**Cc:** kevin scott <avpetro@sbcglobal.net>

I am writing in support of the application for remodeling 110 Calle La Pena.
We have gotten to know the Scotts since they purchase the property and they have shared with us their vision for their remodel and showed us their plans. We live immediately to the south of the property at 116 Calle La Pena and feel that what they are proposing would be a substantial improvement to what is there as well as being in keeping with the neighborhood.
The Scotts are nice people and have had substantial experience with this type of remodel. We hope you will look favorably upon their application.

Gene and Carole Francis
512-7517540

# City of Santa Fe, New Mexico

# memo

**DATE:** November 22, 2022

**TO:** Historic Districts Review Board Members

**FROM:** Heather L. Lamboy, AICP, Assistant Director, Land use

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**Address: 1160 Camino de Cruz Blanca – Peterson Center, St. John's College**
**Historic Status: Significant**
**Historic District: Historic Review**

**REFERENCE ATTACHMENTS (Sequentially):**

**CITY SUBMITTALS**

____ **District Standards & yard wall & fence standards.**

__x__ **Historic Inventory Form**

____ **Zoning Review Sheet**

__x__ **Other**: Preliminary Design
Packet 9/13/2022 HDRB
Minutes 9/13/2022 HDRB

**APPLICANT SUBMITTALS**

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

__x__ **Other:** Presentation Package

**RECOMMENDATION:**

Staff recommends approval for the proposed additions and associated landscaping treatments on the east, and south elevations but does not recommend approval of the proposed bookstore addition because it does not comply with Section 14-5.2(C)(1)(d). Staff finds that exception criteria have been met for the proposed additions on the east and south sides as well as ramp, landscape, and entry door improvements in order to comply with the Americans with Disabilities Act (ADA).

Staff does not find that all the exception criteria have been met for the bookstore addition but the Board may find that they have upon further testimony. Otherwise, staff recommends approval of the application as it complies with 14-5.2(D) General Design Standards for all H Districts, and 14-5.2(E) Downtown-Guadalupe Historic District.

**BACKGROUND & SUMMARY:**

The Peterson Student Center at St. John's College was designed by the architectural firm of Holien and Buckley and constructed in 1963-64 in a mid-century Territorial Revival Style. Holien and Buckley also developed the campus master plan. John Gaw Meem, who served as a consulting architect, described the modern interpretation of Territorial Revival Style as a reflection of historic precent but also a new phase of the style. Meem noted that while the number of and size of windows far exceeded that typically found in traditional Territorial Revival Style, walls still dominate rather than openings.

There were many functions planned for in the Peterson Student Center, which includes a great hall for lectures and events, campus bookstore, coffee shop, and a student dining room. Architectural detailing includes brick parapets, cast concrete columns, lintels, and sills, and metal doors and windows. The 45,653 square-foot building is comprised of terraced rectangular masses and the main entrance faces a plaza on the east side of the building. On March 14, 2017, the HDRB designated the Peterson Student Center as significant, which results in all facades being treated as primary.

The applicant is proposing additions on the north, south and east elevations as well as improvements to improve ADA accessibility. Except for the enclosure of the east elevation portal, the elevations have not been changed since the construction of the building. Furthermore, the southern portion of the east elevation was impacted by the grade changes in association with the construction of Levan Hall, and a stair was removed. The applicant is seeking to reintroduce the stair as part of the addition proposed on the east elevation.

The existing portal on the east elevation was enclosed after the construction of the Peterson Center and represents a non-historic change to the façade. The proposed addition on the east elevation helps to reestablish a portal on that façade as historically designed, adds a stair that was originally part of the façade, and provides for additional enclosed space on the second floor. In the opinion of staff, the proposed changes to the east elevation is consistent with the character of the building while not replicating the historic design. Staff has no objection to the east elevation addition.

A single-story addition on the south elevation is proposed in the place of the existing space known as the Schepps Garden. The addition will be constructed in a manner that it can be removed in the future to restore the historic elevation and is designed to avoid impact to the existing windows on the east and west courtyard elevations. Staff has no objection to the proposed addition on the south elevation.

With reference to the proposed addition on the northeastern corner of the Peterson Center to accommodate for a bookstore addition, staff has concerns related to this addition. While there are considerations regarding the preservation of historic murals and design elements on the interior of the building, this portion of the façade represents a major impact to the appearance of the gateway to the St. John's campus. The Peterson Center represents the heartbeat of the campus and occupies a prominent place in the main entry to the campus. While it is recognized that structures change over time to accommodate changes in uses, code, or other considerations, additions on significant structures must be undertaken in a way that, if removed, the building could return to its historic appearance. The north elevation has defining features of the building, which includes a building stepback, concrete columns and unique fenestration that was contemplated with the original design.

**EXCEPTION CRITERIA AND RESPONSES:**

Exception to Section 14-5.2(D)(2): An exception to construct additions on primary facades.
Exception to Section 14-5.2(D)(5): An exception to replace windows that are not duplicated in size, style and material of the original.
Exception to Section 14- 5.2(D)(5): An exception to remove historic materials.
Exception to Section 14-5-2(C)(1)(d): An exception to permit new construction that would be undertaken in a manner that, if removed, the original form and integrity of the property and environment would be unimpaired.

(i) *Do not damage the character of the district*

Applicant Response: The proposed additions have been carefully considered to avoid damaging the character of the Peterson Student Center and the St. John's College Santa Fe Campus. This delicate balance includes consideration of the integrity of the highly significant interiors by Alexander Girard, the cohesive Territorial Revival style of the campus buildings by Holien & Buckley, and the Garret Eckbo designed landscape.

This effort began with locating and sizing each addition to maximize impact for the needs of the college while minimizing visual impact on the character of the building. The three proposed additions disperse the needed changes across the large building to minimize the bulk and prominence of any one intervention. Each addition has been massed following the additive "building block" principles of the existing building. Walls and parapets are set back from the existing faces in a continuation of the playful pueblo-inspired massing of the original design. New areas of glass are set behind new portals in keeping with the City of Santa Fe design standards for the Historic Review District, 14-5.2 (F)(2)(f).

The most visually prominent Bookstore and East Entry (first floor) additions are expressed as stucco volumes with brick parapets similar to the design of the existing building. The intent is for these additions to recede into the overall massing of the building without drawing attention to themselves. With closer inspection, they are clearly differentiated with the use of exposed steel portal columns and lintels and contemporary interpretations of the traditional brick coping detail. The South Lounge and East Entry (second floor) additions

adopt a more skeletal language of portals without stucco massing to break up the new massing with a secondary expression. As noted in the project description, it is important to note that the integrity of the east facade of the building was altered with the removal of the landbridge and substantial regrading that accompanied the construction for Levan Hall. Our proposed addition (which is necessary to correct major life safety challenges) helps to resolve the awkwardness of this facade. Regarding the south addition, it is important to note that this area of the building was never completed to the original architect's plans. Detailed descriptions of the ways in which each addition has been designed to avoid damaging the character of the building are included in the attached project description.

Staff Response: Staff agrees that the south and east elevation additions are done in a thoughtful manner that both expresses compatibility with the original building but also communicates the historic evolution of the building. On the other hand, the bookstore addition provides a more challenging design framework. The strength and prominence of this portion of the building defines the character of the building and the campus vocabulary. Staff doubts that, if removed in the future, the historic of appearance of the building would be unimpaired. The addition fills in a character-defining stepback of the building and, taken together with the changes further south on the east elevation, represents substantial change to that façade.

*(ii) Are required to prevent a hardship to the applicant or an injury to the public welfare*

Applicant Response:
The proposed scope of work is required to prevent an economic hardship to St. John's College *and* to prevent injury to the public welfare due to insufficiencies in egress capacity and accessibility.

The Peterson Student Center is the heart of social life on the Santa Fe campus of St. John's College, and is an important asset for attracting and retaining students. Contemporary student expectations for student life have evolved in the 58 years since the building was opened, and the facility no longer meets the contemporary needs of the college. This is the only space on campus accessible to all students, yet there are no comfortable lounge spaces for meetings between students and tutors (professors). There are not enough restrooms to meet code requirements, and no gender neutral restroom facilities. The limited size and isolation of the campus bookstore limits its offerings, and has led to financial difficulties threatening its continued existence. The college frequently receives feedback from potential students declining admission that these insufficiencies in the student center were a factor influencing their decision not to enroll. The ability to address these demands and ensure the continued relevance of the Peterson Student Center are necessary for the economic health of the Santa Fe campus of St. John's College.

The most important aim of this project is to address issues of egress capacity, code compliance, and accessibility. The specific issues addressed by each proposed addition are

outlined in detail in the attached project description, but the major issues are outlined below.

- Lack of sufficient egress capacity from the second floor and due to the removal of a stair at the southeast corner of the building in 2009. This has resulted in the Fire Marshall lowering the allowable occupancy of the second floor, greatly reducing the ability of the College to host large events for the campus community. This is resolved through the design of the east entrance addition.
- Lack of multiple means of egress from the occupied roof terraces of the second floor. This is resolved through the design of the east entrance addition.
- Inaccessible entrances / exits to the coffee shop, "the cave" (a student run event space), and Schepp's Garden (outside of south lounge addition). This is resolved through the design of the revised landscape entry sequence and the bookstore addition.
- Non-ADA compliant temporary ramp providing the only access to the lowered portion of the second floor. This is resolved through the design of the east entrance addition.
- Non-ADA compliant parking / unloading area at the campus entrance. This is resolved through the design of the revised landscape entry.
- Non-ADA compliant walkway along the south of the building. This is resolved through landscape changes.

The proposed additions and landscape improvements have been designed to address these issues without resorting to the most bare-bones solutions. They have been incorporated into thoughtfully considered additions that address these pressing life-safety and accessibility concerns along with the economic needs of the college in balance with the historic significance of the building.

Staff Response: With reference to the proposed design changes for improved ADA access and the need to have ADA-compliant restroom and other facilities in the Peterson Center, staff has no objection. The improvements on the south and east elevations, as well as to the "cave" on the north elevation, are designed in a manner to provide accessibility to people with disabilities and provide spaces designed in a sensitive manner to the historic building. Staff is not convinced that the bookstore addition is required as a result of an injury to the public or a hardship to the applicant.

(iii*) 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*

Applicant Response: The proposed designs have undergone successive iterations based on feedback from the college, community members, Historic Districts Review Board members and staff. These design options have refined the expression of the proposed additions to balance the needs of the college with the significance of the building. Through this process, we have landed on designs that strike a balance between compatibility and differentiation that was requested in our preliminary reviews with both the State Historic Preservation Office and the City of Santa Fe Historic Districts Review Board. The designs have become more deferential to the existing building, veering away from more contemporary and expressive proposals. This reflects a core mission of supporting and reinvigorating this

valuable historic resource. Ultimately, the aim of this project is to ensure that the Peterson Student Center can continue to serve as a vibrant heart for student life on the St. John's campus. The ability for the building to adapt to contemporary needs and accommodate change is essential for ensuring its continued relevance and survival into the future.

We understand the historic significance of the building and that these additions require exceptions to the Land Development Code. These life safety, accessibility, and programmatic improvements are essential to recruitment and retention of students and to the ongoing operations of St. John's College. We believe we have refined the designs to appropriately balance the significance of the building and the need for its uses to be updated to meet contemporary needs. We greatly appreciate the Historic Review Board's understanding and flexibility in this important project.

Staff Response: By employing different materials and nuances in the design of the additions on the east and south elevations, the applicant has employed a full range of design options to be sensitive to the unique character of the historic building. It is suggested the applicant consider additional options for the bookstore addition, which includes a smaller, lighter addition or reconsideration of the uses of spaces interior to the Peterson Center that meet's the applicant's proposed design program while respecting the historic murals and architectural treatments that exist in the building.

**RELEVANT CODE CITATIONS:**

14-5.2(A)(1) General Purpose

In order to promote the economic, cultural, and general welfare of the people of the city and to ensure the harmonious, orderly and efficient growth and development of the city, it is deemed essential by the governing body that the qualities relating to the history of Santa Fe, and a harmonious outward appearance, which preserve property values and attract tourists and residents alike, be preserved, some of these qualities being:

(a) The continued existence and preservation of historical areas and buildings;
(b) The continued construction of buildings in the historic styles; and
(c) A general harmony as to style, form, color, height, proportion, texture and material between buildings of historic design and those of more modern design.

Proximity of Addition to Primary Façade:

14-5.2(D)(2)(d) Additions are not permitted to the side of the existing footprint unless the addition is set back a minimum of ten (10) feet from the primary facade. The addition shall not exceed fifty percent of the square footage of the existing footprint, and shall not exceed fifty percent of the existing dimension of the primary facade. To the extent architecturally practicable, new additions shall be attached to any existing noncontributing portion of structures instead of attaching them to the significant or contributing portion.

Sloping Sites:

14-5.2(D)(9) Height, Pitch, Scale, Massing and Floor Stepbacks

(c)(ii)(F) The board may increase the allowable height for proposed buildings and additions located on a sloping site where the difference in the natural grade along the structure's foundation exceeds two (2) feet. In no case shall the height of a façade exceed four (4) feet above the allowable height of the applicable streetscape measured from natural or finished grade, whichever is more restrictive. This increase in height shall be constructed only in the form of building stepbacks from the street.

Windows & Doors:

14-5.2(D)(5) Windows, Doors, and Other Architectural Features

(a) For all facades of significant and landmark structures and for the primary facades of contributing structures:
  (i) Historic windows shall be repaired or restored wherever possible. Historic windows that cannot be repaired or restored shall be duplicated in the size, style, and material of the original. Thermal double pane glass may be used. No opening shall be widened or narrowed.
  (ii) No new opening shall be made where one presently does not exist unless historic documentation supports its prior existence.
  (iii) No existing opening shall be closed.

(b) For all façades of significant, contributing and landmark structures, architectural features, finishes, and details other than doors and windows, shall be repaired rather than replaced. In the event replacement is necessary, the use of new material may be approved. The new material shall match the material being replaced in composition, design, color, texture, and other visual qualities. Replacement or duplication of missing features shall be substantiated by documentation, physical or pictorial evidence.

14-5.2(C) Regulation of Significant and Contributing Structures in the Historic Districts

(1) Purpose and Intent

It is intended that:

(a) Each structure to be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as the addition of conjectural features or architectural elements from other buildings, shall not be undertaken;

(b) Changes to structures that have acquired historic significance in their own right shall be retained and preserved, recognizing that most structures change over time;

(c) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a structure be preserved; and

(d) New additions and related or adjacent new construction be undertaken in such a manner that if removed in the future, the original form and integrity of the historic property and its environment would be unimpaired.

14-12 Significant Structure:

A structure located in a historic district that is approximately fifty years old or older, and that embodies distinctive characteristics of a type, period or method of construction. For a

structure to be designated as significant, it must retain a high level of historic integrity. A structure may be designated as significant:

(A) for its association with events or persons that are important on a local, regional, national or global level; or

(B) if it is listed on or is eligible to be listed on the State Register of Cultural Properties or the National Register of Historic Places.

14-12 Primary Façade:

One or more principal faces or elevations of a building with features that define the character of the building's architecture.

Removal of Historic Material/Demolition:

14-5.2(D) General Design Standards for All H Districts

(1)(a) The status of a significant, contributing, or landmark structure shall be retained and preserved. If a proposed alteration will cause a structure to lose its significant, contributing, or landmark status, the application shall be denied. The removal of historic materials or alteration of architectural features and spaces that embody the status shall be prohibited.

(F) **Historic Review District**

(1) Applicability

(a) The division shall review and approve or deny all *applications* for new construction, exterior alteration, and demolition of *structures* in the historic review district in accordance with the standards set forth in this section.

(b) The historic districts review board shall review and approve or deny new construction of commercial, *residential* multi-unit, public *structures*, and those *structures* requiring the Board's review as specified in Subsection 14-5.2(D)(9)(a). Approval, disapproval, or referral shall be indicated by the division on the *application* for the *building permit* and on each of the required submittals, all of which shall be signed by the division staff assigned to the review.

(2) District Standards

(a) The following structural standards shall be complied with whenever exterior features of *buildings* and other *structures* subject to public view from any public *street*, way, or other public place are erected, altered, or demolished:

(i) Slump block, stucco, or stone shall be used as exterior *wall* materials. Wood and other materials may be used for details. Aluminum siding, metal panels, mirrored glass, and unstuccoed masonry *units* or unstuccoed cement shall not be used as exterior *wall* materials; and

(ii) The color of stuccoed *buildings* shall predominantly be brown, tan, or local earth tones. This does not include chocolate brown colors or white except dull or matte off-white (yeso). Surfaces of stone shall be in the natural color. Entries and *portals* may be emphasized by the use of white or other colors or materials.

Painting of *buildings* with bold repetitive patterns, or using *buildings* as signs is prohibited.

(b) It is intended that *buildings* be designed to be " *wall* dominated". "Wall dominated" means that the *building's* geometry is more defined by *walls* than by roofs. *Buildings* with flat, gabled, shed, and *hipped roofs* can be designed as "wall dominated" solutions and are allowed. However, gabled, shed and *hipped roofs* are only allowed if sufficient evidence is provided by the *applicant* showing that there are pitched roofs extant before December 12, 1983 (date of enactment) within the related *streetscape* , as viewed when standing in the public *street* in front of the site. The height of the roof above the *wall* shall be no greater than the height of the *walls* . Folded plate, hyperbolic, mansard, or red tile roofs are not allowed. Roofs in local earth tones are preferred.

(c) The use of solar and other energy collecting and conserving strategies is encouraged. The use of large glazed areas on south-facing *walls* for trombe *walls* or other solar collectors, direct gain, or other collecting purposes is allowed. When in view from any public *street* , way, or other public place, solar equipment shall be screened as follows:

(i) Raising the parapet;

(ii) Setting back from the edge of the roof;

(iii) Framing the collector with wood;

(iv) In pitched roofs, by integrating the collector into the pitch;

(v) In ground solar collectors by a *wall* or vegetation;

(vi) In *wall* collectors or *greenhouses* , by enclosing by end or other *walls* ;

(vii) Other means that screen the collector or integrate it into the overall *structure* . Non-glare materials shall be used in solar collectors.

(d) Roof-mounted mechanical, electrical and telephone equipment and other obtrusive *structures* shall be architecturally screened with opaque materials by raising the parapet, boxing in the equipment or other appropriate means. The equipment shall be of a low profile to minimize the *screening* problem.

(e) No cantilever or long apparently unsupported openings are allowed except over the projecting vigas, beams, or wood corbels or as part of the roof. The use of arches is discouraged except in freestanding *walls* .

(f) In order to emulate traditional Santa Fe architecture and construction traditions, it is intended that *structures* be designed to appear essentially as *structures* with massive *walls* which are defined as being built or appearing to be built of *adobe* construction, *wall* thickness appearing massive in relation to *wall* height, and where applicable, the depths of windows, doors and entry opening showing the massiveness of the *structure* . Solid *wall* space shall be greater in any façade than window or door space combined. Exceptions are allowed for south facing *walls* for solar equipment as provided in Subsection (F)(2)(c) of this section and under *portales*. The mass elements that make up the *building* composition shall appear as single blocks. *Buildings* with ground coverage of over twenty thousand 20,000 square feet and over one *story* shall be designed to appear more as an aggregation of smaller " *building* blocks" rather than a single large box or block. (Ord. No. 2002-37 § 28)

(g) *Walls* and fences visible from the *street* shall be built of brick, *adobe* , rock, masonry, wood, coyote fencing, wrought iron, slump block, or similar materials. *Walls* of unstuccoed concrete block or unstuccoed concrete, chain link, metal wire, or similar materials are prohibited, except where the *wall* or fence is not visible from the *street* .
(h) When parking spaces are required for commercial or multi family *residential buildings* , they shall be placed to the rear or side of the *building* . When parking areas are visible from the *street* , they shall be screened from view by *walls* , fences, vegetation, planters, earth berms, or other means.

**SUMMARY INDEX**
**HISTORIC DISTRICTS REVIEW BOARD**
**SEPTEMBER 13, 2022**


| ITEM | ACTION TAKEN | PAGE(S) |
|---|---|---|
| Call to Order | 5:30 pm | 1 |
| Roll Call | Quorum Present | 1 |
| Approval of Agenda | Approved | 2-3 |
| Approval of Minutes April 26, 2022 | Approved, as amended | 3 |
| Approval of Findings & Conclusions | Approved, as presented | 3-4 |
| Matters from the Public | Comments | 4 |
| Staff Communications<br>Preliminary Design Presentation for St. John's College | | 4-11 |
| Old Business<br>2022-005790-HDRB.<br>532 Don Gaspar Ave. | Approved | 11-16 |
| New Business<br>2022-005792-HDRB.<br>4 Plaza Fatima | Status | 16-19 |
| 2022-005793-HDRB.<br>906 ½ Don Miguel Place | Approved | 19-24 |
| 2022-005598-HDRB<br>1000 Canyon Rd. | Approved with conditions | 24-36 |
| 2022-005795-HDRB.<br>513 Canyon Rd | Approved | 36-38 |
| Discussion Items | None | 38 |
| Matters from the Board | None | 38 |

notice. Staff will determine if there is good cause for the appellant to neglect the notice requirements and if so, the hearing will be postponed.

Chair Rios explained the process for applicants who disagreed with the Board's decision to appeal.

1. Preliminary Design Presentation for the Proposed Additions to the Peterson Center at St. John's College, 1160 Camino de Cruz Blanca. HDRB members comments are requested. (Heather Lamboy)

Member Aguilar Medrano recused herself from the case and left the room.

**INTRODUCTION**

The presentation concerned one structure, the Peterson Center, on the St. John's Campus at 1160 Camino Cruz Blanca. In preliminary discussions with Staff, it was determined that this case be presented to the HDRB for an informal review to have a forum for dialogue regarding the proposed additions. Comments from the HDRB will inform the applicant for upcoming submissions to the HDRB. All the work proposed will require exceptions to the Code.

**BACKGROUND & SUMMARY:**

The Peterson Student Center at St. John's College was designed by the architectural firm of Holien and Buckley and constructed in 1963-64 in a mid-century Territorial Revival Style. Holien and Buckley also developed the campus master plan. John Gaw Meem, who served as a consulting architect, described the modern interpretation of Territorial Revival Style as a reflection of historic precent but also a new phase of the style. Meem noted that while the number of and size of windows far exceeded that typically found in traditional Territorial Revival Style, walls still dominate rather than openings.

There were many functions planned for in the Peterson Student Center, which includes a great hall for lectures and events, campus bookstore, coffee shop, and a student dining room. Architectural detailing includes brick parapets, cast concrete columns, lintels, and sills, and metal doors and windows. The 45,653 square-foot building is comprised of terraced rectangular masses and the main entrance faces a plaza on the east side of the building. On March 14,2017, the HDRB designated the Peterson Student Center as significant, which results in all facades being treated as primary.

The applicant is proposing additions on the north, south and east elevations. With the exception of the east elevation, the elevations have not been changed since the construction of the building. As illustrated in photographs provided in the packet, the east elevation portal was enclosed, and some site work was done in the plaza so there would be direct pedestrian access to the south.

Chair Rios asked whether the Board would provide a list of suggestions at the end of the presentation or if this would be by a motion.

Ms. Lamboy said there will be no action taken by the Board tonight. This is an informal presentation to solicit feedback. A formal application will be filed at a later date for Board review and approval.

**APPLICANT PRESENTATION**

The applicants were sworn in.

Mark Roosevelt, [inaudible address] previously sworn said he is the president of St. John's College. He said Peterson is at the center of campus and the student center but lacking in what it offers. Renovation is extremely important for recruitment and retention and funding was an issue, but they now have that. The Gerard murals inside the building are important. They are deteriorating as is much of the interior. Restoration of the murals is part of the renovation, as well as other aspects of the building. They hope the Board will also consider changes to the outside that would allow expanding what they offer in student space.

Sean Evans, 1121 North Luna Circle, principle of AOS Architects, previously sworn, said they understand the building being intact is valuable, but it presents severe issues with programs, recruitment and retention. In addition, there are life, safety, and accessibility issues they are trying to resolve. He showed aerial photographs. He said the mural by Alexander Gerard is magnificent, it is 140 feet long. The building has many elements of Alexander Gerard - light fixtures, painted doors, etc.

He showed the site plan and noted the landscape changes needed and that accessible parking does not meet ADA standards. The stair coming up into the campus is concealed and confusing as to how to enter the campus. He will talk about a series of additions proposed. There is a bookstore addition proposed and small modifications to the landscape and building to resolve life and safety egress matters. An air conditioner will be added to the building. They do not want a large chiller on the roof. He noted the location they feel is best and noted it will be screened.

He said his focus is to conserve the interior and the work of Alexander Gerard. Initially they plan to merge the bookstore and the coffee shop. The bookstore is a key legacy element of Alexander Gerard. There are three additions proposed. The bookstore addition would be about 40%, the second is the east entry, and the third is the south court addition. Currently lounges are in the dormitories and there is no lounge space for off campus students. The lounge space will also provide gender neutral restrooms. From a conservation perspective, this removes the damaging natural light to the mural. The second floor has the major assembly spaces, and they will add a new stair. The building

will have a sprinkler system. The series of large terraces do not have proper egress and will be connected and linked to the expansion. There is no change in the proportion of glass to stucco.

Proposed elevations for each façade were shown and photographs from 1964 and 1970. He showed the proposed East Entry Addition. They propose to move the noncompliant plywood ramp onto the terrace. Minimally they need to add a stair onto the masonry with a ramp. The stair that is concealed can be reduced in mass and they will create a small, raised terrace with raised seating and a ramp to that. The initial additions are more contemporary. This will bring them in line with the Secretary of Interior standards; compatible but differentiated.

The second design would use the language of the portals for something more in keeping with the campus. They met with the State Historic Preservation Office (SHPO). SHPO was concerned with the size of this and wanted the second floor portal diffused. The columns will be steel wrapped in something like stucco instead of concrete. He showed the view of the bookstore addition. He noted the initial design was more a contemporary glass structure with 4 exposed columns on the north. They recently looked at the stair entrance and columns with thin cornice elements in the theme of the existing building. On the last addition of the south court is where they want to continue the language of the column with glass behind it.

**BOARD DISCUSSION**

Chair Rios recommended taking one elevation at a time. She asked the total square feet that will be added.

Mr. Evans said the bookstore is 775 square feet, the east entrance about 422, and south addition is 990 square feet.

Ms. Lamboy noted the Board had visited the site and viewed the interior and exterior.

Member Larson said she appreciated the presentation and happy there is robust documentation. She said it was enlightening to see consideration of the exterior to the interior, which contributes through its association with Alexander Gerard. She appreciated the thought about the property holistically. She said their feedback should consider that. She said she leans to each elevation following the strong differentiation but subtle, using contemporary language. She said Santa Fe has a different way of seeing things but that doesn't mean they can't consider the least impactful choice. Even if the choice is not Spanish Pueblo Revival or Spanish Territorial styles. She said specifically, the east is the most subtle and provides clarity to the original elevation and is less dominant. She thought he had defended his decision of the more structured interpretation

of the portal being in the interests of the college and its connection to classical elements. She thought both proposals are nice and appealing.

Member Berkley said she also appreciated the thought that went into this. She found it magnificent and worth seeing. She asked if they have an overall campus masterplan, or will they do one-off projects as needed.

Mr. Evans said his firm was hired solely for work on the Peterson Center. He said a lot is being discussed but he was not aware of any large facilities planned. There is nowhere to put them.

Member Bienvenu said this is an interesting project with a lot of thought put into it. He said this project seems to be in flux and Mr. Evans is looking for feedback. He confirmed that the Board would not be making decisions on the proposals tonight because they may change based on feedback.

Mr. Evans said their interest is whether the Board could see giving an exemption for the additions. He feels they have to do this but there are real constraints for an exemption, especially on the stair facade. He wanted to see if there was a huge problem with the additions on the building and any aesthetic concerns. They want to design this quickly and get into construction.

Member Bienvenu said he had issues with the designs. He thought this an attractive building in all the proposals, but it no longer looks like the building currently there. They took a building that has been recognized by the National Historic Register and changed it enough in multiple elevations that it no longer retains that historic integrity. None of the elevations being altered read the same. He said massing and negative spaces are so important and essentially, he built in the negative spaces.

Mr. Evans said he somewhat disagreed. One of the things he loves most about the building is the playfulness of the massing. The designers were skilled at studying the historic pueblos and understood they were always changing. The buildings were always being added to. The cornice heights and massing are based on the pueblo methodology of construction that is really about the room. Looking at each façade, the cornices don't line up. They go up and down and almost read like a building that has grown over time. He said he worked on many John Gaw Meem buildings in the state and understood these buildings were living and would change. He said they have to allow the buildings to grow and change while balancing the architectural integrity. He said that is what we are after.

Member Bienvenu said the Board is also hamstrung by an ordinance. The ordinance provides that once a structure is considered significant, it is not supposed to have evolutionary changes made such as Mr. Evans talked about, without strong reasons that can be proven.

Mr. Evans said he respects that; there are severe life/safety challenges.

Member Bienvenu said on that he could understand they have to make those changes to make it safe. He would differentiate those changes from a need for more square footage, for example, in the bookstore. He said he could understand the need to develop the egress. He wasn't clear on the need for the portals and the space on the east façade. He thought infilling all the spaces would change the integrity sufficiently and it will no longer qualify.

Mr. Evans said they did meet with SHPO who is very enthusiastic and complementary about the project. They had no concerns on damaging the historic integrity of the building, and that is their job to ensure that is maintained.

Member Bienvenu said their standards are different than the Board's, but the information is useful. He said looking at the east façade, he would have issues with the bookstore expansion and the southern facing façade. That is basically infill of what is an important negative space in the original design. He said normally the Board would say can't you find that space in the interior. He asked if Mr. Evans couldn't still do the original thought of expanding into the lounge. The wall switches to become part of the bookstore.

Mr. Evans said the trick is to expand the bookstore and merge with the coffee shop requires them to eliminate a major work of Gerard.

Member Bienvenu said the difference between the two proposals is interesting. The more recent proposals look too much like the existing building and becomes difficult to differentiate from the original building. He said the original proposal made a much stronger differentiation.

Mr. Evans said they would work through that in the details and materiality of the design to make it acceptable.

Member Bienvenu said if allowed to make this type of addition, it would be important to find the balance between being an inconformity with the ordinance and in harmony with the existing, yet differentiated.

Mr. Evans said he reads the ordinance as not that they cannot add onto primary façades, just that you need an exception.

Member Biedscheid appreciated the thoughtful presentation. She said this building originated as part of a contemporary design for its time in response to a need for a modern educational institution. She thought Mr. Evans was trying to do much the same; something more modern for our time on a building that is now historic. She said the Board

has an obligation under Code to significant buildings and that makes it difficult to endorse changing these many façades. This building is one of the original and largest on the campus and every façade is slightly different. This proposal changes three of those facades and not many buildings in Santa Fe are of this style. Territorial Revival style midcentury expression with large store front openings and repetitive glazing is considered unique and not found anywhere else in Santa Fe. Preserving the elements is of particular interest. The land was donated for the campus and the landscaping seems integral to the feel of the campus, and she was concerned about flattening out spaces and eliminating the slope and unique setting of the building. She asked if other buildings were considered that could address the needs for the bookstore/coffee shop.

Mr. Evans said there was no more space in the historic core of the campus. They looked at every building and confirmed and have explanations why other spaces cannot be turned into a lounge.

Member Biedscheid asked about separate new buildings.

Mr. Evans said they really have no space. They are at the far end of the campus and the bookstore/coffee shop needs to be at the center of the campus.

Member Larson said the Board always thinks about both sides and at this point at a precipice. They face enrollment challenges and accessibility and safety issues, but the historic preservationist must consider principles. The building is significant to Santa Fe history and has been determined as such; there is a severe risk of losing the building if not allowed to meet modern needs. The Board needs to consider more than the physical appearance. They should consider all seven aspects of historical integrity beyond the material and design, and how the building functions and should be allowed to function. She said with consideration and respect to the interior, it is important that when presenting this case, you assert the historic significance and methodology for determining that. Under criteria C, the Board is looking at design. She would ask if this was determined criteria C from the exterior or from the interior. She said where is that argument.

Mr. Evans said the Register nomination is clear that it is C, for the interior.

Member Larson said as a Board it is relevant to consider the interior. It exists because of the significant property based on its design of the interior, and the greater design of the college and campus. She said her final point is that this project is presenting something that other projects couldn't dream of with restoring a mural that is extremely intricate and facing UV damage, and possibly environmental damage from moisture, among other concerns. This restoration effort has not been seen applied to other properties in Santa Fe, like the multi-cultural mural that was lost due to neglect. She said to continue to neglect those and not support the holistic thinking behind historic properties, we will be at risk of losing them.

Chair Rios said everyone's comments are valuable and different.

Member Berkley said going back to the original question whether there was an overall master plan, Mr. Evans explained why he was making changes on the interior. But he didn't address the availability or lack of availability anywhere else on campus, whether a new building or the consideration of repurposing other buildings. She said it might help if Mr. Evans could add more of that, in addition to talking about the interior.

Ms. Piccarello asked to clarify on Member Larson's mention of the National Register nomination and its significance. She said that is separate from City Code and when the Board designates significant, it is a separate process and a completely separate case for separate reasons. That should be considered because the Board does not want to undercut their preservation partners but do need to look at this in a different light. She referred the Board to the packet for the case information on becoming significant.

Chair Rios said the Board must uphold the Ordinance. The Board has to go by what that dictates but isn't to say they cannot respect the National Register.

Member Larson added sometimes the National Register significant determination might also parallel the local. She thought it would be interesting to learn what findings were made at the local level that may align with what was determined at the national level.

Mr. Evans said from a regulatory perspective they are right but asks that be considered in terms of the exception. He believes the College has a good hardship case regarding Code. Accessibility and preservation of the interiors is called out by the United States government as highly significant.

**PUBLIC COMMENTS**

Elizabeth West, 318 Sena Street, was sworn. She said she was surprised how pleasing this addition is to one of her favorite buildings. She is very familiar with the building. She appreciated what Member Larson said about the holistic approach, and that the Board has considered the indoor /outdoor organic reaction to each other. She liked it was mentioned as having a playful approach, as Meem was himself. She thought the elevation with the eyebrow jarring and liked the idea of preserving the mural. She said moving the bookstore/coffee shop to a different location would not be appropriate for the structure of the campus. This was given to St. John's knowing what the University and the College try to do. She said this is a welcoming place and it is very connected. Spreading it around is not a good solution. She didn't understand the change in the landscape, but the variety of heights, the setbacks, and glass seemed to follow Meem's original idea. She said she was more positive than she thought she would be because of the newest iterations.

Defendra Contractor, 924 Shoofly St., said as an alumni of the College and an architect, he commended them on a great job on a building he loves. The building is in keeping with the adaptive reuse; to give new life to old buildings. He wanted to voice his support for the project.

Chair Rios asked Ms. Lamboy if she felt this building would remain significant with what had been presented.

Ms. Lamboy said she didn't review in detail the second set of drawings. Her concern is only to be sure it is distinguishable and not replicates exactly what is there. She would need to study the reference to the historic status, but thought they were on the right track.

Chair Rios said she knew Ms. Lamboy worked closely with the applicants. She asked Mr. Evans if the Board had provided enough information for him to move forward.

Mr. Evans said they have a great spectrum of guidance, and it was great hearing the diversity of opinion. He said they will take all of it into account moving forward.

Chair Rios said this is a difficult project. The project is significant which means all sides are primary and changes are being made to three of the four sides. The Board needs to weigh this diligently. She said Mr. Evans knows by the Board's comments this evening, they are very involved in every project that comes before them. She said she hoped the Board had provided him with good information.

## G. OLD BUSINESS

*Member Aguilar Medrano returned to the meeting at 6:38 p.m.*

1. **2022-005790-HDRB. 532 Don Gaspar Ave.** Don Gaspar Area Historic District. Kevin Georges, agent for Andras Szantho, owner, propose to replace 7 windows, porch and roof on a significant structure, and construct a 4'-0" yard wall. An exception is requested to 14-5.2(D)(5) for the replacement of historic porch architectural feature. (Carly Piccarello)

**STAFF REPORT**

532 Don Gaspar Avenue is a single-family, Craftsman Bungalow residence listed as contributing to the Downtown and Eastside Historic District. It was built in 1928 and is documented as Tyler's Drug Store in 1928. It is located on the corner of W. Santa Avenue and Don Gaspar Avenue. It has a detached garage to the west of the main house, that was designated as contributing. In 2000, the HDRB approved a proposal to remodel it.

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

*Historic Preservation Division, New Mexico Department of Cultural Affairs*

For HPD Office use only:
HCPI No._____ District No._____ __NRHP __SRCP Criteria __A __B __C __D

**1. Name of property:**

Peterson Student Center
Student Center

**2. Location:**

1160 Camino Cruz Blanca
Santa Fe:
*Historic Review Historic District*

**3. Local Reference Number:**
Santa Fe ID: N/A

**4. County:** Santa Fe

**5. Property Type:**
_1_ Buildings:
__ Structures:
__ Site __ Object

**6. Date of Survey:**

December 17, 2016

**7. Previous Survey Date(s):**
__ Yes:
_x_No:

**8. Name of Project:**
HDRB status review

**9. Lat/Long:**

35.666932, -105.912435

**10. Photo Information** Negative: Harvey Kaplan View of east elevation, facing west. .

**11. Brief Description of the Property:**

The largest of the original three buildings making up the academic complex, the Peterson Student Center anchors the west end of the plaza with its huge multi-mass form. The three-story, L-plan building is positioned along a relative east-west axis. Roughly 45,693 square feet, it is composed of large rectangular mases arranged in a stepped or terrace like fashion. The three-tier design is most readily observed from the parking lot at the north. The east elevation, facing the plaza, presents an asymmetrical arrangement of masses. Its first and second stories are dominated by large bays holding storefront entries. Varying in configuration, the bays contain single or multiple aluminum stile doors flanked by composite steel windows. The doors all appear to be replacement units. The three-part entry at the first floor is not original. A balcony and a separate roof deck project from the second story. The north elevation, spanning three stories, includes a service area with sheltered loading docks at the basement level. The roof deck of the east elevation continues along the north, providing an outdoor option for the dining room. Large bays filled with storefront systems and multi-light window walls characterize this elevation. The bays are framed by precast concrete lintels and sills. Some include a shallow portal-like projection made of precast concrete as classically derived columns and fascia. The west and south elevations show the same pattern of lower projecting masses and façades dominated by window walls. Tucked into the ell of the south elevation is a small, brick-paved terraced courtyard. The composition is crowned by a small rectangular mass near the northeast corner, creating the top tier. Constructed in 1963-64 of reinforced concrete, the building is faced with cementitious stucco in the buckskin tone. Modern Territorial Revival elements applied to it include the precast concrete portales and decorative brick cornices at each level. The interior, not subject to this review, houses the campus bookstore, a small coffee shop, an auditorium, meeting rooms and offices, and a large dining room, notable for its airy double-height volume. The interior has several works by architect-designer Alexander Girard, and an overall design by Girard and interior designer Frank Woods.

**12. Who uses the property?** Student center

**13. Construction Date:**
Date: 1963-64
_x_Known __ Estimated **Source:** campus history and period newspaper accounts

**14. Setting:**
_x_ Suburban __ Rural __ Village __ Urban If Urban: __ Commercial __ Industrial __ Residential _x_Public: college campus

**15. Relationship to Surroundings:** _x_ Similar __ Dissimilar

**Comments:** N/A

## HCPI Base Form (FORM 1) *(Continued from other side)*

**16. Additional Perspective:** (Photos, drawing, footprint, etc., indicate north arrow when possible)

**North**

Source:
Google Imagery, 2016

**17. Surveyor:**
(your name, address, telephone number, and any group affiliation)

John W. Murphey
Architectural Historian
FirstLight Consulting
505-577-7593
firstlightconsulting@gmail.com

For: Peter Brill Inc.

**18. Owner (if known) and other knowledgeable people:**

N/A

**19. Is Property Endangered?** __ Unknown _x_ No __ Yes How?

**20. Significance to Current Community:** _x_ Unknown __ None __ Low __ Moderate __ High
**Describe:** Unknown

**21. Other Significance or Information of Interest:** (such as historical, legendary, structural, former ownership, etc.)
See Historical Overview.

**22. National or State Register:**

Is this property individually listed on a historic register? __ Unknown __ No _x_Yes
If yes: _x_ State _x_ National
If 'no' or unknown, do you think this property is eligible for listing? _x*_ No __Yes
**Why?** See Evaluation of Historical Status

**23. National or State Historic District:**

Is this property in a historic district? __ Unknown __ No _x_ Yes
If yes: _x_ Contributing __ Non-contributing _x*_ No Status

If 'yes', what is the name of the district? __ State _x_ National _x*_ City of Santa:

Santa John's College National Register of Historic Places district; *Historic Review District, City of Santa Fe

**Recommended Noncontributing Structure to the Historic Review District, February 15, 2017.**

**24. Supplemental Forms:**

__ None _x_ HCPI Detail Form (FORM 2) __ Continuation Sheets, # pages: _____

# Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

*Historic Preservation Division, New Mexico Department of Cultural Affairs*

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2*
HCPI No._____ District No._____ __NRHP __SRCP Criteria __A __B __C __D

| 1. Name of property: | 2. Location: | 3. Local Reference Number: Santa Fe ID #: N/A |
|---|---|---|
| Peterson Student Center<br>Student Center | 1160 Camino Cruz Blanca<br>Santa Fe:<br>*Historic Review Historic District* | 4. County: Santa Fe |
| | | 5. Date of Survey: December 18, 2016 |

**ARCHITECTURAL AND CONSTRUCTION DETAILS:**

**6. Visible Construction Material:**

__ Adobe __ Brick __ Composition __ Concrete: Block

__ Concrete: Cast Stone _x_Concrete: Poured __ Earth Plaster __ Masonry: Simulated

__ Metal: Corrugated __ Metal: Structural Siding __ Metal: V-Crimp __ Stone: Random Ashlar

Stone:
__ Random Coursed __ Stone: River Rock __Stone: Rusticated __ Stone: Tabular

_x_Stucco: __ Tile: Clay __ Vinyl Siding __ Wood: Board and Batten

Wood:
__ Horizontal Siding __ Wood: Jacal __ Wood: Log __ Wood: Shingle

__ Wood: Tongue and Groove __ Other: Frame

**7. Number of Stories:** __ N/A
Number: __1 __11/2 __ 2
__ 21/2 Other:__3__

**8. Foundation:** __ N/A
__ Not visible __ None
_x_ At Grade __ Raised
Materials: _x_ Concrete __ Stone
Other: _____
Notes:

**9. Roof:** __ N/A

Shape: _x_Flat __ Gabled
__ Hipped __ Pyramidal
__ Shed Other:
Pitch: _x_ None __ Low
__ Medium __ Steep
Features: __ Eave:
_x_ Parapets
Materials: __ Asphalt
__ Earth
__ Composition shingle __ Metal: Pressed
__ Composition Roll __ Metal: Corrugated
__ Metal: Standing Seam __ Metal: V- Crimp
__ Tile: Terra Cotta __ Wood: Shingle
Other: Built-Up

**10. Windows** __ N/A

| Operation | Material | Glazing | Number |
|---|---|---|---|
| Fixed/awning | Aluminum | 2 | Multiple |
| Fixed, window walls associated with storefront systems | Steel | Varies | Multiple |

**11. Doors** __ N/A

| Type | Style | Material | Number |
|---|---|---|---|
| Single-Leaf | Stile | Aluminum | Multiple |
| Double | Entry | Aluminum | Multiple |

**12. Chimneys: two, interior**

**13. Porches** __ N/A
Type: _x_ Entry: _x_Partial-Width __ Full-Width
_ Wrap

**14. Other Significant Features N/A**

**15. Modifications:** X __ No known modifications

#1Date: unknown; introduction of three-part aluminum storefront entry at east elevation main entry; period photographs and visual and material evidence.

## HCPI Detail Form (FORM 2)

*(Continued from other side)*

**16. Primary Architectural Style** __ Not Applicable

| | | | | |
|---|---|---|---|---|
| __ Art Deco/Streamline Moderne | __ Gothic Revival | __ Mission Revival | __ Pueblo | __ Spanish-Pueblo Revival |
| __ Bungalow/Craftsman | __ International | __ Neo-Classical | __ Queen Anne | __ Territorial |
| __ Colonial Revival | __ Italianate | __ Northern NM | __ Ranch | _x_Territorial Revival – Modern |
| __ Folk Victorian | __ Mediterranean | __ Prairie | __ Spanish-Colonial | __ Tudor Revival |

Notes:

Other:

**17. Documents Available and Their Locations**

New Mexico Historic Preservation Division
407 Galisteo Street, Suite 236
Santa Fe, NM 87501
(505) 827-6320

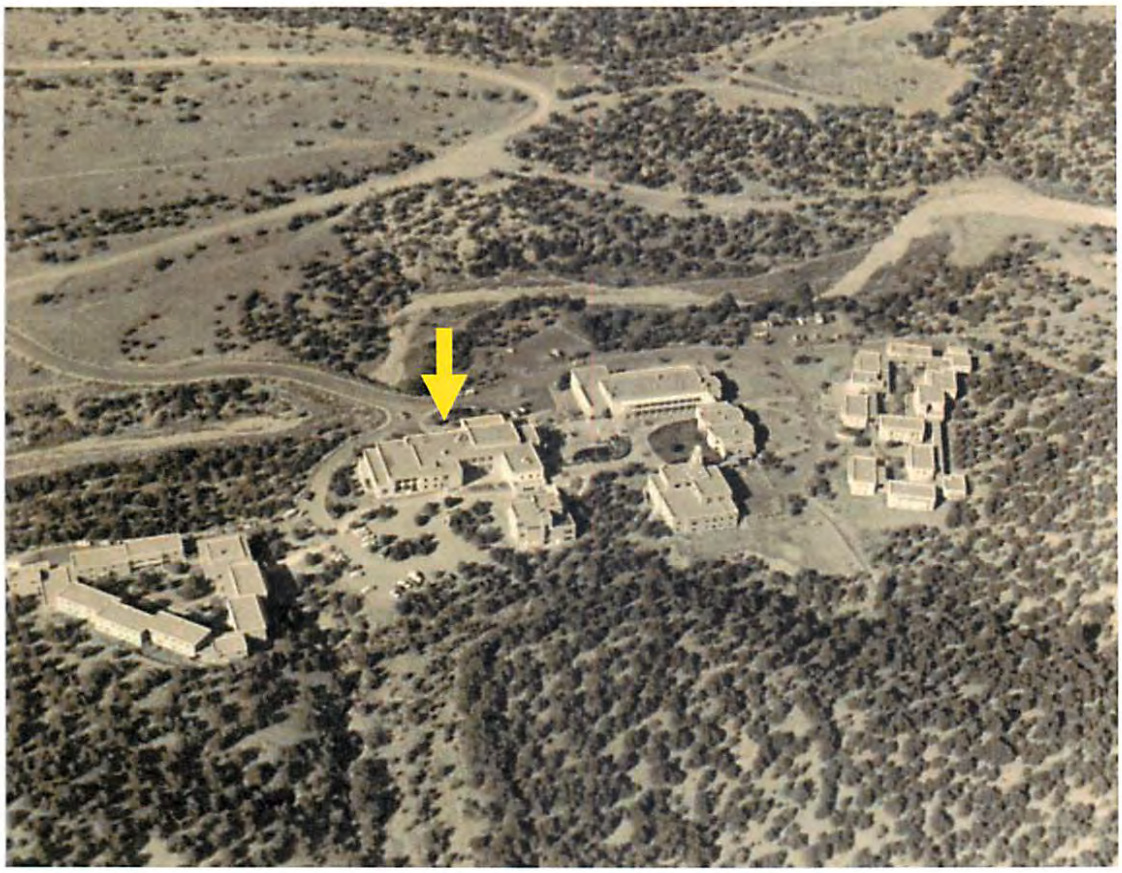
Historic Preservation Division
Land Use Department
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87504
(505) 955-6605

**SITE:**

**18. Attached or Associated Properties**

**Are associated properties eligible for listing?** No

**19.Site Plan: 1973 aerial photograph**



# Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

*Historic Preservation Division, New Mexico Department of Cultural Affairs*

| For HPD Office use only: HCPI No._____ District No._____ | *Please complete HCPI FORM 1 before completing FORM 2* ___NRHP ___SRCP Criteria __A __B __C __D | |
|---|---|---|
| **1. Name of property:**<br><br>**Peterson Student Center**<br>**Student Center** | **2. Location:**<br><br>**1160 Camino Cruz Blanca**<br>**Santa Fe:**<br>***Historic Review Historic District*** | **3. Local Reference Number:**<br>**Santa Fe ID #: N/A**<br>**4. County: Santa Fe**<br>**5. Date of Survey: December 18, 2016** |

## Historical Overview

On the morning of Monday, April 22, 1963, architect John Gaw Meem took a shovel — flown to New Mexico from Baltimore on a TWA plane — and turned over a chunk of earth along a slope of Sun Mountain. Despite the chill, approximately 60 people had arrived for the hastily arranged event, making a pilgrimage up the hill from their cars parked along the north bank of Arroyo Chamiso. Before Meem dug into the ground, Dr. Boshen, a Presbyterian preacher, provided an invocation, followed by John Dillon, who gave a short history about a small liberal arts college in Maryland. Brother Luke of St. Michael's College then delivered a short benediction.

With shovel in hand, Meem delivered his own remarks about the significance of the groundbreaking ceremony, declaring it "an important event in the history of education in the United States of America."[i] Almost immediately after the first shovelful of dirt was turned, a construction crew began work on three buildings that would form the core of the St. John's College campus in Santa Fe.[ii]

The selection of Santa Fe, reportedly one of 40 communities considered as a possible location for the new campus, took shape in 1961 when Faith and John Gaw Meem, along with several other families, donated 268 acres of land along the north slope of Sun Mountain. Soon after, a Santa Fe executive committee formed to begin planning and fundraising for the estimated $7 million campus.

The committee turned to Meem's successor firm, Holien and Buckley, to develop a master plan for the campus.[iii] In the summer of 1961, Edward O. Holien worked on the plan, conferring with Meem, his former boss, who had been hired by the college as a consulting architect.[iv] By September, the architect had worked through three drafts of the master plan.

It envisioned a central area, "the academic complex," that would include a quad populated with a classroom building, a laboratory and a student center. East and west of the complex would be separate male and female dormitories. The local committee and the Board of Governors and Visitors of the Annapolis campus reviewed the master plan, and decided to the divide the project into two phases.

# Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

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|---|---|---|
| **1. Name of property:**<br><br>**Evans Science Laboratory**<br>**Laboratory Building** | **2. Location:**<br><br>**1160 Camino Cruz Blanca**<br>**Santa Fe:**<br>***Historic Review District*** | **3. Local Reference Number:**<br>**Santa Fe ID #: N/A**<br>**4. County: Santa Fe**<br>**5. Date of Survey: December 18, 2016** |

On July 28, 1962, the board authorized $113,499 for Holien and Buckley to develop a full set of working drawings for the anticipated first phase of construction. This phase consisted of the academic complex, a library, and an administration building, as well as an access road and utilities.[v] A second set of preliminary drawings for the dormitories and separate fine arts and music buildings was additionally authorized but not built.

Work began in January 1963, with Robert E. McKee General Contractor, Inc., a large El Paso, Texas based contracting firm, which would build much of the first phase of the campus. The company started work on a causeway across Arroyo Chamiso to connect the campus with Camino Cruz Blanca. Holien and Buckley developed their final drawings in March, and construction of the academic complex started soon after.

At Meem's suggestion, the college hired Garrett Eckbo, a Los Angeles-based landscape architect with the firm Eckbo, Dean, Austin and Williams, to develop landscape design for the academic complex and landscaping plan for the rest of campus.[vi] Taking advantage of the natural sloping topography, Eckbo divided the campus into terraces demarked by stone retaining walls. For a focal point, he created a contemplative pond and rock garden near center of the academic complex.[vii] Other areas were left in a near natural state.

The initial phase of campus construction finished in September 1964, in time to receive the first class of students enrolled in the college. Eighty-five of these students graduated in four years later. Additional buildings were added to the campus over the years as funds became available. The most recent of these, the contemporarily designed Winiarski Student Center, was erected in 2012.

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**Student Center**

Constructed in 1963-64, the Peterson Student Center (originally the Student Center) was one of three buildings developed as part of the original academic complex. The architectural firm of Holien and Buckley, which developed the campus master plan, designed the student center as a large multi-purpose building suited to hold the multiple functions of a small college campus. On the second floor was the Great Hall, which functioned as a combined event and lecture hall. The first floor was designed to hold the campus bookstore, a coffee shop, and a large dining room positioned to include views of the Sandia, Jemez and Sangre de Cristo mountains.[viii]

John Gaw Meem, the consulting architect for the project, found issue with the original "heavy treatment" of the interior of the student center.[ix] At his recommendation, the college hired Santa Fe-based architect-designer Alexander Girard to design its interior and the spaces of the other buildings making up the academic complex.[x] Girard, who had recently gained national attention for his design of the La Fonda del Sol Restaurant in the Time-Life Building in Manhattan, worked with local interior designer Frank Woods to develop an interior design. They created public areas with a primarily white color scheme, and furniture and fixtures which blended modern and traditional materials with folk-art influences.[xi]

Work started on the student center almost immediately after the April 22, 1963 groundbreaking ceremonies, with bulldozers leveling the site and excavating footings. Robert E. McKee General Contractor, Inc., constructed the building, along with the Laboratory Building and Santa Fe Hall.

Construction continued at a frenzied pace through the summer. On September 27, Richard F. Cleveland, son of former President of Grover Cleveland, was surrounded by a crowd of Maryland dignitaries as he laid a cornerstone at the student center — chiseled with the year "1964." By winter, the second story slabs had been poured. The building opened to students (unfinished) in September 1964 to meet the scheduled start of classes. Without its own location, the college library stayed in the north wing of the student center for many years.

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**Evaluation of Historical Status**

John Gaw Meem, the consulting architect for the first phase of the master plan, reflected upon the campus's intended use and chose a modern twist on the Territorial Revival idiom. Meem viewed the developing architecture at St. John's not only as a reflection of historical precedent, but also as a new phase of the style. He predicted that this new phase "will be completely contemporary in meeting the standards of living and scientific requirements demanded of a modern, advanced educational institution like St. John's College."[xii] This phase of the Territorial Revival, as he envisioned it, would employ aluminum windows, "for their efficiency in maintenance," and concrete instead of wood for the portales and balconies "for maximum fire protection." Meem admitted that the windows, in terms of size and numbers, "will be far greater than in the original style," but assured that "walls will dominate rather than openings."

Constructed in 1963-64, as part of the original academic complex, the Peterson Student Center diverted from Meem's vision of a contemporary interpretation of the Territorial Revival. Instead of being wall-dominated, each elevation is instead characterized by large openings holding storefront entries and window walls, in many instances creating long bands of repetitive glazing. The emphasis on glass equally does not meet the Historic Review District standards, which stipulates wall-dominated elevations (Section 14-5.2, F-2-f).

For these reasons, the recommendation is to designate Peterson Student Center a Noncontributing Structure to the Historic Review District.

**Ordinance Definition – "Contributing Structure"**

A *structure*, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a *contributing structure* is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The *contributing structure* may have had minor *alterations*, but its integrity remains.

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## Illustrations

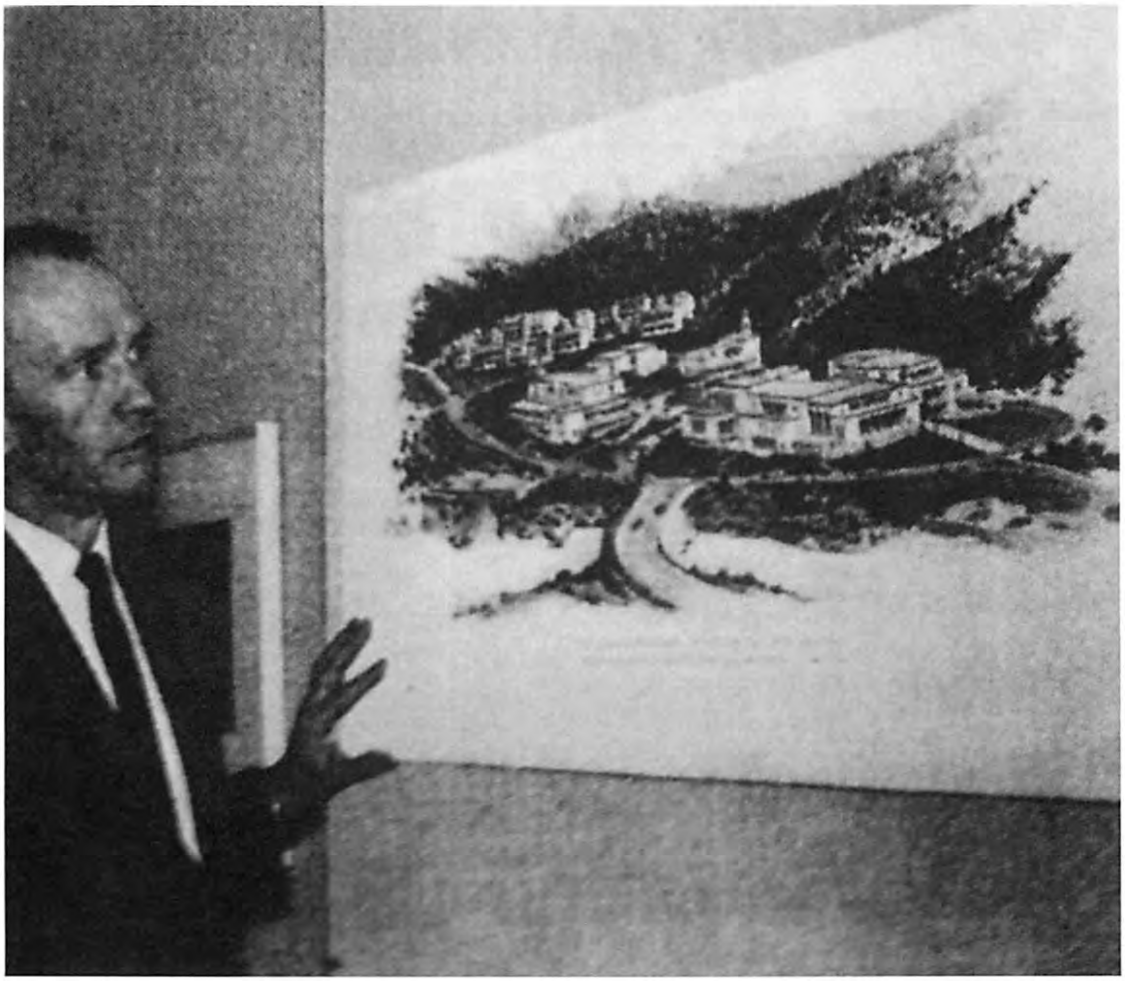

**Figure 1: President Richard D. Weigle studies perspective of Holien and Buckley preliminary design, May 26, 1962. Courtesy St. John's College.**

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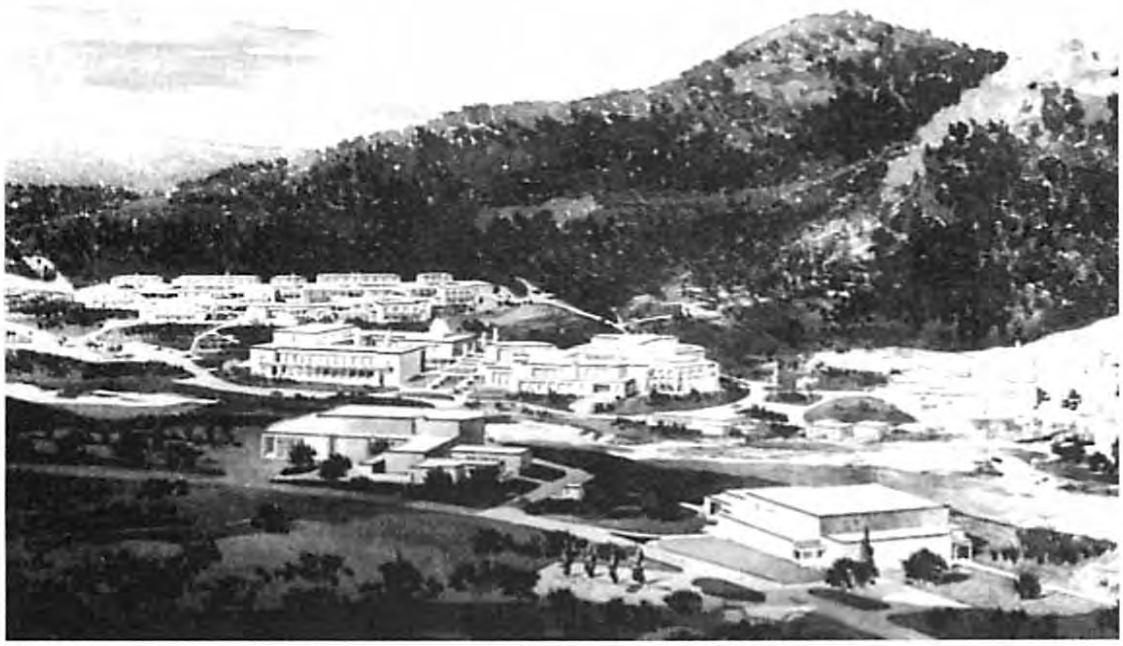

**Figure 2: Rendering of revised campus plan, 1963.**
**Courtesy St. John's College.**

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**Original Edward Holien and William Buckley Architects Drawings**
**Courtesy St. John's College**

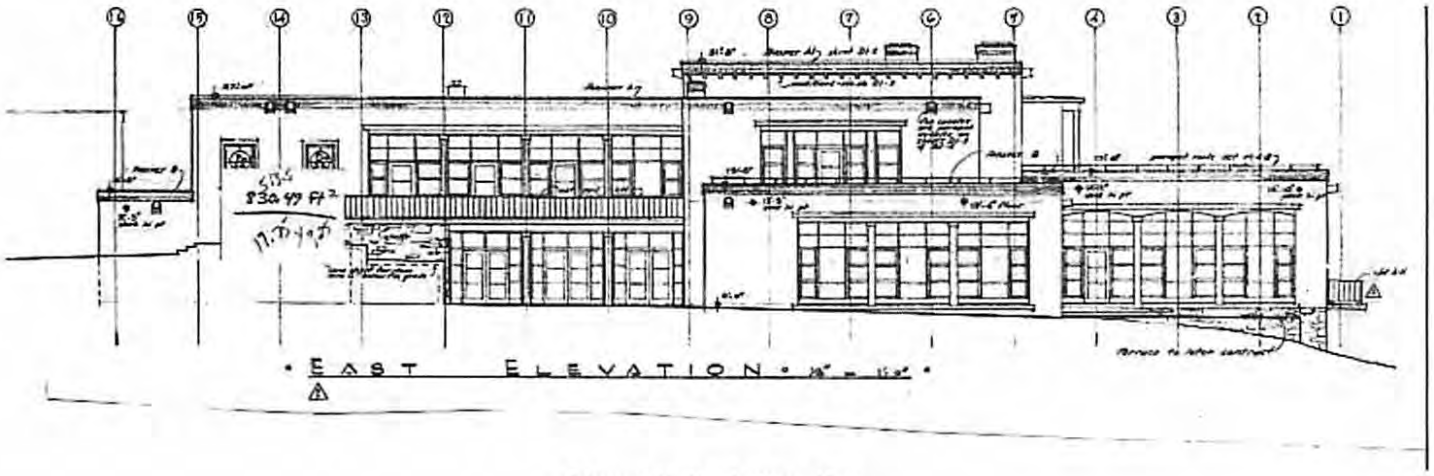


**Figure 3: East elevation.**

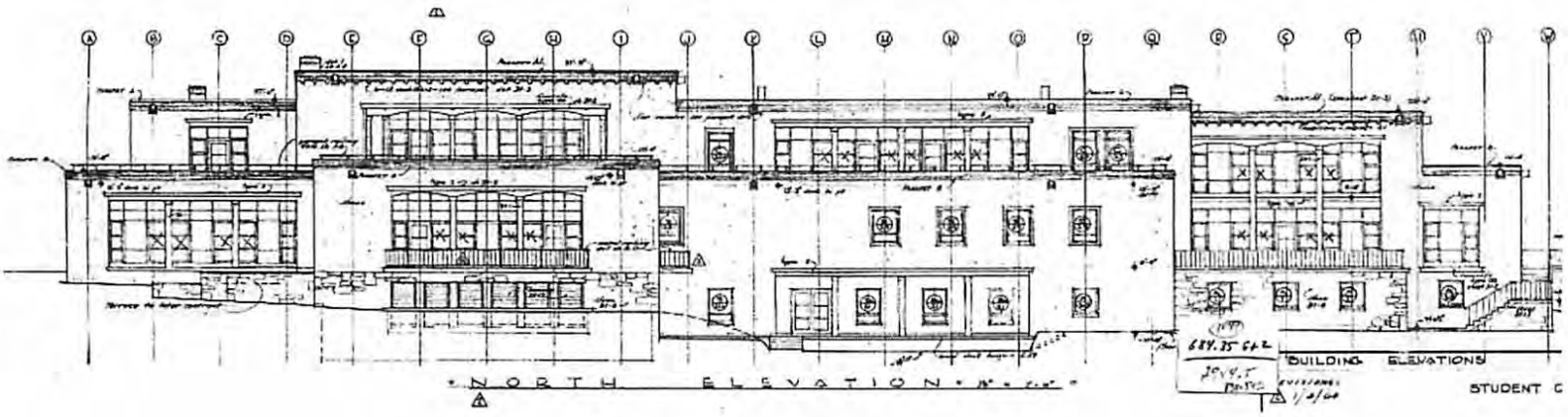


**Figure 4: North elevation.**

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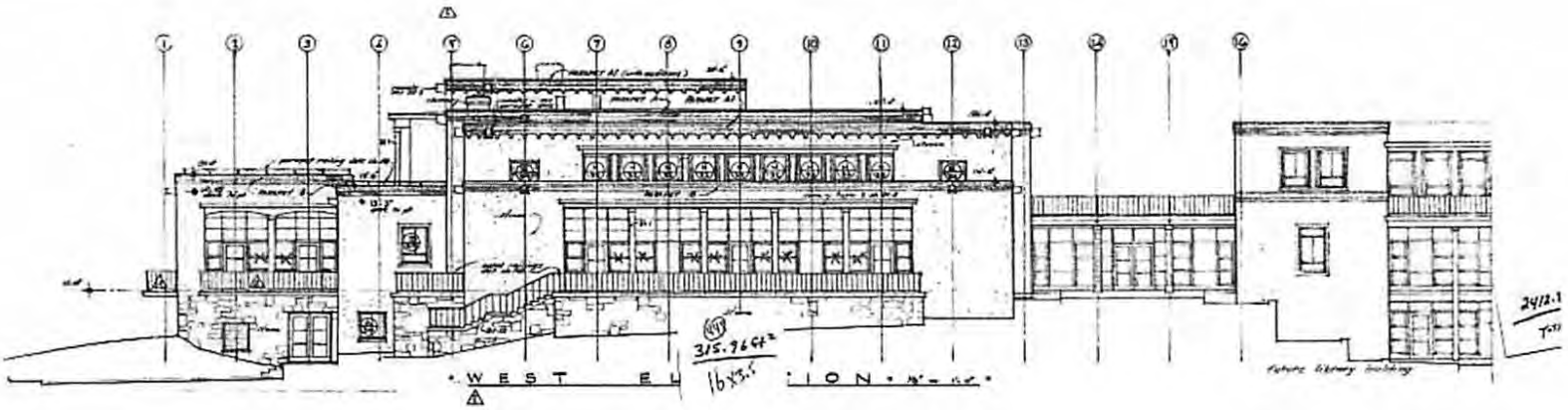


**Figure 5: West elevation.**

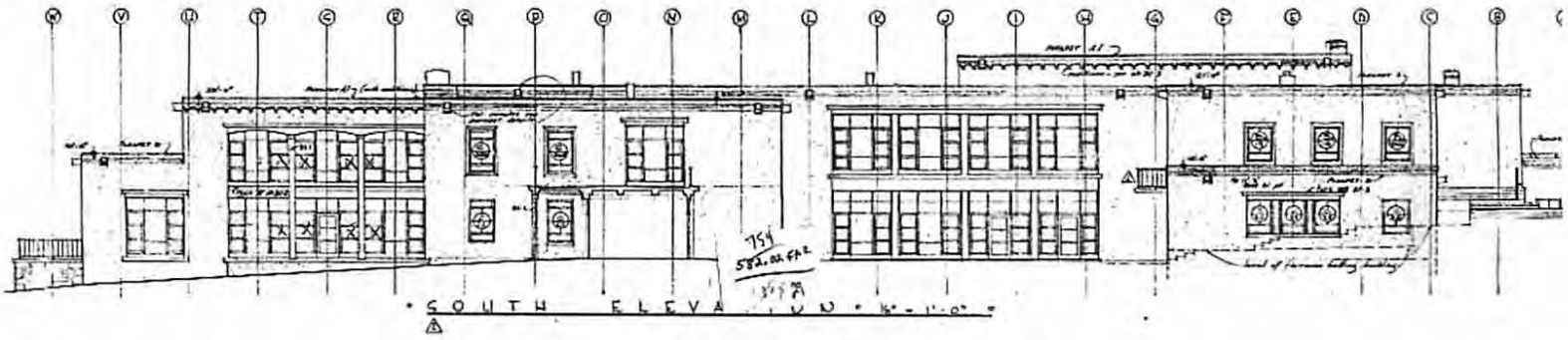


**Figure 6: South elevation.**

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[i] As quoted in Richard D. Weigle, *The Colonization of a College*: *The Beginnings and Early History of St. John's College in Santa Fe*. Annapolis: St. John's College Print Shop, 1985, 79.

[ii] *Santa Fe New Mexican*, April 22, 1963, 13.

[iii] Weigle, *The Colonization of a College*, 43.

[iv] Ibid., 45.

[v] Ibid., 48.

[vi] Ibid., 88.

[vii] *Santa Fe New Mexican*, October 9, 1964, 90.

[viii] Richard D. Weigle, *The Colonization of a College*: *The Beginnings and Early History of St. John's College in Santa Fe*. Annapolis: St. John's College Print Shop, 1985, 46.

[ix] Ibid., 88.

[x] Ibid.

[xi] *Santa Fe New Mexican*, October 9, 1964, 94.

[xii] As quoted in, Weigle, *The Colonization of a College*, 91. The date of the brochure is not provided.

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Sam Olshin, FAIA
Michael Schade, AIA
Shawn Evans, AIA
Lisa Dustin, AIA

Date: October 7, 2022

To: Historic Preservation Division
City of Santa Fe
200 Lincoln
Santa Fe, NM 87501

**RE: St. John's College Peterson Student Center Additions Proposal**

St. John's College and AOS Architects appreciate the feedback we were given by the Historic Review Board on 9/13/22 for the proposed additions to the Peterson Student Center. Much of the discussion at our 9/13 presentation involved the important balance needed in being deferential to the historic building while differentiating the additions from the original building. We presented two alternatives: the first being a more contemporary response with glass and painted steel shade canopies, and a second approach which presented a more traditional approach with glass recessed behind exterior concrete columns similar to the portals of the existing building. Following our discussion with the Historic Review Board, we continued developing the second scheme, but were unable to resolve it in a manner that was deferential enough to the existing. We are pleased to present updated an updated design that is closer in expression to the Modern Territorial Revival style of the original building through the use of stuccoed volumes with recessed portals and differentiated from the historic building through the use of painted steel columns rather than concrete. The additions have not changed significantly in area since our previous presentation. Minor adjustments to the proposed heights of the additions have been made. Per your request, we have also provided a few diagrams of the campus as a whole in order to demonstrate the necessity for these additions in this location.

The memo that follows updates the previous memo dated 8/15/22 which accompanied our initial informational application. Changes to the text of the memo are indicated in red. We are seeking approval at this time for the additions as presented in this new application package, but do anticipate that additional meetings with the Historic Preservation Division staff will be required as the final details come together for the project.

**Description of the Historic Building**

The Peterson Student Center is a three story, 45,700 sf building on the campus of St. John's College at 1160 Camino De Cruz Blanca. The largest of the original academic buildings of the campus, it contains a dining hall, coffee shop, bookstore, auditorium, and meeting spaces and continues to be used as the primary center of student life and public engagement for the college. The building was designed by Santa Fe architectural firm Holien and Buckley with design input from John Gaw Meem, and construction was completed in 1964. Designed in a modern interpretation of the Territorial

Style, the building is characterized by traditional features such as tiered massing of stucco volumes, portales, and brick cornices executed with modern technology including a concrete structural frame and large expanses of aluminum windows. The surrounding landscape was designed by modernist landscape architect Garrett Eckbo. The interior of the Peterson Student Center was designed by Alexander Girard and is highly significant as a complete vision of the noted designer in his adopted hometown of Sante Fe.

The building is located in the Historic Review District, and was designated as "significant" by the HDRB in March 2017. The building is also included as a contributing resource in the 2015 National Register of Historic Places district nomination for the St. John's College Santa Fe campus. The campus was nominated under National Register criteria A (associated with events that have made a significant contribution to the broad patterns of our history) for the unique curriculum of St. John's College, as well as criteria C (embodies the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction) in the areas of architecture and landscape architecture. The Peterson Student Center in particular was nominated under criteria C in the area of art for the interior design work of Alexander Girard.

***Project Description***

Outside of minor alterations and maintenance, the Peterson Student Center has not been significantly updated since its opening in 1964. In order to ensure its continued survival as a functioning student center in the 21st century, St. John's College is undertaking a major investment to ensure the continued relevance and operation of this significant resource on their campus. While much of the work is focused on internal updates to building systems outside the scope of this review, the ongoing operational needs of the college and serious issues with life safety and accessibility compliance necessitate some exterior changes to the building. Wherever possible, these changes have been accommodated in the interior of the building. However, some of the demands of the college necessitate the addition of new spaces that cannot be accommodated without damaging the integrity of the interior design and cannot be displaced into other campus buildings. We are proposing three small additions that we believe address these issues in a manner that balances the the exterior appearance of the campus with the highly significant interiors of the building.

Given the "significant" designation of the building, all facades are considered primary under city code. Since additions are not permitted to primary facades per 14-5.2(D)(2)(c), no additions are technically allowed to this building. We are seeking a hardship exemption to this rule based on life safety and accessibility issues, the National Register nomination of the interior design, and the ongoing operational needs of St.John's College. The necessity and scope of each proposed intervention is outlined below.

*Bookstore Addition* - A 913 sf single-story (13'-8" high) addition at the northeast corner of the building with an additional 465 sf of covered exterior portal.[1] The existing bookstore is one of the best bookstores in the city and is a major offering to the community of Santa Fe, however its limited size (1,865 sf) has proven challenging to operate and sustain financially, and the crowded fitout obscures the original spatial qualities of the interior. Through discussions with current and prospective students, the College has determined that the bookstore must expand and that the culture of the College would be well-served if the expansion is done in a way that allows it to be better integrated with the adjacent Coffee Shop. The bookstore is a major offering of SJC to the Santa Fe community. maintaining its current location with an expanded footprint ensures that this resource remains

[1] Our previous memo indicated a floor area of 773 sf, however this area was measured from the exterior stucco wall surfaces and did not account for 140 sf of new heated area that is currently under the existing portals. Height of the proposed addition decreased 2" from our previous proposal.

viable. The current bookstore is bounded on both interior sides by significant elements of Alexander Girard's design work - the 140' long mural in the main corridor to the south and a brick wall with integrated seating and fireplaces to the west. The College initially proposed eliminating the Girard designed masonry wall between these two spaces as a means of merging these spaces. The addition provides an opportunity to retain the significant Girard interior and meet the College's functional needs, while improving accessibility and life safety. The addition follows the additive "building block" massing principles of the existing design, remaining set back from each of the adjacent walls as an independent volume. The addition is designed similar to the exterior treatments of the adjacent bookstore and coffee shop. The mass of the addition is defined by a stucco volume with brick parapets. The portal columns are proposed to be exposed steel, painted white, similar to the Winiarski Dormitories completed at SJC in 2012. The glass is set behind new portals (3'-4" depth at east, 10'-5" depth at north) in keeping with City of Santa Fe design standards for the Historic Review District, 14-5.2 (F)(2)(f).

*East Entry Addition* - A 468 sf two-story (23'-6" high) addition at the east entrance of the building with an additional 687 sf of covered exterior portal and 1,305 sf of un-covered exterior improvements (stair, ramp, and planters).[2] This addition provides a *required* new exterior stair for egress from the second floor. An original exterior stair in this location was demolished during the removal of a land bridge in 2009 preceding the construction of Levan Hall to the south, leaving the second floor severely under-equipped in egress capacity. These modifications diminished the historic integrity of this facade, which our design corrects. This addition also provides space for a new interior ramp at the second floor to provide a required accessible route to the lower eastern wing and a new egress path from the adjacent terrace. This will allow us to remove a poorly constructed (non-original) plywood ramp that exceeds allowable slopes for ADA accessibility, and that damages the integrity of the original interior. A small student lounge is also included in this area to create a more uniform massing and accommodate much needed new program space. The walls of the enclosed upper floor addition are of glass storefront, which matches the extents of the glass storefront at the existing east elevation, however the columns between new storefront glazing sections are now exposed steel, painted white. The lower floor is now expressed similar to the existing building, a stucco volume with brick parapets. The portal columns are proposed to be exposed steel, painted white, similar to the Winiarski Dormitories completed at SJC in 2012. As requested, we have lowered the height of the terrace to reduce its apparent mass. The stuccoed 1st floor mass allowed us to eliminate the stepped stone wall replacing it with a stuccoed wall that comes up to the bottom of the stair stringer. This design revision allows the new components to draw less attention while restoring the integrity of this elevation which became somewhat awkward with the major grading change when Levan Hall was constructed. The new portal returns a similar experience to the original east entrance, whose portal was enclosed with contemporary aluminum storefront at an unknown point in the past (prior to the designation of the building as significant) . Terraced seating and planters elevate the new stair and portal into a gracious place for gathering instead of a bare-bones fire escape solution that would damage the historic integrity of the building.

*South Court Addition* - A 990 sf single-story (11'-11" high) addition at the south entrance of the building with an additional 198 sf of covered exterior portal.[3] This addition is intended to add critically lacking student lounge space (of which there is none in the existing building) and additional restrooms to meet plumbing fixture count requirements with gender-neutral restrooms that

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[2] Our previous memo indicated a floor area of 422 sf. The modest change in area (+46 sf), resulted from further coordination with structural engineers. Height of the proposed addition increased 10" from our previous proposal, but the roofline still falls below the original brick parapet in keeping with the stepped-down massing strategy of the original building.

[3] We have pulled down the height of the addition by 5". Area of the covered portal has been reduced by 28 sf, as a result of structural and landscape coordination.

improve equity. While all elevations of the building are considered primary, this notch on the south face of the building is one of the least visible locations to provide new square footage. The glass walls of the addition match the extents of the existing south facade, and are recessed behind expressed exterior columns. The south elevation is recessed behind a portal (3'-7" depth) in keeping with City of Santa Fe design standards for the Historic Review District, 14-5.2 (F)(2)(f). The restrooms flanking the lounge are recessed to avoid disruption of features on the adjacent walls and expressed as simple stucco walls. The columns of the portal are now proposed to be exposed steel, painted white. This addition has not been revised as a stucco mass as the design seeks to maintain the same degree of transparency as the original storefront glazing in the corridor of the historic building. This addition has the added benefit of providing the extraordinary Girard mural along the first floor corridor with greater protection from light damage. We are working with well-regarded paintings conservator Steven Prins to restore the Girard murals and painted doors throughout the building.

As shown in the building elevations and perspectives, the revised design approach of these additions are more in keeping with the original building while being sufficiently differentiated. We have taken care to not increase the proportion of stucco to glass. The new glass walls largely match the size of existing glass walls, but are pulled out away from the current exterior, allowing the carefully developed relationships between interior and exterior to be preserved in the significant original spaces of the historic building.

Campus plans have been provided that illustrate the inability to accommodate these uses in other other locations. The majority of campus land is either unbuildable or impractical because of its topography and inability to achieve pedestrian accessibility. The student center is the living room of the campus and the only centrally located facility shared by all students. There are nine other lounges on campus, however eight of these are within dormitories and one is reserved for graduate students. There is not a single comfortable space on campus that students from different dorms or undergraduates living off-campus can utilize. Most importantly, there are no lounge spaces where students and tutors (professors) can meet. Several future building sites have been reserved in approved land development plans with the city, but these locations are not centrally located and are needed for accommodating specific academic programs, not space to be shared by all. Most importantly, these are not projects currently being pursued within the next decade. The lounge spaces are needed in the Student Center. Similarly, there is not another location for the bookstore adjacent to both the campus entrance and the central placita.

**Landscape Modifications** (The following text is new to this 10/7/22 memo.)
Landscape drawings have been updated. Submitted drawings include an existing site plan, a proposed site plan, and illustrative sections.

The primary scopes of work include the following:

<u>Driveway Intersection Realignment</u>
As shown on the existing site plan (#1) and proposed site plan (#9), we propose to adjust the intersection between the main campus drive and the driveway to the Peterson Loading Dock and a small parking area to the west. This is necessary to improve accessible path connections, to provide space for the new chiller enclosure, and to better conceal the loading dock from the main campus drive.

<u>Welcoming Campus Entrance</u>
As shown on the existing site plan (#'s 2,3,4) and proposed site plan (#'s 6,7,8,1), we proposed to reconfigure the campus entrance to make it accessible and more welcoming. The current parking area in the existing drive (existing site plan #2) exceeds allowable slopes and cross slopes for accessibility. Our proposal lowers this parking area by approximately 16" to achieve accessibility. An existing ramp to the east of the drop off is being extended accordingly. The parking area is being reconfigured to provide one permanent accessible parking space and one unloading space which will serve to provide a more welcoming visibility into the campus. Parking spaces are being relocated

west of Peterson (proposed plan #11) so that no spaces are lost. The path from the drop off and stairs up to the placita (proposed site plan #7,8) are proposed to be reconfigured to make them more welcoming and less hidden, and to accommodate mandatory egress from the coffee shop on an expanded terrace (proposed plan #1).

Landscape at New Terraces Egress Stair
The new terraced egress stair design (existing plan #5, proposed plan #2) provides an elevated terrace for student use and informal gatherings. Plantings will integrate this new amenity into the campus.

Schepp's Garden
The original campus design of the early 1960s envisioned the library being constructed quite close to the south side of Peterson which would be connected by covered walkways. The open space adjacent to the south side of Peterson was never completed to its original vision. This space was reconfigured in the 1990s as "Schepp's Garden." The South Lounge Addition necessitates reconfiguring this landscape area (existing site plan #6, proposed plan #4). The current garden is recessed below grade and is inaccessible, The revised design corrects accessibility, while maintaining a sense of enclosure for small gatherings and outdoor classes.

