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**HISTORIC DISTRICTS REVIEW BOARD**  
**NOVEMBER 12, 2019**

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**MINUTES OF THE CITY OF SANTA FE  
HISTORIC DISTRICTS REVIEW BOARD  
NOVEMBER 12, 2019**

**CALL TO ORDER**

A regular meeting of the City of Santa Fe Historic Districts Review Board was called to order by Ms. Lisa Roach, on the above date at approximately 5:30 p.m. in the Kearny Room, Santa Fe Community Convention Center, 201 W. Marcy Street, Santa Fe, New Mexico.

**MOTION:** Member Biedscheid moved, seconded by Member Larson to elect Member Guida as Chair Pro-tem.

**VOTE:** The motion passed unanimously by voice vote.

**A. ROLL CALL**

Roll Call indicated the presence of a quorum as follows:

**MEMBERS PRESENT:**

Ms. Jennifer Biedscheid  
Mr. Anthony Guida  
Ms. Flynn G. Larson  
Mr. Herbert Lotz  
Mr. Buddy Roybal

**MEMBERS EXCUSED:**

Ms. Cecilia Rios, Chairwoman  
Mr. Frank Katz, Vice Chair

**OTHERS PRESENT:**

Mr. Carlos Gemora, Senior Planner  
Ms. Lisa Roach, Planner Manager  
Ms. Sally Paez, Assistant City Attorney  
Ms. Melissa Byers, Stenographer

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

## **B. APPROVAL OF AGENDA**

Ms. Roach stated that Item #4 regarding 208 W. Houghton would need to be postponed to a date certain, due to noticing issues. The agenda doesn't need to be amended but she just wanted the Board to be prepared to postpone that case.

**MOTION:** Member Roybal moved, seconded by Member Biedscheid, to approve the agenda.

**VOTE:** The motion passed by unanimous (4-0) voice vote with Members Biedscheid, Larson, Lotz and Roybal voting in favor and none voting against.

## **C. APPROVAL OF MINUTES: October 22, 2019**

Member Biedscheid asked that the following amendments be made to the October 22, 2019 minutes:

- On Page 27, under Board Discussion, 6<sup>th</sup> paragraph: sentence should read "**a potential historic compound**" instead of "as part of a historic compound".
- On Page 28, 4<sup>th</sup> paragraph, "*Member Biedscheid asked Ms. Roach if she thought the other façade had characteristics...*" insert: "**defining**" before characteristics.
- On Page 39, in the motion, "*façade #2, #3, #4 on the North two-story façade*", insert: "**to include symmetrical windows**" and one line down after "façade #5, #6, #7" insert: "*as a complementary **historic** addition*". Delete "of the historic" at the end of the phrase.

**MOTION:** Member Roybal moved, seconded by Member Larson to approve the Minutes of October 22, 2019, as amended.

**VOTE:** The motion passed by unanimous (4-0) voice vote with Members Biedscheid, Larson, Lotz and Roybal voting in favor and none voting against.

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

**Case #2019-000991-HDRB (previously H-18-031). 644 Camino del Monte Sol.**

**Case #2019-000701-HDRB. 515 Don Gaspar Avenue.**

**Case #2019-000996-HDRB. 524 Alto Street.**

**Case #2019-000986-HDRB. 629 East Palace Avenue Unit 1.**

**Case #2019-000987-HDRB. 629 East Palace Avenue Unit 1.**

**Case #2019-000993-HDRB. 904 Camino Ranchitos**

**Case #2019-000994-HDRB. 215 and 219 Washington Avenue**

**Case #2019-000997-HDRB. 211 Old Santa Fe Trail.**

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

**VOTE:** The motion passed by unanimous (4-0) voice vote with Members Biedscheid, Larson, Lotz and Roybal voting in favor and none voting against.

#### **E. BUSINESS FROM THE FLOOR**

There was none.

#### **F. COMMUNICATIONS**

- 1. Presentation from Santa Fe County staff regarding planned renovations to the Santa Fe County Administration Building at 102 Grant Avenue, a significant non-residential structure located in the Downtown and Eastside Historic District.**

Paul Olafson, Santa Fe County Planning Projects Manager, introduced members of the team.

He said he had a presentation on the rehabilitation of 102 Grant Ave, commonly known as the Old County Courthouse, which is the last aspect of the three-project model. The building across the street, a new County administrative office complex was just completed, and today they will start on the Grant Avenue project. The project is anticipated to take eight months with completion by June 2020.

