



Agenda

CITY CLERK'S OFFICE

DATE 1/17/18 TIME 11:28

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HISTORIC DISTRICTS REVIEW BOARD FIELD TRIP

TUESDAY, January 23, 2018 at 12:00 NOON

HISTORIC PRESERVATION DIVISION, 1st FLOOR CITY HALL

HISTORIC DISTRICTS REVIEW BOARD HEARING

TUESDAY, January 23, 2018 at 5:30 P.M.

CITY COUNCIL CHAMBERS

AMENDED

- A. CALL TO ORDER
- B. ROLL CALL
- C. APPROVAL OF AGENDA
- D. APPROVAL OF MINUTES: January 9, 2018
- E. FINDINGS OF FACT & CONCLUSIONS OF LAW

Case #H-17-095. 905 Camino Ranchitos.
Case #H-17-091B. 604 Alto Street.

Case #H-11-138. 544 Canyon Road.
Case #H-17-104. 960 Acequia Madre.

- F. BUSINESS FROM THE FLOOR
- G. COMMUNICATIONS

Case #H-18-012. Gilda Montano, Keep Santa Fe Beautiful coordinator, proposes to construct a 9'9" H x 20' W x 7'6" D monument sign at the northern entry to the City.

H. ACTION ITEMS

1. Case #H-16-109A. 76 East San Francisco Street. Downtown & Eastside Historic District. Architectural Alliance, agent for Peter Komis, owner, requests a historic status review with primary elevation designations, if applicable, for a non-contributing non-residential structure. (David Rasch)
2. Case #H-17-074B. 114 and 114½ Jimenez Street. Westside-Guadalupe Historic District. Lawrence Herman, agent for John Stevens, owner, proposes to replace windows and install a pedestrian gate in an existing fence on a non-contributing residential property. (David Rasch)
3. Case #H-17-108. 100 North Guadalupe Street. Downtown & Eastside Historic District. Descartes Labs, agent for Firestone 100, LLC, owner, proposes to remodel a non-contributing, non-residential structure by installing signage. Two exceptions are requested to place signage above 15' from grade Section (14-8.10(H)(26)(D)) and to exceed the three color maximum Section (14-8.10(B)(4)). (David Rasch)
4. Case #H-05-007B. 815 East Alameda Street Unit 1. Downtown & Eastside Historic District. William Kleinschmidt, agent for Abruzzo Development LLC, owner, proposes to re-stucco with an unapproved color on a contributing residential structure. An exception is requested to Section (14-5.2(E)). (David Rasch)
5. Case #H-18-003. 342 East Buena Vista Street. Downtown & Eastside Historic District. Wayne Lloyd and Associates, agent for Second Wind Partners Inc., owner, proposes to replace windows, re-roof, stucco, and repair an existing fire sprinkler system on a significant non-residential structure. (Nicole Ramirez Thomas)
6. Case #H-18-001. 1301 Canyon Road Unit C. Downtown & Eastside Historic District. Michael Munson, owner/agent, proposes to construct a 998 sq. ft. guest house to a height of 17'5" where the maximum allowable height is 14'1" on a sloping site. (David Rasch)

7. Case #H-18-004. 1676 Cerro Gordo Road. Downtown & Eastside Historic District. John Barton, agent for OM Company LLC, owners, proposes to construct a 90 sq. ft. addition and replace windows on a non-contributing residential structure. (Nicole Ramirez Thomas)
8. Case #H-18-005. 604 Canyon Road. Downtown & Eastside Historic District. Tim Curry, agent for Moll Anderson, owner, proposes to construct a 1,240 sq. ft. addition on a non-contributing residential structure. (Nicole Ramirez Thomas)
9. Case #H-18-006. 610 D Canyon Road. Downtown & Eastside Historic District. Tim Curry, agent for Moll and Charlie Anderson, owners, proposes to construct a 520 sq. ft. addition and replace windows and doors on a non-contributing residential structure. (Nicole Ramirez Thomas)
10. Case #H-18-007A. 1333 Cerro Gordo Road. Downtown & Eastside Historic District. Edward McMillen, agent for Tzuming Liao, owner, requests primary elevation(s) designation of a contributing residential structure. (David Rasch)
11. Case #H-18-007B. 1333 Cerro Gordo Road. Downtown & Eastside Historic District. Edward McMillen, agent for Tzuming Liao, owner, proposes to replace non-historic non-conforming windows with aluminum clad windows and re-stucco. (David Rasch)
12. Case #H-18-008. 1301 Canyon Road. Downtown & Eastside Historic District. Mark Little, agent for Mark and Christine Fisher, owners, proposes to remodel a non-contributing residential property by removing 588 sq. ft. and constructing 758 sq. ft. of additions, installing a 3' high coyote fence to screen solar panels, replacing all windows and doors, and constructing a 6' high yardwall. (David Rasch)
13. Case #H-18-009A. 725 West Manhattan Avenue. Westside-Guadalupe Historic District. Rachel Prinz, agent for Virginia Gillmer, owner, requests historic status reviews with designation of primary elevations, if applicable, for three non-contributing residential structures. (Nicole Ramirez Thomas)
14. Case #H-18-090A. 1469 Canyon Road. Downtown & Eastside Historic District. Lorn Tryk, agent for Megan Hill, owner, requests a historic status review with designation of primary elevations, if applicable, for a non-contributing residential structure. (Nicole Ramirez Thomas)
15. Case #H-18-010A. 125 East Santa Fe Avenue. Don Gaspar Area Historic District. Satto Rugg, agent for Rachel Dixon and Ned Conwell, owners, requests a historic status review with designation of primary elevations, if applicable, for a non-contributing residential structure. (Nicole Ramirez Thomas)
16. Case #H-18-011A. 624 Gomez Avenue. Don Gaspar Area Historic District. Diana Ford, agent/owner requests a historic status review with designation of primary elevations, if applicable, for a non-contributing residential structure. (Nicole Ramirez Thomas)

I. MATTERS FROM THE BOARD

J. ADJOURNMENT

Cases on this agenda may be postponed to a later date by the Historic Districts Review Board at the noticed meeting. Please contact the Historic Preservation Division at 955-6605 or check http://www.santafenm.gov/historic_districts_review_board_hearing_packets for more information regarding cases on this agenda. Persons with disabilities in need of accommodations, contact the Historic Preservation Division office at (505) 955-6605 five (5) working days prior to the meeting date.



Agenda

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Case #H-17-066B. 415 Camino Manzano.

Case #H-17-103. 984 Acequia Madre, Unit B.

Case #H-11-138. 544 Canyon Road.

Case #H-17-091B. 604 Alto Street.

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HISTORIC DISTRICTS REVIEW BOARD

January 23, 2018

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| C. Approval of Agenda | Approved as presented | 1-2 |
| D. Approval of Minutes January 9, 2018 | Approved as amended | 2 |
| E. Findings of Fact & Conclusions of Law | Approved as presented | 2 |
| F. Business from the Floor | None | 2 |
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| H. Action Items | | |
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| 2. <u>Case #H-17-074B.</u> 114 and 114½ Jimenez Street | Approved | 12-14 |
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| 4. <u>Case #H-05-007B.</u> 815 East Alameda Street Unit 1 | Denied | 16-18 |
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| 11. <u>Case #H-18-007B.</u> 1333 Cerro Gordo Road | Approved as recommended | 28-31 |
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| 13. <u>Case #H-18-009A.</u> 725 West Manhattan Avenue | Designations made | 33-34 |
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| 16. <u>Case #H-18-011A.</u> 624 Gomez Avenue | Designated contributing | 41-42 |
| I. Matters from the Board | None. | 42 |
| J. Adjournment | Adjourned at 8:16 p.m. | 42-43 |

MINUTES OF THE
CITY OF SANTA FE
HISTORIC DISTRICTS REVIEW BOARD

January 23, 2018

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 at City Hall, 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
Mr. Frank Katz, Vice Chair
Ms. Meghan Bayer
Ms. Jennifer Biedscheid
Mr. Buddy Roybal

MEMBERS EXCUSED:

Mr. Edmund Boniface
Mr. William Powell

OTHERS PRESENT:

Mr. David Rasch, Planner Supervisor
Ms. Nicole Ramirez Thomas, Senior Planner
Ms. Theresa Gheen, Assistant City Attorney [arriving later]
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 and available on the City of Santa Fe web site.

C. APPROVAL OF AGENDA

Mr. Rasch said case #3, Case #H-17-108, and #6, Case #H-18-001, were postponed by the applicants.

Member Katz moved to approve the agenda as amended with cases 3 and 6 postponed. Member Bayer seconded the motion and it passed by unanimous voice vote.

D. APPROVAL OF MINUTES - January 9, 2018

Chair Rios requested the following changes to these minutes:

On page 4, under Questions to the Applicant, first sentence should say, "Chair Rios commented there are some solid gates in that area which have fenestration, but plywood was attached to block the fenestration."

On page 5, after paragraph 16, it should say, "Chair Rios said Mr. Cramin would have to meet with Staff" (not with Mr. Powell).

On page 12, under Questions to Staff, it should say, "Chair Rios said that originally, this property had 3 free-standing buildings and now those buildings are connected, including the bunkhouse connected to a breezeway."

At the bottom of page 12, after Paul Bardacke, add, "a neighbor who supports the project."