East-West Campus Walkway and New Dining Emergency Egress Stair
The primary east-west pedestrian walkway connecting the lower dorms to the central campus (existing plan #8, proposed plan #13) is far too steep for accessibility. The revised design adjusts the grading to allow for accessible ramps (requiring handrails) to provide for safe circulation and extends the campus brick paving throughout this area. A small new stair (existing plan #7, proposed plan #5) will provide safe emergency egress from the dining hall. Currently an egress door leads to a 24" drop and no means of getting to the pedestrian path. New retaining walls will be required as shown.

Accessible Path to the "Cave"
The northwest corner of the building in the basement (which is above grade in this portion of the building) is a student club space known as the Cave. It is currently inaccessible, as the only path to it without steps from the exterior crosses the loading dock, which is not permitted by code. An accessible path is being provided in the interior renovations, but an exterior path is also required (existing plan #9, proposed plan #12).

New Chiller Enclosure
The existing building is cooled with a swamp cooler, which does not provide sufficient cooling during the summer months. With the increasing importance of summer programs for the college, an air conditioning system is being added to the building. This will require the addition of a sizable chiller unit on the exterior of the building. The proposed location on the north side of the building near the loading dock (proposed plan # 10) minimizes visibility and disruption of significant landscape features. The unit will be recessed below grade to minimize its height and banked into the existing berm on the north side. The chiller will be enclosed with a stucco yard wall (6'-0" max. height above grade on visible faces) and screened from the entrance drive with a cluster of new plantings on the north.

**Conclusion**
We understand the historic significance of the building and that these building additions require exceptions to the Land Development Code. These life safety, accessibility, and programmatic improvements are essential to recruitment and retention of students and to the ongoing operations of St. John's College. We believe we have refined the designs to appropriately balance the significance of the building and the need for its uses to be updated to meet contemporary needs. We greatly appreciate the Historic Review Board's understanding and flexibility in this important project.

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www.aosarchitects.com

Sam Olshin, FAIA
Michael Schade, AIA
Shawn Evans, AIA
Lisa Dustin, AIA

Date: November 3, 2022

To: Historic Preservation Division
City of Santa Fe
200 Lincoln
Santa Fe, NM 87501

**RE: St. John's College Peterson Student Center Design Standards Exception Criteria:**

*(i) Do not damage the character of the district*

The proposed additions have been carefully considered to avoid damaging the character of the Peterson Student Center and the St. John's College Santa Fe Campus. This delicate balance includes consideration of the integrity of the highly significant interiors by Alexander Girard, the cohesive Territorial Revival style of the campus buildings by Holien & Buckley, and the Garret Eckbo designed landscape.

This effort began with locating and sizing each addition to maximize impact for the needs of the college while minimizing visual impact on the character of the building. The three proposed additions disperse the needed changes across the large building to minimize the bulk and prominence of any one intervention. Each addition has been massed following the additive "building block" principles of the existing building. Walls and parapets are set back from the existing faces in a continuation of the playful pueblo-inspired massing of the original design. New areas of glass are set behind new portals in keeping with the City of Santa Fe design standards for the Historic Review District, 14-5.2 (F)(2)(f).

The most visually prominent Bookstore and East Entry (first floor) additions are expressed as stucco volumes with brick parapets similar to the design of the existing building. The intent is for these additions to recede into the overall massing of the building without drawing attention to themselves. With closer inspection, they are clearly differentiated with the use of exposed steel portal columns and lintels and contemporary interpretations of the traditional brick coping detail. The South Lounge and East Entry (second floor) additions adopt a more skeletal language of portals without stucco massing to break up the new massing with a secondary expression. As noted in the project description, it is important to note that the integrity of the east facade of the building was altered with the removal of the landbridge and substantial regrading that accompanied the construction for Levan Hall. Our proposed addition (which is necessary to correct major life safety challenges) helps to resolve the awkwardness of this facade. Regarding the south addition, it is important to note that this area of the building was never completed to the original architect's plans. Detailed descriptions of the ways in which each addition has been designed to avoid damaging the character of the building are included in the attached project description.

*(ii) Are required to prevent a hardship to the applicant or an injury to the public welfare*

The proposed scope of work is required to prevent an economic hardship to St. John's College *and* to prevent injury to the public welfare due to insufficiencies in egress capacity and accessibility.

The Peterson Student Center is the heart of social life on the Santa Fe campus of St. John's College, and is an important asset for attracting and retaining students. Contemporary student expectations for student life have evolved in the 58 years since the building was opened, and the facility no longer meets the contemporary needs of the college. This is the only space on campus accessible to all students, yet there are no comfortable lounge spaces for meetings between students and tutors (professors). There are not enough restrooms to meet code requirements, and no gender neutral restroom facilities. The limited size and isolation of the campus bookstore limits its offerings, and has led to financial difficulties threatening its continued existence. The college frequently receives feedback from potential students declining admission that these insufficiencies in the student center were a factor influencing their decision not to enroll. The ability to address these demands and ensure the continued relevance of the Peterson Student Center are necessary for the economic health of the Santa Fe campus of St. John's College.

The most important aim of this project is to address issues of egress capacity, code compliance, and accessibility. The specific issues addressed by each proposed addition are outlined in detail in the attached project description, but the major issues are outlined below.

- Lack of sufficient egress capacity from the second floor and due to the removal of a stair at the southeast corner of the building in 2009. This has resulted in the Fire Marshall lowering the allowable occupancy of the second floor, greatly reducing the ability of the College to host large events for the campus community. This is resolved through the design of the east entrance addition.
- Lack of multiple means of egress from the occupied roof terraces of the second floor. This is resolved through the design of the east entrance addition.
- Inaccessible entrances / exits to the coffee shop, "the cave" (a student run event space), and Schepp's Garden (outside of south lounge addition). This is resolved through the design of the revised landscape entry sequence and the bookstore addition.
- Non-ADA compliant temporary ramp providing the only access to the lowered portion of the second floor. This is resolved through the design of the east entrance addition.
- Non-ADA compliant parking / unloading area at the campus entrance. This is resolved through the design of the revised landscape entry.
- Non-ADA compliant walkway along the south of the building. This is resolved through landscape changes.

The proposed additions and landscape improvements have been designed to address these issues without resorting to the most bare-bones solutions. They have been incorporated into thoughtfully considered additions that address these pressing life-safety and accessibility concerns along with the economic needs of the college in balance with the historic significance of the building.

*(iii) 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*

The proposed designs have undergone successive iterations based on feedback from the college, community members, Historic Districts Review Board members and staff. These design options have refined the expression of the proposed additions to balance the needs of the college with the significance of the building. Through this process, we have landed on designs that strike a balance between compatibility and differentiation that was requested in our preliminary reviews with both the State Historic Preservation Office and the City of Santa Fe Historic Districts Review Board. The designs have become more deferential to the existing building, veering away from more contemporary and expressive proposals. This reflects a core mission of supporting and reinvigorating this valuable historic resource. Ultimately, the aim of this project is to ensure that the Peterson Student Center can continue to serve as a vibrant heart for student life on the St. John's

campus. The ability for the building to adapt to contemporary needs and accommodate change is essential for ensuring its continued relevance and survival into the future.

We understand the historic significance of the building and that these additions require exceptions to the Land Development Code. These life safety, accessibility, and programmatic improvements are essential to recruitment and retention of students and to the ongoing operations of St. John's College. We believe we have refined the designs to appropriately balance the significance of the building and the need for its uses to be updated to meet contemporary needs. We greatly appreciate the Historic Review Board's understanding and flexibility in this important project.

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# EXISTING SITE PLAN

PROPOSED SCOPE OF SITE WORK

1. bookstore / coffee shop expansion + adjacent terrace
2. stair access to ground level
3. lounge expansion
4. schepp's garden renovation
5. cafeteria egress
6. entry road adjustments to achieve ADA accessibility at drop off
7. entry stair, ramp, seating + outdoor classroom spaces
8. placita refinements
9. connecting sidewalks + outdoor gathering
10. chiller location
11. parking area expansion
12. accessible path to the CAVE
13. accessible network along south of building

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PROPOSED SITE PLAN UPDATES

SOUTH

NORTH

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## SECTION AT ENTRY STAIR LOOKING WEST

north

0 2' 4' 8'

1/4"= 1'-0"

NORTH

SOUTH

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## SECTION AT SERVICE AREA LOOKING EAST

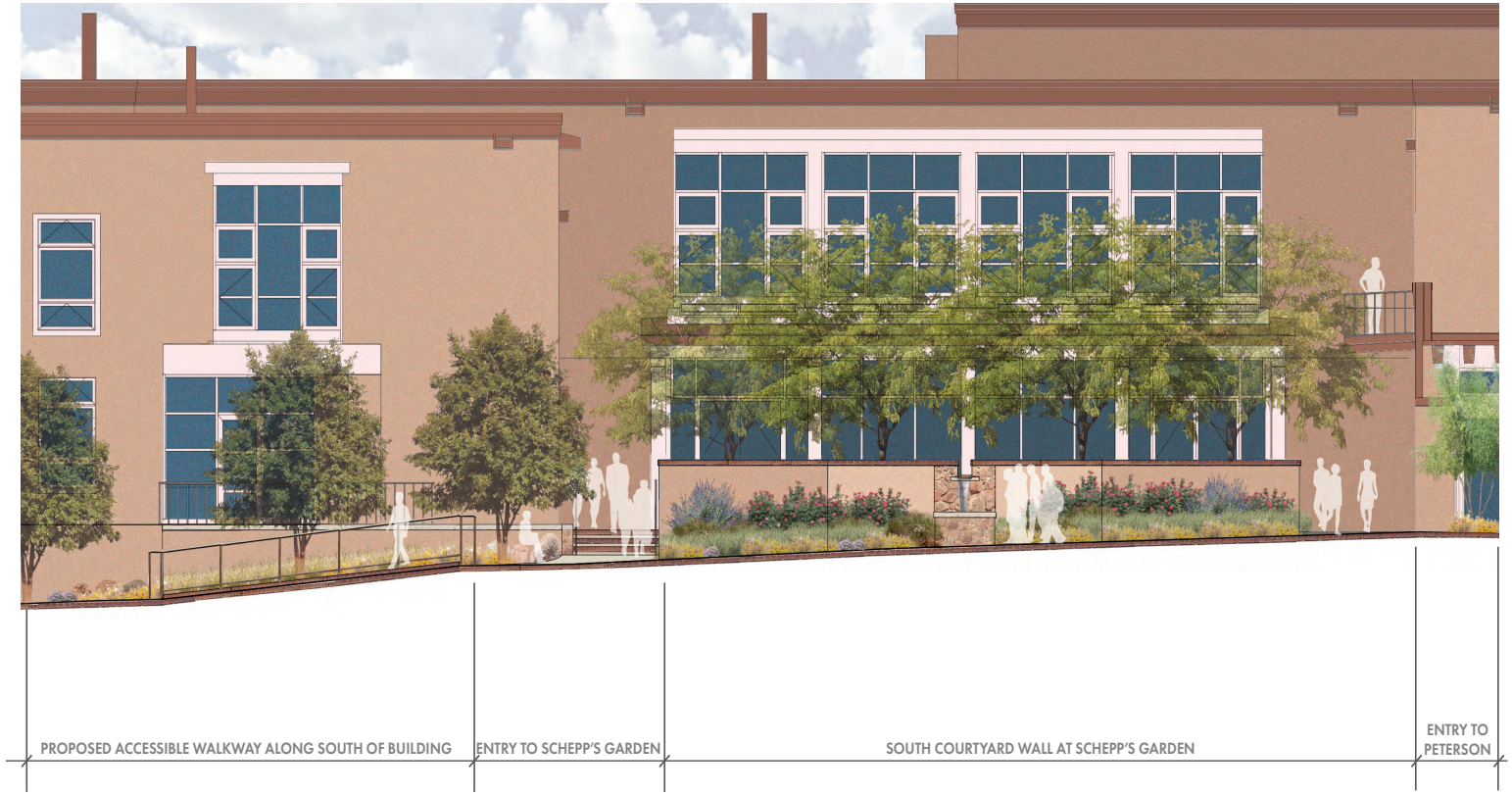
north

0 2' 4' 8'

1/4"= 1'-0"

WEST

EAST

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## SECTION AT SOUTH LOUNGE + ACCESSIBLE WALKWAY

north

0 2' 4' 8'

1/4"= 1'-0"

# St. John's College
# Peterson Student Center Improvements

10/7/22

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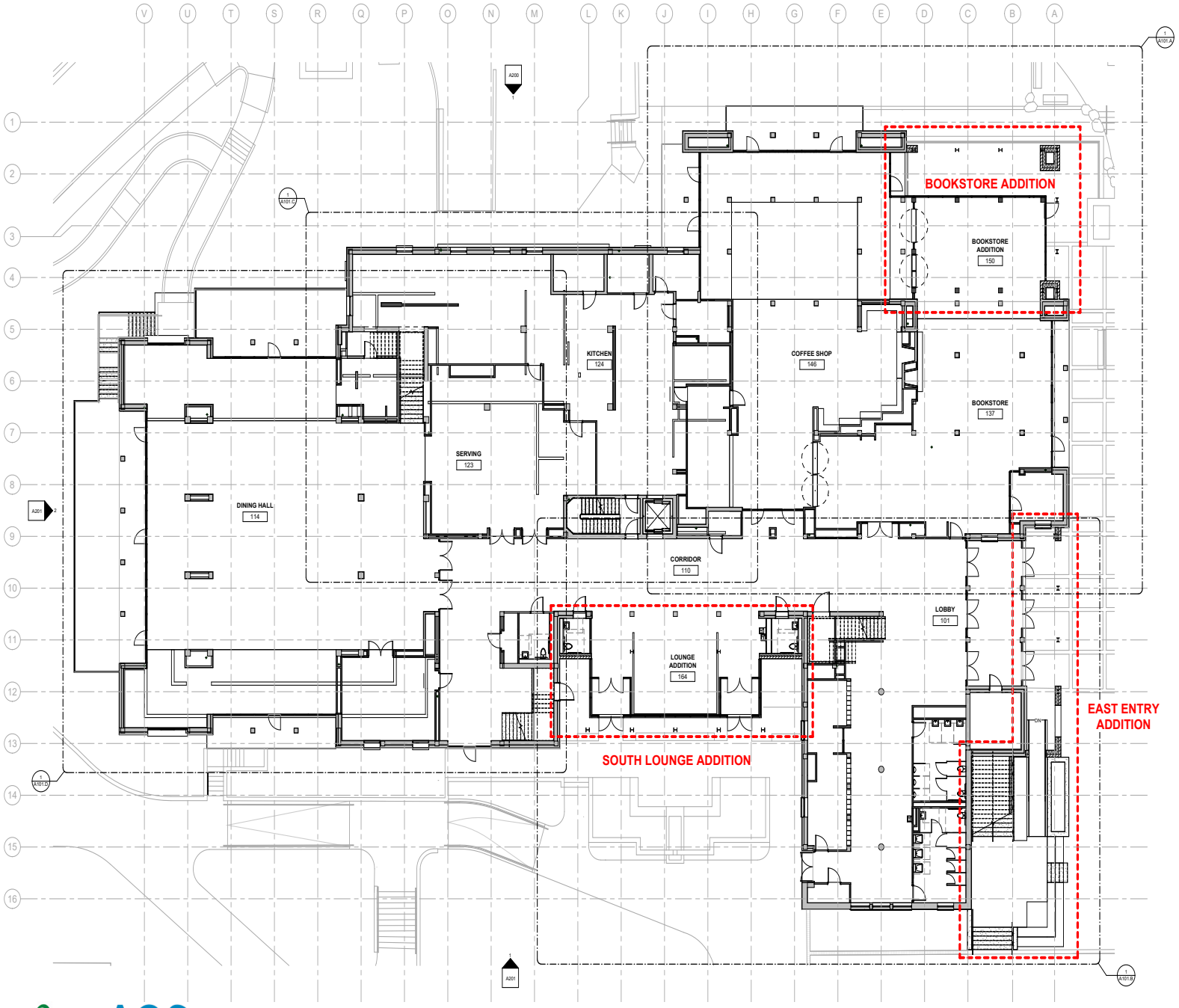
# First Floor Plan - Proposed

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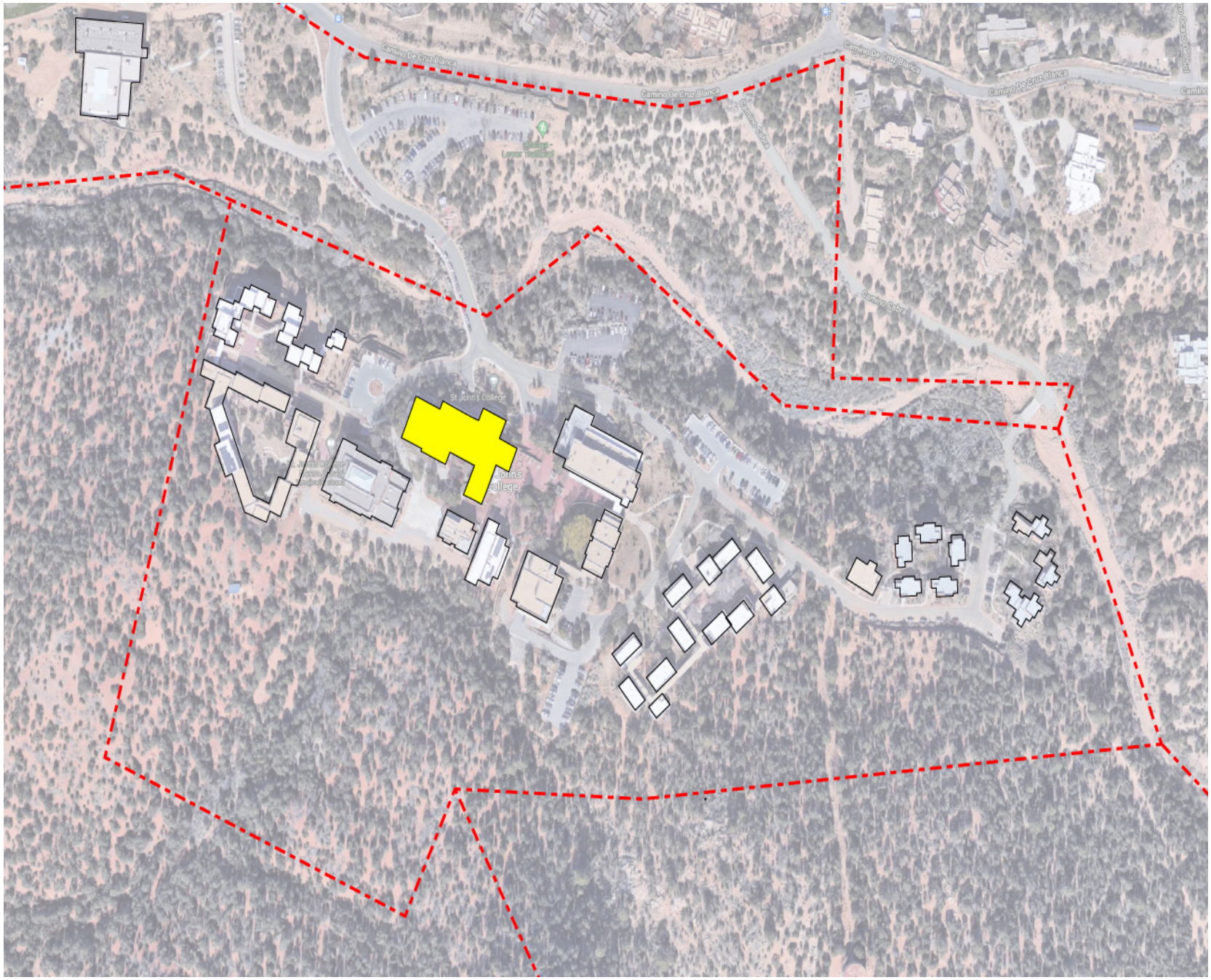
# Campus Analysis

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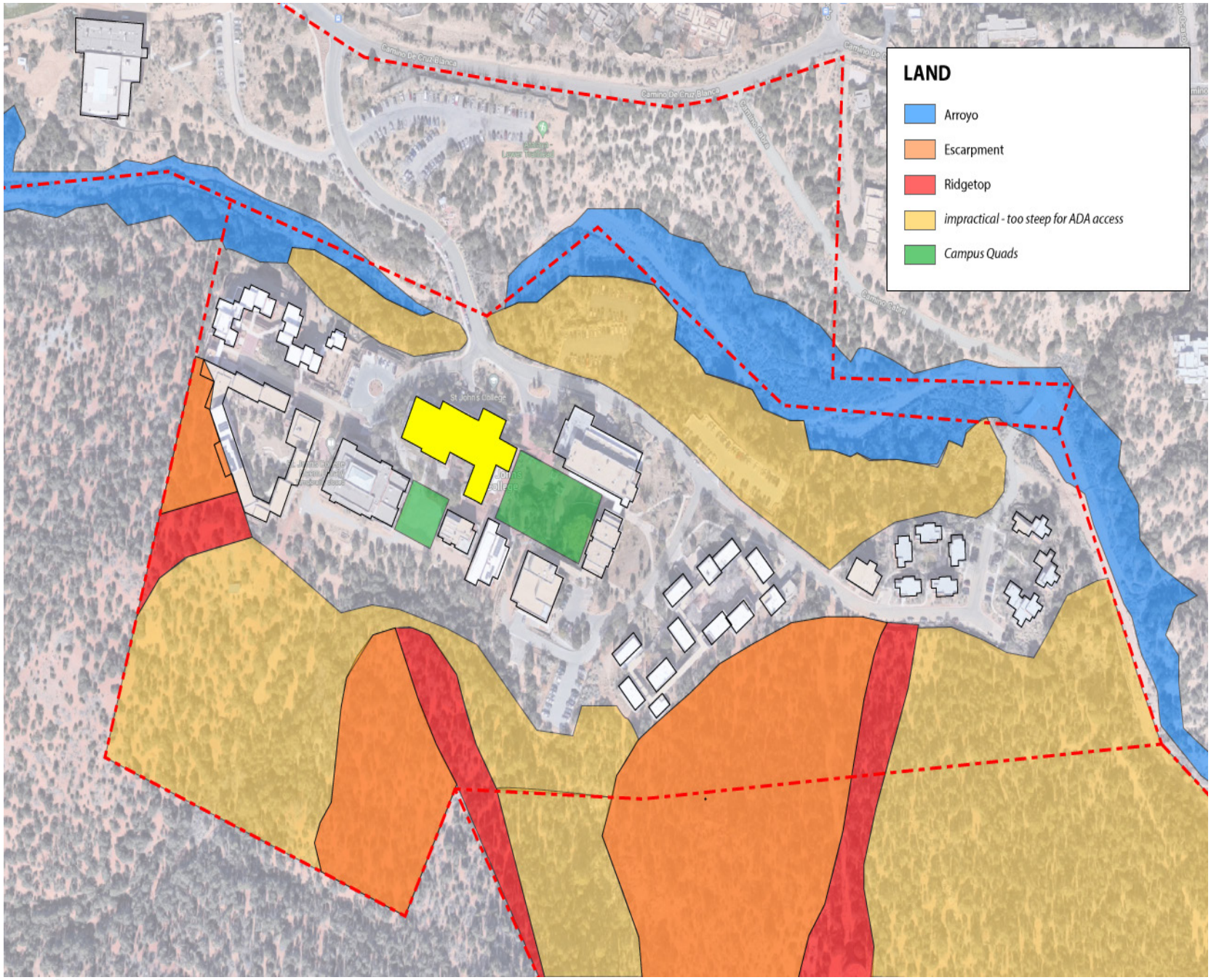
# Campus Analysis - Land Constraints

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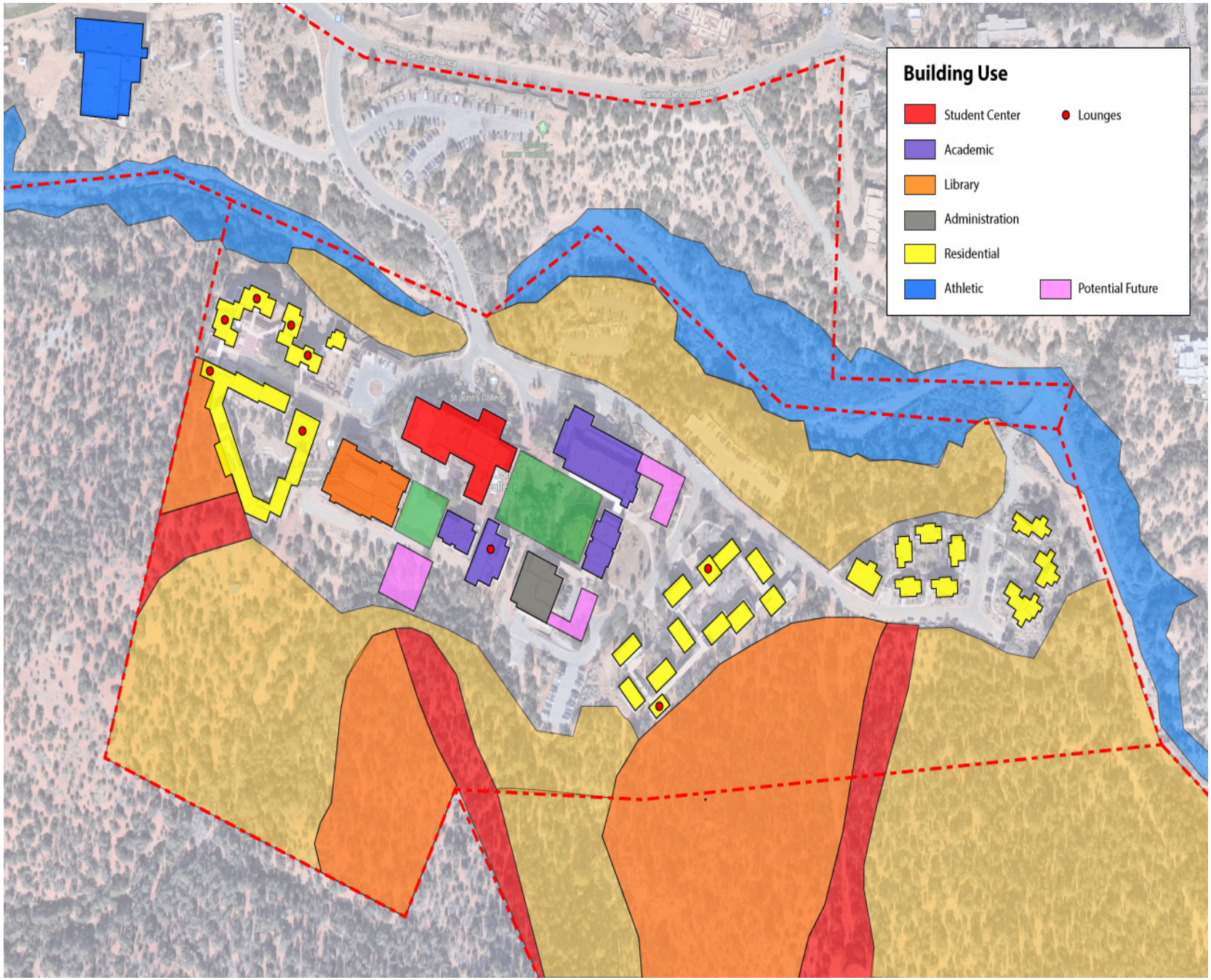
# Campus Analysis - Building Uses

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# Bookstore Addition - Existing

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# Bookstore Addition - Proposed

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# East Entry Addition - Existing

# East Entry Addition - Proposed

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# South Lounge Addition - Existing

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# South Lounge Addition - Proposed

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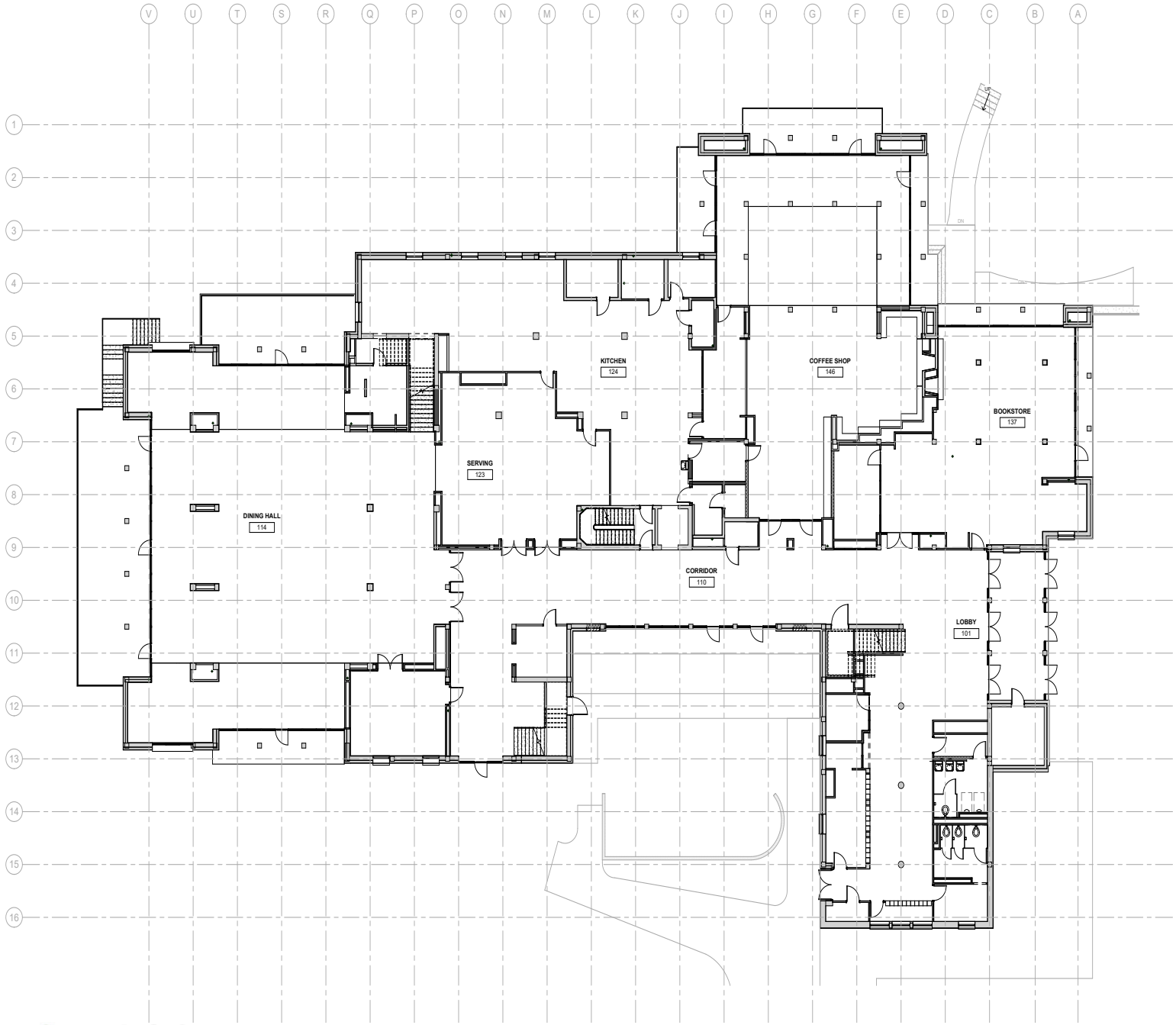
# First Floor Plan - Existing

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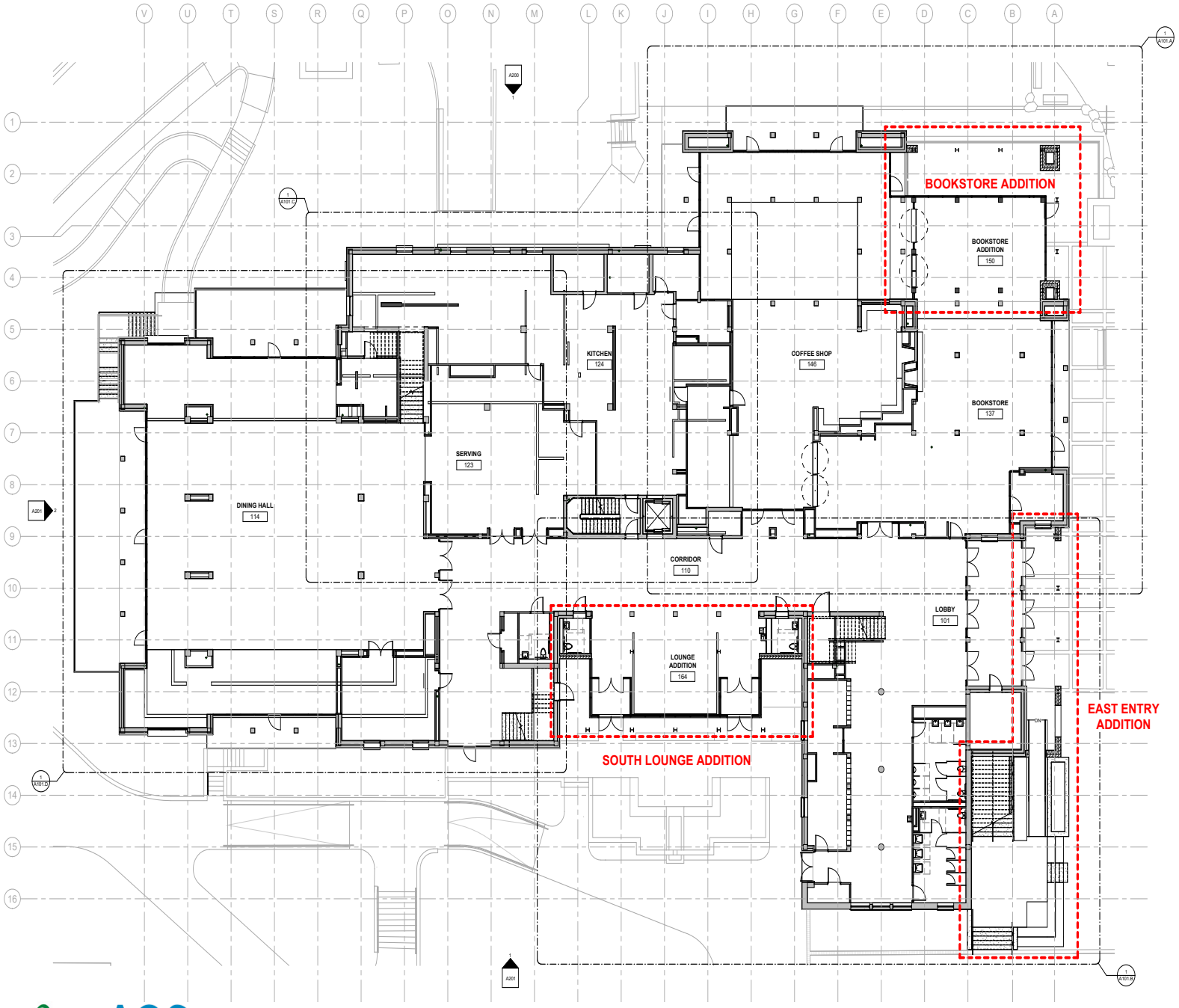
# First Floor Plan - Proposed

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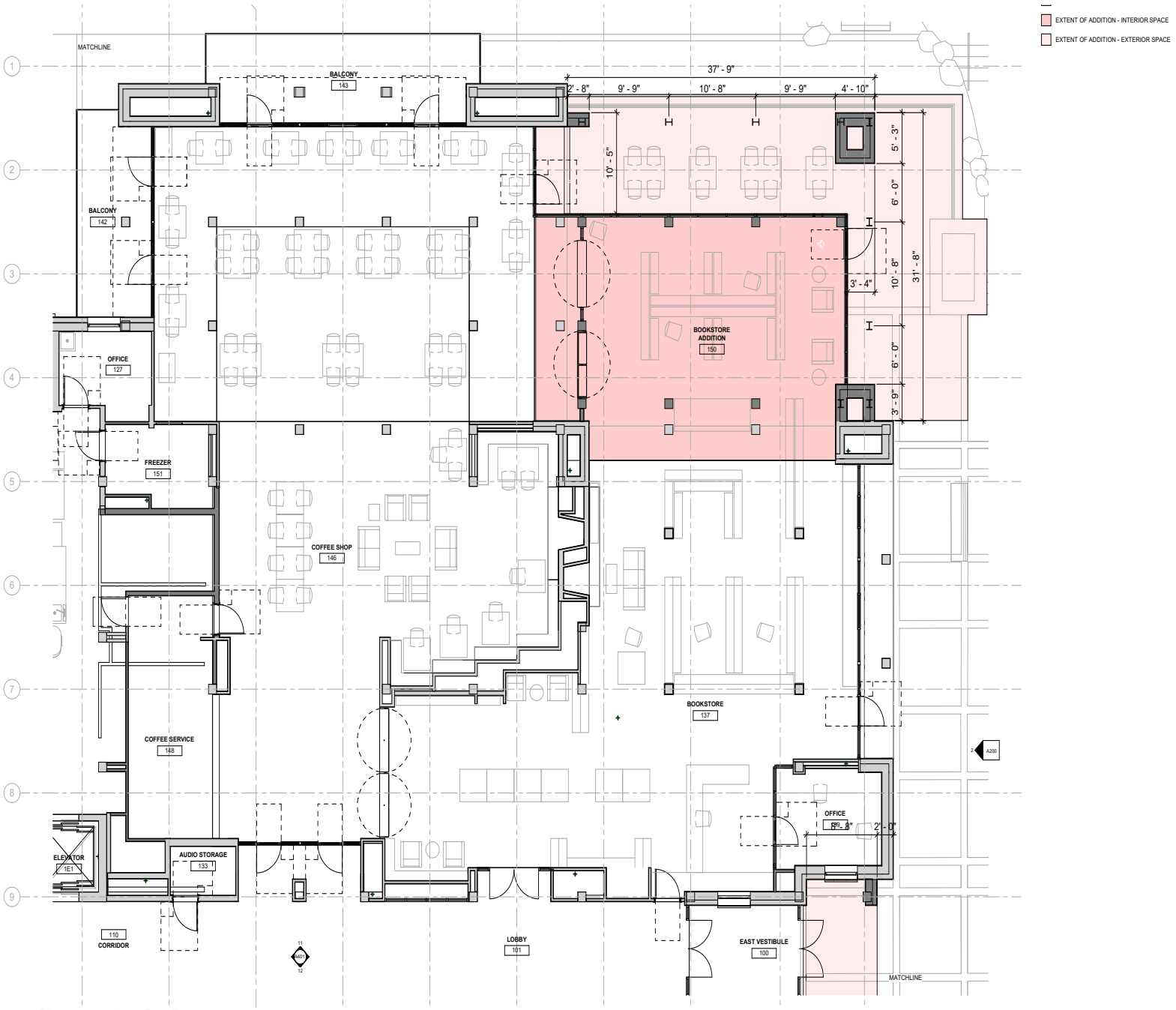
# First Floor Plan - Enlarged Proposed NE

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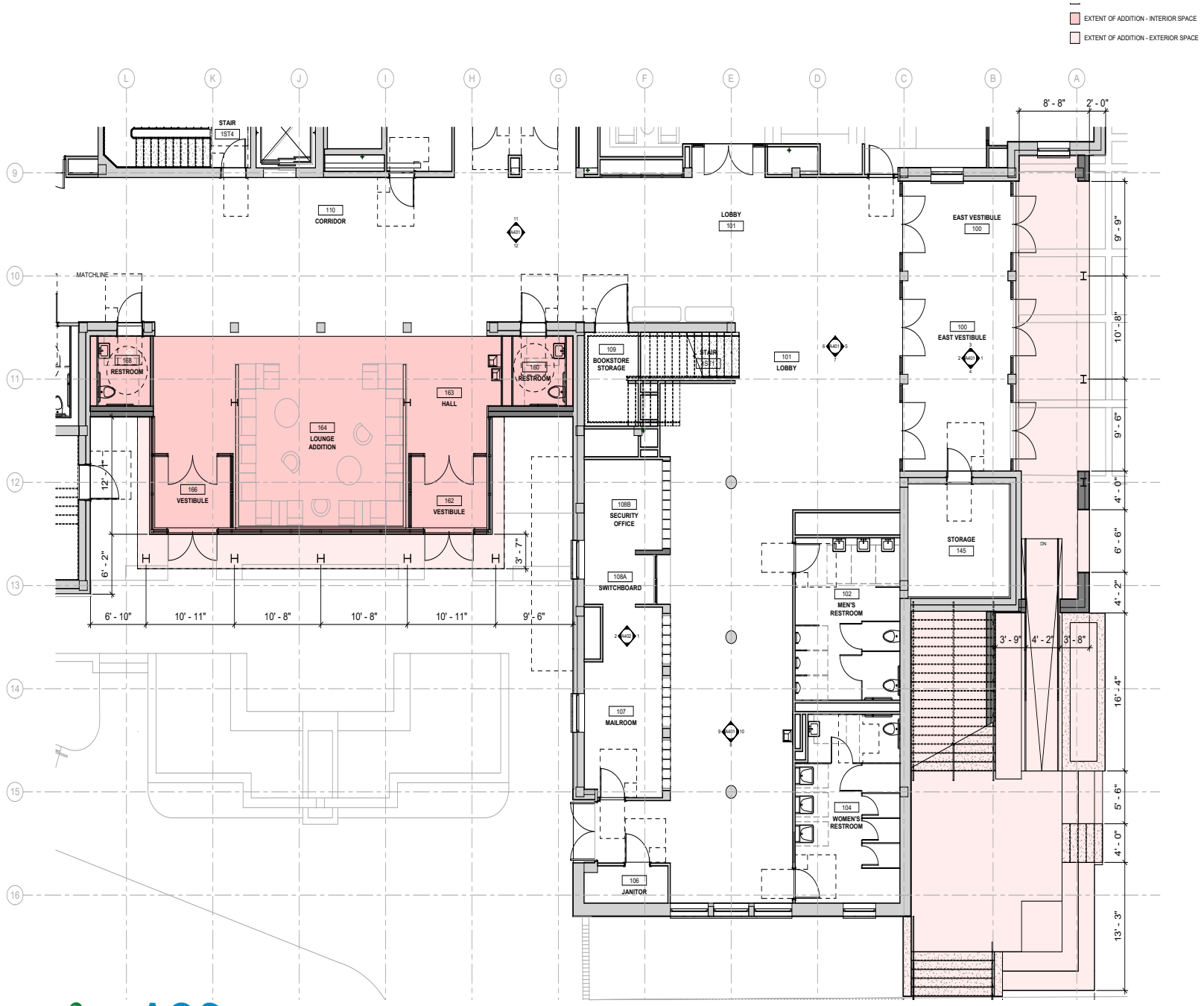
# First Floor Plan - Enlarged Proposed SE

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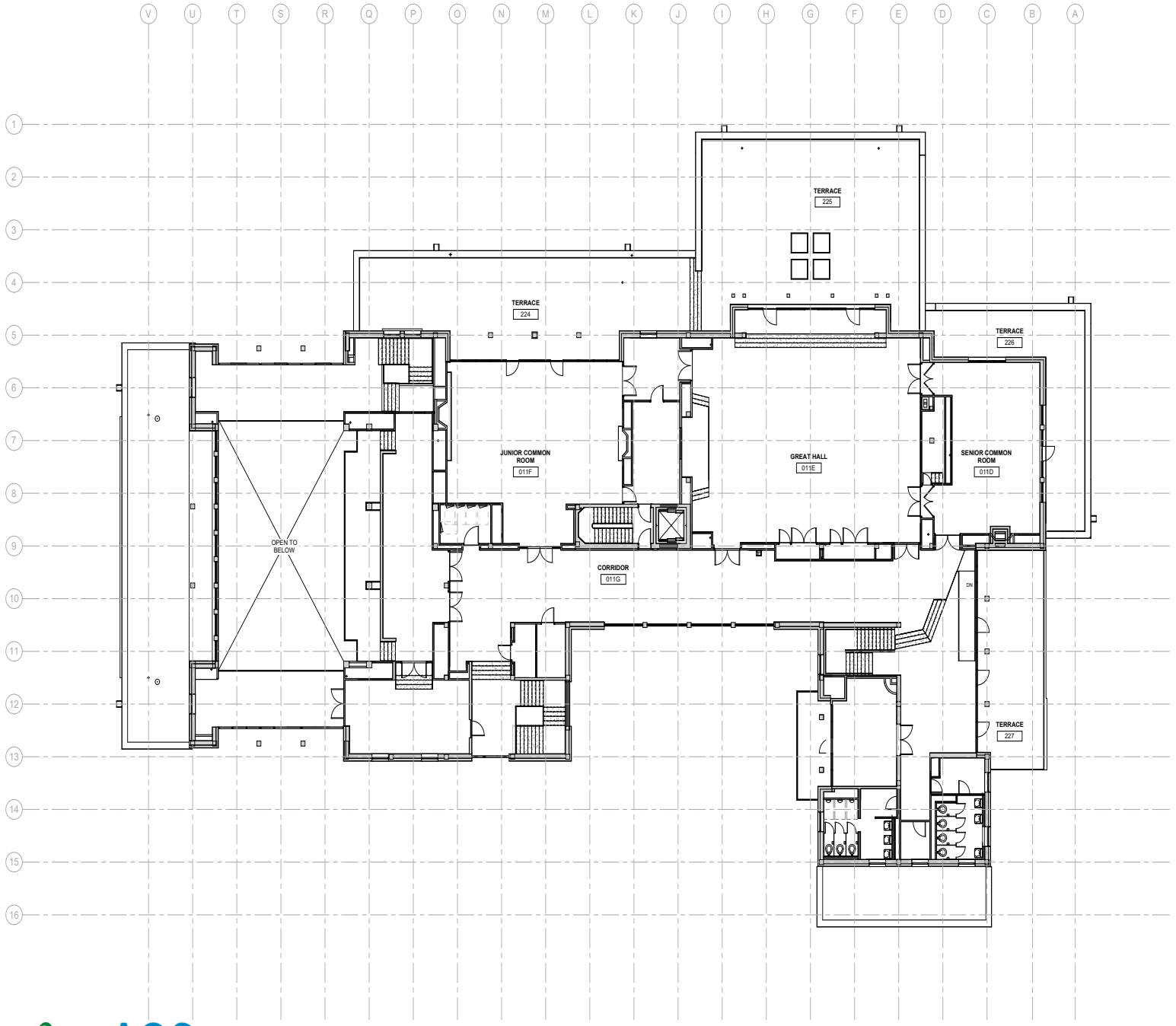
# Second Floor Plan - Existing

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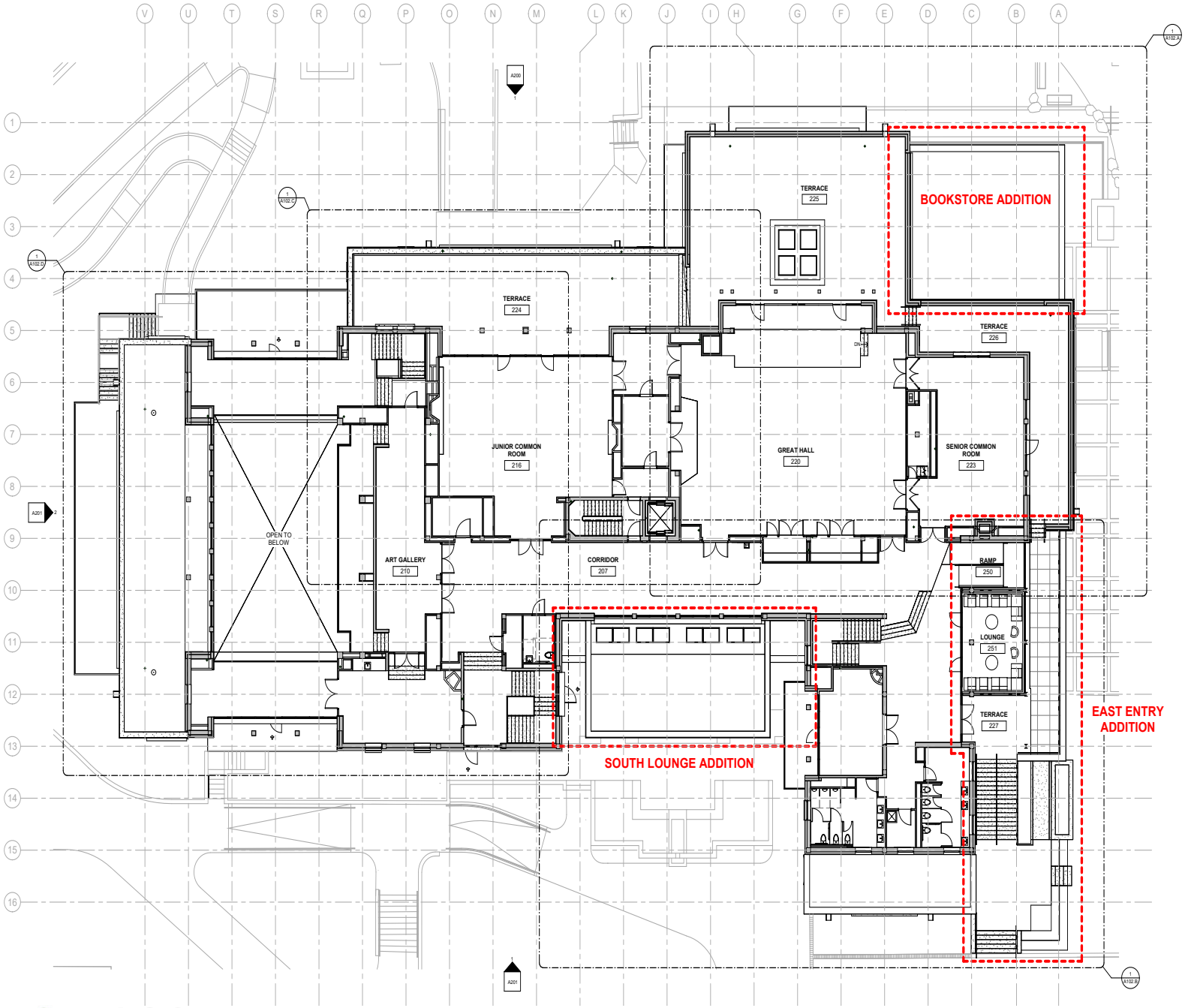
# Second Floor Plan - Proposed

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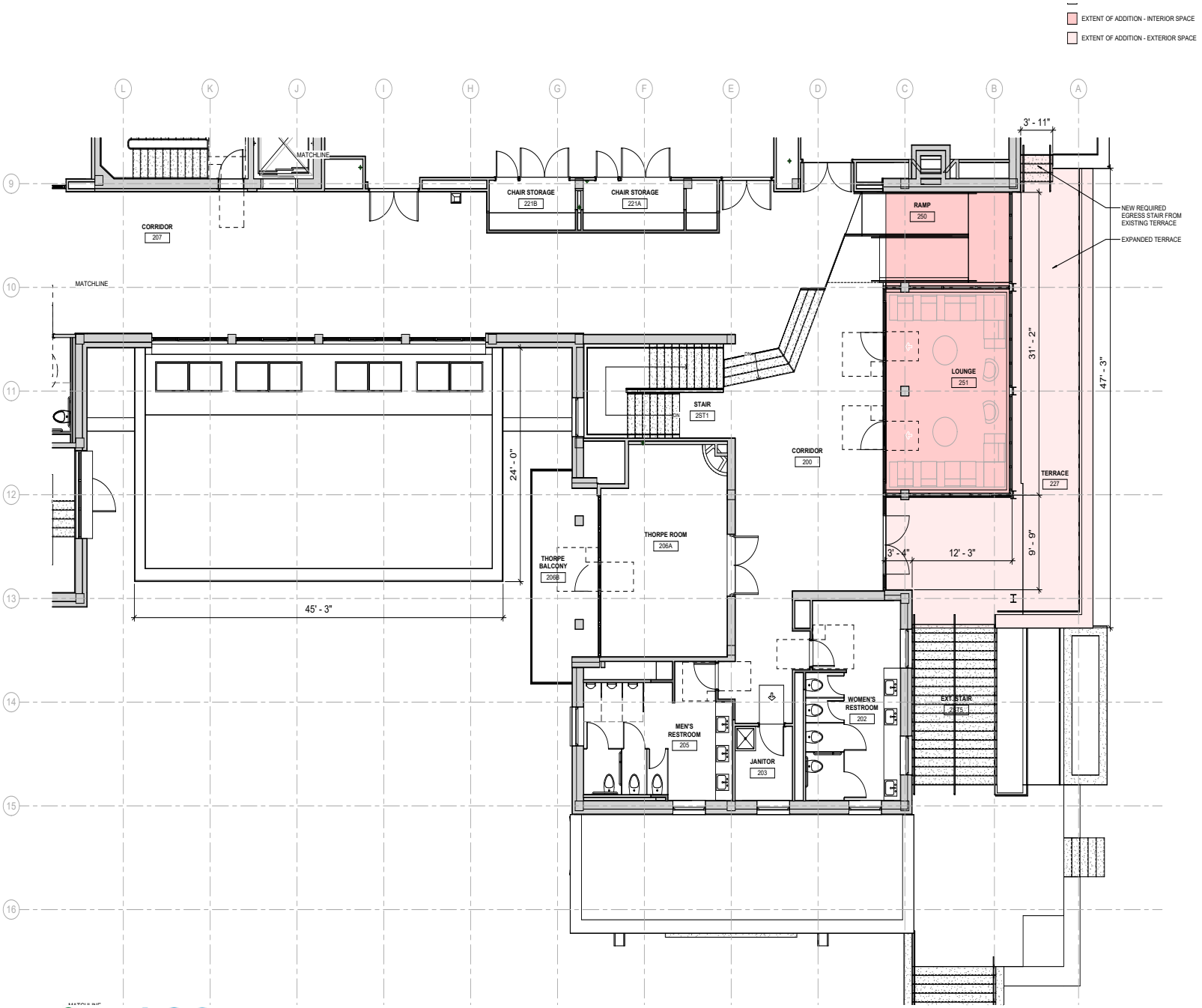
# Second Floor Plan - Enlarged Proposed SE

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# Exterior Elevations - Existing

East Elevation

North Elevation

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# Exterior Elevations - Proposed

East Elevation

North Elevation

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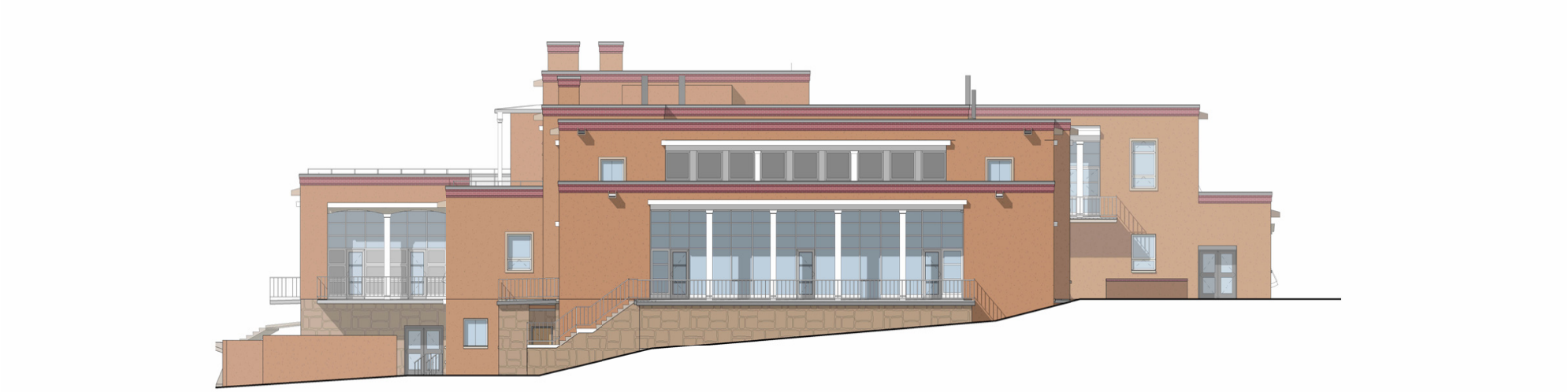
# Exterior Elevations - Existing



West Elevation

South Elevation

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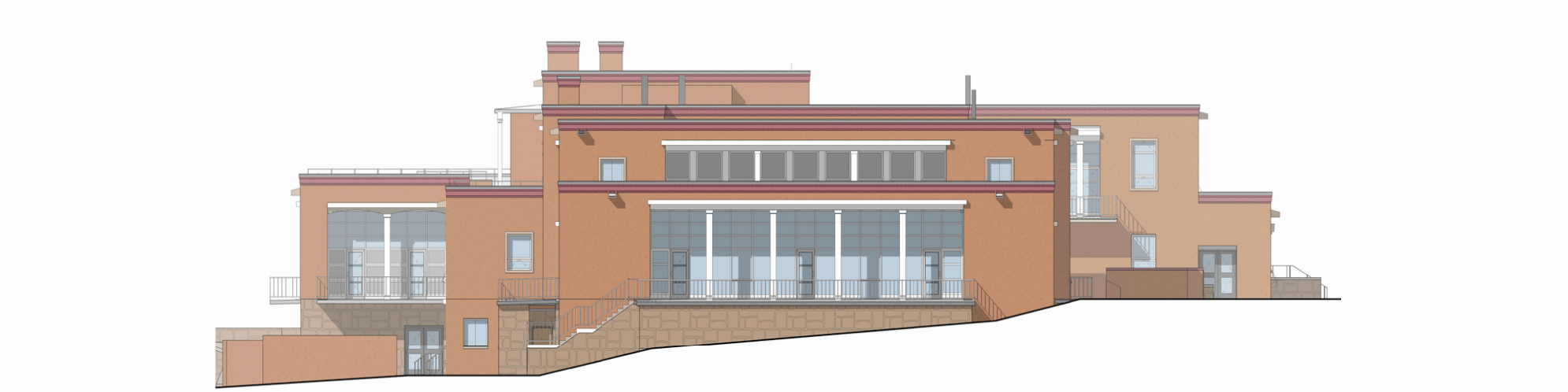
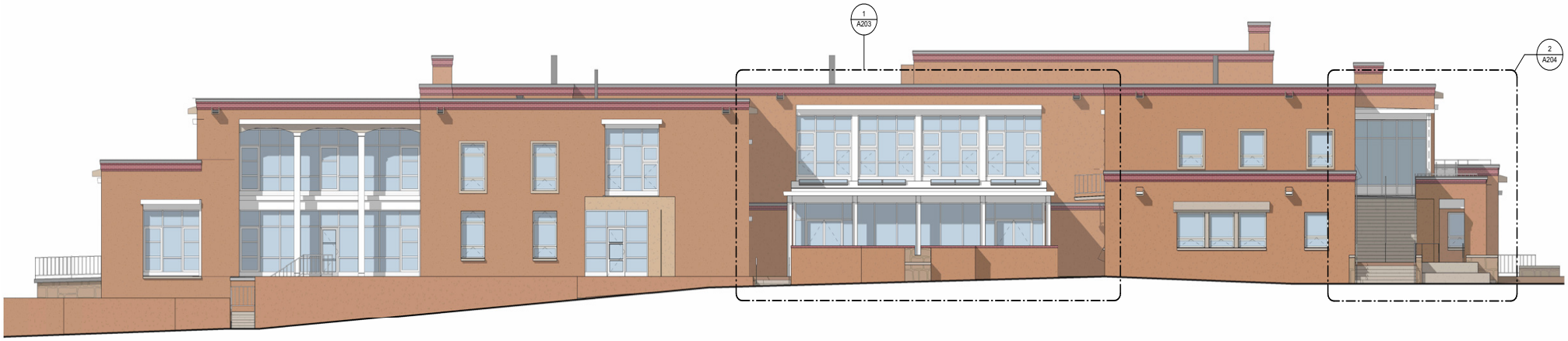
# Exterior Elevations - Proposed



West Elevation




South Elevation

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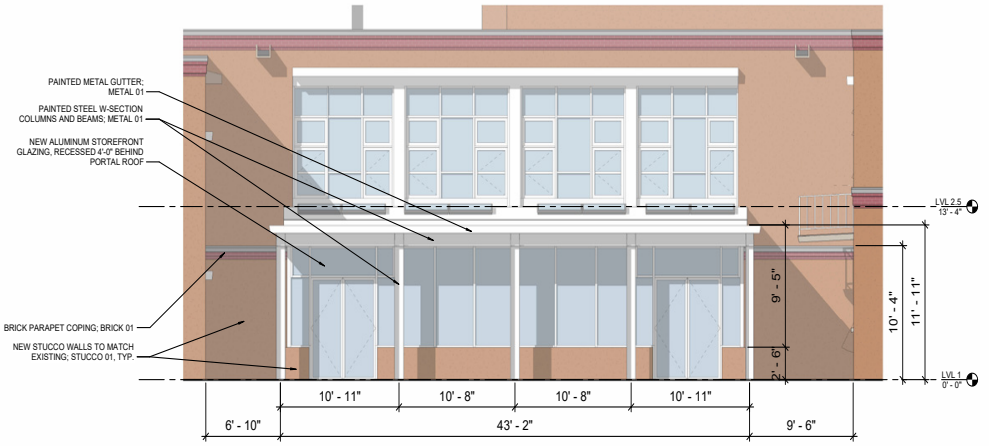
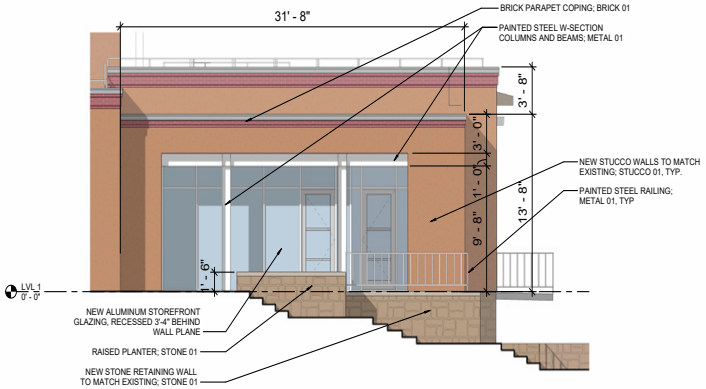
# Enlarged Proposed Elevations

**EXTERIOR FINISH SCHEDULE**

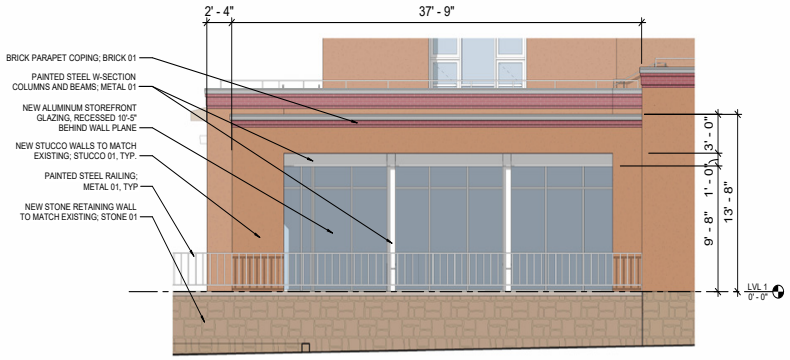
| IMAGE | MATERIAL | DESCRIPTION |
|---|---|---|
| | STUCCO 01 | TEXTURED CEMENT STUCCO TO MATCH EXISTING (EL REY 118 - SUEDE) |
| | METAL 01 | EXPOSED STEEL SHAPES, PAINTED WHITE (BENJAMIN MOORE OC-17) |
| | STONE 01 | RUBBLE STONE VENEER TO MATCH EXISTING CAMPUS SITE WALLS |
| | BRICK 01 | RED BRICK PARAPET COPING, BRICK TO MATCH EXISTING, PATTERN TO BE SHORTER AND DIFFERENTIATED FROM EXISTING |
| | CONCRETE 01 | INTEGRALLY COLORED CAST-IN-PLACE CONCRETE: BUFF COLOR TO MATCH CAMPUS STANDARD |




**South Elevation at Lounge Addition**




**East Elevation at Bookstore Addition**




**North Elevation at Bookstore Addition**

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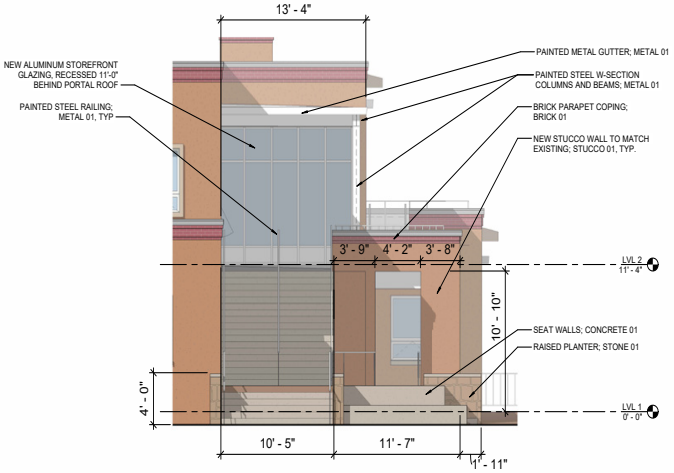
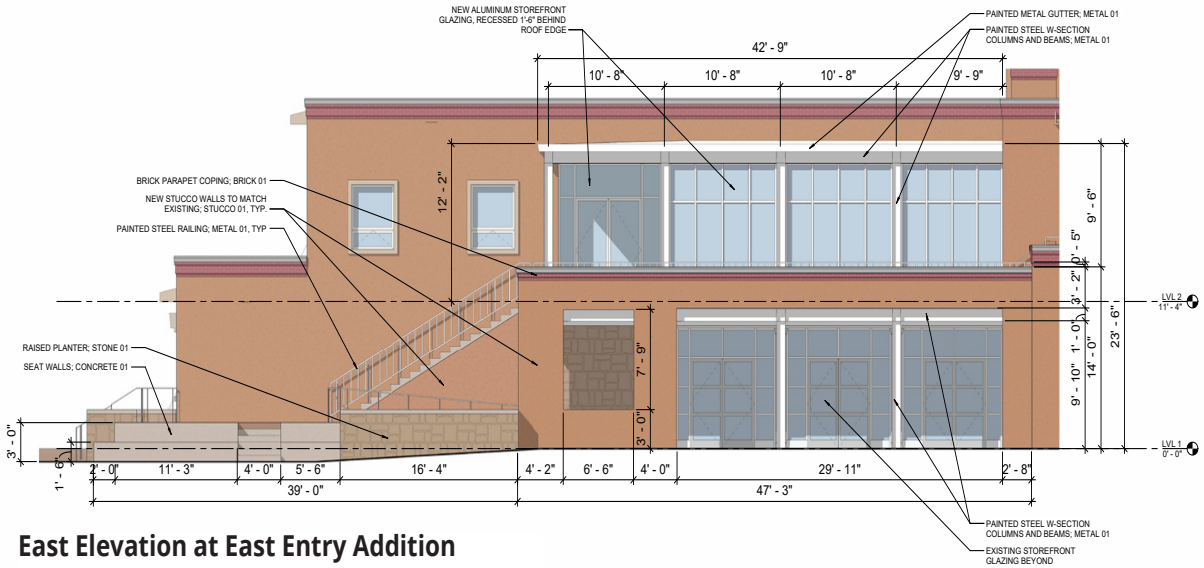
# Enlarged Proposed Elevations

**EXTERIOR FINISH SCHEDULE**

| IMAGE | MATERIAL | DESCRIPTION |
|---|---|---|
| | STUCCO 01 | TEXTURED CEMENT STUCCO TO MATCH EXISTING (EL REY 118 - SUEDE) |
| | METAL 01 | EXPOSED STEEL SHAPES, PAINTED WHITE (BENJAMIN MOORE OC-17) |
| | STONE 01 | RUBBLE STONE VENEER TO MATCH EXISTING CAMPUS SITE WALLS |
| | BRICK 01 | RED BRICK PARAPET COPING, BRICK TO MATCH EXISTING, PATTERN TO BE SHORTER AND DIFFERENTIATED FROM EXISTING |
| | CONCRETE 01 | INTEGRALLY COLORED CAST-IN-PLACE CONCRETE: BUFF COLOR TO MATCH CAMPUS STANDARD |

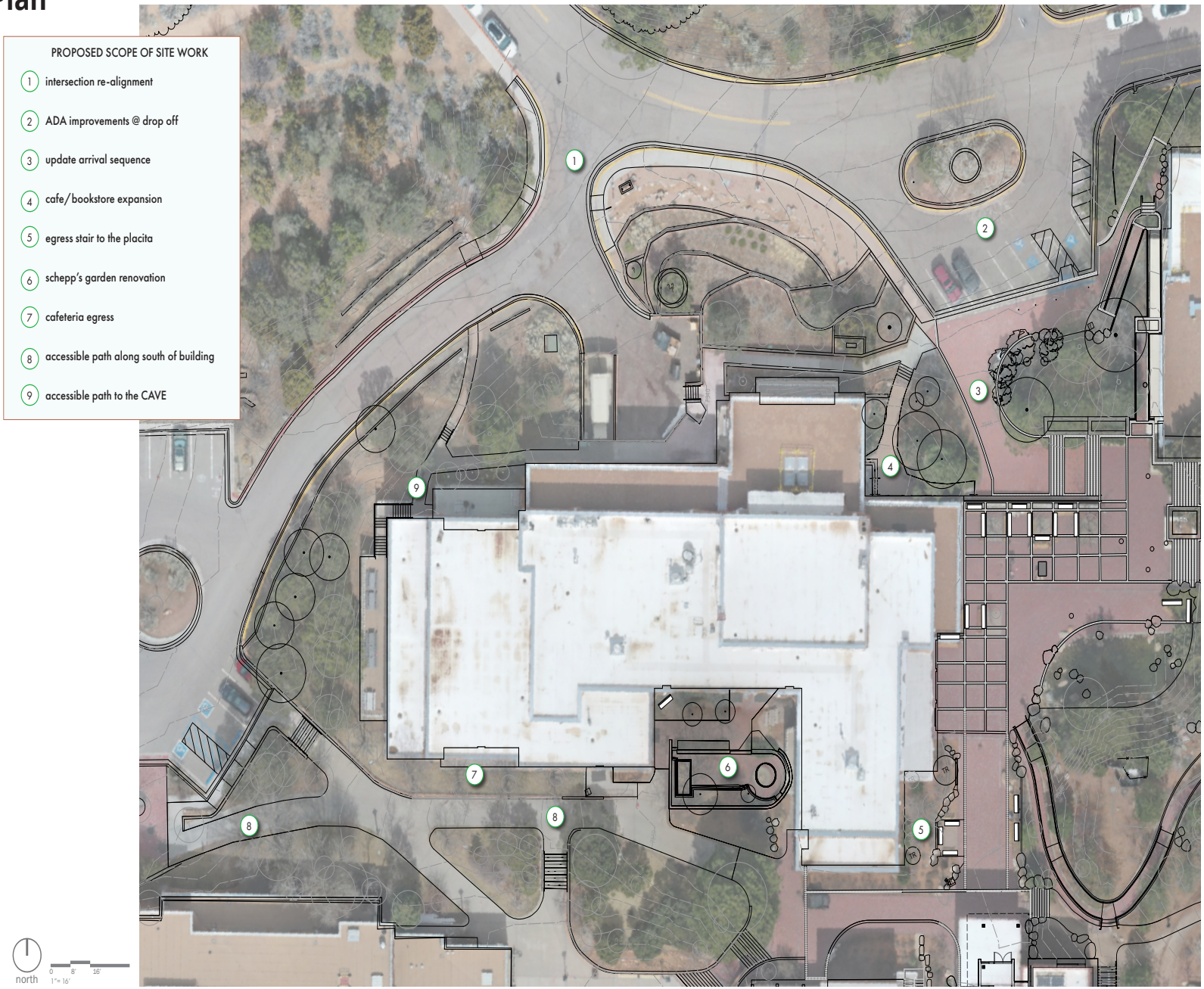



**South Elevation at East Entry Addition**




**East Elevation at East Entry Addition**

# Existing Site Plan

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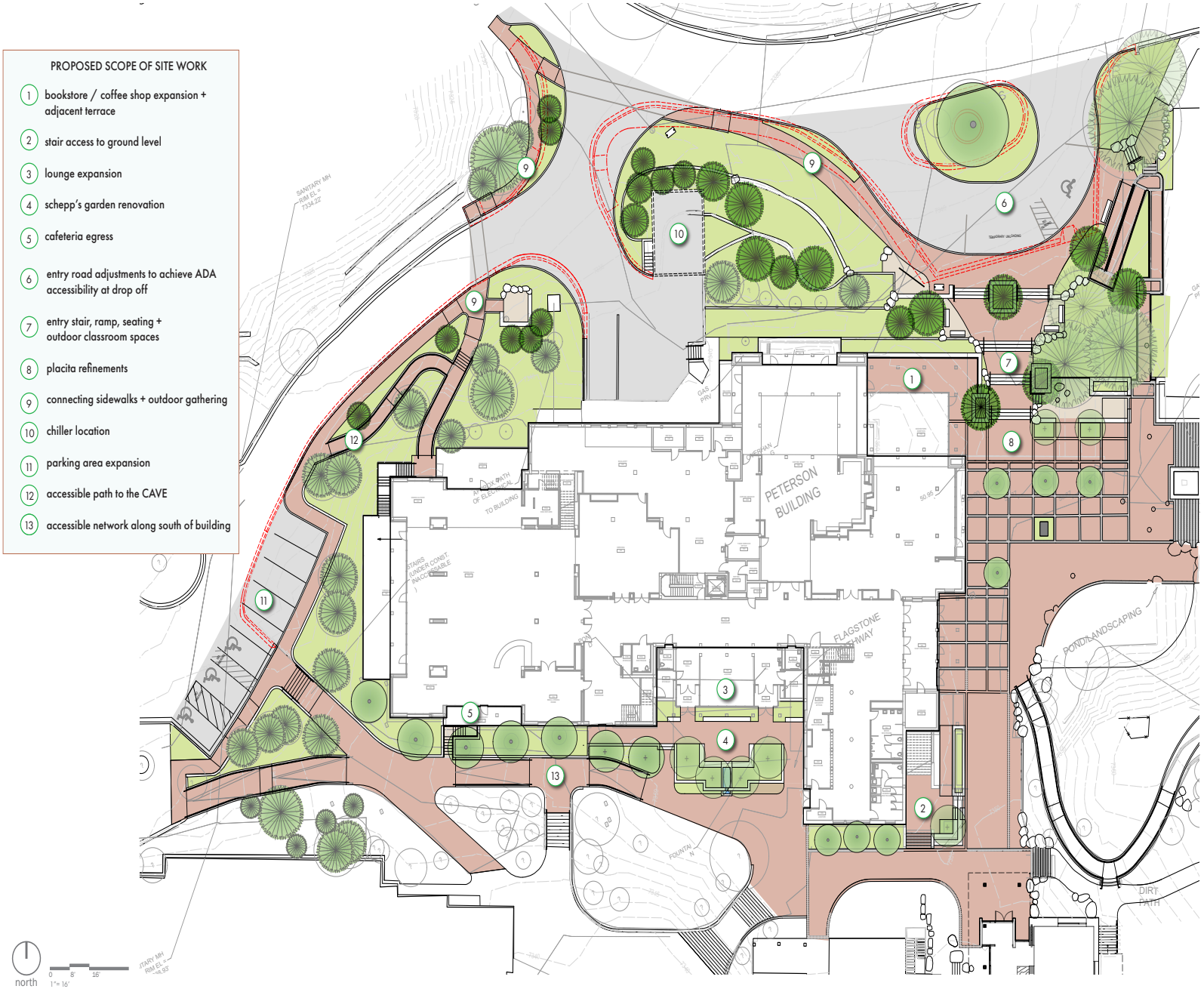
# Proposed Site Plan

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# Proposed Site Section - Entry Stair

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# Proposed Site Section - Chiller Enclosure

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# Proposed Site Section - Schepp's Garden

WEST

EAST

# St. John's College
# Peterson Student Center Improvements

10/7/22

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# City of Santa Fe, New Mexico

# memo

**DATE:** September 13, 2022

**TO:** Historic Districts Review Board Members

**FROM:** Heather L. Lamboy, AICP, Assistant Director, Land use

---

**Preliminary Design Presentation for Proposed Addition to the Peterson Center at St. John's College**

**Address: 1160 Camino de Cruz Blanca**
**Historic Status: Significant**
**Historic District: Historic Review**

**REFERENCE ATTACHMENTS (Sequentially):**

**CITY SUBMITTALS**

____ **District Standards & yard wall & fence standards.**

__x__ **Historic Inventory Form**

____ **Zoning Review Sheet**

__x__ **Other**: Minutes 3/14/2017

**APPLICANT SUBMITTALS**

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

__x__ **Other:** Presentation Package

**INTRODUCTION:**

The following presentation concerns one structure, the Peterson Center, on the St. John's Campus at 1160 Camino Cruz Blanca. In preliminary discussions with Staff, it was determined that this case be presented to the HDRB for an informal review to have a forum for dialogue regarding the proposed additions. Comments from the HDRB will inform the applicant for upcoming submissions to the HDRB. All of the work proposed will require exceptions to the Code.

**BACKGROUND & SUMMARY:**

The Peterson Student Center at St. John's College was designed by the architectural firm of Holien and Buckley and constructed in 1963-64 in a mid-century Territorial Revival Style. Holien and Buckley also developed the campus master plan. John Gaw Meem, who served as a consulting architect, described the modern interpretation of Territorial Revival Style as a reflection of historic precent but also a new phase of the style. Meem noted that while the number of and size of windows far exceeded that typically found in traditional Territorial Revival Style, walls still dominate rather than openings.

There were many functions planned for in the Peterson Student Center, which includes a great hall for lectures and events, campus bookstore, coffee shop, and a student dining room. Architectural detailing includes brick parapets, cast concrete columns, lintels, and sills, and metal doors and windows. The 45,653 square-foot building is comprised of terraced rectangular masses and the main entrance faces a plaza on the east side of the building. On March 14, 2017, the HDRB designated the Peterson Student Center as significant, which results in all facades being treated as primary.

The applicant is proposing additions on the north, south and east elevations. With the exception of the east elevation, the elevations have not been changed since the construction of the building. As illustrated in photographs provided in the packet, the east elevation portal was enclosed, and some site work was done in the plaza so there would be direct pedestrian access to the south.

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

*Historic Preservation Division, New Mexico Department of Cultural Affairs*

For HPD Office use only:
HCPI No._____ District No._____ __NRHP __SRCP Criteria __A __B __C __D

**1. Name of property:**

Peterson Student Center
Student Center

**2. Location:**

1160 Camino Cruz Blanca
Santa Fe:
*Historic Review Historic District*

**3. Local Reference Number:**
Santa Fe ID: N/A

**4. County:** Santa Fe

**5. Property Type:**
_1_ Buildings:
__ Structures:
__ Site __ Object

**6. Date of Survey:**

December 17, 2016

**7. Previous Survey Date(s):**
__ Yes:
_x_No:

**8. Name of Project:**
HDRB status review

**9. Lat/Long:**

35.666932, -105.912435

**10. Photo Information** Negative: Harvey Kaplan View of east elevation, facing west. .

**11. Brief Description of the Property:**

The largest of the original three buildings making up the academic complex, the Peterson Student Center anchors the west end of the plaza with its huge multi-mass form. The three-story, L-plan building is positioned along a relative east-west axis. Roughly 45,693 square feet, it is composed of large rectangular mases arranged in a stepped or terrace like fashion. The three-tier design is most readily observed from the parking lot at the north. The east elevation, facing the plaza, presents an asymmetrical arrangement of masses. Its first and second stories are dominated by large bays holding storefront entries. Varying in configuration, the bays contain single or multiple aluminum stile doors flanked by composite steel windows. The doors all appear to be replacement units. The three-part entry at the first floor is not original. A balcony and a separate roof deck project from the second story. The north elevation, spanning three stories, includes a service area with sheltered loading docks at the basement level. The roof deck of the east elevation continues along the north, providing an outdoor option for the dining room. Large bays filled with storefront systems and multi-light window walls characterize this elevation. The bays are framed by precast concrete lintels and sills. Some include a shallow portal-like projection made of precast concrete as classically derived columns and fascia. The west and south elevations show the same pattern of lower projecting masses and façades dominated by window walls. Tucked into the ell of the south elevation is a small, brick-paved terraced courtyard. The composition is crowned by a small rectangular mass near the northeast corner, creating the top tier. Constructed in 1963-64 of reinforced concrete, the building is faced with cementitious stucco in the buckskin tone. Modern Territorial Revival elements applied to it include the precast concrete portales and decorative brick cornices at each level. The interior, not subject to this review, houses the campus bookstore, a small coffee shop, an auditorium, meeting rooms and offices, and a large dining room, notable for its airy double-height volume. The interior has several works by architect-designer Alexander Girard, and an overall design by Girard and interior designer Frank Woods.

**12. Who uses the property?** Student center

**13. Construction Date:**
Date: 1963-64
_x_Known __ Estimated **Source:** campus history and period newspaper accounts

**14. Setting:**
_x_ Suburban __ Rural __ Village __ Urban If Urban: __ Commercial __ Industrial __ Residential _x_Public: college campus

**15. Relationship to Surroundings:** _x_ Similar __ Dissimilar

**Comments:** N/A

## HCPI Base Form (FORM 1) *(Continued from other side)*

**16. Additional Perspective:** (Photos, drawing, footprint, etc., indicate north arrow when possible)

**North**

Source:
Google Imagery, 2016

**17. Surveyor:**
(your name, address, telephone number, and any group affiliation)

John W. Murphey
Architectural Historian
FirstLight Consulting
505-577-7593
firstlightconsulting@gmail.com

For: Peter Brill Inc.

**18. Owner (if known) and other knowledgeable people:**

N/A

**19. Is Property Endangered?** __ Unknown _x_ No __ Yes How?

**20. Significance to Current Community:** _x_ Unknown __ None __ Low __ Moderate __ High
**Describe:** Unknown

**21. Other Significance or Information of Interest:** (such as historical, legendary, structural, former ownership, etc.)
See Historical Overview.