The building design was by John Gaw Meem, and construction was completed in 1939, and 80 years later they are now beginning a remodel of the building. The building is on the National Register for Historic Places, the New Mexico State Register of Cultural Properties and in the Santa Fe Historic District.

- Significant alterations were done in 1975 and 1979 changing the courthouse and Johnson streetscape. Windows were replaced and cosmetic upgrades were made including finishing the portal, lintels, balconies, and window frames.
- The County commissioned the documentation report for the courthouse. SHPO (State Historic Preservation Office) authorized the rehabilitation of the courthouse to be returned to its pre-1975 condition.
- Exterior and site work will include new sidewalks along Grant Avenue, two-part stucco finish that matches the existing building, landscaping, and redevelopment of a courtyard along Johnson Street.
- The interior work will improve and restore windows, using the original light fixtures and doors, rehabilitation of the commission chambers, and restoration of the original brick flooring. Items will include energy-saving HVAC, electrical, and phone systems, ADA accessibility improvements, a new fire alarm system, and elevator.

Design team members Cameron Erdman, Sr. Architect, and Jennifer Penner, Project Architect, spoke about the project and presented a Power Point which included the following:

- Photo of 1939 East Façade - became the main entrance.
- Photo of 1939 Courtroom Interior West Wall - will be preserved with minimal work on flooring, painting, rearrangement of pews for ADA accessibility and LED lighting.
- Photo of 1939 Courtyard Gate and Main Entrance at Johnson Street - Restoration of the courtyard called the "Placita".
- Photo of 1979 East Façade - Shows 3 windows with decorative molding which will be stabilized, and top pieces replaced.
- Photo of 1979 SE Corner at Grant and Sandoval and Palace Street - 50% steel casement windows and 50% wood double hung sash windows.
- 1977 West Façade at Johnson Street - shows the view of one-story.
- 1979 2-story Courtyard Infill - The view of 2-story building.

- Photos taken this year of the structure.
- Photos of the proposed look.

Mr. Erdman said all original fixtures in the building will be preserved - the doors, chandeliers, porch, etc. The courtyard will be opened up and replica windows will look like the originals. The stairway removed will be put back as well as the courtyard wall and courtyard doors. Balconies and railings will be reconstructed and there will be replica doors for the other two balconies, and landscape walkways. The courtyard from the building will be made fully ADA accessible.

Ms. Penner showed the site plan and the work to the exterior: colored concrete sidewalks with brick along the Grant entry under the portal; a new stucco finished screen wall at the electrical transformers and new landscaping with the preservation of some existing trees and plants and a new parking lot paving with electric vehicle charging stations.

- Slide of First Floor Plan - corridors will be preserved; new elevator location, bathrooms will be made ADA. Steps dividing the building and people will be brought through the new accessible ramp area to preserve the East-West corridor. There will be a new fire management system and door access control.
- Slide of Second Floor Plan - Corridors will be preserved and the doors with transom. A switch back ramp will be installed for ADA accessibility. Balconies will be restored to natural beauty but will not be operable. The chambers will have minimal work other than ADA and the fresco preserved. Mechanical will be energy saving and lamps will be LED. All light fixtures in the building and the windows on the perimeter and the doors inside and out have been inventoried. Lynette at SHPO, suggested keeping a wall of the original jurors' room and furniture will be used to preserve that space.
- Slide of Exterior Building Elevations - All windows and doors in blue will be fitted with replica windows. Most of the steel windows were replaced with sliders and not appropriate. They will recreate doors for the two flanking balconies and doors in courtyard will be replica. East elevation crown molding will be stabilized. Five of the six clerestory windows will be replaced. The building will be re-stuccoed and the intent is the original color. And they are searching for the original paint used on the wood windows.
- Slide of Exterior Restored Courtyard Building Elevations - Almost every opening will be put back and balconies restored.

Member Roybal confirmed the stucco would be cementitious.

Lynette M. Pollari from the New Mexico State Historic Preservation Division (SHPD) said she was thrilled when asked to speak. She and the team have been working over a year and the team exemplifies collaboration with SHPD. She noted that was how they would like to work with all of agencies.

She stated in May, Mr. Erdman and Ms. Penner called her in to discuss the accessibility issues. She found the project interesting in that it is design/built. They are working currently on finishing the review of demolition and SHPD will issue an Assessment of Affect after which together the team and SHPD will review the final construction drawings.