Member Biedscheid asked for a change on page 18 at the top, second sentence to say, "She acknowledged her comments" (not appreciated). [Actual recording is: "If the historic integrity of this house is as important to you as you say, and I really appreciate your comment that these are the kind of people who purchased the house like, you need to kind of think creatively about how to get into the house without exceptions to the Code that dictates what can be done with a Contributing structure."]

Member Biedscheid moved to approve the minutes of January 9, 2018 as amended. Member Bayer seconded the motion and it passed by unanimous voice vote, except Member Katz abstained.

E. FINDINGS OF FACT AND CONCLUSIONS OF LAW

Case #H-17-095. 905 Camino Ranchitos.

Case #H-17-104. 960 Acequia Madre

Case #H-17-91B. 604 Alto Street

Case #H-18-002. 544 Canyon Road

There were no changes requested.

Member Biedscheid moved to approve the Findings of Fact and Conclusions of Law as presented. Member Bayer seconded the motion and it passed by unanimous voice vote, except Member Katz abstained.

F. BUSINESS FROM THE FLOOR

There was no business from the floor.

G. COMMUNICATIONS

Case #H-18-012. Gilda Montañó, Keep Santa Fe Beautiful Coordinator, proposes to construct a 9' 9" H x 20' W x 7'6" D monument sign at the northern entry to the City.

Ms. Montañó presented this project to the Board. She said she has been the Coordinator for Keep Santa Fe Beautiful for 24½ years and the program has been in existence for over 34 years. The program encourages residents to help with prevention, beautification and graffiti removal. It is basically a volunteer clean-up program and helps educate school students about beautification.

A few years ago, they considered entry signs to this the capital city of New Mexico. She would like to see something done and applied for grant from the State Beautification program and got \$11,000 for design of entry signs. Then she applied for more money combined it with some of their program's money for it.

This year, they got \$25,000 from New Mexico Clean And Beautiful to help build a sign at the north entrance on St. Francis. She attached that information in the packet. She went to NMDOT who told her they had to come to the H Board first to get a permit.

Ms. Gheen arrived at 5:36.

Chair Rios asked what Santa Fe Beautiful does about graffiti.

Ms. Montañó said they get permission from the owner first for either power wash or paint over. Graffiti in a park or trail is addressed by the Parks Division.

Chair Rios commented that sometimes the paint overs don't match the existing color.

Ms. Montañó explained that budget constraints meant they only have a limited selection of colors (four choices) and don't have money to match every color. If the owners are willing to pay for matching paint, the crews will use those.

Chair Rios commended them for taking care of graffiti quickly.

Chair Rios asked Mr. Rasch what the Division does.

Mr. Rasch said some divisions have not cooperated before and are just becoming aware of it. In Historic Districts, owners cannot paint over their historic finish. Sometimes, they ask for an exception from the Board to paint over the finish. He thought perhaps they could have a blanket exception to paint over graffiti or the Board could do something else. The Board needs to weigh in on it.

Member Roybal was concerned about the problem, especially on stuccoed city buildings. Ms. Montaña has done a great job but agreed that the colors don't match and that is not helpful. As a paint store owner, he offered to donate matching paint and there are probably stucco companies who would donate stucco. He asked them to take the time to get the proper application.

Ms. Montaña said that would also depend on the property owners. Some of them in the downtown have purchased the materials. She agreed they could definitely look into that. Some of the graffiti is vulgar and they must take care of it immediately. They recently had some on San Francisco and Don Gaspar.

Chair Rios commented that the Library has a yellow color and asked who is responsible for that.

Mr. Rasch did not know.

Ms. Montaña said her crew has done some painting at the public library over vulgar graffiti. At some recreation sites, the Parks Division purchased paint to match. She thought she could get them to get paint to match and agreed to work on that.

Chair Rios observed that it is very noticeable.

Mr. Rasch added that in the Downtown and Eastside Historic District, stuccoed buildings have to be one earth tone color. He would work with Ms. Montaña on the issue. The Board might need to grant them a blanket exception.

Member Katz appreciated the need to cover vulgar graffiti quickly but maybe just a minimum amount of paint and then work on matching. The City cannot violate its own rules.

Chair Rios asked her to present the proposed monument at the gateway.

Ms. Montaña said the proposed design is in the packet. Sketchbook Studio did the work and we invited elected officials, business owners and some volunteers to a meeting where several designs were presented. The attendees made suggestions and picked 2-3 designs. They came back with two suggestions and then they picked this one. There are four entry locations. She felt it would be best to use the same design at all four entrances: Old Pecos Trail, North St. Francis, South St. Francis, and Cerrillos Road. The dimensions are included.

She said they are excited about it and feel it is important to do in the capital city. Our Board has worked hard on this project. We are looking for more funding - grants and private funding to get them built. When we get one up, maybe we could get more funding.

Chair Rios asked if the design was a collaborative effort or done by one designer.

Ms. Montañó said Sketchbook Designs is the entity that did the design and we invited lots of people to see them. So, it was one company.

Chair Rios said the dimensions would be 9' 9" tall, 20' wide and seven feet, six inches deep. She asked what materials will be used.

Ms. Montañó said there is a page that gives the materials. The base is colored concrete. Then it will have stacked stone and letters of raised metal. The top is also colored cast concrete. The wall in front is also colored concrete.

Mr. Rasch clarified that they have different colors of concrete.

Ms. Montañó said they thought of having a flower bed, but this design would be easier to maintain.

Chair Rios asked if there is an horno to the left.

Ms. Montañó said no.

Member Roybal pointed out that stacked stone is not a traditional Santa Fe design. He suggested that river rock would be better to use.

Mr. Rasch agreed. Stacked stone is an Anasazi design and not part of Santa Fe style. Rock is typically river rock and used in foundations and walls in Santa Fe.

Member Roybal suggested using traditional Santa Fe materials more, if possible.

Ms. Montañó asked if river rock is more traditional. Mr. Rasch agreed.

Member Katz agreed with Member Roybal on the rock. Member Bayer also agreed regarding the rock.

Member Bayer asked if the design is supposed to reflect the Sangre de Cristo Mountains.

Ms. Montañó said the monument is not intended to reflect any particular mountain.

Member Biedscheid said it is a very nice idea. She thanked Santa Fe Beautiful for bringing it to the Historic Board. As a Board, we look at historic materials as part of the Code. The metal would also fall into a category is not in keeping with historic style, but she understood the maintenance issues. She agreed it

should be specifically a Santa Fe design and with the metal, thought it looked like nice NPS signs and this should reflect something that is Santa Fe specific if possible.

Ms. Montañño said the metal is proposed because of maintenance issues. Her program struggles with maintenance. There are not enough volunteers to keep up and they don't want to add to the Parks crew burdens.

Member Biedscheid said a nice looking sign is more important than material that might not look so nice.

Chair Rios asked Ms. Montañño about the time line on this project.

Ms. Montañño said they would like to get this pushed forward because the grant must be used by end of May. It is \$25,000 and we are trying to not lose it.

Member Katz understood that iron has been around a long time, but there is a difference between wrought iron, that would not look modern, and other kinds of metal signs and could also be maintenance free.

Ms. Lisa Martínez thanked Ms. Montañño for all her work and Santa Fe Beautiful for getting the proposal ready. She also appreciated the Board's comments on materials. Along those lines, she noted a couple of Councilors shared concerns on having materials that are native to Santa Fe. They definitely want the entry signs. She would recommend the Board make a recommendation to Council on it and their other feedback.

Public Comment

Mr. Rick Martínez said one of the other Santa Fe Beautiful projects is the caboose which is owned by Santa Fe Beautiful. Our goal is to keep beautifying Santa Fe in any way we can.

Mr. John Eddy said when he saw it on the agenda, he was a little scared on the size and see now that it is 3-D. I grew up seeing state monuments all over and this is reminiscent of them. I heartily commend the Board for picking up on the materials. The stacked stone is in appropriate. It has come from Arizona and Chaco Canyon is a long way from Santa Fe. River stone is much more appropriate to use. Also, metal is important, and options could be explored. It might be a metal with an embossed wood feel for a more organic sense of the sign. The profile looks like a Las Cruces mountain profile. We have profiles on the east side of Moon Mountain that would be more appropriate. That is a profile that is iconic in Santa Fe.

Ms. Stefanie Beninato said when she saw it, she thought it was a state or federal organization sponsoring the signs. They speak more to New Mexico than to Santa Fe. River rock and metal that simulates wood or wrought iron and mountain profiles like around here would be best.

There were no other speakers from the public and the public hearing was closed.

Chair Rios summarized the recommendations to use materials that are native to Santa Fe - river rock as opposed to stacked rock; a mountain range like Sangre de Cristo; metal that is more organic or simulates wood.

Member Katz asked if this automatically goes to Council.

Mr. Rasch said this review is a courtesy but agreed with the Land Use Director let it go to Council

Member Katz moved to recommend that Santa Fe Beautiful consider the design suggestions made by the public in the Staff and that the changes and recommendations to go to the Council for their approval. Member Roybal seconded the motion and it passed by unanimous voice vote.

H. ACTION ITEMS

Chair Rios announced to the public that anyone disagreeing with a decision of the Board has up to 15 days after the findings of fact and conclusions of law are approved by the Board.

1. **Case #H-16-109A 76 East San Francisco Street.** Architectural Alliance, agent for Peter Komis, owner, requests a historic status review with primary elevation designations, if applicable, for a non-contributing non-residential structure (David Rasch).