**22. National or State Register:**

Is this property individually listed on a historic register? __ Unknown __ No _x_Yes
If yes: _x_ State _x_ National
If 'no' or unknown, do you think this property is eligible for listing? _x*_ No __Yes
**Why?** See Evaluation of Historical Status

**23. National or State Historic District:**

Is this property in a historic district? __ Unknown __ No _x_ Yes
If yes: _x_ Contributing __ Non-contributing _x*_ No Status

If 'yes', what is the name of the district? __ State _x_ National _x*_ City of Santa:

Santa John's College National Register of Historic Places district; *Historic Review District, City of Santa Fe

**Recommended Noncontributing Structure to the Historic Review District, February 15, 2017.**

**24. Supplemental Forms:**

__ None _x_ HCPI Detail Form (FORM 2) __ Continuation Sheets, # pages: _____

# Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

*Historic Preservation Division, New Mexico Department of Cultural Affairs*

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2*
HCPI No._____ District No._____ __NRHP __SRCP Criteria __A __B __C __D

| 1. Name of property: | 2. Location: | 3. Local Reference Number: Santa Fe ID #: N/A |
|---|---|---|
| Peterson Student Center<br>Student Center | 1160 Camino Cruz Blanca<br>Santa Fe:<br>*Historic Review Historic District* | 4. County: Santa Fe |
| | | 5. Date of Survey: December 18, 2016 |

**ARCHITECTURAL AND CONSTRUCTION DETAILS:**

**6. Visible Construction Material:**

__ Adobe __ Brick __ Composition __ Concrete: Block

__ Concrete: Cast Stone _x_Concrete: Poured __ Earth Plaster __ Masonry: Simulated

__ Metal: Corrugated __ Metal: Structural Siding __ Metal: V-Crimp __ Stone: Random Ashlar

Stone:
__ Random Coursed __ Stone: River Rock __Stone: Rusticated __ Stone: Tabular

_x_Stucco: __ Tile: Clay __ Vinyl Siding __ Wood: Board and Batten

Wood:
__ Horizontal Siding __ Wood: Jacal __ Wood: Log __ Wood: Shingle

__ Wood: Tongue and Groove __ Other: Frame

**7. Number of Stories:** __ N/A
Number: __1 __11/2 __ 2
__ 21/2 Other:__3__

**8. Foundation:** __ N/A
__ Not visible __ None
_x_ At Grade __ Raised
Materials: _x_ Concrete __ Stone
Other: _____
Notes:

**9. Roof:** __ N/A

Shape: _x_Flat __ Gabled
__ Hipped __ Pyramidal
__ Shed Other:
Pitch: _x_ None __ Low
__ Medium __ Steep
Features: __ Eave:
_x_ Parapets
Materials: __ Asphalt
__ Earth
__ Composition shingle __ Metal: Pressed
__ Composition Roll __ Metal: Corrugated
__ Metal: Standing Seam __ Metal: V- Crimp
__ Tile: Terra Cotta __ Wood: Shingle
Other: Built-Up

**10. Windows** __ N/A

| Operation | Material | Glazing | Number |
|---|---|---|---|
| Fixed/awning | Aluminum | 2 | Multiple |
| Fixed, window walls associated with storefront systems | Steel | Varies | Multiple |

**11. Doors** __ N/A

| Type | Style | Material | Number |
|---|---|---|---|
| Single-Leaf | Stile | Aluminum | Multiple |
| Double | Entry | Aluminum | Multiple |

**12. Chimneys: two, interior**

**13. Porches** __ N/A
Type: _x_ Entry: _x_Partial-Width __ Full-Width
_ Wrap

**14. Other Significant Features N/A**

**15. Modifications:** X __ No known modifications

#1Date: unknown; introduction of three-part aluminum storefront entry at east elevation main entry; period photographs and visual and material evidence.

## HCPI Detail Form (FORM 2)

*(Continued from other side)*

**16. Primary Architectural Style** __ Not Applicable

| | | | | |
|---|---|---|---|---|
| __ Art Deco/Streamline Moderne | __ Gothic Revival | __ Mission Revival | __ Pueblo | __ Spanish-Pueblo Revival |
| __ Bungalow/Craftsman | __ International | __ Neo-Classical | __ Queen Anne | __ Territorial |
| __ Colonial Revival | __ Italianate | __ Northern NM | __ Ranch | _x_Territorial Revival – Modern |
| __ Folk Victorian | __ Mediterranean | __ Prairie | __ Spanish-Colonial | __ Tudor Revival |

Notes:

Other:

**17. Documents Available and Their Locations**

New Mexico Historic Preservation Division
407 Galisteo Street, Suite 236
Santa Fe, NM 87501
(505) 827-6320

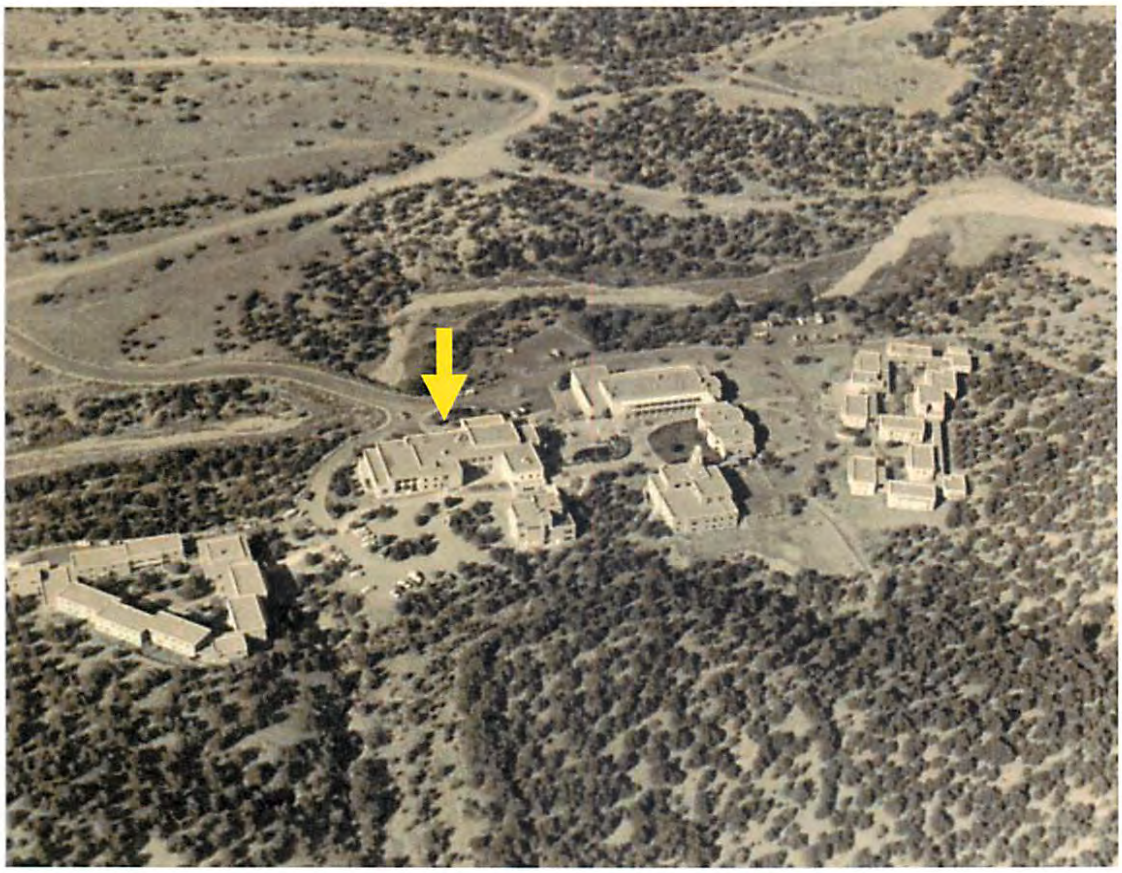
Historic Preservation Division
Land Use Department
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87504
(505) 955-6605

**SITE:**

**18. Attached or Associated Properties**

**Are associated properties eligible for listing?** No

**19.Site Plan: 1973 aerial photograph**



# Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

*Historic Preservation Division, New Mexico Department of Cultural Affairs*

| For HPD Office use only: HCPI No._____ District No._____ | *Please complete HCPI FORM 1 before completing FORM 2* ___NRHP ___SRCP Criteria __A __B __C __D | |
|---|---|---|
| **1. Name of property:**<br><br>**Peterson Student Center**<br>**Student Center** | **2. Location:**<br><br>**1160 Camino Cruz Blanca**<br>**Santa Fe:**<br>***Historic Review Historic District*** | **3. Local Reference Number:**<br>**Santa Fe ID #: N/A**<br>**4. County: Santa Fe**<br>**5. Date of Survey: December 18, 2016** |

## Historical Overview

On the morning of Monday, April 22, 1963, architect John Gaw Meem took a shovel — flown to New Mexico from Baltimore on a TWA plane — and turned over a chunk of earth along a slope of Sun Mountain. Despite the chill, approximately 60 people had arrived for the hastily arranged event, making a pilgrimage up the hill from their cars parked along the north bank of Arroyo Chamiso. Before Meem dug into the ground, Dr. Boshen, a Presbyterian preacher, provided an invocation, followed by John Dillon, who gave a short history about a small liberal arts college in Maryland. Brother Luke of St. Michael's College then delivered a short benediction.

With shovel in hand, Meem delivered his own remarks about the significance of the groundbreaking ceremony, declaring it "an important event in the history of education in the United States of America."[i] Almost immediately after the first shovelful of dirt was turned, a construction crew began work on three buildings that would form the core of the St. John's College campus in Santa Fe.[ii]

The selection of Santa Fe, reportedly one of 40 communities considered as a possible location for the new campus, took shape in 1961 when Faith and John Gaw Meem, along with several other families, donated 268 acres of land along the north slope of Sun Mountain. Soon after, a Santa Fe executive committee formed to begin planning and fundraising for the estimated $7 million campus.

The committee turned to Meem's successor firm, Holien and Buckley, to develop a master plan for the campus.[iii] In the summer of 1961, Edward O. Holien worked on the plan, conferring with Meem, his former boss, who had been hired by the college as a consulting architect.[iv] By September, the architect had worked through three drafts of the master plan.

It envisioned a central area, "the academic complex," that would include a quad populated with a classroom building, a laboratory and a student center. East and west of the complex would be separate male and female dormitories. The local committee and the Board of Governors and Visitors of the Annapolis campus reviewed the master plan, and decided to the divide the project into two phases.

# Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

*Historic Preservation Division, New Mexico Department of Cultural Affairs*

| For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2*<br>HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D | | |
|---|---|---|
| **1. Name of property:**<br><br>**Evans Science Laboratory**<br>**Laboratory Building** | **2. Location:**<br><br>**1160 Camino Cruz Blanca**<br>**Santa Fe:**<br>***Historic Review District*** | **3. Local Reference Number:**<br>**Santa Fe ID #: N/A**<br>**4. County: Santa Fe**<br>**5. Date of Survey: December 18, 2016** |

On July 28, 1962, the board authorized $113,499 for Holien and Buckley to develop a full set of working drawings for the anticipated first phase of construction. This phase consisted of the academic complex, a library, and an administration building, as well as an access road and utilities.[v] A second set of preliminary drawings for the dormitories and separate fine arts and music buildings was additionally authorized but not built.

Work began in January 1963, with Robert E. McKee General Contractor, Inc., a large El Paso, Texas based contracting firm, which would build much of the first phase of the campus. The company started work on a causeway across Arroyo Chamiso to connect the campus with Camino Cruz Blanca. Holien and Buckley developed their final drawings in March, and construction of the academic complex started soon after.

At Meem's suggestion, the college hired Garrett Eckbo, a Los Angeles-based landscape architect with the firm Eckbo, Dean, Austin and Williams, to develop landscape design for the academic complex and landscaping plan for the rest of campus.[vi] Taking advantage of the natural sloping topography, Eckbo divided the campus into terraces demarked by stone retaining walls. For a focal point, he created a contemplative pond and rock garden near center of the academic complex.[vii] Other areas were left in a near natural state.

The initial phase of campus construction finished in September 1964, in time to receive the first class of students enrolled in the college. Eighty-five of these students graduated in four years later. Additional buildings were added to the campus over the years as funds became available. The most recent of these, the contemporarily designed Winiarski Student Center, was erected in 2012.

# Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

*Historic Preservation Division, New Mexico Department of Cultural Affairs*

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**Student Center**

Constructed in 1963-64, the Peterson Student Center (originally the Student Center) was one of three buildings developed as part of the original academic complex. The architectural firm of Holien and Buckley, which developed the campus master plan, designed the student center as a large multi-purpose building suited to hold the multiple functions of a small college campus. On the second floor was the Great Hall, which functioned as a combined event and lecture hall. The first floor was designed to hold the campus bookstore, a coffee shop, and a large dining room positioned to include views of the Sandia, Jemez and Sangre de Cristo mountains.[viii]

John Gaw Meem, the consulting architect for the project, found issue with the original "heavy treatment" of the interior of the student center.[ix] At his recommendation, the college hired Santa Fe-based architect-designer Alexander Girard to design its interior and the spaces of the other buildings making up the academic complex.[x] Girard, who had recently gained national attention for his design of the La Fonda del Sol Restaurant in the Time-Life Building in Manhattan, worked with local interior designer Frank Woods to develop an interior design. They created public areas with a primarily white color scheme, and furniture and fixtures which blended modern and traditional materials with folk-art influences.[xi]

Work started on the student center almost immediately after the April 22, 1963 groundbreaking ceremonies, with bulldozers leveling the site and excavating footings. Robert E. McKee General Contractor, Inc., constructed the building, along with the Laboratory Building and Santa Fe Hall.

Construction continued at a frenzied pace through the summer. On September 27, Richard F. Cleveland, son of former President of Grover Cleveland, was surrounded by a crowd of Maryland dignitaries as he laid a cornerstone at the student center — chiseled with the year "1964." By winter, the second story slabs had been poured. The building opened to students (unfinished) in September 1964 to meet the scheduled start of classes. Without its own location, the college library stayed in the north wing of the student center for many years.

# Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

*Historic Preservation Division, New Mexico Department of Cultural Affairs*

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**Evaluation of Historical Status**

John Gaw Meem, the consulting architect for the first phase of the master plan, reflected upon the campus's intended use and chose a modern twist on the Territorial Revival idiom. Meem viewed the developing architecture at St. John's not only as a reflection of historical precedent, but also as a new phase of the style. He predicted that this new phase "will be completely contemporary in meeting the standards of living and scientific requirements demanded of a modern, advanced educational institution like St. John's College."[xii] This phase of the Territorial Revival, as he envisioned it, would employ aluminum windows, "for their efficiency in maintenance," and concrete instead of wood for the portales and balconies "for maximum fire protection." Meem admitted that the windows, in terms of size and numbers, "will be far greater than in the original style," but assured that "walls will dominate rather than openings."

Constructed in 1963-64, as part of the original academic complex, the Peterson Student Center diverted from Meem's vision of a contemporary interpretation of the Territorial Revival. Instead of being wall-dominated, each elevation is instead characterized by large openings holding storefront entries and window walls, in many instances creating long bands of repetitive glazing. The emphasis on glass equally does not meet the Historic Review District standards, which stipulates wall-dominated elevations (Section 14-5.2, F-2-f).

For these reasons, the recommendation is to designate Peterson Student Center a Noncontributing Structure to the Historic Review District.

**Ordinance Definition – "Contributing Structure"**

A *structure*, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a *contributing structure* is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The *contributing structure* may have had minor *alterations*, but its integrity remains.

# Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

*Historic Preservation Division, New Mexico Department of Cultural Affairs*

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## Illustrations

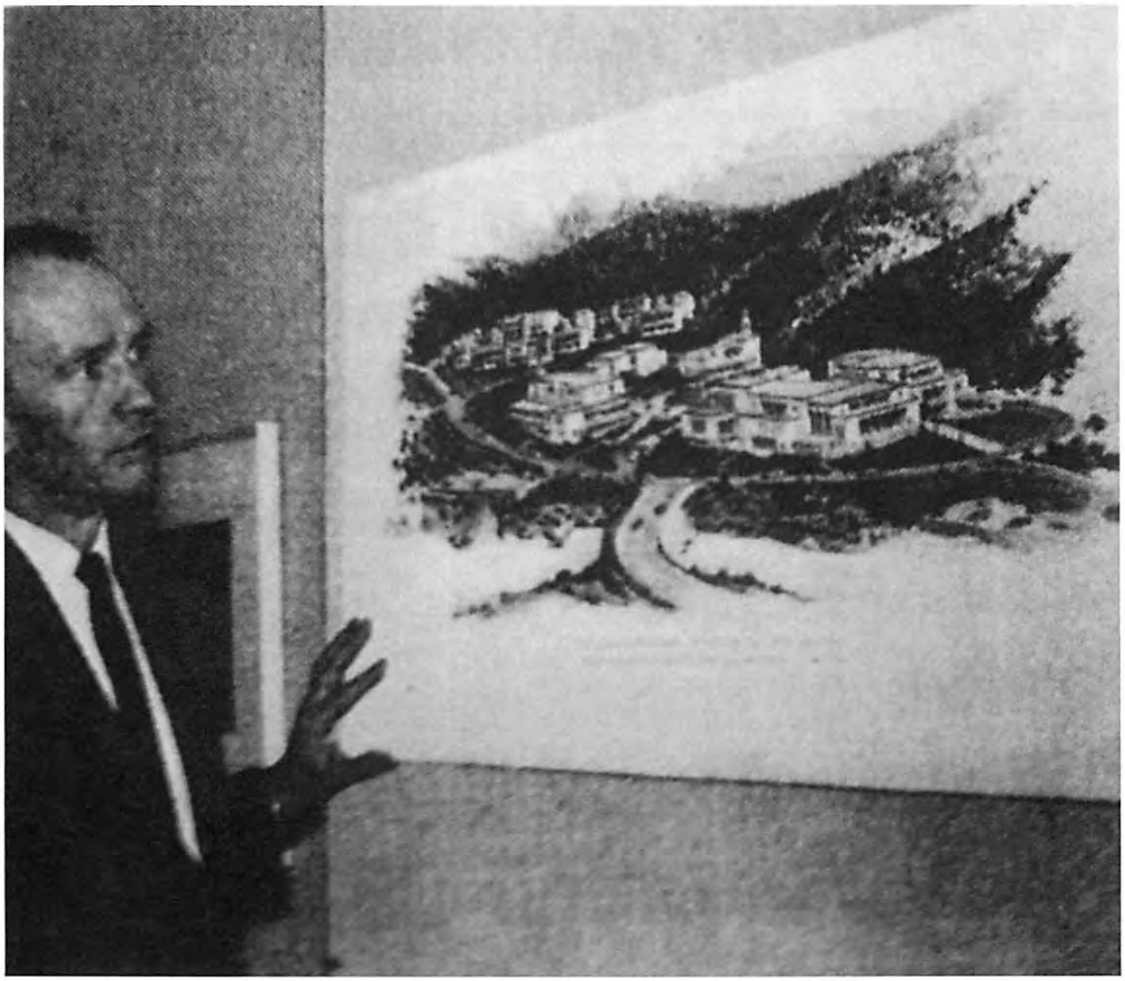

**Figure 1: President Richard D. Weigle studies perspective of Holien and Buckley preliminary design, May 26, 1962. Courtesy St. John's College.**

# Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

*Historic Preservation Division, New Mexico Department of Cultural Affairs*

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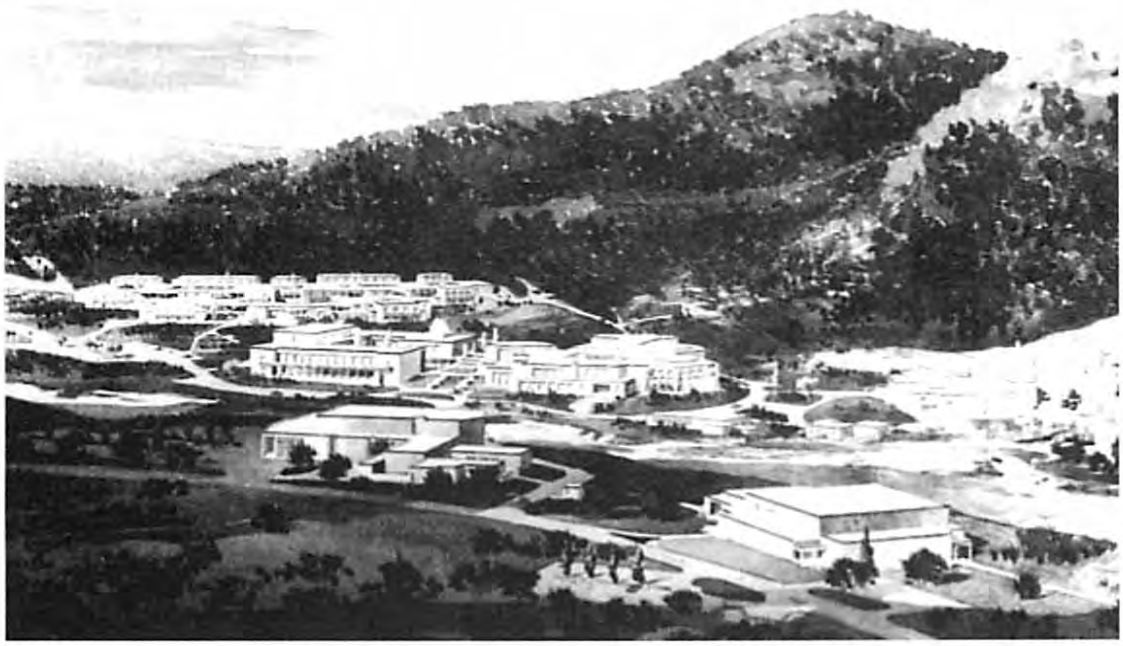

**Figure 2: Rendering of revised campus plan, 1963.**
**Courtesy St. John's College.**

# Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

*Historic Preservation Division, New Mexico Department of Cultural Affairs*

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**Original Edward Holien and William Buckley Architects Drawings**
**Courtesy St. John's College**

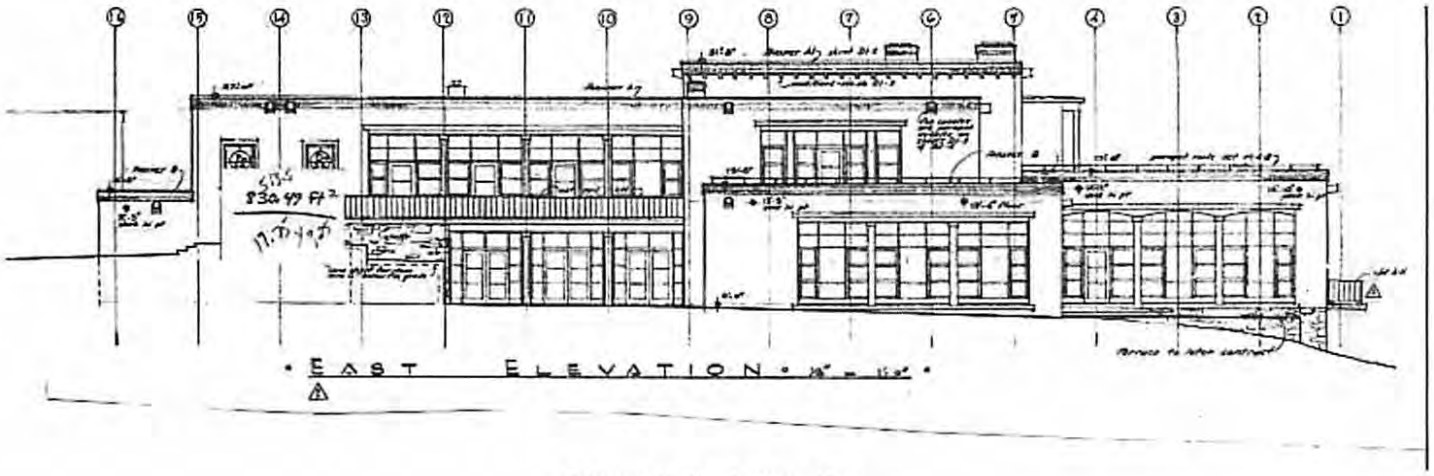


**Figure 3: East elevation.**

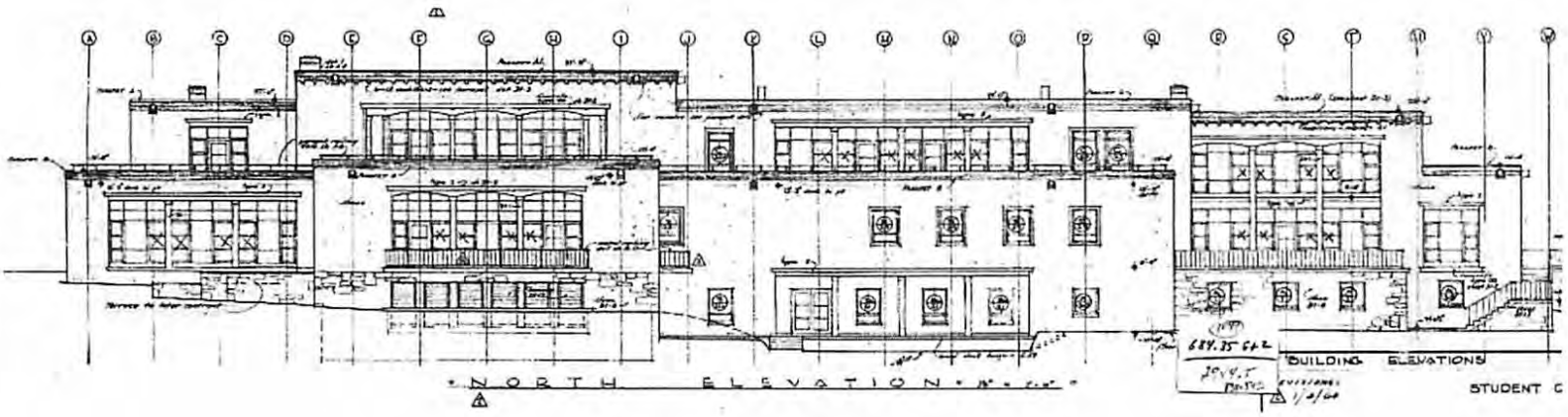


**Figure 4: North elevation.**

# Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

*Historic Preservation Division, New Mexico Department of Cultural Affairs*

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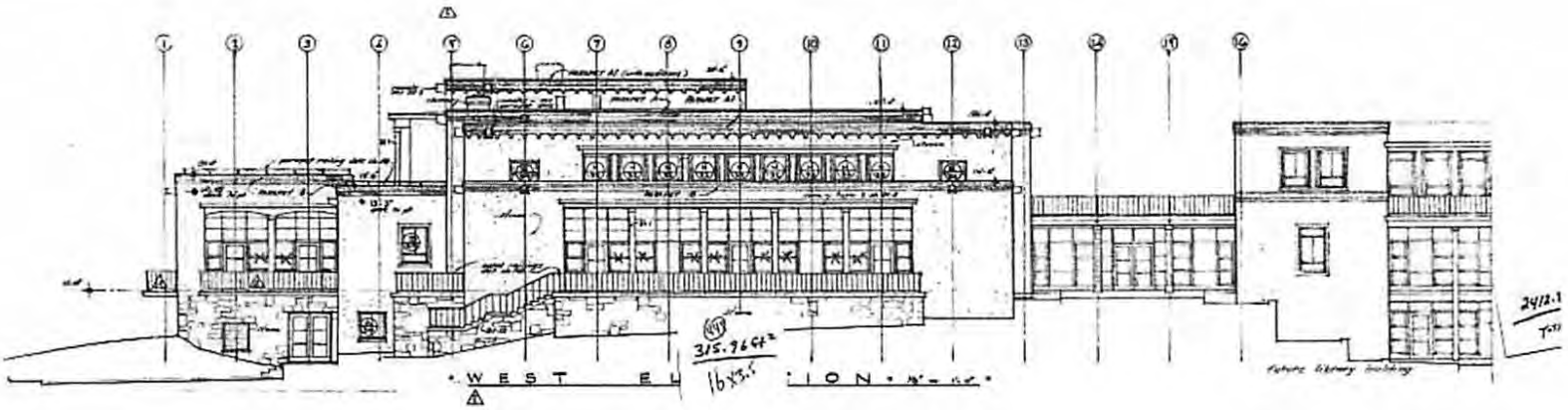


**Figure 5: West elevation.**

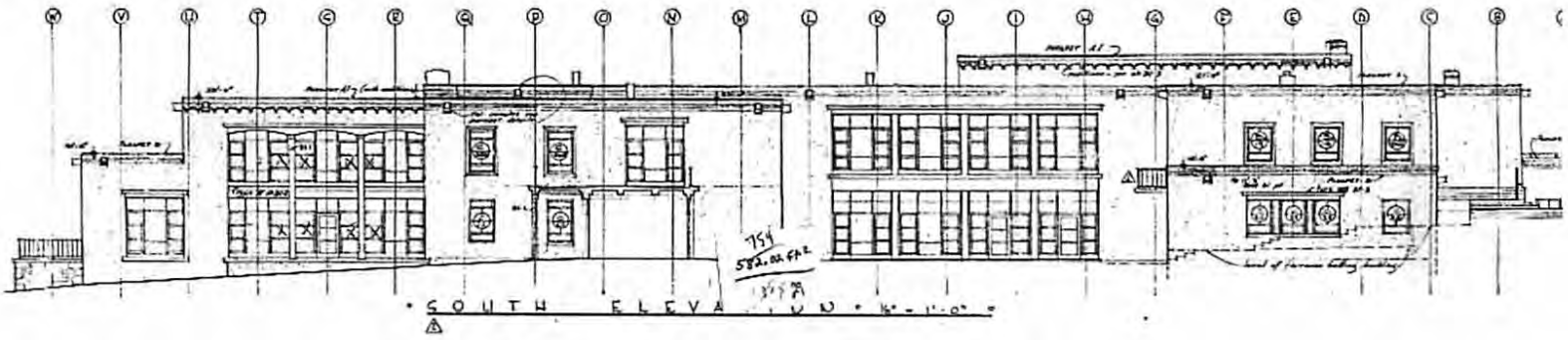


**Figure 6: South elevation.**

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[i] As quoted in Richard D. Weigle, *The Colonization of a College*: *The Beginnings and Early History of St. John's College in Santa Fe*. Annapolis: St. John's College Print Shop, 1985, 79.

[ii] *Santa Fe New Mexican*, April 22, 1963, 13.

[iii] Weigle, *The Colonization of a College*, 43.

[iv] Ibid., 45.

[v] Ibid., 48.

[vi] Ibid., 88.

[vii] *Santa Fe New Mexican*, October 9, 1964, 90.

[viii] Richard D. Weigle, *The Colonization of a College*: *The Beginnings and Early History of St. John's College in Santa Fe*. Annapolis: St. John's College Print Shop, 1985, 46.

[ix] Ibid., 88.

[x] Ibid.

[xi] *Santa Fe New Mexican*, October 9, 1964, 94.

[xii] As quoted in, Weigle, *The Colonization of a College*, 91. The date of the brochure is not provided.

SUMMARY INDEX
HISTORIC DISTRICTS REVIEW BOARD
March 14, 2017


| ITEM | ACTION TAKEN | PAGE(S) |
|---|---|---|
| B. Roll Call | Quorum Present | 1 |
| C. Approval of Agenda | Approved as presented | 1-2 |
| D. Approval of Minutes February 28, 2017 | Approved as amended | 2-3 |
| E. Findings of Fact & Conclusions of Law | Approved as amended | 3 |
| F. Business from the Floor | None | 3 |
| G. Communications | None | 3 |
| H. Action Items | | |
| 1. Case #H-16-100B | Approved as recommended<br>1039 Camino San Acacio | 3-5 |
| 2. Case #H-15-053 | Approved as submitted<br>1300 Lejano Lane | 5-7 |
| 3. Case #H-16-108 | Approved with conditions<br>510 Halona Street | 7-10 |
| 4. Case #H-04-076 | Postponed with directions<br>201 Old Santa Fe Trail | 10-44 |
| 5. Case #H-17-005B | Approved as submitted<br>12 Canyon Road | 44-49 |
| 6. Case #H-17-009<br>594 Cerro Gordo Road | Approved with conditions | 49-54 |
| 7. Case #H-17-017A | Designations made<br>160 Camino de Cruz Blanca | 54-58 |
| 8. Case #H-17-018A | Designations made<br>518 Calle Corvo | 58- 60 |
| 9. Case #H-17-019A | Designations made<br>808 Canyon Road | 60- 61 |
| 10. Case #H-17-019B | Approved all but one item<br>808 Canyon Road | 61-65 |
| 11. Case #H-17-020 | Postponed for redesign<br>719 Gregory Lane | 65-71 |
| 12. Case #H-17-021 | Approved as submitted<br>750 Old Santa Fe Trail | 71-73 |
| 13. Case #H-17-022A | Made noncontributing<br>1674 Cerro Gordo Road | 73-74 |
| 14. Case #H-17-022B | Approved<br>1674 Cerro Gordo Road | 74-78 |
| I. Matters from the Board | Discussion | 78 |
| J. Adjournment | Adjourned at 10:18 p.m. | 78 |

MINUTES OF THE

CITY OF SANTA FE

HISTORIC DISTRICTS REVIEW BOARD

March 14, 2017

## A. CALL TO ORDER

A regular meeting of the City of Santa Fé Historic Districts Review Board was called to order by Ms. Cecilia Rios, Chair, on the above date at approximately 5:30 p.m. in the City Council Chambers, 200 Lincoln Avenue, Santa Fé, New Mexico.

## B. ROLL CALL

Roll Call indicated the presence of a quorum as follows:

MEMBERS PRESENT:
Ms. Cecilia Rios, Chair
Ms. Jennifer Biedscheid
Ms. Meghan Bayer
Mr. Buddy Roybal
Mr. William Powell [arriving later]

MEMBERS EXCUSED:
Mr. Frank Katz, Vice Chair
Mr. Edmund Boniface

OTHERS PRESENT:
Mr. David Rasch, Historic Planner Supervisor
Ms. Theresa Gheen, Assistant City Attorney
Ms. Nicole Ramirez Thomas, Senior Planner
Mr. Carl Boaz, 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 Planning Department.

## C. APPROVAL OF AGENDA

Member Roybal moved to approve the agenda as published. Member Bayer seconded the

Member Powell felt it was a nice change with the massing and rounding to be included.

Mr. Gaylord said the conditioned space is 2,594 square feet and the roofed area is another 500. There was to be a stem wall there and it has to be above grade. The survey is interpolated. It is 7,317 elevation now. It cannot be below grade, although part of the stem wall starts below grade. All windows are above grade.

Public Comment

There were no speakers from the public regarding this case and the public hearing was closed.

Action of the Board

Member Biedscheid moved in Case #H-17-009 at 1594 Cerro Gordo Road, to approve the application as submitted with the condition that the wall screening parking on the north elevation be moved five feet back to protect the neighbor's view and that the Board finds this to be a contemporary interpretation of recent Santa Fe Style with many elements, and that the windows be above grade. Member Roybal seconded the motion and it passed by unanimous voice vote.

7. Case #H-17-017A. 1160 Camino de Cruz Blanca. Historic Review Historic District. Andy Lyons, agent for St. John's College, owner, requests historic status reviews with designation of primary elevations, if applicable, for five non-statused structures. (David Rasch)

Mr. Rasch gave the staff report as follows:

BACKGROUND & SUMMARY:

1160 Camino de Cruz Blanca, also known as St. John's College, is a non-residential group of twenty-four structures that have no assigned historic status in the Historic Review Historic District. The applicant request historic status reviews of five structures (listed by number on the Campus Map).

1. Peterson Student Center

This three-story structure, the largest of the original structures, was designed by Holien and Buckley and constructed in 1963-64 in a mid-century Territorial Revival style with brick coping on parapets, cast concrete portal columns, lintels, and sills, and metal windows and doors. Noted individuals who were also involved with this structure are John Gaw Meem, Alexander Girard, Frank Woods, and the son of President Grover Cleveland, Richard Cleveland. The only documented alteration is the three-part aluminum entry at

the east elevation from an unknown date. The architectural historian recommends non-contributing historic status for this structure due to the mid-century lack of wall dominated massing. But, staff believes that this historic structure is a good example of mid-century Territorial Revival as it represents the evolution of Santa Fe Style through the 20th century. Each of the four overall façades are unique in the massing and character-defining features.

He had original drawings of the structures if considered for contributing.

7. Santa Fe Hall

This two-story structure, connected to the southeast corner of 8. Evans Science Laboratory, was designed by Holien and Buckley and constructed in 1963-64 in a mid-century Territorial Revival style with oddly angled walls lacking fenestration and cantilevered small roof features over windows. No alterations are documented. The architectural historian recommends contributing historic status for this structure due to its contemporary interpretation of Santa Fe Style, following Meem's vision. Staff disagrees that this structure is a good representation of contemporary Territorial Revival style, but finds that the character-defining features are held in the east and south overall façades.

8. Evans Science Laboratory

This three-story structure, the northernmost of the original structures, was designed by Holien and Buckley and constructed in 1963-64 in a similar mid-century Territorial Revival style as Peterson Student Center. The only documented alteration is the replacement of "various" doors from an unknown date. The architectural historian recommends contributing historic status for this structure due to its modernistic and practical interpretation of Santa Fe Style. The east overall façade appears awkward in design and lacks character, but the remaining three overall façades have their own character-defining features.

15-26. Lower Dorm Area

Also known as the Women's Dormitories, this triangular-massed two-story structure was designed by Holien and Buckley and constructed in 1966-67 in a harmonious mid-century Territorial Revival style at the west side of the campus. The only documented alteration is the replacement of a majority of windows and doors from an unknown date. The architectural historian recommends contributing historic status for this structure due to its contemporary interpretation of Santa Fe Style, following Meem's vision. The exterior and interior overall façades of the northern block holds the most distinctive features and the exterior and interior overall façades of the southeastern block hold additional character out of the ten overall façades presented.

27-38. Upper Dorm Area

Also known as the Men's Dormitories, this sprawling two-story structure consists of eleven large blocks around two courtyards connected with one-story portals and covered walkways was designed by Holien

and Buckley and constructed in 1963-64 at the east side of campus. Documented alterations include replacement of windows in nine of the eleven blocks. The architectural historian recommends contributing historic status for this structure due to its contemporary interpretation of Santa Fe Style, following Meem's vision. The original architectural site plan and elevation drawings are not complete enough to assign primary elevations, but the relative north overall façades have the most character.

STAFF RECOMMENDATION:

Staff recommends designating:

1 Peterson Student Center as significant with all façades as primary;

7 Santa Fe Hall as non-contributing, or if the Board desires to designate this structure as contributing, then staff identifies East and South overall façades as primary;

8 Evans Science Library as contributing with North, West, and South overall façades as primary;

15-26 Lower Dorm Area as contributing with exterior and interior overall façades of N and E blocks as primary; and

27-38 Upper Dorm Area as contributing, but primary elevations are inconclusive.

Questions to Staff

Chair Rios said on the field trip, she thought the angled walls of Santa Fe Hall were primary.

Mr. Rasch agreed they are character-defining but felt they were not Territorial Revival. But you don't have to agree with me.

Member Roybal said the recommendations in the Staff Report and those in the application are not matching.

Mr. Rasch said the historian they contracted had different recommendations. Peterson Student Center is very large in the center of the campus.

Member Powell pointed out that only change is the front door.

Member Roybal asked what it will result for work done on the buildings.

Mr. Rasch explained that for non-contributing status, just the design standards but contributing and significant also have preservation standards.

Member Roybal figured that replacing doors and windows would be a problem, if it was designated significant.

Mr. Rasch agreed. There is a mixture of steel and aluminum at the campus. They replaced some with aluminum but would require an exception on any primary elevation.

Member Roybal was concerned about inability to maintain the building if significant.

Mr. Rasch said any additions on non-primary elevations were okay or the others only by exception.

Member Powell added that they can be replaced in-kind with no exception.

Member Powell asked if the buildings are all historic.

Mr. Rasch agreed. 1967 is the cut off.

Member Powell asked if there are many structures representing this style.

Mr. Rasch said no. Meem's mid-century work and his successor followed his advice for mid-century interpretation to make it efficient by not using wood. He didn't think there is any exterior wood so it is easily maintained. Holian and Buckley succeeded Meem. Each elevation was so different that he felt that it was significant. It is a very interesting interpretation.

Member Bayer asked if there were any walls the Board should consider.

Mr. Rasch was not aware of any.

Applicant's Presentation

Mr. Andy Lyons, P.O. 6020, was sworn.

Chair Rios asked if he agreed with Mr. Rasch or the surveyor.

Mr. Lyons said he only took exception to the significant recommendation. There is maintenance due on these buildings.

Chair Rios asked what designation he felt was appropriate.

Mr. Lyons believed they should all be contributing. He had nothing more to add.

Questions to the Applicant

Member Roybal asked what kind of repairs would be needed.

Chair Rios said the Board cannot discuss that yet.

Member Roybal said he was talking about condition of the building.

Mr. Lyons said the stucco, doors, windows and parapets all need to be repaired. They are all stuccoed.

Member Bayer asked if any of them had associated retaining walls.

Mr. Lyons said he didn't know much about that. The pond has been a prominent feature since the beginning.

Mr. Rasch explained that the pond is in the midst of the five buildings being brought tonight. No walls associated with these five.

Chair Rios read the definition of contributing and significant.

Mr. Rasch added that this campus is now listed on the National Register.

Public Comment

There were no speakers from the public regarding this case and the public hearing was closed.

Action of the Board

Member Roybal moved in Case #H-17-017A at 1160 Camino de Cruz Blanca, to designate Peterson Student Center as contributing and the others, as recommended, as contributing with primary elevatios as recommended by Staff.

Mr. Rasch listed his primary elevations.

Chair Rios asked him to list the other primary elevations he recommended.

Mr. Rasch said he didn't have enough information on the upper dorm area to provide primary elevations.

The motion died for lack of a second.

Member Bayer moved in Case #H-17-017A at 1160 Camino de Cruz Blanca, to designate Peterson Student Center as Significant, Santa Fe Hall as contributing with the east and south as primary façades, Evans Science Library as contributing with the north, west and south overall façades as primary, the Lower Dorm Area as contributing with the north and east blocks, exterior and interior, as primary, and the Upper Dorm Area as contributing with postponing the designation of primary elevations to a future hearing when ore information is available. Member Biedscheid seconded the motion and it passed by majority (3-1) voice vote with Member Roybal dissenting.

8. Case #H-17-018A. 518 Calle Corvo. Downtown & Eastside Historic District. Lisa Roach, agent for N. Abruzzo Holdings LLC, owner, requests a historic status review with designation of primary elevations, if applicable, for a non-contributing residential structure. (Nicole Ramirez Thomas)

Ms. Ramirez Thomas gave the staff report as follows:

BACKGROUND & SUMMARY:

518 and 518 ½ Calle Corvo are currently designated as noncontributing to the Downtown and Eastside Historic District. The house is built in the Spanish-Pueblo Revival style and was built sometime after 1945. The existing inventory form for the property provides no information about the home, however the applicant has provided an aerial photograph from 1958 and a statement from the father of the current owner detailing the history of the house. The applicant is requesting a review of the property, including the garage, to determine its historic status and to designate primary elevation if applicable.

The sworn affidavit arrived after the report was finished.

The aerial photo indicates that the footprint of the property is the same as is seen today. The statement provided by Mr. Luján, the former resident of the home, states that the property has changed very little though notes that the windows and doors have changed and the concrete pad noted on the survey plat was removed.

The photographs of the house that the applicant provided demonstrate that the windows in both the front and back property are not historic. The field site visit also noted that the house has been painted and the wooden garage door has had a walk-through opening cut into it.

The historic character of the property lies in the corbels noted at the carport and the overall massing of the structures on the property. Of the three buildings on the property the garage is the most intact and retains the most historic material. There has been no change to the square footage of the home, as indicated by the aerial photograph.

ITEM # 17-0257

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

**Case # H-17-017A**
**Address** – 1160 Camino de Cuz Blanca
**Agent's Name** – Andy Lyons
**Owner/Applicant's Name** – St. John's College

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on March 14, 2017.

1160 Camino de Cruz Blanca, also known as St. John's College, is a non-residential group of twenty-four structures that have no assigned historic status in the Historic Review Historic District. The Applicant requested a historic status review of the following structures (listed by number on the Campus Map):

(1) Peterson Student Center

This three-story structure, the largest of the original structures, was designed by Holien and Buckley and constructed in 1963-64 in a mid-century Territorial Revival style with brick coping on parapets, cast concrete portal columns, lintels, and sills, and metal windows and doors. Noted individuals who were also involved with this structure are John Gaw Meem, Alexander Girard, Frank Woods, and the son of President Grover Cleveland, Richard Cleveland. The only documented alteration is the three-part aluminum entry at the east elevation from an unknown date. The architectural historian recommends non-contributing historic status for this structure due to the mid-century lack of wall dominated massing. But, staff believes that this historic structure is a good example of mid-century Territorial Revival as it represents the evolution of Santa Fe Style through the 20th century. Each of the four overall facades are unique in the massing and character-defining features.

(7) Santa Fe Hall

This two-story structure, connected to the southeast corner of 8. Evans Science Laboratory, was designed by Holien and Buckley and constructed in 1963-64 in a mid-century Territorial Revival style with oddly angled walls lacking fenestration and cantilevered small roof features over windows. No alterations are documented. The architectural historian recommends contributing historic status for this structure due to its contemporary interpretation of Santa Fe Style, following Meem's vision. Staff disagrees that this structure is a good representation of contemporary Territorial Revival style, but finds that the character-defining features are held in the east and south overall facades.

(8) Evans Science Laboratory

This three-story structure, the northernmost of the original structures, was designed by Holien and Buckley and constructed in 1963-64 in a similar mid-century Territorial Revival style as Peterson Student Center. The only documented alteration is the replacement of "various" doors from an unknown date. The architectural historian recommends contributing historic status for this structure due to its modernistic and practical interpretation of Santa Fe Style. The east overall façade appears awkward in design and lacks character, but the remaining three overall facades have their own character-defining features.

(15-26) Lower Dorm Area

Also known as the Women's Dormitories, this triangular-massed two-story structure was designed by Holien and Buckley and constructed in 1966-67 in a harmonious mid-century Territorial Revival style at the west side of the campus. The only documented alteration is the replacement of a majority of windows and doors from an unknown date. The architectural historian recommends contributing historic status for this structure due to its contemporary interpretation of Santa Fe Style, following Meem's vision. The exterior and interior overall facades of the northern block holds the most distinctive features and the exterior and interior overall facades of the southeastern block hold additional character out of the ten overall facades presented.

(27-38) Upper Dorm Area

Also known as the Men's Dormitories, this sprawling two-story structure consists of eleven large blocks around two courtyards connected with one-story portals and covered walkways was designed by Holien and Buckley and constructed in 1963-64 at the east side of campus. Documented alterations include replacement of windows in nine of the eleven blocks. The architectural historian recommends contributing historic status for this structure due to its contemporary interpretation of Santa Fe Style, following Meem's vision. The original architectural site plan and elevation drawings are not complete enough to assign primary elevations, but the relative north overall facades have the most character.

## FINDINGS OF FACT

1. After conducting public hearings and having heard from the Applicant and all interested persons, the Board hereby FINDS, as follows:
2. Staff Recommendation: Staff recommended designating (numbers as listed on the Campus Map):
   (1) Peterson Student Center as significant wall all facades as primary;
   (7) Santa Fe Hall as non-contributing, or if the Board desires to designate this structure as contributing, then staff identifies East and South overall facades as primary;
   (8) Evans Science Library as contributing with North, West, and South overall facades as primary;
   (15-26) Lower Dorm Area as contributing, with exterior and interior overall facades of North and East blocks as primary; and
   (27-38) Upper Dorm Area as contributing, but primary elevations are inconclusive.
3. The project is, without limitation, subject to requirements of the following sections of the Santa Fe Land Development Code:
   _X_ Section 14-5.2(D)(9) General Design Standards, Height Pitch Scale and Massing (of any structure).
   _X_ Section 14-5.2(D) General Design Standards
   _X_ Section 14-5.2(C), Regulation of Significant and Contributing Structures in the Historic Districts
4. The property is located in the following district and subject to the related sections of the Santa Fe Land Development Code:
   _X_ Historic Review District (Section 14-5.2(F))
5. Under Section 14-12.1, the definition of a "contributing structure" is "a structure, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a contributing structure is not

unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains."

6. Under Section 14-12.1, the definition of a "significant structure" is a "structure located in a historic district that is approximately fifty years old or older, and that embodies distinctive characteristics of a type, period or method of construction. For a structure to be designated as significant, it must retain a high level of historic integrity. A *structure* may be designated as significant: (A) for its association with events or persons that are important on a local, regional, national or global level; or (B) if it is listed on or is eligible to be listed on the State Register of Cultural Properties or the National Register of Historic Places."
7. Code 14-5.2(C)(2)(a – c) gives the Board authority to review and approve "significant," "contributing," or "noncontributing" status designations.
8. (1) Peterson Student Center meets the Section 14-12.1 criterion for "significant structure," with all facades designated as primary;
9. Each of the four overall facades are unique in the massing and character-defining features of (1) Peterson Student Center.
10. (7) Santa Fe Hall meets the Section 14-12.1 criterion for "contributing" as provided in the presentation and Staff Report
11. The East and South overall facades have the most character-defining features of (7) Santa Fe Hall.
12. (8) Evans Science Library meets the Section 14-12.1 criterion for "contributing" as provided in the presentation and Staff Report.
13. The North, West and South overall facades have the most character-defining features of (8) Evans Science Library.
14. (15-26) Lower Dorm Area meets the Section 14-12.1 criterion for "contributing" as provided in the presentation and Staff Report.
15. The North and Southeast Blocks are the most character defining features of (15-26) Lower Dorm Area out of the ten overall facades presented.
16. The (27-38) Upper Dorm Area meets the criteria for "contributing" as provided in the presentation and Staff Report
17. The Board lacked sufficient information to determine the primacy facades of the Upper Dorm Area.
18. The information contained in the Application, and provided in testimony and evidence establishes that all applicable requirements for Board review 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 granted the Applicant's request to review historic status and voted to designate:

(1) The Peterson Student Center as significant, with all facades designated as primary.
(7) Santa Fe Hall as contributing, with its East and South overall facades as primary.

(8) Evans Science Library as contributing with its North, West and South facades designated primary.
(15-26) The Lower Dorm Area as contributing, with its exterior and interior courtyard overall facades of the North and East blocks designated primary
(27-38) The Upper Dorm Area as contributing, with the condition that more information must be submitted before its primary facades can be designated.

**IT IS SO ORDERED ON THIS 28th DAY OF MARCH 2017, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.**

Cecilia Rios
Chairperson

28 March 2017
Date:

FILED:
Yolanda Y. Vigil
City Clerk

3-29-17
Date:

APPROVED AS TO FORM
Assistant City Attorney

3/28/2017
Date:

AOS
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Sam Olshin, FAIA
Michael Schade, AIA
Shawn Evans, AIA
Lisa Dustin, AIA

Date: August 15, 2022

To: Historic Preservation Division
City of Santa Fe
200 Lincoln
Santa Fe, NM 87501

**RE: St. John's College Peterson Student Center Additions Proposal**

The Peterson Student Center is a three story, 45,700 sf building on the campus of St. John's College at 1160 Camino De Cruz Blanca. The largest of the original academic buildings of the campus, it contains a dining hall, coffee shop, bookstore, auditorium, and meeting spaces and continues to be used as the primary center of student life and public engagement for the college. The building was designed by Santa Fe architectural firm Holien and Buckley with design input from John Gaw Meem, and construction was completed in 1964. Designed in a modern interpretation of the Territorial Style, the building is characterized by traditional features such as tiered massing of stucco volumes, portales, and brick cornices executed with modern technology including a concrete structural frame and large expanses of aluminum windows. The surrounding landscape was designed by modernist landscape architect Garrett Eckbo. The interior of the Peterson Student Center was designed by Alexander Girard and is highly significant as a complete vision of the noted designer in his adopted hometown of Sante Fe.

The building is located in the Historic Review District, and was designated as "significant" by the HDRB in March 2017. The building is also included as a contributing resource in the 2015 National Register of Historic Places district nomination for the St. John's College Santa Fe campus. The campus was nominated under National Register criteria A (associated with events that have made a significant contribution to the broad patterns of our history) for the unique curriculum of St. John's College, as well as criteria C (embodies the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction) in the areas of architecture and landscape architecture. The Peterson Student Center in particular was nominated under criteria C in the area of art for the interior design work of Alexander Girard.

Given the significance of the building and the scope of the project, we are only seeking an informational hearing to solicit initial feedback from the board, not full project approval. Future meetings will be required to review finalized details for the additions, any necessary exterior modifications, and changes to the landscape.

ATKIN OLSHIN SCHADE ARCHITECTS, INC.
125 South Ninth Street, Suite 900 PHILADELPHIA, PA 19107 **tel** 215-925-7812
1807 Second Street, Suite 34 SANTA FE, NM 87505 **tel** 505-982-2133

***Project Description***

Outside of minor alterations and maintenance, the Peterson Student Center has not been significantly updated since its opening in 1964. In order to ensure its continued survival as a functioning student center in the 21st century, St. John's College is undertaking a major investment to ensure the continued relevance and operation of this significant resource on their campus. While much of the work is focused on internal updates to building systems outside the scope of this review, the ongoing operational needs of the college and serious issues with life safety and accessibility compliance necessitate some exterior changes to the building. Wherever possible, these changes have been accommodated in the interior of the building. However, some of the demands of the college necessitate the addition of new spaces that cannot be accommodated without damaging the integrity of the interior design and cannot be displaced into other campus buildings. We are proposing three small additions that we believe address these issues in a manner that balances the the exterior appearance of the campus with the highly significant interiors of the building.

Given the "significant" designation of the building, all facades are considered primary under city code. Since additions are not permitted to primary facades per 14-5.2(D)(2)(c), no additions are technically allowed to this building. We are seeking a hardship exemption to this rule based on life safety and accessibility issues, the National Register nomination of the interior design, and the ongoing operational needs of St.John's College. The necessity and scope of each proposed intervention is outlined below.

*Bookstore Addition* - A 773 sf single-story (13'-10" high) addition at the northeast corner of the building with an additional 465 sf of covered exterior portal. The existing bookstore is one of the best bookstores in the city and is a major offering to the community of Santa Fe, however its limited size (1,865 sf) has proven challenging to operate and sustain financially, and the crowded fitout obscures the original spatial qualities of the interior. Through discussions with current and prospective students, the College has determined that the bookstore must expand and that the culture of the College would be well-served if the expansion is done in a way that allows it to be better integrated with the adjacent Coffee Shop. The current bookstore is bounded on both interior sides by significant elements of Alexander Girard's design work - the 140' long mural in the main corridor to the south and a brick wall with integrated seating and fireplaces to the west. The College initially proposed eliminating the Girard designed masonry wall between these two spaces as a means of merging these spaces. The addition provides an opportunity to retain the significant GIrard interior and meet the College's functional needs, while improving accessibility and life safety. The addition follows the additive "building block" massing principles of the existing design, remaining set back from each of the adjacent walls as an independent volume. The walls of the addition are of glass storefront, which match the extents of the glass storefront at the existing north and east elevations. The glass is set behind new portals (4'-0" depth at east, 9'-8" depth at north) in keeping with design standard 14-5.2 (F)(2)(f).

*East Entry Addition* - A 422sf two-story (22'-4" high) addition at the east entrance of the building with an additional 687 sf of covered exterior portal and 1,305 sf of un-covered exterior improvements (stair, ramp, and planters). This addition provides a *required* new exterior stair for egress from the second floor. An original exterior stair in this location was demolished during the removal of a land bridge in 2009 preceding the construction of Levan Hall to the south, leaving the second floor severely under-equipped in egress capacity. This addition also provides space for a new interior ramp to provide a required accessible route to the lower eastern wing of the second floor and a new egress path from the adjacent terrace. This will allow us to remove a poorly constructed plywood ramp (that exceeds allowable slopes for ADA accessibility that damages the integrity of the original interior. A small student lounge is also included in this area to create a more uniform massing and

accommodate much needed new program space. The walls of the enclosed upper floor addition are of glass storefront, which again matches the extents of the glass storefront at the existing east elevation. The lower floor is expressed as a portal, returning a similar experience to the original east entrance, whose portal was enclosed with contemporary aluminum storefront at an unknown point in the past (prior to the designation of the building as significant) . Terraced seating and planters elevate the new stair and portal into a gracious place for gathering instead of a bare-bones fire escape solution that would damage the historic integrity of the building.

*South Court Addition* - A 990 sf single-story (12'-4" high) addition at the south entrance of the building with an additional 226 sf of covered exterior portal. This addition is intended to add critically lacking student lounge space (of which there is none in the existing building) and additional restrooms to meet plumbing fixture count requirements with gender-neutral restrooms that improve equity. While all elevations of the building are considered primary, this notch on the south face of the building is one of the least visible locations to provide new square footage. As with the two aforementioned proposals, the glass walls of the addition match the extents of the existing south facade, and are recessed behind expressed exterior columns. The south elevation is recessed behind a portal (4'-0" depth) in keeping with design standard 14-5.2 (F)(2)(f). The restrooms flanking the new lounge are recessed in the most recent design to avoid disruption of features on the adjacent walls and expressed as simple stucco walls. These rooms may need to be expanded to the south, which would require raising the sill of an existing stair window on the east wall by 2'-5". This addition has the added benefit of providing the extraordinary Girard mural along the first floor corridor with greater protection from light damage. We are working with well-regarded paintings conservator Steven Prins to restore the Girard murals and painted doors throughout the building.

As shown in the building elevations, each of these additions are designed to not increase the proportion of stucco to glass. The new glass walls match the size of existing glass walls, but are pulled out away from the current exterior, allowing the carefully developed relationship between interior and exterior to be preserved.

# St. John's College
# Peterson Student Center Improvements

**9/13/22**

AMERESCO Green • Clean • Sustainable

AOS ARCHITECTS

surroundings

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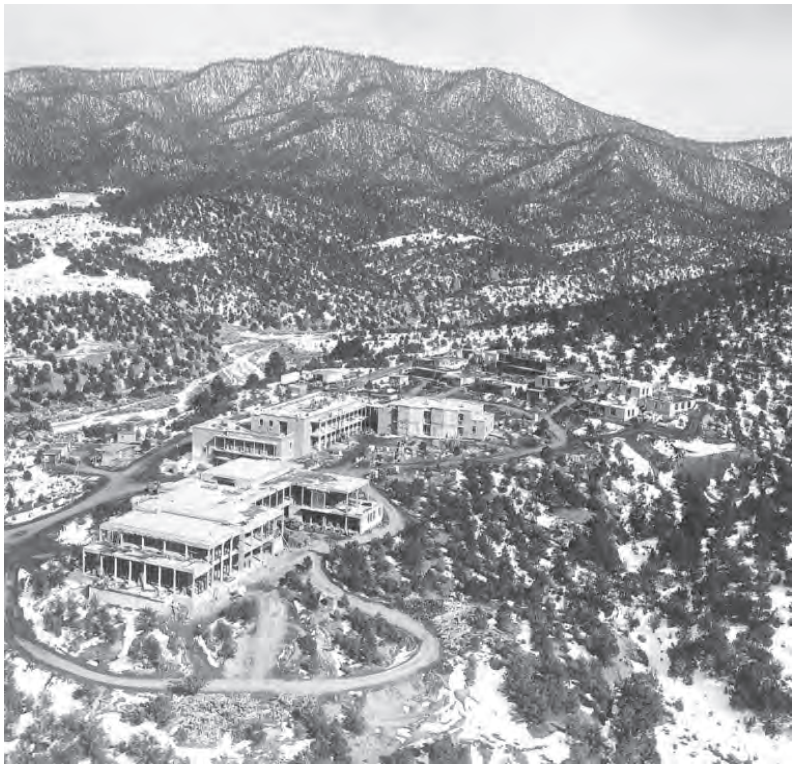
# Building Background



# Building Background

# Campus Site Plan

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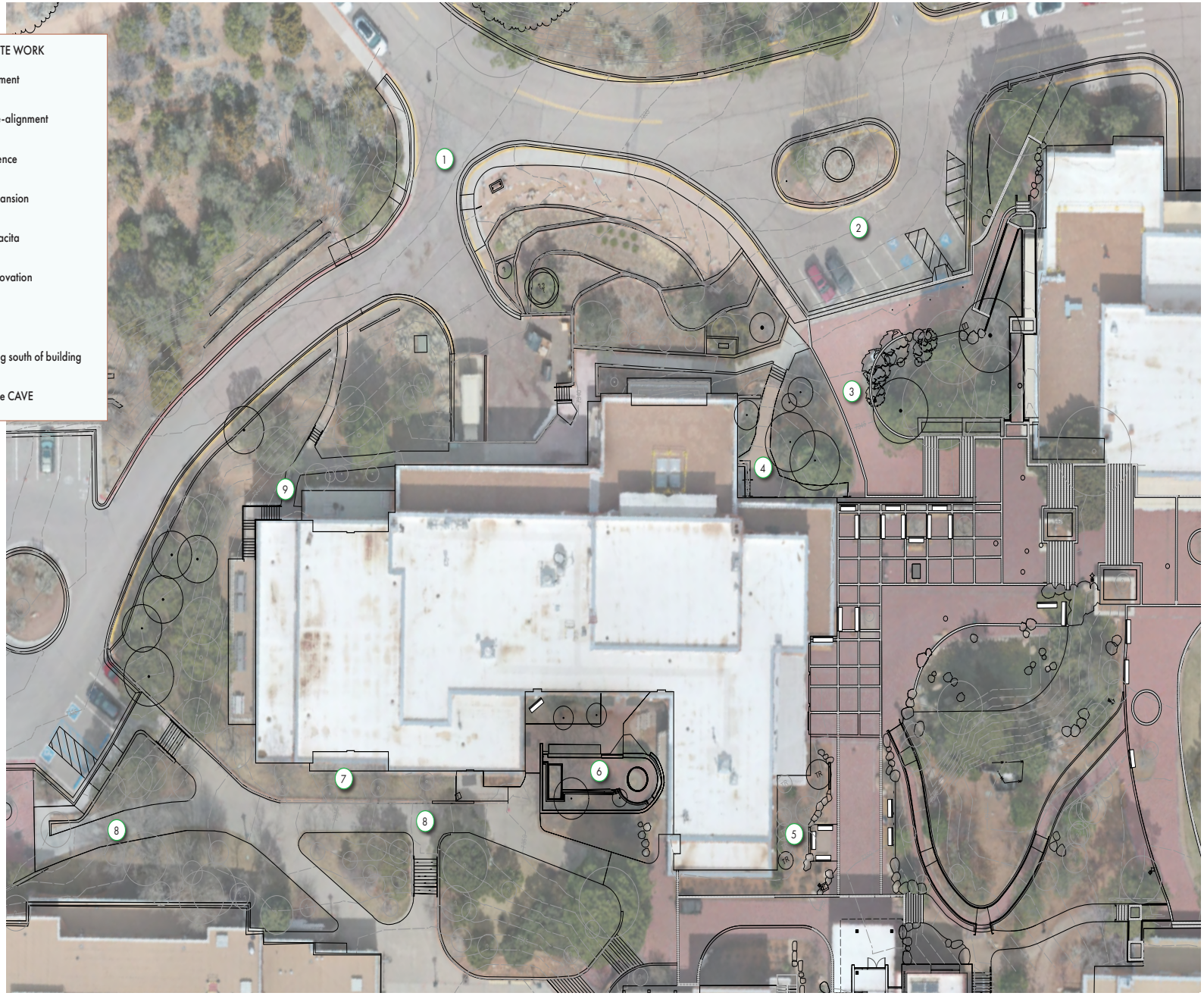
AOS ARCHITECTS

surroundings

# Existing Site Plan

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# Existing Site Plan

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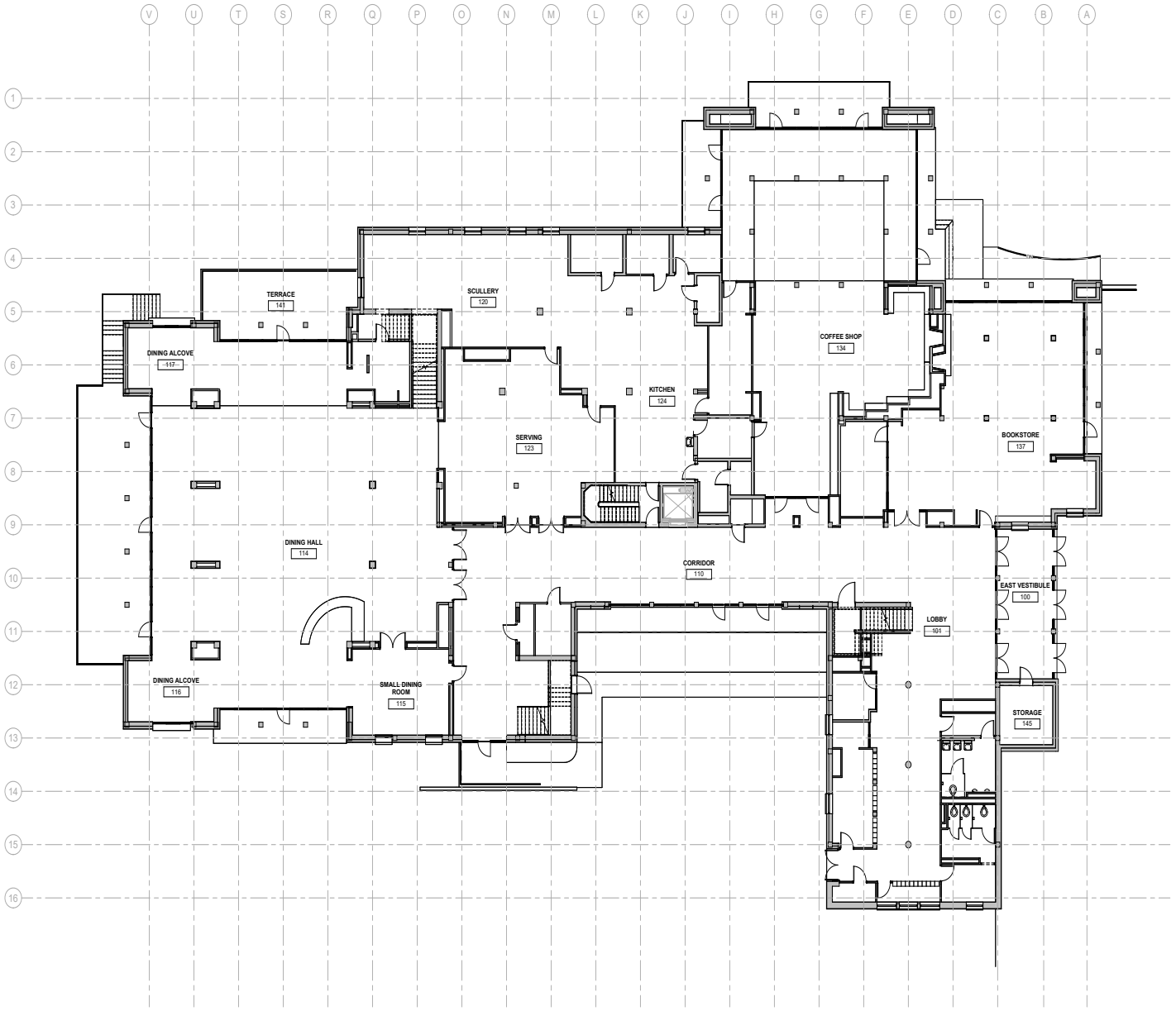
# First Floor Plan - Existing

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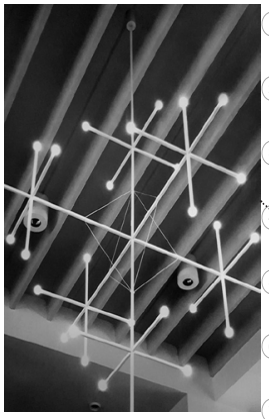
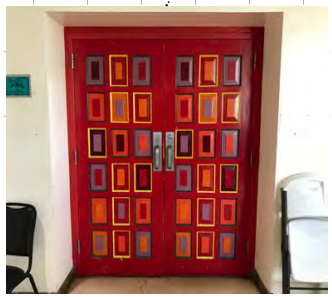
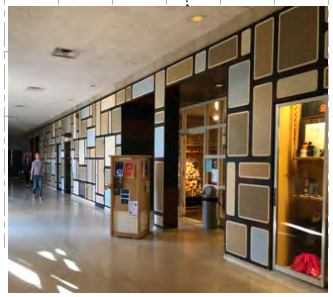
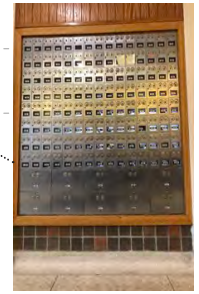
surroundings

# First Floor Plan - Interior Features











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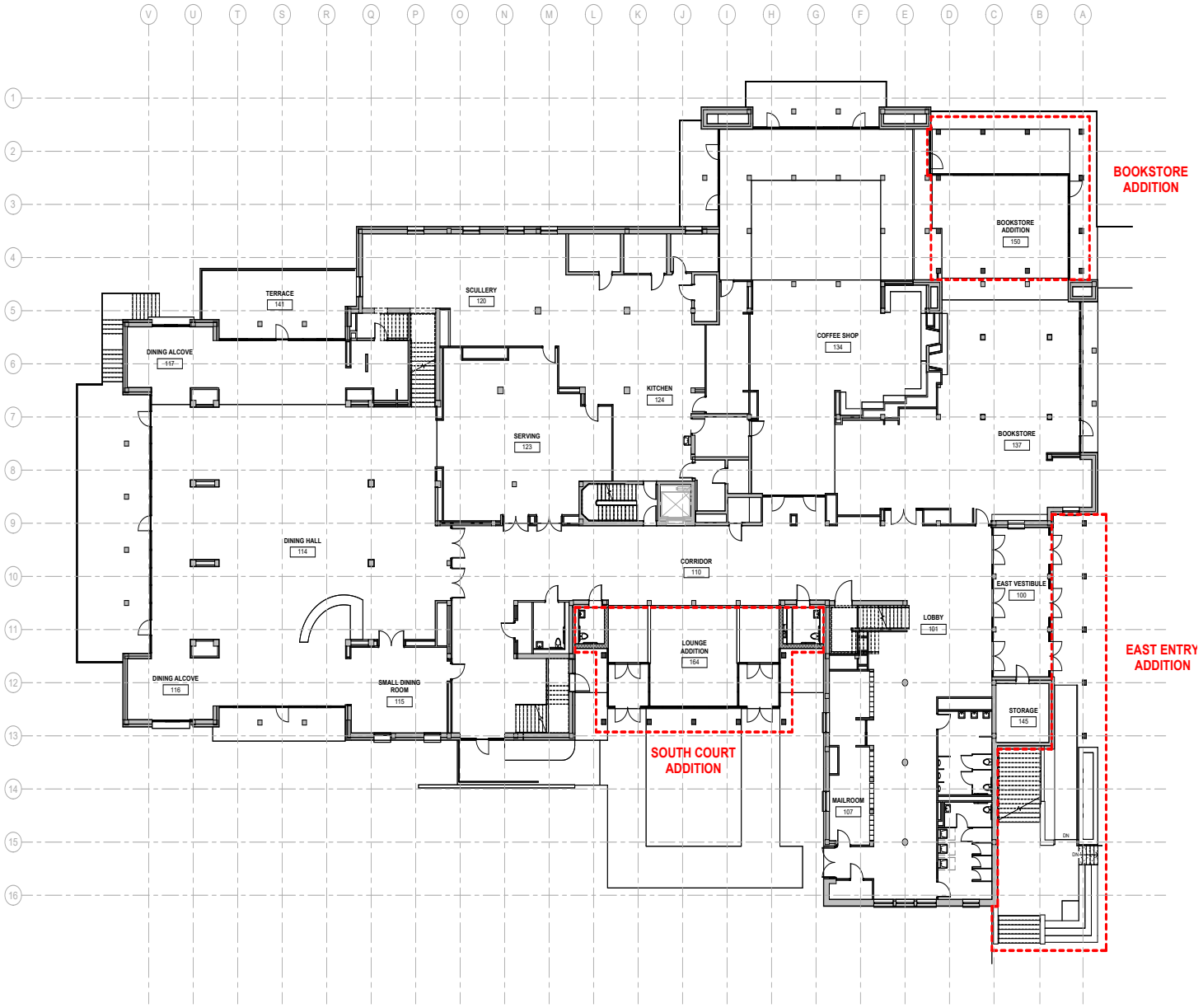
# First Floor Plan - Proposed

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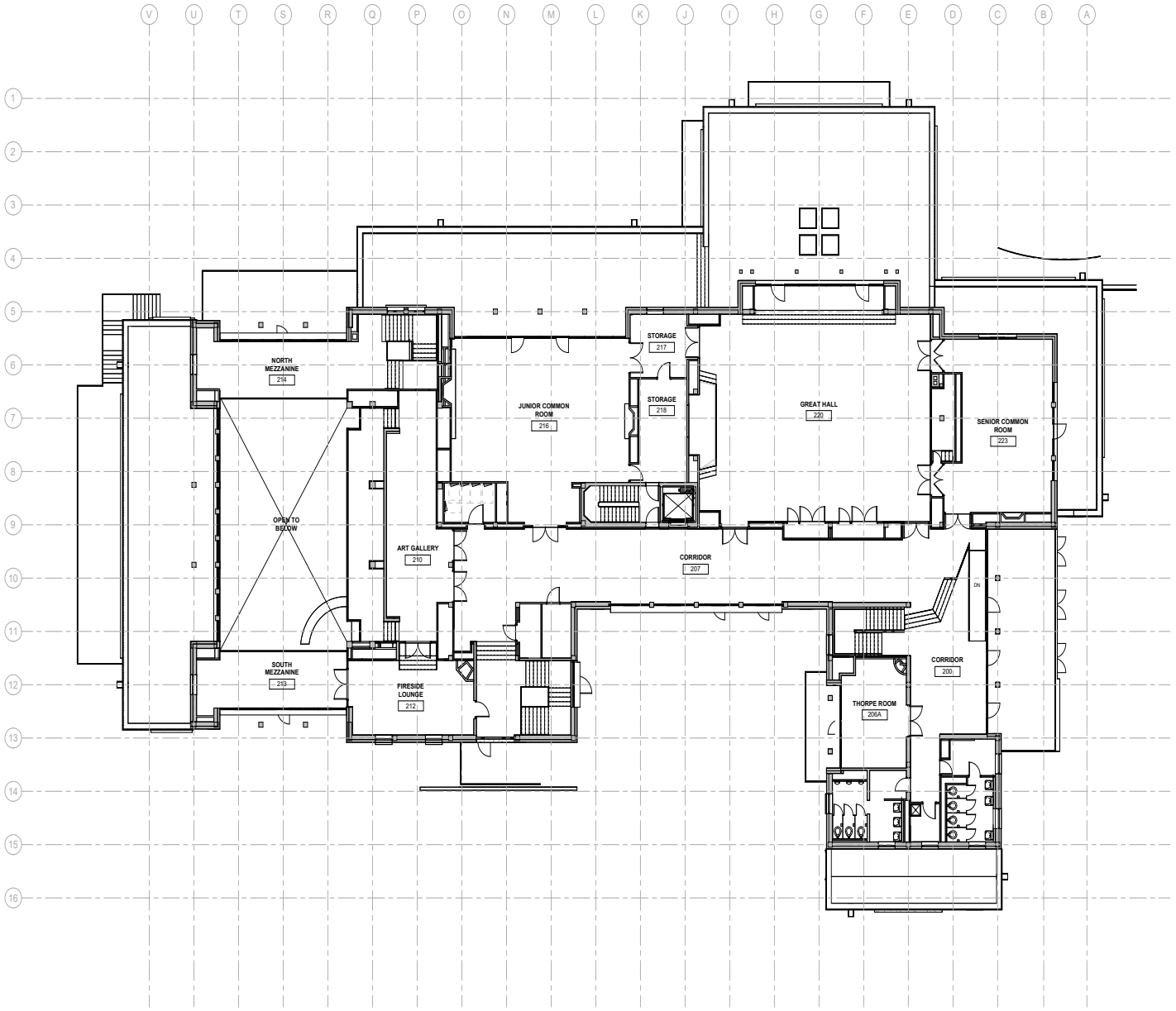
# Second Floor Plan - Existing

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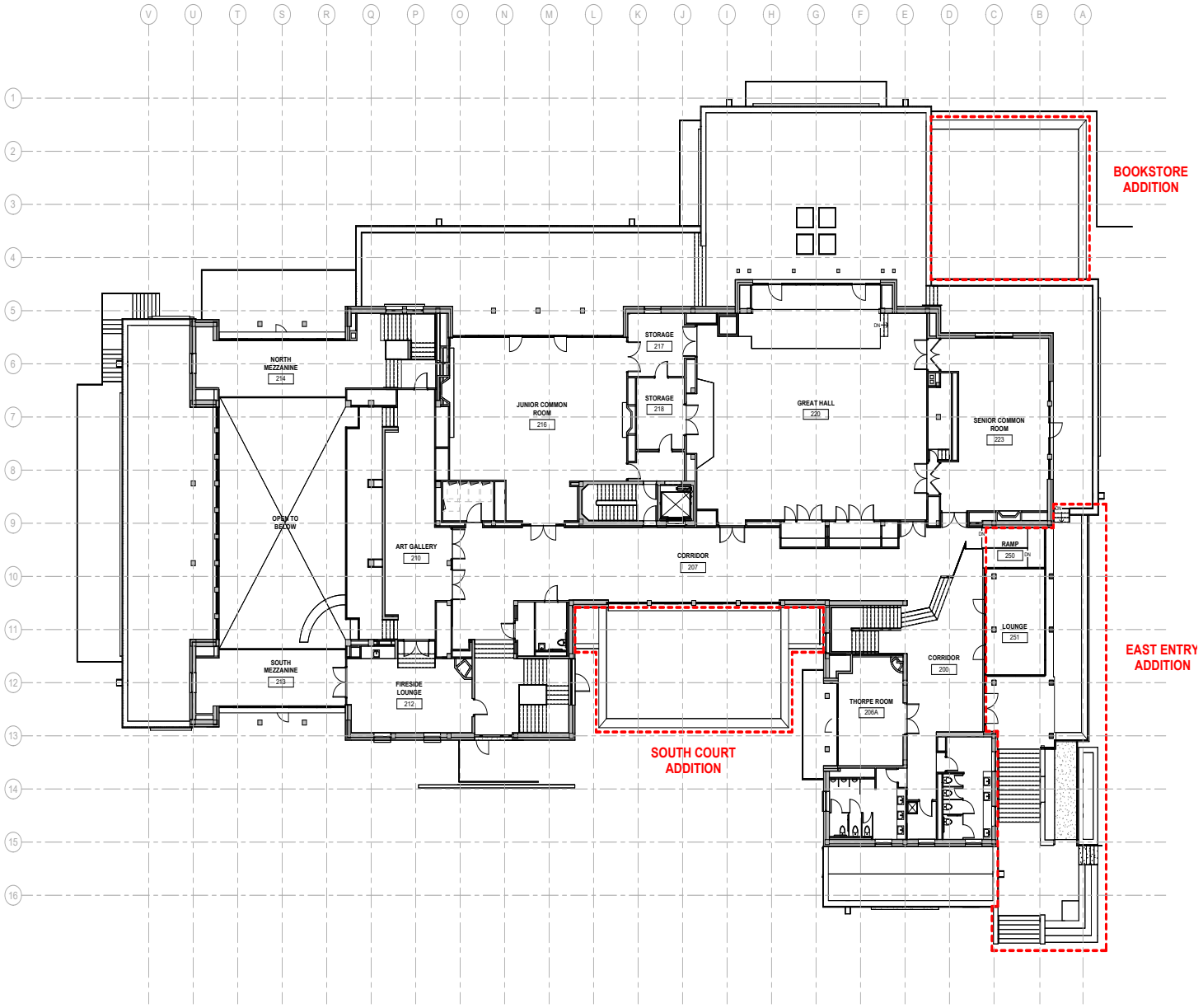
# Second Floor Plan - Proposed

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# North Elevation - Existing / Proposed

EXISTING

PROPOSED

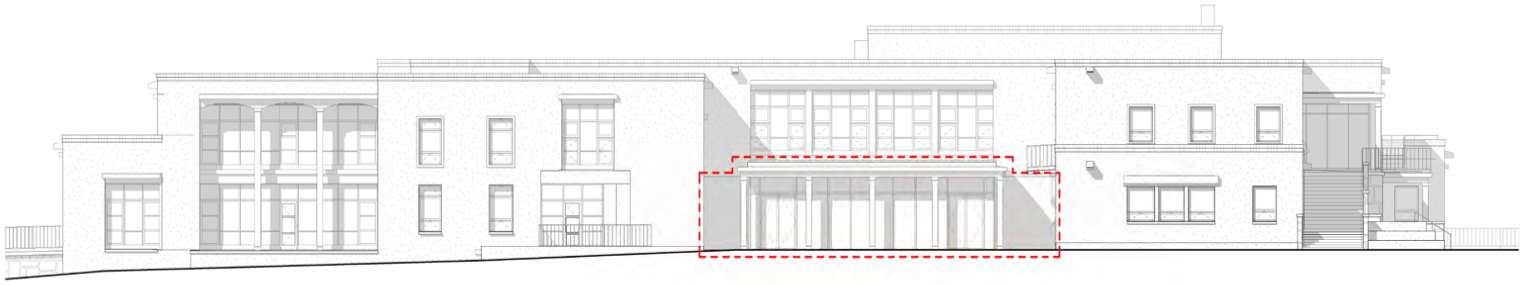
# East Elevation - Existing / Proposed

EXISTING

PROPOSED

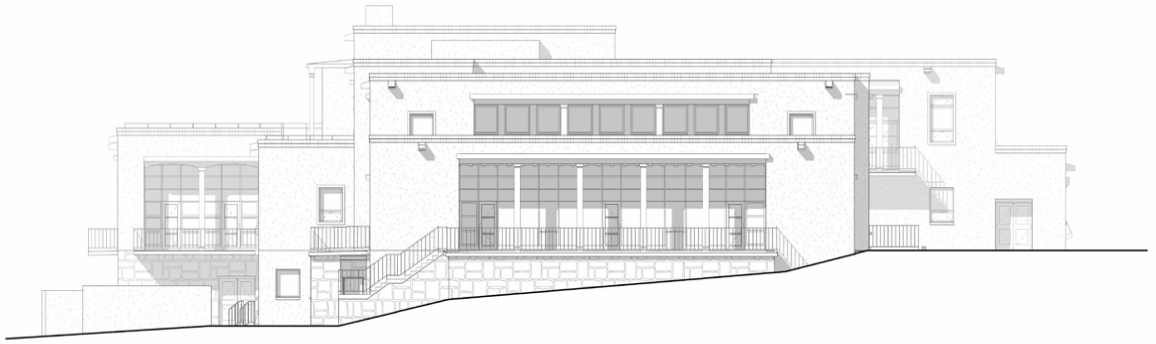
# South Elevation - Existing / Proposed

EXISTING

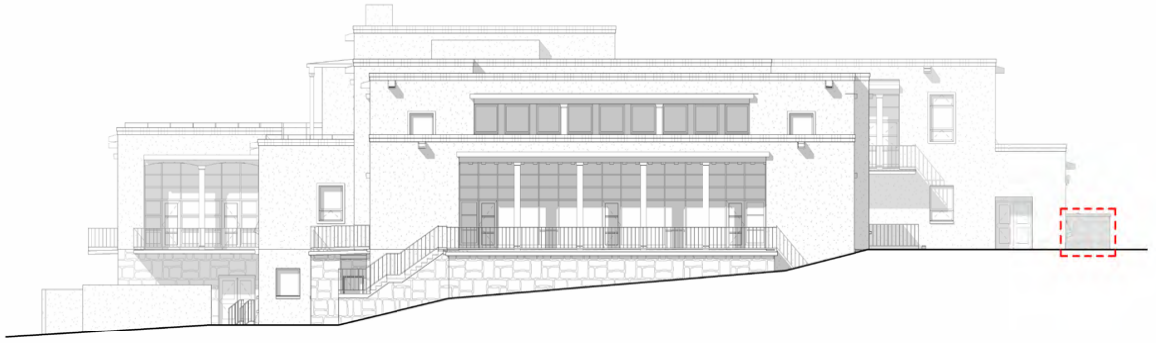


PROPOSED

# West Elevation - Existing / Proposed



EXISTING



PROPOSED

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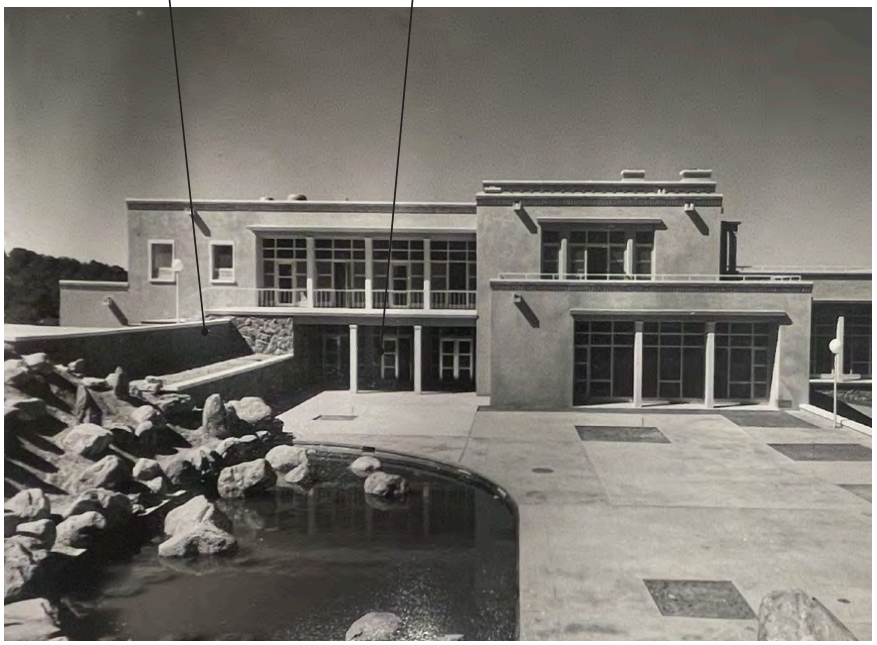
# East Entry Addition - Historic Conditions

c. 1970

Eckbo designed terraced planter and elevated walkway prior to removal (2009)