This is a model project and SHPD is happy the team invited them to weekly meetings through construction. They feel it is important to be there to move the minds of contractors, designers, subcontractors, etc. into a new paradigm from this as a beautiful building to a beautiful historic building with incredible levels of integrity.

Ms. Roach thanked the County team for the presentation. She stated although there is some gray area in terms of jurisdiction, the spirit of collaboration is important to foster, and the project is impressive.

Member Biedscheid agreed the project is incredible and the County is lucky to have such a special building. She was impressed with the work and thought put into the plans and commended the County for setting a wonderful public example of preservation. She did not doubt that the thoughtful design and effort would benefit the project.

Member Larson agreed the project was impressive, as well as their presentation and willingness to collaborate with Ms. Pollari. She thought that should lead as an example for the project.

She recommended Susan Buck as a resource for the historic paint analysis.

Member Roybal congratulated them. He acknowledged this was a significant part of Santa Fe and important to preserve, and they were doing everything possible.

Chair Guida echoed the Members' comments and thanked the team for coming.

He noted although this was not a presentation for public comment, he would invite anyone wanting to comment to do so.

John Eddy congratulated the County for finishing the building across the street. He was curious regarding the murals to be maintained, if the murals on the lateral walls of the courtyard, which are equally important, would also be preserved.

Mr. Olafson confirmed both murals will be preserved.

Randall Bell added that the team and SHPO have worked well together. His only concerns are in details of some materials, particularly the new sidewalks. He noted it appeared the sidewalks would be concrete and Meem would have used flagstone. He urged them to use flagstone, because the materials should have that level of attention because Meem is the most important 20<sup>th</sup> Century architect. He suggested the landscape plan would also be important to follow if there is one.

Member Larson confirmed that the original cork floor that will be removed will be replaced with cork flooring close to the original.

**2. Discussion of code provisions for screening rooftop solar equipment in the historic districts.**

Ms. Roach said she and Mr. Gemora were working on two cases that are on the agenda which are related to visible rooftop solar equipment and wanted to provide general guidance. The City is looking at code language for roof top solar equipment, particularly in light of recent policies at the City and the State level.

Ms. Roach noted a brief memo was prepared that she will read into the record for the benefit of the public. She added one of the two cases discussed will be postponed.

She read the memo into record:

*"Past review of rooftop solar proposals have ranged from denial of publicly visible projects in the historic district, to approval of publicly visible projects with the exception to administrative review of non-publicly visible solar proposals. The Governing Body's recent passage of various resolutions recognizes a climate emergency and urges public and private actors to take bold action to address climate change and sustainability."*

And there are resolutions mentioned in addition to the Sustainable Santa Fe Plan, in the memo that can be found online.

*"Additionally, the New Mexico Solar Rights Act encourages and protects the right to use solar energy responding to the State and City recognized climate crisis, and the policy encouraging the use of solar energy. In an effort to be more consistent in administering the code the Land Use Department, seeks to adopt a written code interpretation in the near future regarding publicly visible solar in historic districts."*

*"In the Historic Review, Historic Transition, Don Gaspar and Westside Guadalupe Historic Districts, publicly visible solar equipment is allowed and encouraged and subject to administrative approval if it is screened." That is derived from Code language. "The districts specific design standards for each of these districts specifies methods of screening which include in the case of pitched roofs, integrating the collector into the pitch. Because screened solar equipment is encouraged and administratively approvable*



*per code in these districts, staff have determined that no exception is required for otherwise compliant projects."*

*"Although the code allows administrative approval of screened solar projects in all historic districts except the Downtown Eastside Historic District, staff may refer decisions on significant, contributing and landmark buildings to the Board. Though the general aspects of a screened solar project may comply with district standards, staff may ask the Board to review whether the specific aspects of the proposed project are consistent with streetscape harmony. Particularly if the project could affect the contributing or significant structures contribution to the historic architectural design qualities that are significant for a district per the definition of a contributing structure'."*

Ms. Roach indicated that was the extent of the staff memo. Staff would be looking at the cases on the agenda tonight and at the next hearing for additional guidance and thoughts from the Board and from the public to help define how the City interprets the Code language moving forward.

Ms. Roach offered to stand for questions, or the Board could move on.

Chair Guida suggested they could take questions of clarity and explore the subject deeper once they get to the case. He clarified that this is being brought up by staff to the public and the Board primarily over the issue that the Code is not specific about approval in the various districts.