Mr. Rasch presented the staff report as follows:

BACKGROUND & SUMMARY:

76 East San Francisco Street is a commercial structure that was constructed in 1883 with a cast iron storefront and remodeled in 1915 and the 1950s. John Gaw Meem's Spanish-Pueblo Revival front portal was added in 1968 over the public right-of-way. The owner states that the front entry is not historic; but, the architectural historian states that the doors appear to be historic and staff finds no evidence of alteration approvals. The building is listed as non-contributing to the Downtown & Eastside Historic District.

On January 24, 2017, the HDRB postponed action on a proposed remodel of the building, pending a historic status review and reconsideration of the rooftop elevator location. Now, the applicant requests a historic status review with designation of primary elevations, if applicable.

RELEVANT CODE CITATIONS

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;

STAFF RECOMMENDATION:

Staff finds that while the building does not present a uniform architectural style, a unified style is not required. Indeed, the three historic building campaigns reveal the historic story of its past. Therefore, staff recommends upgrading the historic status to contributing with the north façade designated as primary including the portal as a good example of Santa Fe's Americanization period and the subsequent move away from it to Santa Fe Style.

Questions to Staff

Chair Rios asked if the Board is reviewing the first and second story.

Mr. Rasch agreed.

Chair Rios asked how many storefronts are included.

Mr. Rasch said there are two. The door there goes up stairs.

Chair Rios asked if they are to consider the Water Street side.

Mr. Rasch said the Water Street side doesn't have street frontage. It is behind another building at the rear and the sides are a zero lotline. The rear elevation does not have this character and truly is back of house in style. There is a fire escape and no decorative elements to the building.

Chair Rios asked if he could repeat, any changes there are to the building.

Mr. Rasch repeated them. The Meem front portal was added to the front of that building in 1968 and that removed some historic material from the first story façade. Since that was done in 1968, it is historic.

Chair Rios asked if those changes occurred to the first story and the second story at the same time.

Mr. Rasch thought they were at different times but all those changes are historic now.

Member Roybal noted that the front portal extends over city property. He asked, since it is City property, how that ties in to the owner's responsibility. But he recommended the Board apply status to that

part of the structure.

Mr. Rasch was not sure of owner's responsibility on maintenance. It is the same situation as the Catron Block that the Board dealt with a few weeks ago. The Board made that portal part of the contributing building. This is the same situation. It is not original to the building.

Member Biedscheid at a question about the sidewalk. The sidewalk in front of the storefront has an original basement prism glass embedded in the sidewalk. She asked if that is City property or if it could also be considered contributing.

Mr. Rasch said the Board could consider it part of the character defining features of the structure. Whether it is part of Mr. Komis' property Harvey Cities property, the Board could apply a status to it.

Chair Rios asked if there are three doors.

Mr. Rasch agreed.

Chair Rios asked how old the windows are.

Mr. Rasch said they are part of the 19150's alteration.

Applicant's Presentation

Mr. Eric Enfield, 612 Old Santa Fe Trail, was sworn. He pointed out he has been here a couple of times on this building to propose alterations, and the Board felt a historic review was good to do. The review is good reading. The building is owned by Peter Komis and his family. You can see the history is of alterations done from 1915 to the 1990's. The question is not whether it is historic but whether it is contributing. It is now listed as noncontributing. We have already talked about the years of alterations. What distinguishes noncontributing from contributing. He read the definitions for contributing and noncontributing status. He also had a montage of photos to hand out. (A copy of the photos is attached to these minutes as Exhibit 1.) He compared the original 1893 picture with the building is shown in 1940, and the current building. He asked if this represented minor alterations or major alterations.

The present design, he supposed was of a Pueblo Revival Territorial mercantile storefront building and originally was a Victorian, pressed metal façade. It is a chimera that has been developed over 130 years. It has not maintained its historical integrity. The original storefronts are all gone. The prism glass is inside the property line but was an original feature. However, one façade has two panels and another façade has three. We don't know if they were moved in 1915 from their original storefront locations or not. There are those remnants, like the copper beading and the prism glass in floor of entries and repurposed hardware on the doors.

There are three sets of doors and the survey photos behind form 2, it shows an aluminum door. He

was pretty sure the aluminum door was not the original door. The storefront of 78 East San Francisco facing south and, on the next page shows an entry to 76 East San Francisco, shows doors that were replaced by the owner in the 1980's He then clarified that those changes were made by the tenant. 74 East San Francisco set of doors looks contemporary with mullions lining up in the division. Those are not the original 1890 doors nor the 1915 doors. It looks like they reused some of the old hardware. But that is about all that is left.

The beauty of the building in the original configuration had the prismatic glass covering the whole copper storefront. The intent was to project light further back into the mercantile building. So, the whole top of the building had that prismatic glass. They may have taken it from top and relocated to the floor when they removed it to put John Gaw Meem's portal on. And they didn't even follow his original design. It is a different design from what Meem originally designed. The spacing and the detail of very different.

This building lost its original historic integrity long ago and he was at a loss on what the style is now.

Mr. Rasch called the style Territorial building with a Spanish style portal. The storefront has no specific style.

Mr. Enfield opined that if he came and proposed changing the Catron Block to Territorial that the Board would not approve it, knowing that later, it would become historic.

Chair Rios asked Mr. Rasch to let the board know what section 14-5,2 C says.

Mr. Rasch read two sections on the registration of historic structures: C-1-a, and then C-1-b. He pointed out that the building does have historic integrity from different periods. The cast iron was part of Americanization and later, the City moved away from that toward Santa Fe style.

Mr. Enfield read the third section – C-1-c, regarding distinctive features, emissions, and construction techniques or examples that characterize the structure be preserved. Those details were not preserved in this case.

Chair Rios acknowledged that but pointed out that all the changes are historic changes. The second floor Territorial is from the 1950's.

Mr. Peter Komis, owner, 16 Don Gaspar Avenue, was sworn and referred to photo #2 which was taken in the 1940's, in which one can see the marque sign with neon lighting and most buildings on the Plaza had neon lighting. The prism glass was broken and repaired. In 1996, the tenants to the left had The Gap there and they did their own presentations to the City and the area above the entryway with three little block signs – all of that was changed and then his current tenant at 74 San Francisco changed to that style of sign shown in the photo.

The portal was attributed to John Gaw Meem, but the previous Governing Body didn't have the money to follow his recommendations and took a lot of shortcuts. So, it isn't a true Meem design. The old façade

was a lot more beautiful façade. He always wondered why it was removed and now he knew because he paid for a study that the Board asked him to do after the meeting last time.

The Board talked about graffiti earlier tonight. There were all sorts of vending machines for newspapers all across that building and they had graffiti on those machines.

Questions to the Applicant

There were no questions to the Applicant.

Public Comment

Mr. John Eddy, 227 East Palace Avenue, was sworn. He commended the owner for doing the survey, which was very ably done by John Murphy and is good reading. That is one of the values of this entity of our City, Historic Preservation Division, that the management of that archive of these materials is curated and a remarkable service to everyone.

He loved seeing the old Spiegleberg Building and that it is still known by that name. And, despite those old façades going away - and it breaks my heart that they did go away. John Gaw Meem is a revered architect in Santa Fe, but in those times, we were going through the retreat from Americanization to create their own flavor in Santa Fe. That was how Pueblo and Territorial architecture came about. This is a mis-marriage of both styles. Nonetheless, that is the building the Board is here to discuss. - but it is the current building you are here to discuss. It is protected because of its age. This building is what matters.

Ms. Stefanie Beninato, P.O. Box 101, was sworn. She thought it should be contributing, in spite of the original building not being there longer, that it has other characteristics from other time periods that are still historic. It is an iconic of what downtown Santa Fe looked like after the historic ordinance went into effect.

That Territorial façade was done in the 1950's. So, this was a very quick response or a forerunner of the ordinance, itself, in that it was this Territorial style - distinctive and clear, whether it was done by Meem or not, it was a movement to Spanish Colonial - Territorial and Pueblo. What happened is in the past. The vending machines is a free speech issue and not in the purview of the Board.

There were no other speakers from the public regarding this case and the public hearing portion was closed.

Mr. Enfield didn't see anything left from the original except the shape. It could be looked at in different ways. They were not *minor alterations* and the integrity of the original building does not remain.

Action of the Board

Member Katz said it was fascinating and gets at the heart of the ordinance and what historic preservation is all about. We don't have that old building and if we did, it would help, and we wouldn't let it be changed but Santa Fe didn't have that law when it was changed. It is iconic and historic. The Territorial style is not the style, but it is what it has been for the last 50 years.

Member Katz moved in Case #H-16-109A at 76 East San Francisco Street, to make it contributing and designate the north façade as primary. Member Biedscheid seconded the motion and made a friendly amendment to include the prism glass as part of the primary façade.

Member Katz did not think the Board has enough information to address the doors and felt it was not necessary to decide now.

Member Roybal agreed. And regardless of status, any alterations there always have to come to the Board. He had an issue with the part that is on City property and thought the onus should be on the City for that responsibility.

Mr. Rasch said the status doesn't get to who is responsible for maintenance. He also cautioned about the storefront, that it might have nonhistoric materials besides the doors. With Catron, it excluded the storefront, so the Board could exclude non-historic materials.

Member Katz amended his motion to exclude non-historic materials and the motion passed by majority voice vote with Member Roybal dissenting.