Original open portal entrance prior to enclosure with storefront (c. 2000)



c. 1964

# East Entry Addition - Past Modifications

Early 2000's (?) - Portal Enclousure

c. 2009 - Land Bridge / Stair Removal

# East Entry Addition - Proposed

EXISTING

EXISTING

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# East Entry Addition - Proposed

EXISTING

01. MINIMUM REQ'D

# East Entry Addition - Proposed

EXISTING

02. TERRACED
LANDSCAPE STAIR

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# East Entry Addition - Proposed

EXISTING

03. PREVIOUS PROPOSED

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# East Entry Addition - Proposed

EXISTING

04. REVISED PROPOSED

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# Bookstore Addition - Existing Conditions

EXISTING

# Bookstore Addition - Proposed

EXISTING

PREVIOUS PROPOSED

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surroundings

# Bookstore Addition - Proposed

EXISTING

REVISED PROPOSED

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# South Court Addition - Existing Conditions

EXISTING

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# South Court Addition - Proposed

EXISTING

PREVIOUS PROPOSED

# South Court Addition - Proposed

EXISTING

REVISED PROPOSED

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PETERSON
STUDENT
CENTER

PETERSON
CENTER

PETERSON
CENTER

FREEING MINDS
PETERSON STUDENT CENTER
SMOKING PERMITTED IN THIS AREA ONLY

FREEING
MINDS
A Campaign for St. John's College

A Campaign
for
St. John's
College

1 EXISTING EAST ELEVATION
1/8" = 1'-0"

2 OVERALL EAST ELEVATION
1/8" = 1'-0"

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KEY PLAN

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| | | |

DRAWN BY: Author
CHECKED BY: Checker

DRAWING TITLE

EXTERIOR ELEVATIONS

PROJECT NO. 74274

DRAWING NO. A200E

2 EXISTING NORTH ELEVATION
1/8" = 1'-0"

1 OVERALL NORTH ELEVATION
1/8" = 1'-0"

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EXTERIOR ELEVATIONS

PROJECT NO. 74274

DRAWING NO. A200

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2 EXISTING WEST ELEVATION
1/8" = 1'-0"

2 OVERALL WEST ELEVATION
1/8" = 1'-0"


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EXTERIOR ELEVATIONS

PROJECT NO. 74274

DRAWING NO. A201E


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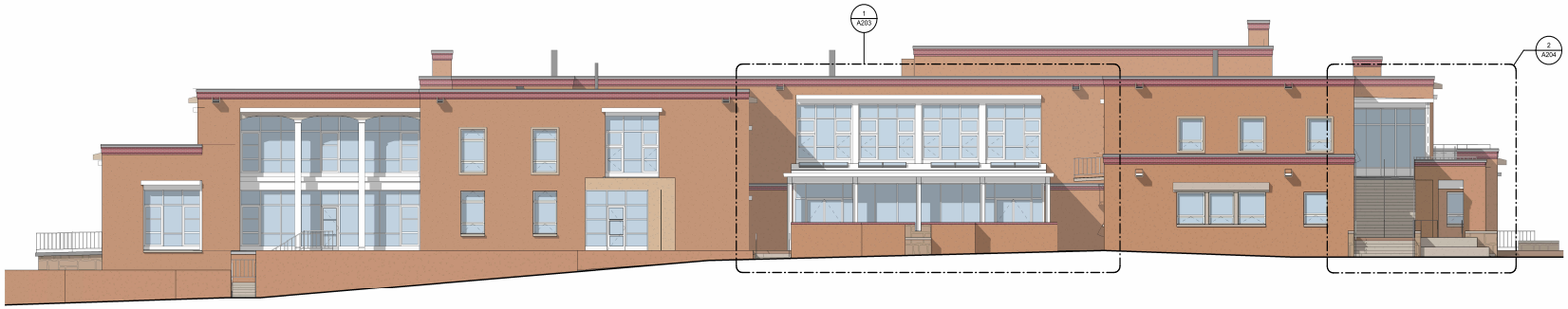
1 EXISTING SOUTH ELEVATION
1/8" = 1'-0"




1 OVERALL SOUTH ELEVATION
1/8" = 1'-0"

Rev Date: 10/7/2020 9:23:04 AM
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EXTERIOR ELEVATIONS

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# EXISTING SITE PLAN

PROPOSED SCOPE OF SITE WORK

1. bookstore / coffee shop expansion + adjacent terrace
2. stair access to ground level
3. lounge expansion
4. schepp's garden renovation
5. cafeteria egress
6. entry road adjustments to achieve ADA accessibility at drop off
7. entry stair, ramp, seating + outdoor classroom spaces
8. placita refinements
9. connecting sidewalks + outdoor gathering
10. chiller location
11. parking area expansion
12. accessible path to the CAVE
13. accessible network along south of building

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PROPOSED SITE PLAN UPDATES

SOUTH

NORTH

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## SECTION AT ENTRY STAIR LOOKING WEST

north

0 2' 4' 8'

1/4"= 1'-0"

NORTH

SOUTH

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## SECTION AT SERVICE AREA LOOKING EAST

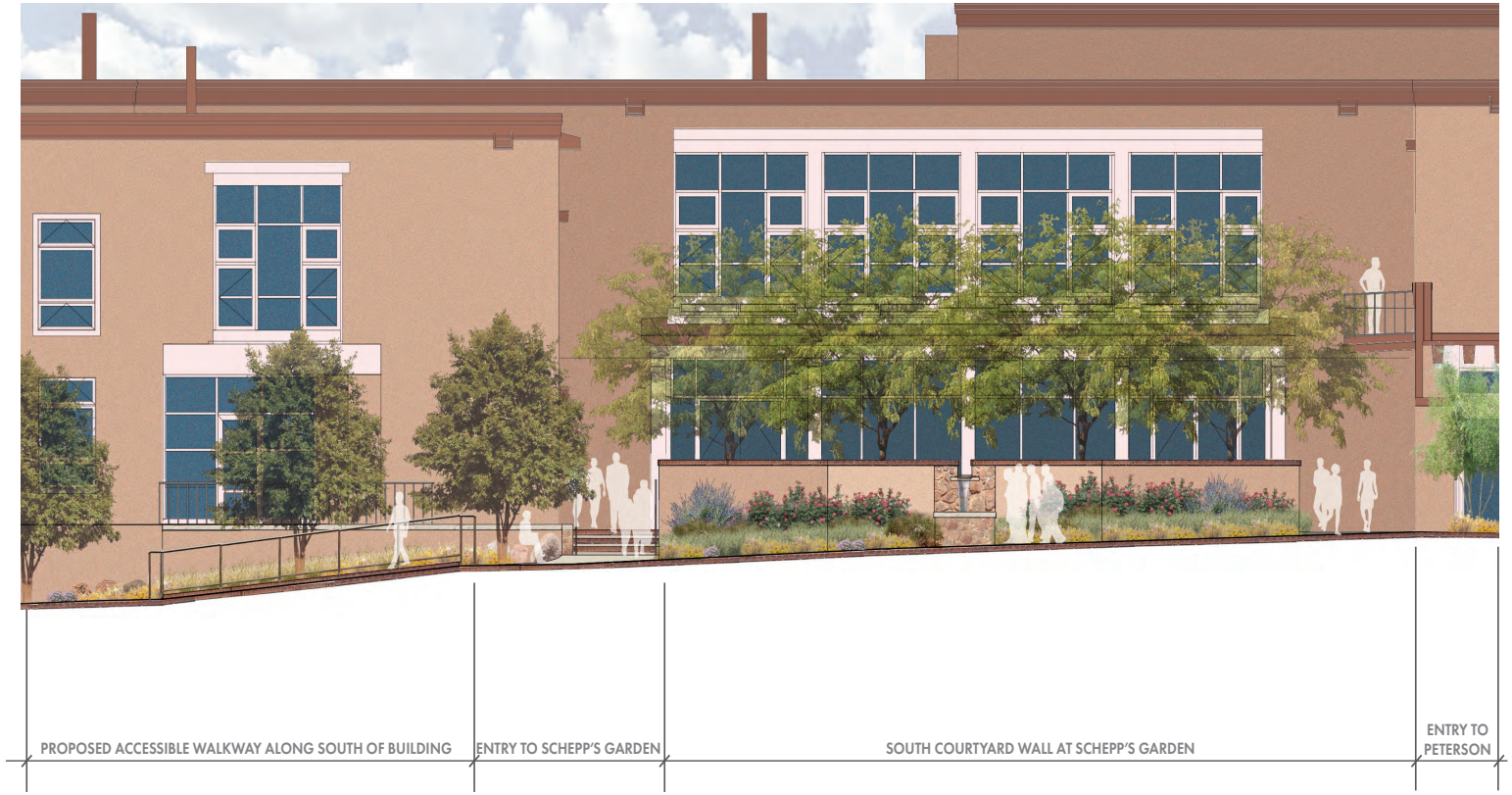
north

0 2' 4' 8'

1/4"= 1'-0"

WEST

EAST

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## SECTION AT SOUTH LOUNGE + ACCESSIBLE WALKWAY

north

0 2' 4' 8'

1/4"= 1'-0"

# St. John's College
# Peterson Student Center Improvements

10/7/22

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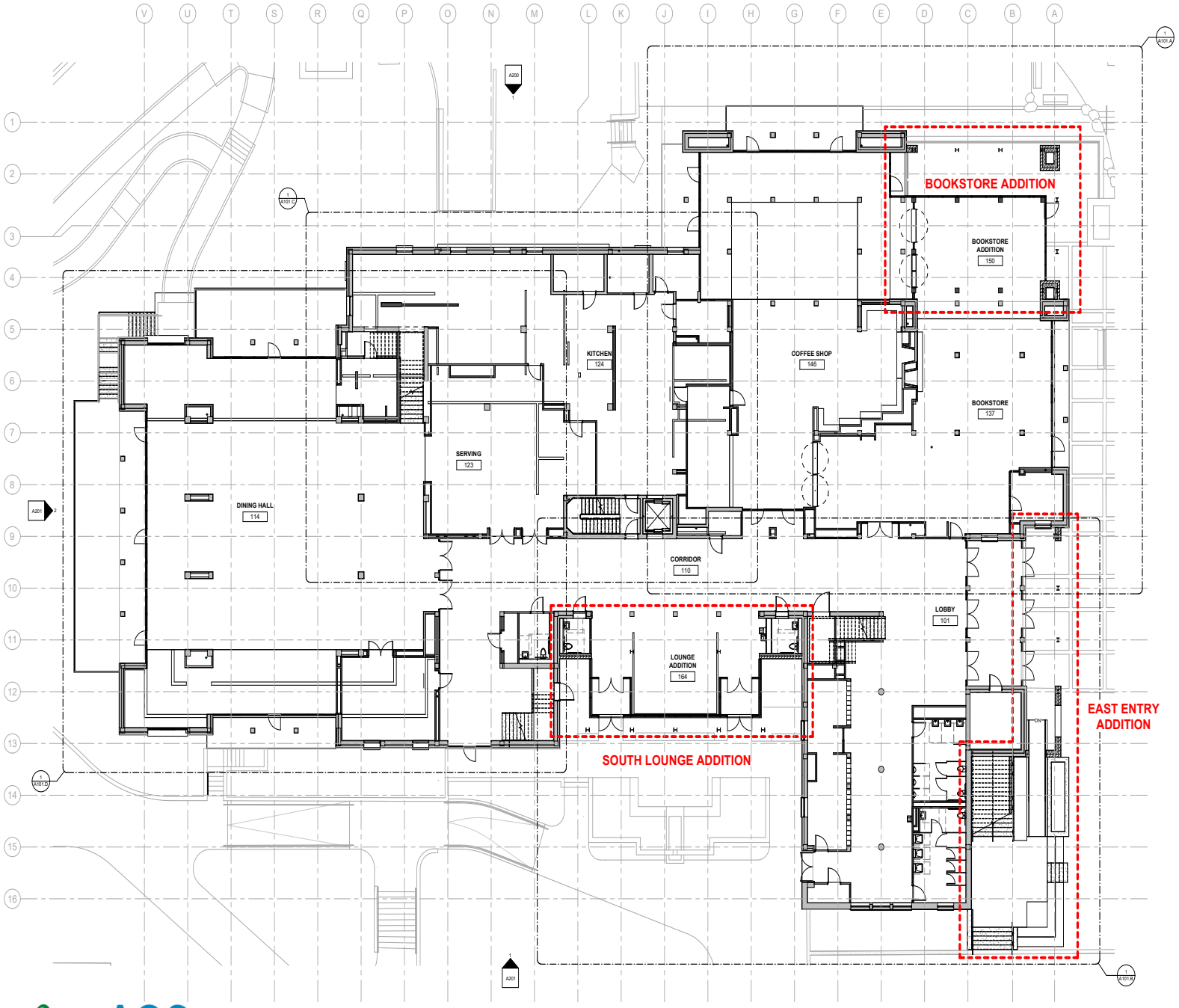
# First Floor Plan - Proposed

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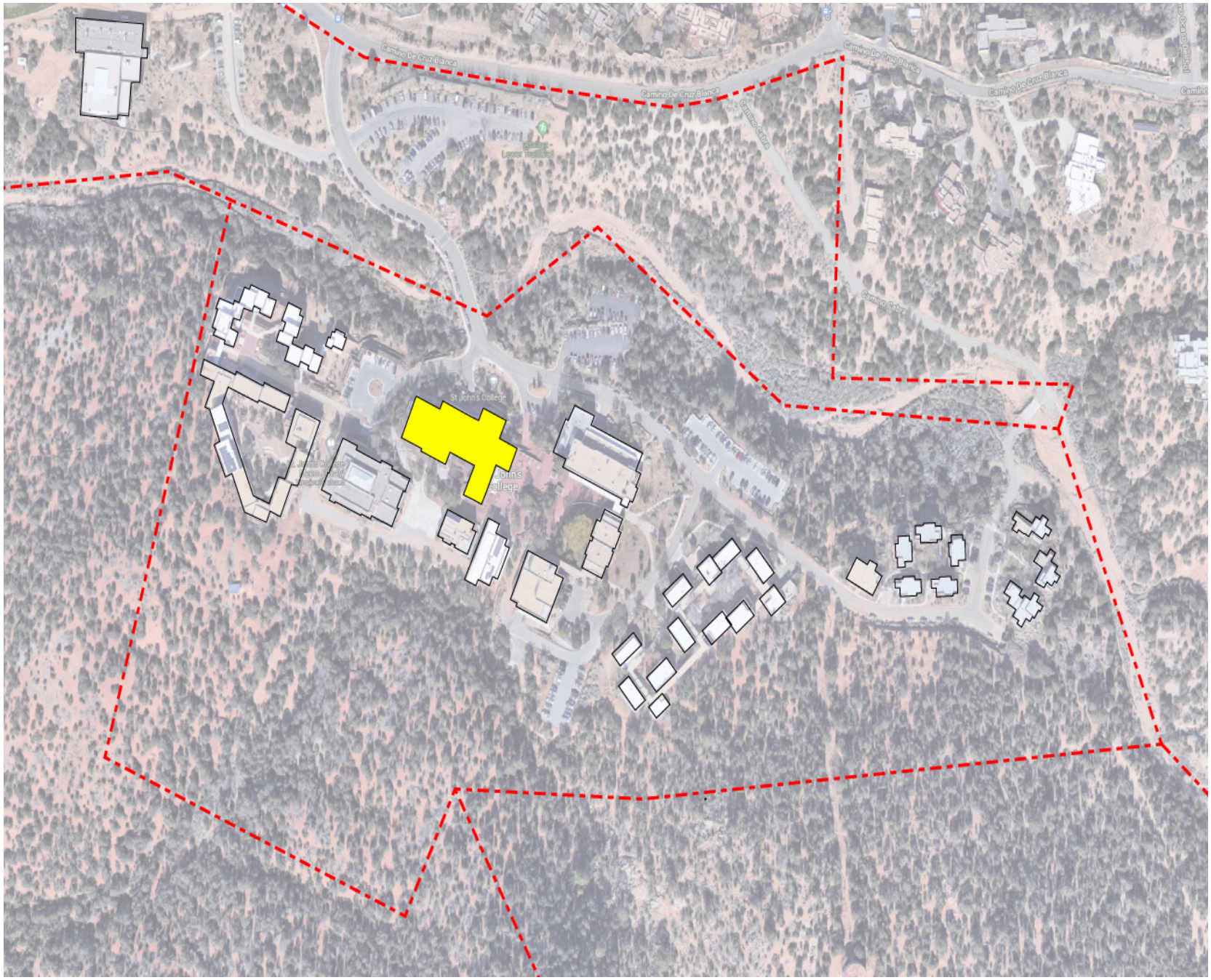
# Campus Analysis

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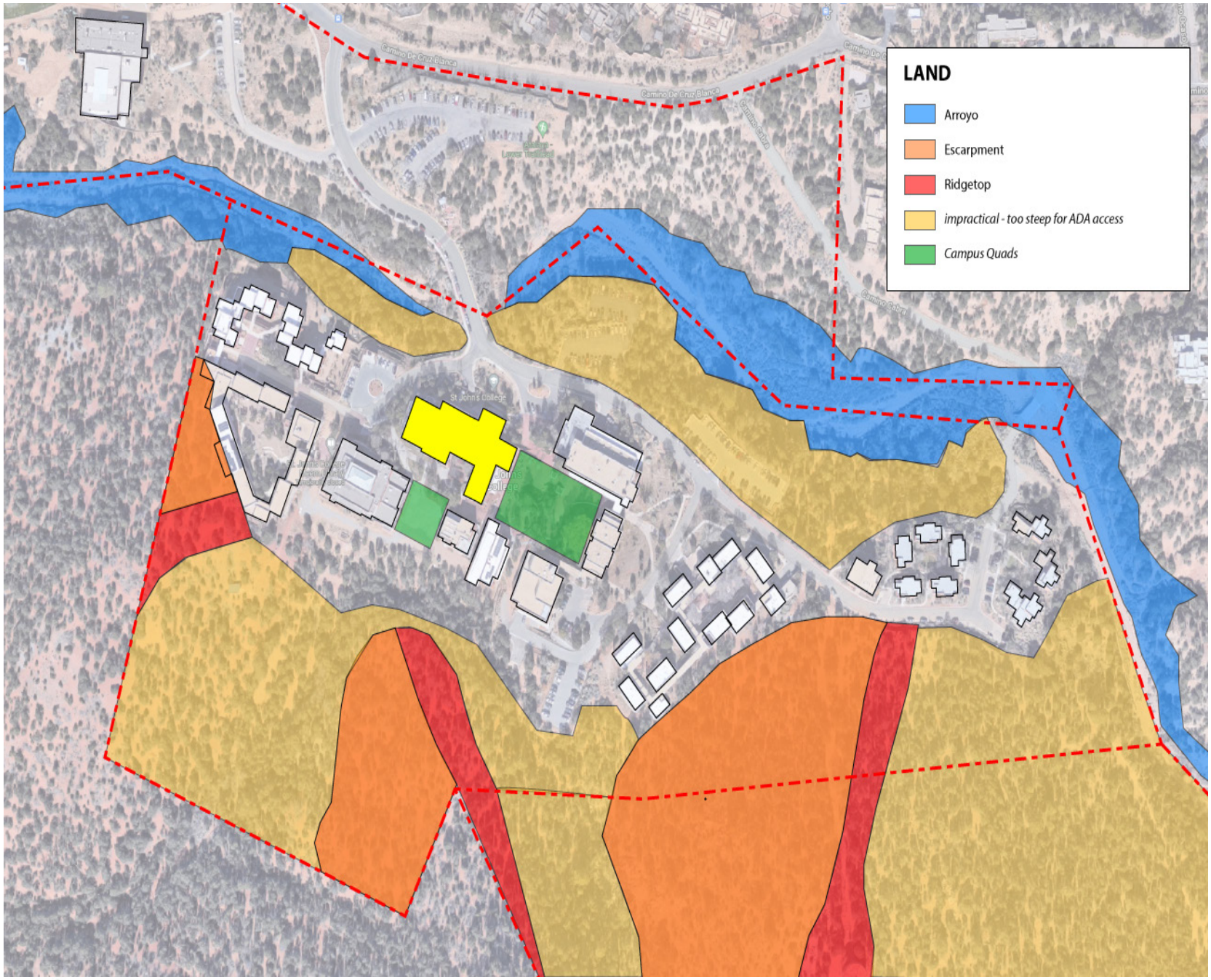
# Campus Analysis - Land Constraints

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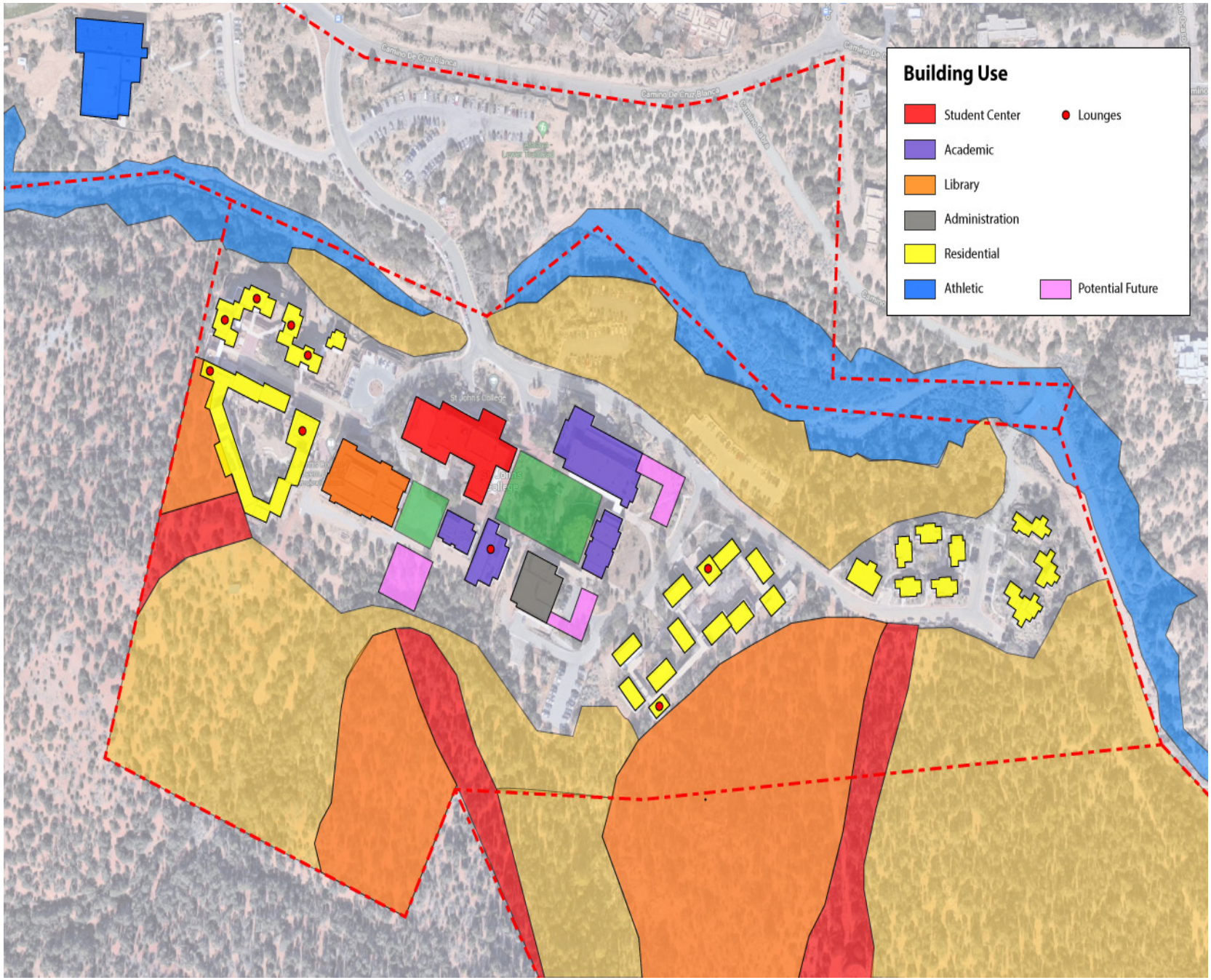
# Campus Analysis - Building Uses

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# Bookstore Addition - Existing

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# Bookstore Addition - Proposed

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# East Entry Addition - Existing

# East Entry Addition - Proposed

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# South Lounge Addition - Existing

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# South Lounge Addition - Proposed

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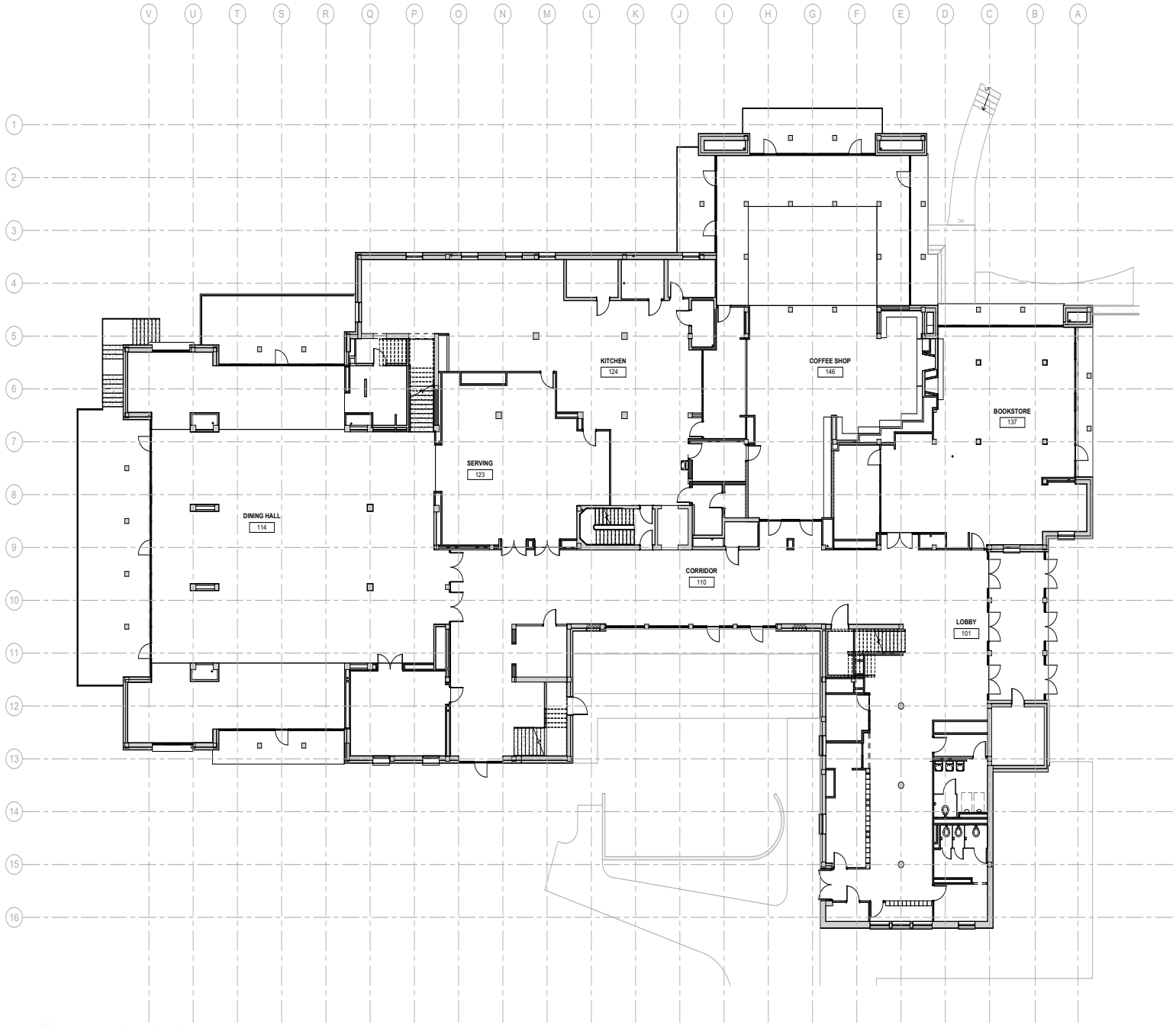
# First Floor Plan - Existing

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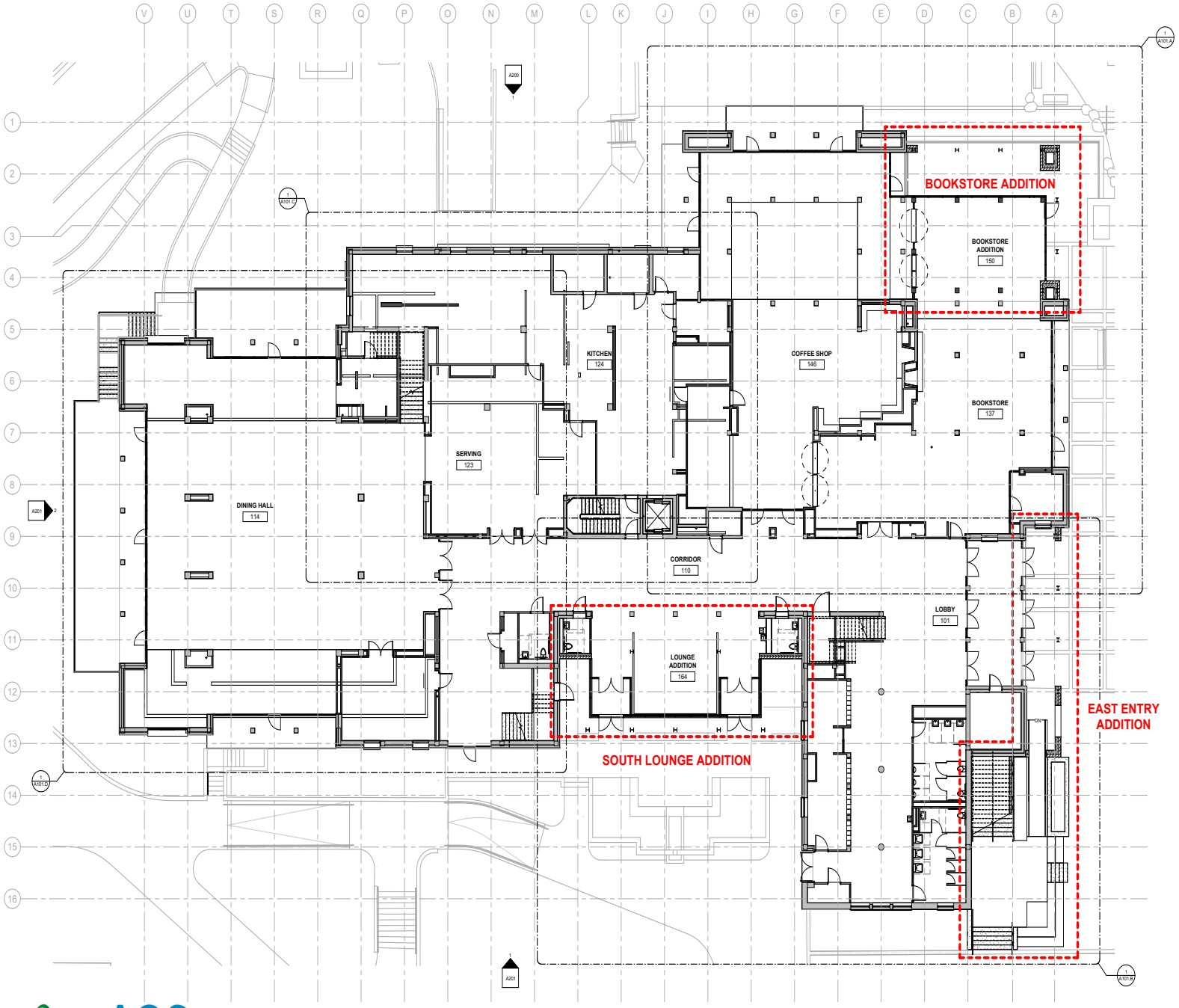
# First Floor Plan - Proposed

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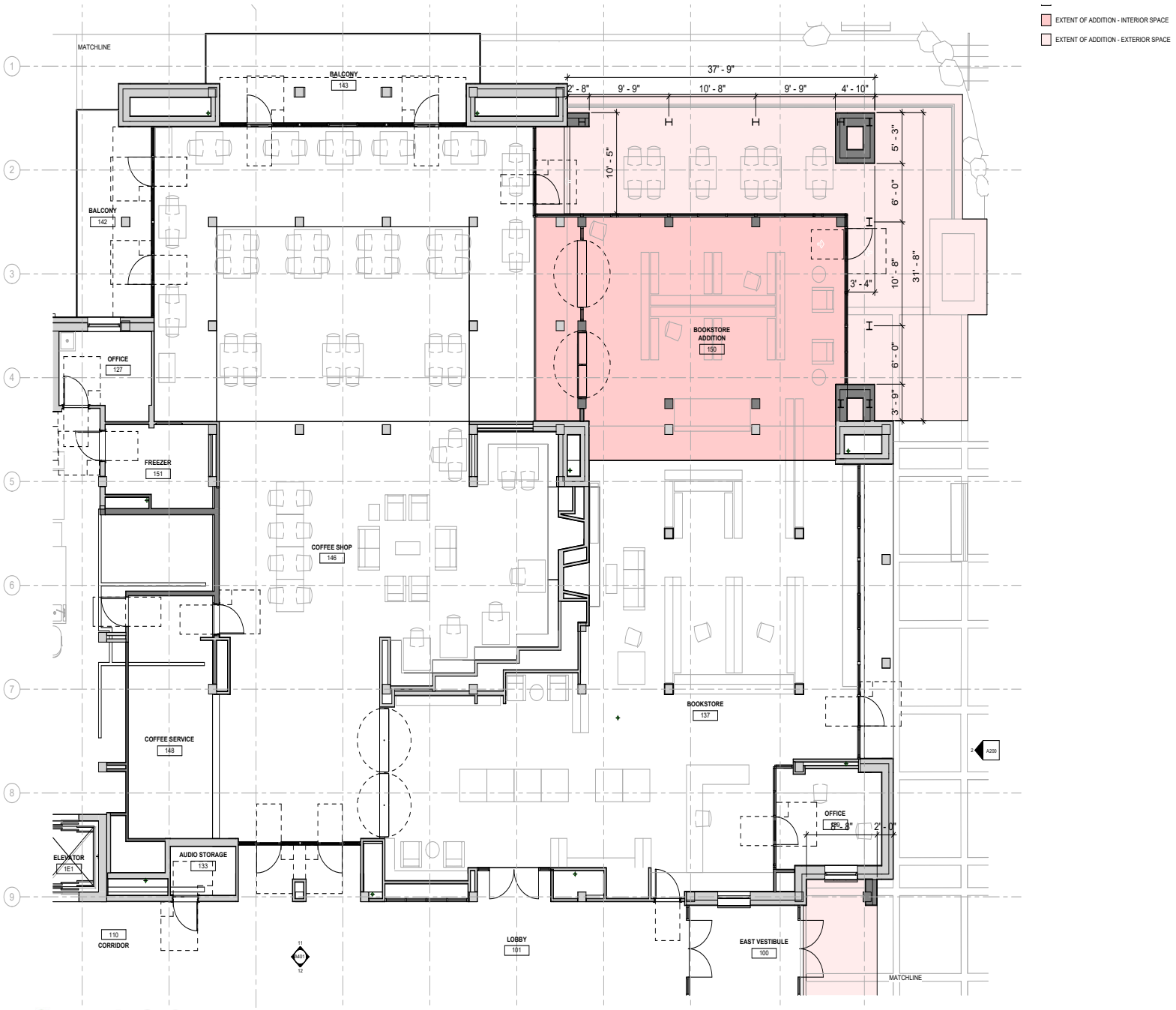
# First Floor Plan - Enlarged Proposed NE

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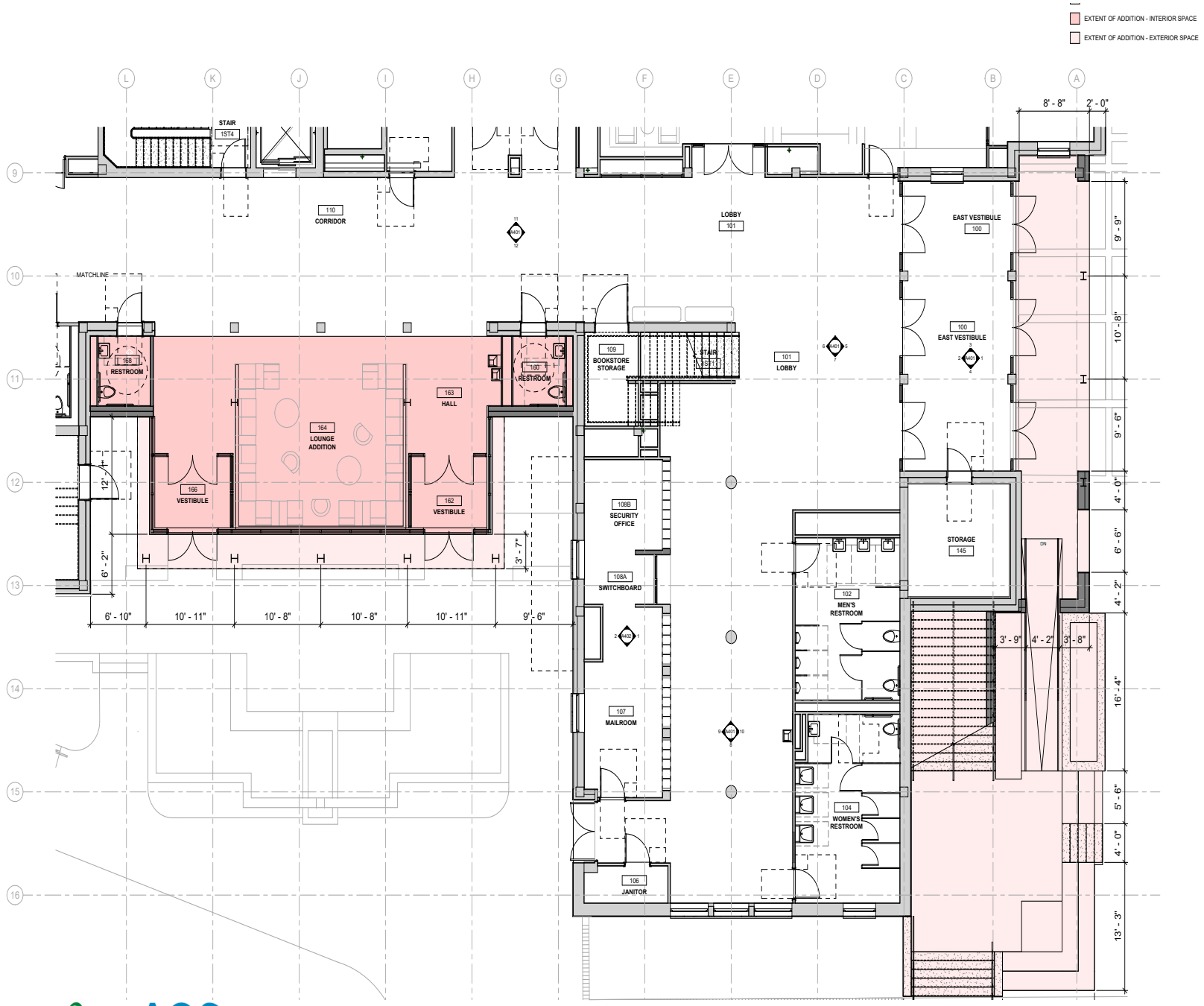
# First Floor Plan - Enlarged Proposed SE

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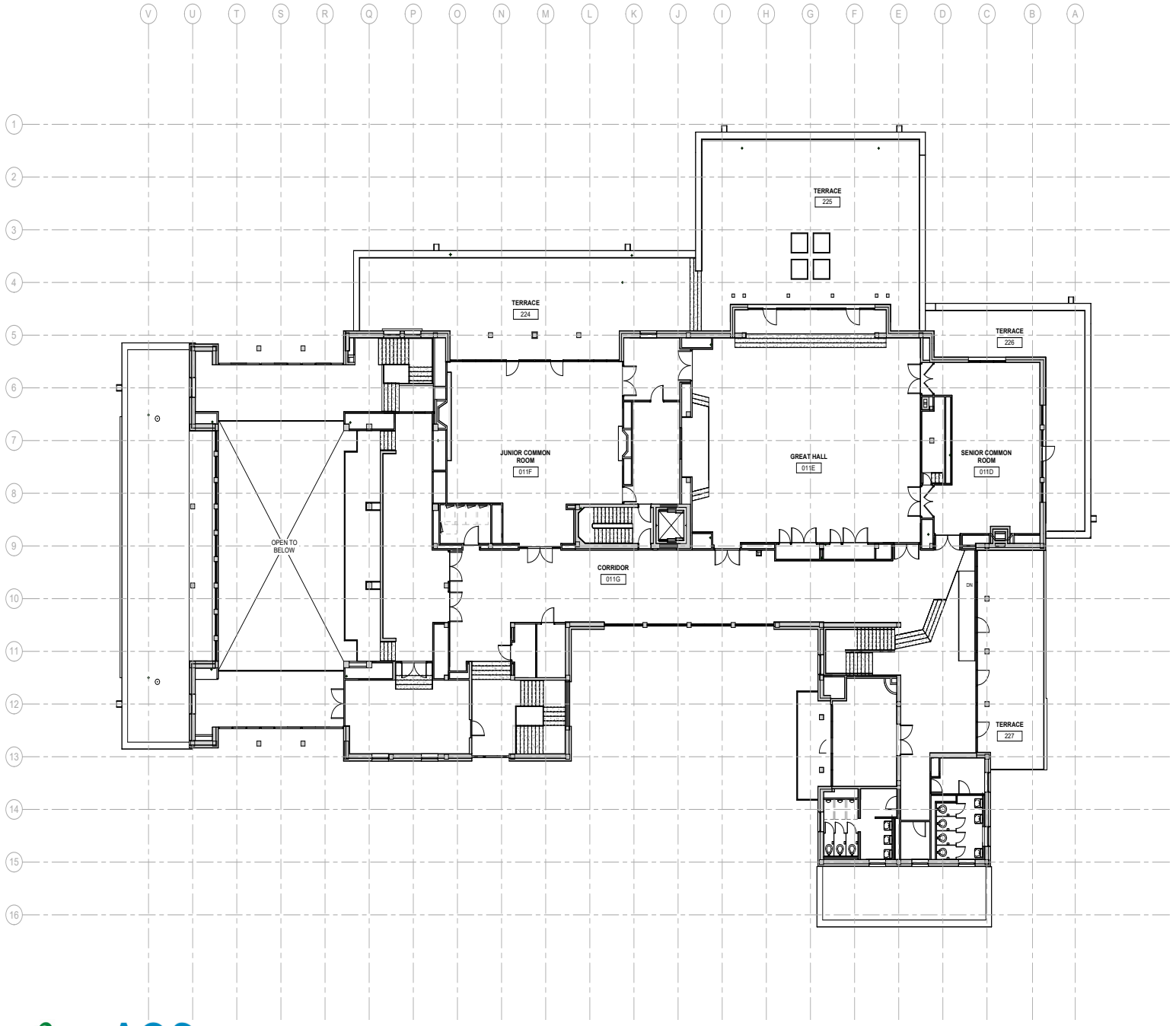
# Second Floor Plan - Existing

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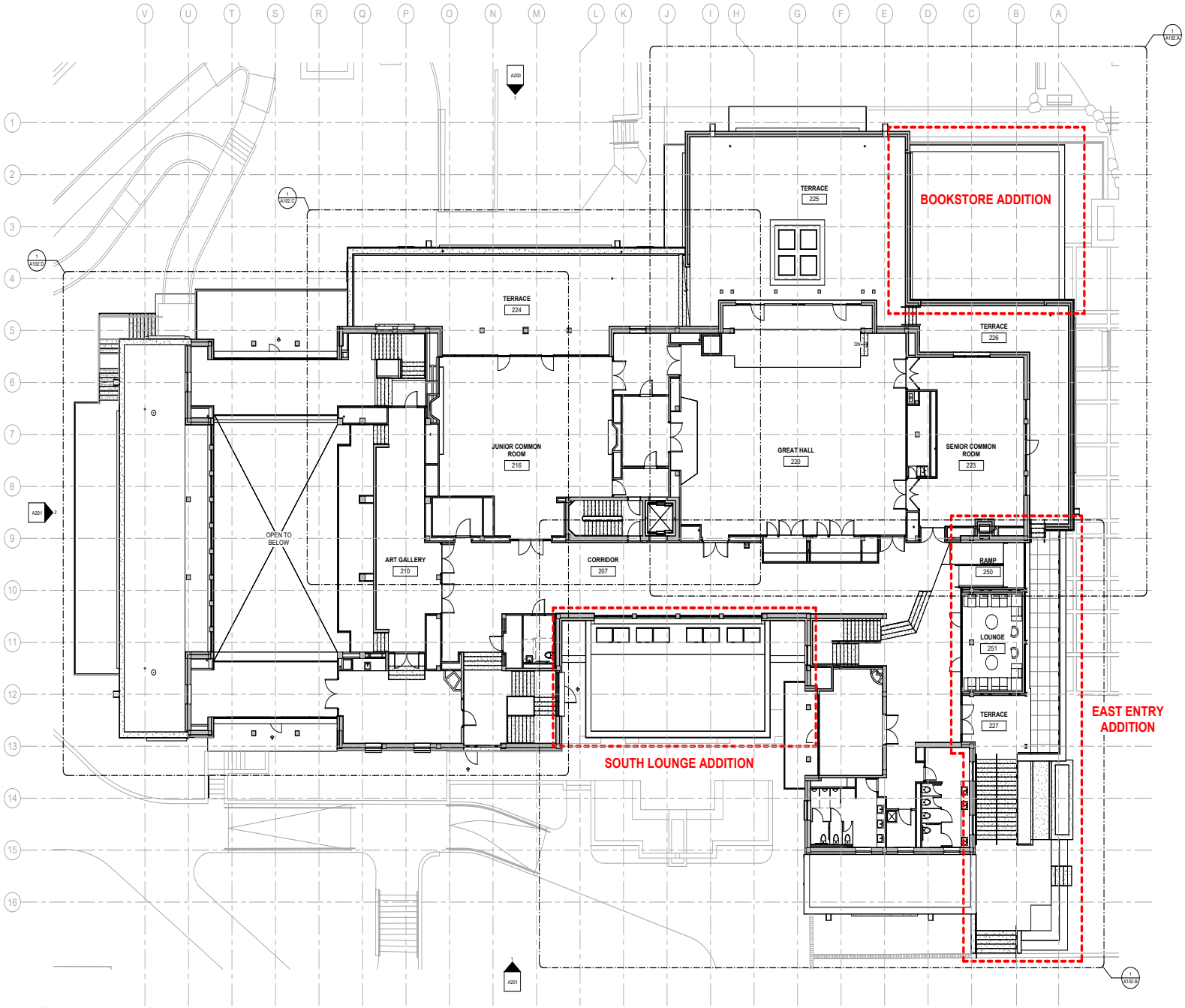
# Second Floor Plan - Proposed

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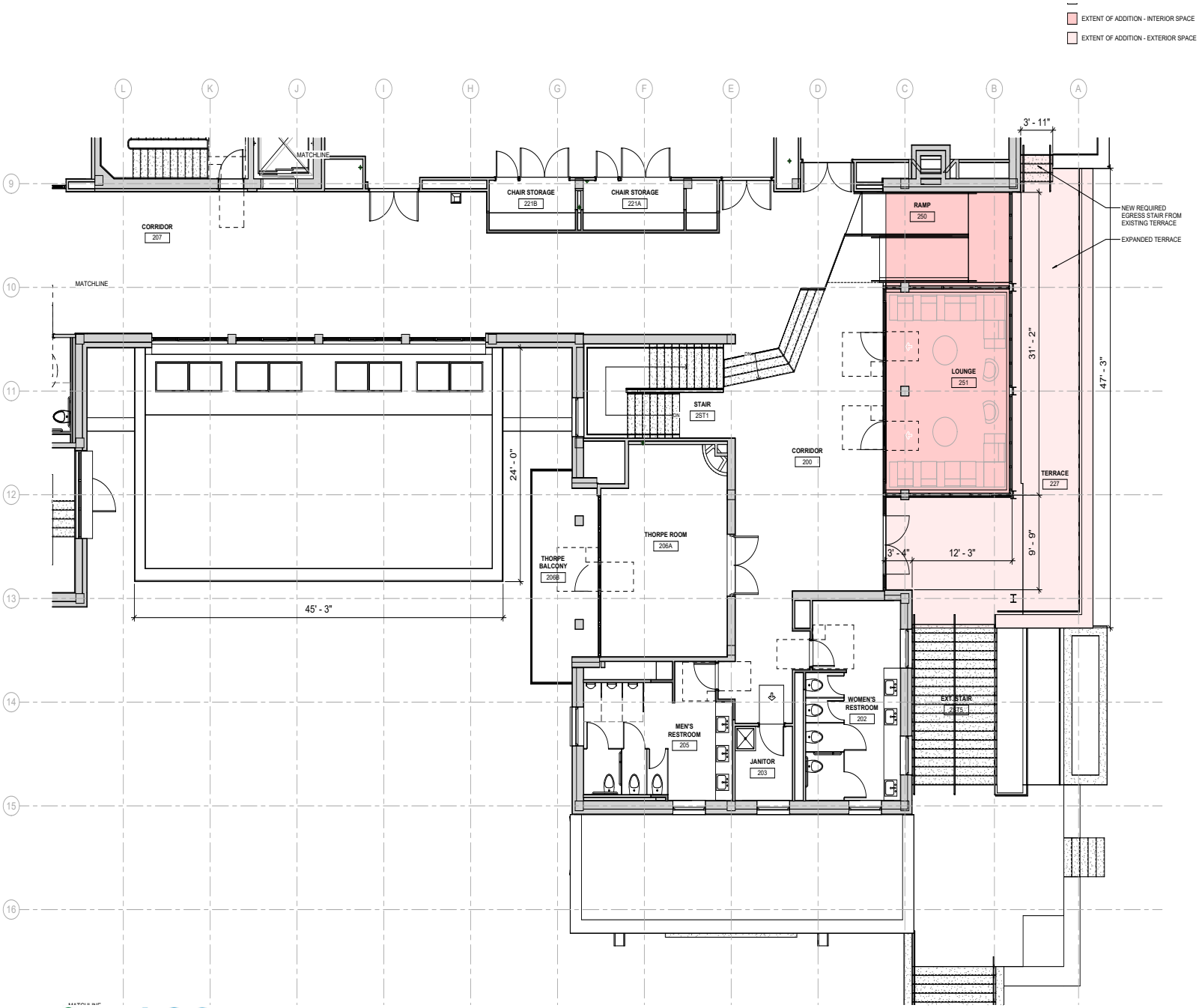
# Second Floor Plan - Enlarged Proposed SE

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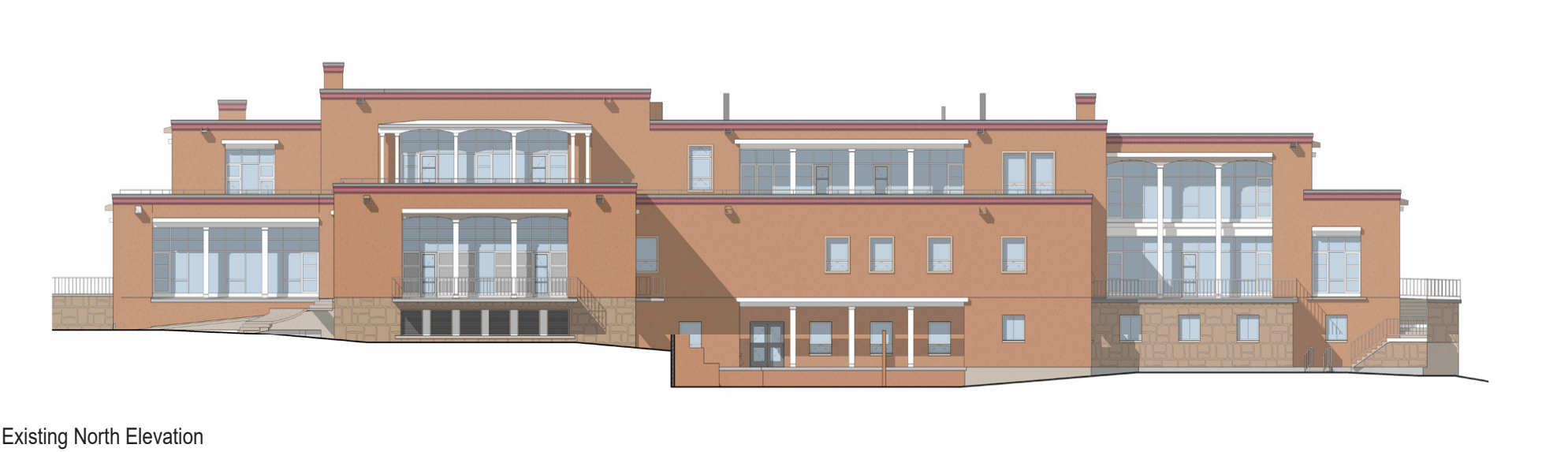
# Exterior Elevations



Existing North Elevation

Proposed North Elevation

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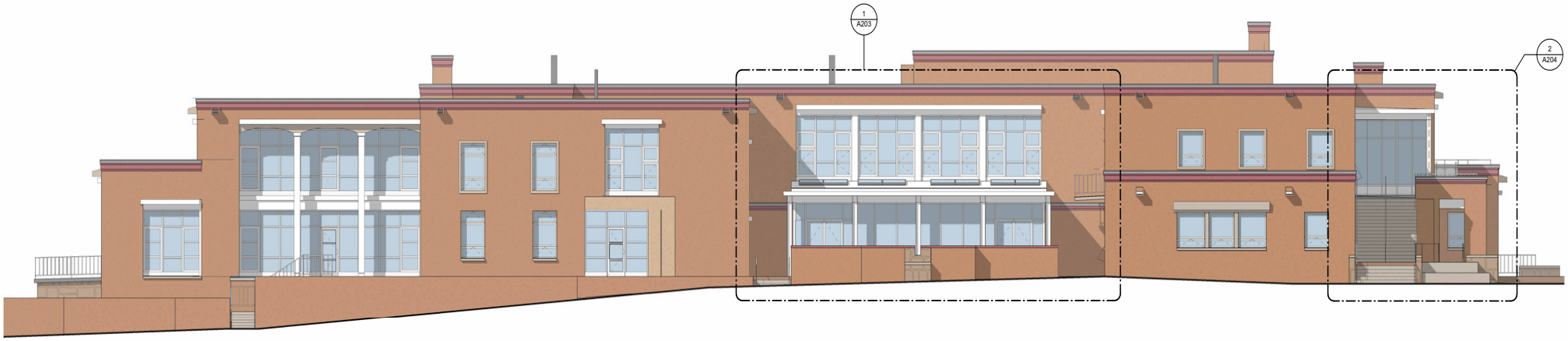
# Exterior Elevations

Existing East Elevation

Proposed East Elevation

# Exterior Elevations

Existing South Elevation




Proposed South Elevation

# Exterior Elevations

Existing West Elevation

Proposed West Elevation

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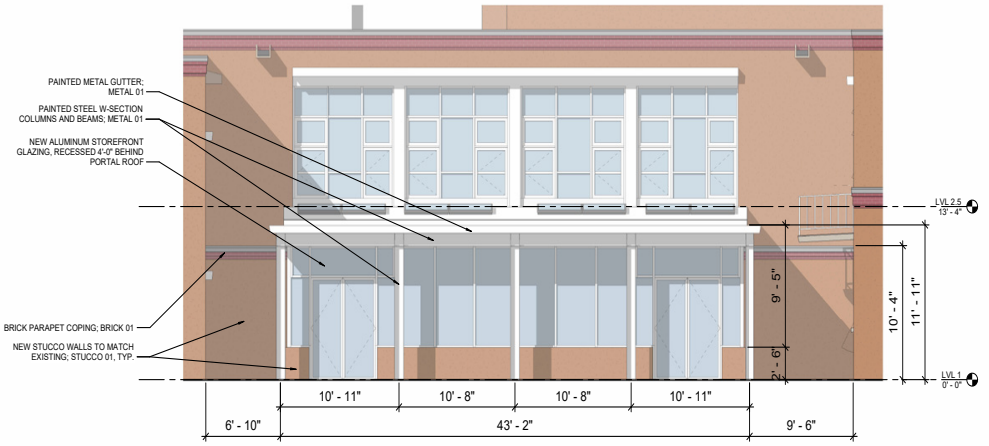
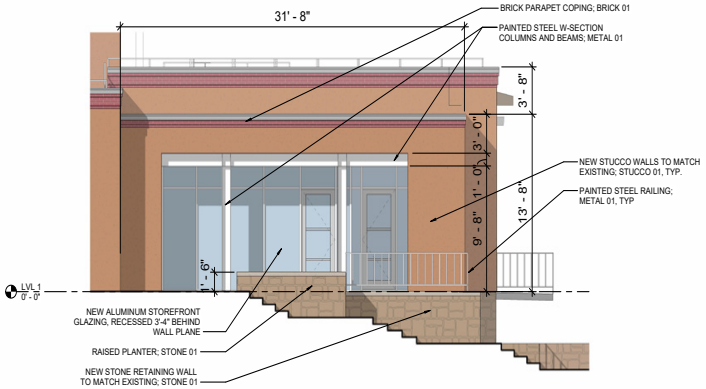
# Enlarged Proposed Elevations

**EXTERIOR FINISH SCHEDULE**

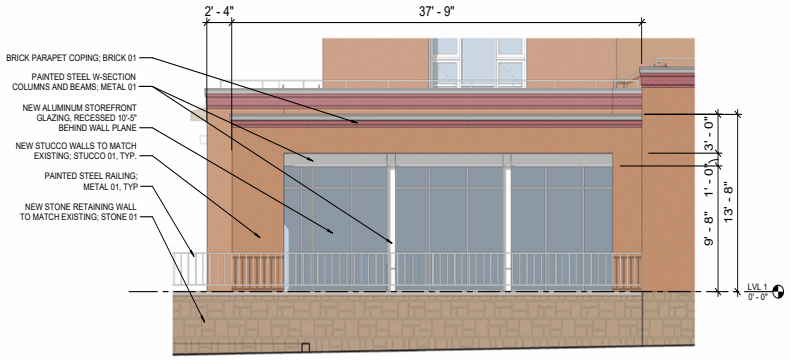
| IMAGE | MATERIAL | DESCRIPTION |
|---|---|---|
| | STUCCO 01 | TEXTURED CEMENT STUCCO TO MATCH EXISTING (EL REY 118 - SUEDE) |
| | METAL 01 | EXPOSED STEEL SHAPES, PAINTED WHITE (BENJAMIN MOORE OC-17) |
| | STONE 01 | RUBBLE STONE VENEER TO MATCH EXISTING CAMPUS SITE WALLS |
| | BRICK 01 | RED BRICK PARAPET COPING, BRICK TO MATCH EXISTING, PATTERN TO BE SHORTER AND DIFFERENTIATED FROM EXISTING |
| | CONCRETE 01 | INTEGRALLY COLORED CAST-IN-PLACE CONCRETE: BUFF COLOR TO MATCH CAMPUS STANDARD |




**South Elevation at Lounge Addition**




**East Elevation at Bookstore Addition**




**North Elevation at Bookstore Addition**

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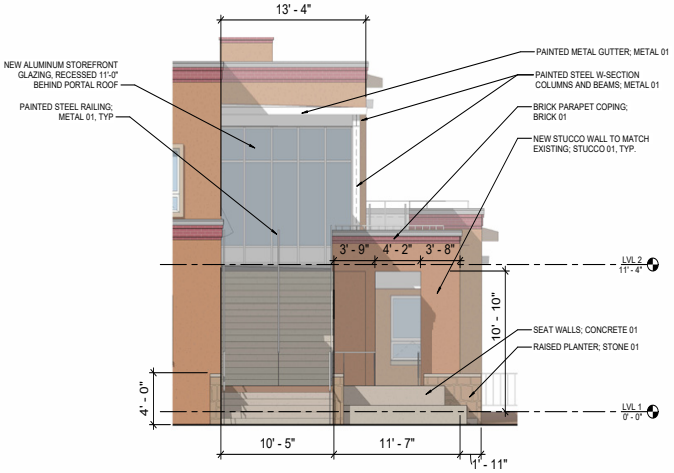
AOS ARCHITECTS

surroundings

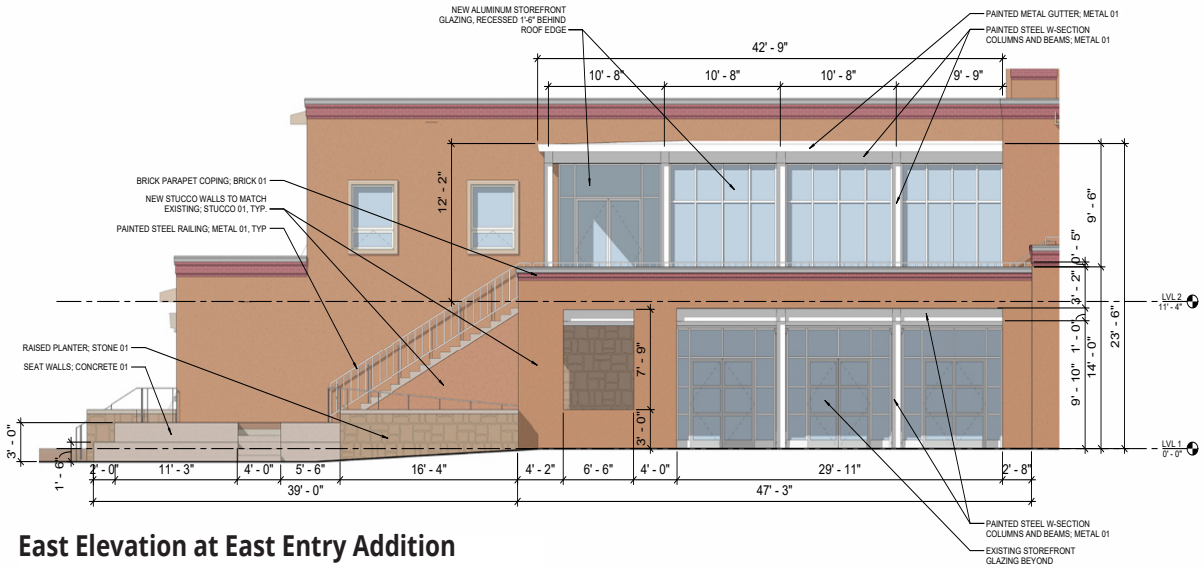
# Enlarged Proposed Elevations

**EXTERIOR FINISH SCHEDULE**

| IMAGE | MATERIAL | DESCRIPTION |
|---|---|---|
| | STUCCO 01 | TEXTURED CEMENT STUCCO TO MATCH EXISTING (EL REY 118 - SUEDE) |
| | METAL 01 | EXPOSED STEEL SHAPES, PAINTED WHITE (BENJAMIN MOORE OC-17) |
| | STONE 01 | RUBBLE STONE VENEER TO MATCH EXISTING CAMPUS SITE WALLS |
| | BRICK 01 | RED BRICK PARAPET COPING, BRICK TO MATCH EXISTING, PATTERN TO BE SHORTER AND DIFFERENTIATED FROM EXISTING |
| | CONCRETE 01 | INTEGRALLY COLORED CAST-IN-PLACE CONCRETE: BUFF COLOR TO MATCH CAMPUS STANDARD |

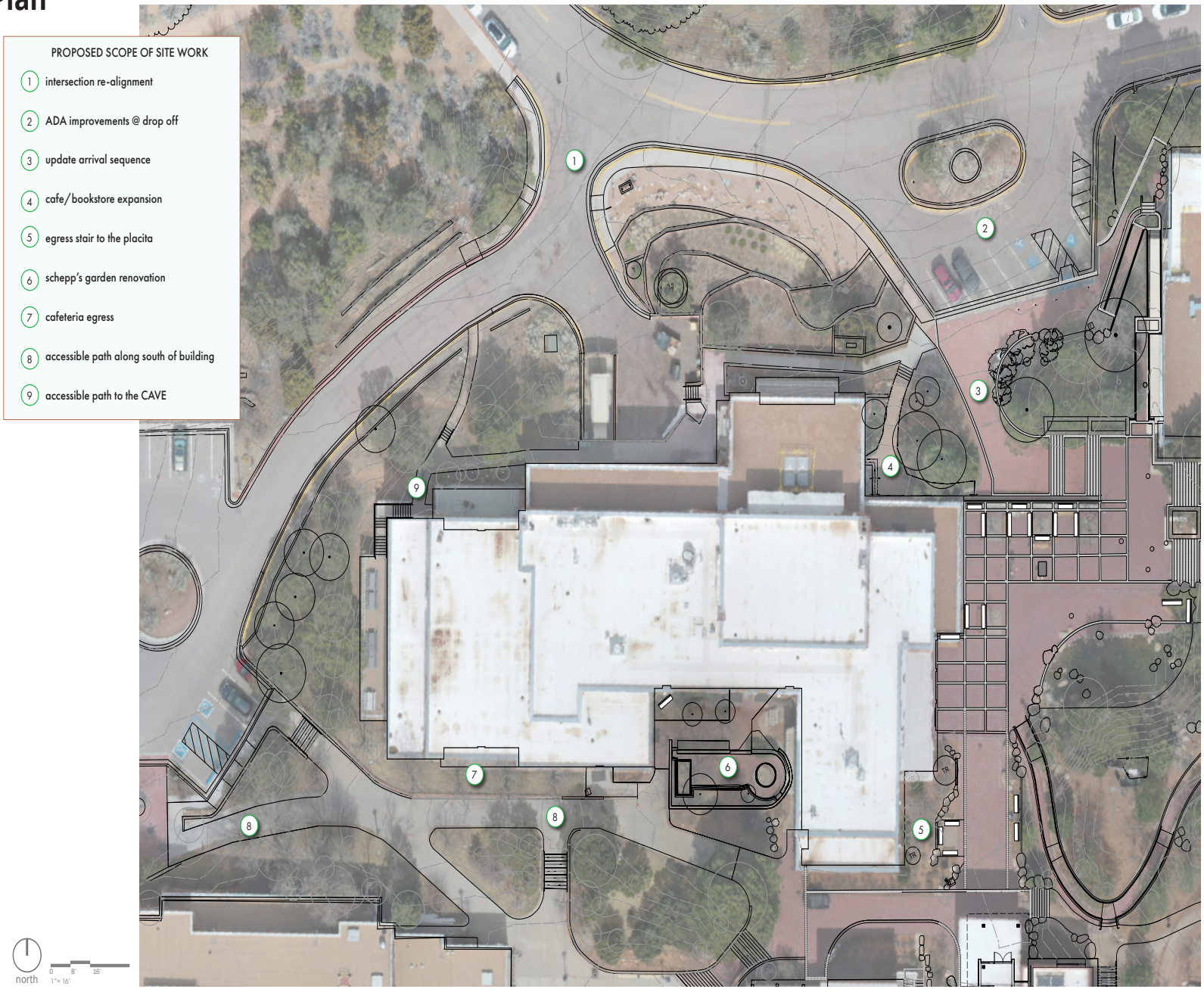



**South Elevation at East Entry Addition**




**East Elevation at East Entry Addition**

# Existing Site Plan

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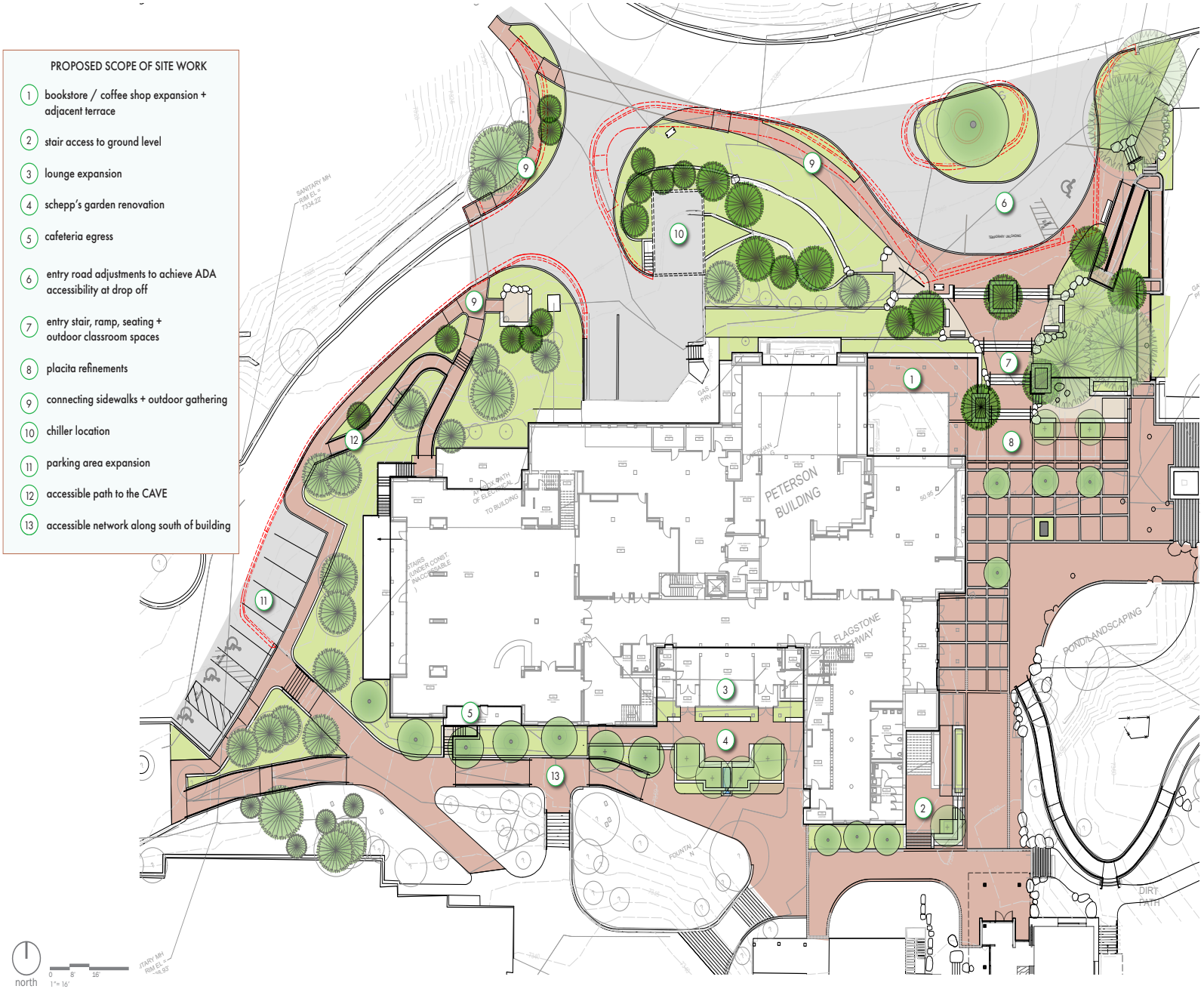
AOS ARCHITECTS

surroundings

# Proposed Site Plan

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AOS ARCHITECTS

surroundings

# Proposed Site Section - Entry Stair

AMERESCO Green • Clean • Sustainable AOS ARCHITECTS surroundings

# Proposed Site Section - Chiller Enclosure

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AOS ARCHITECTS
surroundings

# Proposed Site Section - Schepp's Garden

WEST

EAST

# St. John's College
# Peterson Student Center Improvements

10/7/22

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ARCHITECTS

surroundings

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# City of Santa Fe

Land Use Department | Historic Preservation Division

**Plan Number:** 2022-005995-HDRB

**Project Description:** Increase new garage height; window and door alterations

**Project Location(s):** 855 CAMINO RANCHITOS
Santa Fe, NM 87505

**Contacts:** Marc Naktin

Property Owner: FX O'Keefe fxokeefe@gmail.com

**Historic District:** HD: Historic Review, HD: Downtown And Eastside

**Historic Building Status:**

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

**Primary Elevations:**

**Publicly Visible Facade-East:** No

**Publicly Visible Facade-North:** Yes

**Publicly Visible Facade-South:** Yes

**Publicly Visible Facade-West:** Yes

**Historic District Inventory Number:**

**Year of Construction:**

**Project Type:** Remodel

**Historic Building Name:**

# City of Santa Fe, New Mexico

# memo

**DATE:** November 22, 2022

**TO:** Historic Districts Review Board

**FROM:** Angela Schackel Bordegaray, Senior Planner, Historic Preservation Division

---

**Case # 2022-005995-HDRB**

**Address: 855 Camino Ranchitos**
**Historic Status: Non-contributing**
**Historic District: Downtown and Eastside**

**REFERENCE ATTACHMENTS (Sequentially):**

**CITY SUBMITTALS**

____ **District Standards & yard wall & fence standards.**

__x__ **Historic Inventory Form**

__x__ **Zoning Review Sheet**

__x__ **Other**: Case 2021-004526-HDRB

**APPLICANT SUBMITTALS**

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

____ **Other:**

**STAFF RECOMMENDATION:**

Staff recommends approval of the window and door revisions per Section 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(E) Downtown and Eastside Design Standard. Staff does not recommend approval for the constructed garage at a height 1'-10" taller than previously approved by the HDRB.

**BACKGROUND & SUMMARY:**

855 Camino Ranchitos is a 3,500 square foot building house built in the 1980s in Recent Santa Fe Style. It is non-contributing to the Downtown and Eastside Historic District. It is characterized by multiple masses of varying heights and flat roofs, an L-shaped, Spanish Pueblo style portal that spans across its north and west elevations. The portal features typical wood vigas and posts with uniquely carved corbels, all painted blue. The building has mostly undivided lite windows, two of which are under the front portal. There are divided lite French doors on the south and west elevations.

The board approved an extensive remodel in December of 2021 (2021-004526-HDRB). The construction is underway; however, the applicant built the garage with an increase in height without approval by staff or the board. The original proposal outlined a new attached garage to 11' – 0" which aligned with the house's adjacent height to its southeast. The new garage parapet is 1' – 10" above the previously approved height. As built, it is higher than the adjacent parapet to the southeast.

The approved garage description in the previous case is as follows: Construct a 700 square foot 2-car garage to a height of 11 feet, 0 inches, aligning with which is the height of the house's adjacent existing parapet. The stucco will be El Rey "Buckskin" and the windows will match the house, being pastel light blue in color. The garage windows do not have divisions but meet the design standards for divided lights. The door will be custom constructed of wood, with a grey stain and a herring-bone board pattern.

In addition to the above item #1, the following is the complete approved scope of work.

1. Create a new driveway with a metal electric vehicular gate. The gate will be of a rust or cold pressed steel finish to have an earth tone. It will be four feet in height.
2. Re-roof the portal in kind, colored "rust."
3. Re-roof the house with a torch-down system in an earth tone, matching the original.
4. Seal external wood features in a blue-grey color to match the existing woodwork.
5. Replace windows with French doors on the north-east side.
6. Construct a new deck on the north-east side, with a "Foggy Wharf" wood appearance.

The applicant returns to the board for consideration of the garage as built and for the following alterations from what was approved in Case 2021-004526-HDRB.

1. Replace existing single-car garage door on the southwest elevation with three undivided lite wood French doors. The windows adjacent to the east under the portal do not have divided lites. Although publicly visible windows must be divided lite in publicly visible areas in the Downtown and Eastside Historic District, the new windows as proposed match the rest of the windows on this elevation.
2. Replace windows with new undivided lite windows to match existing windows on the rear northwest and southeast elevations. The rear elevation is not publicly visible.

3. Replace existing bay window with clad windows to match the existing undivided lite windows.
4. Replace two existing divided lite French doors on southeast elevation to undivided lite French doors.

# Preliminary Zoning Review Worksheet

**City of Santa Fe Land Use Department**

**To Be Completed By Applicant:**

**Date Submitted:** 10/06/2022

**Site Address:** 855 CAMINO RANCHITOS

**Property Owner of Record:** FX O'KEEFE

**Applicant/Agent Name:** MARC NAKTIN

**Contact Person Phone Number:** (505) - 490 1863

**Proposed Construction Description:** GARAGE ADDITION, RENOVATION / ALTERATIONS - **UPDATE TO ORIGINAL**

**TOTAL ROOF AREA:** 3591 EXISTING + 700 S.F. ADDITION = 4291 TOTAL

14052 S.F. S.F. SITE

**Zoning District:** DOWNTOWN AND EASTSIDE

**Overlay:** □ Escarpment _____
□ Flood Zone*
□ Other: _____

**Submittals Reviewed with PZR:**
☒ Legal Lot of Record □ Development Plan ☒ Building Plans ☒ Existing Site Plan ☒ Proposed Site Plan ☒ Elevations

**Supplemental Zoning Submittals Required for Building Permit:**
□ Zero Lot Line Affidavit

**Access and Visibility:** □ Arterial or Collector**
□ Visibility Triangle Required

**Use of Structure:** ☒ Residential
□ Commercial Type of Use: _____

**Terrain:** □ 30% slopes_____

**Lot Coverage :** 31 **%** (PROPOSED)
□Open Space Required:_____

**Setbacks:**
Proposed Front: 7'-0" Minimum: 7'-0"
2nd Front? _____
Proposed Rear: ± 15'-0" Minimum: 15'-0"
Proposed Sides: L 5'-0" R 0' (EXISTING) Minimum: 5'-0"

**Height:** Proposed 11'-0"
Maximum Height: NO CHANGE or
☒ Regulated by Historic Districts Ordinance
□ Regulated by Escarpment District
**(EXCEPTION APPLIED FOR)**

**Parking Spaces:**
Proposed 3 Accessible_____
Minimum: 3

**Bicycle Parking**:**
Proposed: NA Minimum: NA
** Commercial Requirement

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

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

MARC NAKTIN _____ **[□OWNER □APPLICANT ☒AGENT]**
PRINT NAME

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

**SIGNATURE** _____ 11/14/2021 **DATE**

**To Be Completed By City Staff:**

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

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

**REVIEWER:** _____ **DATE:** ___/___/___

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

Revised 20 November 2020

# 855 CAMINO RANCHITOS ADDITIONAL REQUESTS TO EXISTING HDRB APPROVAL

PROPOSAL:

The owner just purchased this non-contributing house and wished to add a two-car garage. The height was originally drawn to match the adjacent building structure it is attaching to.
We are asking to have the parapet higher than first proposed such the parapet will no longer align with the existing parapet as first proposed. The issue of parapet heights was not a point of contention in the first HDRB review as we basically met all rules regarding adding on to a non-contributing structure. We are still a lower structure than the main house that has a variety of massing that exceeds the garage height.

The contractor unfortunately made the decision in the field to raise the parapet without understanding the repercussions of making changes without first consulting with the Historic Division for permission.

The result still seamlessly blends with the existing house as there are other parapets within 15 feet of the garage that are the same or higher than the garage structure. It still complies with the height limits assigned to the property. Instead of the original specified ±11'-6" max (based on grade) height it is now ±12'-10" max high (based on grade).

The main reason for the change was to raise the garage floor to prevent potential flooding issues due to the nature of the slopes around the garage entry. As a result, it also greatly improved the connection to the main house eliminating any need for stairs as well. The structure was kept as low as physically possible based on the roof joists and minimal parapet required for proper roof drainage.

Currently the house has a garage door but this is a storage room in reality and too shallow for anything but a tiny car. The owner wishes to replace this garage door with a set of French doors with sidelights. While this should technically be no issue, the owner wishes to keep the street facade consistent with the other windows on this elevation that have no divided lights. So he is requesting no divided lights on this request as well.

During renovation a few other windows and doors are being requested to be replaced. A set of existing French doors off of a bathroom on the east side of the house are in bad condition along with a set of existing French doors off the dining area on the east side of the house.

On the back of the house, for the same reasons, a existing bay window required new replacement clad wood windows and three existing windows under the new approved deck that had snap-in plastic grills that where broken are also replaced

with new clad wood windows. These windows were an anomaly as they were low quality and did not match the rest of the windows on the house that are free from divided lights.

ARTISAN TITLE FILE NO. 2021-822

# WARRANTY DEED

Rick Gerald McKinney and Deborah L. McKinney, husband and wife, for good and valuable consideration, hereby grants to F.X. O'Keefe Trustee of the O'Keefe Revocable Trust, under trust agreement dated March 26, 2021, whose address is 855 Camino Ranchitos, Santa Fe, NM, the following described real estate in Santa Fe County, New Mexico:

Lot 1, Block 2 of Galt Compound, as shown on plat entitled "Lands Surveyed for R.G. and D.L. McKinney Lot 1, Block 2, Galt Compound...", recorded in the office of the County Clerk, Santa Fe County, New Mexico on June 27, 1994 in Plat Book 278, Page 024 as Document No. 868079. * See Attached Legal Description Exhibit A

SUBJECT TO reservations, restrictions and easements of record and taxes for the year second half of 2020 and subsequent years;

With warranty covenants.