Ms. Roach replied that was one reason staff felt compelled to bring cases to the Board. She asked if Ms. Paez wanted to address that.

Ms. Paez stated she was not sure she understood Ms. Roach's point but thought she referred to a bit of ambiguity, or conflict in the Code. She thought that was true, there are general design standards that speak specifically to rooftop appurtenances for significant and landmark structures. She thought it an older provision that preceded some of the specific design guidelines for the historic districts that have screening provisions for solar.

The Code does state that for significant structure publicly visible rooftop appurtenance, including but not limited to solar collectors, *"shall not be added nor shall the parapet be raised to conceal the rooftop appurtenances. For contributing buildings, solar collectors," etc.... "if publicly visible shall not be added."*

There is a provision in the Code that suggests they should not have publicly visible solar on significant or contributing structures. But then when looking at the specific provisions for the various historic districts, it does not exclude the applicability to these contributing and significant structures. It suggests that anytime in those districts when

you do have solar that is properly screened that it can be administratively approved, and it does not exclude significant and contributing structures in that discussion.

Ms. Paez thought there are things that arguably conflict or are inconsistent. They need to look to the purpose and intent and the evolution of the Code. A lot of strong policy statements recently in terms of encouraging solar are from the City's Governing Body. It is also clear the City is more protective of Downtown Eastside Historic District in terms of not having a lot of publicly visible solar. She thought that an important distinction that the Code does not provide for the same type of screening mechanisms in Downtown and Eastside Historic as allowed in the other districts.

She noted reading the two together, the interpretation staff proposes is that they should give effect to those policy statements. They want to encourage solar when in the districts that have the screening provisions and will allow that. When in Downtown Eastside the other Code provisions will have to be applied.

Chair Guida said there are two such hearings this evening. He thanked them for their comments.

Member Roybal stated the guidelines outlined are important and the concern will be the significant and contributing, especially in the historical review, and the Board should not have that purview of the cases before them.

Member Biedscheid asked to clarify if this was the written Code interpretation that would be adopted, or if something different would be prepared; and if that would explicitly clarify the cases the Board could defer to specific standards rather than to general design standards.

Ms. Roach replied the idea is to clarify that in a written code interpretation. This was the first of staff's drafts making sense of the various provisions in Code. Next, beyond hearing the two cases and discussion with the Board is to draft a written Code interpretation. Possibly further discussion with the entire Board, or discussion with the subcommittee created for Code interpretations, and then presenting a final draft at a hearing.

Member Biedscheid agreed with the interpretation. She found it helpful to have it documented to avoid questions in the future, especially when they do not see an active code revision process.

Mr. Gemora clarified that staff was giving guidance to the Board in this case that the general aspects of screened solar do comply with district standards. However, the specific, and particular aspects of a proposed project, could be within Board purview.

## **G. ACTION ITEMS**

Chair Guida reminded the applicants that if they were dissatisfied with Board decisions on the case, there is the opportunity to appeal to the City Council within 15 days of the approval of the Findings of Fact and Conclusions of Lw.

1. **Case #2019-000637-HDRB. 500 Montezuma Avenue.** Westside-Guadalupe Historic District. Studio Southwest, agent for New Mexico School for the Arts, owner, proposes to demolish portions of a non-contributing non-residential structure and to construct a new exterior wall on the structure. An exception is requested to use materials for exterior walls that are not slump block, stucco, brick, or stone, per Section 14-5.2(l)(1)(a). (Lisa Roach, [lxroach@santafenm.gov](mailto:lxroach@santafenm.gov), 955-6577)

Ms. Roach presented the staff report as follows:

### **STAFF REPORT:**

500 Montezuma Avenue is the former Sanbusco Market Center, located in the Westside Guadalupe Historic District. The Sanbusco Market Center building and the parking sheds on the north side of the building are listed as non-contributing, and the Butler & Foley Building at 550 Montezuma Avenue is listed as contributing to the district.

The Sanbusco Market Center served as a boutique mall for nearly 30 years. Prior to the establishment of the mall, the buildings on the property comprised two building supply companies – the Dudrow Coal and Lumber Yard, established in the 1880s, and the Santa Fe Building Supply Co., established in the 1920s and operated through the 1970s. The building styles of the supply company buildings varied over time and include the Italianate brick building at the southeast corner of the building, vernacular style sheds, and Spanish Pueblo Revival elements. The Butler & Foley Building, constructed in the Territorial Revival style, was constructed in approximately 1930, and the south second story elevation with its clerestory windows and the east elevation along Montezuma Avenue are designated as primary.