2. **Case #H-17-074B. 114 and 114½ Jimenez Street.** Westside-Guadalupe Historic District. Lawrence Herman, agent for John Stevens, owner, proposes to replace windows and install a pedestrian gate in an existing fence on a non-contributing residential property. (David Rasch)

Mr. Rasch presented the staff report as follows:

BACKGROUND & SUMMARY:

114 and 114½ Jimenez Street is a duplex that was originally constructed as two free-standing residences before 1960 in a vernacular manner, the front house with a low-pitched roof and the rear house with a flat roof. At an unknown date before 1967, the two structures were attached with a heated addition and a south facing portal. Another historic portal is on the east front elevation of the pitched roof house. An attached non-historic shed is at the northeast corner of the rear house, but it is not accessed from the house interior. The building is listed as non-contributing to the Westside-Guadalupe Historic District.

The applicant proposes to remodel the property with the following three items.

1. Most of the windows will be removed and replaced with Kolbe clad units, color was not submitted. The larger windows will be unified in lite pattern with 3-over-1.

2. Stucco repairs will be made around windows and to cover existing conduit, but type and color were not submitted.
3. An arched-top bileaf pedestrian gate will be installed in the existing front board fence. The gate will have grille-covered windows above raised solid panels. The wood finish will be oiled.

STAFF RECOMMENDATION:

Staff recommends approval of this application which complies with Section 14-5.2(D)(9) General Design Standards, Height Pitch Scale and Massing and (I) Westside-Guadalupe Historic District.

Questions to Staff

There were no questions to Staff.

Applicant's Presentation

Mr. Lawrence Herman was sworn and had nothing to add to the Staff Report.

Questions to the Applicant

Chair Rios asked him about the color of windows.

Mr. Herman apologized. It is Anchor. He had a small sample and shared it with the Board. It was a grey color.

Chair Rios asked about the stucco color.

Mr. Herman said the stucco would be cementitious to match. The color is "Fawn".

Mr. Rasch said- Fawn is a light tan color.

Chair Rios asked for the height of the pedestrian gate.

Mr. Herman said it is 7' to the top of the arch.

Public Comment

Ms. Stefanie Beninato (previously sworn) was happy that the owner is upgrading the house, but she had concerns with the pedestrian gate design and the vertical 7' panels. She asked if they could be lowered or be more open.

There were no other speakers from the public regarding this case and the public hearing was closed.

Chair Rios asked Mr. Herman to address the side pieces.

Mr. Herman said the existing fence is that height and the gate will be two feet behind the curb. It will open into the property.

Member Bayer asked if the design is on page 8-9 or on page 18.

Mr. Rasch clarified that one drawing didn't have the arch on top. There is also a photo.

Member Biedscheid asked if the grilles are open.

Mr. Herman agreed.

Action of the Board

Member Roybal moved in Case #H-17-074B at 114 and 114½ Jimenez Street to approve the application per staff recommendations in the colors submitted for stucco and windows – Anchor and Fawn.

Member Biedscheid seconded the motion and made a friendly amendment that the trim is Anchor Gray, the stucco will be cementitious in the color Fawn. Member Roybal accepted the amendment as friendly and it passed by unanimous voice vote.

- 3. Case #H-17-108. 100 North Guadalupe Street. Downtown & Eastside Historic District. Descartes Labs, agent for Firestone 100, LLC, owner, proposes to remodel a non-contributing, non-residential structure by installing signage. Two exceptions are requested to place signage above 15' from grade Section (14-8.10(H)(26)(D)) and to exceed the three-color maximum Section (14-8.10(B)(4)). (David Rasch)**

This case was postponed under Approval of the Agenda.

4. **Case #H-05-007B. 815 East Alameda Street Unit 1.** Downtown & Eastside Historic District. William Kleinschmidt, agent for Abruzzo Development LLC, owner, proposes to re-stucco with an unapproved color on a contributing residential structure. An exception is requested to Section (14-5.2(E)). (David Rasch)

Mr. Rasch presented the staff report as follows:

BACKGROUND & SUMMARY:

815 East Alameda Street is a two-story multi-family residential structure that was constructed in the Territorial Revival style at approximately 1949. A single-car garage at the west corner was converted to living space at approximately 1959. The building is listed as contributing to the Downtown & Eastside Historic District with the south and west elevations designated as primary.

On June 28, 2016, the HDRB approved extensive remodeling with exceptions, including application of El Rey cementitious "Buckskin" stucco. But, the applicant applied "Cottonwood", a color that is disallowed by the Board and requiring an exception.

RELEVANT CODE CITATIONS

14-5.2(D) General Design Standards for All H Districts

In any review of proposed additions or alterations to structures that have been declared significant or contributing in any historic district or a landmark in any part of the city, the following standards shall be met:

(5) Windows, Doors, and Other Architectural Features

(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(E) Downtown and Eastside Design Standards

The governing body recognizes that a style of architecture has evolved within the city from the year 1600 to the present characterized by construction with adobe, hereafter called "old Santa Fe style", and that another style has evolved, hereafter called "recent Santa Fe style", which is a development from, and an elaboration of the old Santa Fe style, with different materials and frequently with added decorations.

(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:

(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;

(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:

(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.

EXCEPTION TO APPLY A NON-TRADITIONAL FINISH (14-5.2(E))

(i) Do not damage the character of the district;

Applicant Response: The Downtown and Eastside District, Old Santa Fe Style ("territorial" style) Design Standards allow an exterior wall color "range from a light earth color to a dark earth color" (Section 14-5.2(E)(1)(b)). The proposed El Rey "Cottonwood" color does not damage the character of the district as it is in the "light earth color" range of options.

Staff response: Staff disagrees with this statement. The HDRB determined that Cottonwood is not an earth color.

(ii) Are required to prevent a hardship to the applicant or an injury to the public welfare;

Applicant Response: The "Cottonwood" stucco color coat has already been installed on the building. It will be a hardship (a cost of several thousand dollars) to the property owner to install an alternative stucco color coat over the "Cottonwood" color. The proposed color will not cause an injury to the public welfare.

Staff response: Staff disagrees with this statement. The color was applied without approval.

(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 in the Historic Districts.

Applicant Response: There are examples of other buildings in the District and nearby streetscape with exterior stucco in the light earth color range, including the "Cottonwood" color or very similar shades of light earth tones. The proposed color strengthens the heterogeneous character of the City by accentuating and complementing the unique character of this building and its details, including the stained wood and trim elements and door/window color. Installation of the "Cottonwood" color will not cause persons to avoid

residency in Historic Districts as it is in the range of time-tested and acceptable colors identified in the design standards for the Downtown and Eastside District.

Staff response: Staff finds that the applicant did not address this criterion. Other design options are to apply a fog coat of a compliant color, to paint a compliant color, etc.

STAFF RECOMMENDATION:

Staff finds that the exception criteria were not met to apply a non-earth colored finish, but the Board may find that they have been met after additional information is presented at the hearing.

Questions to Staff

There were no questions to Staff.

Applicant's Presentation

Mr. William Kleinschmidt was sworn.

Questions to the Applicant

Chair Rios asked him why he went with the Cottonwood color instead of Buckskin.

Mr. Kleinschmidt said the owner assumed all the colors on the El Rey chart were approved so she chose that as more compatible with the trim. She liked it better. She made an unfortunate assumption that she could use what she just preferred over Buckskin.

Member Bayer observed that Staff didn't agree with any of the criteria.

Mr. Kleinschmidt said they found out after the fact that the Board didn't approve this color.

They found another house on Garcia - a custom color that the Board did approve. There is another color called Sahara that the Board has approved. They are very close to each other and it is hard to tell the difference. The requirements indicate that colors that can be used range from light earth tone and dark earth tone. This is not green or blue but is a light earth tone.

Member Biedscheid said that statement is true for Old Santa Fe style but it also says any new additions must match the original color. She asked if the owner wishes to change the color at this point.

Mr. Kleinschmidt said no. He had asked for administrative approval, but she jumped the gun before the administrative approval was granted. The color on the original building was a brown that may not have fallen into an approved color range.

Member Biedscheid asked if he knew if a new color coat could be applied over the existing stucco.

Mr. Kleinschmidt said it could be done.

Public Comment

Ms. Beninato (previously sworn) said he had a hard time with this. It sounds like the applicant asked for a plan and Staff approved it. The owner has an architect who knows the rules. She couldn't wait how many days without approval and hoped it would be okay.

This person hired a professional to help her and "knew that was approved" and the Board might as well go home if they just allow this applicant to do whatever. She hoped the Board would require the owner to do an appropriate color.

There were no speakers from the public regarding this case and the public hearing was closed.

Action of the Board

Member Katz moved to deny Case #H-05-007B at 815 East Alameda Street Unit 1, making a finding that the exception criteria have not been met and would deny the request for Cottonwood and require they do Buckskin Member Biedscheid seconded the motion and it passed by unanimous voice vote.

- 5. Case #H-18-003. 342 East Buena Vista Street.** Downtown & Eastside Historic District. Wayne Lloyd and Associates, agent for Second Wind Partners Inc., owner, proposes to replace windows, re-roof, stucco, and repair an existing fire sprinkler system on a significant non-residential structure. (Nicole Ramirez Thomas)

Ms. Ramirez Thomas presented the staff report as follows:

BACKGROUND & SUMMARY:

342 East Buena Vista Street is a non-residential building built in the Spanish-Pueblo Revival style and has a historic status of significant due to its historic integrity and association with American poet Witter Bynner. The building is currently the home of a bed and breakfast. When Bynner bought the property, around 1922,

there was only a single three-bedroom adobe structure. The property was owned by Paul Burlin and his wife Natalie Curtis. After the purchase, and over several years, Bynner purchased adjacent parcels. Over the span of four decades he constructed the existing rooms of the house and the terraced garden areas.