Dated: October 28 2021

Rick Gerald McKinney

Deborah L. McKinney

COUNTY OF SANTA FE ) WARRANT
STATE OF NEW MEXICO ) ss PAG

I Hereby Certify That This Instrument Was e-Recorded for Record On The 29TH Day Of October, A.D., 2021 at 12:33:00 PM And Was Duly Recorded as Instrument # 1970196 Of The Records Of Santa Fe County
Witness My Hand And Seal Of O
Katherine E.
Deputy - LHERNANDEZ County Clerk, Santa Fe, N

e-Recorded 1970196 10/29/21 S F C

## ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF Travis

This instrument was acknowledged before me on this 28 day of October, 2021 by Rick Gerald McKinney and Deborah L. McKinney.

Signature of notarial officer

DYLAN REEVES
Notary Public, State of Texas
My Commission Expires
February 23, 2022

My commission expires: 02-23-2022

Warranty Deed NM Statutory Form Page 1 of 1 Rev. 5/05

Lot 1, Block 2 of Galt Compound, as shown on plat entitled "Plat of Boundary Survey for F.X. O'Keefe Trustee of the Revocable Trust of F.X. O'Keefe , Under Trust Agreement dated March 26, 2021...", recorded in the office of the County Clerk, Santa Fe County, New Mexico on October 28, 2021 in Plat Book 884, Page 011 as Instrument No. 1969953.

DEED

**City of Santa Fe**
**Land Use Department**
**200 Lincoln Ave.**
**Santa Fe, New Mexico 87504-0909**

**PROJECT DESC:** 2021-004526–HDRB. 855 Camino Ranchitos. Marc Naktin, agent for F.X. O'Keefe, owner, proposes to construct a garage and fence, restucco and re-roof a non-contributing structure. (Daniel Schwab)

**CASE NUMBER:** 2021-004526–HDRB

**PROJECT TYPE:** Remodel

**LOCATION:** 855 CAMINO RANCHITOS
Santa Fe, NM 87505

**CONTACTS:** Applicant MARC NATKIN 1305 LUJAN ST Santa Fe, NM 87505

Property Owner FX O'Keefe

## BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on Dec 14, 2021. The decision of the Board was to approve the project with the condition that the supports and decking be made from wood.

For further information please call 505-955-6605.

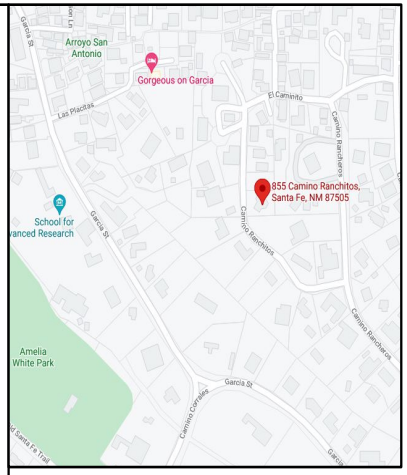
Sincerely,

Daniel Schwab

**NOTE:** Applicant can use this action letter to apply for construction permit, but the permit shall not be released until the end of the appeal period which starts on the date of filing of the Findings and Conclusions in the City Clerk's office (SFCC 14-3.17(D)). Your permit will be denied if any changes on plans that were not approved by the HDRB or if conditions of approval are not met. **Please attach copies of this letter to all sets when submitting for construction permits.**

Ver. 12 1/14/2020

HDRB ACTION LETTER




SITE LOCATION MAP

## APPLICABLE CODES

2009 INTERNATIONAL RESIDENTIAL CODE AS AMENDED AND REFERRED TO AS THE:
2009 NEW MEXICO RESIDENTIAL BUILDING CODE

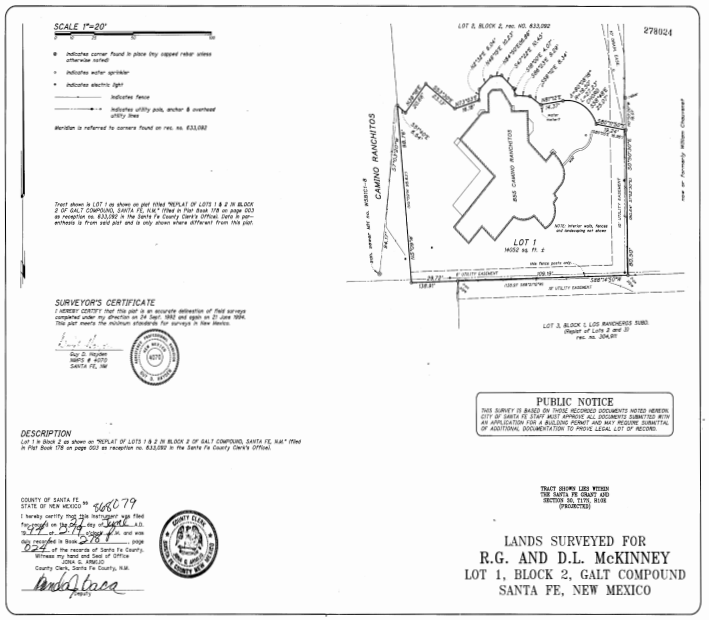
2009EXISTING BUILDING CODE AS AMENDED AND REFERRED TO AS THE:
2009 NEW MEXICO EXISTING BUILDING CODE

UNIFORM MECHANICAL CODE AS AMENDED AND REFERRED TO AS THE:
NEW MEXICO MECHANICAL CODE

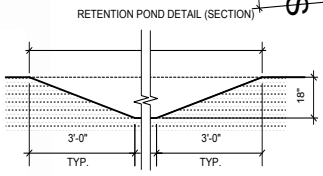
UNIFORM PLUMBING CODE AS AMENDED AND REFERRED TO AS THE:
NEW MEXICO PLUMBING CODE

2011 NATIONAL ELECTRICAL CODE AS AMENDED BY THE STATE OF NEW MEXICO CONSTRUCTION INDUSTRIES AND AS ADOPTED BY THE STATE OF NEW MEXICO AND REFERRED TO AS THE 2011NEW MEXICO ELECTRICAL CODE.

EXISTING HOUSE HEATED: 3090 S.F.
EXISTING BASEMENT: 390 S.F.
EXISTING PORTAL: 120 S.F.
PROPOSED GARAGE: 699 S.F.
TOTAL EXISTING ROOFED 3210 S.F.
NEW ROOFED AREA: 3909 S.F.
PROPERTY: 14052 S.F.
PROPOSED LOT COVERAGE: 27.8%



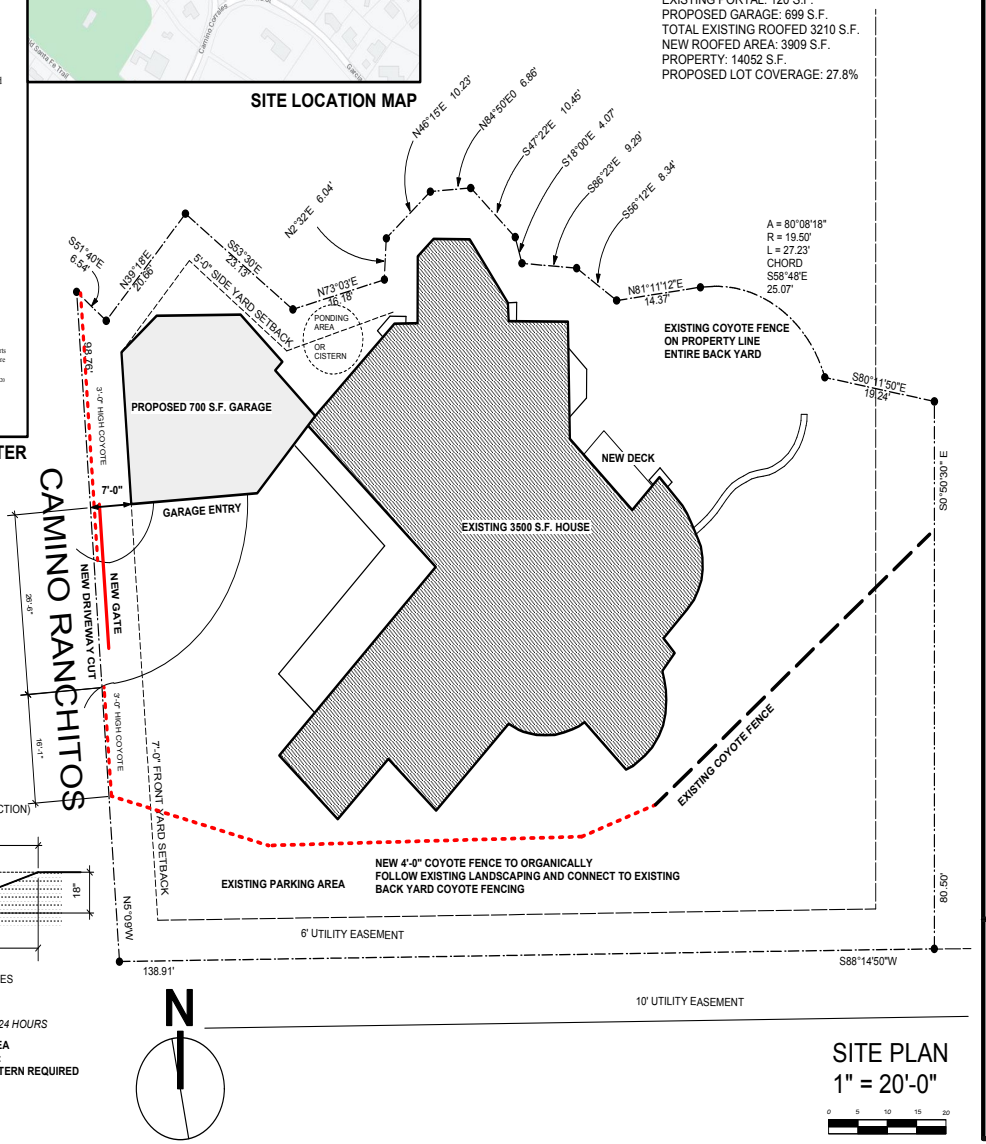

LEGAL PLAT




3:1 SLOPE MAX ON POND SIDES
LINE WITH DECORATIVE
RIVER ROCK

*POND WILL DRAIN IN LESS THAN 24 HOURS*

**PROPOSED 700 S.F. NEW TOTAL ROOF AREA**
**NEW REQUIRED POND SIZE CALCULATION:**
**700 SF X .16 = 112 CU. FT. PONDING OR CISTERN REQUIRED**



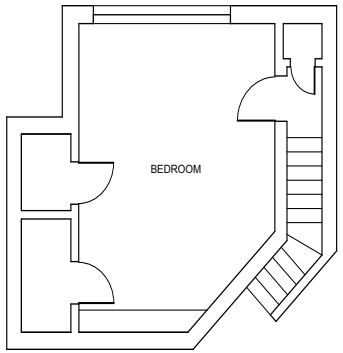

SITE PLAN
1" = 20'-0"

| REVISION | DATE |
|---|---|
| | |

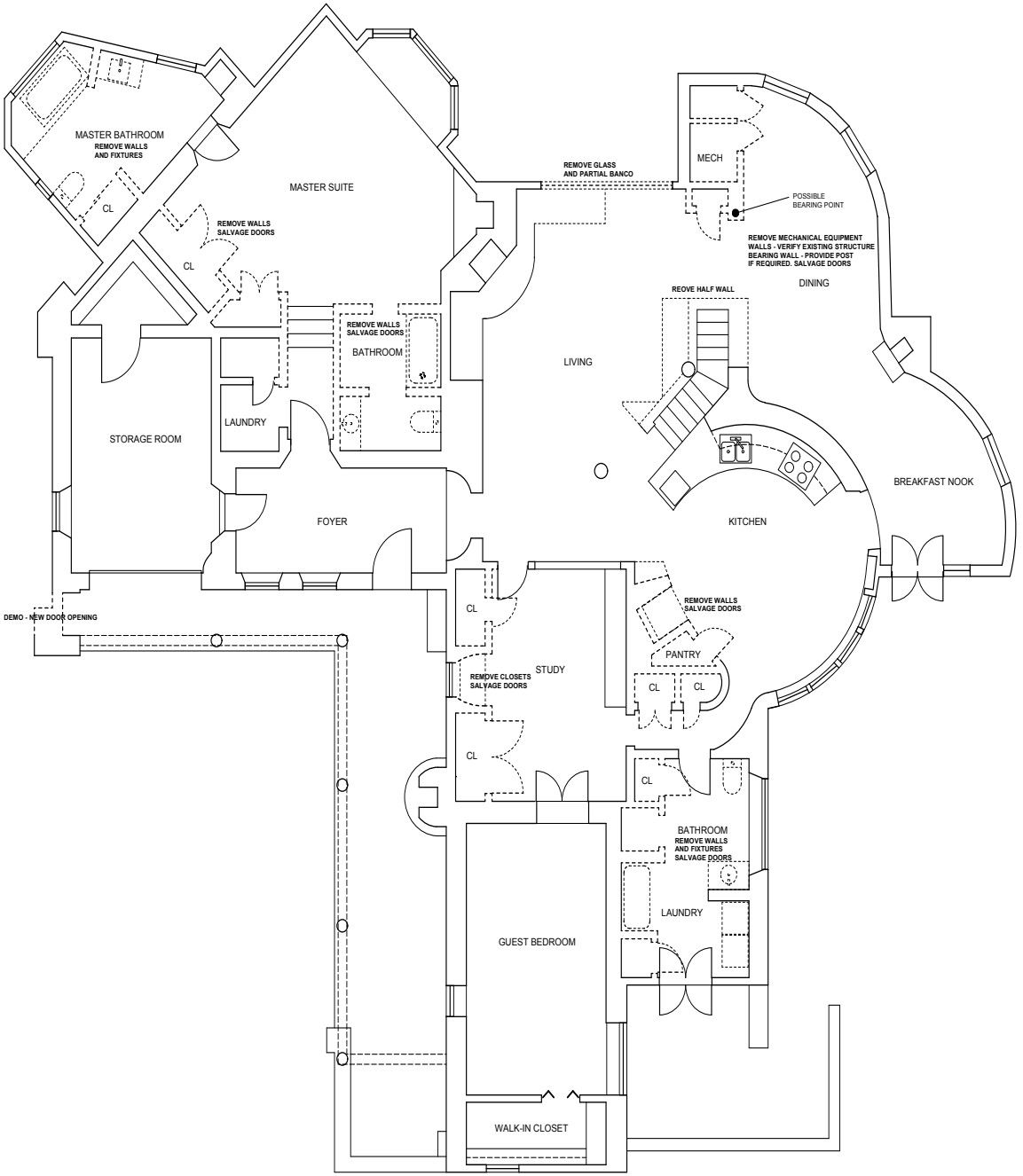
# O'KEEFE HOUSE ADDITIONS / RENOVATIONS

855 Camino Ranchitos, Santa Fe, New Mexico

A1




BASEMENT



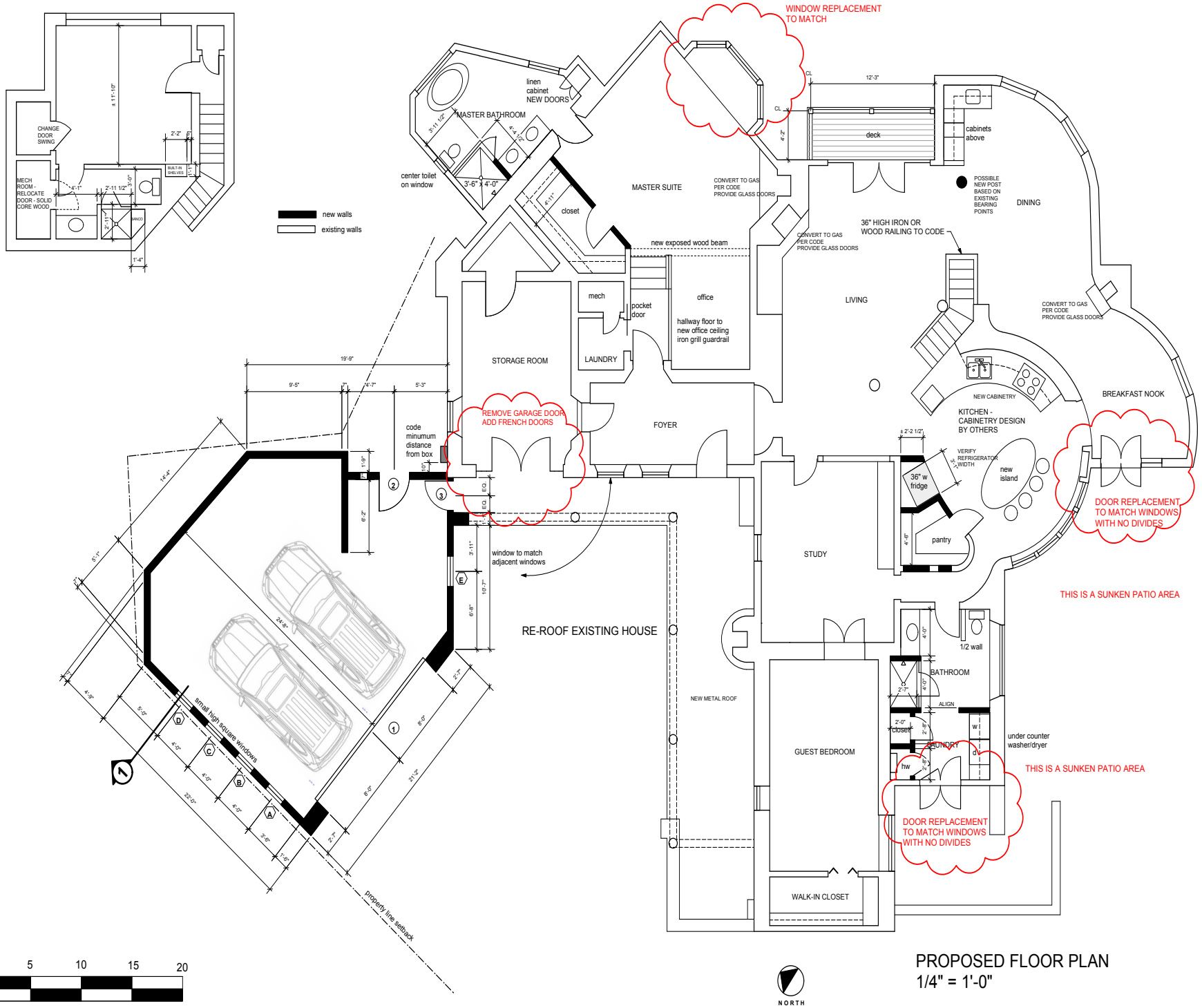

EXISTING FLOOR PLAN AND DEMO
1/4" = 1'-0"

0 5 10 15 20

| REVISION | DATE |
|---|---|
| | |

**O'KEEFE HOUSE ADDITIONS / RENOVATIONS**
855 Camino Ranchitos, Santa Fe, New Mexico

A2



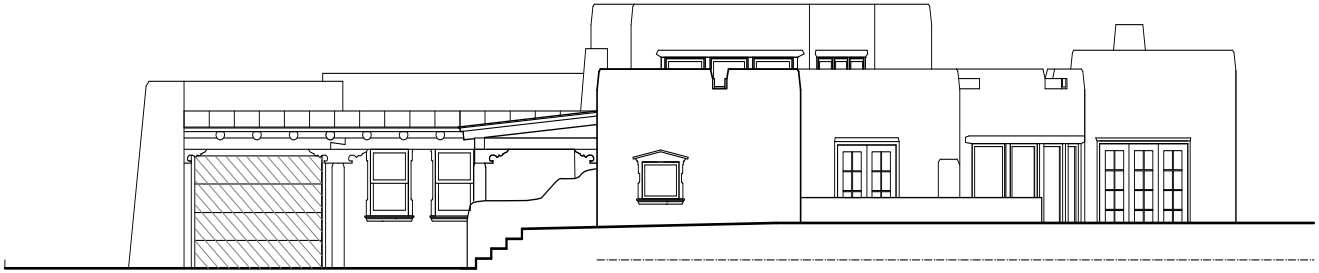

PROPOSED FLOOR PLAN
1/4" = 1'-0"

| REVISION | DATE |
|---|---|
| | |

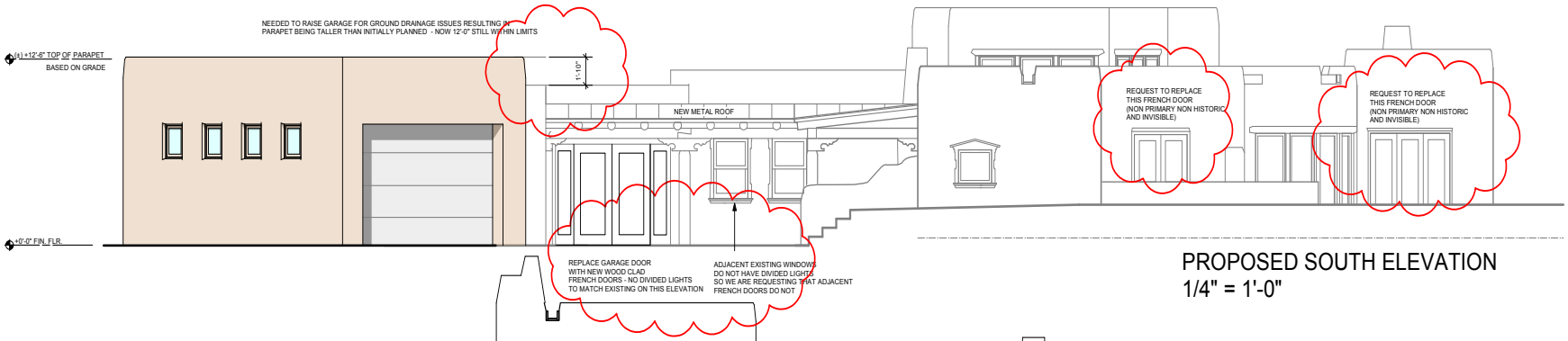
# O'KEEFE HOUSE ADDITIONS / RENOVATIONS

855 Camino Ranchitos, Santa Fe, New Mexico

A3

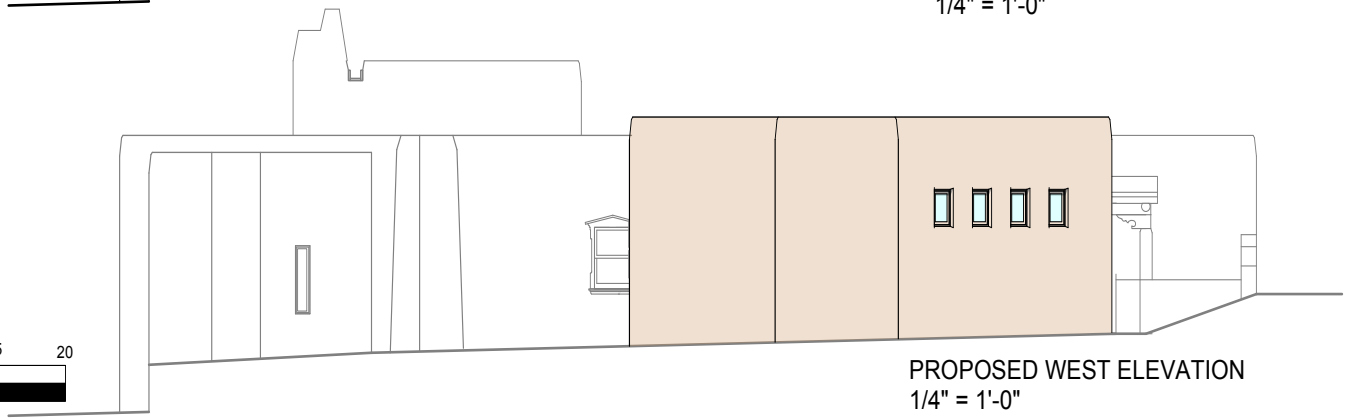


EXISTING SOUTH ELEVATION
1/4" = 1'-0"




PROPOSED SOUTH ELEVATION
1/4" = 1'-0"

EXISTING WEST ELEVATION
1/4" = 1'-0"



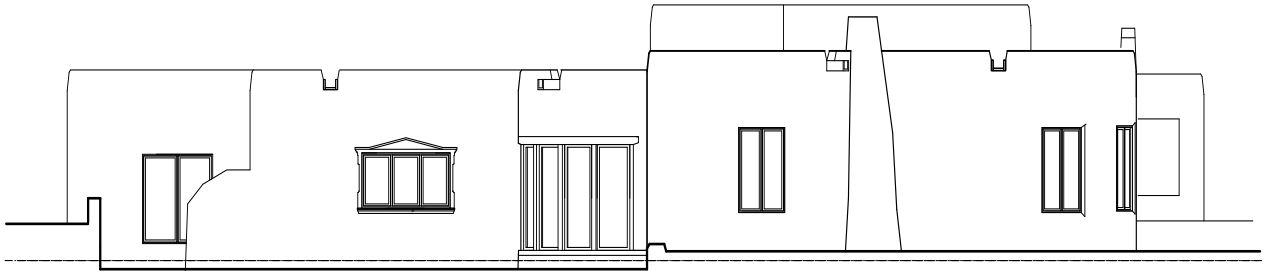
PROPOSED WEST ELEVATION
1/4" = 1'-0"

0 5 10 15 20

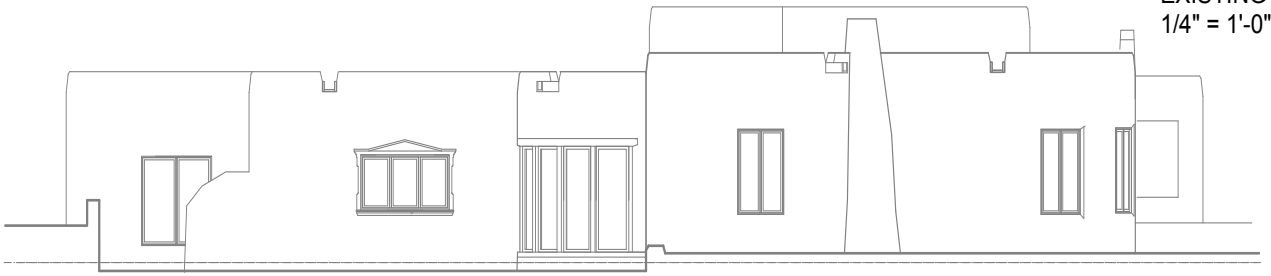
| REVISION | DATE |
|---|---|
| | |

**O'KEEFE HOUSE ADDITIONS / RENOVATIONS**
855 Camino Ranchitos, Santa Fe, New Mexico

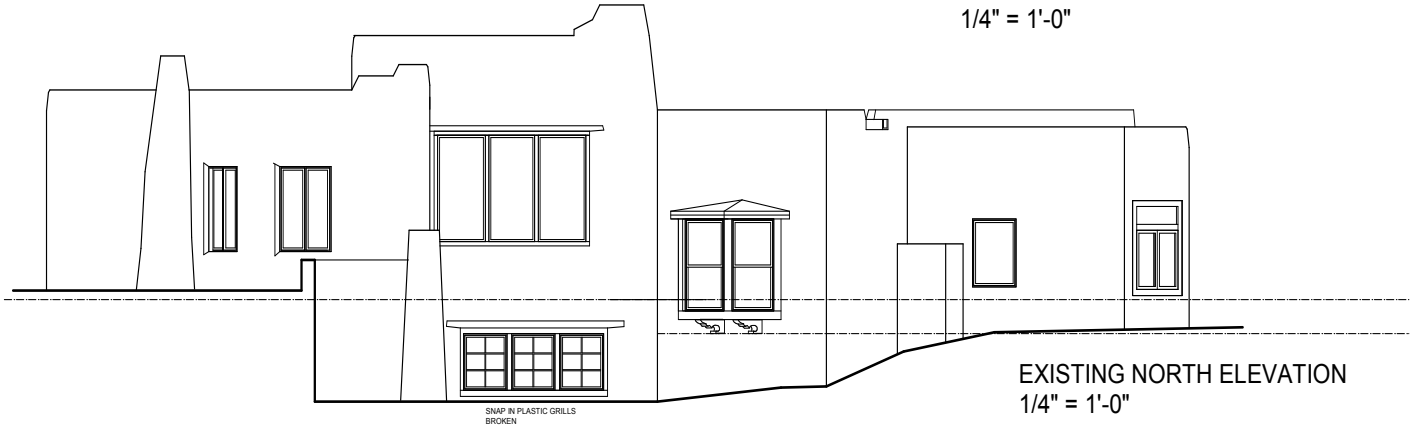
A4



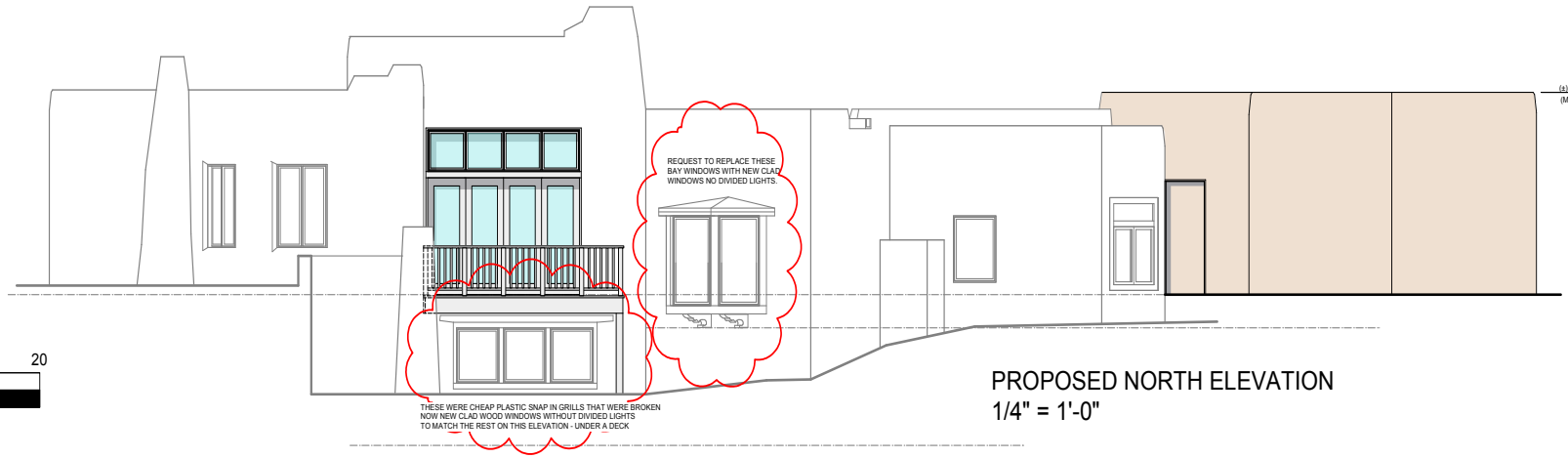
EXISTING EAST ELEVATION
1/4" = 1'-0"



PROPOSED EAST ELEVATION
1/4" = 1'-0"




EXISTING NORTH ELEVATION
1/4" = 1'-0"




PROPOSED NORTH ELEVATION
1/4" = 1'-0"

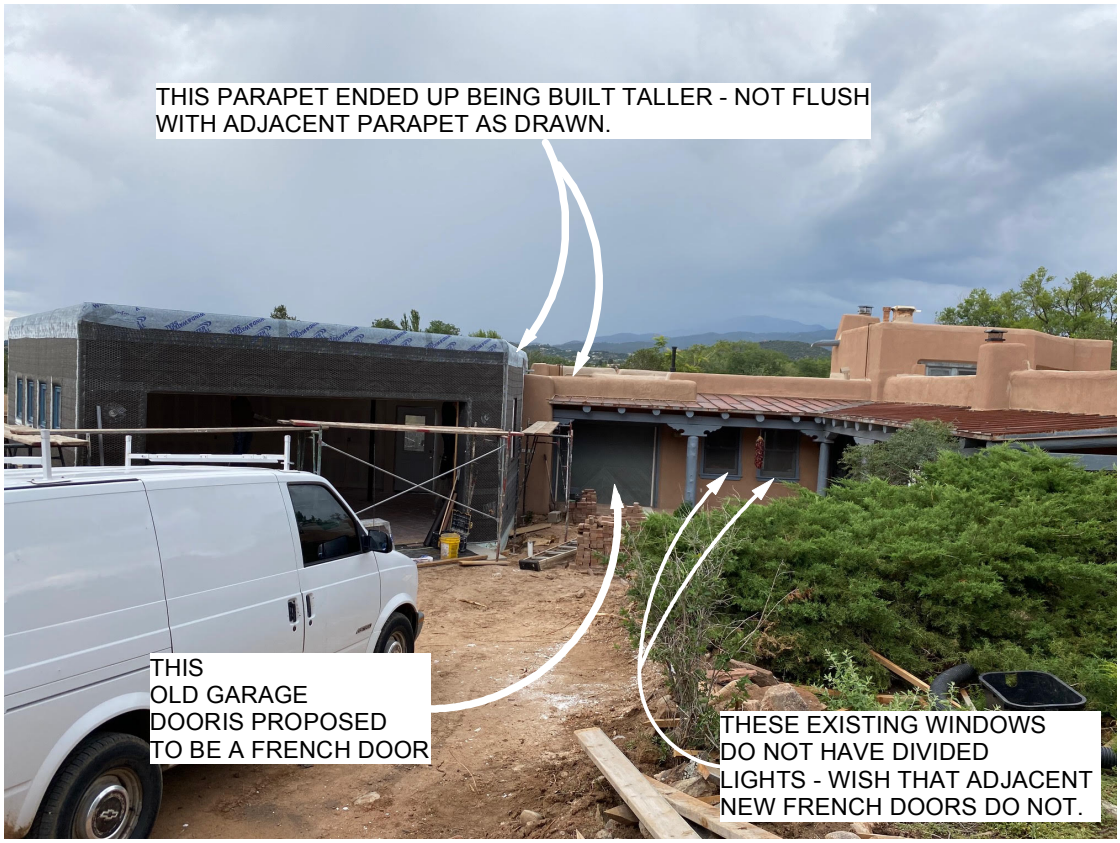
0 5 10 15 20

| REVISION | DATE |
|---|---|
| | |

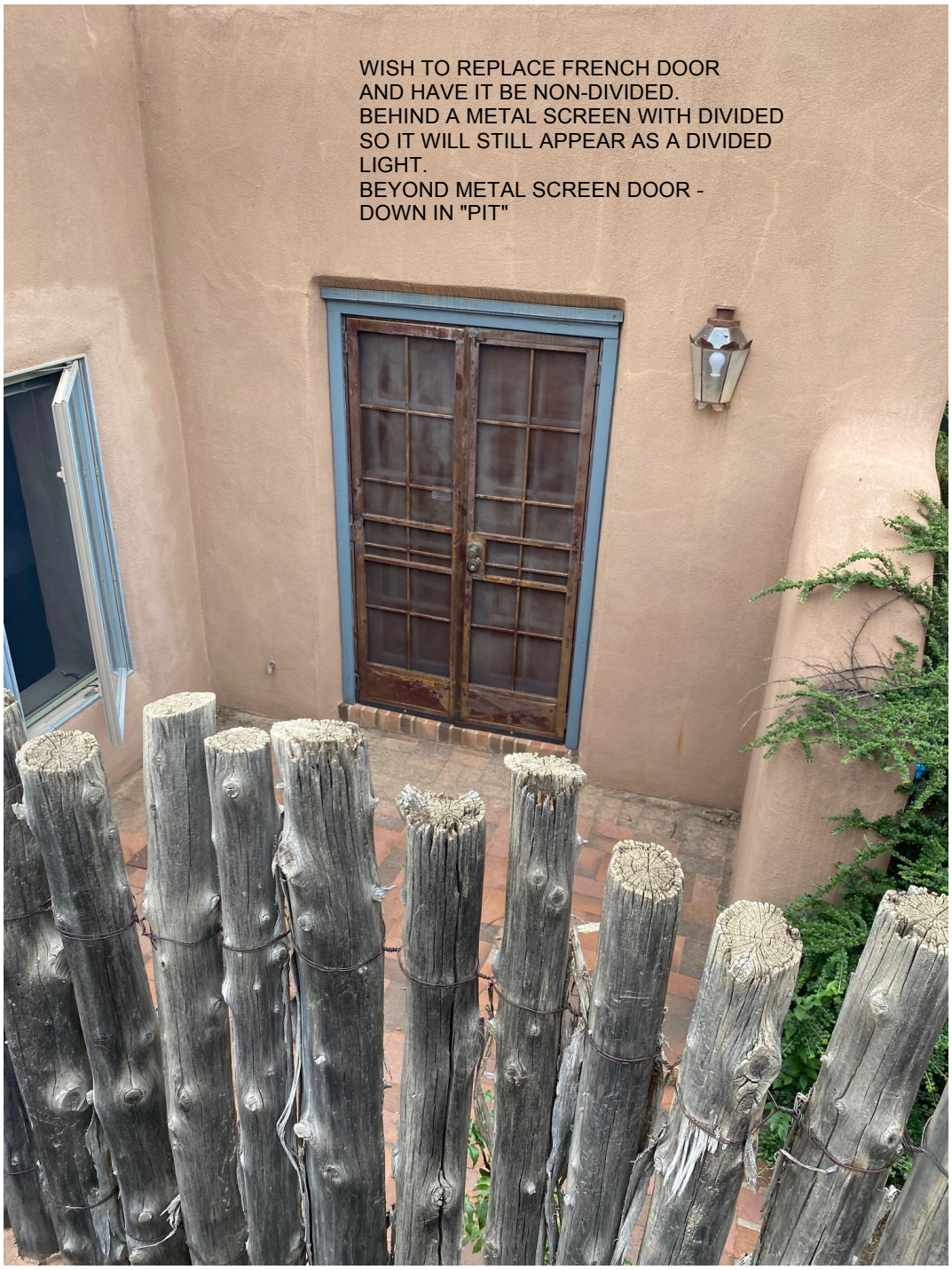
# O'KEEFE HOUSE ADDITIONS / RENOVATIONS

855 Camino Ranchitos, Santa Fe, New Mexico

A5


THIS PARAPET ENDED UP BEING BUILT TALLER - NOT FLUSH WITH ADJACENT PARAPET AS DRAWN.
THIS OLD GARAGE DOORIS PROPOSED TO BE A FRENCH DOOR
THESE EXISTING WINDOWS DO NOT HAVE DIVIDED LIGHTS - WISH THAT ADJACENT NEW FRENCH DOORS DO NOT.

NEW PARAPET HEIGHT MATCHES NEARBY PARAPET


WISH TO REPLACE FRENCH DOOR
AND HAVE IT BE NON-DIVIDED.
BEHIND A METAL SCREEN WITH DIVIDED
SO IT WILL STILL APPEAR AS A DIVIDED
LIGHT.
BEYOND METAL SCREEN DOOR -
DOWN IN "PIT"

WISH TO REPLACE FRENCH DOOR
AND HAVE IT BE NON-DIVIDED.
BEHIND A METAL SCREEN WITH DIVIDED
SO IT WILL STILL APPEAR AS A DIVIDED
LIGHT.
BEYOND METAL SCREEN DOOR

CLOSE UP OF WINDOW TYPE ON FRON OF HOUSE
NO DIVIDED LIGHTS. WISH TO HAVE ADJACENT FRENCH DOORS NOT HAVE DIVIDED LIGHTS

**From:** Marc Naktin
**To:** BORDEGARAY, ANGELA S.
**Subject:** Picture 855 Ranchitos sign
**Date:** Friday, November 4, 2022 12:13:19 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Marc Naktin
Octane Architecture LLC
505 490 1863

**From:** BORDEGARAY, ANGELA S.
**To:** Marc Naktin
**Subject:** RE: Picture 855 Ranchitos sign
**Date:** Friday, November 4, 2022 1:52:00 PM

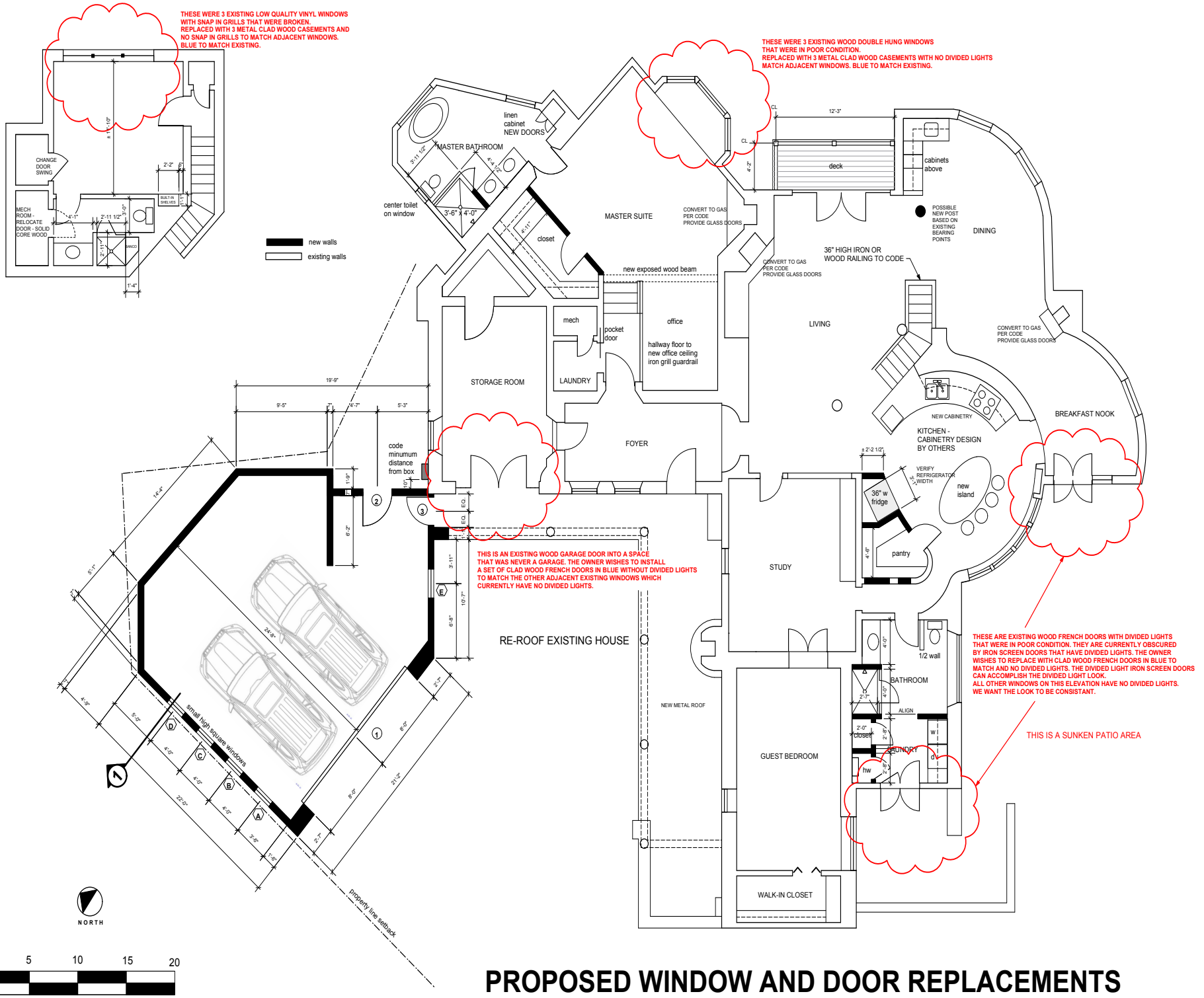
Received, thank you.

Angela Schackel Bordegaray
Senior Planner
Historic Preservation Division
City of Santa Fe
asbordegaray@santafenm.gov

**From:** Marc Naktin <marcnaktin@gmail.com>
**Sent:** Friday, November 4, 2022 12:13 PM
**To:** BORDEGARAY, ANGELA S. <asbordegarary@santafenm.gov>
**Subject:** Picture 855 Ranchitos sign

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Marc Naktin
Octane Architecture LLC
505 490 1863




# PROPOSED WINDOW AND DOOR REPLACEMENTS

| REVISION | DATE |
|---|---|
| | |

**O'KEEFE HOUSE ADDITIONS / RENOVATIONS**

855 Camino Ranchitos, Santa Fe, New Mexico

A3

# City of Santa Fe

Land Use Department | Historic Preservation Division

**Plan Number:** 2021-004526--HDRB

**Project Description:**

**Project Location(s):** 855 CAMINO RANCHITOS
Santa Fe, NM 87505

**Contacts:**

| | | |
|---|---|---|
| Applicant: | MARC NATKIN<br>1305 LUJAN ST<br>Santa Fe, NM 87505 | marcnaktin@gmail.com |
| Property Owner: | FX O'Keefe | fxokeefe@gmail.com |

**Historic District:** HD: Downtown And Eastside, HD: Historic Review

**Historic Building Status:**

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

**Primary Elevations:**

**Publicly Visible Facade-East:** Yes

**Publicly Visible Facade-North:** No

**Publicly Visible Facade-South:** Yes

**Publicly Visible Facade-West:** Yes

**Historic District Inventory Number:**

**Year of Construction:** 1980s

**Project Type:** Remodel

**Historic Building Name:**

# City of Santa Fe, New Mexico

# memo

**DATE:** December 14, 2021

**TO:** Historic Districts Review Board Members

**FROM:** Daniel Schwab, Senior Planner, Historic Preservation Division

---

**Case # 2021- 4526-HDRB**

**Address: 855 Camino Ranchitos**
**Historic Status: non-contributing**
**Historic District: Downtown and Eastside**

**REFERENCE ATTACHMENTS (Sequentially):**

**CITY SUBMITTALS**

____ District Standards & yard wall & fence standards.

__x__ Historic Inventory Form

__x__ Zoning Review Sheet

____ Other:

**APPLICANT SUBMITTALS**

__x__ Proposal Letter

__x__ Site Plan/Floor Plan

__x__ Elevations

__x__ Photographs

____ Other:

**STAFF RECOMMENDATION:**

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

**BACKGROUND & SUMMARY:**

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

The applicant now proposes the following:

1. Construct a 700 square foot 2-car garage to a height of 11 feet, 0 inches, which is the height of the existing parapet. The stucco will be El Rey "Buckskin" and the windows will match the house, being pastel light blue in color. The garage windows do not have divisions, but meet the design standards for divided lights. The door will be custom constructed of wood, with a grey stain and a herring-bone board pattern.

2. Create a new driveway with a metal electric vehicular gate. The gate will be of a rust or cold pressed steel finish to have an earth tone. It will be four feet in height.

3. Re-roof the portal in kind, colored "rust."

4. Re-roof the house with a torch-down system in an earth tone, matching the original.

5. Seal external wood features in a blue-grey color to match the existing woodwork.

6. Replace windows with French doors on the north-east side.

7. Construct a new deck on the north-east side, with a "Foggy Wharf" wood appearance.

# Preliminary Zoning Review Worksheet

**City of Santa Fe Land Use Department**

**To Be Completed By Applicant:**

**Date Submitted:** 10/14/2021

**Site Address:** 111 DELGADO STREET

**Property Owner of Record:** FX O'KEEFE

**Applicant/Agent Name:** MARC NAKTIN

**Proposed Construction Description:** GARAGE ADDITION, RENOVATION / ALTERATIONS

**Contact Person Phone Number:** (505) - 490 1863

**TOTAL ROOF AREA:** 3591 EXISTING + 700 S.F. ADDITION = 4291 TOTAL

14052 S.F. S.F. SITE

**Zoning District:** DOWNTOWN AND EASTSIDE

**Overlay:** □ Escarpment _____
□ Flood Zone*
□ Other: _____

**Submittals Reviewed with PZR:**
☒ Legal Lot of Record □ Development Plan ☒ Building Plans ☒ Existing Site Plan ☒ Proposed Site Plan ☒ Elevations

**Supplemental Zoning Submittals Required for Building Permit:**
□ Zero Lot Line Affidavit

**Access and Visibility:** □ Arterial or Collector**
□ Visibility Triangle Required

**Use of Structure:** ☒ Residential
□ Commercial Type of Use: _____

**Terrain:** □ 30% slopes_____

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

**Lot Coverage :** 31 **%** (PROPOSED)
□Open Space Required:_____

**Setbacks:**
Proposed Front: 7'-0" Minimum: 7'-0"
2nd Front? _____
Proposed Rear: ± 15'-0" Minimum: 15'-0"
Proposed Sides: L 5'-0" R 0' (EXISTING) Minimum: 5'-0"

**Height:** Proposed 11'-0"
Maximum Height: NO CHANGE or
☒ Regulated by Historic Districts Ordinance
□ Regulated by Escarpment District
**(EXCEPTION APPLIED FOR)**

**Parking Spaces:**
Proposed 3 Accessible_____
Minimum: 3

**Bicycle Parking**:**
Proposed: NA Minimum: NA
** Commercial Requirement

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

MARC NAKTIN [□OWNER □APPLICANT ☒AGENT]
PRINT NAME

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

SIGNATURE 11/14/2021 DATE

**To Be Completed By City Staff:**

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

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

**REVIEWER:** _____ **DATE:** ___/___/___

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

Revised 20 November 2020

# 855 CAMINO RANCHITOS NEW GARAGE, COYOTE FENCE, DECK AND RENOVATIONS

PROPOSAL:

The owner just purchased this non-contributing house and wishes to add a two-car garage. The height will match the adjacent building structure it is attaching to. Currently the house has a garage door but this is a storage room in reality and too shallow for anything but a tiny car. Windows will match the existing style and color which is a pastel light blue. Stucco to match the existing house which appears to be "buckskin".

There will be a new driveway cut to access the new garage. The entire front yard will be cleaned up and a new coyote fence introduced the length of the street except for driveway openings. The new driveway opening will have an electric gate installed in a very simple steel pattern that is not too ornate. It will either be of a rust or cold pressed steel finish to have an earth tone and blend with the coyote fence.

The portal has an existing standing seam copper or copper colored roof that has failing seams that will need to be replaced with a like steel roof in a rusty reddish earth tone to match.
The rest of the roof will be replaced with earth toned "Brai" type torch down roofing as the original. At no point from the street can the roof surface be seen behind the parapets.

Most woodwork will require paint touch-up and sealing. This includes posts, beams, vigas, wood windows, canales and garage door.

The owner plans to replace windows with French door units off the living room facing the back yard. The new doors will lead to a new wood or synthetic lumber deck off the living room. This has no public visibility.

Everything proposed will comply with the Historic Division regulations.

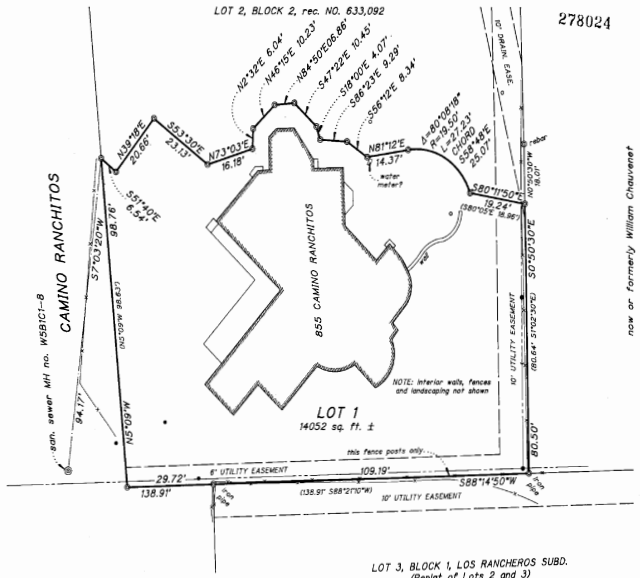
278024

SCALE 1"=20'

0 10 25 50 100

- Indicates corner found in place (my capped rebar unless otherwise noted)
- Indicates water sprinkler
- Indicates electric light
- Indicates fence
- Indicates utility pole, anchor & overhead utility lines

Meridian is referred to corners found on rec. no. 633,092




LOT 3, BLOCK 1, LOS RANCHEROS SUBD.
(Replat of Lots 2 and 3)
rec. no. 304,911

Tract shown is LOT 1 as shown on plat titled "REPLAT OF LOTS 1 & 2 IN BLOCK 2 OF GALT COMPOUND, SANTA FE, N.M." (filed in Plat Book 178 on page 003 as reception no. 633,092 in the Santa Fe County Clerk's Office). Data in parenthesis is from said plat and is only shown where different from this plat.

## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY that this plat is an accurate delineation of field surveys completed under my direction on 24 Sept. 1992 and again on 21 June 1994. This plat meets the minimum standards for surveys in New Mexico.

Guy D. Hayden
NMPS # 4070
SANTA FE, NM

REGISTERED PROFESSIONAL SURVEYOR NEW MEXICO 4070 GUY D. HAYDEN

## PUBLIC NOTICE

THIS SURVEY IS BASED ON THOSE RECORDED DOCUMENTS NOTED HEREON. CITY OF SANTA FE STAFF MUST APPROVE ALL DOCUMENTS SUBMITTED WITH AN APPLICATION FOR A BUILDING PERMIT AND MAY REQUIRE SUBMITTAL OF ADDITIONAL DOCUMENTATION TO PROVE LEGAL LOT OF RECORD.

## DESCRIPTION

Lot 1 in Block 2 as shown on "REPLAT OF LOTS 1 & 2 IN BLOCK 2 OF GALT COMPOUND, SANTA FE, N.M." (filed in Plat Book 178 on page 003 as reception no. 633,092 in the Santa Fe County Clerk's Office).

COUNTY OF SANTA FE
STATE OF NEW MEXICO ss

I hereby certify that this instrument was filed for record on the 27 day of June A.D. 19 94 at 3:19 o'clock P M. and was duly recorded in Book 278, page 024 of the records of Santa Fe County.
Witness my hand and Seal of Office
JONA G. ARMIJO
County Clerk, Santa Fe County, N.M.

868079

Deputy

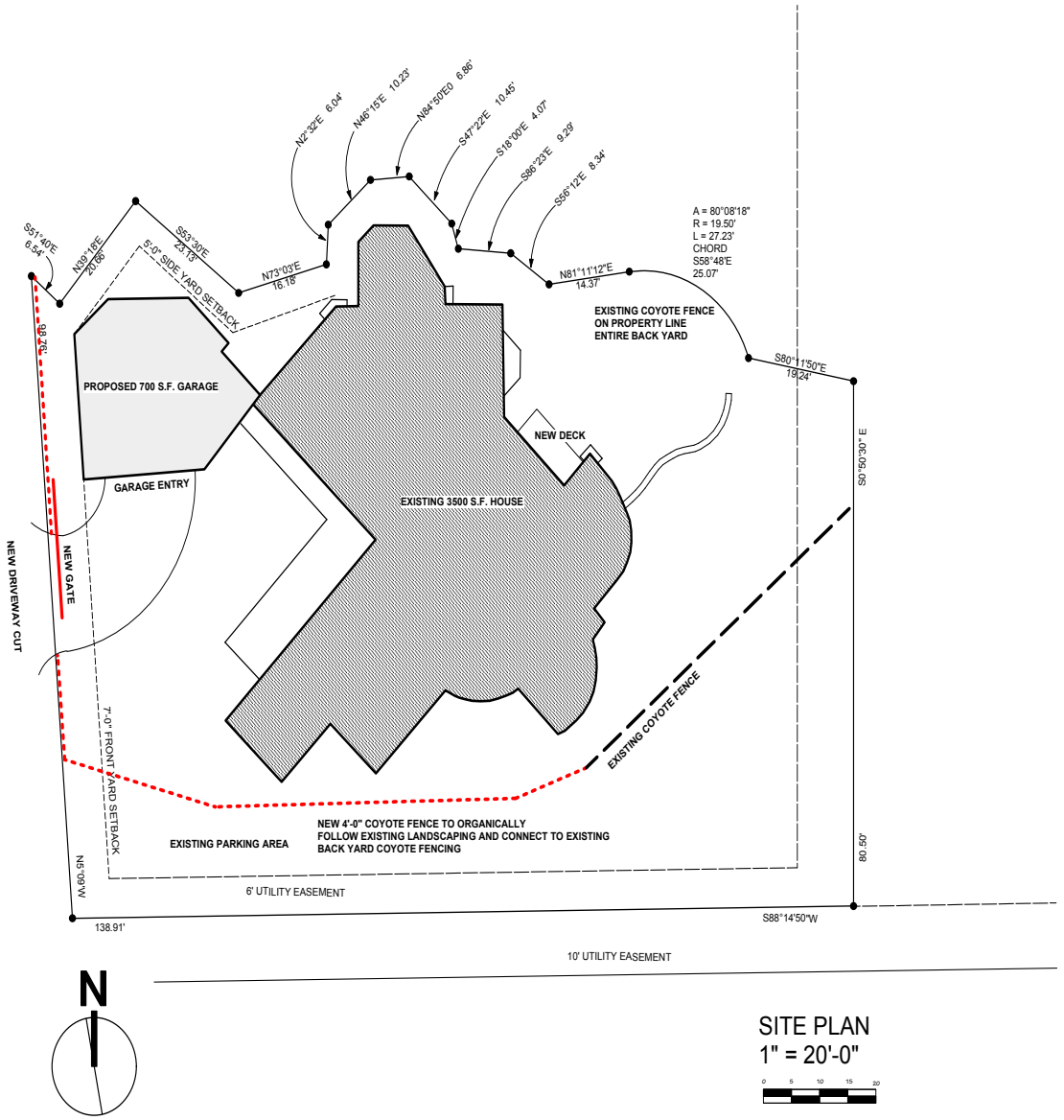
COUNTY CLERK SANTA FE COUNTY NEW MEXICO JONA G. ARMIJO

TRACT SHOWN LIES WITHIN
THE SANTA FE GRANT AND
SECTION 30, T17N, R10E
(PROJECTED)

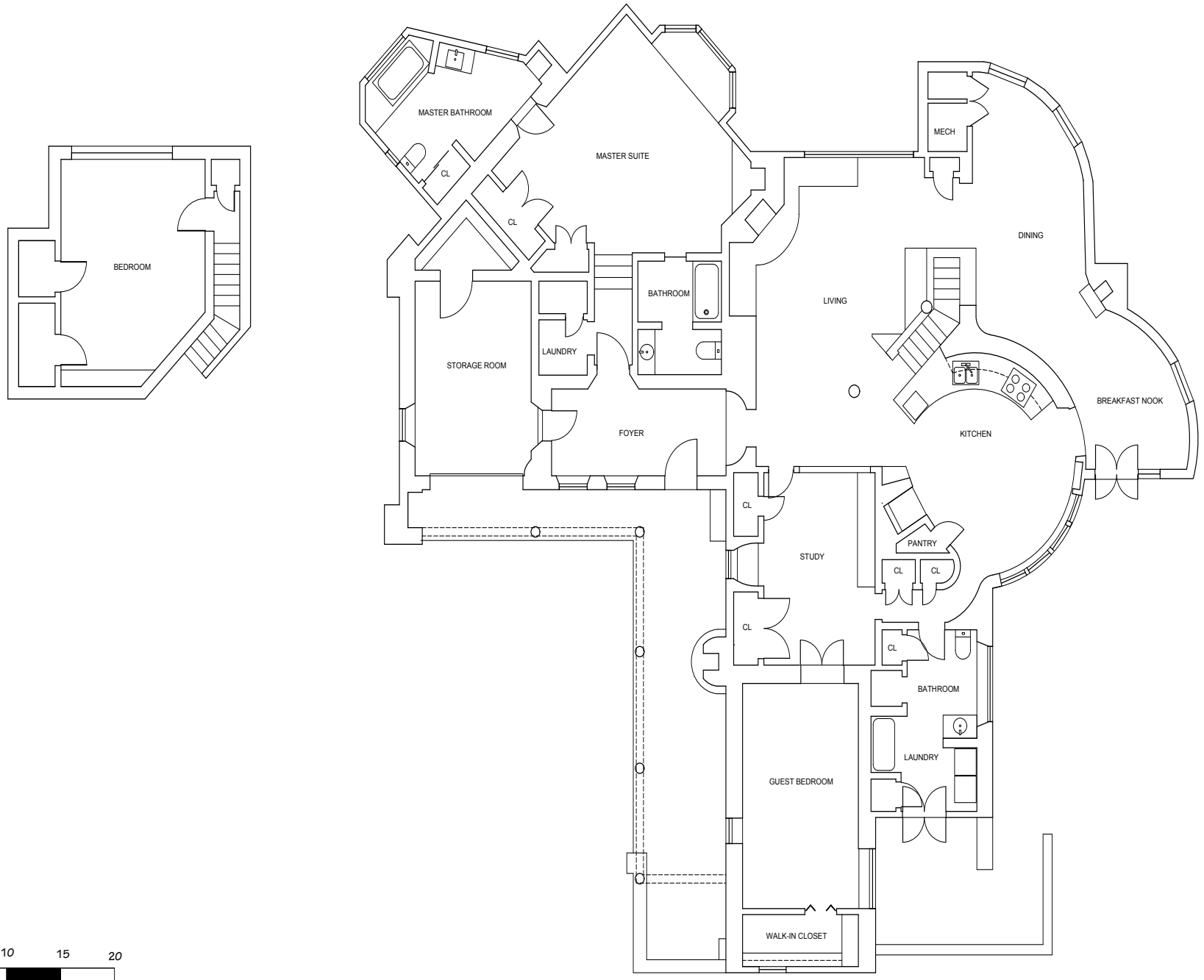
# LANDS SURVEYED FOR
# R.G. AND D.L. McKINNEY
## LOT 1, BLOCK 2, GALT COMPOUND
## SANTA FE, NEW MEXICO

Land Records Corp. AT ALB11889 SF 278-24.001

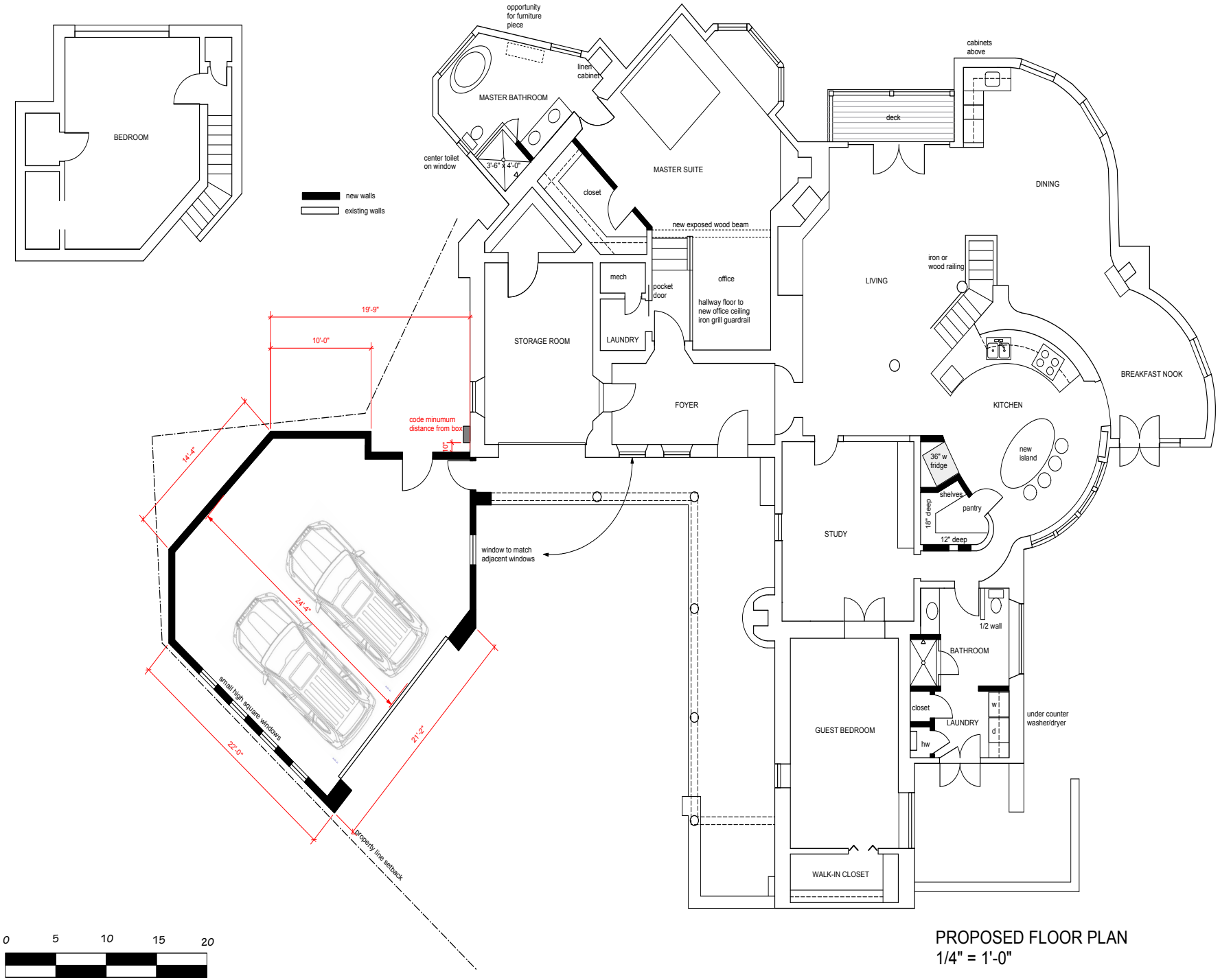
CAMINO RANCHITOS



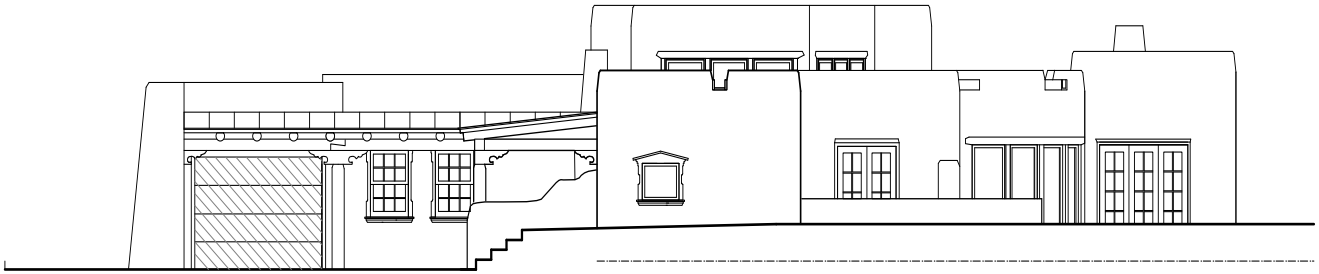

SITE PLAN
1" = 20'-0"



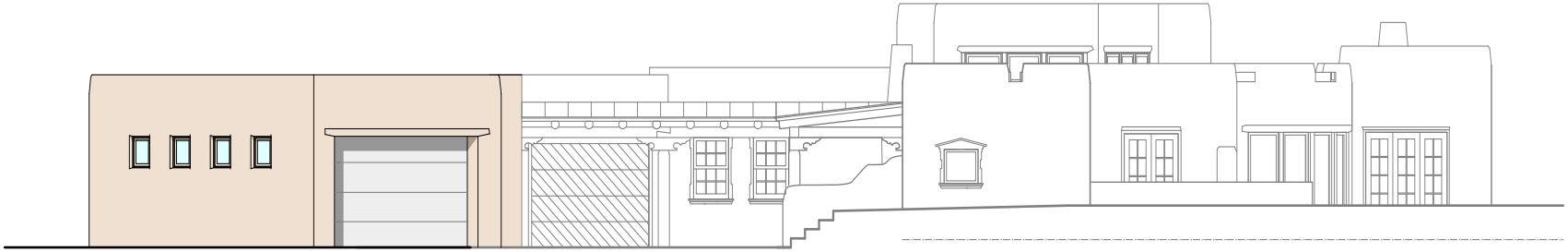

EXISTING FLOOR PLAN
1/4" = 1'-0"




PROPOSED FLOOR PLAN
1/4" = 1'-0"

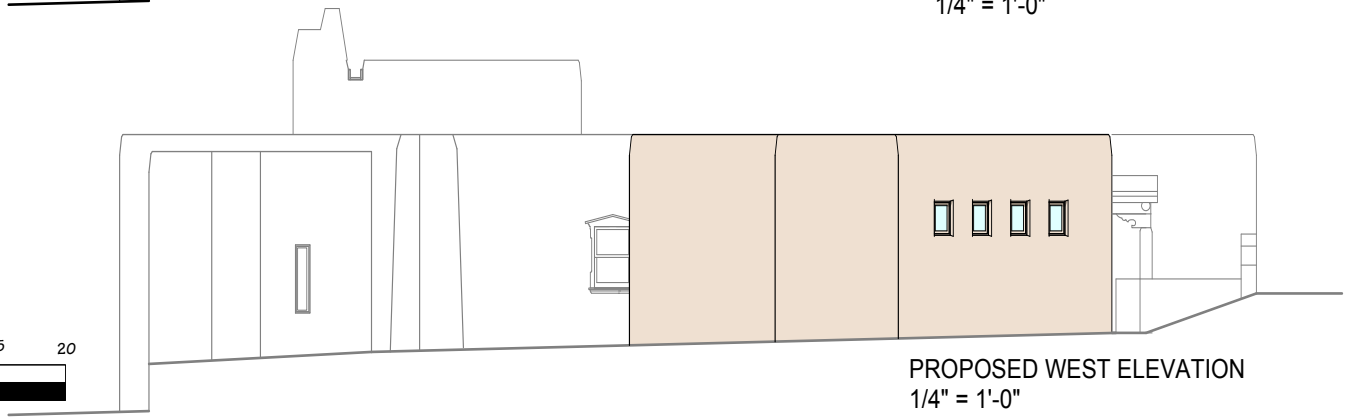


EXISTING SOUTH ELEVATION
1/4" = 1'-0"

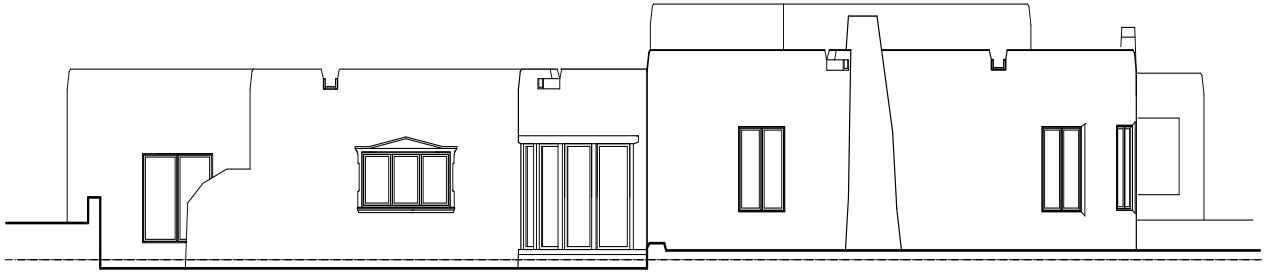


PROPOSED SOUTH ELEVATION
1/4" = 1'-0"

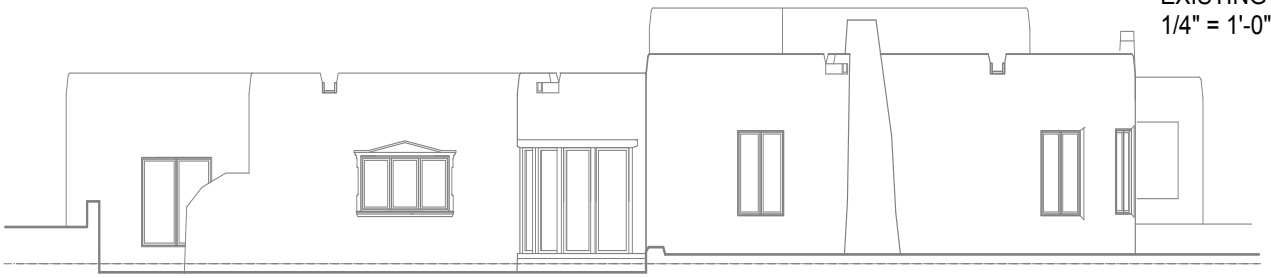
EXISTING WEST ELEVATION
1/4" = 1'-0"



PROPOSED WEST ELEVATION
1/4" = 1'-0"

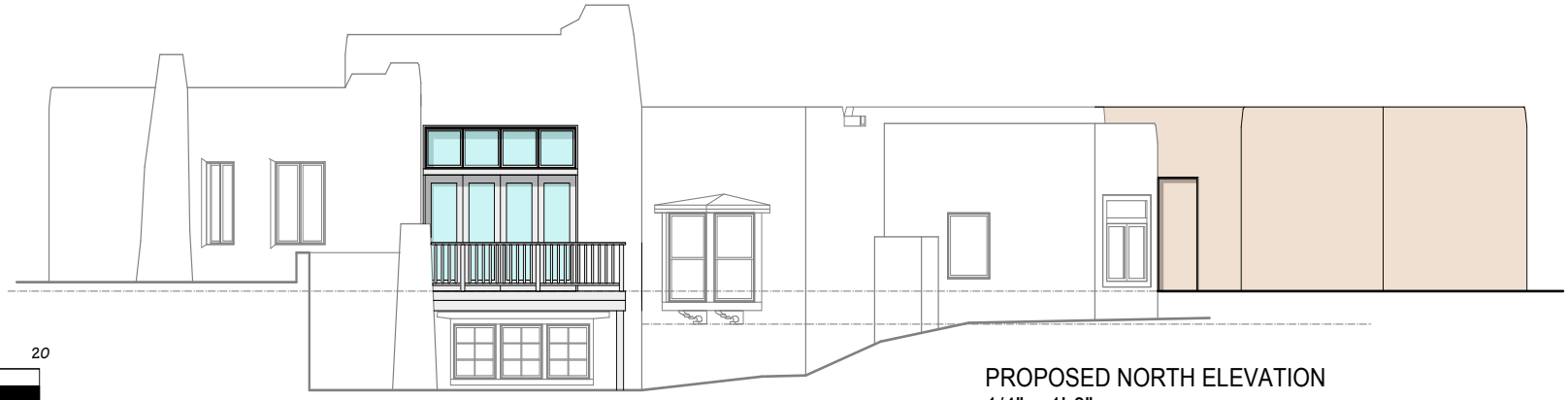


EXISTING EAST ELEVATION
1/4" = 1'-0"

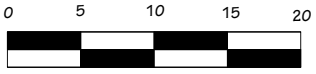


PROPOSED EAST ELEVATION
1/4" = 1'-0"

EXISTING NORTH ELEVATION
1/4" = 1'-0"



PROPOSED NORTH ELEVATION
1/4" = 1'-0"



CAMINO RANCHITOS HEADING NORTH

CAMINO RANCHITOS HEADING NORTH

**CAMINO RANCHITOS LOOKING EAST**

**FENCE TO BECOME 4' COYOTE**

**CAMINO RANCHITOS HEADING WEST**

**EXISTING FRONT ENTRY FACES CAMINO RANCHITOS**

**EXISTING CORNER WHERE NEW PROPOSED GARAGE ATTACHES**

**EXISTING CORNER WHERE NEW PROPOSED GARAGE ATTACHES**

**EXISTING ENTRY COURTYARD PORTAL**

**EXISTING ENTRY COURTYARD PORTAL**

**EXISTING SIDE YARD OFF KITCHEN**

**FRONT PORTAL METAL ROOF TO BE REPLACED WITH SIMILAR COLOR**

**SIDE YARD COYOTE FENCE THAT NEW STREET FENCE WILL MATCH**

**EASTSIDE YARD BEYOND COYOTE FENCE**

**BACKYARD LIVING ROOM WINDOWS TO BE REPLACED WITH DOORS**
**NEW DECK PROPOSED**

1. The height of the planned garage - **11'-0" basically aligning with existing parapet.**
2. Color of wood seal

Blueish gray to match existing

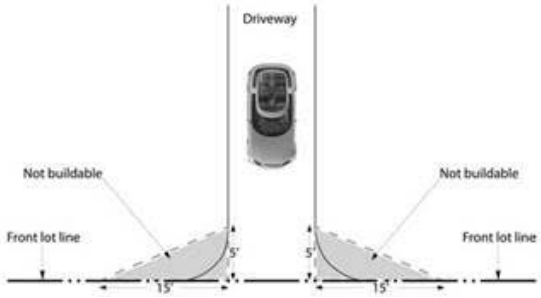
3. Dimensions of garage windows – are they less than 30 in from corner to corner?
**Yes, less than 30" – unit is 20"x20" square**

4. Garage door color and material
**wood, gray stain – matches existing garage door**

5. **decking:**

**6. Garage door will be wood clad custom to match the existing garage door hearing bone pattern. See picture. Specs will simply be a 7' high by 16' wide standard garage door clad in hearing bone pattern T&G boards.**

**7. Gate will be a very simple steel design** to match height of coyote fencing of 4'-0" and will stay out of the visibility triangle per code.



WINDOW COLOR – EXISTING “PASTEL BLUE”

STUCCO – EXISTING “BUCKSKIN”

ROOF COLOR  SIMILAR TO EXISTING

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

HDRB Minutes December 14, 2021 Pages 33-35

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

The applicant now proposes the following:
1. Construct a 700 square foot 2-car garage to a height of 11 feet, 0 inches, which is the height of the existing parapet. The stucco will be El Rey "Buckskin" and the windows will match the house, being pastel light blue in color. The garage windows do not have divisions, but meet the design standards for divided lights. The door will be custom constructed of wood, with a grey stain and a herring-bone board pattern.

2. Create a new driveway with a metal electric vehicular gate. The gate will be of a rust or cold pressed steel finish to have an earth tone. It will be four feet in height.

3. Re-roof the portal in kind, colored "rust."

4. Re-roof the house with a torch-down system in an earth tone, matching the original.

5. Seal external wood features in a blue-grey color to match the existing woodwork.

6. Replace windows with French doors on the north-east side.

7. Construct a new deck on the north-east side, with a "Foggy Wharf" wood appearance.

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

**QUESTIONS FOR STAFF**
Chair Rios asked if there will be two garages.
Mr. Schwab said this is not a functional garage because of the dimensions of the door. A garage will be constructed.
Chair Rios asked the material of the deck.
Mr. Schwab said the deck is an artificial material that has a wood appearance.

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

**PUBLIC HEARING**
There were no public comments.

**BOARD DISCUSSION**
Vice Chair Katz asked what supports the deck in the back.
Mr. Naktin said it is one post that is a short span and a shallow veranda.
Vice Chair Katz asked if it is wood.
Mr. Naktin explained the vertical support will be wood, but the deck will be Trex, a plastic type lumber.
Vice Chair Katz asked if the post could be wood.
Mr. Naktin said he could but was not sure historic material applies to the back deck. He would be open to that if the Board made that a condition.
Member Larson had a similar question. She said the idea of maintenance-free is not a reality. Wood is more obtainable and appropriate. Plastic is known not to do well in extreme climates.
Mr. Naktin said he has a wood deck on his house that splinters every year. He wished he had Trex. The applicant is open to making this wood, but again, he isn't sure if that is required for a noncontributing, nonvisible building.
**MOTION:** In 2021-004526–HDRB, 855 Camino Ranchitos, Vice Chair Katz moved to approve the application as submitted with the condition that both the supports and deck in the back are made of wood, Brazilian hardwood which lasts longer. Member Larson seconded the motion.

# City of Santa Fe, New Mexico

# memo

**DATE:** November 22nd, 2022

**TO:** Historic Districts Review Board Members

**FROM:** Carly Piccarello, Historic Preservation Division Manager

---

**Case # 2022-006064-HDRB**

**Address: 224 Montoya Circle**
**Historic Status: Non-contributing**
**Historic District: Downtown and Eastside**

**REFERENCE ATTACHMENTS (Sequentially):**

**CITY SUBMITTALS**

____ District Standards & yard wall & fence standards.

__x__ Historic Inventory Form

__x__ Zoning Review Sheet

____ Other:

**APPLICANT SUBMITTALS**

__x__ Proposal Letter

__x__ Site Plan/Floor Plan

__x__ Elevations

__x__ Photographs

____ Other:

**STAFF RECOMMENDATION:**

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

**BACKGROUND & SUMMARY:**

224 Montoya Circle is a single-family residence listed as non-contributing to the Downtown and Eastside Historic District. The two-story residence was likely built between the mid-1980s the early 1990s in a contemporary southwest style. It stands at 21'-0" tall, has a flat roof and stepped massings on the west and east elevations. The west elevation includes a simple portal and bay window.

Now, the applicant proposes the following exterior alterations:

1) Create a single-story garage addition on to the south elevation with a flat roof and raised parapet. The stucco color will be El Rey 'Desert Rose.'
2) Add a Spanish Pueblo Revival portal to the west elevation on the second story. The portal with have wood columns and corbels with protruding square beam ends and a latilla top.
3) Create a steel railing made to look like wrought iron on the west elevation, second story. The railing will have 1'-4" wide pilasters at equal height of the steel railing, 40" tall. The pilasters will be El Rey 'Buckskin' stucco rather than 'Desert Rose.'
4) Replace front door portal (visible on the south elevation drawing) with
5) Replace parapet at equal height with a parapet that wraps around all facades, which is 21'-0".
6) Replace all windows with Pella aluminum clad true divided light windows in 'Fossil' color.
7) Add a 10'-6" wide by 6' tall vehicular gate with a wood panel design on the bottom 2' and fenestrated steel, on the top 4'.
8) Apply elastomeric paint to rest of the house in El Rey 'Buckskin.'

**RELEVANT CODE CITATIONS:**

14-5.2(E) Downtown and Eastside Design Standards

(2) Recent Santa Fe Style

Recent Santa Fe style intends to achieve harmony with historic buildings by retention of a similarity of materials, color, proportion, and general detail. The dominating effect is to be that of adobe construction, prescribed as follows:

(a) No building shall be over two stories in height in any façade unless the façade shall include projecting or recessed portales, setbacks or other design elements;

(b) The combined door and window area in any publicly visible façade shall not exceed forty percent of the total area of the façade except for doors or windows located under a portal. No door or window in a publicly visible façade shall be located nearer than three (3) feet from the corner of the façade;

(c) No cantilevers shall be permitted except over projecting vigas, beams, or wood corbels, or as part of the roof treatment described below;

(d) No less than eighty percent of the surface area of any publicly visible façade shall be adobe finish, or stucco simulating adobe finish. The balance of the publicly visible façade, except as above, may be of natural stone, wood, brick, tile, terra cotta, or other material, subject to approval as hereinafter provided for building permits;
(e) The publicly visible façade of any building and of any adjoining walls shall, except as otherwise provided, be of one color, which color shall simulate a light earth or dark earth color, matte or dull finish and of relatively smooth texture. Façade surfaces under portales may be of contrasting or complimentary colors. Windows, doors and portals on publicly visible portions of the building and walls shall be of one of the old Santa Fe styles; except that buildings with portals may have larger plate glass areas for windows under portals only. Deep window recesses are characteristic; and
(f) Flat roofs shall have not more than thirty (30) inches overhang.

224, Montoya Circle,

Santa Fe

NM 87501-6416

Dear Sir/Madame,

The following pages are the proposal for a remodel of our house and also a garage addition.