In 2016, the applicant received approval from the HDRB to conduct an extensive remodel of the buildings for the purpose of adaptive re-use as the New Mexico School for the Arts. On August 27, 2019, the applicant proposed to demolish the former Pranzo restaurant in its entirety, to demolish a portion of the former Sanbusco Market Center at the south elevation between the west end of the distinctive brick building and the east end of the former Borders bookstore and north to the Paseo (internal to the building), and to construct a new exterior wall at the south face of the Paseo, featuring a large expanse of glazing and metal panel siding in a light gray color with 3-inch grooves installed vertically,

to match what was already approved for the building. In this case, the HDRB denied the request to demolish the former Pranzo building, having found it to be an essential part of the streetscape, and postponed the requests to demolish a portion of the of the south side of the Sanbusco Market Center and to rebuild a new south wall, requesting additional drawings of the resulting elevations. Now, the applicant has provided additional elevation drawings and requests approval. An exception has been requested to use materials on exterior walls that are not slump block, stucco, brick, or stone, per Section 14-5.2(I)(1)(b).

**EXCEPTION CRITERIA & RESPONSES: Section 14-5.2(I)(1)(a)**

*(1) Do not damage the character of the district.*

**Applicant Response:** By identifying vertical and horizontal metal siding as a material that was previously used on portions of the former Sanbusco building supply warehouse and storage sheds, and other former railyard buildings, we feel that this material would be appropriate for the subject property. The adjoining Railyard Design Guidelines encourage the use of metal siding on new and existing buildings and has been used prominently. The vertical and horizontal application of this siding will maintain the former Sanbusco Mall building's distinctive appearance and reestablish the historic character of the building even though the use of this material is not allowed per the current code. Metal siding will require minimal maintenance, will provide durability, increased life span, and preservation of the building. This material would enhance the unique character of the Westside Guadalupe Historic District and the Railyard Redevelopment Subdistrict.

**Staff Response:** Staff agrees with this response.

*(2) Are required to prevent a hardship to the applicant or an injury to the public welfare.*

**Applicant Response:** In its 125-year history, the existing Sanbusco Mall building has reflected several different styles and building materials. NMSA seeks to renovate the former Sanbusco Mall building with materials that require minimal maintenance, and provide durability, increased lifespan and preservation of the building and reestablish the historic character of the district. In transitioning the use of Sanbusco into an educational facility, allowing the use of this material will prevent a hardship to NMSA by allowing the school to focus on its primary long-term educational mission. The proposed metal siding and alternate cement fiber board and wood are within the direction to maintain the character of the former Sanbusco Mall set forth by the City Council and are allowed within the Design Standards for the Railyard Redevelopment District.

**Staff Response:** Staff agrees with this response.

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

**Applicant Response:** The design option presented above ensures the long-term success of NMSA at the former Sanbusco Mall. A successful educational facility at this location ensures that residents can continue to reside within the Historic Districts.

**Staff Response:** Staff generally agrees with this response; however, further testimony as to what other design options were considered by the applicant and why the proposed option is the most desirable would strengthen the applicant's case for an exception.

### **STAFF RECOMMENDATION:**

Staff finds that the exception criteria have been met and recommends approval of the proposed project and finds that the application complies with Section 14-5.2(D) General Design Standards for all Historic, 14-5.2(I) Westside Guadalupe Historic District Standards, and 14-3.14 Demolition of Historic or Landmark Structure.

Ms. Roach passed out before the hearing, an extra sheet showing images of proposed materials, Exhibit "1".

There were no questions for Staff.

### **APPLICANT'S PRESENTATION**

Steven Osborn, with Studio Southwest Architects, 1721 Ridgecrest Drive, Albuquerque, was sworn. He brought a masterplan the owner approved in terms of design. He noted the portion that will be the future courtyard with a new cafeteria and two of the walls in the handout that were blank. They will match the stucco approved a few years ago; the metal panels would be chromium gray and match the existing and the store front is dark bronze.

Mr. Osborn noted they are bringing the west side façade and the original brick from 1880 back and it will be finished naturally, and two sides are stucco. The cafeteria is a new phase and the storefront is along the Paseo.