The house is characterized by classic Santa Fe Style Spanish-Pueblo revival massing and details and was built in a vernacular manner; one room at a time. Some details of the decoration of doors and other elements reflect Bynner's interest in China and are preserved.

The applicant is requesting to perform maintenance and repair to the existing structure. A window and door evaluation was conducted for each window and door and is provided in the packet. In addition, a spreadsheet detailing the window changes and repairs has been provided by the applicant.

The applicant requests the following six items.

- 1) Replace in-kind any window noted as beyond repair in the window evaluation (see photos and spreadsheet). No window historic material that can be repaired will be removed. No dimensions will change for the window openings.
- 2) Historic windows that can be repaired will be repaired (see photos and spreadsheet).
- 3) Non-historic windows will be replaced in-kind. Some of the non-historic windows have non-compliant lites and the windows will be replaced with compliant windows.
- 4) Re-roof the entire building. No roofing material will be left un-stuccoed at the parapets.
- 5) Restucco the building in cementitious El Rey "Buckskin."
- 6) Repair existing sprinkler system.

STAFF RECOMMENDATION:

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.

Questions to Staff

Chair Rios asked how many windows are found beyond repair, and who inspected the windows.

Ms. Ramirez Thomas said she engaged Mr. Ra Patterson, regarding the window inspecting them and she went with him.

Member Roybal noted the windows are all listed on page 17 and those to be replaced on page 72.

Ms. Ramirez Thomas agreed, and page 138 has the spreadsheet on proposed work, dimensions, the material, historic or non-historic status, and notes by Ra Patterson.

Member Roybal applauded the Applicant for providing that information.

Chair Rios asked if, with the proposed changes to the building, it would remain the significant status.

Ms. Ramirez Thomas said it definitely would.

Applicant's Presentation

Mr. Wayne Lloyd, 321 West San Francisco Street, Suite A, was sworn. He said it is important to realize the owners don't want to change the building in any way, but just to maintain it. They must replace the roof and it will have stucco over the parapets, so it must be re-stuccoed. So, the rotted windows need repair or replacement. Ra Patterson went through them all. To demonstrate that some of the windows on the front elevation (north), which has the very big windows originally had divided lites that were changed in the 1970's and the owner wants to go back to the original style.

Because there have been at least three roofs and maybe four, the roof has to be stripped down to the decking and re-roofed. The cost of this is substantial. Many of the windows are custom sizes. So, it will cost a lot of money and they probably can't do it all at one time. Some will be done now and some later. There are actually three spreadsheets to cover all the windows.

Questions to the Applicant

Chair Rios asked if there would be anything on the roof.

Mr. Lloyd said no, and they will be taking lots of A/C equipment off the roof. That probably didn't have any approvals. The roof will be cleaner than at present.

Member Katz thanked him for a beautiful job on it.

Mr. Rasch clarified that once the Board approves the application, the Applicant has that approval for three years and if more time is needed, the Board can approve one more year at a time for up to five years total.

Public Comment

Ms. Beninato (previously sworn) loved this compound and was happy it has been renovated by people

who care and by the current owners who not only maintain it, repair it and did the research to know the more original window design to restore that and have shared the information with you.

There were no other speakers from the public regarding this case and the public hearing portion was closed.

Action of the Board

Member Roybal moved in Case #H-18-003 at 342 East Buena Vista Street, to approve the application, items 1-6, as staff recommended. Member Bayer seconded the motion and it passed by unanimous voice vote.

- 6. Case #H-18-001. 1301 Canyon Road Unit C.** Downtown & Eastside Historic District. Michael Munson, owner/agent, proposes to construct a 998 sq. ft. guest house to a height of 17'5" where the maximum allowable height is 14'1" on a sloping site. (David Rasch)

This case was postponed under Approval of Agenda.

- 7. Case #H-18-004. 1676 Cerro Gordo Road.** Downtown & Eastside Historic District. John Barton, agent for OM Company LLC, owners, proposes to construct a 90 sq. ft. addition and replace windows on a non-contributing residential structure. (Nicole Ramirez Thomas)

Ms. Ramirez Thomas presented the staff report as follows:

BACKGROUND & SUMMARY:

1676 Cerro Gordo Road is a 1,480 square foot single family residence located in the Downtown and Eastside Historic District. The house is designated as non-contributing to the district and is built in a Spanish-Pueblo Revival style. The house was originally built in the 1960s and was significantly modified and added onto in 1985.

The applicant requests to remodel the property with the following nine items.

- 1) Addition of 40 square feet to the east elevation where the bathroom is located. A mechanical area will be added underneath the addition (access is from the lower floor).
- 2) Addition of a 50 square foot portal to the north elevation at the entry.
- 3) Replace windows and doors with divided light windows.

- 4) Re-roof the house.
- 5) Addition of a deck to the southeast corner of the house.
- 6) Replace existing decking.
- 7) Decking will be Trex in the color "Brown."
- 8) Re-stucco in cementitious El Rey "Suede."
- 9) Window clad color will be "Hampton Blue."

STAFF RECOMMENDATION:

Staff recommends approval of the application as it complies with 14-5.2(D)(9) General Design Standards for All H Districts, Height, Pitch, Scale, and Massing and 14-5.2(E) Downtown and Eastside.

Questions to Staff

Chair Rios asked what type of windows are proposed at the south elevation.

Ms. Ramirez Thomas said the existing windows and doors are undivided lites and some have an arched transom design. They are replacing with divided lite metal clad windows.

Chair Rios felt the south elevation appears to be window dominated.

Ms. Ramirez Thomas agreed. The existing is and they are bringing this elevation into conformity with divided lite windows, so it can be approved based on reducing a nonconformity.

Chair Rios observed on the second story, two of them are rather small but a lot of them are very big.

Member Katz noted that the south is not publicly visible.

Chair Rios asked Staff to describe the location and explain why it is not publicly visible.

Ms. Ramirez Thomas said it is on Cerro Gordo on a hill with entry level and then downstairs.

Chair Rios asked if it is not visible from public way.

Member Katz said it is not visible from Canyon Road.

Applicant's Presentation

Mr. John Barton, 205 Kachina Court, was sworn. He had nothing to add to the staff report.

Questions to the Applicant

Member Biedscheid asked for the color of the standing seam roof.

Mr. Barton said it is a light blue, Tahoe Blue to match the existing color. He shared the color sample sheet.

Mr. Rasch pointed out the roof area.

Public Comment

Ms. Beninato (previously sworn) had an understanding where it is and that it slopes down to the river. But, to her, it is better to have symmetrical windows, but divided lites don't necessarily make it a better façade.

There were no other speakers from the public regarding this case and the public hearing portion was closed.

Action of the Board

Member Katz moved in Case #H-18-004 at 1676 Cerro Gordo Road, to approve the application as staff recommended. Member Roybal seconded the motion and it passed by unanimous voice vote.

- 8. Case #H-18-005. 604 Canyon Road.** Downtown & Eastside Historic District. Tim Curry, agent for Moll Anderson, owner, proposes to construct a 1,240 sq. ft. addition on a non-contributing residential structure. (Nicole Ramirez Thomas)

Ms. Ramirez Thomas presented the staff report as follows:

BACKGROUND & SUMMARY:

604 Canyon Road is a non-contributing residential building located in the Downtown and Eastside Historic District. The building is constructed in the Spanish-Pueblo Revival style and was built after the year 2000. The existing square footage of the home is 6,360 square feet.

The applicant proposes to remodel the property with the following eight items.

- 1) Removal portal on the east elevation and construct a 1,170 square foot addition, including a portal.
- 2) Remodel of a detached auxiliary structure and portal which is 398 square feet to make room for the addition to the main house.
- 3) Addition of low profile skylights that will not be visible above the parapet.
- 4) Re-stucco the buildings in cementitious El Rey "Sandalwood."
- 5) Window trim will be "Dark Bronze."
- 6) Portal roofs will be finished with in tan colored BRAI.
- 7) Wood will have an opaque stain.
- 8) The HVAC unit will be replaced and will not be publicly visible.

STAFF RECOMMENDATION:

Staff recommends approval of the application as it complies with 14-5.2(D)(9) General Design Standards for All H Districts, Height, Pitch, Scale, and Massing and 14-5.2(E) Downtown and Eastside.

Questions to Staff

Chair Rios asked Staff to describe the home location and public visibility.

Ms. Ramirez Thomas said the only visibility is down a driveway off Canyon Road and set quite a bit back. Public visibility is very little. The west elevation would be seen.

Applicant's Presentation

Mr. Tim Curry, 1415 West Alameda, was sworn. He said the intention is to create a family compound and it really has no public visibility except in a very narrow passageway to enter the property. He contacted adjacent neighbors who provided letters of support. They are in the packet.

Questions to the Applicant

Chair Rios asked if the two free-standing structures will be connected.

Mr. Curry said the gym is on a zero-lot line and will be demolished to create a five-foot setback. It is not connected and can be seen on the site plan. That is where the addition will be added.

Ms. Ramirez Thomas said the portal is on the main house. What Mr. Curry is saying is that the extension of the kitchen/dining breakfast area takes the place where the little gym is now located.

Member Bayer asked what the current square footage is. It says it is 6,360 square feet now.