We have very little information about the origins of the house, when we purchased it, we were told that it was built in 1992. We do have a plat dated 2002 which shows the house in its identical form (minus the shed) when the previous owner purchased it. We think some changes could have been made to it prior to 2002, but have no proof. We have no drawings apart from the previously mentioned plat from 2002. I have tried to locate more information from the City & County offices & The Plat Room, but have been unable to find any history.

The house shows no evidence of substantial history & all evidence matches the age we were initially given of 1992 or newer.

We would like to make the house look more traditional, so that it fits in with the other houses in Montoya Circle, and has more of a Santa Fe adobe style.

We have included the only Plat from 2002.

We would also like to add a single car garage attached to the house in the same traditional style & change all the stucco colour to fit in with the others in the neighbourhood. The colour we would like to use will be El Rey “Desert Rose”

Garage Addition:

We would like to build a single car garage in a traditional style in keeping with Santa Fe.

The location of the garage would be on the south side of the house, attached to the house in the existing driveway. It would be set back behind the exterior house chimney to keep the character of the chimney visible & would finish in line with the back of the house. The square footage of the garage will be 366 sq feet. The height will be 11 feet, the width 16 feet & the depth 23 feet.

The garage will have a flat roof in keeping with the surrounding houses, the roof will be TPO “Tan”. It will be stucco & colour will be El Rey “Desert Rose”. It will have a small portal over the front with an exposed beam, corbels & latillas, the wood will be natural, sealed. It will have a traditional styled 8’x7’ single garage door & man door on the left of the garage door against the house, 2’6”x 7’.

It will have 2 Pella windows on the south facing wall, the windows will be the same multi-paned traditional style as the house & will measure 2'x2'.

Windows:

We would like to replace the windows with energy efficient Pella windows in a style in keeping with the neighbourhood. We would like to have all the windows in the same style i.e. Pella Traditional Single Hung to replace the assorted different plastic, metal & wooden styles already in the house.

We would the exterior a brown colour, Pella "Fossil" & the interior natural pine.

We would like a new window on the west side of the house in the foyer next to the front door, measuring 2'x4', non-opening.

We would like to block up some of the windows that have been put too close to the corners of the 2nd floor master bedroom & replace some of the assorted existing windows. We would like to keep 3 windows facing west, 3'6" high x 2'8' wide. We would like to keep 1 window on the south facing side measuring 3'6"x2'8" & 1 window will be blocked. We would like to keep 1 window on the north side which would be a double window measuring 3'10" height, consisting of 2 windows side by side to look like 1 window, measuring 3' each (total of 6'). We would like to block up the remaining 2 windows on the north side.

We would like to add a small non-opening window adjacent to the 2nd floor hallway window measuring 2'x2'.

Driveway Gates:

We would also like to put gates at the end of our driveway where there are already posts and a wire that runs across the driveway. The gates will be in keeping with the style of the neighbourhood & the remodeled house.

The gates will have wooden panels on the bottom 2' & steel bars made to look like wrought iron on the top 2'. The existing posts will be replaced with steel columns made to look like wrought iron measuring 4'. The wood will be natural, sealed. The gate will be 4' high in total.

The gates will 10'6" long, there will be 2 car gates and 3'1" man gate, all gates will be 4' high.

Top Deck:

We would like to make an accessible deck on the existing west facing 2nd floor flat roof above the living room. We would like this deck to be accessed by 1 door from the south side of the west facing master

bedroom & 1 door accessed from the west on the west facing small bedroom. We would like the doors to be in the same style as the windows by the same manufacturer. The doors will be 6'8"x 3'.

We would like to have railings around the deck as per code ie 40" high, we would like steel made to look like wrought iron. The deck will be the same size as the existing flat roof 20'1"x14"7" with a jutout of 6'x5'8" as is. The roof under the deck will be sealed with TPO "Tan". The deck flooring will be Trex Composition & the colour will be "Saddle". The deck will have a trellis on the west facing wall made in the traditional style of wood beams, wood posts with corbels and latillas, the wood will be natural sealed.

The railings will have stucco pillars 1'4" wide in El Rey Desert Rose.

Removal of Overhangs:

We would like to remove the unsightly overhangs & make the house look like a more traditional adobe house in keeping with Santa Fe. The overhangs are on the east side & also around south & west. On the east they are on the first floor, on the north east corner on the wall facing east. Also, on the 2nd floor on the whole of the east facing roof. Also, on the 2nd floor on the north west corner on the wall facing west and on the wall facing south. We would like to level the front of the west facing wall to get a uniform adobe flat roof.

The roof above the overhangs will be replaced with TPO "Tan"

Front door portal roof:

We would like to replace the plastic & tin front door portal with a traditional style with wood beams, wood posts & corbels & latillas. The wood will be natural sealed.

# Preliminary Zoning Review Worksheet

**City of Santa Fe Land Use Department**

**To Be Completed By Applicant:**

**Date Submitted:** 20th October 2022

**Property Owner of Record:** THOMAS G & SARAH L SANDERS

**Applicant/Agent Name:** SARAH & THOMAS SANDERS

**Contact Person Phone Number:** (605) 980-2880

**Site Address:** 224 MONTOYA CIRCLE SANTA FE, NM 87501-6416

**Proposed Construction Description:** NEW SINGLE CAR GARAGE ADDITION + HOUSE REMODEL

**TOTAL ROOF AREA:** GARAGE - 16' x 23'

**Zoning District:** R2 DOWNTOWN & EASTSIDE

**Overlay:** ☑ Escarpment
☐ Flood Zone*
☐ Other: _____

**Submittals Reviewed with PZR:**
☑ Legal Lot of Record ☑ Development Plan ☑ Building Plans ☑ Existing Site Plan ☑ Proposed Site Plan ☑ Elevations

**Supplemental Zoning Submittals Required for Building Permit:**
☐ Zero Lot Line Affidavit

**Access and Visibility:** ☐ Arterial or Collector**
☐ Visibility Triangle Required

**Use of Structure:** ☑ Residential
☐ Commercial Type of Use: _____

**Terrain:** ☐ 30% slopes_____

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

**Lot Coverage :** 6.3 %
☐ Open Space Required:_____

**Setbacks:**
Proposed Front: 24' Minimum: _____
2nd Front? _____
Proposed Rear: _____ Minimum: _____
Proposed Sides: L___ R 11' Minimum:____

**Height:** Proposed 21'
Maximum Height: 24' or
☐ Regulated by Historic Districts Ordinance
☐ Regulated by Escarpment District

**Parking Spaces:**
Proposed_____ Accessible_____
Minimum:_____

**Bicycle Parking**:**
Proposed:_____ Minimum:_____
** Commercial Requirement

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

SARAH L. SANDERS [☐OWNER ☐APPLICANT ☐AGENT]
PRINT NAME

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

Sarah Sanders — 20th October 2022
**SIGNATURE** **DATE**

**To Be Completed By City Staff:** 2022-006109-PAR

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

**Zoning Approval:**
☑ **Preliminary Approval** ☐ **with conditions** ☐ **Rejected**
Comments/Conditions: Please provide legal lot of record at permit submittal.

**REVIEWER:** Stephanie Perea **DATE:** 11/14/22

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

Revised 20 November 2020

COUNTY OF SANTA FE } WARRANTY DEED
STATE OF NEW MEXICO } ss PAGES: 1

I Hereby Certify That This Instrument Was e-Recorded for
Record On The 1ST Day Of November, A.D., 2021 at 01:29:00 PM
And Was Duly Recorded as Instrument # 1970393
Of The Records Of Santa Fe County
Witness My Hand And Seal Of Office
Katharine E. Clark
Deputy - GLUJAN County Clerk, Santa Fe, NM

e-Recorded 1970393 11/01/21 SFC

Old Republic National Title Insurance Company
Order Number: 2110039 KC

# WARRANTY DEED

**Paul S. Marthaler, an unmarried man,**
for consideration paid, grant(s) to
**Thomas G Sanders and Sarah L Sanders, Husband and Wife, as Joint tenants,**

whose address is: 1 Redstart Ct, Hilton Head Island, SC 29926, the following described real estate in Santa Fe County, New Mexico,

A certain tract of land being situate within the City of Santa Fe, State of New Mexico, and being more particularly described as follows:

Beginning at the northeast corner of this tract herein described which point is marked by a 1" iron bar from whence the southwest corner of the Salvador Gonzales Grant bears, N. 78 deg. 17' 12" E., 1141.91 feet; Thence, from said point and place of beginning, along the following bearings and distances, S. 17 deg. 25' 32" W., 74.70 feet to a point marked by a 1" iron bar;
Thence, N. 89 deg. 13' 13" W., 62.06 feet to a 1" iron pipe;
Thence, N. 07 deg. 16' 50" W., 52.15 feet to a #5 rebar with cap;
Thence, along a curve to the right, (radius = 24.89 ft., Delta (= 102 deg. 54' 22", Chord Bearing N. 44 deg. 10' 21" E., Chord Length 38.93') 44.70 feet to a #5 rebar with cap;
Thence, S. 84 deg. 22' 28" E., 51.70 feet to a #5 rebar with cap;
Thence, S. 71 deg. 35' 01" E., 13.14 feet to the point and place of beginning. All as shown on plat of survey by Robert L. Wheeler, dated September 9, 1984, as Job No. 84-194.

SUBJECT TO all patent and mineral reservations, restrictive covenants, restrictions and reservations of easements and rights-of-way of record, and all applicable zoning regulations, restrictions and requirements and all other matters of record and to taxes for the year 2021 and subsequent years;

with warranty covenants.

Dated: October 21, 2021

**Paul S Marthaler**

## ACKNOWLEDGMENT

**STATE OF NEW MEXICO**
**COUNTY OF SANDOVAL**

This instrument was acknowledged before me on October 21, 2021 by **Paul S Marthaler**

OFFICIAL SEAL
Karen P. Costa
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 3/11/22

Notary Public
My Commission Expires:

Buyer: Paul S. Marthaler

Seller: Harry Valdez and Katherine D. Valdez

ILR No. 0214217

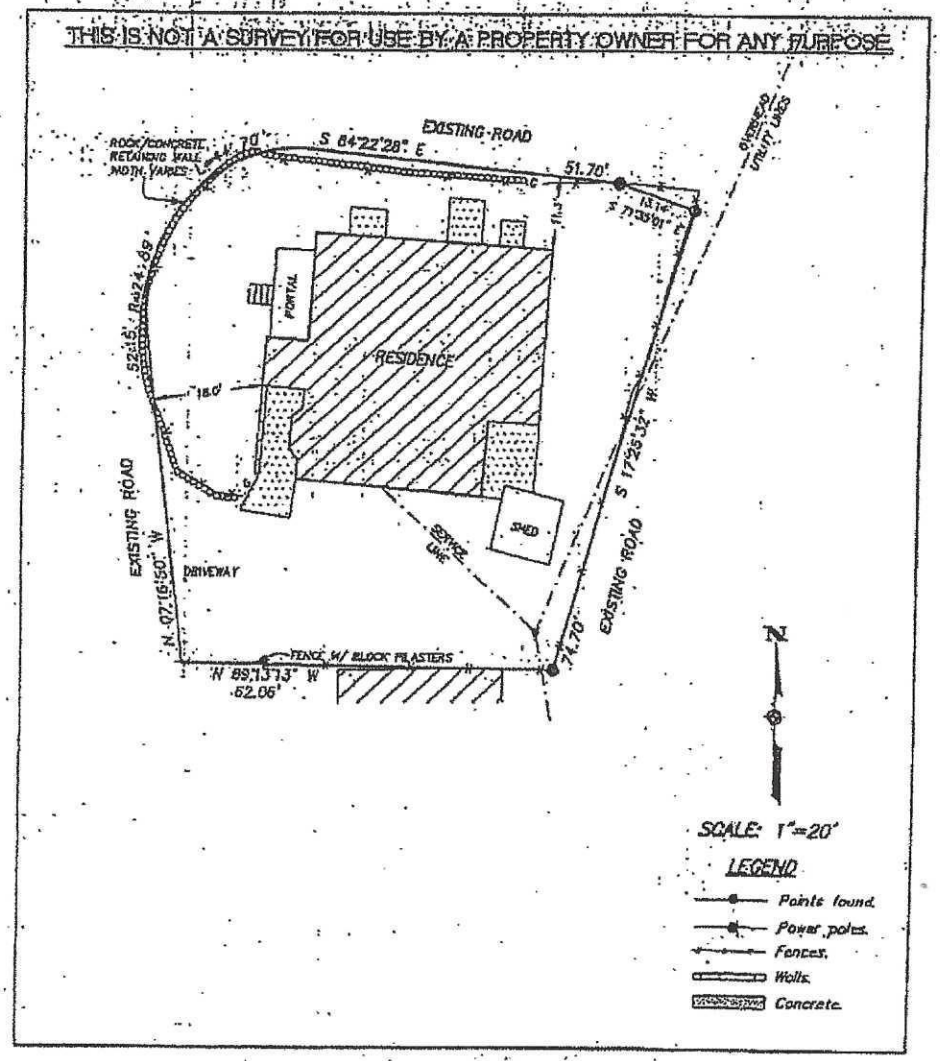
# IMPROVEMENT LOCATION REPORT

THIS IS TO CERTIFY,
To Title Co.: Santa Fe Abstract Limited
To Underwriter:
To Lender:
that on September 19, 2002 I made an inspection of the premises situated at Montoya Circle Santa Fe County, New Mexico, briefly described as: A tract of land being situate within the City of Santa Fe.

PLAT REFERENCE: Bearings, distances and/or curve data are taken from the following plat.
Plat of Survey entitled "Survey of Lands For Harry Valdez"
by Robert Wheeler, P.E. & P.S. no. 6030, dated 9 Sept. 1884, job no84-194.

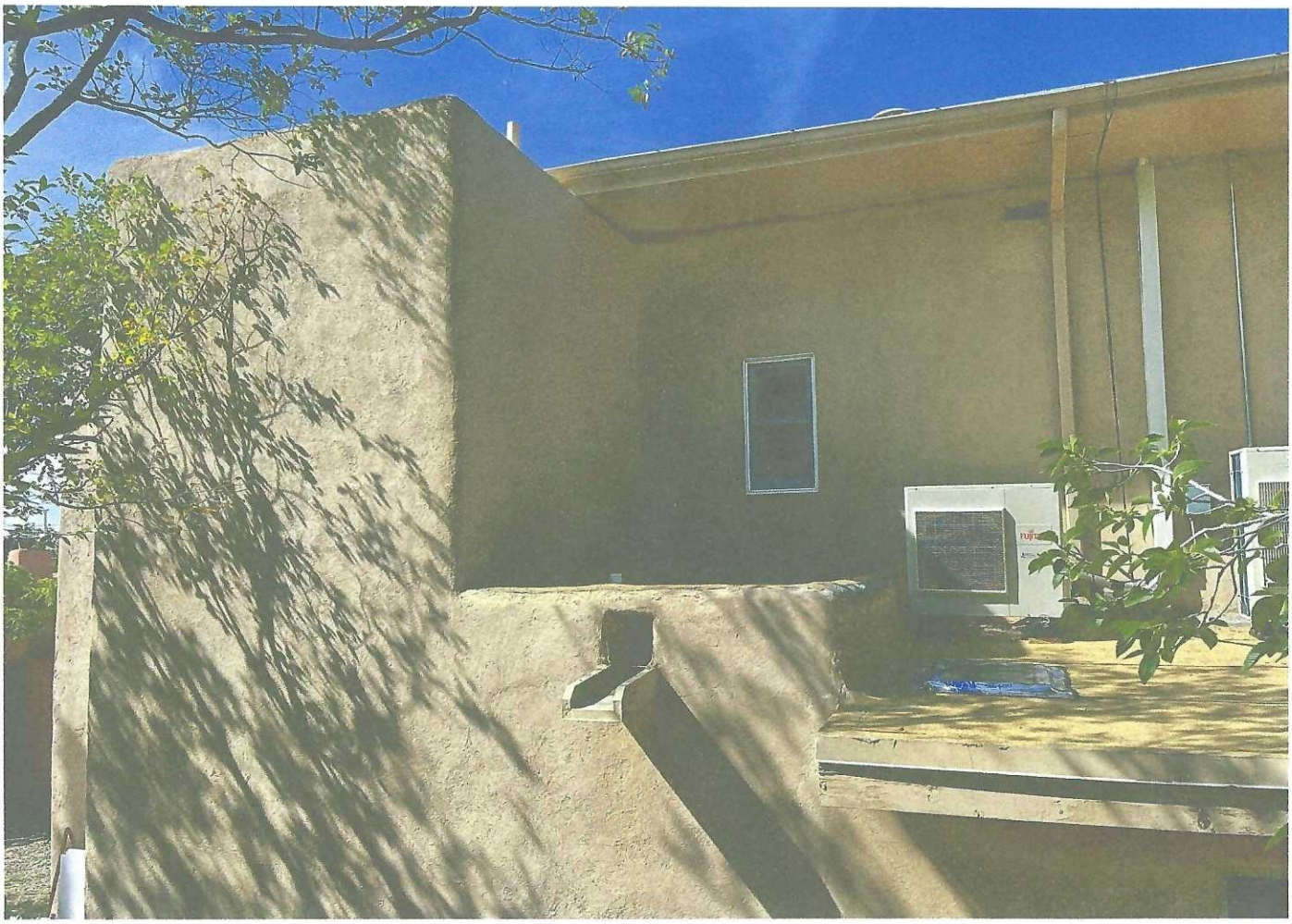
NOTE: The error of closure is one foot in every 15,000 feet along the perimeter of the legal description as provided. Easements shown hereon are as listed in Title Commitment No. 0203h637 as provided by Title Company.

THIS IS NOT A SURVEY! FOR USE BY A PROPERTY OWNER FOR ANY PURPOSE



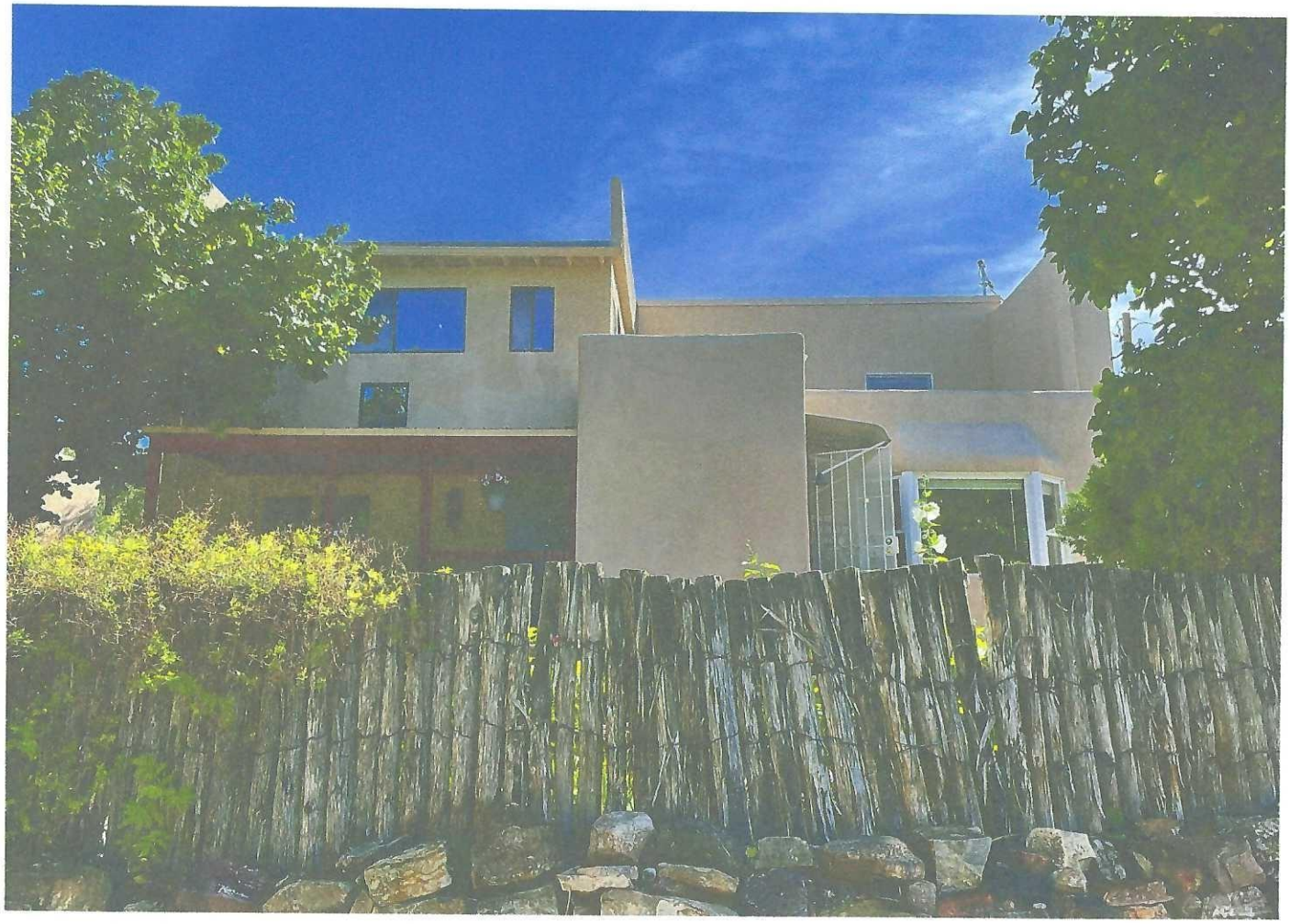

Improvement location is based on previous property surveys. No monuments were set. This tract is subject to all easements, restrictions and reservations of record which pertain. This report is not to be relied on for the establishment of fences, buildings or other future improvements.

INITIAL



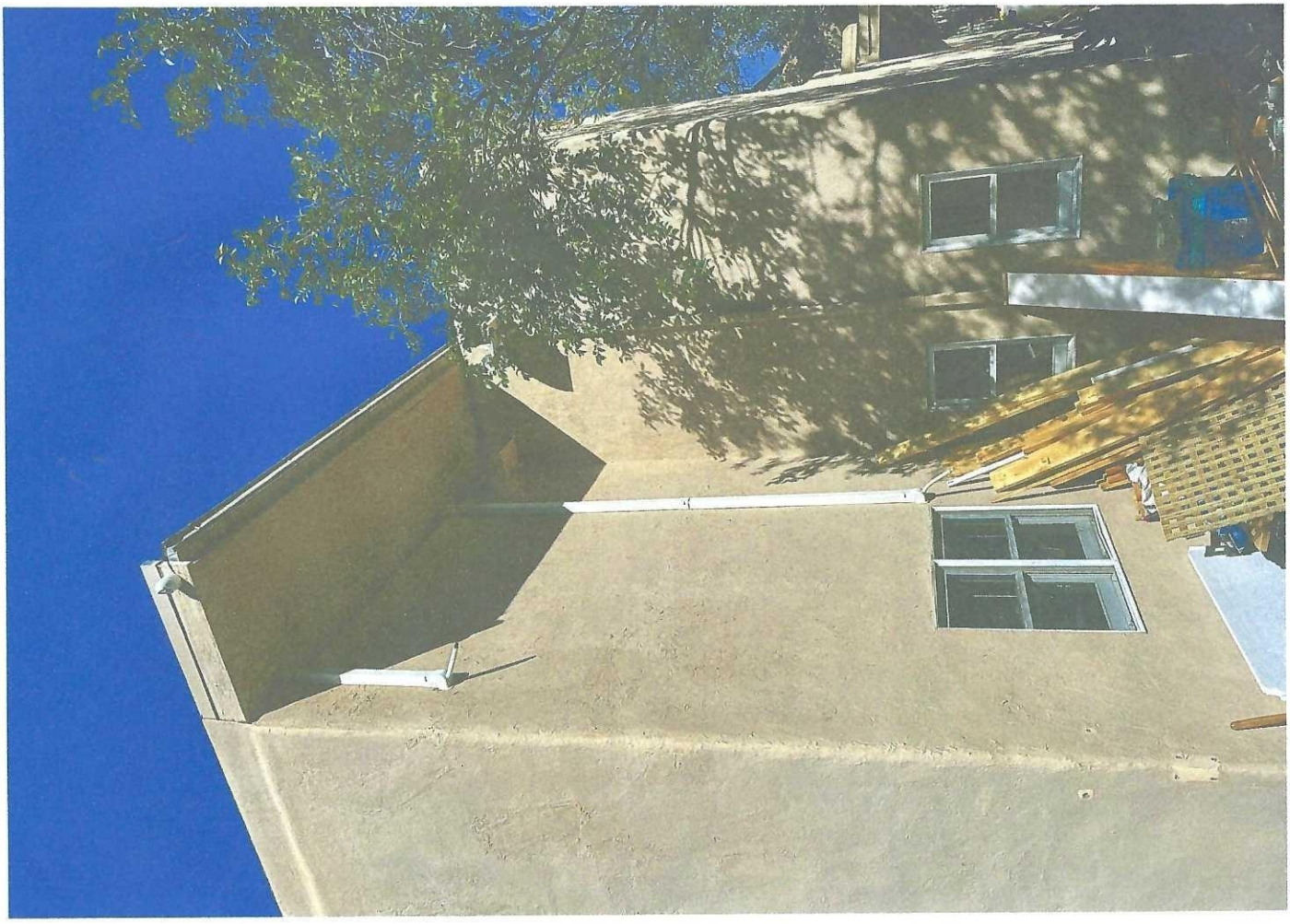
224. Montoya Circle

Back of house facing directly East.



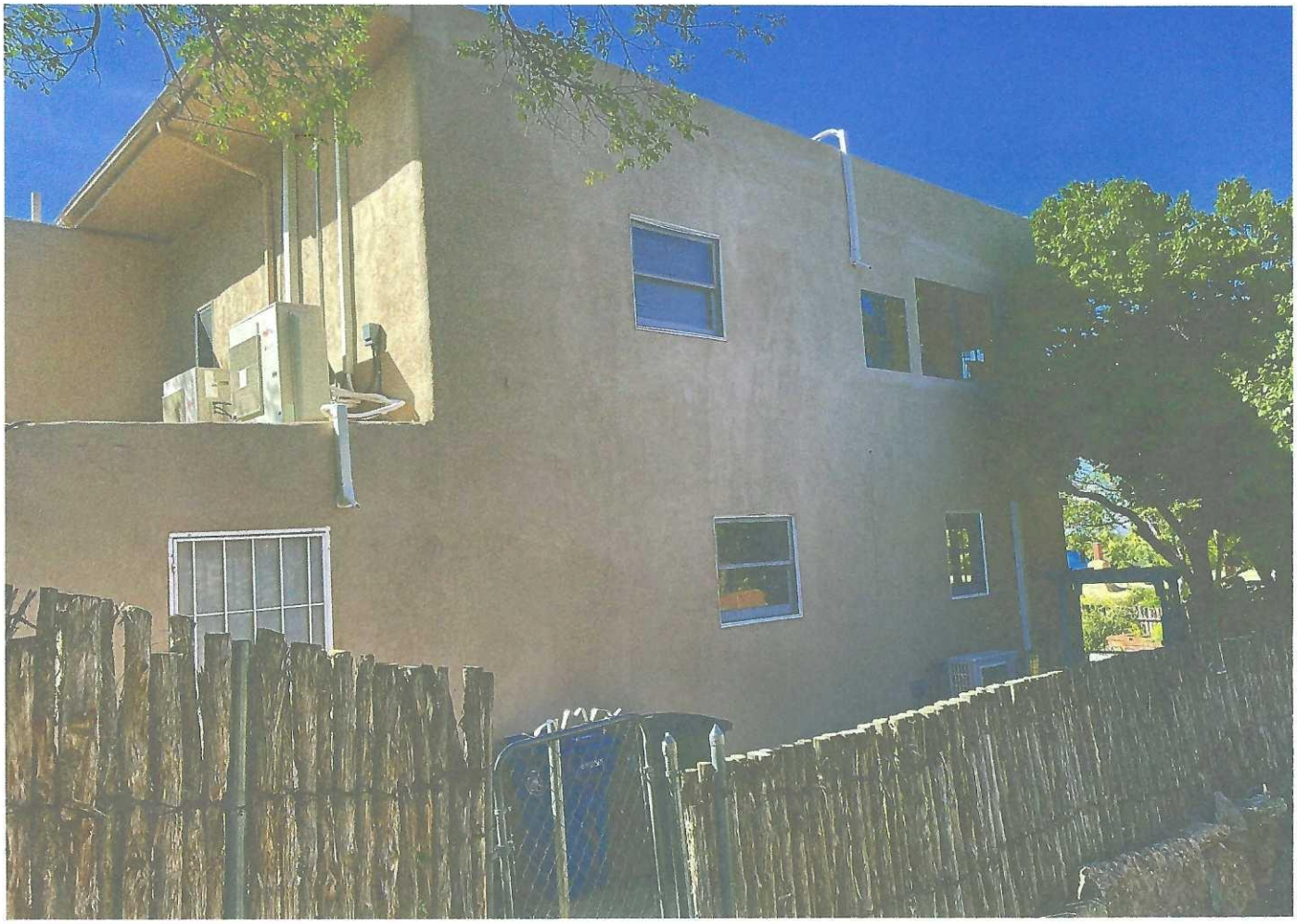
224, Montoya Circle

Front of house facing directly West from road.



224, Montoya Circle

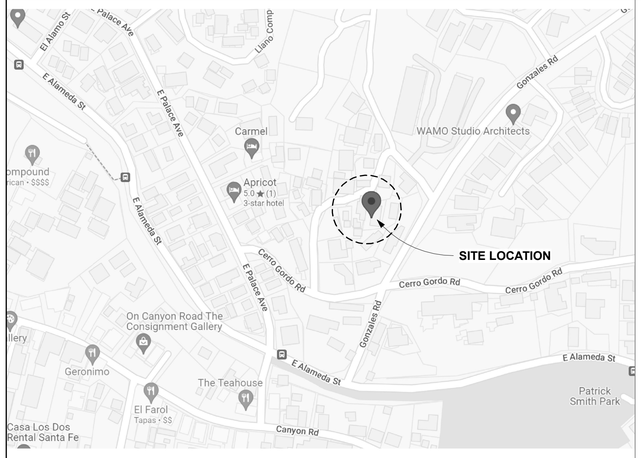
Back corner of house facing East & South.



224, Montoya Circle.

Side of house facing North from the road.

# ADDITION FOR GLYN AND  SARAH SANDERS




## VACINITY MAP

PROJECT ADDRESS:

**224 MONTOYA CIRCLE**
**SANTA FE, NM 87501**

## PROJECT ADDRESS

| | |
|---|---|
| BUILDING TYPE | RESIDENTIAL |
| ZONING | R2 |
| OCCUPANCY GROUP | R2 |
| CONSTRUCTION TYPE | FRAME |
| HEATED AREA | 2,460 SQ.FT. |
| GARAGE | 366 SQ.FT. |
| ALLOWABLE HEIGHT | 24'-0" |
| BUILDING HEIGHT | 21'-0" |

**HEATED**

| | |
|---|---|
| 1ST LEVEL EXISTING HEATED | 1,493 SF |
| 2ND LEVEL EXISTING HEATED | 967 SF |

**NON-HEATED**

| | |
|---|---|
| NEW GARAGE | 366 SF |
| NEW ENTRY PORTAL | 21 SF |
| NEW TRELLIS | 192 SF |
| DECK | 334 SF |
| EXISTING PORTAL | 87 SF |
| TOTAL ROOFED | 2,847 SF |

## PROJECT DATA

SHEET INDEX

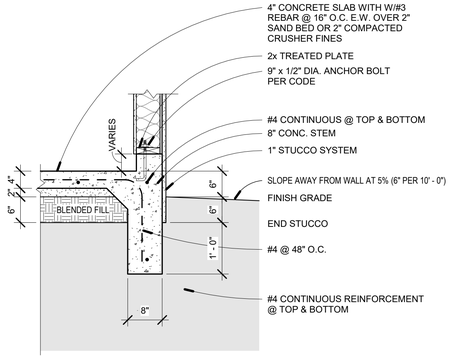

| SHEET # | SHEET NAME |
|---|---|
| G-1.01 | COVER |
| STRUCTURAL | |
| S-1.01 | FOUNDATION PLAN |
| S-2.01 | FRAMING PLAN |
| ARCHITECTURAL | |
| AS-1.01 | SITE PLAN |
| AD-1.00 | DEMO PLANS |
| A-1.01 | FLOOR PLANS |
| A-2.01 | ROOF PLAN |
| A-3.01 | REFLECTED CEILING PLAN |
| A-4.01 | EXTERIOR ELEVATIONS |
| A-4.02 | EXTERIOR ELEVATIONS |
| A-4.03 | EXTERIOR ELEVATIONS |
| A-5.01 | BUILDING SECTIONS |
| A-6.01 | DETAILS |
| A-7.01 | SCHEDULES |
| ELECTRICAL | |
| E-1.01 | ELECTRICAL PLAN |


COVER

# G-1.01

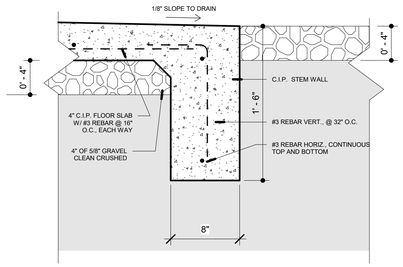
PERMIT SET

Date: 10.4.22



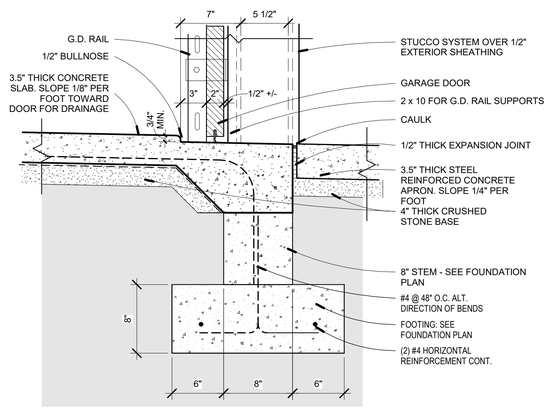

## GARAGE STEM WALL CONCRETE — 2

3/4" = 1'-0"



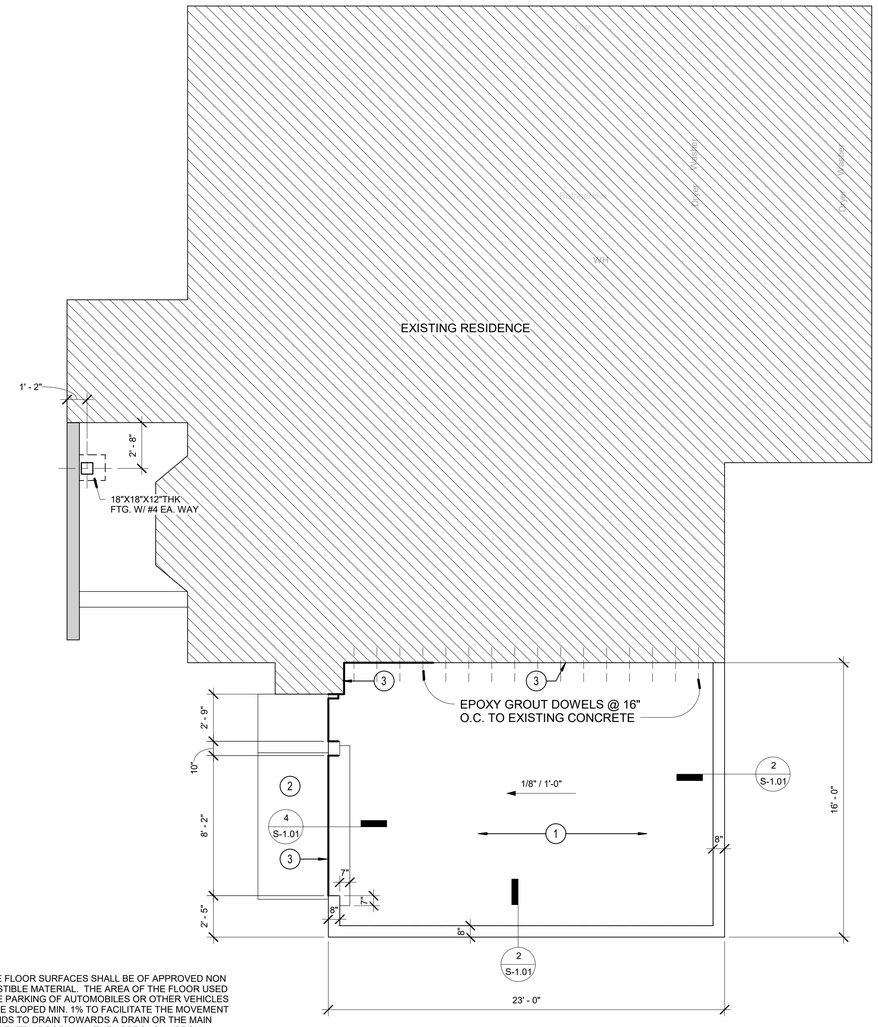

## TURNDOWN EDGE — 3

1 1/2" = 1'-0"




## GARAGE FLOOR SURFACE AND RECESS — 4

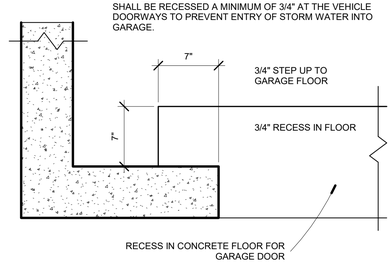
1 1/2" = 1'-0"




## FOUNDATION PLAN — 1

1/4" = 1'-0"

GARAGE FLOOR SURFACES SHALL BE OF APPROVED NON COMBUSTIBLE MATERIAL. THE AREA OF THE FLOOR USED FOR THE PARKING OF AUTOMOBILES OR OTHER VEHICLES SHALL BE SLOPED MIN. 1% TO FACILITATE THE MOVEMENT OF LIQUIDS TO DRAIN TOWARDS A DRAIN OR THE MAIN VEHICLE ENTRY DOORWAY. THE APPROACH APRON SHALL BE RECESSED A MINIMUM OF 3/4" AT THE VEHICLE DOORWAYS TO PREVENT ENTRY OF STORM WATER INTO GARAGE.




R 301.1 **PLAN VIEW**

GENERAL NOTES:

A. NEW COMPACTED FILL TO BE FREE OF GRASS AND RUBBISH. NEW SOILS SHALL BE PLACED IN 8" MAX. LIFTS AND COMPACTED TO 90-95% OF MAXIMUM DENSITY. TEST MAY BE REQUIRED BY LOCAL BUILDING OFFICIALS.

B. STEEL REINFORCING BARS ARE TO BE FREE OF RUST, SCALE, OIL AND ICE. STEEL TO CONFORM TO ASTM A-615 GRADE #40, BE FIRMLY TIED AND SUPPORTED WITH CHAIRS OR OTHER APPROVED SUPPORTS.

C. BOTTOMS OF FOOTING TRENCHES TO BE UNDISTURBED OR COMPACTED TO 95% OF MAXIMUM DENSITY. TEST MAY BE REQUIRED BY LOCAL BUILDING OFFICIALS.

D. SEE SECTION DRAWING FOR PERIMETER INSULATION SPECIFICATION.

KEYED NOTES:

1. GARAGE: 4" 3,000 P.S.I. CONC. SLAB 4" W/#3 REBAR @ 16" O.C. E.W. OVER 2" SAND BED OR 2" COMPACTED CRUSHER FINES.
2. CONCRETE DRIVE-WAY APRON. SLOPE AWAY FROM BUILDING. TYPICAL.
3. 1/2" EXPANSION JOINT

# ADDITION FOR GLYN AND SARAH SANDERS

224 MONTOYA CIRCLE
SANTA FE, NM 87501

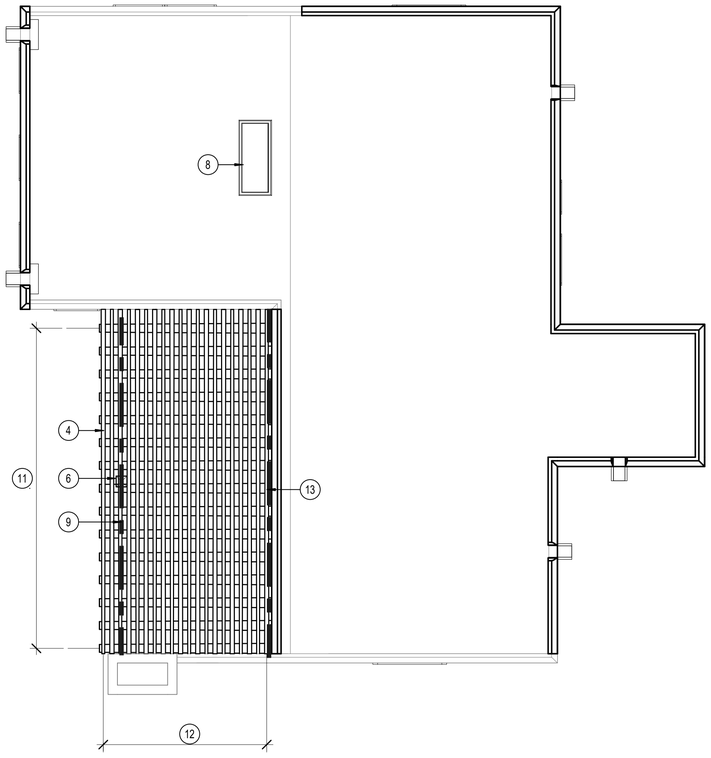
| Number | Revision Description | Date |
|---|---|---|

| | |
|---|---|
| Project No | 2201 |
| Date: | 10.4.22 |
| Sheet: | |

FOUNDATION PLAN

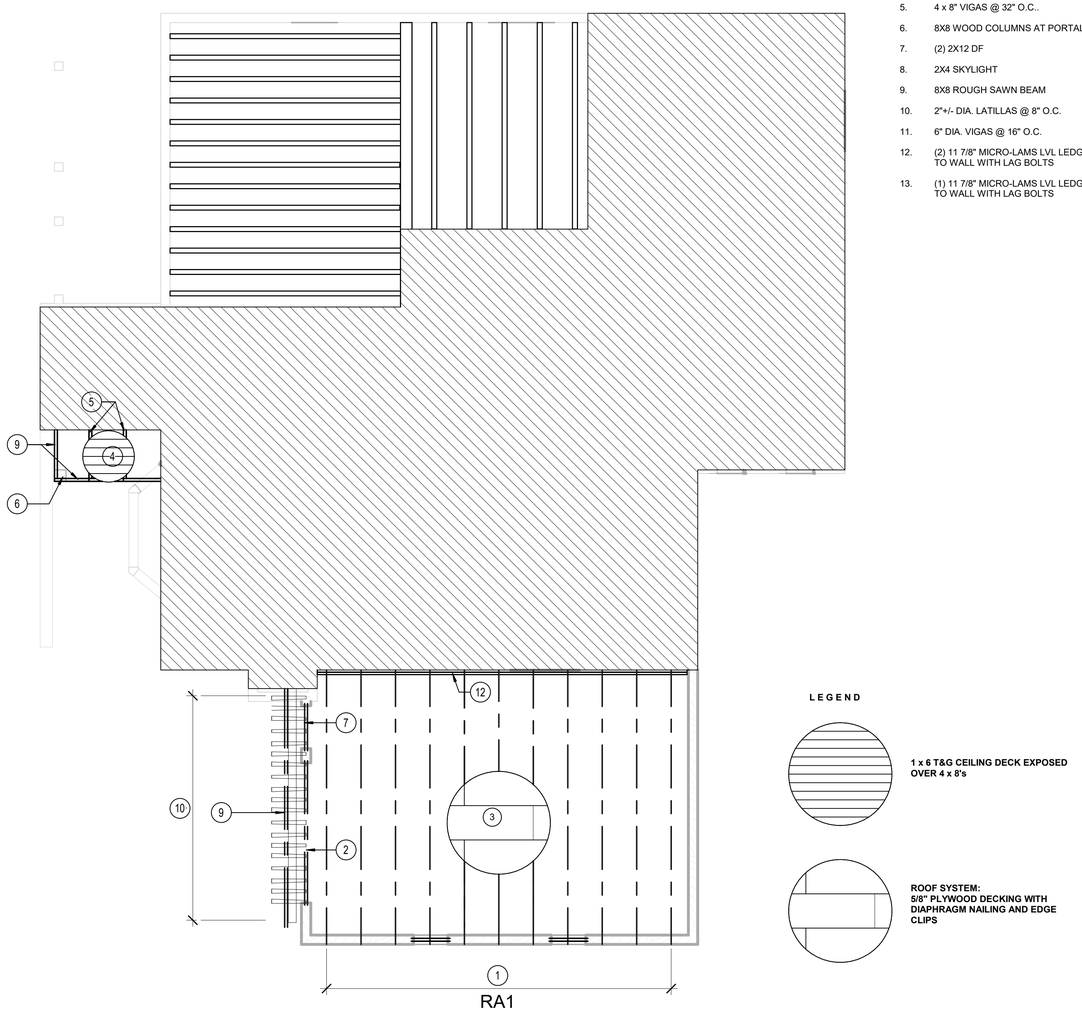
# S-1.01

PERMIT SET




T.O.P. UPPER 2

1/4" = 1'-0"




ROOF FRAMING PLAN 1

1/4" = 1'-0"

GENERAL NOTES:

1. GENERAL CONTRACTOR TO COORDINATE CEILING BEAMS SHOWN ON REFLECTED CEILING PLAN WITH FRAMING PLAN.
2. GENERAL CONTRACTOR TO COORDINATE HVAC DUCT WORK WITH TRUSS MANUFACTURER AND HVAC SUPPLIER.

ROOF FRAMING KEYED NOTES:

1. PRE-ENGINEERED LOW ROOF TRUSSES @ 24" O.C. WITH 1/4" PLF SLOPE..
2. (2) 11 7/8" MICRO-LAMS LVL
3. 5/8" O.S.B. EXTERIOR ROOF SHEATHING W/ METAL CLIPS.
4. 1 x 6 T&G CEILING DECK
5. 4 x 8" VIGAS @ 32" O.C..
6. 8X8 WOOD COLUMNS AT PORTALS TYP.
7. (2) 2X12 DF
8. 2X4 SKYLIGHT
9. 8X8 ROUGH SAWN BEAM
10. 2"+/- DIA. LATILLAS @ 8" O.C.
11. 6" DIA. VIGAS @ 16" O.C.
12. (2) 11 7/8" MICRO-LAMS LVL LEDGER ATTACHED TO WALL WITH LAG BOLTS
13. (1) 11 7/8" MICRO-LAMS LVL LEDGER ATTACHED TO WALL WITH LAG BOLTS

LEGEND



1 x 6 T&G CEILING DECK EXPOSED OVER 4 x 8's



ROOF SYSTEM:
5/8" PLYWOOD DECKING WITH DIAPHRAGM NAILING AND EDGE CLIPS

# ADDITION FOR GLYN AND SARAH SANDERS

224 MONTOYA CIRCLE
SANTA FE, NM 87501

| Number | Revision Description | Date |
|---|---|---|

| | |
|---|---|
| Project No | 2201 |
| Date: | 10.4.22 |
| Sheet: | |

FRAMING PLAN

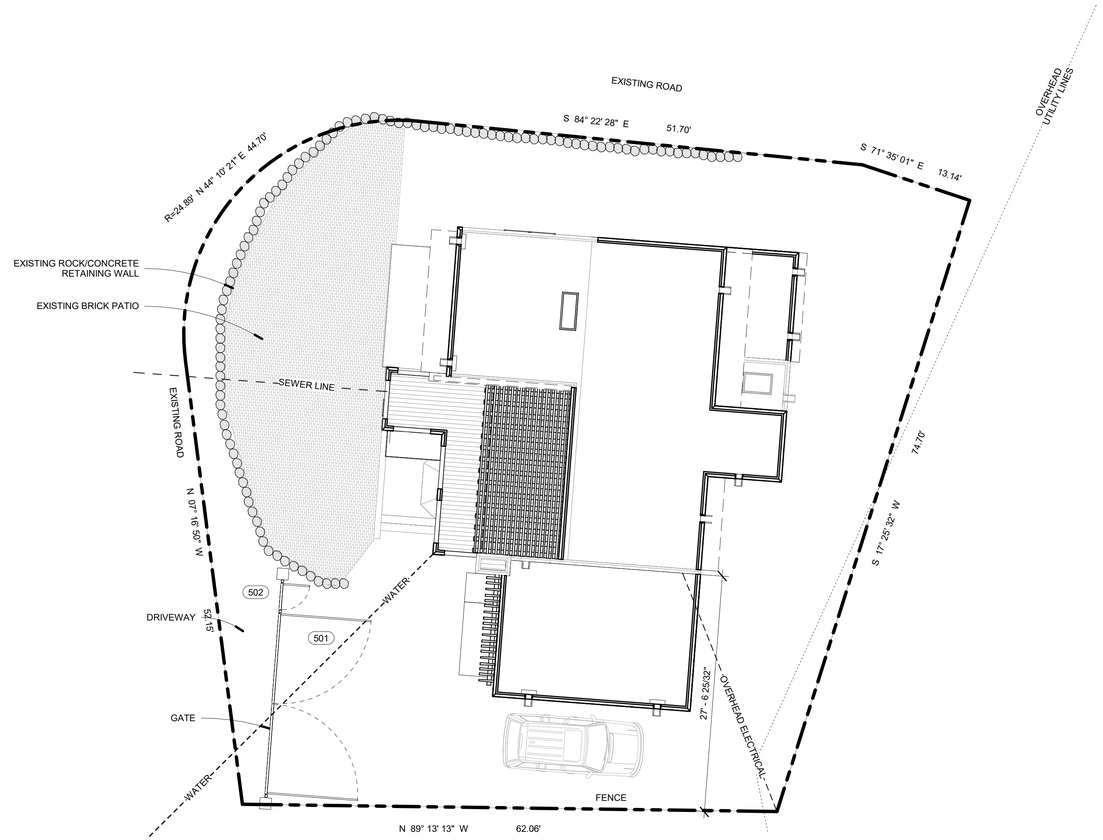
S-2.01

PERMIT SET

## LEGAL DESCRIPTION

1.. 224 MONTOYA CIRCLE, SANTA FE COUNTY, NEW MEXICO.

2. PLAT OF SURVEY ENTITLED "SURVEY OF LANDS FOR HARRY VALDEZ" BY ROBERT WHEELER P.E. & P.S. NO. 6030 DATED 9 SEPT., 1984 JOB NO. 84-194.




N

**SITE PLAN** 1

1/8" = 1'-0"

ADDITION FOR GLYN AND SARAH SANDERS

224 MONTOYA CIRCLE
SANTA FE, NM 87501

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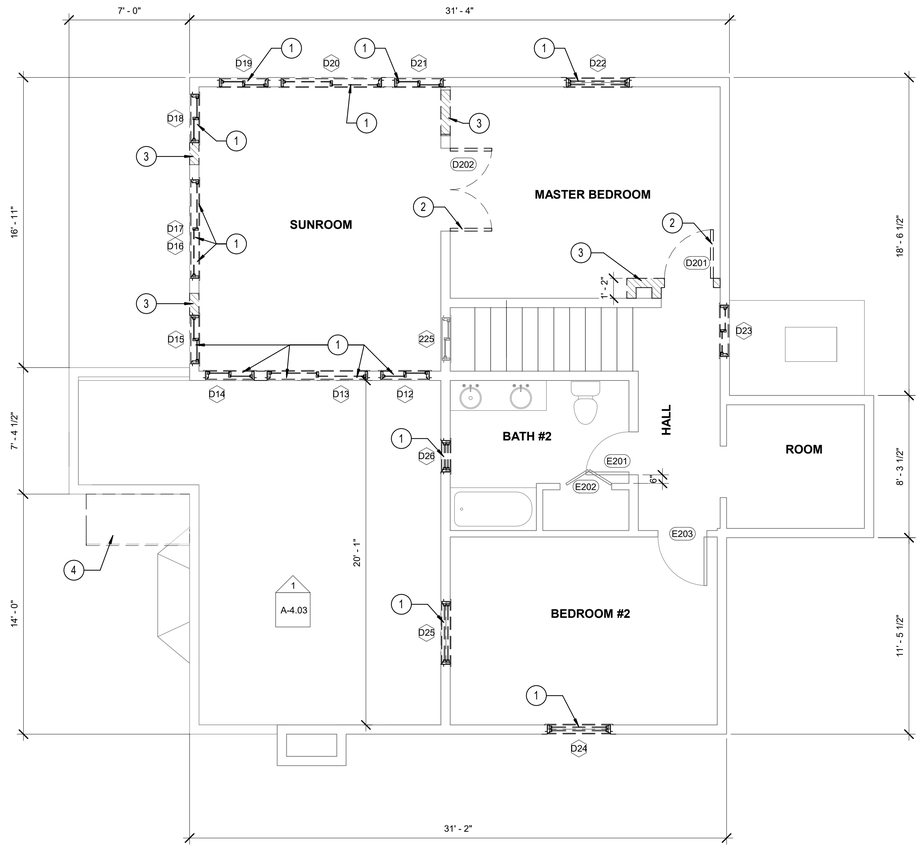
SITE PLAN

AS-1.01

PERMIT SET

**WINDOW SCHEDULE - DEMO**

| WINDOW NO. | WINDOW | | | | WINDOW | |
|---|---|---|---|---|---|---|
| | ROOM NO. & NAME | WIDTH | HEIGHT | Head Height | OPERATION | NOTES |
| D12 | | 2' - 10" | 2' - 10" | 6' - 1" | | |
| D13 | | 5' - 10" | 3' - 10" | 7' - 1" | | |
| D14 | | 2' - 10" | 2' - 10" | 6' - 1" | | |
| D15 | | 2' - 10" | 2' - 10" | 6' - 1" | | |
| D16 | | 5' - 9" | 2' - 9 1/2" | 6' - 1" | | |
| D17 | | 1' - 10" | 1' - 10" | 4' - 0" | | |
| D18 | | 2' - 10" | 2' - 10" | 6' - 1" | | |
| D19 | | 2' - 10" | 2' - 10" | 6' - 1" | | |
| D20 | | 5' - 10" | 3' - 10" | 7' - 1" | | |
| D21 | | 2' - 10" | 2' - 10" | 6' - 1" | | |
| D22 | | 3' - 8" | 3' - 2" | 6' - 9 1/2" | | |
| D23 | | 3' - 0" | 3' - 0" | 6' - 7 1/2" | | |
| D24 | | 3' - 8" | 3' - 2" | 6' - 8" | | |
| D25 | | 3' - 8" | 3' - 2" | 6' - 8" | | |
| D26 | | 1' - 10" | 3' - 3" | 6' - 8" | | |




## 2ND FLOOR DEMO PLAN

1/4" = 1'-0"

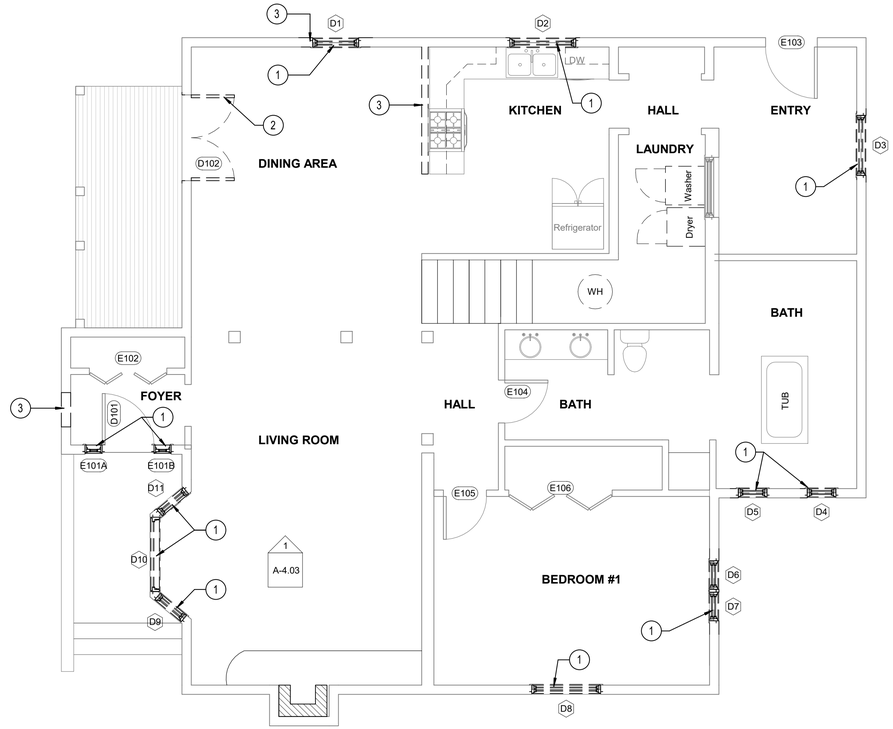
**2**

**WINDOW SCHEDULE - DEMO**

| WINDOW NO. | WINDOW | | | | WINDOW | |
|---|---|---|---|---|---|---|
| | ROOM NO. & NAME | WIDTH | HEIGHT | Head Height | OPERATION | NOTES |
| D1 | | 2' - 8" | 3' - 3" | 6' - 8" | | |
| D2 | | 3' - 10" | 3' - 3" | 6' - 8" | | |
| D3 | | 3' - 6" | 3' - 0" | 6' - 8" | | |
| D4 | | 1' - 8" | 3' - 3" | 6' - 8" | | |
| D5 | | 1' - 8" | 3' - 3" | 6' - 8" | | |
| D6 | | 1' - 8" | 3' - 3" | 6' - 11" | | |
| D7 | | 1' - 8" | 3' - 3" | 6' - 11" | | |
| D8 | | 4' - 0" | 3' - 0" | 5' - 9" | | |
| D9 | | 2' - 0" | 4' - 6" | 6' - 8" | | |
| D10 | | 4' - 4" | 4' - 8" | 6' - 8" | | |
| D11 | | 2' - 0" | 4' - 6" | 6' - 8" | | |

**DOOR SCHEDULE-DEMO**

| DOOR NO. | ROOM NAME | WIDTH | HEIGHT | Head Height | OPERATION | NOTES |
|---|---|---|---|---|---|---|
| D101 | FOYER | 3' - 0" | 6' - 8" | 6' - 8" | | EXTERIOR DOOR |
| D102 | DINING ROOM | 5' - 0" | 6' - 8" | 6' - 8" | | |
| D201 | MASTER BEDROOM | 2' - 10" | 6' - 8" | 6' - 8" | | |
| D202 | SUNROOM | 4' - 10" | 6' - 8" | 6' - 8" | | |




## 1ST FLOOR DEMO PLAN

1/4" = 1'-0"

**1**

## KEYED NOTES

1. REMOVE AND SALVAGE WINDOW. RETURN TO OWNER.
2. REMOVE AND SALVAGE DOOR. RETURN TO OWNER.
3. REMOVE WALL. REFER TO SHEET A-1.01 FOR DESIGN INTENT.
4. REMOVE AND DISPOSE OF ROOF CANOPY.
5. CONTRACTOR TO VERIFY ALL DOOR AND WINDOW DIMENSIONS PRIOR TO PLACING ORDER FOR NEW DOORS AND WINDOWS.

ADDITION FOR GLYN AND SARAH SANDERS

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DEMO PLANS

# AD-1.00

PERMIT SET

KEYED NOTES:

1. 2x WOOD FRAMING. FILL IN WALL AS REQUIRED. 1/2" GYPSUM BEDROOM SIDE. 5/8" TYPE "X" GYPSUM ON THE GARAGE SIDE.
2. 8x8 WOOD COLUMN WITH CORBEL.
3. NEW 8 x 12 BEAM.

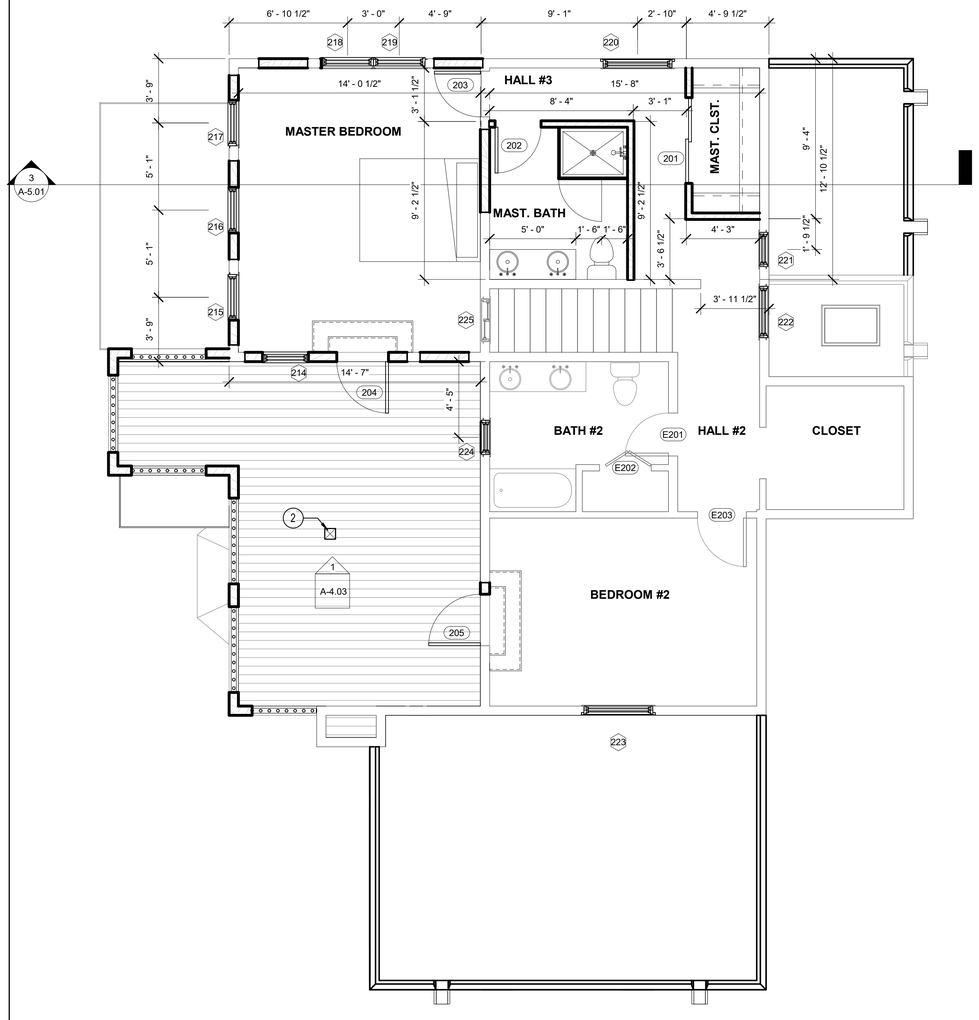
GENERAL NOTES:

A. DIMENSIONS ARE GIVEN TO THE OUTSIDE FACES OF STRUCTURE FRAME WALLS AND FACE OF EXISTING STRUCTURE.

B. EXTERIOR WALL FRAMING 2 x 6 @ 16" O.C. IS BACKSET 1/2" FROM OUTSIDE FACE OF STEM FOUNDATION WALL TO ALLOW FOR 1/2" EXTERIOR SHEATHING TYPICAL UNLESS OTHERWISE NOTED. (SEE TYPICAL WALL SECTION) DIMENSIONS ARE GIVEN TO THE EXTERIOR FACE OF SHEATHING.

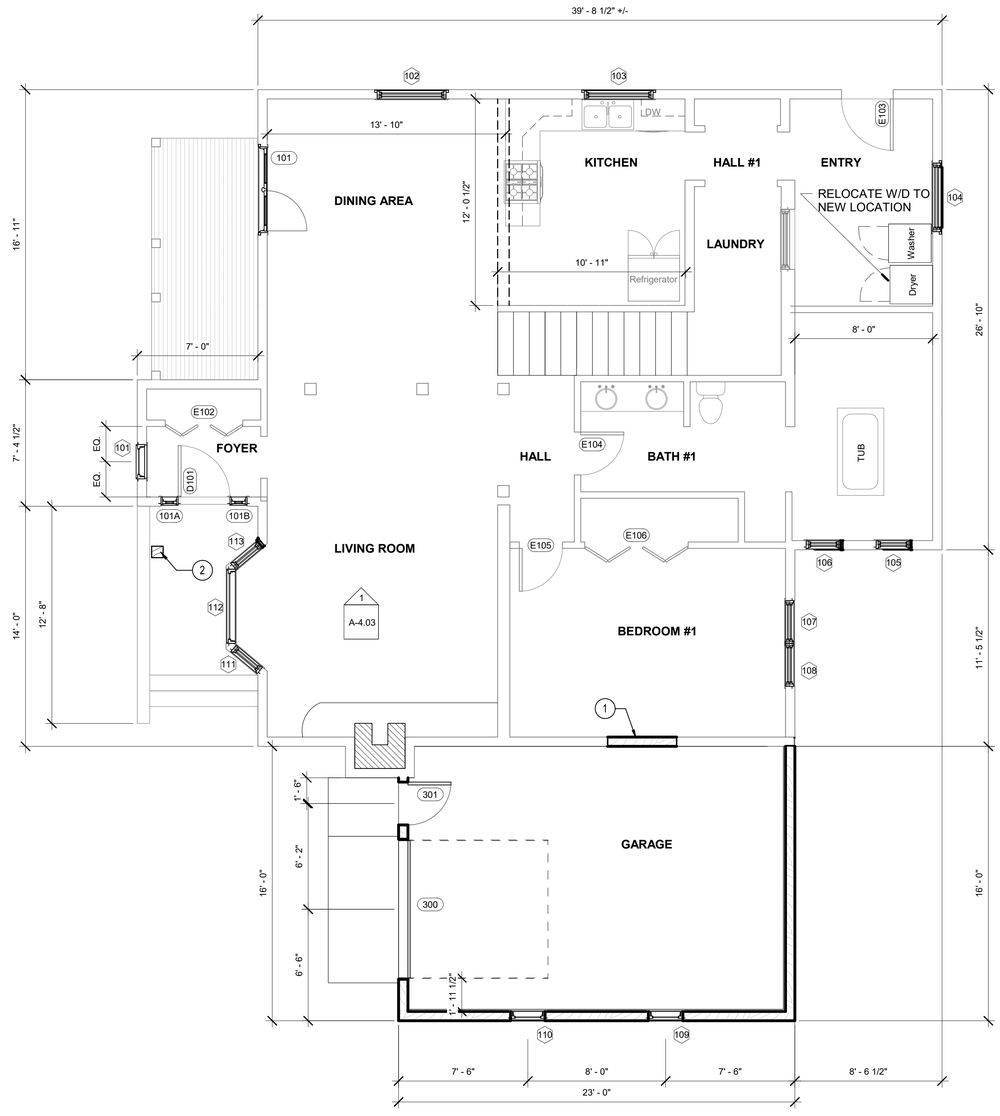
C. INTERIOR WALL FRAMING IS 2 x 6 @ 16" O.C. TYPICAL UNLESS OTHERWISE NOTED. DIMENSIONS ARE GIVEN TO FACE OF FRAME AT INTERIOR WALLS.

D. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD.




## 2ND FLOOR PLAN 2

1/4" = 1'-0"




## 1ST FLOOR PLAN 1

1/4" = 1'-0"

ADDITION FOR GLYN AND SARAH SANDERS

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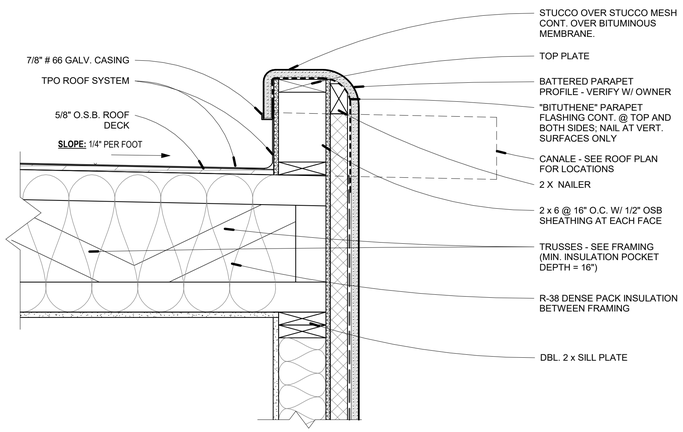
FLOOR PLANS

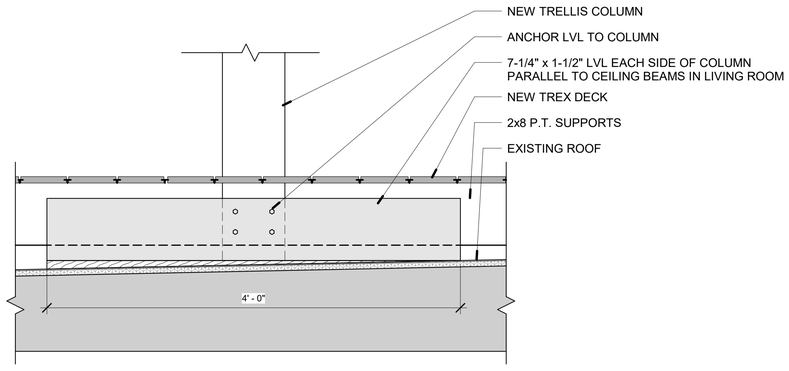
A-1.01

PERMIT SET



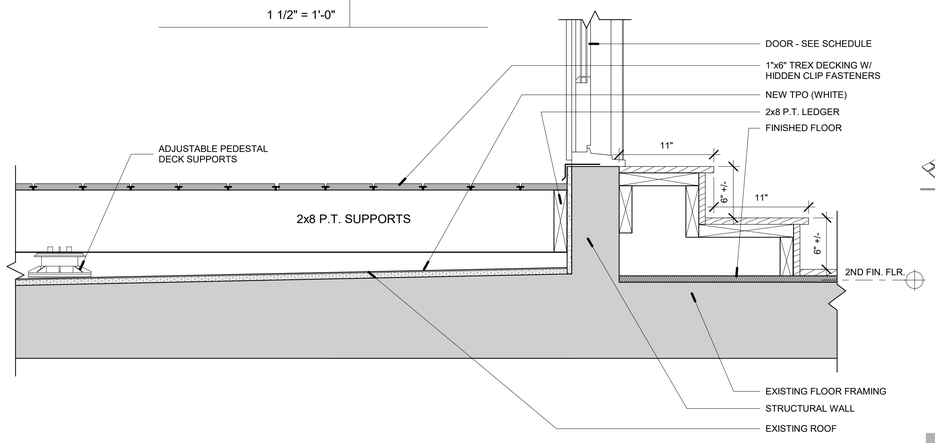

## PARAPET DETAIL 2

1 1/2" = 1'-0"



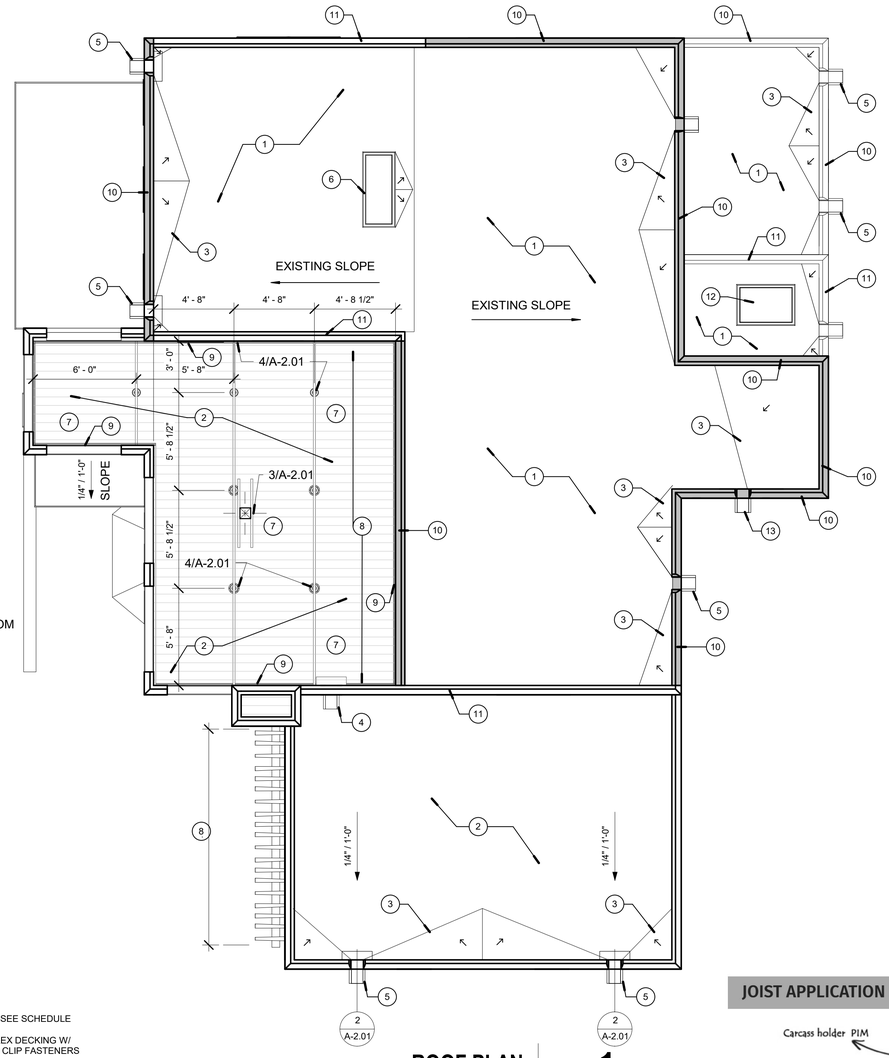

## TRELLIS COLUMN SUPPORT 3

1 1/2" = 1'-0"



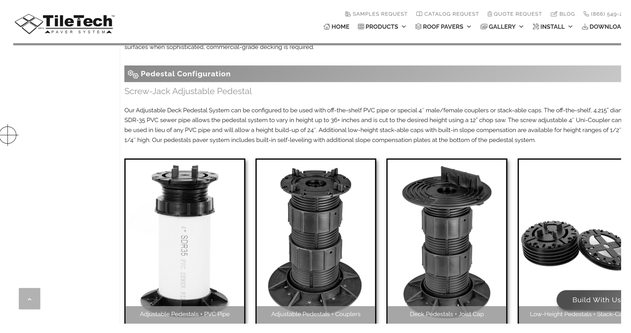

## DECK/DOOR TRANSITION 4

1 1/2" = 1'-0"




## ROOF PLAN 1

1/4" = 1'-0"




BASIS OF DESIGN

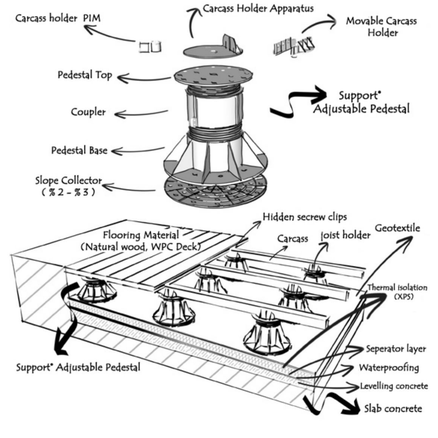
### GENERAL NOTES:

1. ARROW INDICATES DIRECTION OF SLOPE IN TOP OF FINISHED ROOF; SLOPE @ MIN. 1/4" PER FOOT TYPICAL THROUGHOUT.
2. INSTALL CRICKETS AS NECESSARY TO DIRECT DRAINAGE AWAY FROM PARAPETS, AROUND SKYLIGHTS OR OTHER ROOF PENETRATIONS AND TOWARDS CANALES
3. INSTALL R-38 FIBERGLASS BATT INSULATION CONTINUOUS BETWEEN JOISTS AT ALL ROOF ASSEMBLIES WITH CONCEALED JOISTS.
4. PLACE 12" X 18" FLAGSTONE SPLASH BLOCKS ON FINISHED GRADE BELOW EACH CANALE.
5. PARAPETS ARE 2x6 FRAME CONSTRUCTION TYPICAL EXCEPT WHERE NOTED OTHERWISE.

### KEYED NOTES:

1. EXISTING ROOF TO REMAIN
2. NEW TPO ROOF
3. CRICKET; SLOPE TO DRAIN
4. EXISTING CANALE
5. NEW CANALE
6. NEW 2x4 SKYLIGHT
7. NEW 1"x6" TREX DECKING
8. EXPOSED TRELLIS, BEAMS, LATILLAS REFER TO SHEET S-2.01
9. 2x8 P.T. LEDGER DECK AT PERIMETER
10. NEW PARAPET. REFER TO EXTERIOR ELEVATIONS FOR PARAPET HEIGHT.
11. EXISTING PARAPET
12. EXISTING SKYLIGHT
13. EXISTING CANALE

### JOIST APPLICATION PRODUCTS




ADDITION FOR GLYN AND SARAH SANDERS

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ROOF PLAN

A-2.01

PERMIT SET

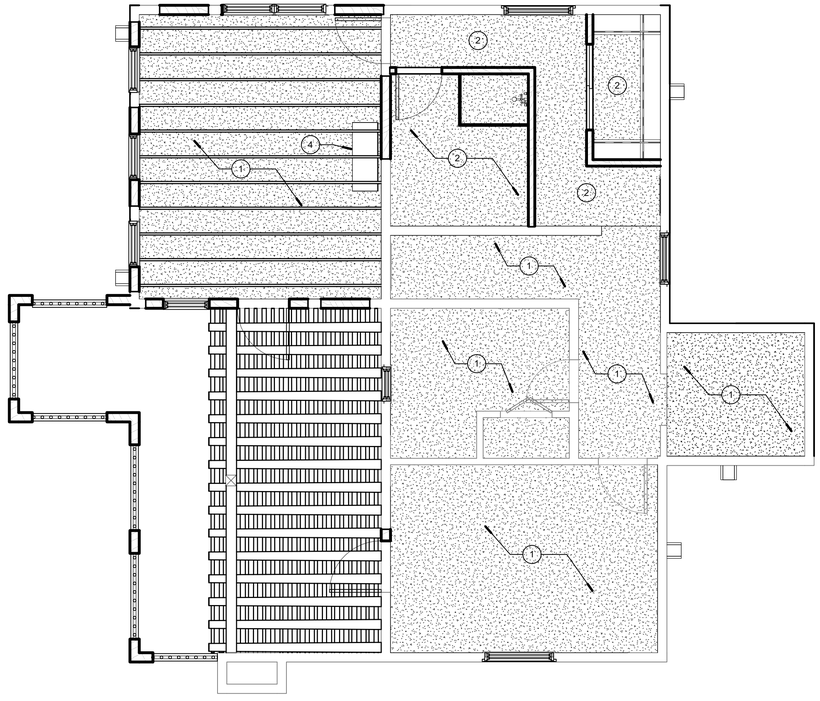
GENERAL NOTES:

1. GENERAL CONTRACTOR TO COORDINATE CEILING BEAMS WITH FRAMING PLAN.

KEYED NOTES:

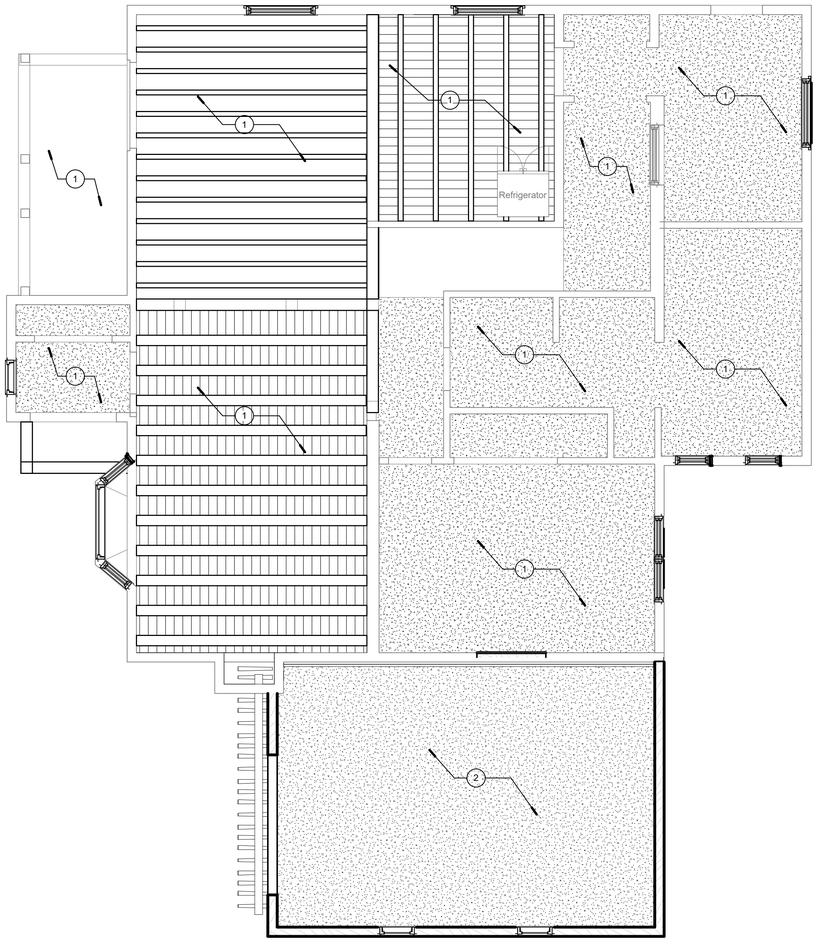
FINISHED CEILING:

1. EXISTING CEILING
2. NEW 1/2" GYP. BD. TAPED AND TEXTURED
3. 1X6 ROUGH SAWN DECKING OR 1X6 TONGUE AND GROOVE WOOD DECKING.
4. NEW SKYLIGHT.




2ND FLOOR CEILING PLAN 2

1/4" = 1'-0"




1ST FLOOR CEILING PLAN 1

1/4" = 1'-0"

**LEGEND**

1/2" GYPSUM BOARD

WOOD DECK

SKYLIGHT

ADDITION FOR GLYN AND SARAH SANDERS

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REFLECTED CEILING PLAN

A-3.01

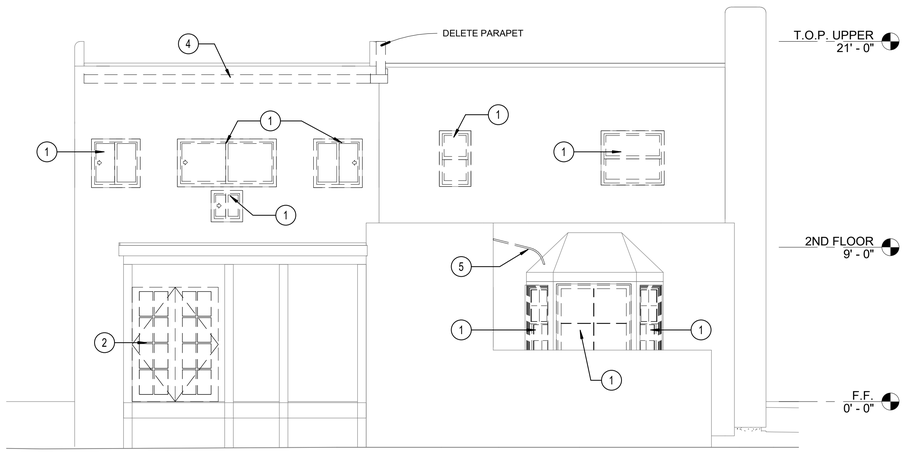
PERMIT SET

## KEYED NOTES

1. REMOVE AND SALVAGE WINDOW. RETURN TO OWNER.
2. REMOVE AND SALVAGE DOOR. RETURN TO OWNER.
3. REMOVE WALL. REFER TO SHEET A-4.01 FOR DESIGN INTENT.
4. SELECTIVE DEMOLITION. REMOVE ROOF OVERHANG
5. SELECTIVE DEMOLITION. REMOVE ROOF CANOPY.