### **QUESTIONS FOR THE APPLICANT**

Member Roybal asked about the visual arts gallery and if everything on the south side would be demolished.

Mr. Osborn said yes, the gallery would remain and everything else will be demolished.

Ms. Roach pointed out on the plan the demolition in red and the portion of the building that would remain that was indicated would be the music portion of the school.

Chair Guida clarified the Board would not consider the demolition of Pranzo tonight. The applicant had been asked previously to return with more detailed information and that is given in the additional sheet of information and images.

Mr. Osborne pointed out an overall south elevation showing the extent of what could be seen from outside was also provided.

Ms. Roach explained it would be helpful for future presentations, that all vertical lines be removed because they make the plan difficult to read.

Colleen Gavin, 130 Grant Avenue, was sworn. She said her firm is the representative for New Mexico School for the Arts. They will move forward with Phase 2 and the pending demolition is critical for that. She clarified the proposed courtyard and the section in the middle is closed off from the school for safety reasons. Under the courtyard is a basement that is structurally unsound that must be stabilized so a future phase can occur.

Ms. Gavin stated they have proposed and are moving forward with RFQs and RFPs for a new cafeteria. She thought the courtyard would probably be smaller, but they are working through those details. There is also a future dormitory that has nothing to do with the application, which must be remediated before the cafeteria is built. The application is how they should treat the interior courtyard walls temporarily because they will be altered and adjusted for the overall design.

#### **PUBLIC HEARING.**

There were no comments from the public, therefore, Chair Guida closed the public hearing.

#### **BOARD DISCUSSION**

**MOTION:** In Case #2019-000637-HDRB, 500 Montezuma Avenue, Member Biedscheid moved to approve the application per staff recommendation and stated that the exception criteria has been met. Member Roybal seconded the motion.

**VOTE:** The motion passed by unanimous (4-0) voice vote with Members Biedscheid, Larson, Lotz and Roybal voting in favor and none voting against.

2. **Case #2019-001089-HDRB. 901 Galisteo Street.** Don Gaspar Area Historic District. Kenneth Sandelin, agent for Alessanro and Maria Sachs, owners, requests a historic status review with primary facade designation, if applicable, of a non-contributing residential structure. (Carlos Gemora, [cegemora@santafenm.gov](mailto:cegemora@santafenm.gov), 955-6670)

Mr. Gemora presented the Staff report as follows:

**STAFF REPORT:**

901 Galisteo Street is a 2,200 sq. ft. single family residence designated non-contributing to the Don Gaspar Area historic district. The home was built by 1947 as a home and detached garage but has had significant modifications since. Staff find the multiple roofing plans, different floor elevations, and different window/door styles to result in an awkward existing arrangement.

Staff believe the living room, hall, kitchen, and central-western bedroom comprised the first mid-1940's massing along with a once-detached garage (1948 Scanlon). The eastern bedroom massing was likely added in the 1950's or 60's and both the northern bedroom/bathroom and the utility/entry connection to the garage was likely added in the 1960's. Each addition has different window and construction styles which staff find to be a disjointed evolution rather than a charming Santa Fe vernacular. The massing is historic but a contributing building should also have characteristic features significant to the district and the ability to maintain historic integrity in a way that is still useable for residents.

Staff find the most characteristic features of the building to be the wooden, horizontally-divided-lite single hung windows on the west and south elevations (#2, 3, 4) and the wood door on the south elevation (#5). The steel, divided-lite, fixed/casement windows on the north and east elevations (#14, 15) and some of the divided-lite wood windows (#7, 8, 9) also have character but have trouble contributing to the streetscape. The remaining steel, aluminum, and wood windows either lack the same character considered significant for the district, lack the ability to convey historic integrity to the streetscape, or are found to be in particularly poor shape (difficult features to preserve).

While staff do find some features on the building which have character, those features tend to be in poor shape, are difficult to maintain for the usability of the building, are less prominent, and generally have trouble conveying historically-significant character to the

streetscape. In evaluating potentially primary façades, the west façade is the most prominent and has two of the horizontally-divided wooden windows, but staff find the western façade to also be awkward, bland, and not to act like a "principal" or "primary" façade.

#### **STAFF RECOMMENDATION:**

Not finding the building to meet the definition of "contributing," staff recommends the status of the building be maintained as non-contributing per 14-5.2(C) Designation of Significant and Contributing Structures.