Ms. Ramirez Thomas said the 6,360 includes all the units. The main house is 1,812 square feet.

Mr. Curry said the addition is 1,170 square feet.

Public Comment

Ms. Beninato (previously sworn) said she understood it is noncontributing so the 50% does not apply here. If house is 1,800 and addition is close to 1,200. She didn't know if it applies.

Ms. Ramirez Thomas agreed that it doesn't apply. Also, some square footage is being taken away with the removal of the portal and removal of the gym. 1,170 is the addition and it will be put in a location that is now partially covered.

Member Biedscheid asked if the windows being replaced will meet the requirement for divided lites. There is also a door on the west that might be glass.

Ms. Ramirez Thomas said they will and the door on the west is under a portal.

Member Katz said that on the Board's tour, they walked around it and is absolutely beautiful just as it is.

Mr. Curry agreed.

Action of the Board

Member Katz moved in Case #H-18-005 at 604 Canyon Road, to approve the application as recommended by Staff. Member Roybal seconded the motion and it passed by unanimous voice vote.

9. **Case #H-18-006. 610 D Canyon Road.** Downtown & Eastside Historic District. Tim Curry, agent for Moll and Charlie Anderson, owners, proposes to construct a 520 sq. ft. addition and replace windows and doors on a non-contributing residential structure. (Nicole Ramirez Thomas)

Ms. Ramirez Thomas presented the staff report as follows:

BACKGROUND & SUMMARY:

610 D Canyon Road is a non-contributing residential building located in the Downtown and Eastside Historic District. The building is constructed in the Territorial Revival style and was built after the year 2000. The existing square footage of the home is 1,429 square feet.

The applicant proposes to remodel the property with the following eight items.

- 1) Addition of 275 square feet of heated space and portal space to Unit 4.
- 2) At Unit 4A, removal of a 412 square foot portal and replace it with a 657 square foot portal. The height of the portal will be 10'-11". An interior yard wall will be removed, and a BBQ pit and fireplace will be added to the area.
- 3) Replace windows on Unit 4 with divided lite steel sash doors and windows. The Territorial Revival style trim will be removed.
- 4) Addition of low profile skylights that will not be visible above the parapet.
- 5) Restucco the buildings in cementitious El Rey "Sandalwood."
- 6) Window trim will be "Dark Bronze."
- 7) Portal roofs will be finished with in tan colored BRAI.
- 8) Wood will have an opaque stain.

STAFF RECOMMENDATION:

Staff recommends approval of the application as it complies with 14-5.2(D)(9) General Design Standards for All H Districts, Height, Pitch, Scale, and Massing and 14-5.2(E) Downtown and Eastside.

Questions to Staff

There were no questions to Staff.

Applicant's Presentation

Tim Curry (previously sworn) had nothing to add to the Staff Report.

Questions to the Applicant

There were no questions to the Applicant.

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-18-006 at 610 D Canyon Road to approve per staff recommendations for items 1-8. Member Bayer seconded the motion and it passed by unanimous voice vote.

- 10. Case #H-18-007A. 1333 Cerro Gordo Road.** Downtown & Eastside Historic District. Edward McMillen, agent for Tzuming Liao, owner, requests primary elevation(s) designation of a contributing residential structure. (David Rasch)

Mr. Rasch presented the staff report as follows:

BACKGROUND & SUMMARY:

1333 Cerro Gordo Road is a single-family residential structure that was constructed in the mid-20th century in a simplified Spanish-Pueblo Revival manner. A taller addition was constructed at the north end in 1987 when most of the windows were removed. The single remaining historic window is an 8-lite awning window on the northeast elevation. The building is listed as contributing to the Downtown & Eastside Historic District.

Staff requests primary elevation(s) be designated for this structure.

STAFF RECOMMENDATION:

Staff recommends that the front southeast façade be designated as primary, because the non-historic alterations and the addition impact both side elevations.

Questions to Staff

Chair Rios surmised that it has both historic and non-historic parts.

Mr. Rasch agreed.

Member Roybal asked how the Board knows what is historic and what is non-historic.

Mr. Rasch said the rear is nonhistoric but all square footage in front is historic. Behind the side block it appears to be a non-historic addition and on the east, is one non-historic window but the story and a half rear addition impacts both the east and the west.

Applicant's Presentation

Mr. Ed McMillen, 1332 Hickox, was sworn and had nothing to add to the Staff Report.

Questions to the Applicant

Chair Rios asked if he agreed with Staff recommendations.

Mr. McMillen said he neither agrees or disagrees. In his opinion, the south is probably the most historic façade. The only historic window is in the east façade. Excluding the two-story addition towards the rear, neither he nor his client have disagreement with the Board's decision.

Mr. Rasch pointed out the story and a half addition and the only historic window on the structure on the east elevation. The applicant is not asking to replace the only historic window on it.

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-18-007A at 1333 Cerro Gordo Road, to adopt Staff recommendations and designate the southeast façade as primary. Member Katz seconded the motion with recognition that the window on the southeast façade is non-historic. The motion passed by unanimous voice vote.

11. **Case #H-18-007B. 1333 Cerro Gordo Road. Downtown & Eastside Historic District. Edward McMillen, agent for Tzuming Liao, owner, proposes to replace non-historic non-conforming windows with aluminum clad windows and re-stucco. (David Rasch)**

Mr. Rasch presented the staff report as follows:

BACKGROUND & SUMMARY:

815 East Alameda Street is a two-story multi-family residential structure that was constructed in the Territorial Revival style at approximately 1949. A single-car garage at the west corner was converted to living space at approximately 1959. The building is listed as contributing to the Downtown & Eastside Historic District with the south and west elevations designated as primary.

On June 28, 2016, the HDRB approved extensive remodeling with exceptions, including application of El Rey cementitious "Buckskin" stucco. But, the applicant applied "Cottonwood", a color that is disallowed by the Board and requiring an exception.

RELEVANT CODE CITATIONS

14-5.2(D) General Design Standards for All H Districts

In any review of proposed additions or alterations to structures that have been declared significant or contributing in any historic district or a landmark in any part of the city, the following standards shall be met:

(5) Windows, Doors, and Other Architectural Features

(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(E) Downtown and Eastside Design Standards

The governing body recognizes that a style of architecture has evolved within the city from the year 1600 to the present characterized by construction with adobe, hereafter called "old Santa Fe style", and that another style has evolved, hereafter called "recent Santa Fe style", which is a development from, and an elaboration of the old Santa Fe style, with different materials and frequently with added decorations.

(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:

(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;

(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:

(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.

EXCEPTION TO APPLY A NON-TRADITIONAL FINISH (14-5.2(E))

(iv) Do not damage the character of the district;

Applicant Response: The Downtown and Eastside District, Old Santa Fe Style ("territorial" style) Design Standards allow an exterior wall color "range from a light earth color to a dark earth color" (Section 14-5.2(E)(1)(b)). The proposed El Rey "Cottonwood" color does not damage the character of the district as it is in the "light earth color" range of options.

Staff response: Staff disagrees with this statement. The HDRB determined that Cottonwood is not an earth color.

(v) Are required to prevent a hardship to the applicant or an injury to the public welfare;

Applicant Response: The "Cottonwood" stucco color coat has already been installed on the building. It will be a hardship (a cost of several thousand dollars) to the property owner to install an alternative stucco color coat over the "Cottonwood" color. The proposed color will not cause an injury to the public welfare.

Staff response: Staff disagrees with this statement. The color was applied without approval.

(vi) Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside in the Historic Districts.

Applicant Response: There are examples of other buildings in the District and nearby streetscape with exterior stucco in the light earth color range, including the "Cottonwood" color or very similar shades of light earth tones. The proposed color strengthens the heterogeneous character of the City by accentuating and complementing the unique character of this building and its details, including the stained wood and trim elements and door/window color. Installation of the "Cottonwood" color will not cause persons to avoid residency in Historic Districts as it is in the range of time-tested and acceptable colors identified in the design standards for the Downtown and Eastside District.

Staff response: Staff finds that the applicant did not address this criterion. Other design options are to apply a fog coat of a compliant color, to paint a compliant color, etc.

STAFF RECOMMENDATION:

Staff finds that the exception criteria were not met to apply a non-earth colored finish, but the Board may find that they have been met after additional information is presented at the hearing.

Questions to Staff

Chair Rios asked if the blue color is a light blue.

Mr. McMillen shared a sample of the blue color with the Board.

Applicant's Presentation

Mr. McMillen, previously sworn, had nothing else to present.

Questions to the Applicant

There were no questions to the Applicant.

Public Comment

There were no speakers from the public regarding this case and the public hearing was closed.

Action of the Board

Member Katz moved in Case #H-18-007B at 1333 Cerro Gordo Road, to approve the application as recommended by staff. Member Bayer seconded the motion and it passed by unanimous voice vote.

12. Case #H-18-008. 1301 Canyon Road. Downtown & Eastside Historic District. Mark Little, agent for Mark and Christine Fisher, owners, proposes to remodel a non-contributing residential property

by removing 588 sq. ft. and constructing 758 sq. ft. of additions, installing a 3' high coyote fence to screen solar panels, replacing all windows and doors, and constructing a 6' high yardwall. (David Rasch)

Mr. Rasch presented the staff report as follows:

BACKGROUND & SUMMARY:

1301 Canyon Road is a single-family residential building that was constructed in the Spanish-Pueblo Revival style in 1946. Substantial alterations were completed in 1982. The building is listed as non-contributing to the Downtown & Eastside Historic District.