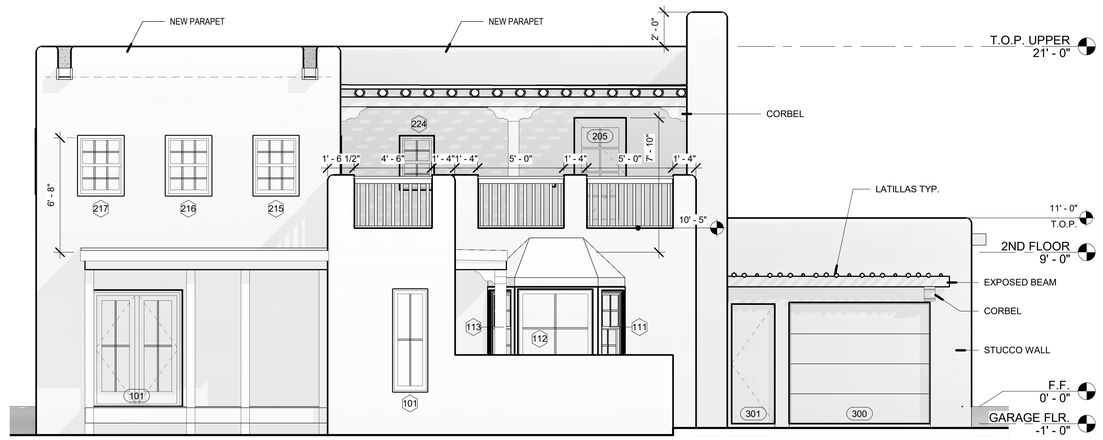
G E N E R A L  N O T E S:

1. EXTERIOR COLORS: VERIFY WITH ALL COLORS WITH OWNER.
2. STUCCO: CONTRACTOR TO PROVIDE COLOR OPTIONS TO CLIENT FOR SELECTION.
3. WINDOWS: PELLA - COLOR TO BE SELECTED BY OWNER
4. EXPOSED WOOD BEAMS, COLUMNS, DOORS,GATES & CANALES: COLORS PER OWNER
5. ROOF AND ALL RELATED TRIM PIECES, FASCIA, AND FLASHING: COLORS PER OWNER
6. GENERAL CONTRACTOR TO VERIFY ALL PARAPET HEIGHTS.



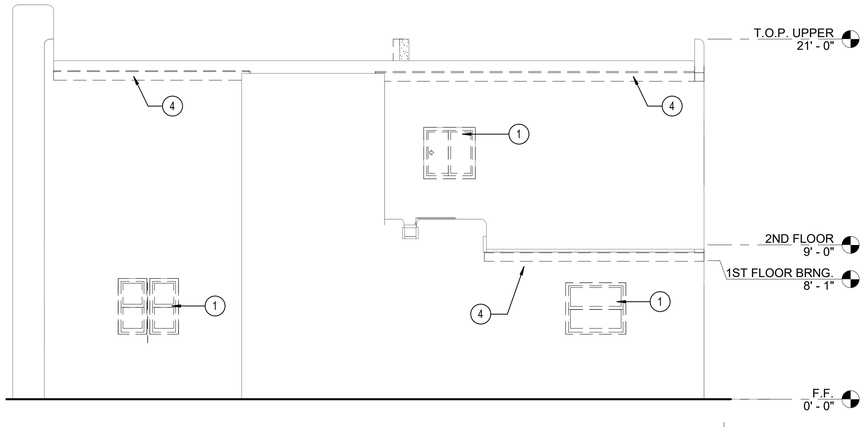

**EXISTING WEST ELEVATION** 1

1/4" = 1'-0"



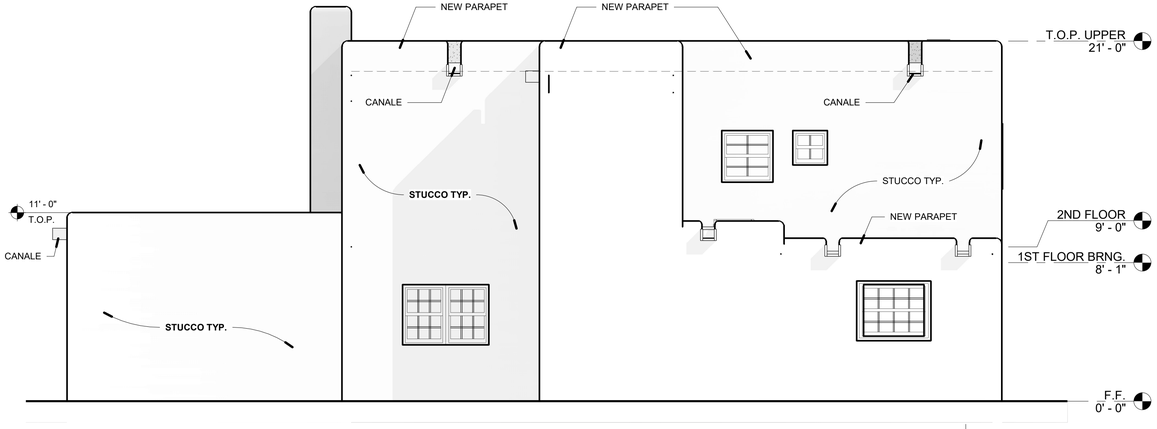

**PROPOSED WEST ELEVATION** 2

1/4" = 1'-0"




**EXISTING EAST ELEVATION** 3

1/4" = 1'-0"




**PROPOSED EAST ELEVATION** 4

1/4" = 1'-0"

ADDITION FOR GLYN AND SARAH SANDERS

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EXTERIOR ELEVATIONS

A-4.01

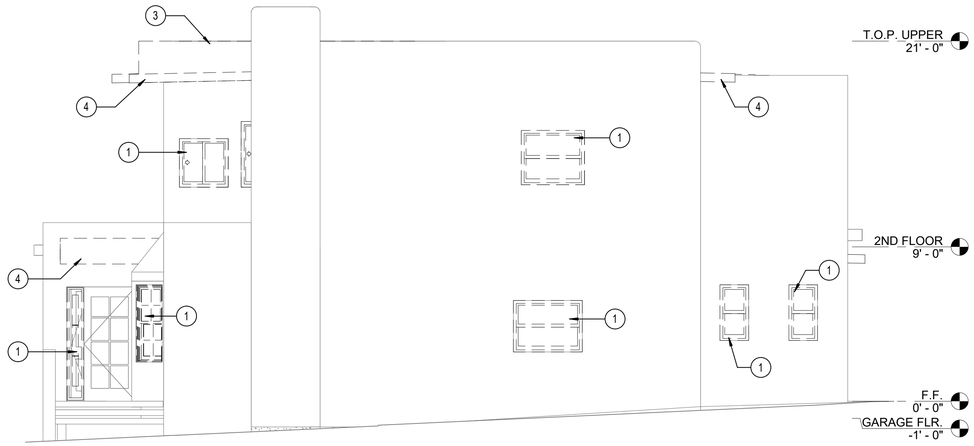
PERMIT SET

## KEYED NOTES

1. REMOVE AND SALVAGE WINDOW. RETURN TO OWNER.
2. REMOVE AND SALVAGE DOOR. RETURN TO OWNER.
3. REMOVE WALL. REFER TO SHEET A-4.01 FOR DESIGN INTENT.
4. SELECTIVE DEMOLITION. REMOVE ROOF OVERHANG
5. SELECTIVE DEMOLITION. REMOVE ROOF CANOPY.

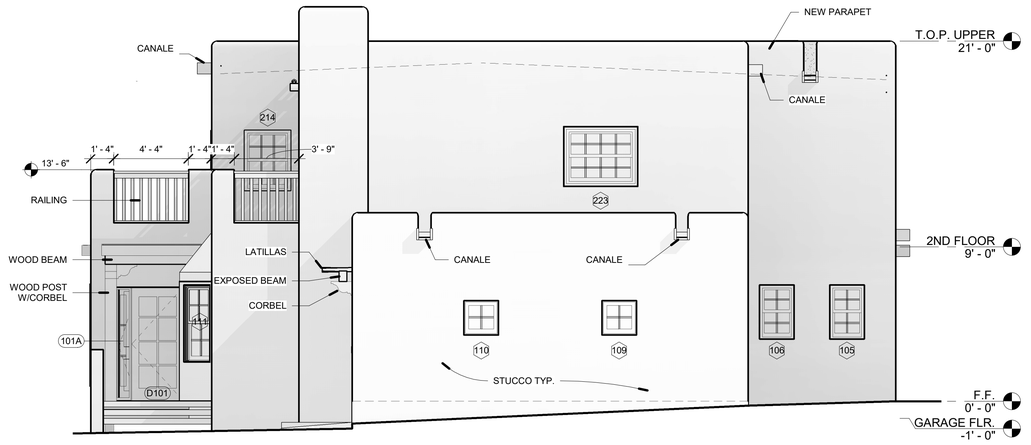
G E N E R A L  N O T E S:

1. EXTERIOR COLORS: VERIFY WITH ALL COLORS WITH OWNER.
2. STUCCO: CONTRACTOR TO PROVIDE COLOR OPTIONS TO CLIENT FOR SELECTION.
3. WINDOWS: PELLA - COLOR TO BE SELECTED BY OWNER
4. EXPOSED WOOD BEAMS, COLUMNS, DOORS,GATES & CANALES: COLORS PER OWNER
5. ROOF AND ALL RELATED TRIM PIECES, FASCIA, AND FLASHING: COLORS PER OWNER
6. GENERAL CONTRACTOR TO VERIFY ALL PARAPET HEIGHTS.



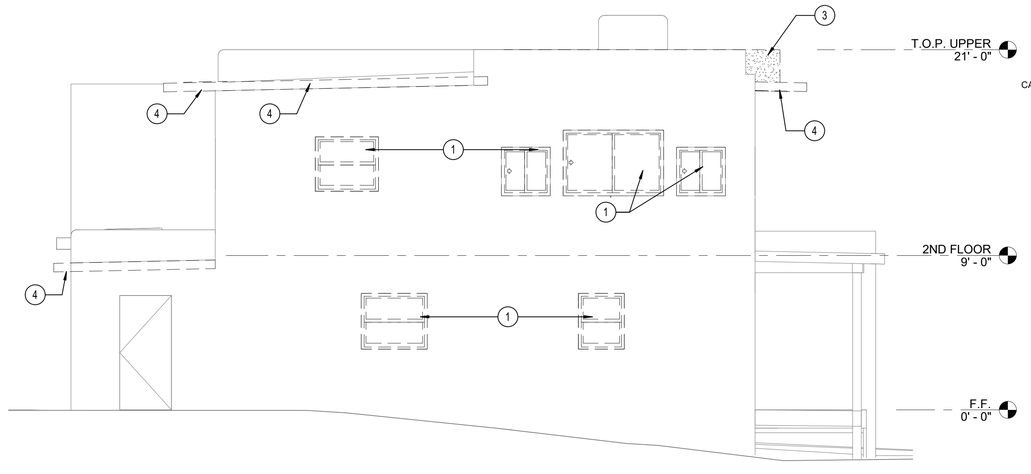

**EXISTING SOUTH ELEVATION** 1

1/4" = 1'-0"



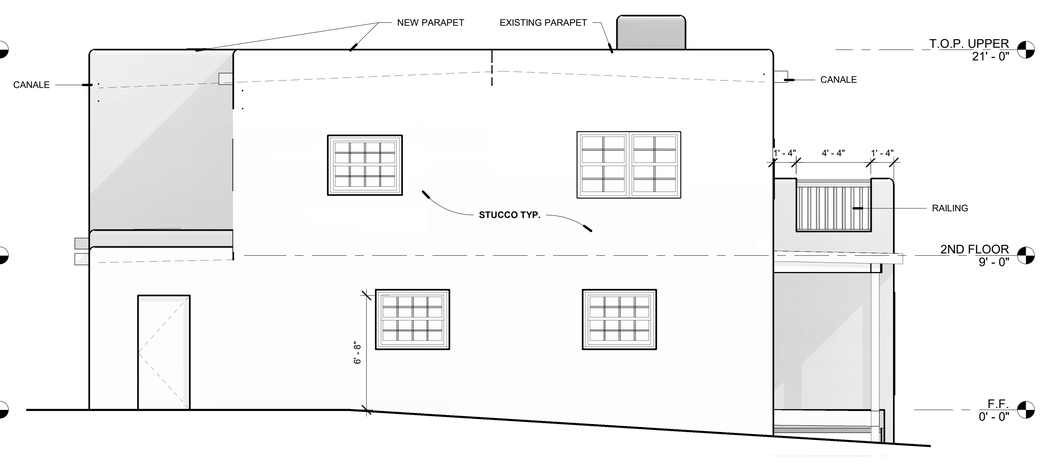

**PROPOSED SOUTH ELEVATION** 2

1/4" = 1'-0"




**EXISTING NORTH ELEVATION** 3

1/4" = 1'-0"




**PROPOSED NORTH ELEVATION** 4

1/4" = 1'-0"

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EXTERIOR ELEVATIONS

A-4.02

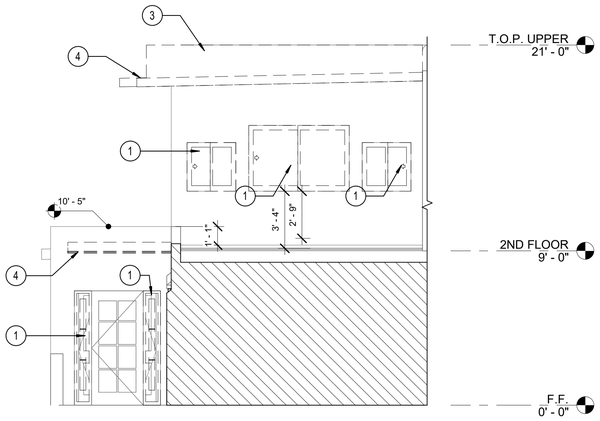
PERMIT SET

## KEYED NOTES

1. REMOVE AND SALVAGE WINDOW. RETURN TO OWNER.
2. REMOVE AND SALVAGE DOOR. RETURN TO OWNER.
3. REMOVE WALL. REFER TO SHEET A-4.01 FOR DESIGN INTENT.
4. SELECTIVE DEMOLITION. REMOVE ROOF OVERHANG
5. SELECTIVE DEMOLITION. REMOVE ROOF CANOPY.

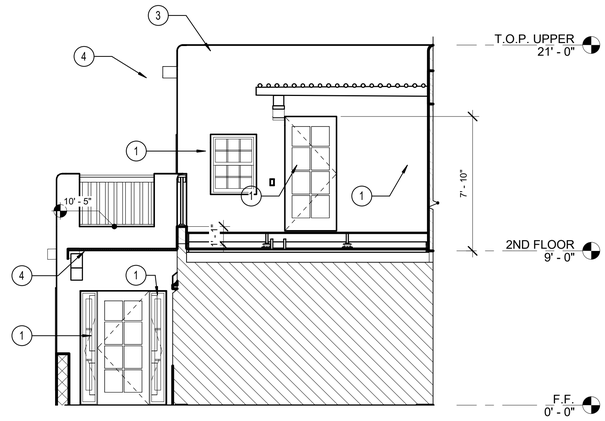
G E N E R A L  N O T E S:

1. EXTERIOR COLORS: VERIFY WITH ALL COLORS WITH OWNER.
2. STUCCO: CONTRACTOR TO PROVIDE COLOR OPTIONS TO CLIENT FOR SELECTION.
3. WINDOWS: PELLA - COLOR TO BE SELECTED BY OWNER
4. EXPOSED WOOD BEAMS, COLUMNS, DOORS,GATES & CANALES: COLORS PER OWNER
5. ROOF AND ALL RELATED TRIM PIECES, FASCIA, AND FLASHING: COLORS PER OWNER
6. GENERAL CONTRACTOR TO VERIFY ALL PARAPET HEIGHTS.




**PARTIAL SOUTH ELEVATION** **2**

1/4" = 1'-0"




**PARTIAL SOUTH ELEVATION** **1**

1/4" = 1'-0"

# ADDITION FOR GLYN AND SARAH SANDERS

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EXTERIOR ELEVATIONS

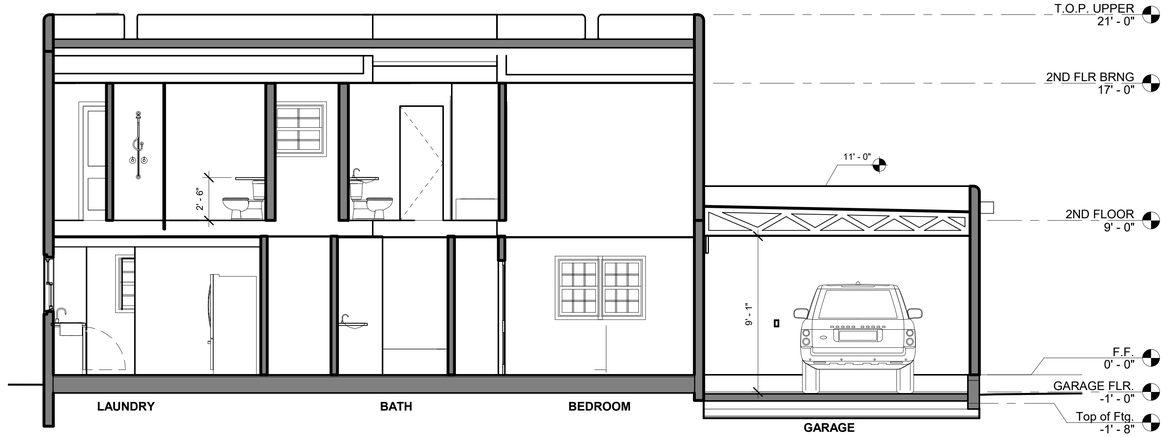
# A-4.03

PERMIT SET

**GENERAL NOTES:**

A. SECTIONS ARE FOR DESIGN INTENT ONLY.

B. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD.

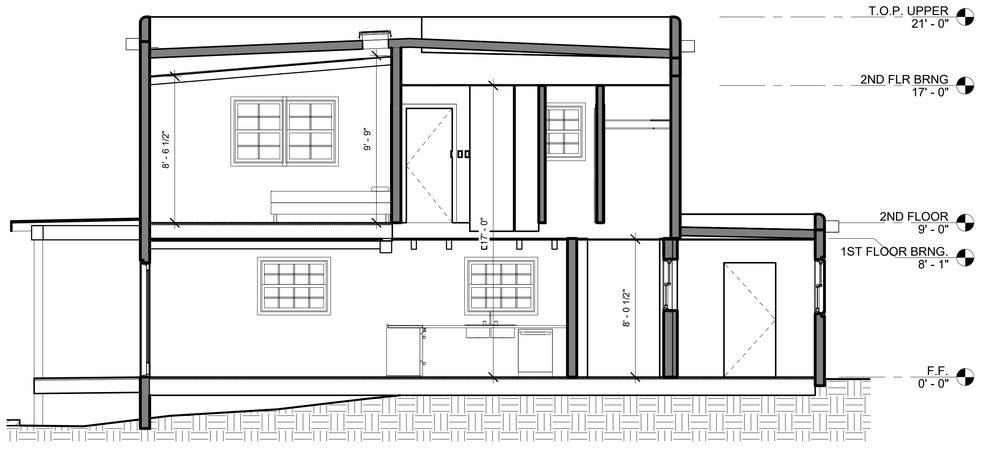



**BULIDING SECTION** 1

1/4" = 1'-0"

**BUILDING SECTION** 2

1/4" = 1'-0"




**Section 8** 3

1/4" = 1'-0"

ADDITION FOR GLYN AND SARAH SANDERS

224 MONTOYA CIRCLE
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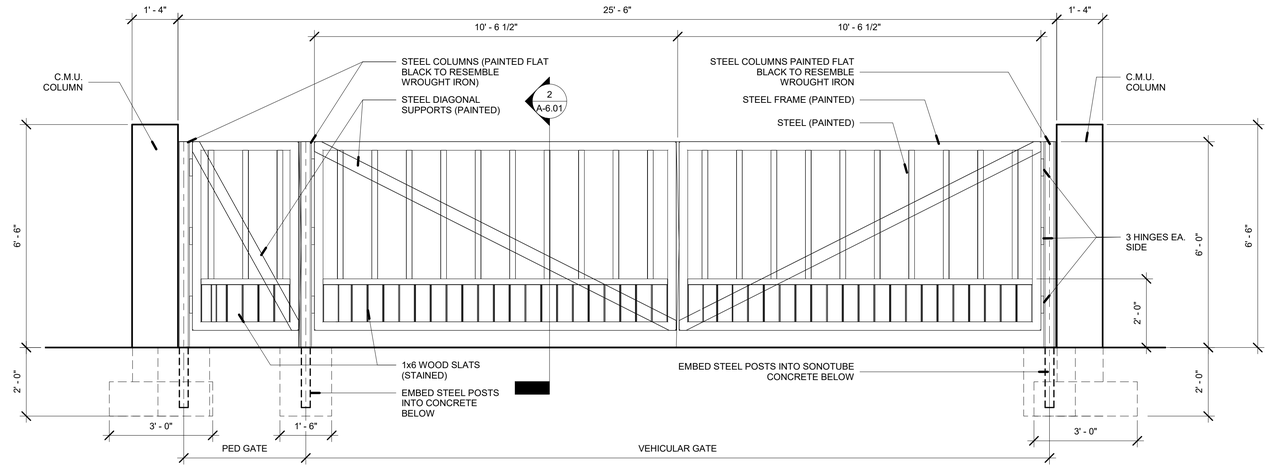
BUILDING SECTIONS

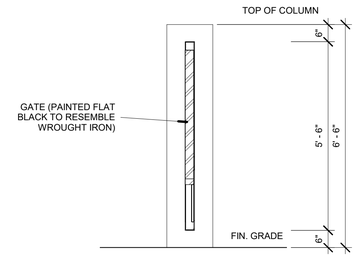
A-5.01

PERMIT SET



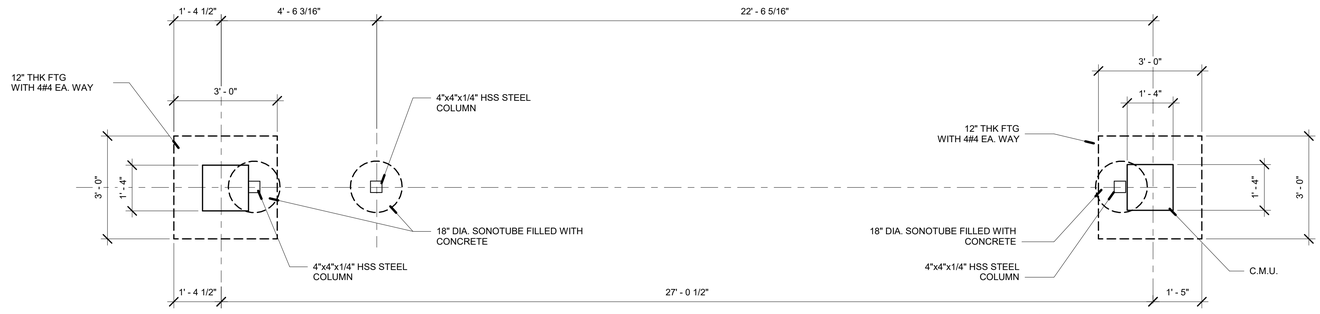

## GATE ELEVATION 1

1/2" = 1'-0"



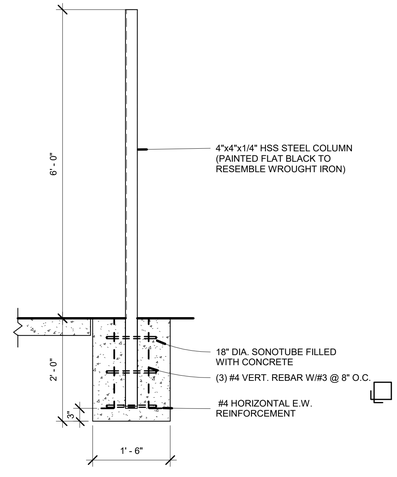

## GATE SECTION 2

1/2" = 1'-0"



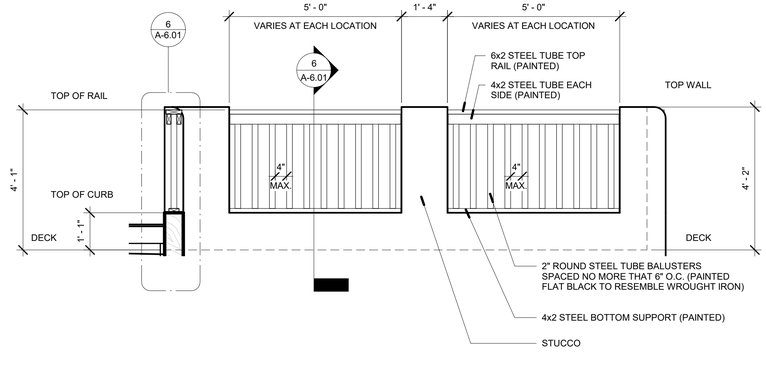

## GATE FOUNDATION PLAN 3

1/2" = 1'-0"



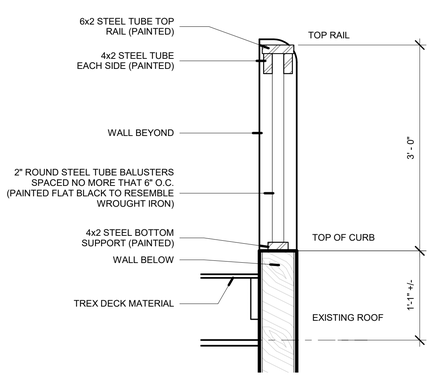

## STEEL COLUMN DETAIL 4

3/4" = 1'-0"




## RAILING ELEVATION 5

1/2" = 1'-0"




## RAIL SECTION 6

1" = 1'-0"

ADDITION FOR GLYN AND SARAH SANDERS

224 MONTOYA CIRCLE
SANTA FE, NM 87501

| Number | Revision Description | Date |
|---|---|---|

| | |
|---|---|
| Project No | 2201 |
| Date: | 10.4.22 |
| Sheet: | |

DETAILS

A-6.01

PERMIT SET

**WINDOW SCHEDULE**

| WINDOW NO. | WINDOW | | | | WINDOW | NOTES |
|---|---|---|---|---|---|---|
| | ROOM NO. & NAME | WIDTH | HEIGHT | Head Height | OPERATION | |
| 101 | FOYER | 2' - 0" | 6' - 0" | 6' - 8" | FIXED | |
| 102 | DINING | 4' - 0" | 3' - 2" | 6' - 8" | DOUBLE HUNG | |
| 103 | KITCHEN | 4' - 0" | 3' - 2" | 6' - 8" | DOUBLE HUNG | |
| 104 | ENTRY | 4' - 0" | 3' - 2" | 6' - 8" | DOUBLE HUNG | |
| 105 | BATH #1 | 2' - 0" | 3' - 2" | 6' - 8" | DOUBLE HUNG | |
| 106 | BATH #1 | 2' - 0" | 3' - 2" | 6' - 8" | DOUBLE HUNG | |
| 107 | BEDROOM #1 | 2' - 6" | 3' - 6" | 6' - 8" | DOUBLE HUNG | |
| 108 | BEDROOM #1 | 2' - 6" | 3' - 6" | 6' - 8" | DOUBLE HUNG | |
| 109 | GARAGE | 2' - 0" | 2' - 0" | 6' - 8" | FIXED | |
| 110 | GARAGE | 2' - 0" | 2' - 0" | 6' - 8" | FIXED | |
| 111 | LIVING ROOM | 2' - 0" | 4' - 6" | 6' - 8" | DOUBLE HUNG | |
| 112 | LIVING ROOM | 4' - 4" | 4' - 8" | 6' - 8" | FIXED | |
| 113 | LIVING ROOM | 2' - 0" | 4' - 6" | 6' - 8" | DOUBLE HUNG | |
| 214 | MASTER BEDROOM | 2' - 8" | 3' - 6" | 6' - 8" | DOUBLE HUNG | |
| 215 | MASTER BEDROOM | 2' - 8" | 3' - 6" | 6' - 8" | DOUBLE HUNG | |
| 216 | MASTER BEDROOM | 2' - 8" | 3' - 6" | 6' - 8" | DOUBLE HUNG | |
| 217 | MASTER BEDROOM | 2' - 8" | 3' - 6" | 6' - 8" | DOUBLE HUNG | |
| 218 | MASTER BEDROOM | 3' - 0" | 3' - 10" | 7' - 1" | DOUBLE HUNG | |
| 219 | MASTER BEDROOM | 3' - 0" | 3' - 10" | 7' - 1" | DOUBLE HUNG | |
| 220 | HALL #3 | 4' - 0" | 3' - 2" | 6' - 8" | DOUBLE HUNG | |
| 221 | HALL #3 | 2' - 0" | 2' - 0" | 6' - 8" | DOUBLE HUNG | |
| 222 | HALL #2 | 3' - 0" | 3' - 0" | 6' - 8" | DOUBLE HUNG | |
| 223 | BEDROOM #2 | 4' - 0" | 3' - 2" | 6' - 8" | DOUBLE HUNG | |
| 224 | BATH #2 | 2' - 0" | 3' - 2" | 6' - 8" | DOUBLE HUNG | |
| 225 | STAIRWELL | 2' - 6" | 2' - 6" | 6' - 7 1/2" | HORIZONTAL SLIDER | |
| 228 | ROOF SKYLIGHT | 1' - 6" | 4' - 0" | | FIXED | |

DOOR SCHEDULE-NEW CONSTRUCTION

| DOOR NO. | ROOM NAME | WIDTH | HEIGHT | Head Height | OPERATION | NOTES |
|---|---|---|---|---|---|---|
| 101 | DINING AREA | 5' - 0" | 6' - 8" | 6' - 8" | | |
| 101A | FOYER | 1' - 0" | 6' - 8" | 6' - 8" | FIXED | SIDE LIGHT |
| 101B | FOYER | 1' - 0" | 6' - 8" | 6' - 8" | FIXED | SIDE LIGHT |
| 201 | MAST. CLST. | 5' - 0" | 6' - 8" | 6' - 8" | | |
| 202 | MAST. BATH | 2' - 8" | 6' - 8" | 6' - 8" | | |
| 203 | MASTER BEDROOM | 2' - 8" | 6' - 8" | 6' - 8" | | |
| 204 | MASTER BEDROOM | 3' - 0" | 6' - 8" | 7' - 10" | | EXTERIOR DOOR |
| 205 | BEDROOM #2 | 3' - 0" | 6' - 8" | 7' - 10" | | EXTERIOR DOOR |
| 300 | GARAGE | 8' - 0" | 7' - 0" | 7' - 0" | OVERHEAD | SECTIONAL GARAGE DOOR |
| 301 | GARAGE | 2' - 6" | 7' - 0" | 7' - 0" | | EXTERIOR FLUSH DOOR |
| 501 | VEHICULAR GATES | 10' - 6" | 6' - 0" | 4' - 6" | DBL SWING | CUSTOM GATE |
| 502 | PEDESTRIAN GATE | 3' - 1" | 6' - 0" | 4' - 6" | | CUSTOM GATE |

DOOR SCHEDULE - EXISTING DOORS TO REMAIN

| DOOR NO. | ROOM NAME | WIDTH | HEIGHT | Head Height | OPERATION | NOTES |
|---|---|---|---|---|---|---|
| E102 | FOYER | 4' - 6" | 6' - 8" | 6' - 8" | | |
| E103 | ENTRY | 3' - 0" | 6' - 8" | 6' - 8" | | EXTERIOR DOOR |
| E104 | BATH #1 | 2' - 6" | 6' - 8" | 6' - 8" | | |
| E105 | BEDROOM #1 | 2' - 6" | 6' - 8" | 6' - 8" | | |
| E106 | BEDROOM #1 | 6' - 0" | 6' - 8" | 6' - 8" | | |
| E201 | BATH #2 | 2' - 6" | 6' - 8" | 6' - 8" | | |
| E202 | BATH #2 | 3' - 0" | 7' - 0" | 7' - 0" | | |
| E203 | BEDROOM #2 | 2' - 10" | 6' - 8" | 6' - 8" | | |

ADDITION FOR GLYN
AND SARAH SANDERS

224 MONTOYA CIRCLE
SANTA FE, NM 87501

| Number | Revision Description | Date |
|---|---|---|

Project No 2201
Date: 10.4.22
Sheet:

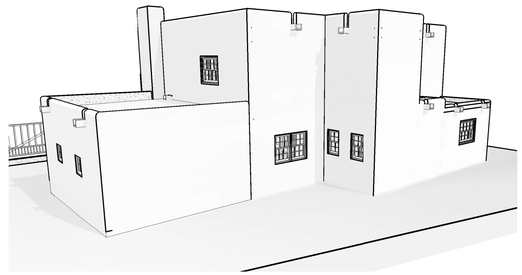
SCHEDULES

A-7.01

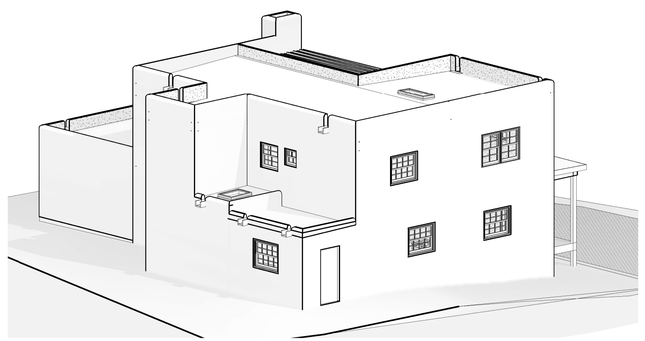
PERMIT SET

SW VIEW 3

NW VIEW 1



SE VIEW 2



NE VIEW 4

ADDITION FOR GLYN
AND SARAH SANDERS

224 MONTOYA CIRCLE
SANTA FE, NM 87501

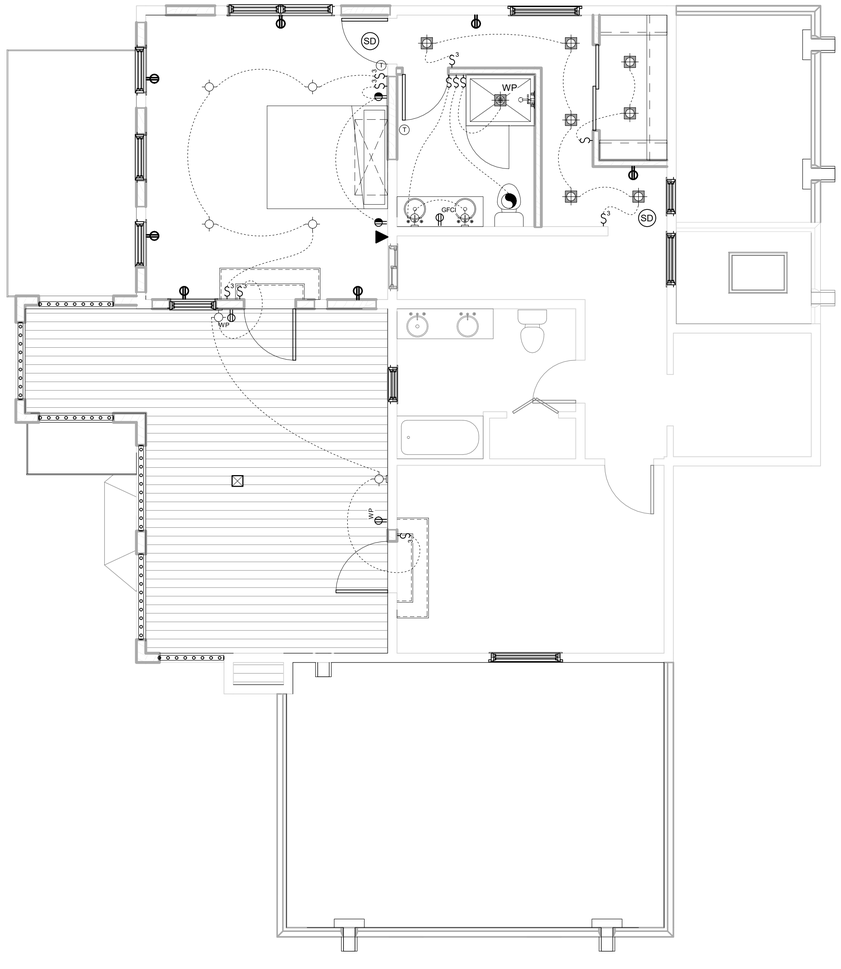
| Number | Revision Description | Date |
|---|---|---|

| | |
|---|---|
| Project No | 2201 |
| Date: | 10.4.22 |
| Sheet: | |

3-D IMAGES

A-8.01

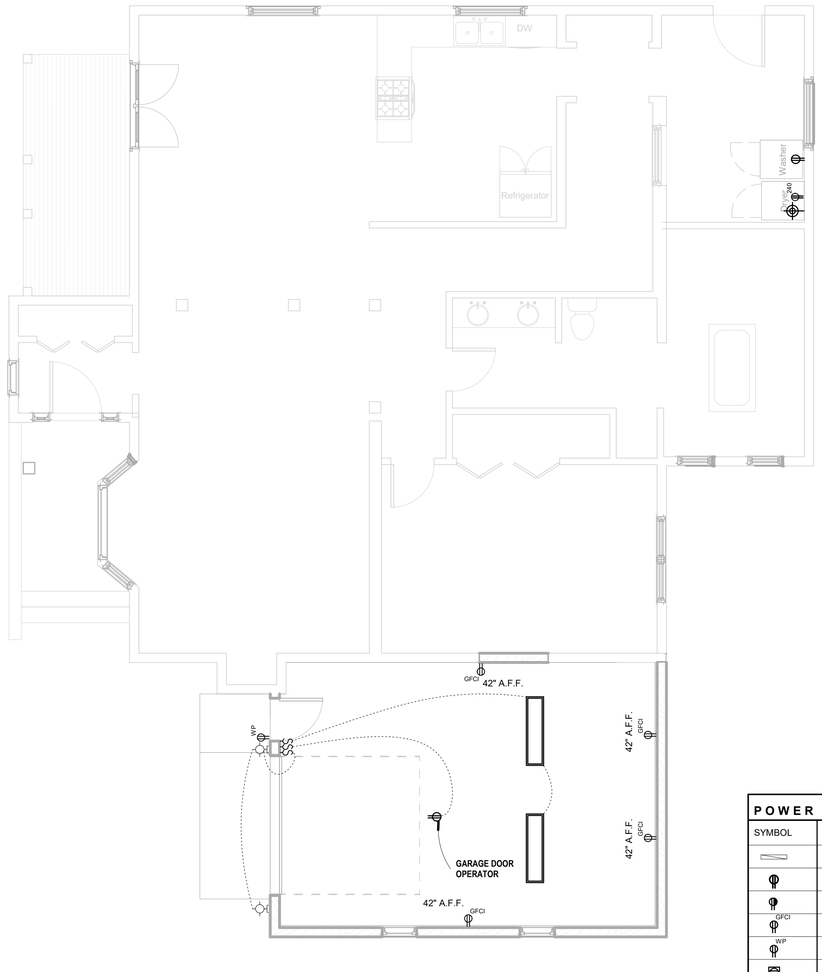
PERMIT SET




## 2ND FLOOR ELECTRICAL

1/4" = 1'-0"

**2**




## 1ST FLOOR ELECTRICAL PLAN

1/4" = 1'-0"

**1**

### LIGHTING LEGEND

| | |
|---|---|
| S | SWITCH |
| $S_D$ | DIMMER SWITCH |
| $S^3$ | 3-WAY SWITCH |
| $S^4$ | 4-WAY SWITCH |
| $S^F$ | FAN SWITCH |
| | RECESSED DIRECTIONAL SPOT LIGHT |
| | RECESSED IN A CAN |
| | PENDANT |
| | SURFACE MOUNTED FIXTURE |
| | WALL MOUNTED FIXTURE |
| | CEILING FAN |
| | UNDER CABINET LIGHTING |
| | 4' SURFACE-MOUNTED LED FLUORESCENT LIGHT FIXTURE |

### PLUMBING LEGEND

| | |
|---|---|
| G | NATURAL GAS CONNECTION |
| HB | FROST PROOF HOSE BIBB |
| WS | WATER SUPPLY |
| | FLOOR DRAIN |
| T | THERMOSTAT CONTROL |

1. ALL HOSE BIBBS TO BE FROST PROOF.
2. REFER TO ROOF PLAN FOR NOTES REGARDING LOCATIONS OF ALL ROOF PENETRATIONS FOR VENTS, EXHAUSTS ETC.
3. COORDINATE ALL REQUIRED PLUMBING, ELECTRICAL & MECHANICAL STUBOUTS IN MECHANICAL ROOM.
4. ALL ELECTRICAL & LIGHTING FIXTURES TO BE VERIFIED WITH OWNER DURING WALK THROUGH.

### POWER LEGEND

| SYMBOL | DESCRIPTION |
|---|---|
| | ELECTRICAL PANEL |
| | DUPLEX RECEPTACLE OUTLET |
| | DUPLEX RECEPTACLE OUTLET; BOTTOM HALF SWITCHED |
| GFCI | DUPLEX RECEPTACLE WITH GROUND FAULT CIRCUIT INTERRUPTER |
| WP | WATERPROOF EXTERIOR DUPLEX RECEPTACLE OUTLET; GFCI |
| | FLOOR OUTLET |
| TV | CABLE TELEVISION/SATELLITE |
| | TELEPHONE/DATA |
| SP | SPEAKERS |
| SD | SMOKE DETECTOR & CARBON MONOXIDE DETECTOR |
| | EXHAUST FAN - RUN VENT THROUGH CEILING & ROOF TO ATMOSPHERE |
| | ARC FAULT CIRCUIT INTERRUPTER IN ALL BEDROOMS, TYP. |
| | JAMB SWITCH |
| J | JUNCTION BOX |

# ADDITION FOR GLYN AND SARAH SANDERS

224 MONTOYA CIRCLE
SANTA FE, NM 87501

| Number | Revision Description | Date |
|---|---|---|

| | |
|---|---|
| Project No | 2201 |
| Date: | 10.4.22 |
| Sheet: | |

ELECTRICAL PLAN

# E-1.01

PERMIT SET

**Begin Line 100 Descriptions**

**---- Line 100-1 ----**

1: Traditional
Unit: 35 1/2 || Frame: 35 1/2-in || RO: 36 1/4-inUnit: 47 1/2 || Frame: 47 1/2-in || RO: 48 1/4-in Single Hung
Equal. Frame Size: 35 1/2 X 47 1/2. Architect Series. North Central

Standard
Luxury
Clad
Pine
5"
3 11/16". Painted
Standard Enduraclad
Fossil. Unfinished Interior. Ogee
Ogee
Standard
No Sash Lugs. Glass: Insulated Dual Low-E AdvancedComfort Low-E Insulating Glass Air Filled High Altitude. Cam-Action Lock
Champagne
No Window Opening Control Device
No Limited Opening Hardware
Order Sash Lift
No Integrated Sensor. Half Screen
Standard EnduraClad
Fossil
Standard
InView™. Combination U-Factor 0.27
U-Factor 0.27
Combination SHGC 0.25
SHGC 0.25
VLT 0.46
CPD PEL-N-232-01178-00001
Satisfied Energy Star Zones Northern,North Central,South Central,Southern
Performance Class CW
PG 50
Calculated Positive DP Rating 50
Calculated Negative DP Rating 50
Year Rated 08-11
Clear Opening Width 32.125
Clear Opening Height 19.312
Clear Opening Area 4.30832
Egress Does not meet typical United States egress
but may comply with local code requirements.

Remake: No
In-Store Pick-up
EA
09/08/2022
False
True
877-473-5527
. 19 Days. 949819
WTS Pella Arch Window. 33070.
Grille: GBG
No Custom Grille
3/4" Contour
Traditional (3W2H / 3W2H)
Fossil
Fossil
Wrapping Information: Foldout Fins
Factory Applied
Branch Supplied
6 9/16"
7 7/8"
Standard Four Sided Jamb Extension
Factory Applied
Pella Recommended Clearance
Perimeter Length = 166".

**---- Line 100-2 ----**

Screen Half Screen Fossil InView

**End Line 100 Descriptions**

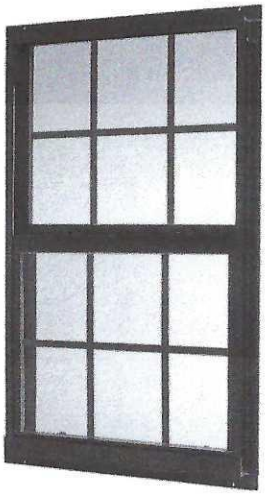
**Accepted by:** _____ **Date:** 10/3/2022

| **Pre-Tax Total** | $1,5 |
|---|---|

This quote is an estimate only and valid for 30 days on all regularly priced items. For promotional items please refer to the dates list
This estimate does not include tax or delivery charges. Estimated arrival will be determined at the time of purchase. All of the a
quantities, dimensions, specifications and accessories have been verified and accepted by the customer.

****** Special order configured products returned or canceled after 72 hours from purchase are subject to a 20% restocking fee.**

Gallery



Style of Pella Window.

# City of Santa Fe, New Mexico

# memo

**DATE:** November 22nd, 2022

**TO:** Historic Districts Review Board Members

**FROM:** Carly Piccarello, Historic Preservation Division Manager

---

**Case # 2022-006059-HDRB**

**Address: 513 Canyon Road**
**Historic Status: Contributing**
**Historic District: Downtown and Eastside**

**REFERENCE ATTACHMENTS (Sequentially):**

**CITY SUBMITTALS**

____ District Standards & yard wall & fence standards.

__x__ Historic Inventory Form

__x__ Zoning Review Sheet

____ Other:

**APPLICANT SUBMITTALS**

__x__ Proposal Letter

__x__ Site Plan/Floor Plan

__x__ Elevations

__x__ Photographs

____ Other:

**STAFF RECOMMENDATION:**

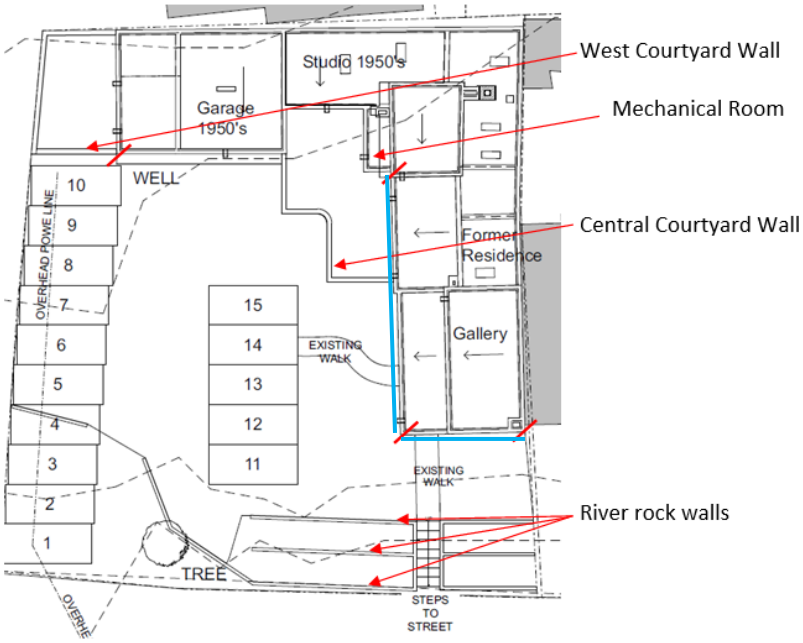
Staff recommends that all the exception criteria have been met but the Board may require further testimony. Otherwise, staff recommends approval of the application, with the condition that setbacks are approved by the Board of Adjustment, as it complies with 14-5.2(D) General Design Standards for all H Districts, and 14-5.2(E) Downtown and Eastside Historic District.

**BACKGROUND & SUMMARY:**

513 Canyon Road is a 3,843 square foot commercial gallery, which was once a single-story residence. It is listed as contributing to the Downtown and Eastside Historic District. The property includes rock and stucco yard walls and a L-shaped building with zero lot lines on the north and east sides. The east elevation is attached to the house on the adjacent property. The house is Spanish Pueblo Revival Style and mostly single story with a small second story addition in the northeast corner. The east wing includes stepped massing, chimney detail, a west-facing portal with protruding vigas, carved corbels, an enclosed portal with protruding vigas and divided light windows.

The older portions of the house were built prior to 1928. The King's Map shows the far southeast portion in 1912 near Canyon Road. The house grew to the north and then later, in the 1950s, to the west, following the L-shape. The second story was added in the 1950s and has steel casement windows. The chimney and mechanical room in the corner where the two wings meet appears after 1978. On the west wing, the windows appear to be a later infill to what might have been a garage. These have snap in muntins and look to be from the 1980s or 1990s. The vigas on the west wings do not protrude into the house. In 1984, the house was remodeled to support the gallery. This included the chimney and mechanical room, the changes to the west wing, and the courtyard wall.

At the hearing on September 13th, 2022 in case 2022-005795-HDRB, the HDRB maintained the contributing status of the building and designated the four river rock which include the wall at the street as a contributing structures. The Board designated the following elevation(s) of the building as the primary façade(s): south elevation of the east wing and the west elevation of the east wing, excluding the mechanical room and chimney.



Now, the applicant proposes the following exterior alterations:

1) Create a three-part 1075 square foot addition to a height of 16'-1¼" onto the south and non-contributing façade which be a series stepped massings. The additions will attach to the mechanical room which is excluded from the primary façade, but attaches 7'-10" from it. Staff requests an exception.
2) Construct a 435 square foot portal onto the south façade addition. The portal will have protruding vigas and posts, stained dark brown, and sculptural corner detail similar to the primary façade.
3) Remove non-historic windows and replace with true divided light, aluminum clad, white windows and carved wood doors. Sills and jambs will be bullnose stucco. Entry doors will be a stained dark brown.
4) The new structure will be the same color as existing, a light tan stucco, El Rey Adobe. The stucco under the portal will be El Rey Navajo White.
5) Install exterior light fixtures with weathered patina punched tin with tops to shield from the sky. They are 14" tall x 8" wide.

**EXCEPTION CRITERIA AND RESPONSES:**

Exception to 14-5.2(D)(2)(d): Staff request an exception for an addition that is within 10' of a primary facade.

(i) *Do not damage the character of the district*

Applicant Response: This renovation will not damage the character of the Downtown/Eastside Historic District. The renovation will follow the existing Spanish Pueblo Revival Style. The gallery/office is necessary for the function of the space as an alcove/semi-private space and is nearly 6' from the primary facade and further separated from the facade by the 4' massing of the existing mechanical room, cumulatively 10', and will have little impact on the primary facade. The relocated door on the mechanical room is similar to the stained wood doors.

Staff Response: Staff recommends that the exception criteria has been met.

(ii) *Are required to prevent a hardship to the applicant or an injury to the public welfare*

Applicant Response: The hardship relieved by adding to the building closer than 10' to the primary facade is preventing a "dead" space in the "L". If the entrances of the two galleries were in this corner it might have been more desirable to leave more open space in the "L", but because the main entrance on the existing is a deep and long welcoming portal we felt having another entryway framed by an equally welcoming portal facing Canyon Road is more advantageous and solves both the identification of the separate entries from the outside, and also solves interior functional issues of having two separate but related galleries in the same building. I see no injury to the public welfare, health and safety by adding this office/gallery.

Staff Response: Staff recommends that the exception criteria has been met.

(iii*) 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*

Applicant Response: Delineating the two galleries with two separate entrances and adjacent spaces such as the office/gallery leaves the option open for more residents because the spaces are more functional and well-organized. The new portal allows both sides of the "L" to be independently functional, whether for residential or commercial purposes.

Staff Response: Staff recommends that the exception criteria has been met.

**RELEVANT CODE CITATIONS:**

Proximity of Addition to Primary Façade:

14-5.2(D)(2)(d) Additions are not permitted to the side of the existing footprint unless the addition is set back a minimum of ten (10) feet from the primary facade. The addition shall not exceed fifty percent of the square footage of the existing footprint, and shall not exceed fifty percent of the existing dimension of the primary facade. To the extent architecturally practicable, new additions shall be attached to any existing noncontributing portion of structures instead of attaching them to the significant or contributing portion.

14-5.2(C) Regulation of Significant and Contributing Structures in the Historic Districts

(1) Purpose and Intent

It is intended that:

(a) Each structure to be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as the addition of conjectural features or architectural elements from other buildings, shall not be undertaken;

(b) Changes to structures that have acquired historic significance in their own right shall be retained and preserved, recognizing that most structures change over time;

(c) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a structure be preserved; and

(d) New additions and related or adjacent new construction be undertaken in such a manner that if removed in the future, the original form and integrity of the historic property and its environment would be unimpaired.

14-5.2(E) Downtown and Eastside Design Standards

(1) Old Santa Fe Style

Old Santa Fe style, characterized by construction with adobe, is defined as including the so-called "pueblo" or "pueblo-Spanish" or "Spanish-Indian" and "territorial" styles and is more specifically described as follows:

(a) With rare exception, buildings are of one story, few have three stories, and the characteristic effect is that the buildings are long and low. Roofs are flat with a slight slope and surrounded on at least three sides by a firewall of the same color and

material as the walls or of brick. Roofs are never carried out beyond the line of the walls except to cover an enclosed portal or porch formed by setting back a portion of the wall or to form an exterior portal, the outer edge of the roof being supported by wooden columns. Two-story construction is more common in the territorial than in other sub-styles, and is preferably accompanied by a balcony at the level of the floor of the second story. Façades are flat, varied by inset portales, exterior portales, projecting vigas or roof beams, canales or water-spouts, flanking buttresses and wooden lintels, architraves and cornices, which, as well as doors, are frequently carved and the carving may be picked out with bright colors. Arches are almost never used except for nonfunctional arches, often slightly ogive, over gateways in freestanding walls;

(b) All exterior walls of a building are painted alike. The colors range from a light earth color to a dark earth color. The exception to this rule is the protected space under portales, or in church-derived designs, inset panels in a wall under the roof, in which case the roof overhangs the panel. These spaces may be painted white or a contrasting color, or have mural decorations;

(c) Solid wall space is always greater in any façade than window and door space combined. Single panes of glass larger than thirty (30) inches in any dimension are not permissible except as otherwise provided in this section;

(d) The rule as to flat roofs shall not be construed to prevent the construction of skylights or installation of air conditioning devices, or any other necessary roof structures, but such structures other than chimneys, flues, vents and aerials, shall be so placed as to be concealed by the firewall from the view of anyone standing in the street on which the building fronts;

(e) True old Santa Fe style buildings are made of adobe with mud plaster finish. Construction with masonry blocks, bricks, or other materials with which the adobe effect can be simulated is permissible; provided, that the exterior walls are not less than eight (8) inches thick and that geometrically straight façade lines are avoided. Mud plaster or hard plaster simulating adobe, laid on smoothly, is required; and tability of the structure.

**CITY OF SANTA FE HISTORIC PRESERVATION DIVISION**
**HISTORIC DISTRICTS APPLICATION**

## 1. Applicant Information (to be completed by the Applicant)

Date: 10.18.22 Location of Project: 513 Canyon Rd

Applicant
Name: Gayla Bechtol, AIA

Phone: 5056600630/Email: gayla@santafe.com

Property Owner
Name: Nedra Mattenucci / Dustin Belgen

Phone: 5059824631 Email: dustin@mattenucci.com

Proposed Work:
Renovate existing building. Add storage, gallery and portal. Redo landscape including cutting down Siberian Elm in middle of parking lot

## 2. Property and Project Information (to be completed by HPD Staff)

Case Planner: _____

Date Assigned: _____ PAR No.: _____

Date of Site Visit: _____ Time: _____

Historic District: _____

Historic Status: _____

Primary Elevations: _____

Previous HDRB and Admin Cases: _____

| | Yes | No |
|---|---|---|
| Archaeological compliance required? | ☐ | ☐ |

| Administrative or HDRB? | Admin | HDRB |
|---|---|---|
| | ☐ | ☒ |
| If HDRB, exceptions required? (Complete prior to application acceptance.) | Yes | No |
| | ☒ | ☐ |

Code Citation for Exception: _____

Date of Follow-Up with Applicant: _____

## 3. HDRB Application Section (to be completed by Applicant)

Please submit this application form with the additional required application materials. A list of materials and requirements for submittal can be found at **https://www.santafenm.gov/historic_preservation** .

Application Submittal Date: 10.17.22

Desired Hearing Date: 11.22.12

Project Type:

| Status | Primary Elevation Designation |
|---|---|
| ☐ | ☐ |
| New Construction | Remodel |
| ☒ | ☒ |
| Sq. Ft. of project: 1000 | Sq. Ft. of project: 3800 |

Construction Cost: $125,000

**AFIDAVIT AUTHORIZING AGENT/APPLICANT**

*As the Owner and holder of title of the above listed property I/we authorize the Agent/Applicant to act on my/our behalf to execute this application.*

Print Name Nedra Jo Matteucci

Signature Nedra J Matteucci

GAYLA BECHTOL
ARCHITECT

October 17, 2022

Carly Piccarello
Historic Preservation Division Manager
City of Santa Fe

via email: cpiccarello@santafenm.gov

RE: Historic Approval of an addition to Morning Star Gallery creating a new entrance for a second gallery, more storage and display space

Dear Ms. Piccarello,

We propose to add a storage room, an office, and a portal for a new gallery with an entrance facing Canyon Road. The existing building is 3843 SF, including a 304 SF portal. The additions are 1076 SF including 435 SF Portal. The portal has bancos, vigas and sculptural corners similar to the original building in Old Santa Fe Style. The massing shall step at the new rooms and portal. The small gallery is attached between the gallery and the mechanical room, adjacent but 7'-10" away from the primary facade. An exception is requested if required. The new storage is in the northwest corner of the property at the lot line. the new portal faces Canyon Road. The existing Siberian Elm tree shall be removed. The second floor chimney and ground floor fireplace shall be demolished. The maximum height shall be 16'-0" above grade.

The new structure will be the same color as existing, a light tan stucco, El Rey Adobe. The stucco under the portal will be El Rey Navajo White. The windows will be similar to the existing, aluminum clad, simulated divided lites, color white. Exposed wood headers will be stained dark brown. Sills and jambs will be bullnose stucco. The exterior entry doors will be a stained dark wood panels. The exterior light fixtures will be weathered patina punched tin with tops to shield from the sky. They are 14" tall x 8" wide and 5" in depth.

Please let me know your questions. Thank you for your continued service to our community.

Sincerely,

Gayla Bechtol, AIA

GAYLA BECHTOL
ARCHITECT

November 4, 2022

Carly Piccarello
Historic Preservation Division Manager
City of Santa Fe

via email: cpiccarello@santafenm.gov

Historic Districts Design Standards Exception Criteria for 513 Canyon Road

Description of proposed renovation/addition:

We propose to add a storage room, an office, and a portal for a new gallery with an entrance facing Canyon Road. The existing building is 3843 SF, including a 304 SF portal. The additions are 1076 SF including 435 SF Portal. The portal has bancos, vigas and sculptural corners similar to the original building in Old Santa Fe Style. The massing shall step at the new rooms and portal. The small gallery is attached between the gallery and the mechanical room, adjacent but 6'-0" away from the primary facade. The new storage is in the northwest corner of the property at the lot line. The new portal faces Canyon Road. The existing Siberian Elm tree shall be removed. The second floor chimney and ground floor fireplace shall be demolished. The maximum height shall be 16'-0" above grade. The closeness of the office/gallery in the elbow of the "L" to the primary facade requires an exception.

Exception criteria and responses:

*Design standard: (d) Additions are not permitted to the side of the existing footprint unless the addition is set back a minimum of ten feet from the primary facade. The addition shall not exceed fifty percent of the square footage of the existing footprint, and shall not exceed fifty percent of the existing dimension of the primary facade. To the extent architecturally practicable, new additions shall be attached to any existing non-contributing portion of structures instead of attaching them to the significant or contributing portion.*

Following are the criteria and our responses:

**(i) Do not damage the character of the district**

Response:

This renovation will not damage the character of the Downtown/Eastside Historic District. The renovation will follow the existing Spanish Pueblo Revival Style. The gallery/office is necessary for the function of the space as an alcove/semi-private space

GAYLA BECHTOL ARCHITECT

and is nearly 6' from the primary facade and further separated from the facade by the 4' massing of the existing mechanical room, cumulatively 10', and will have little impact on the primary facade. The reloacterd door on the mechanical room is similar to the stained wood doors.

**(ii) Are required to prevent a hardship to the applicant or an injury to the public welfare**

Response:

The hardship relieved by adding to the building closer than 10' to the primary facade is preventing a "dead" space in the "L". If the entrances of the two galleries were in this corner it might have been more desirable to leave more open space in the "L", but because the main entrance on the existing is a deep and long welcoming portal we felt having another entryway framed by an equally welcoming portal facing Canyon Road is more advantageous and solves both the identification of the separate entries from the outside, and also solves interior functional issues of having two separate but related galleries in the same building. I see no injury to the public welfare, health and safety by adding this office/gallery.

**(iii) 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**

Response:

Delineating the two galleries with two separate entrances and adjacent spaces such as the office/gallery leaves the option open for more residents because the spaces are more functional and well-organized. The new portal allows both sides of the "L" to be independently functional, whether for residential or commercial purposes.

Thank you for your kind consideration of our project.

Sincerely,

Gayla Bechtol, AIA

# 513 Canyon Road Existing Photographs 15 August 2022

South Façade facing Canyon Road, the oldest part of the structure

# 513 Canyon Road Existing Photographs 15 August 2022

Southwest view from Canyon Road

# 513 Canyon Road Existing Photographs 15 August 2022

West facing portal

# 513 Canyon Road Existing Photographs 15 August 2022

West façade at kitchen and office. Vigas are continuous with interior.

# 513 Canyon Road Existing Photographs 15 August 2022

1984 Courtyard with entrance to gallery, former studio. To the left appears to have been the garage.

513 Canyon Road Existing Photographs 15 August 2022

Second floor addtion and mechanical room at Courtyard, likely added in 1984.

# 513 Canyon Road Existing Photographs 15 August 2022

View from west of the office, former garage to the left.

# 513 Canyon Road Existing Photographs 15 August 2022

Roof top view looking east showing the roof line of the gallery, former studio, and the second floor.

# 513 Canyon Road Existing Photographs 15 August 2022

Roof top view looking south

# 513 Canyon Road Existing Photographs 15 August 2022

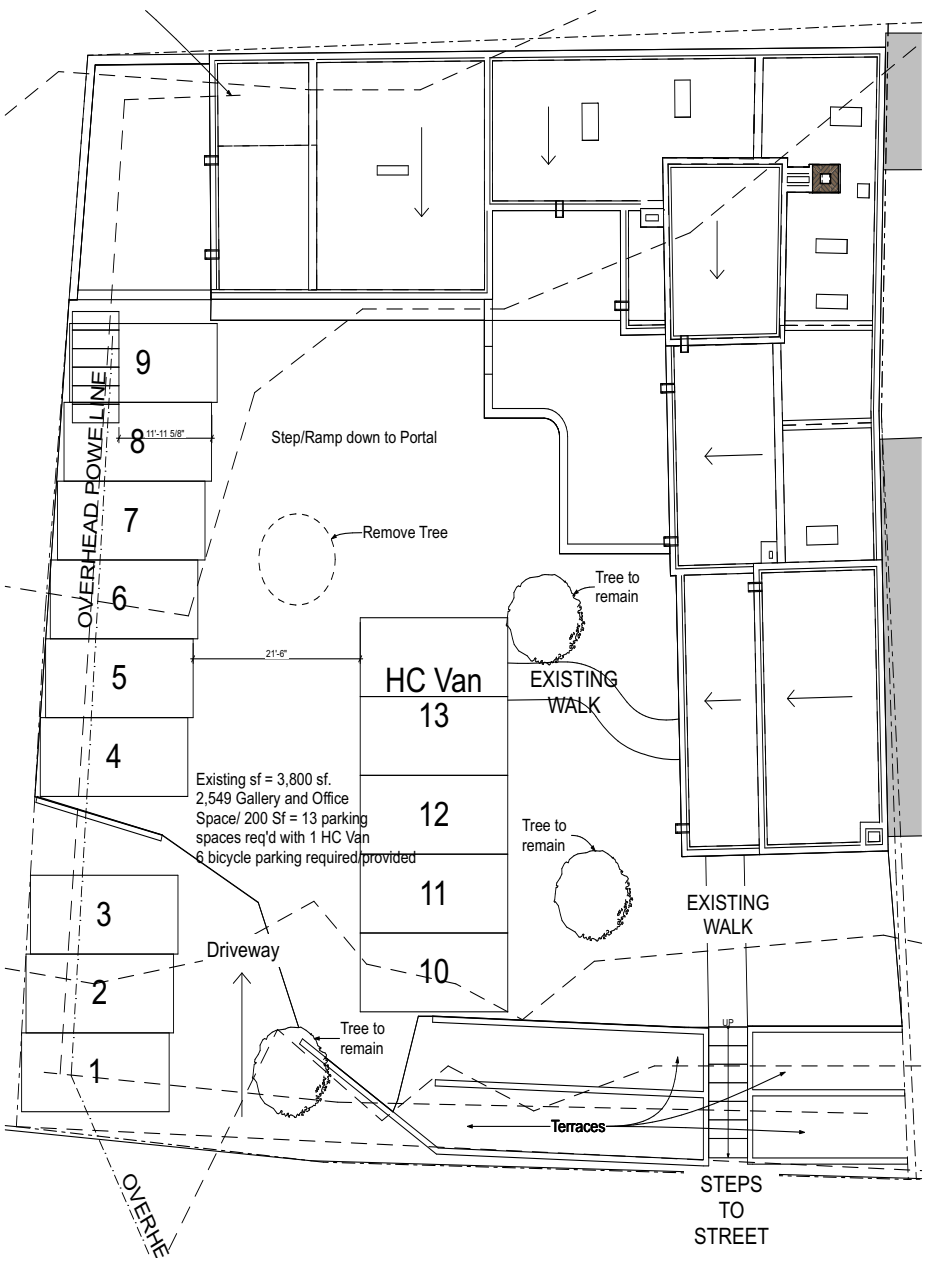
Roof top at second floor. Notice attached chimney of kiva below. Steel casement windows at second floor.

# 513 Canyon Road Existing Photographs 15 August 2022

Rooftop view of oldest gallery with vigas. All other massing is lower.

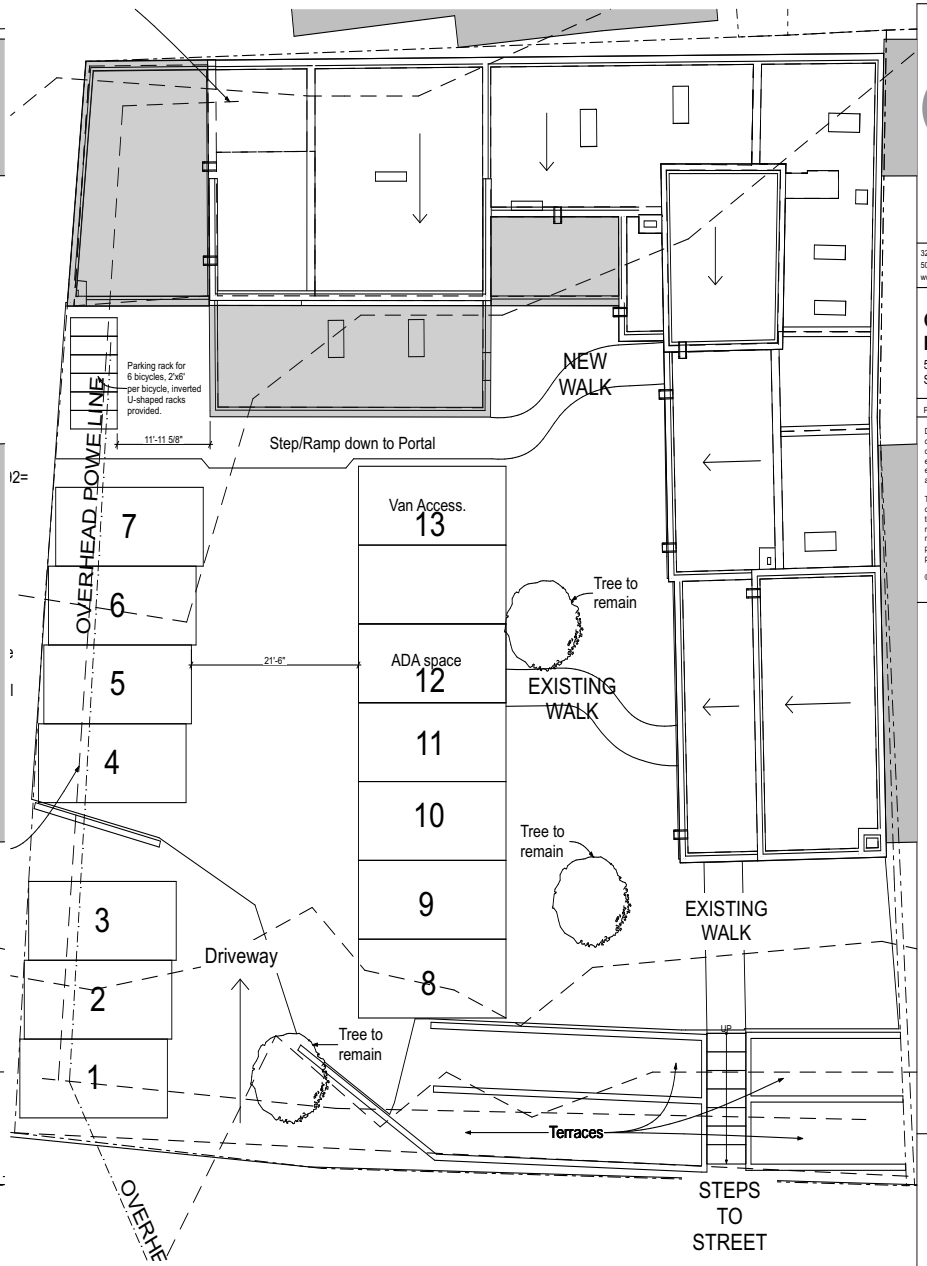
# 513 Canyon Road Existing Photographs 15 August 2022

View from Canyon Road. This wall appears in the 1978 Aerial photos. The structure is 3-4' below Canyon Road.