Mr. Gemora defined "contributing" as a structure located in the historic district, approximately 50 years old or older which the structure is, that helps to establish and maintain the character of that historic district, which staff did not find. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains. Again, staff did not find that the building integrity was maintained. Staff could not find a façade they would recommend as primary or prominent to the building.

#### **QUESTIONS FOR STAFF**

None.

#### **APPLICANT'S PRESENTATION**

Kenneth Sandelin, 25 Hondo Trail, was sworn. Mr. Sandelinn said they are hoping that the Board will maintain the noncontributing status of the building. That would allow them latitude in creating the design for restoration that would contribute to the neighborhood; that is their goal.

#### **PUBLIC HEARING.**

There were no comments from the public, therefore, Chair Guida closed the public hearing.

#### **QUESTIONS FOR THE APPLICANT**

Member Biedscheid asked if Mr. Sandelin knew the history of the property.



Mr. Sandelin replied they tried to research that but could not find any historical figures. Records go back to the 40s but were sketchy. They did find a family tree but nothing historically valuable about the property.

Member Biedscheid stated the inventory report was limited as well, but appeared it was a family home that was added to over time. She referred to the drawing in the 1982 survey (page 7 of the packet) that was originally a rectangular shape and was added on to in two directions as a façade. The original footprint is still there and very discernible.

She addressed staff saying she disagreed with their rationale that because portions of the building may not be in good repair, it should not be considered for contributing status. She thought the existence of the original mapping and some original windows and door in the report was enough with the age and the similarity to surrounding properties, that also could be characteristic in mapping, was enough to upgrade those to contributing status.

Member Biedscheid addressed the applicant and explained that would not mean they could not change the property. They could still propose renovations with an exception but would have to be mindful in proposing their renovations, of defining characteristics that contribute to the street.

Mr. Sandelin replied most of the adjacent properties have porches or some sort of three-dimensional element. This property has a straight blank wall for 53 feet with no district characteristics. They hoped to have enough latitude to be able to make minor modifications without trying to preserve, what seems ordinary and architecturally inconsistent. It jumps from one type of window to the next.

Member Larson spoke to the importance of the ordinary. She explained this comes from a specific time in the region and in Santa Fe. World War II just ended, and modernism was not taking form in New Mexico as in other parts of the Country, mostly because they are geared to regional style. In this building they see some of the early influences with the windows, in trying to bring in character.

She disagreed with staff and when she looks at the building, she does see character defining features. Not what they see in Santa Fe, but features seen in early modernism - the steel windows, and horizontal divided lites. It is one of the newer buildings on the street. It does not have a porch or other features seen in the surrounding area, but in her opinion does not make it less important, or significant, or contributing.

Member Roybal noted on the drawing on page 7, it looks to have more than 50% of the building added on. He asked staff to address their recommendation as noncontributing.

Mr. Gemora explained it is not what is or is not original. He believed that more than 50% of the building is not original. However, staff does believe that all of the massing is historic. It is not that the building is not historic or not historic massing, or that the building does not have characteristics that do not contribute. It is that the building, as a whole, is overwhelmed by a collection of different styles and not harmonious to each other. He added that is just staff's opinion that thus, the entire structure is not a good example of a contributing building with those historic features.

Mr. Sandelinn said it would be hard to restore a building that has aluminum sliders next to 80-year-old wooden divided lites. Trying to find continuity in that would be difficult, but they would be willing to try. Their concern is if classified as a contributing structure, the limitations may force them to do something unharmonious.

Chair Guida thought the case interesting. He said the ordinance was written in such a way that the Board looks for character defining features. Elevations show the existing building indicate damage done by unpermitted additions, made up of some Santa Fe style elements. There are unharmonious results, but it is clear that 2/3 of the portion of the west elevation and probably about half of the south elevation are original and hold, although minimal, detailing of the period of the local interpretation of the modernist movement. That detail is why some of the details are seen throughout the neighborhood. And it is not just details, when talking about things that contribute to the district.

Member Biedscheid asked if a portion of the façade could be designated.

Mr. Gemora replied the Board could designate the portions of a façade they believe contributing and exclude other portions. He suggested they be very clear what those are and provide room in the future to ask for more clarity so staff could pinpoint where the contributing ends.

Member Larson expressed appreciation for the applicant's thorough assessment of the windows and doors. Especially that they would reuse the entry door, which is specific to the era.