The applicant proposes to remodel the property with the following eight items.

1. Approximately 588 square feet will be removed, including the northeast garage, the northwest portal, the south portal, and the southeast bay window.
2. An 82 square foot storage room and a 155 square foot deck above will be constructed on the east elevation.
3. A 108 square foot kitchen expansion and mechanical room will be constructed on the north elevation.
4. A 465 square foot portal will be constructed on the south elevation. Natural brown stain and sealer.
5. A 30 square foot bay window will be constructed on the south elevation.
6. Solar panels will be installed on the garage roof at the north side of the building. The panels will be screened with a 3' high coyote fence.
7. All windows and doors will be removed and replaced with 3' corner compliant and 30" lite compliant units in Jeld-Wen aluminum clad "Bone White" color.
8. Coyote fencing along the east lotline and along the driveway will be removed and replaced with stuccoed yardwalls at 6' high with accent pilasters. A bileaf pedestrian gate will be installed in the west yardwall, but materials and finishes were not provided.

STAFF RECOMMENDATION:

Staff recommends approval of this application which complies with Section 14-5.2(D)(9) General Design Standards, Height Pitch Scale and Massing and (E) Downtown & Eastside Historic District.

Questions to Staff

Chair Rios asked where it is located and the public visibility.

Mr. Rasch said it is on Upper Canyon, on the north side. There is a gated driveway and accesses six residences. The southwest corner is all that is visible.

Applicant's Presentation

Mr. Mark Little, 1000 Cordova Place, Suite 3369, was sworn and said Mr. Rasch summed it up very well. There are only four units, not six, through the gate. He shared a letter of support [Exhibit 2].

Questions to the Applicant

Member Katz noted there is a little coyote fence in front of the garage.

Mr. Little said it would be on top of the garage parapet, behind that coyote fence.

Mr. Rasch pointed out that the existing coyote could be raised to six feet.

Member Katz thought that would be better option than a fence on the roof.

Mr. Little agreed with that. The owner wanted solar in the project, so he put that in but was not sure it would be in the budget.

Chair Rios asked if solar panels are all that is on the roof.

Mr. Little agreed, but there are two existing skylights to be enlarged and one new one. None are publicly visible.

Public Comment

There were no speakers from the public regarding this case and the public hearing was closed.

Action of the Board

Member Bayer moved in Case #H-18-008 at 1301 Canyon Road, to approve the application as

submitted with the condition on #6, that the panels not be screened with fence on the roof but to increase the existing fence to six feet.

Member Biedscheid seconded the motion with a friendly condition that materials and colors for the pedestrian gate be submitted to staff for approval. Member Bayer agreed it was friendly and the motion passed by unanimous voice vote.

13. **Case #H-18-009A. 725 West Manhattan Avenue.** Westside-Guadalupe Historic District. Rachel Prinz, agent for Virginia Gillmer, owner, requests historic status reviews with designation of primary elevations, if applicable, for three non-contributing residential structures. (Nicole Ramirez Thomas)

Ms. Ramirez Thomas presented the staff report as follows:

BACKGROUND & SUMMARY:

725 West Manhattan Avenue is a property with three buildings, two of the buildings currently have a historic status of non-contributing (House 1 and 2), and one building has no historic status (House 3). The property is located within the Westside-Guadalupe Historic District.

House 1 (Original Home)

House 1 is the original residential structure on the property and is 1,766 square feet. The house was built in a vernacular style by the Martinez Family between the years 1935-1945. Today the house has a winged parapet on the south elevation. The original footprint of the house was L-shaped with either an open entry area or portal at the southeast elevation. Up to 1969 the house retained its original footprint with portals noted at the southeast corner of the home and on the north elevation. Both portals have since been enclosed. A solarium with horned parapets has been added to the south elevation between the years 1975-1982. The structure retains windows with a variety of styles that date from 1920 to 1940. In 1982 the house was divided into two separate units.

House 2 (Loft House)

House 2 is a 463 square foot vernacular style residential structure that was once a shed associated with the original house. The building is constructed of adobe and has a variety of window styles and a stuccoed exterior. The 1969 aerial photograph shows the shed to the north of the residence, sans the second story loft which was added before 1985.

House 3 (Relocated House)

House 3 is a 750 square foot residential structure built in the vernacular style. It is constructed of a wood frame and is stuccoed on the exterior. The windows are a variety of historic and non-historic window styles.

This building was relocated to the property from Grants, New Mexico sometime between the years 1980-1982.

STAFF RECOMMENDATION:

Staff recommends that Houses 1 and 2 maintain the historic status of non-contributing and that House three be designated a historic status of non-contributing per 14-5.2(C) Designation of Significant and Contributing Structures as they retain no historic integrity.

Questions to Staff

Chair Rios asked if the windows are from La Posada.

Ms. Ramirez Thomas deferred to the Applicant.

Applicant's Presentation

Ms. Rachel Prinz, 1517 Bishop's Lodge Road, was sworn. She said they agree with staff recommendations. The windows are either from La Posada or St. Francis Hotel.

Chair Rios doubted it was St. Francis.

Questions to the Applicant

There were no questions to the Applicant.

Public Comment

Ms. Beninato (previously sworn) said she loved the building with all the windows. She goes by it frequently. She knew it is not older than 50 years. That is vernacular ala early solar. It will be historic soon enough.

There were no other speakers from the public regarding this case and the public hearing was closed.

Action of the Board

Member Bayer moved in Case #H-18-009A at 725 West Manhattan Avenue, recommends that Houses 1 and 2 maintain the historic status of non-contributing and that House three be designated

a historic status of non-contributing as staff recommended Member Biedscheid seconded the motion and it passed by unanimous voice vote.

- 14. Case #H-13-090A. 1469 Canyon Road.** Downtown & Eastside Historic District. Lom Tryk, agent for Megan Hill, 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 presented the staff report as follows:

BACKGROUND & SUMMARY:

1469 Canyon Road is a single-family residence 6,443 square foot home located within the Downtown and Eastside Historic District. The current style of the home could be described as vernacular in that it has undergone several style changes over the years including the Spanish-Pueblo and Territorial Revival styles.

The home was originally built of adobe some time before 1941 and has undergone distinctive changes since that time which have resulted in a modern Spanish-Pueblo Revival type of building. As detailed in the updated Historic Cultural Properties Inventory (HCPI) form the house went from a small adobe in the 1930s to a more Territorial Revival styled building with a solarium in the 1940s, and more changes in the 1950s which included the tree-lined driveway and ponds and gardens. The house, since the 1970s, has taken on a more modern appearance with the installation of large panes of glass and sharper angles on the corners of additions to the property. As noted in the HCPI form, the current owner has significantly renovated the home in a manner that disassociates it from Breese, Jr. and Meem and has resulted in additional massing to each elevation of home.

Changes noted to the property (HCPI form pages 13-14):

- (vii) Small bump-out on the second story at the south elevation.
- (viii) Addition of a studio to the northwest corner of the house.
- (ix) Addition of non-historic portals to the north, south, and east elevations.
- (x) Parapets raised on each elevation.
- (xi) Non-historic windows that are existing non-conforming.

STAFF RECOMMENDATION:

Staff recommends that the residence maintain the historic status of non-contributing per 14-5.2(C) Designation of Significant and Contributing Structures as the home retains little of its historic integrity.

Questions to Staff

Member Katz asked if Staff had any sense of when solarium was built.

Ms. Ramirez Thomas said it was in the 1940's. Meem tried to design a solarium but quit as Mr. Breese was too challenging of a client

Chair Rios asked if the solarium could be historic.

Ms. Ramirez Thomas said yes. It is the most historic element of the home.

Applicant's Presentation

Mr. Lorn Tryk, 436 W. San Francisco, was sworn. He said the solarium was designed as a production of Lord and Burnum Skylight Company in 1941.

Ms. Ramirez Thomas said this one was from 1942. Page 15 gives the indication that they had a contractor install a completely different conservatory and the final was lower in height and presented a cylinder-like structure made nearly completely of glass.

Member Katz observed on page 28 aerial photos and it didn't look like the solarium was there in 1967.

Ms. Ramirez Thomas explained that was a problem in the reproduction of the photo.

Questions to the Applicant

There were no questions to the Applicant.

Public Comment

Ms. Beninato (previously sworn) understood that George Breese was a very interesting character. And he hired Catherine Stinson Otero to design it. It was a rental unit for him. And he also had a lumber yard. He had his fingers in different pies in Santa Fe history. It does look very modern and that you can't find a primary elevation.

Mr. Eddy (previously sworn) said this is on the west side of the river. The family does have an interesting history and is part of aviation history. The adjacent property up river is the New School and was the original Prep school location. We called those buildings the Breese Laboratories. So, there is a connection and some historical value to the property.

Chair Rios said to Ms. Ramirez Thomas that she thought there were too many changes to recommend an upgrade.

Ms. Ramirez Thomas agreed. It was challenging but the only thing retained was the solarium. Lots of it is in poor condition. There are a couple of historic windows on the north side.

Chair Rios asked if any of it could be seen from a public way.

Ms. Ramirez Thomas said only down the driveway.

Member Katz wondered if, because of the history of the house and the beauty of the solarium, it would be irksome to the owner if the Board designated the solarium as contributing. For what she wanted in the case, would anything she wanted to do, going to be a problem?