2 A-1 Site Plan Existing

SCALE: 1/8" = 1'-0"




1 A-1 Site Plan Proposed

SCALE: 1/8" = 1'-0"

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www.gbasantafe.com

**Gallery Renovation**
513 Canyon Rd
Santa Fe , NM 87501

Project Number: 2022

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

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

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# Nedra Matteucci and Morning Star Gallery Renovation - Phase 2

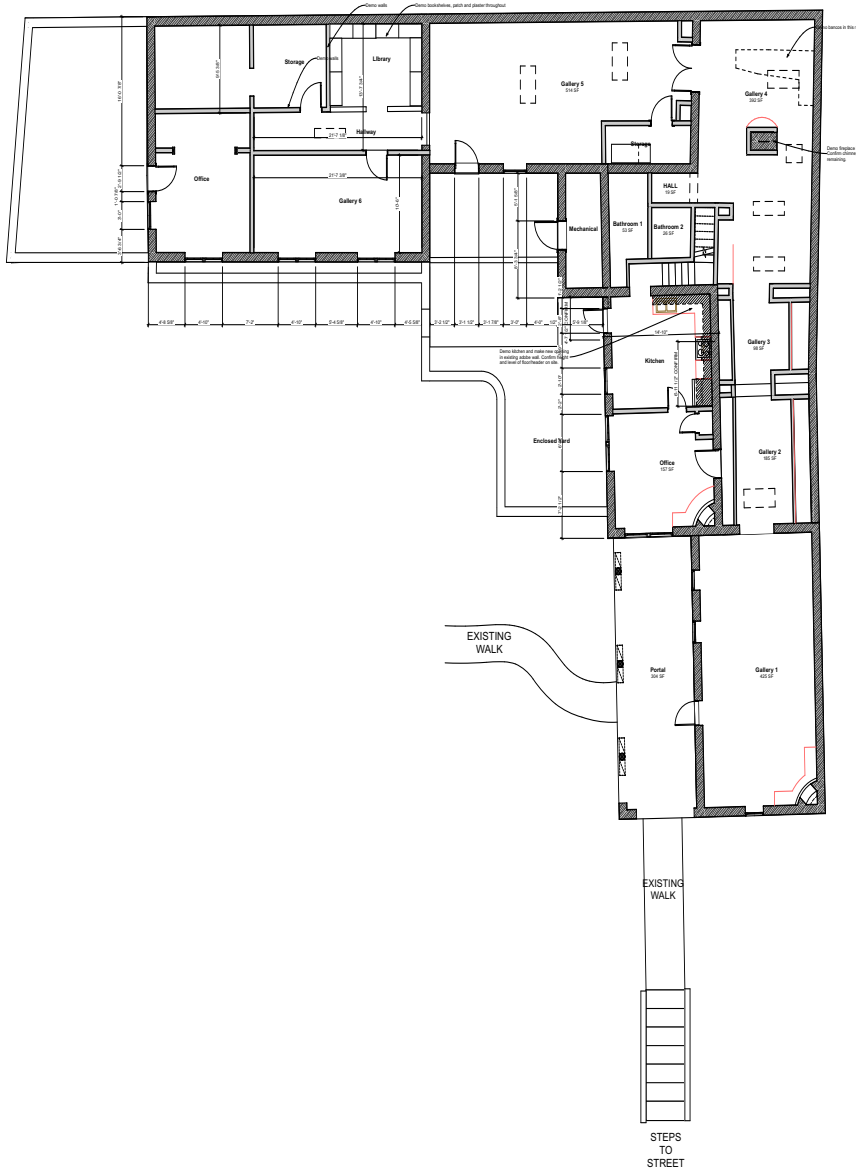
STATE OF NEW MEXICO
Gayla D. Bechtol
No. 2824
REGISTERED ARCHITECT

ISSUED:
09/25/2022 - Phase 1
10/18/2022 - Phase 2

Cover Sheet and Site Plan

**A-1**

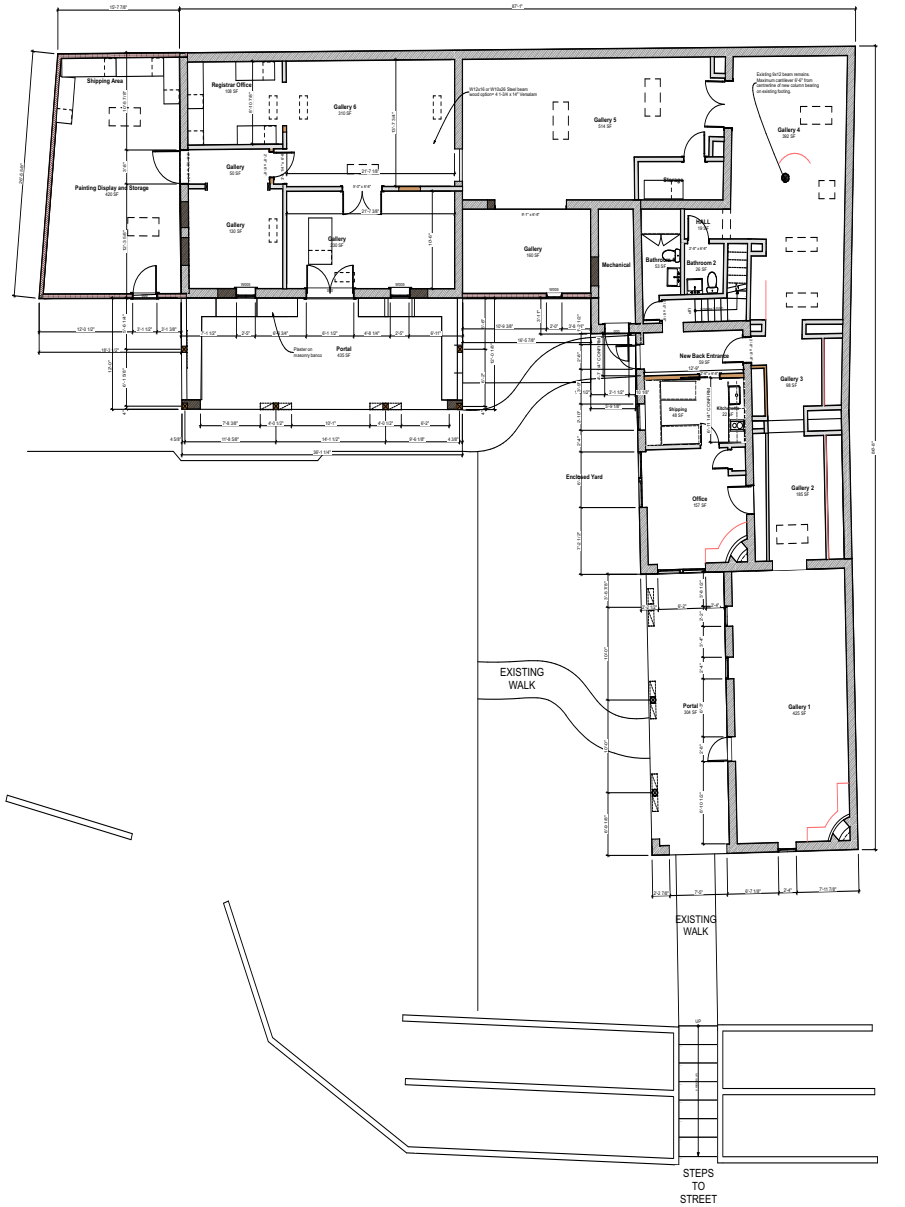
Printed: 11/3/22




2 A-2 Ground Floor - Existing

SCALE: 1/8" = 1'-0"

0 4' 8' 16'




1 A-2 Groound Floor - Proposed

SCALE: 1/8" = 1'-0"

0 4' 8' 16'

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**Gallery Renovation**
513 Canyon Rd
Santa Fe , NM 87501

Project Number: 2022

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# Nedra Matteucci and Morning Star Gallery Renovation - Phase 2

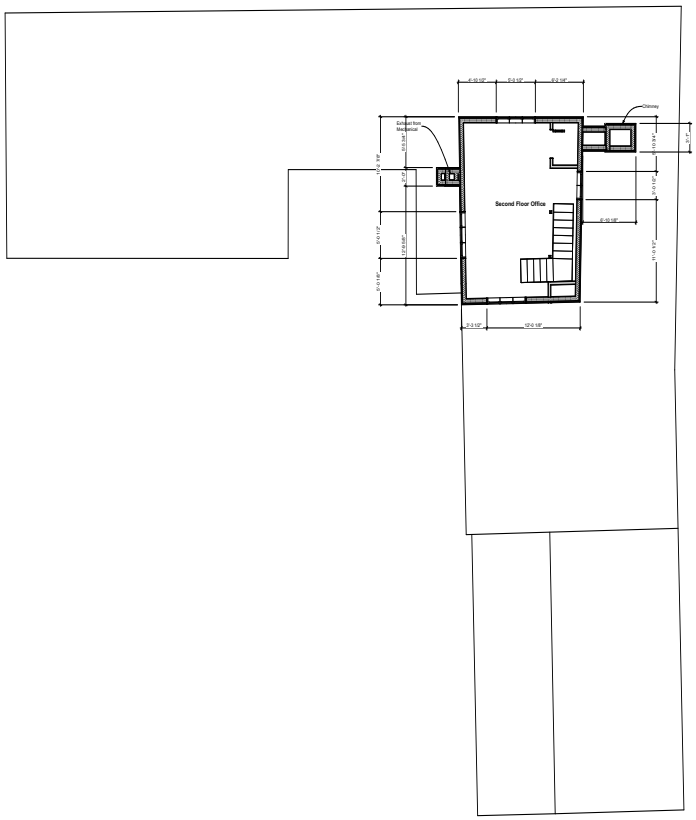
STATE OF NEW MEXICO
Gayla D. Bechtol
No. 2824
REGISTERED ARCHITECT

ISSUED:
09/25/2022 - Phase 1
10/18/2022 - Phase 2

Ground Floor Plans

**A-2**

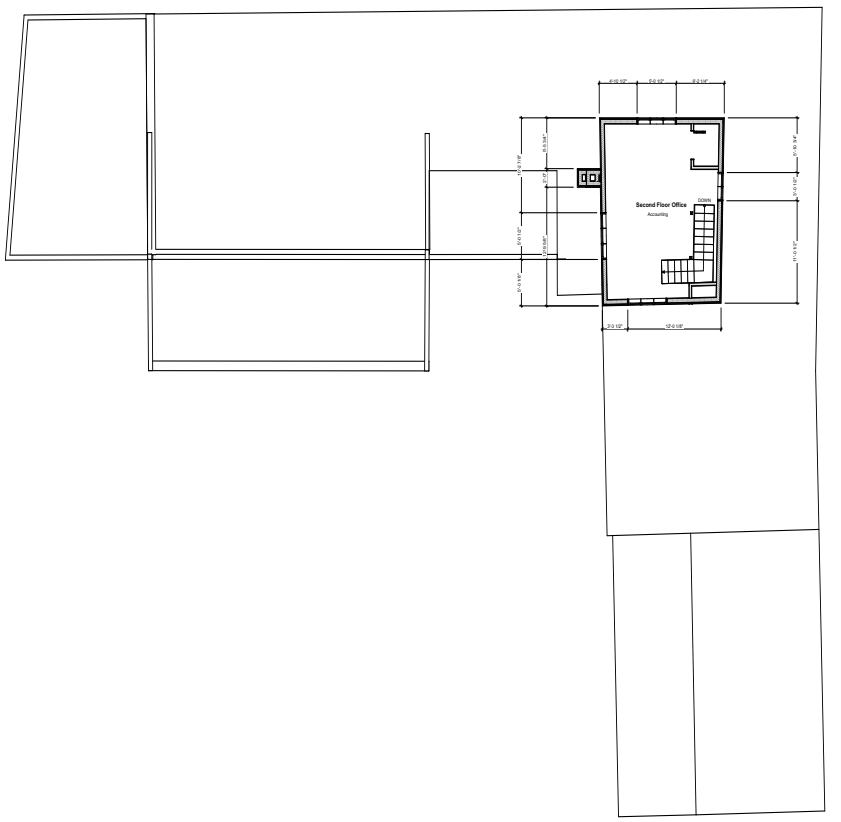
Printed: 11/3/22




1 A-3 Upper Level - Existing

SCALE: 1/8" = 1'-0"

0 4' 8' 16'




2 A-3 Upper Level - Proposed

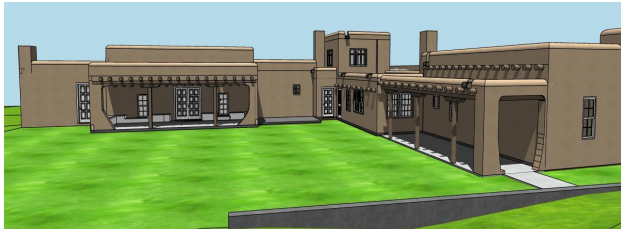
SCALE: 1/8" = 1'-0"

0 4' 8' 16'

View to Northeast - Existing

View to North - Existing

View to Northeast - Proposed



View to North - Proposed

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**Gallery Renovation**

513 Canyon Rd
Santa Fe , NM 87501

Project Number: 2022

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# Nedra Matteucci and Morning Star Gallery Renovation - Phase 2

STATE OF NEW MEXICO
Gayla D. Bechtol
No. 2824
REGISTERED ARCHITECT

ISSUED:

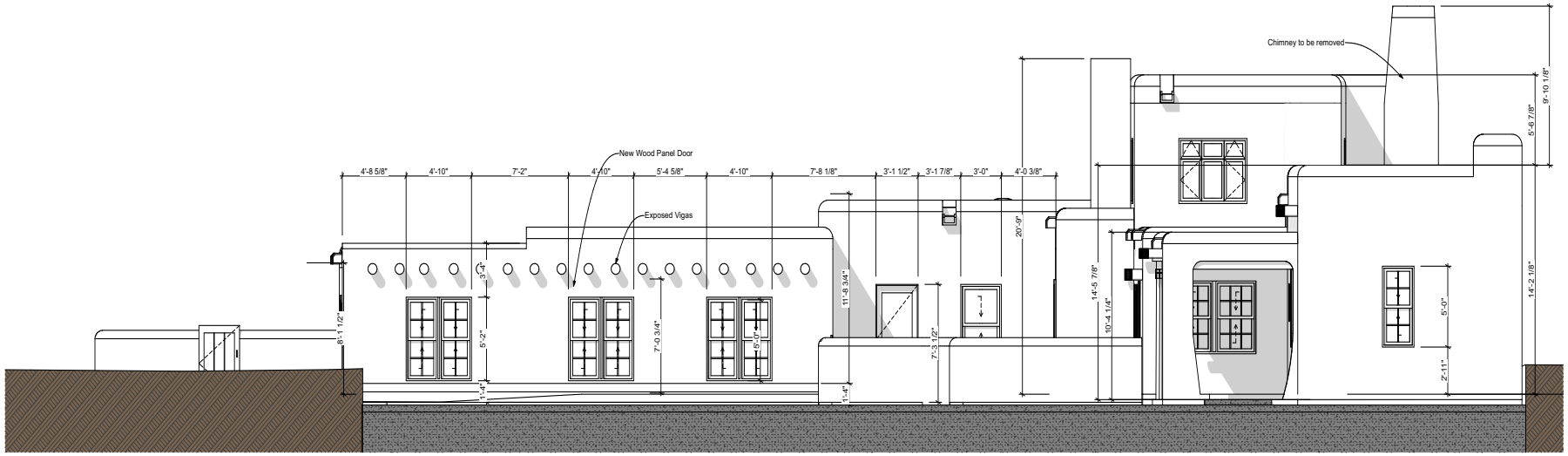
09/25/2022 - Phase 1

10/18/2022 - Phase 2

Roof Plan

**A-3**

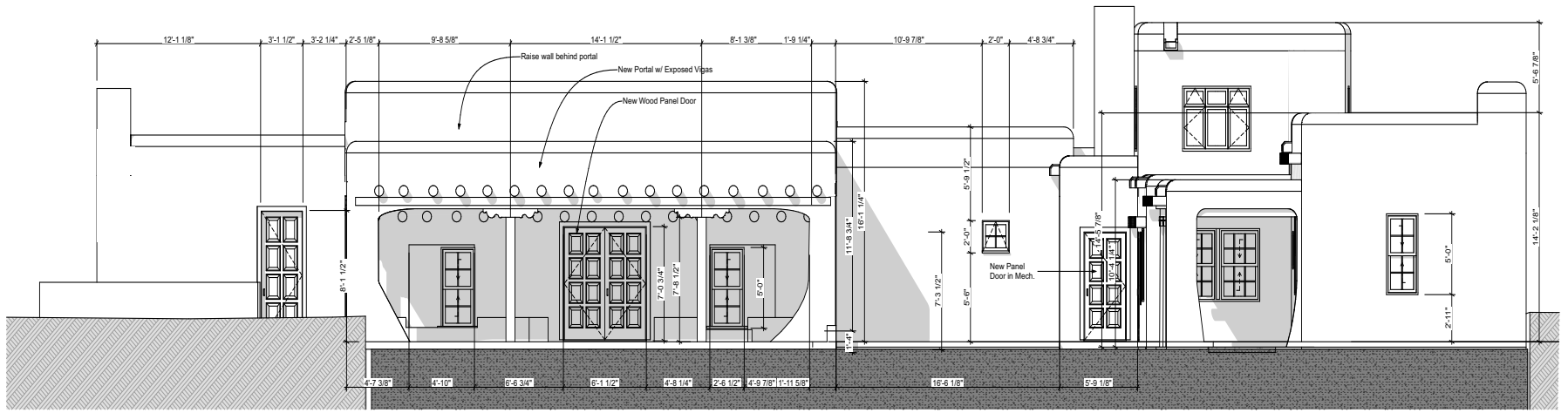
Printed: 11/3/22




2 A-4 South Elevation - Existing

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

0 2' 4' 8'




1 A-4 South Elevation Proposed

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

0 2' 4' 8'

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**Gallery Renovation**
513 Canyon Rd
Santa Fe , NM 87501

Project Number: 2022

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# Nedra Matteucci and Morning Star Gallery Renovation - Phase 2

STATE OF NEW MEXICO
Gayla D. Bechtol
No. 2824
REGISTERED ARCHITECT

ISSUED:

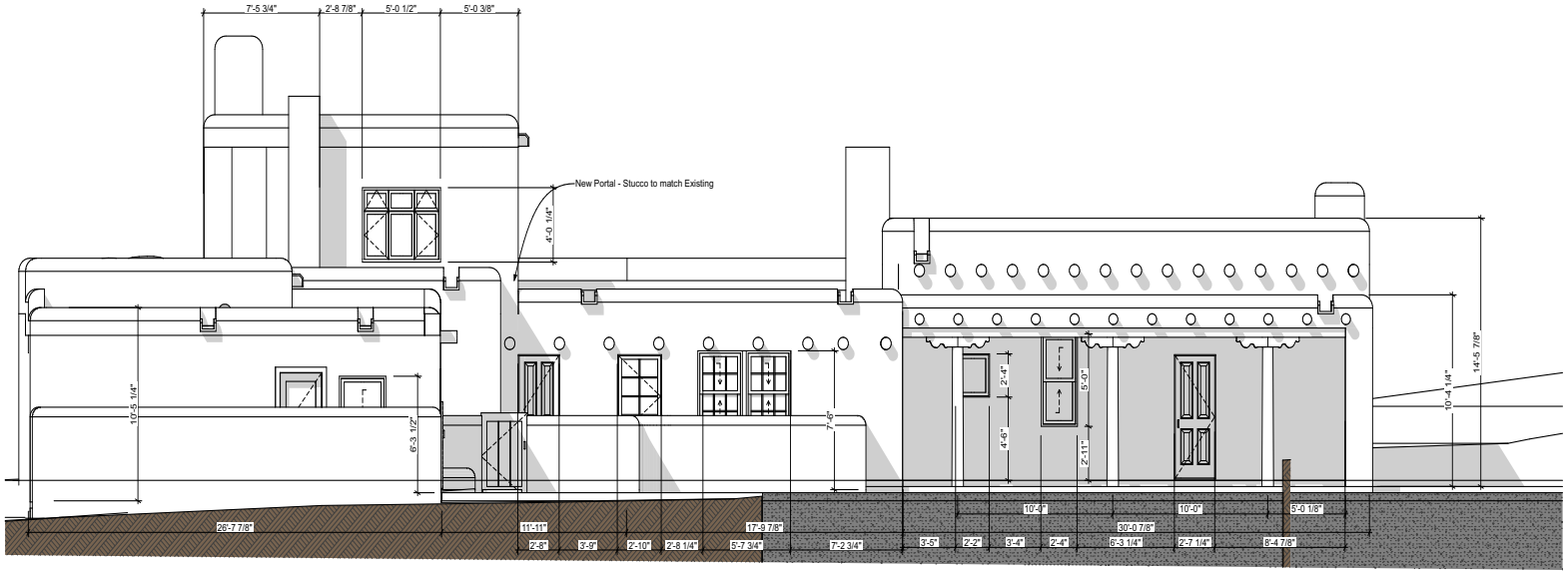
09/25/2022 - Phase 1

10/18/2022 - Phase 2

South Elevations

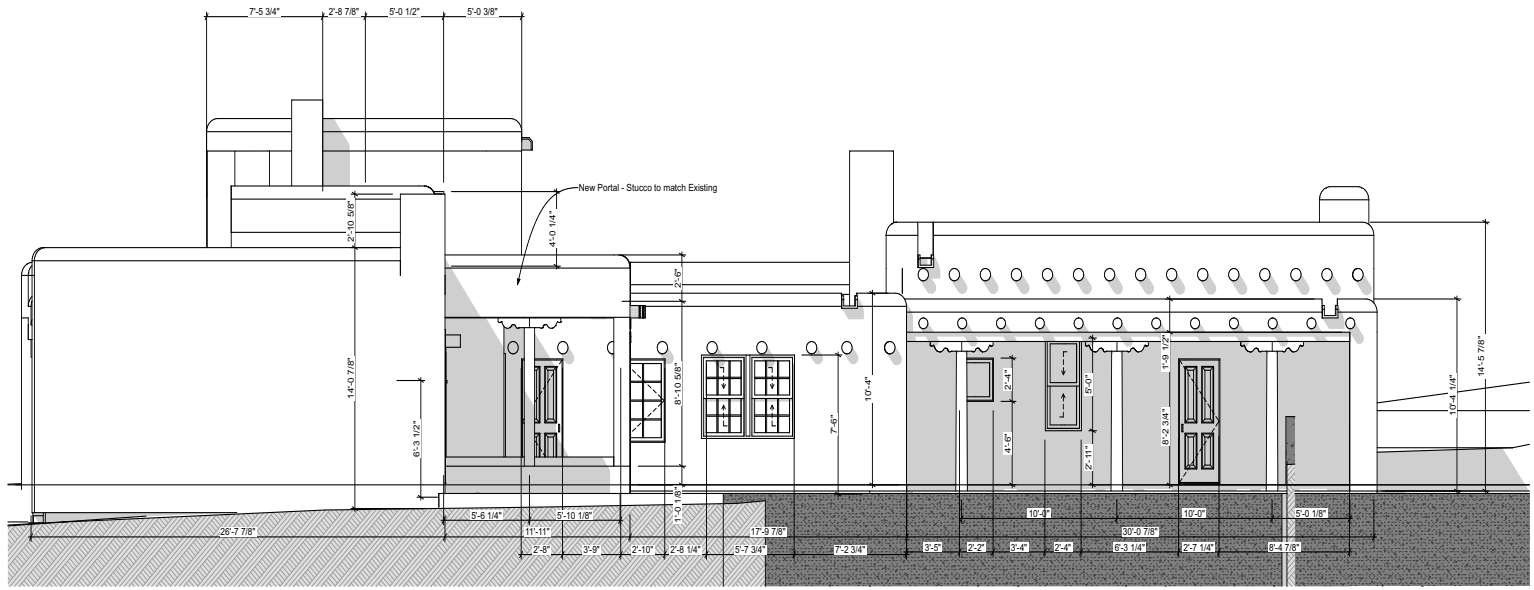
**A-4**

Printed: 11/3/22




2 A-5 West Elevation - Existing

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




1 A-5 West Elevation Proposed

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

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**Gallery Renovation**
513 Canyon Rd
Santa Fe , NM 87501

Project Number: 2022

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# Nedra Matteucci and Morning Star Gallery Renovation - Phase 2

STATE OF NEW MEXICO
Gayla D. Bechtol
No. 2824
REGISTERED ARCHITECT

ISSUED:

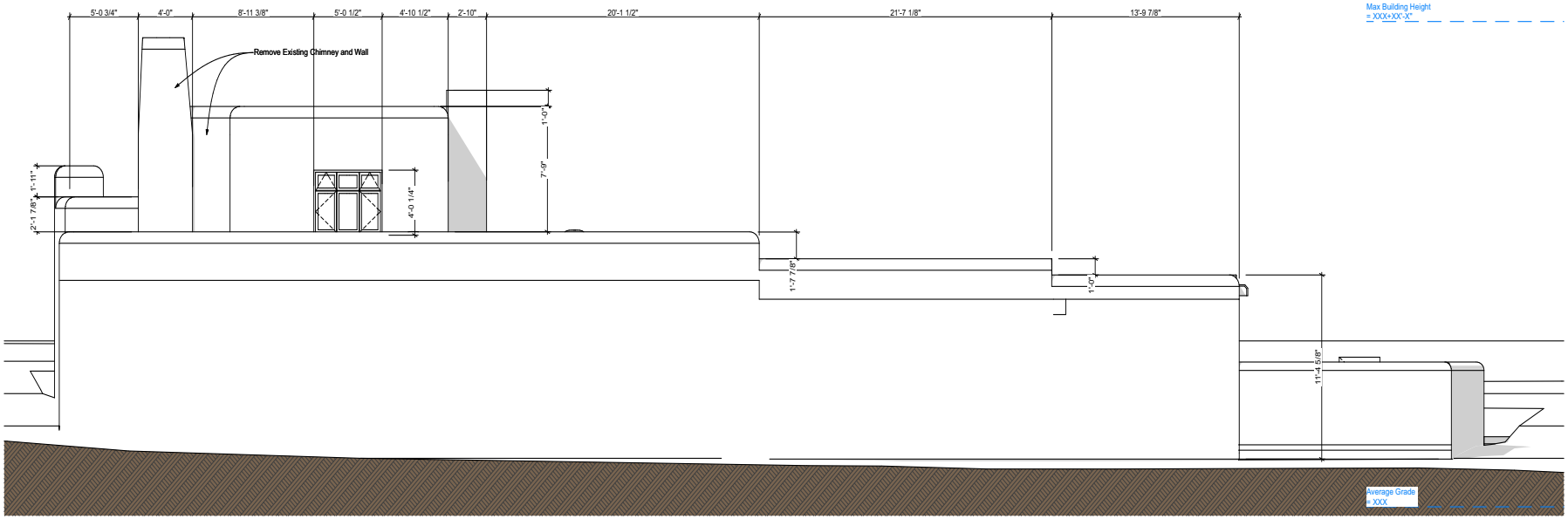
09/25/2022 - Phase 1

10/18/2022 - Phase 2

West Elevations

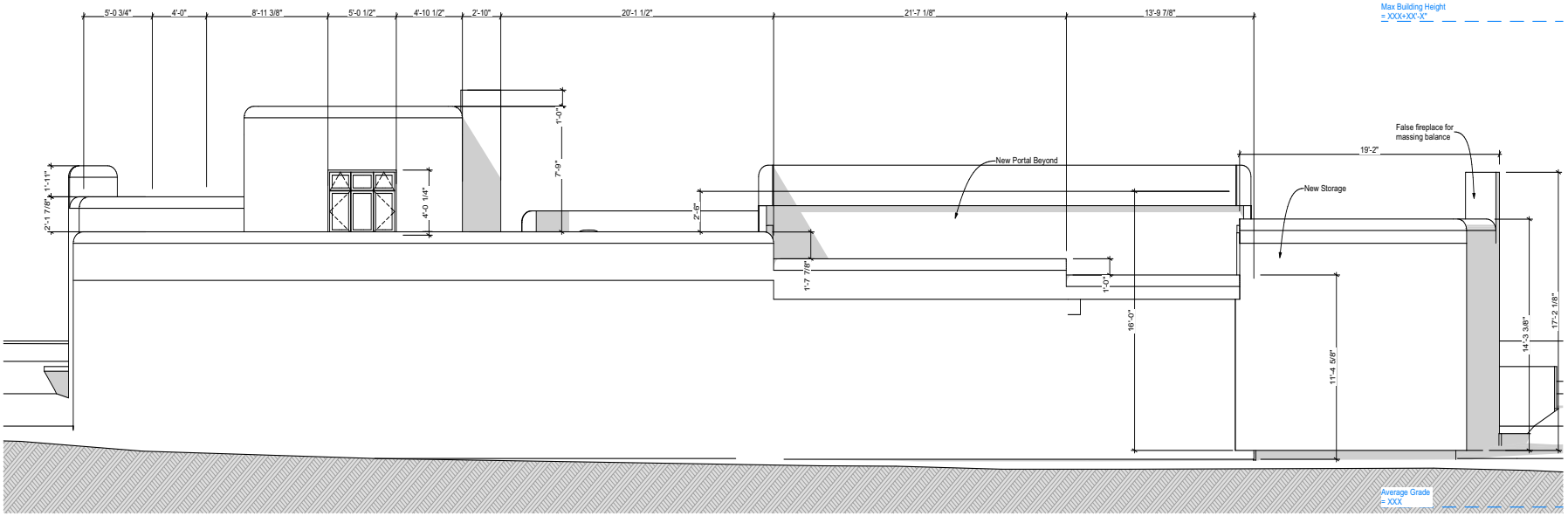
**A-5**

Printed: 11/3/22




2 A-6 North Elevation - Existing

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




1 A-6 North Elevation - Proposed

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

GAYLA BECHTOL ARCHITECT

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**Gallery Renovation**
513 Canyon Rd
Santa Fe , NM 87501

Project Number: 2022

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**Nedra Matteucci and Morning Star Gallery Renovation - Phase 2**

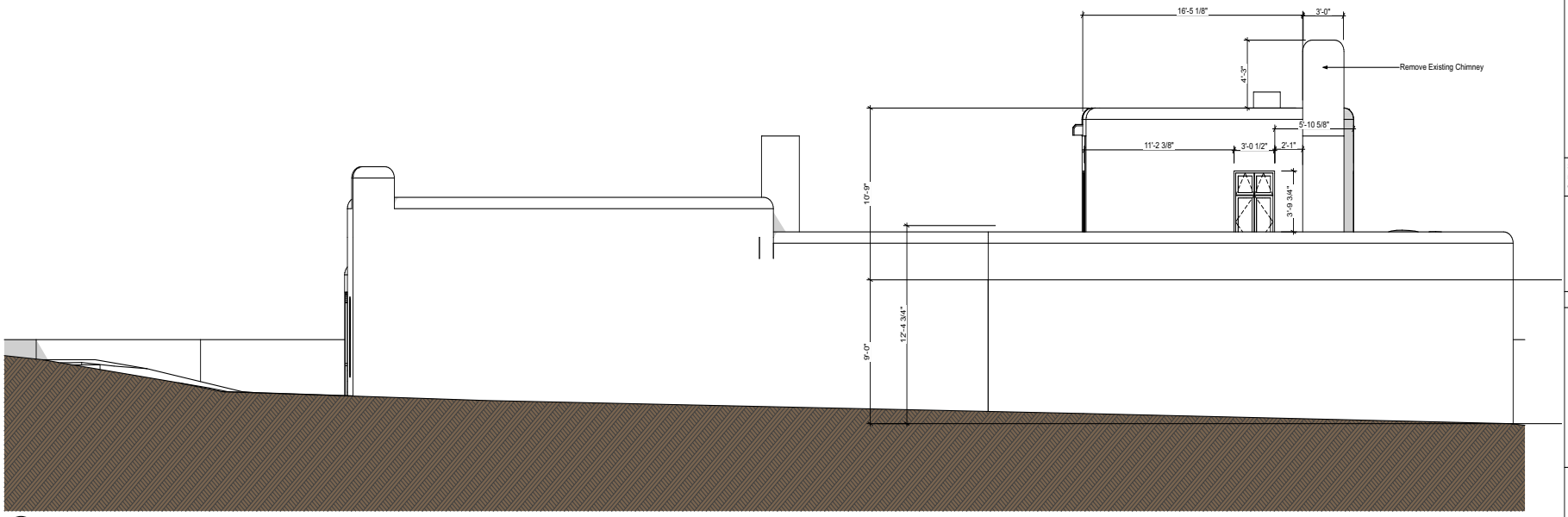
STATE OF NEW MEXICO
Gayla D. Bechtol
No. 2824
REGISTERED ARCHITECT

ISSUED:
09/25/2022 - Phase 1
10/18/2022 - Phase 2

North Elevation

**A-6**

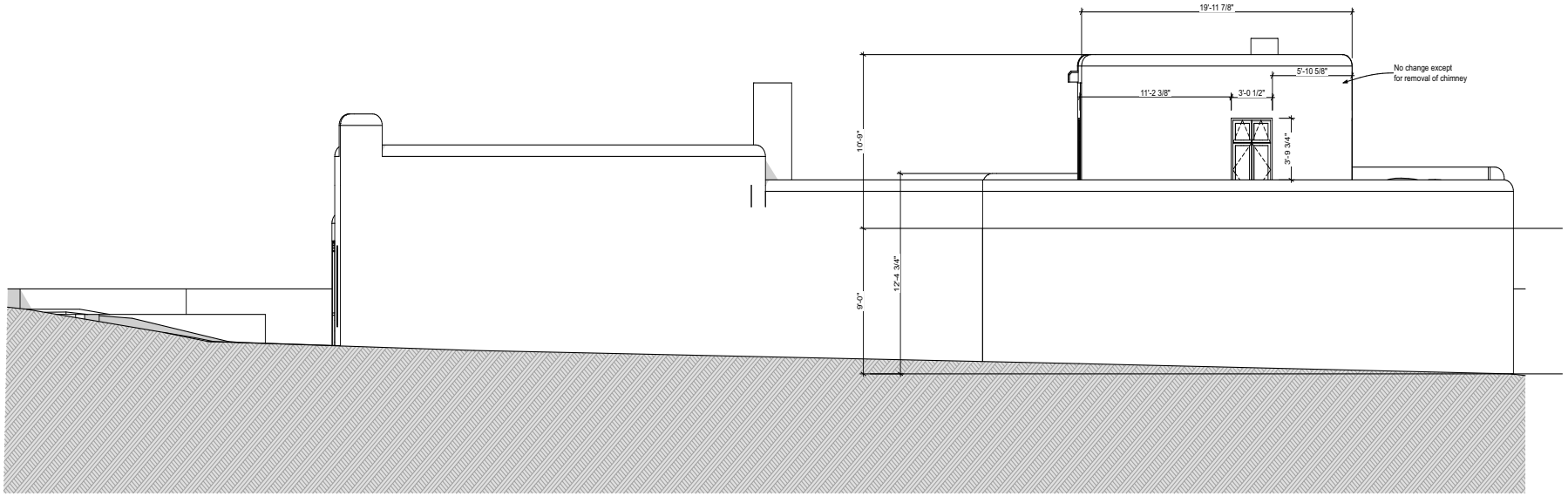
Printed: 11/3/22




1 A-7 East Elevation - Existing

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

0 2' 4' 8'




2 A-7 East Elevation - Proposed

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

0 2' 4' 8'

GAYLA BECHTOL ARCHITECT

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**Gallery Renovation**
513 Canyon Rd
Santa Fe , NM 87501

Project Number: 2022

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# Nedra Matteucci and Morning Star Gallery Renovation - Phase 2

STATE OF NEW MEXICO
Gayla D. Bechtol
No. 2824
REGISTERED ARCHITECT

ISSUED:

09/25/2022 - Phase 1

10/18/2022 - Phase 2

East Elevation

**A-7**

Printed: 11/3/22

# City of Santa Fe, New Mexico

# memo

**DATE:** November 22nd, 2022

**TO:** Historic Districts Review Board Members

**FROM:** Carly Piccarello, Historic Preservation Division Manager

---

**Case # 2022-006061-HDRB**

**Address: 638 Gomez Road**
**Historic Status: Contributing**
**Historic District: Don Gaspar Area**

**REFERENCE ATTACHMENTS (Sequentially):**

**CITY SUBMITTALS**

____ **District Standards & yard wall & fence standards.**

__x__ **Historic Inventory Form**

__x__ **Zoning Review Sheet**

____ **Other**: Facts, Findings and Conclusions of Laws from case 2021-004524-HDRB

**APPLICANT SUBMITTALS**

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

____ **Other:**

**STAFF RECOMMENDATION:**

Staff recommends approval of the proposed project and finds that the application complies with Section 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(H) Don Gaspar Area Historic District Design Standard.

**BACKGROUND & SUMMARY:**

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

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

On October 26, 2021, the HDRB, in case 2021-004296-HDRB, the Board designated the south and east facades as primary. On December 14th, 2022, in case 2021-004524-HDRB, the applicant presented at window assessment that they had completed themselves and now returns to the HDRB with a professional window assessment by Ra Patterson. During that hearing, the following was approved:

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

Now, the applicant returns to the HDRB to re-request the following exterior alterations, now with a professional window assessment:

1. Replace all windows on the east elevation (primary facade) (windows 1 and 2) with new wood casements with true divided lights. An exception is requested to Section 14-5.2(D)(1)(a) to replace historic material on a primary façade.
2. Replace all windows on the south elevation (primary facade) (windows 3, 4, and 5) with new wood casement with true divided lights. An exception is requested to Section 14-5.2(D)(1)(a) to replace historic material on a primary façade.

2a. Patch and restucco around windows as needed with El Rey color buckskin.

Based on the window assessments and in subsequent conversations with the windows assessor, staff determined that an exception is not necessary. This is based on the information that each window has had 80% of the window replaced over time, making them no longer historic.

**RELEVANT CODE CITATIONS:**

Windows & Doors:

14-5.2(D)(5) Windows, Doors, and Other Architectural Features

(a) For all facades of significant and landmark structures and for the primary facades of contributing structures:

(i) Historic windows shall be repaired or restored wherever possible. Historic windows that cannot be repaired or restored shall be duplicated in the size, style, and material of the original. Thermal double pane glass may be used. No opening shall be widened or narrowed.

(ii) No new opening shall be made where one presently does not exist unless historic documentation supports its prior existence.

(iii) No existing opening shall be closed.

(b) For all façades of significant, contributing and landmark structures, architectural features, finishes, and details other than doors and windows, shall be repaired rather than replaced. In the event replacement is necessary, the use of new material may be approved. The new material shall match the material being replaced in composition, design, color, texture, and other visual qualities. Replacement or duplication of missing features shall be substantiated by documentation, physical or pictorial evidence.

structure.

**CITY OF SANTA FE HISTORIC PRESERVATION DIVISION**
**HISTORIC DISTRICTS APPLICATION**

## 1. Applicant Information (to be completed by the Applicant)

Date: 9/13/22 Location of Project: 638 Gomez Rd.

Applicant

Name: Jason Herrera

Phone: 505 988 5269 Email: jason@archallinc.com

Property Owner

Name: Laura L. Hamilton

Phone: 505 946 7778 Email: laurahamilton638@gmail.com

Proposed Work:

New windows

## 2. Property and Project Information (to be completed by HPD Staff)

Case Planner: _____

Date Assigned: _____ PAR No.: _____

Date of Site Visit: _____ Time: _____

Historic District: _____

Historic Status: _____

Primary Elevations: _____

Previous HDRB and Admin Cases: _____

| | Yes | No |
|---|---|---|
| Archaeological compliance required? | ☐ | ☐ |

| Administrative or HDRB? | Admin | HDRB |
|---|---|---|
| | ☐ | ☐ |
| If HDRB, exceptions required? (Complete prior to application acceptance.) | Yes | No |
| | ☐ | ☐ |

Code Citation for Exception: _____

Date of Follow-Up with Applicant: _____

## 3. HDRB Application Section (to be completed by Applicant)

Please submit this application form with the additional required application materials. A list of materials and requirements for submittal can be found at https://www.santafenm.gov/historic_preservation .

Application Submittal Date: 10/7/22

Desired Hearing Date: 11/8/22

Project Type:

| Status | Primary Elevation Designation |
|---|---|
| ☐ | ☐ |
| New Construction | Remodel |
| ☐ | ☑ |
| Sq. Ft. of project: 1,383 | Sq. Ft. of project: _____ |

Construction Cost: $23,000

**AFIDAVIT AUTHORIZING AGENT/APPLICANT**

*As the Owner and holder of title of the above listed property I/we authorize the Agent/Applicant to act on my/our behalf to execute this application.*

Print Name _____

Signature _____

# Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

**To Be Completed By Applicant:**

**Date Submitted:** November 9, 2021

**Property Owner of Record:** Laura Hamilton

**Applicant/Agent Name:** Architectural Alliance Inc.

**Contact Person Phone Number:** (505) 988-5269

**Site Address:** 638 Gomez Rd.

**Proposed Construction Description:** Interior remodel, new windows and garage door

**TOTAL ROOF AREA:**

**Zoning District:** Don Gaspar

**Overlay:**
- ☐ Escarpment NA
- ☐ Flood Zone* NA
- ☐ Other: NA

**Submittals Reviewed with PZR:**

☑ Legal Lot of Record ☐ Development Plan ☑ Building Plans ☑ Existing Site Plan ☑ Proposed Site Plan ☑ Elevations

**Supplemental Zoning Submittals Required for Building Permit:**

☐ Zero Lot Line Affidavit NA

**Access and Visibility:** ☐ Arterial or Collector** NA
☐ Visibility Triangle Required NA

**Use of Structure:** ☑ Residential
☐ Commercial Type of Use: _____

**Terrain:** ☐ 30% slopes _____

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

**Lot Coverage :** 33.8 %
☐ Open Space Required: _____

**Setbacks:**
Proposed Front: 7/20 Minimum: 7/20
2nd Front? _____
Proposed Rear: 15 Minimum: 15
Proposed Sides: L 5 R 5 Minimum: 5

**Height:** Proposed No change
Maximum Height: _____ or
☑ Regulated by Historic Districts Ordinance
☐ Regulated by Escarpment District

**Parking Spaces:**
Proposed 0 Accessible 0
Minimum: 2

**Bicycle Parking**:**
Proposed: NA Minimum: NA
** Commercial Requirement

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

Jason Herrera [☐OWNER ☑APPLICANT ☑AGENT]
PRINT NAME

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

SIGNATURE 11/09/21 DATE

**To Be Completed By City Staff:**

**Additional Agency Review if Applicable:**
- ☐ Escarpment Approval by _____ Date: __/__/__
- ☐ Flood Plain Approval by _____ Date: __/__/__
- ☐ Traffic Engineering Approval by _____ Date: __/__/__

Notes: _____

**Zoning Approval:**

☒ **Preliminary Approval** ☐ **with conditions** ☐ **Rejected**

Comments/Conditions: None

**REVIEWER:** Lee Logston **DATE** 11/16/21

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

Revised 20 November 2020

October 18, 2022

**VIA HAND DELIVERY**

City of Santa Fe
Historic District Review Board
200 Lincoln
Santa Fe, NM 87501
Attn: Carly Piccarello

RE: 638 Gomez Rd – Replace windows on designated primary facades

Reference # 2021-004296—HDRB

The purpose of this application is to address the following items

1. Request approval for the proposed replacement of the five existing windows as shown on attached drawings.

Dear Carly Piccarello:

Attached are drawings and plans for window replacements to an existing contributing single-family residence located at 638 Gomez Rd. in the Don Gaspar Area. We are providing photos, drawings and a professional historic window assessment completed by RPA & Associates. The original windows are unclad, painted wood, true divided lite, single pane double hung units. The residence was built in the 1940's. We have evidence that the windows are not made of historical materials and were replaced in the 70's or the 80's. The sides of windows B, C, D and E have a wood trim piece added to the exterior of the wood jamb, which are not original and not historic. Window A is damaged beyond repair per attached report. All windows have a 1980's aluminum storm window, which is non-historic. In conclusion of the assessment, RPA & Associates' professional opinion is that the windows should be replaced with like and kind. We propose to replace windows A, B, C, D and E on designated primary facades set forth by the historic district. (Please refer to attached window package with labeled plan and elevations).

Windows:

- Replace all windows on the east elevation (primary façade) with new style wood/clad divided lite casement with TDL's except window A which will be wood/wood.
- Replace all windows on the south elevation (primary façade) with new style wood/clad divided lite casement with TDL's.
- Patch and restucco around windows as needed with El Rey color buckskin.

**Total Main House Area: 1,383 sq. ft.**

612 Old Santa Fe Trail Santa Fe, New Mexico 87505 505.988.5269 Fax 505.986.1270
website: www.archallinc.com

**Existing Portal Area: 375 sq ft.**
**Total Combined Roof Area: 1,758 sq.ft.**

**Exception Requested – Proposed Replacement of 1 Existing Historic Window**

Seeing as the window consultant determined windows (B, C, D and E) are non-historic, this exception only applies to window (A) as it appears to be the only historic window.

The existing window (A) is approximately 5'-1" x 4'-0".

The following exception will address the criteria set forth in Historic Districts 14.5.2 (C)(5)(b) and Historic Landmarks, Design Standards.

(i) **Do not damage the character of the district**

The finished appearance of the window will be virtually identical regardless if the window is replaced or restored. The proposed replacement window will be modeled on the existing frame and the existing profile. In fact, the replacement window will match the look of the original window when the building was first constructed, which it does not now because of a non-historic storm window being attached to the existing historic window on the exterior and the added jamb that reduced the width of the window, the addition of aluminum non-historic sashes and the bottom sash being completely destroyed by an animal.

The window has been replaced or damaged through the decades and is not currently in its original condition when the residence was constructed in the 1940's. The window sashes have been replaced with aluminum sashes which are not historic. Some divided light bars are larger than windows of that era and tube balances are from the 70's or 80's. Some sashes have been destroyed from apparently a squirrel being locked in the house. The window is covered by an aluminum storm window which is not historic. The frame shows new wood from the 1980's. Please refer to photos for description of window. We propose to replace the non-historic storm window, and the damaged historic window that includes non-historic material with like and kind which will restore the historic integrity of the residence to its original character, therefore strengthening the unique heterogeneous character of the neighborhood.

(ii) **Are required to prevent a hardship to the applicant or an injury to the public welfare**

Full replacement is the most practical option going forward. The need to replace the existing window with a more energy efficient window is the most responsible, sustainable and energy efficient option. Our goal as architects is create a more sustainable future for future generations and by replacing inefficient windows, while maintaining 100% of the historic integrity by look and feel of the replacement windows is a great step for Santa Fe to becoming a more sustainable city. By replacing the existing window, we will reduce the energy consumption needed to heat and cool the residence. Therefor reducing the need to heat and cool using environmentally damaging fossil fuels. Also, it will reduce the hardship on the applicant on utility costs.

We propose replacing the existing window with fully an insulated and weather-stripped historically accurate wood replica manufactured by a reputable company. The new window would be thermally efficient, easy to operate, minimize long term repairs and match all existing profiles of the original

windows. The existing window frame and trim will be restored to the greatest extent possible. The reduction of energy use and reducing the residences carbon footprint is of upmost importance in the cities goal of becoming more sustainable.

(iii) **Strengthen the unique heterogenous character of the city by providing a full range of design options to ensure that residence can continue to reside within the historic districts.**

This proposed project celebrates the heterogenous character of the city and ensures that residents can continue to reside in the historic district by continuing to present the residence to the community with the historic look and feel of the original residence built in 1940.

Therefore, the applicant requests that the board approves full replacement of all five windows.

Thank you for your time and review. Please contact us if you have any questions.

Sincerely,

Eric Enfield, AIA
ARCHITECTURAL ALLIANCE, INC.
Cc: Laura Hamilton
File

Attachments: Window package referencing windows proposed to be replaced

Buckskin color for stucco

Window color white

612 Old Santa Fe Trail  Santa Fe, New Mexico 87505  505.988.5269  Fax 505.986.1270
website:  www.archallinc.com

September 21, 2022

**VIA HAND DELIVERY**

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Historic District Review Board
200 Lincoln
Santa Fe, NM 87501
Attn: Carly Piccarello

RE: 638 Gomez Rd – Replace windows on designated primary facades

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Dear Carly Piccarello:

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Cc: Laura Hamilton
File

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Buckskin color for stucco

Window color white

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website:  www.archallinc.com

**RPA & Associates**
***PRESERVING OUR HISTORY***

1304 Central Avenue SW Albuquerque, NM 87102
P.O. BOX 10328 Albuquerque, NM 87184
505-379-7900
rpahistoric@gmail.com

**HISTORIC ASSESSMENT**
**NO. LH4522 - HA**

TO LAURA HAMILTON
638 GOMEZ
SANTA FE, NM 87501

| JOB | DATE |
|---|---|
| **638 GOMEZ** | 04/05/2022 |

| LOCATION | DESCRIPTION |
|---|---|
| **EAST A - 1** | 28 X 45 -2 PAIR OF DOUBLE HUNG 6/6 - ALL WOOD (PINE) |
| | #1 ON FLOOR PLAN |
| **EAST B - 1** | 36 X 57 - 1 DOUBLE HUNG 8/12 - ALL WOOD (PINE) |
| | #2 ON FLOOR PLAN |
| **SOUTH C -1** | 28 X 45 - 1 DOUBLE HUNG 6/6 -ALL WOOD (PINE) |
| | #3 ON FLOOR PLAN |
| **SOUTH D - 1** | 28 X 45 - 1 DOUBLE HUNG 6/6 - ALL WOOD (PINE) |
| | #4 ON FLOOR PLAN |
| **SOUTH E - 1** | 29 X 38 - 2 PAIR OF DOUBLE HUNG 8/8 ALL WOOD (PINE) |
| | #5 ON FLOOR PLAN |
| **EAST A WINDOW** | BOTTOM SASHES COMPLETELY DESTROYED BY ANIMAL LOCKED IN THE HOUSE (SQUIRREL)<br>STORM WINDOWS - ALL ALUMINUM, NON-HISTORIC<br>SASHES WILL HAVE TO BE REPLACED<br>FRAMES SHOW NEW WOOD 1980'S -/+<br>TUBE BALANCES FROM THE 70'S OR 80'S |
| | |
| **EAST B WINDOW** | ORIGINAL STYLE DIVIDED LIGHT BARS ARE LARGER THAN WINDOWS OF THAT ERA<br>SASHES APPEAR TO BE REPLACED IN THE 70'S OR 80'S<br>TUBE BALANCES FROM THE 70'S OR 80'S |
| | |
| **SOUTH C & D WINDOWS** | WINDOW SASHES HAVE THE DIVIDED LIGHT PATTERNS APPEAR TO BE A BARN SASH<br>REPLACEMENT FROM THE 1970'S OR 1980'S<br>TUBE BALANCES FROM THE 70'S OR 80'S |

| JOB | DATE |
|---|---|
| 638 GOMEZ | 04/05/2022 |

| LOCATION | DESCRIPTION |
|---|---|
| SOUTH E WINDOWS | SASHES HAVE A SMALL DIVIDED LIGHT PATTERN 8/8 COMPARED TO THE OTHER SIZES OF WINDOWS WITH THE 6/6 SASHES<br>NEWER SASHES, JAMBS, & STOPS - 1970'S TO 1980'S WINDOW TUBE BALANCES FROM THE 80'S |
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All the windows have a wood trim piece added to the exterior of the wood jamb, which are not original and non-historic. All windows have a 1980's all-aluminum storm window, which is non-historic. The exterior wood trim shows that the windows appear to be shrunk in size and replaced in the 1980's. In closing, my professional opinion is that windows should be replaced with like and kind. Also, replacing of wood screens and wood storms of that era if needed.

If you have any questions, please contact me at 505-379-7900.

Assessment prepared by: Ra N. Patterson

| LABEL | WINDOW & DOOR DESCRIPTION | CONDITION & INTERGRITY CODE | HISTORIC/NON-HISTORIC – AGE |
|---|---|---|---|
| EAST A | 28 x 45 – 2 PAIR OF DH 6/6 | U | **HISTORIC** – SASHES DESTROYED<br>**NON-HISTORIC** – FRAME 1980's |
| | | | |
| EAST B | 36 x 57 – 1 DH 8/12 | F | **NON-HISTORIC** – SASHES ARE WIDER THAN DIVIDED LIGHT - LATE 70's/EARLY 80's<br>LITE BAR – LATE 70's/EARLY 80's<br>TUBE BALANCES - LATE 70's/EARLY 80's |
| | | | |
| | | | |
| | | | |
| SOUTH C | 28 x 45 – 1 DH 6/6 | S | **NON-HISTORIC** – SASH DETAILS THAT OF BARN SASHES – LATE 70's/EARLY 80's |
| | | | |
| SOUTH D | 28 x 45 – 1 DH 6/6 | S | **NON-HISTORIC** – SASH DETAILS THAT OF BARN SASHES – LATE 70's/EARLY 80's |
| | | | |
| SOUTH E | 29 x 38 – 2 PAIR DH 8/8 | S | **NON-HISTORIC** – LIGHT PATTERN 4W2H PER SASH OF THE ERA OF LATE 70's/EARLY 80's<br>NEWER JAMBS AND STOPS 1980's<br>TUBE BALANCES OF THE LATE 70's/EARLY 80's<br>(not the original window of the house) |
| | | | |
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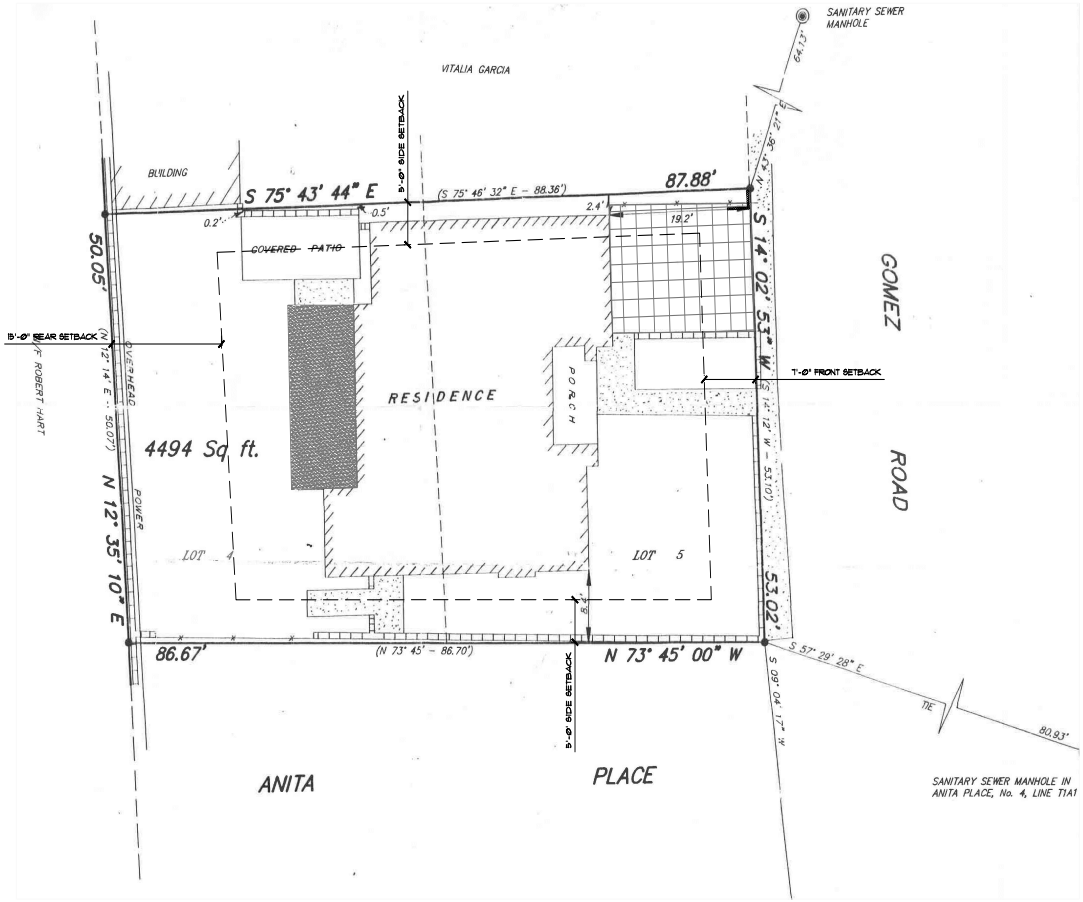
NOTES:

## RPA & ASSOCIATES| WINDOW & DOOR CONDITION AND INTERGRITY CODES

| CODE | CONDITION AND INTEGRITY CODES |
|---|---|
| **P = PREMIUM** | EXTERIOR FINISHES AND SASH, FRAME, AND CASING MEMBER IN PREMIUM OR VERY GOOD CONDITION. |
| | PUTTY GLAZE INTACT. |
| | ONLY COSMECTIC TOUCH-UP, IF NEEDED. |
| | |
| **S = SATISFACTORY** | EXTERIOR FINISHES FADING AND WORN IN PLACES BUT STILL ADHERED TO THE WINDOW MEMBERS. |
| | PUTTY GLAZING CRACKING BUT INTACT AND ALL SASHES, FRAMES, AND CASING MEMBER WITH LESS THAN 30% – |
| | 40% DETERIORATION. |
| | |
| **F = FAIR** | EXTERIOR FINISHES HAVE CRACKED & PEELED. MISSING TO BARE SURFACE. |
| | PUTTY GLAZING CRACKING AND MISSING IN 30% – 40% OF THE SASHES. ALL SASHES, FRAMES, AND CASINGS HAVE |
| | SOME MEMBERS 30% – 40% COMPLETELY DETERIORATED. |
| | |
| **U = UNSATISFACTORY** | EXTERIOR FINISHES HAVE COMPLETELY DETERIORATED. |
| | PUTTY GLAZING MOSTLY MISSING. ALL SASHES, FRAMES, AND CASING MEMBERS HAVE MORE THAN 30% - 40% |
| | DETERIORATION, BEYOND REPAIR. |
| | |
| | |
| | |

NOTES:




## EXISTING SITE PLAN

SCALE: 1/8" = 1'-0"

NORTH

ARCHITECTURAL ALLIANCE INC
612 OLD SANTA FE TRAIL
SANTA FE NEW MEXICO 87505
Telephone 505-988-5269
FAX 505-986-1270
WEBSITE www.archallinc.com

DO NOT SCALE DRAWINGS
CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS- NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO BEGINNING CONSTRUCTION

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| NO. | REVISION/SUBMISSIONS | DATE |
|---|---|---|
| | | |

STAMP

PROJECT TITLE

GOMEZ ROAD REMODEL

638 GOMEZ ROAD
SANTA FE, NM 87505

PROJECT NO. 21-08

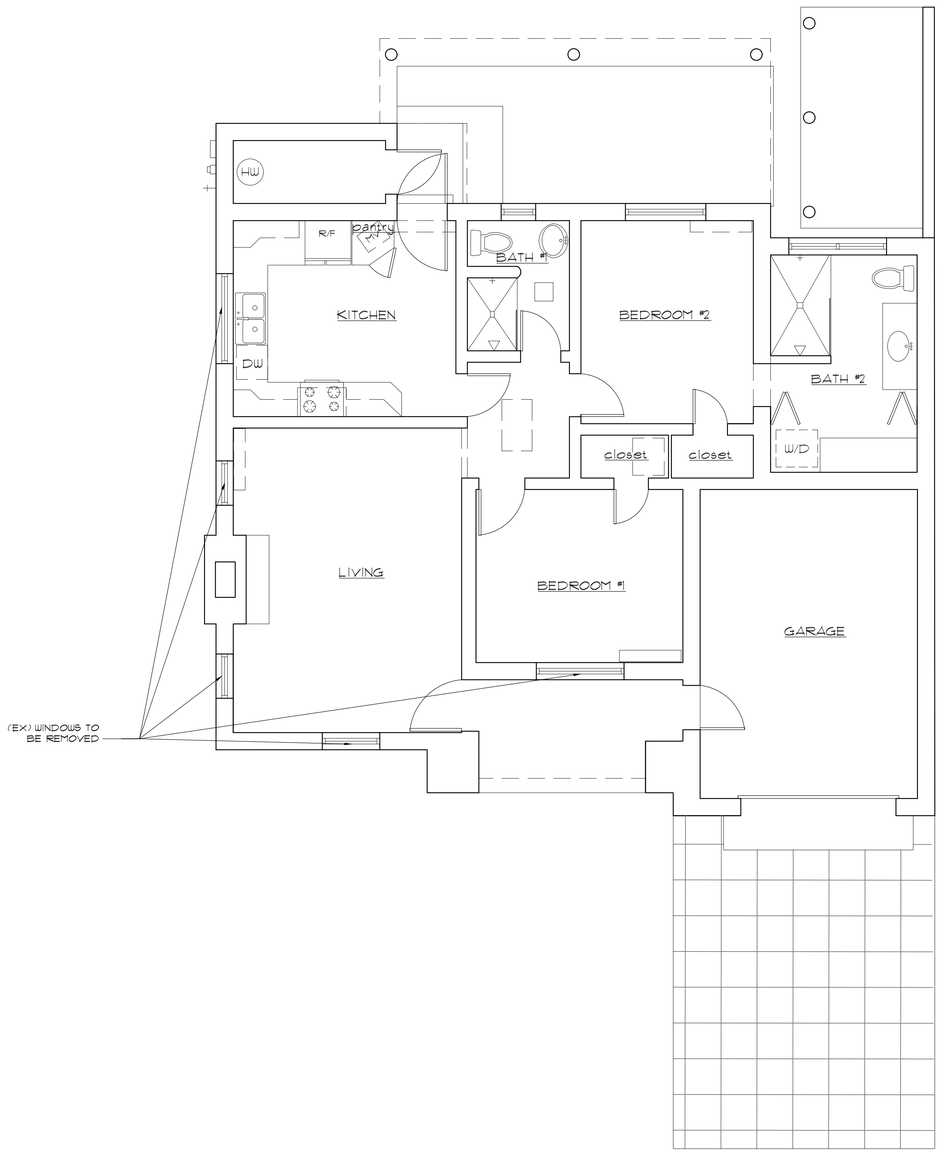
| | | | |
|---|---|---|---|
| CHECKED BY | EE | DATE | 06/30/21 |
| DRAWN BY | JH | DATE | 06/30/21 |

SHEET TITLE

EXISTING SITE PLAN

SHEET NO.

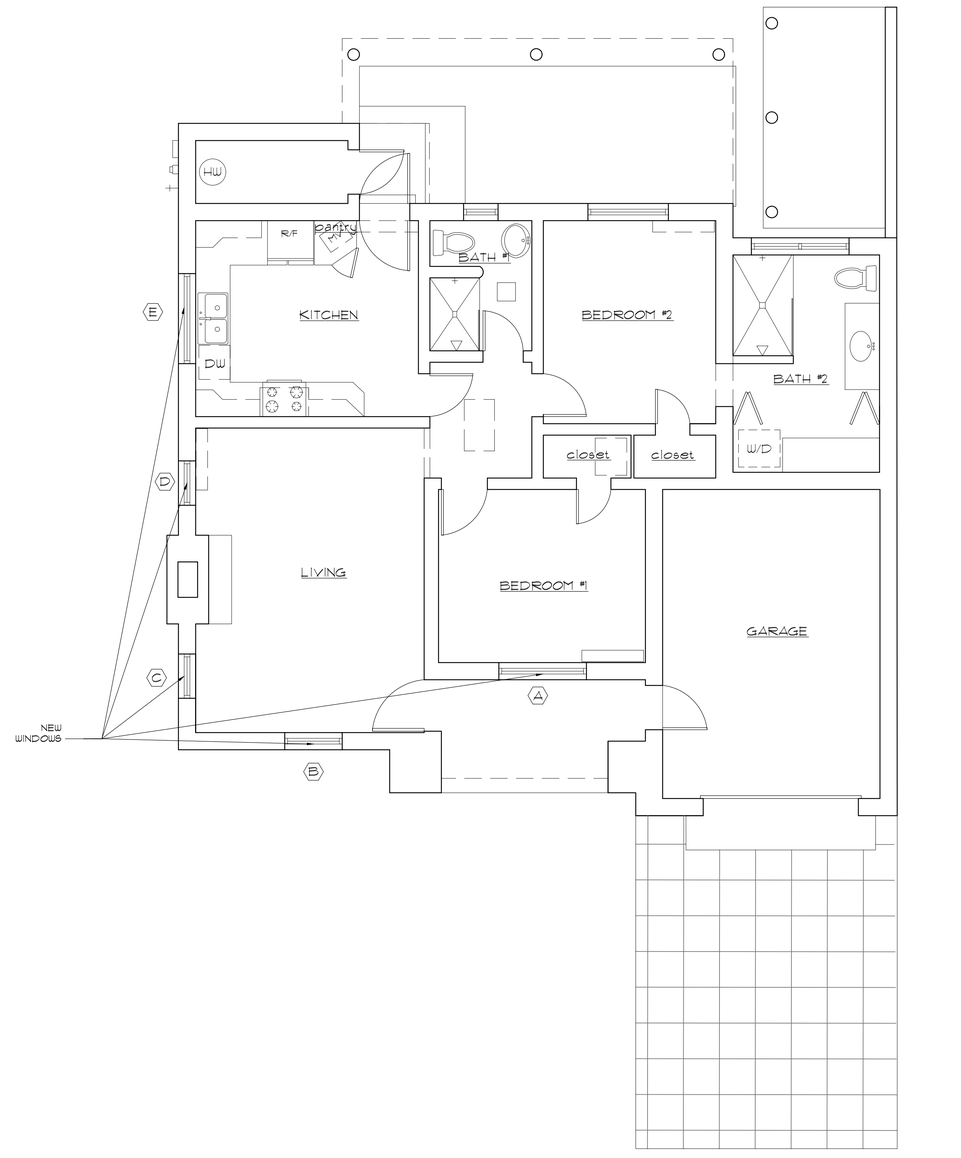
C-1




EXISTING FLOOR PLAN W/ WINDOW TAGS

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

NORTH




EXISTING FLOOR PLAN W/ WINDOW TAGS

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

NORTH

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| NO. | REVISION/SUBMISSIONS | DATE |
|---|---|---|
| | | |
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| | | |
| | | |

STAMP

PROJECT TITLE

# GOMEZ ROAD REMODEL

638 GOMEZ ROAD
SANTA FE, NM 87505

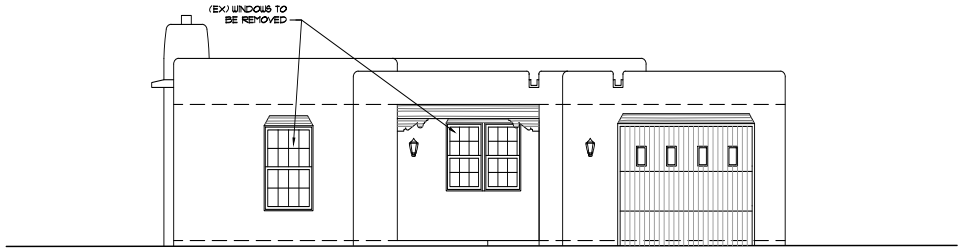
| | | | |
|---|---|---|---|
| PROJECT NO. | 21-08 | | |
| CHECKED BY | EE | DATE | 07/26/21 |
| DRAWN BY | JH | DATE | 07/26/21 |

SHEET TITLE

EXISTING AND PROPOSED FLOOR PLANS W/ WINDOW TAGS

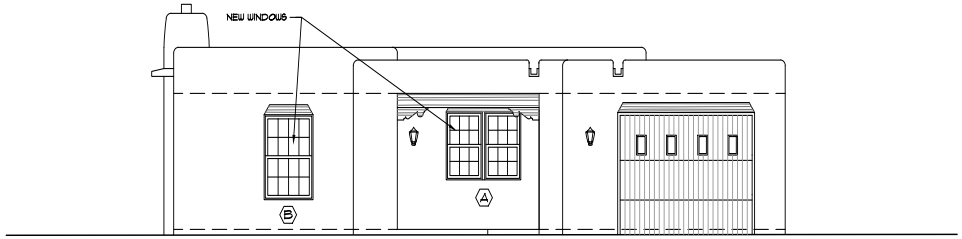
SHEET NO.

A-1



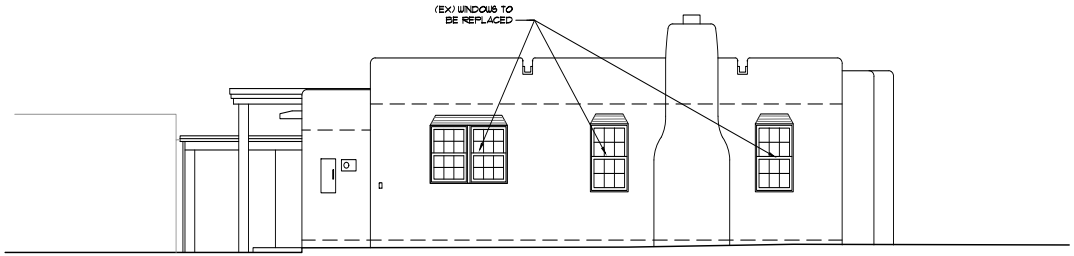

EXISTING EAST ELEVATION

SCALE: 1/4" = 1'-Ø"



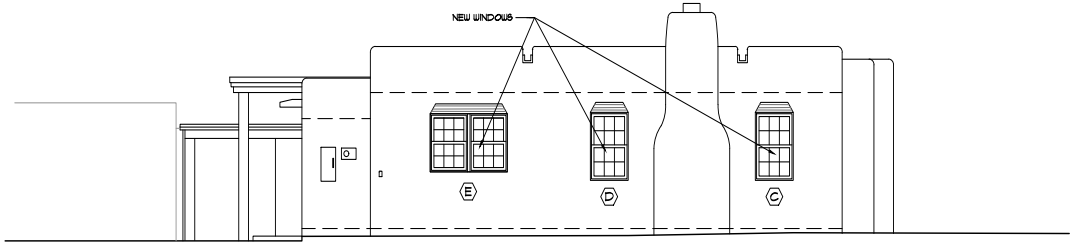

PROPOSED EAST ELEVATION

SCALE: 1/4" = 1'-Ø"




EXISTING SOUTH ELEVATION

SCALE: 1/4" = 1'-Ø"




PROPOSED SOUTH ELEVATION

SCALE: 1/4" = 1'-Ø"

ARCHITECTURAL ALLIANCE INC

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| NO. | REVISION/SUBMISSIONS | DATE |
|---|---|---|
| | | |

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|---|---|---|---|
| CHECKED BY | EE | DATE | 07/26/21 |
| DRAWN BY | JH | DATE | 07/26/21 |

SHEET TITLE

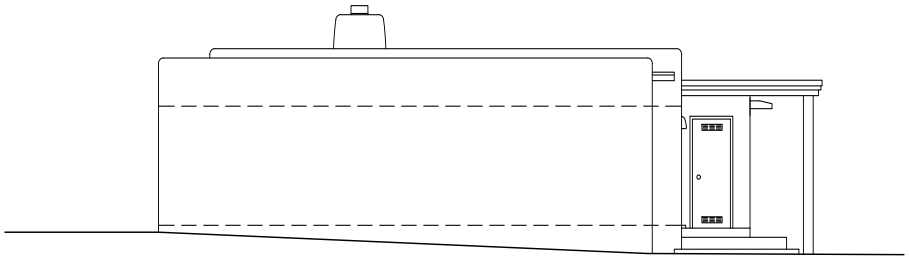
EXISTING AND PROPOSED ELEVATIONS

SHEET NO.

A-2

EXISTING WEST ELEVATION - NO CHANGE

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



EXISTING NORTH ELEVATION - NO CHANGE

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


ARCHITECTURAL ALLIANCE INC

612 OLD SANTA FE TRAIL
SANTA FE NEW MEXICO 87505
Telephone 505-988-5269
FAX 505-986-1270

WEBSITE www.archallinc.com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| NO. | REVISION/SUBMISSIONS | DATE |
|---|---|---|
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STAMP

PROJECT TITLE

GOMEZ ROAD REMODEL

638 GOMEZ ROAD
SANTA FE, NM 87505

PROJECT NO. 21-08

| | | | |
|---|---|---|---|
| CHECKED BY | EE | DATE | 07/26/21 |
| DRAWN BY | JH | DATE | 07/26/21 |

SHEET TITLE

EXISTING AND PROPOSED ELEVATIONS

SHEET NO.

A-3

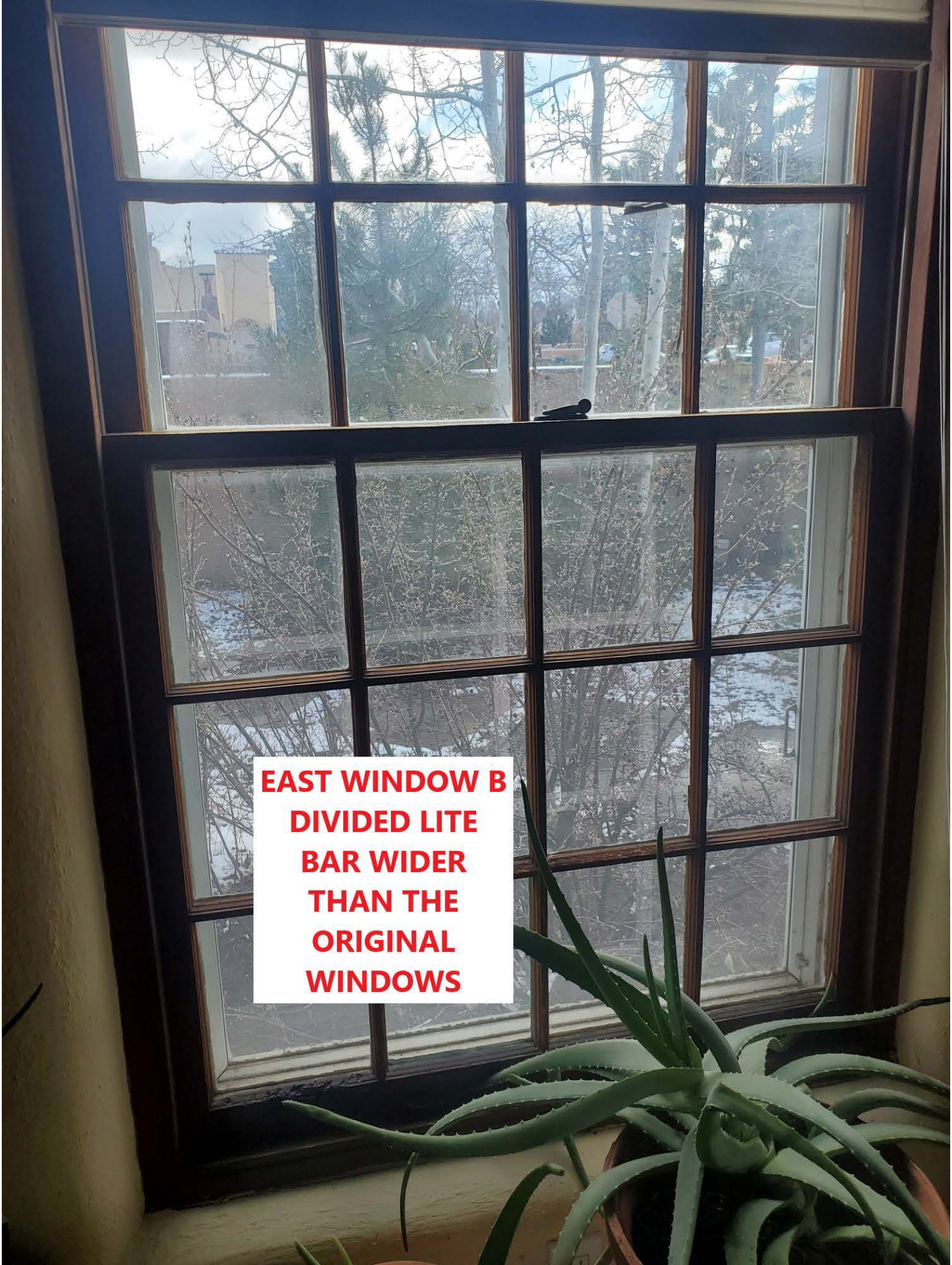
SOUTH WINDOW
C

EAST WINDOW B

SOUTH E
WINDOW MORE
PANES THAN THE
LARGER
WINDOWS
NEWER SASHES

SOUTH E
ELEVATION

EAST WINDOW A
RUINED DIVIDED
LITE BRS FROM A
ANIMAL


EAST WINDOW B
DIVIDED LITE
BAR WIDER
THAN THE
ORIGINAL
WINDOWS

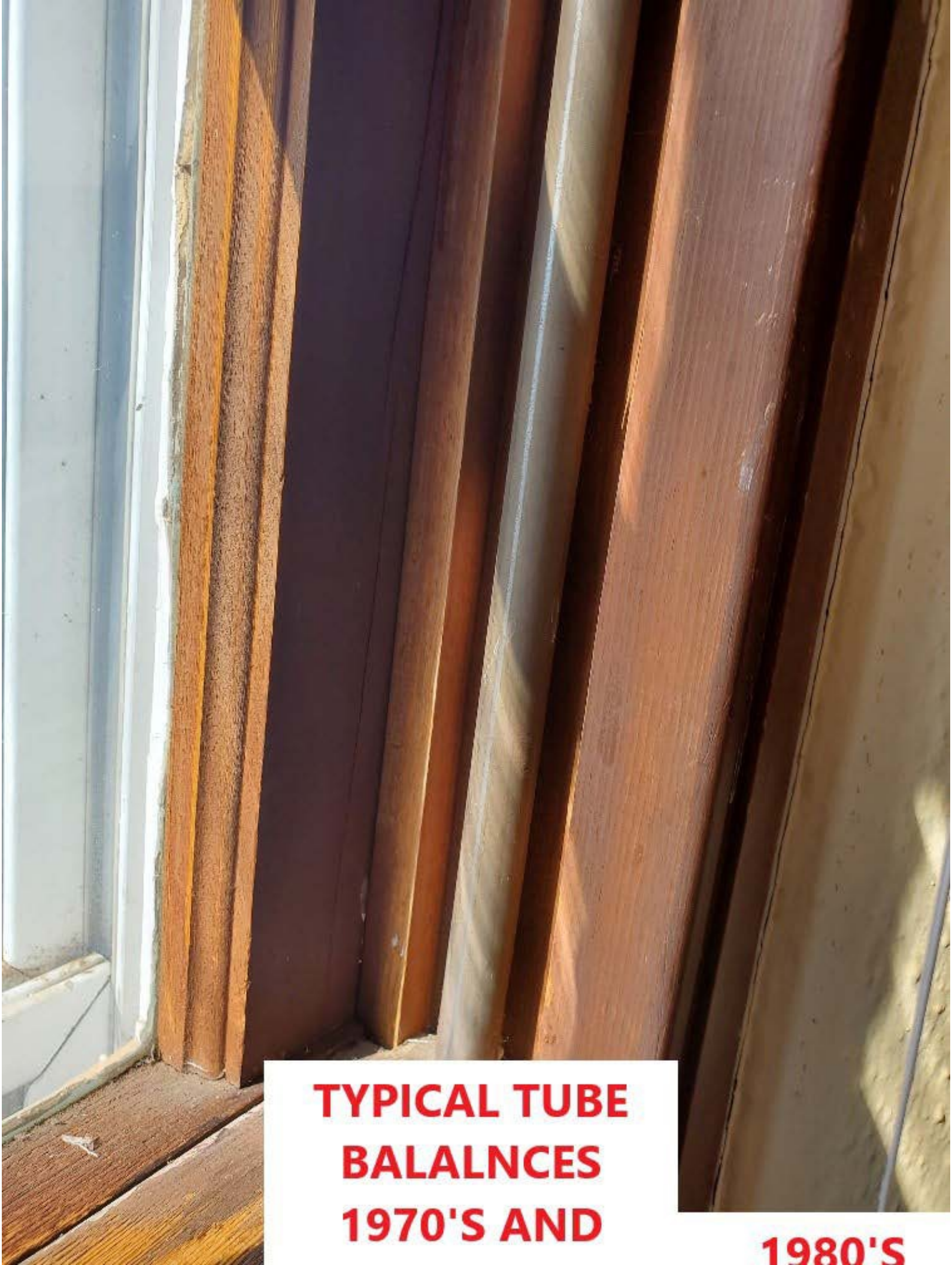
SOUTH D
ELEVATION

EAST WINDOW A
WINDOW JAMB
NEWER AND
REPLACED

EAST WINDOW A
WINDOW JAMB
NEWER AND
REPLACED

EAST WINDOW A
SASH RUINED BY
ANIMAL

SOUTH WINDOW
EXTERIOR TRIM
NON HISTORIC


TYPICAL TUBE
BALALNCES
1970'S AND
1980'S

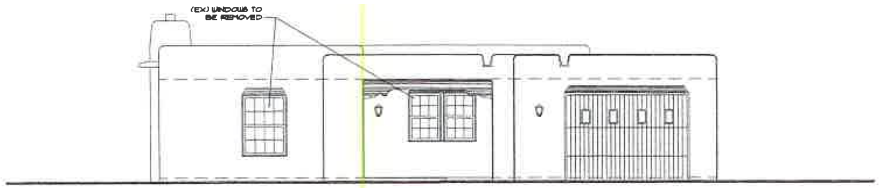
TYPICAL BARN
SASH DETAIL ON
DIVIDED LITE
BARS

SOUTH WINDOW
C-D DIVIDED LITE
BAR SMALLER
THAN B. THESE
ARE BARN
SASHES

SOUTH
WINDOWS C-D
HEAD FILLER PC
NON HISTORIC

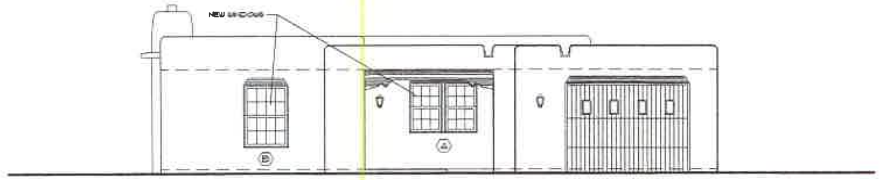
EAST WINDW A
NON HISTORIC
WOOD TRIM

EAST A
EAST WINDOW A



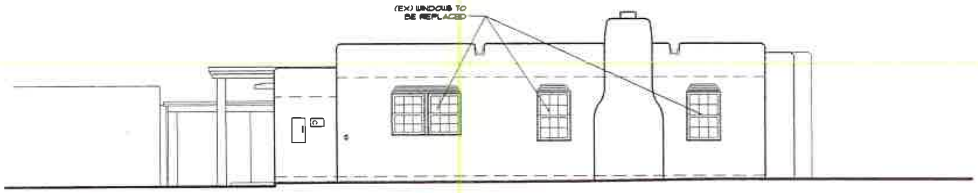

EXISTING EAST ELEVATION

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



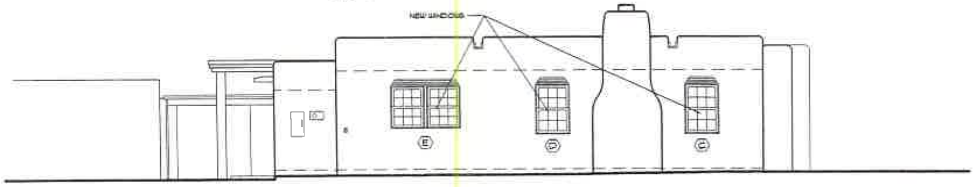

PROPOSED EAST ELEVATION

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




EXISTING SOUTH ELEVATION

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




PROPOSED SOUTH ELEVATION

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

ARCHITECTURAL ALLIANCE
INC
417 OLD SANTA FE TRAIL
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WEBSITE www.architecture.com

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| NO | REVISIONS/SUBMISSIONS | DATE |
|---|---|---|

STAMP

PROJECT TITLE

GOMEZ ROAD REMODEL

638 GOMEZ ROAD
SANTA FE, NM 87505

| | | |
|---|---|---|
| PROJECT NO | 21-08 | |
| CHECKED BY | EE | DATE 07/26/21 |
| DRAWN BY | JH | DATE 07/26/21 |

SHEET TITLE

EXISTING AND PROPOSED ELEVATIONS

SHEET NO

A-2

*Ra Patterson*

**QUOTE BY** : Ra Patterson
**QUOTE #** : JW221000W2A - Version 0

**SOLD TO** : BUILDING TRADE SPECIALTIES, INC.
711 RIVER RD
BELEN NM 87002

**SHIP TO** :

**Phone** : 5053797900

**PO#** :

**PROJECT NAME** : Laura Hamilton

**Ship Via** : Ground

**REFERENCE** : 638 Gomez

**U-Factor Weighted Average:** 0.28

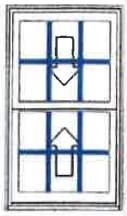
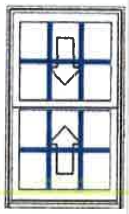
**SHGC Weighted Average:** 0.18

| LINE | LOCATION SIZE INFO | BOOK CODE DESCRIPTION | NET UNIT PRICE | QTY | EXTENDED PRICE |
|---|---|---|---|---|---|
| Line 1 | A | Frame Size : 56 X 45 | | | |
| Rough Opening : 56 3/4 X 45 3/4 | | (Outside Casing Size: 58 5/8 X 47 3/16),<br>Siteline Wood Double Hung, Auralast Pine, 2 Wide<br>Primed Exterior,<br>Natural Interior,<br>2" Flat Casing, Standard Sill Nosing, DripCap, Brilliant White Drip Cap,<br>4 9/16 Jamb,<br>White Jambliner, Concealed Jambliner<br>White Hardware,<br>US National-WDMA/ASTM, DP 35,<br>Insulated SunResist with HeatSave Annealed Glass, Protective Film, Black Spacer, High Altitude, Traditional Glz Bd,<br>Primed Wood SDL, 7/8" Putty SDL w/Perm Wood Putty Int BAR, Light Bronze Shadow Bar, Colonial All Lite(s) 3 Wide 2 High Top, 3 Wide 2 High Btm<br>BetterVue Mesh Brilliant White Screen,<br>This mull configuration complies with AAMA 450 standards and is professional engineer-approved.<br>PEV 2022.4.0.4010/PDV 6.772 (10/06/22)NW | | 1 | |
| Viewed from Exterior. Scale: 1/2" =1' | | | | | |
| Line 1-1(A1) | | Frame Size : 28 X 45<br>Siteline Wood Double Hung, Auralast Pine,<br>Primed Exterior,<br>Natural Interior,<br>No Exterior Trim,<br>4 9/16 Jamb,<br>Standard Double Hung, White Jambliner, Concealed Jambliner<br>White Hardware,<br>US National-WDMA/ASTM, PG 35,<br>Insulated SunResist with HeatSave Annealed Glass, Protective Film, Black Spacer, High Altitude, Traditional Glz Bd,<br>Primed Wood SDL, 7/8" Putty SDL w/Perm Wood Putty Int BAR, Light Bronze Shadow Bar, Colonial All Lite(s) 3 Wide 2 High Top, 3 Wide 2 High Btm,<br>BetterVue Mesh Brilliant White Screen,<br>*Custom-Width*, *Custom-Height*, IGThick=0.698(3/32 / 3/32), Clear<br>Opening:24.2w, 18.9h, 3. sf<br>U-Factor: 0.27, SHGC: 0.18, VLT: 0.41, Energy Rating: 16.00, CR: 45.00,<br>CPD: JEL-N-885-01830-00001 | | | |

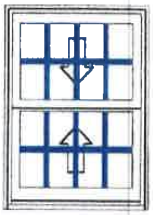


Quote Date: 10/26/2022 Drawings are for visual reference only and may not be to exact scale. All orders are subject to review by JELD-WEN Last Modified: 10/26/2022

| LINE | LOCATION<br>SIZE INFO | BOOK CODE<br>DESCRIPTION | NET UNIT PRICE | QTY | EXTENDED PRICE |
|---|---|---|---|---|---|
| | | PEV 2022.4.0.4010/PDV 6.772 (10/06/22)NW | | | |
| Line 1-2(A2) | | Frame Size : 28 X 45<br>Siteline Wood Double Hung, Auralast Pine,<br>Primed Exterior,<br>Natural Interior,<br>No Exterior Trim,<br>4 9/16 Jamb,<br>Standard Double Hung, White Jambliner, Concealed Jambliner<br>White Hardware,<br>US National-WDMA/ASTM, PG 35,<br>Insulated SunResist with HeatSave Annealed Glass, Protective Film, Black Spacer, High Altitude, Traditional Glz Bd,<br>Primed Wood SDL, 7/8" Putty SDL w/Perm Wood Putty Int BAR, Light Bronze Shadow Bar, Colonial All Lite(s) 3 Wide 2 High Top, 3 Wide 2 High Btm,<br>BetterVue Mesh Brilliant White Screen,<br>*Custom-Width*, *Custom-Height*, IGThick=0.698(3/32 / 3/32), Clear Opening:24.2w, 18.9h, 3.1 sf<br>U-Factor: 0.27, SHGC: 0.18, VLT: 0.41, Energy Rating: 16.00, CR: 45.00,<br>CPD: JEL-N-885-01830-00001<br>PEV 2022.4.0.4010/PDV 6.772 (10/06/22)NW | | | |
| Line 2<br>Rough Opening : 36 3/4 X 57 3/4<br> <br>Viewed from Exterior. Scale: 1/2" =1' | B | Frame Size : 36 X 57<br>Siteline Clad Double Hung, Auralast Pine, Cottage, Btm Vent= 37 1/32 , Top Vent= 18 19/32<br>Brilliant White Exterior,<br>Natural Interior,<br>Nail Fin (Standard), Color Match Metal DripCap,<br>4 9/16 Jamb,<br>Standard Double Hung, White Jambliner, Concealed Jambliner<br>White Hardware,<br>US National-WDMA/ASTM, PG 35,<br>Insulated SunResist with HeatSave Annealed Glass, Protective Film, Black Spacer, High Altitude, Traditional Glz Bd,<br>Brilliant White SDL, 7/8" Putty SDL w/Perm Wood Putty Int BAR, Light Bronze Shadow Bar, Colonial All Lite(s) 4 Wide 2 High Top, 4 Wide 3 High Btm,<br>BetterVue Mesh Brilliant White Screen,<br>IGThick=0.698(3/32 / 3/32),<br>U-Factor: 0.28, SHGC: 0.18, VLT: 0.41, Energy Rating: 14.00, CR: 45.00,<br>CPD: JEL-N-880-03882-00001<br>PEV 2022.4.0.4010/PDV 6.772 (10/06/22)NW | | 1 | |

| LINE | LOCATION<br>SIZE INFO | BOOK CODE<br>DESCRIPTION | NET UNIT PRICE | QTY | EXTENDED PRICE |
|---|---|---|---|---|---|
| Line 3<br>Rough Opening : 28 3/4 X 45 3/4<br>  <br>Viewed from Exterior. Scale: 1/2" =1' | C | Frame Size : 28 X 45<br>Siteline Clad Double Hung, Auralast Pine,<br>Brilliant White Exterior,<br>Natural Interior,<br>Nail Fin (Standard), Color Match Metal DripCap,<br>4 9/16 Jamb,<br>Standard Double Hung, White Jambliner, Concealed Jambliner<br>White Hardware,<br>US National-WDMA/ASTM, PG 35,<br>Insulated SunResist with HeatSave Annealed Glass, Protective Film, Black Spacer, High Altitude, Traditional Glz Bd,<br>Brilliant White SDL, 7/8" Putty SDL w/Perm Wood Putty Int BAR, Light Bronze Shadow Bar, Colonial All Lite(s) 3 Wide 2 High Top, 3 Wide 2 High Btm,<br>BetterVue Mesh Brilliant White Screen,<br>*Custom-Width*, *Custom-Height*, IGThick=0.698(3/32 / 3/32), Clear Opening:24.2w, 18.9h, 3.1 sf<br>U-Factor: 0.28, SHGC: 0.18, VLT: 0.41, Energy Rating: 14.00, CR: 45.00,<br>CPD: JEL-N-880-03882-00001<br>PEV 2022.4.0.4010/PDV 6.772 (10/06/22)NW | | 1 | |
| Line 4<br>Rough Opening : 28 3/4 X 45 3/4<br>  <br>Viewed from Exterior. Scale: 1/2" =1' | D | Frame Size : 28 X 45<br>Siteline Clad Double Hung, Auralast Pine,<br>Brilliant White Exterior,<br>Natural Interior,<br>Nail Fin (Standard), Color Match Metal DripCap,<br>4 9/16 Jamb,<br>Standard Double Hung, White Jambliner, Concealed Jambliner<br>White Hardware,<br>US National-WDMA/ASTM, PG 35,<br>Insulated SunResist with HeatSave Annealed Glass, Protective Film, Black Spacer, High Altitude, Traditional Glz Bd,<br>Brilliant White SDL, 7/8" Putty SDL w/Perm Wood Putty Int BAR, Light Bronze Shadow Bar, Colonial All Lite(s) 3 Wide 2 High Top, 3 Wide 2 High Btm,<br>BetterVue Mesh Brilliant White Screen,<br>*Custom-Width*, *Custom-Height*, IGThick=0.698(3/32 / 3/32), Clear Opening:24.2w, 18.9h, 3.1 sf<br>U-Factor: 0.28, SHGC: 0.18, VLT: 0.41, Energy Rating: 14.00, CR: 45.00,<br>CPD: JEL-N-880-03882-00001<br>PEV 2022.4.0.4010/PDV 6.772 (10/06/22)NW | | 1 | |

| LINE | LOCATION<br>SIZE INFO | BOOK CODE<br>DESCRIPTION | NET UNIT PRICE | QTY | EXTENDED PRICE |
|---|---|---|---|---|---|
| Line 5 | E | Frame Size : 29 X 38 | | | |
| Rough Opening : 29 3/4 X 38 3/4 | | Siteline Clad Double Hung, Auralast Pine,<br>Brilliant White Exterior,<br>Natural Interior,<br>Nail Fin (Standard), Color Match Metal DripCap,<br>4 9/16 Jamb,<br>Standard Double Hung, White Jambliner, Concealed Jambliner<br>White Hardware,<br>US National-WDMA/ASTM, PG 35,<br>Insulated SunResist with HeatSave Annealed Glass, Protective Film, Black Spacer, High Altitude, Traditional Glz Bd,<br>Brilliant White SDL, 7/8" Putty SDL w/Perm Wood Putty Int BAR, Light Bronze Shadow Bar, Colonial All Lite(s) 4 Wide 2 High Top, 4 Wide 2 High Btm,<br>BetterVue Mesh Brilliant White Screen,<br>*Custom-Width*, *Custom-Height*, IGThick=0.698(3/32 / 3/32), Clear Opening:25.2w, 15.4h, 2.7 sf<br>U-Factor: 0.28, SHGC: 0.18, VLT: 0.41, Energy Rating: 14.00, CR: 45.00,<br>CPD: JEL-N-880-03882-00001<br>PEV 2022.4.0.4010/PDV 6.772 (10/06/22)NW | | 1 | |



Viewed from Exterior. Scale: 1/2" =1'

**Total Units:** 5

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