Mr. Tryk thought she would be hemmed into a corner. She would really like to fix it up. It is in very poor condition right now.

Action of the Board

Member Roybal moved in Case #H-13-090A at 1469 Canyon Road, to maintain the property as noncontributing as recommended by Staff.

The motion died for lack of a second.

Chair Rios asked about designating only the solarium.

Member Katz moved in Case #H-13-090A at 1469 Canyon Road, to upgrade the status to Contributing, and designate only the solarium as primary so no other façades could be prevented from change. Member Biedscheid seconded the motion, noting the association with a famous person as a basis.

The motion passed by majority voice vote with all voting in favor except Member Roybal, who dissented.

- 15. Case #H-18-010A. 125 East Santa Fe Avenue.** Don Gaspar Area Historic District. Satto Rugg, agent for Rachel Dixon and Ned Conwell, owners, requests a historic status review with designation of primary elevations, if applicable, for a non-contributing residential structure. (Nicole Ramirez Thomas)

Ms. Ramirez Thomas presented the staff report as follows:

BACKGROUND & SUMMARY:

125 East Santa Fe Avenue is a Bungalow style home located in the Don Gaspar Area Historic District. The property is listed as contributing and the applicant is requesting the designation of primary elevations for the main house and outbuildings.

The home is distinguished by its asymmetrical double gable at the front (south) of the house and the cedar wood shingle exterior. The existing inventory gives little information regarding the history of the home, but it was built sometime between 1912 and 1928. The roof is asphalt shingle. Over the years some changes have occurred to the window and door openings, changing the massing most notably on the north elevation. Dormers and windows were added to the roof of the west and east elevations as well. Windows were added to the gables at the south elevation. The current owner, the daughter of the former owner, has stated that those changes came about in the 1970s and the former owner has provided a written and sworn affidavit stating the same. All elevations retain at least one of the historic windows.

A small shed and a garage are also found on the property. The garage is a double-doored, flat roofed and stuccoed structure. The shed is a small wood structure with a pitched roof.

STAFF RECOMMENDATION:

Staff recommends the south elevation and the west elevation of the main house, excluding non-historic material, as primary. Staff recommends the south elevation of the garage as primary. Staff recommends the small shed as non-contributing.

Questions to Staff

Member Bayer asked about the fence in front

Ms. Ramirez Thomas said, hopefully, it will come forward with the remodel request.

The twisted wire fence appears to be historic.

Chair Rios said it could also be included.

Applicant's Presentation

Mr. Satto Rugg, 518 Franklin, was sworn. He thanked the Board for their time considering this. He agreed with the recommendation of Staff, in general. The west façade, excluding the non-historic (dormer - in 1973) and added that four generations of the family have lived in this house. The two upper windows are also non-historic. It was previously just an attic. The garage's south façade is leaning and in poor shape.

Ms. Ramirez Thomas had a picture of the garage on page 12, but there was no slide to display.

Questions to the Applicant

There were no questions to the Applicant.

Chair Rios applauded the Applicant that four generations have lived in this house. She was always thrilled with having generation after generation in a home.

Public Comment

Mr. Eddy (previously sworn) said this is a really beautiful house and echo Chair Rios' comment about 4th generation involved. He especially commended the builder for the added gable. He as I understand and is not old enough to be historic. But it enhances the beauty of it. It is a unique structure and he applauded their skill. That would be the important façade if ever it is contributing.

Member Bayer asked if the gable with the porch is original and addition is the dormer added on.

Ms. Ramirez Thomas agreed, and the two windows were added in the 1970's. It was made as a second unit.

Mr. Eddy thanked her for that clarification> Adding the windows under the gable did not detract from it.

Ms. Beninato (previously sworn) said she lived in this area a long time and the addition of dormers didn't detract from its contributing status. They worked with the original style to make it a livable space which we encourage. She agreed the south and west should be primary and the garage south side.

There were no other speakers from the public regarding this case and the public hearing portion was closed.

Member Katz saw little backup for making the garage contributing. It is in the back. He asked if there is any information to justify it other than it was old.

Ms. Ramirez Thomas said there were none available.

Mr. Sotto said, unfortunately, the photo doesn't show the dormer. The drawing was shown - It really doesn't fit the style.

Member Katz understood in following staff recommendation, that it would not be part of the designation since it is not historic.

Action of the Board

Member Katz moved in Case #H-18-010A at 125 East Santa Fe Avenue, to find the south and west of the house, excluding the dormer are primary and the shed be designated as non-contributing, and the garage be left as noncontributing.

Member Bayer seconded with two amendments – that the non-historic 1970's windows be excluded and that the non-historic twisted wire fence be included as contributing. Member Katz accepted those as friendly and the motion passed by unanimous voice vote.

- 16. Case #H-18-011A. 624 Gomez Avenue.** Don Gaspar Area Historic District. Diana Ford, agent/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 presented the staff report as follows:

BACKGROUND & SUMMARY:

624 Gomez Street is a single-family residence located in the Don Gaspar Area Historic District. The house is built in a vernacular manner and is constructed of cinder block. The date of construction of the home is 1951. It has a stucco exterior, a flat roof, and steel casement windows. It's massing is simple and has not changed since the construction of the house. The windows are in a state of disrepair and the roof is irreparable. The carport noted in previous inventories has been removed. The applicant is requesting the historic status be designated as non-contributing.

STAFF RECOMMENDATION:

Staff recommends the residence as contributing per 14-5.2(C) Designation of Significant and Contributing Structures as the building retains its historic integrity and the east elevation is recommended as the primary elevation.

Questions to Staff

Chair Rios thought this is a good example of vernacular architecture.

Ms. Ramirez Thomas agreed. It is a simple version of vernacular and there are not too many examples in the Don Gaspar District.

Applicant's Presentation

Ms. Diana Ford was sworn. She wanted it to remain noncontributing. The roof must come off. It is in

serious disrepair. She would also like to replace the windows.

Questions to the Applicant

There were no questions to the Applicant.

Public Comment

Ms. Beninato (previously sworn) agreed with the Staff recommendations that it should be contributing and only one façade to be designated primary so constraints on the owner would be minimal. Repairs do not take away a status and if the roof needs to be replaced, that is okay, and any remodel would have to come before the Board anyway. We don't have any vernacular designated homes in Don Gaspar.

There were no other speakers from the public regarding this case and the public hearing portion was closed.

Action of the Board

Member Biedscheid moved in Case #H-18-011A at 624 Gomez Avenue this case to adopt staff recommendations as contributing and the east façade as primary. Member Bayer seconded the motion.

Member Biedscheid said to the Applicant that it doesn't necessarily restrict what she wanted to do to the house and the Board would be supportive of those changes compliant with the code.

The motion passed by majority (3-1) voice vote with Member Roybal dissenting.

I. MATTERS FROM THE BOARD

Mr. Rasch hoped to have the field trip on February 9th instead of February 13.

Chair Rios said all the Board members agreed but Staff needs to provide lunch.

J. ADJOURNMENT

The meeting was adjourned at 8:16 p.m.

[Signatures on following page.]

Approved by:

Cecilia Rios

Cecilia Rios, Chair

Submitted by:

Carl G. Boaz

Carl Boaz for Carl G. Boaz, Inc.

Historic Districts Review Board
January 23, 2018

EXHIBIT 1

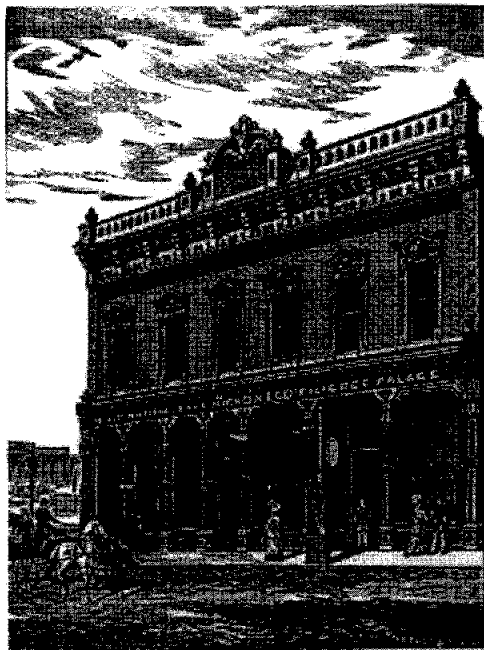


Figure 3: Illustration of Spiegelberg Building, c.1890s.
Courtesy Palace of Governors Photo Archives.



Figure 5: c. 1940s Street view of Spiegelberg Building.
Courtesy Palace of Governors Photo Archives.



2017

Historic Districts Review Board
January 23, 2018

EXHIBIT 2

RASCH, DAVID A.

From: Mary Kite <mckite@mac.com>
Sent: Monday, January 22, 2018 4:42 PM
To: RASCH, DAVID A.
Cc: MARK LITTLE; mark fisher; Christine Fisher; Dave Kite
Subject: Neighbor's comments on 1301 Canyon Road, Mark Fisher's Property for January 23rd Hearing

Dear David Rasch,

I have reviewed the construction plans for 1301 Canyon Road — Christine & Mark Fisher's property. Happily, I found the plans to be an improvement on the current structure which he recently purchased.

I wish the Fishers the very best and welcome them to Santa Fe as well as our shared lane. My husband, Dave and I look forward to having them as neighbors.

Respectfully,

Mary Coyle Kite

1301A Canyon Road
Santa Fe, NM
87501
505-428-0166