### **BOARD DISCUSSION**

**MOTION:** In Case #2019-001089-HDRB, 901 Galisteo Street, Member Biedscheid moved to upgrade the status to contributing based on the historic age of the building and the character defining features of historic windows and doors, specifically those on the west and south elevations and the obvious historic massing at the south and west corners; and to designate the west façade from the southwest corner up to the end of the central bedroom, including

windows #2 and #3, in order to preserve the wooden divided lite, single hardwood windows with the enclosed lintels; and the south façade as primary from the street corner to include the front door (the first wall of the kitchen), which incorporates historic window #4, door #5 and to exclude any non-historic elements. Member Larson seconded the motion.

**Clarification of the Motion:**

Mr. Gemora pointed out that window #6 is an aluminum slider.

Member Biedscheid replied, no, she had revised for the south façade to be from the corner to include the front door as primary. The first wall, she thought was the kitchen.

Mr. Gemora clarified that the west façade, was from the Southwest corner up to the end of the central bedroom.

Member Biedscheid replies yes, including windows #2 and #3.

**VOTE:** The motion passed by majority (3-2) voice vote with Members Biedscheid Larson and Guida voting in favor and Members Lotz and Roybal voting against.

3. **Case #2019-000887-HDRB. 727 Don Gaspar Avenue.** Don Gaspar Area Historic District. Positive Energy Solar, agent for Hayden Rector, owner, proposes to install publicly visible solar equipment in line with a pitched roof on a contributing residential structure in the Don Gaspar Area Historic District. (Carlos Gemora)

Mr. Gemora presented the staff report as follows:

**STAFF REPORT**

727 Don Gaspar is a single-family residence and accessory garage designated contributing to the Don Gaspar Area Historic District. The principal residence was originally built in 1922, likely with California-Mission Revival features and a tile roof. The 1982 historic inventory mentions it following a Prairie Style with a Pueblo Revival front porch addition. A previous owner believed that Pueblo Revival modifications were completed in the early 1970's which included shrinking/deleting window openings (see 2000 applicant letter). In 2000, the HDRB approved changes to south-facing windows and a small addition to the east elevation (H-00-087).

The applicant requests solar equipment integrated into the south-facing second-story roof pitch. The proposed eleven solar panels will be flush mounted, attachments are not permanent, and no historic material will be removed. According to the applicant's provided materials, the flat roof areas were insufficient for a solar system and ground-based options were infeasible due to nearby tree cover.

The proposed placement is publicly visible and directly faces East Berger Street but is screened per the district standards and thus staff have determined that no exception is required (see staff analysis). Screened solar panels are capable of administrative approval but staff defer a review to the Historic Districts Review Board due to the contributing status of the building. General aspects of screened solar projects are compliant and should be encouraged per district standards, but the Board should review whether the *specific* aspects of the proposed project are compliant with streetscape harmony, particularly as it relates to the ability for a contributing or significant building to add to the "historic architectural design qualities that are significant for a district" (per 14-12, definition of a "Contributing Structure").

#### **SOLAR SCREENING GUIDANCE:**

Past practice has ranged from denial of publicly visible solar projects in historic districts, to approval of such projects with an exception, to administrative review of non-publicly visible solar proposals. The Governing Body's recent passage of various resolutions, however, recognizes a climate emergency and urges public and private actors to take bold action to address climate change and sustainability (Resolutions 2014-85, 2015-30, 2019-47; Sustainable Santa Fe Plan 2018). Additionally, the New Mexico Solar Rights Act encourages and protects the right to use solar energy (NMSA 1978, §§ 47-3-1 to -12). Responding to the state and city-recognized climate crisis and the policy of encouraging the use of solar energy, and in an effort to be more consistent in administering the code, the land use department seeks to adopt a written code interpretation in the near future regarding publicly visible solar in the historic districts.

In the Historic Review, Historic Transition, Don Gaspar, and Westside-Guadalupe Historic Districts, publicly visible solar equipment is allowed, encouraged, and subject to administrative approval if it is "screened." The district-specific design standards for each of these districts specifies methods of screening, which include, "in the case of pitched roofs... integrating the collector into the pitch" (14-5.2(F)(2)(c); 14-5.2(G)(3)(a)(iv); 14-5.2(H)(1)(C); 14-5.2(I)(1)(d)). Because "screened" solar equipment is encouraged and administratively approvable in these historic districts, staff have determined that no exception is required for otherwise compliant projects.

Although the code allows administrative approval of screened solar projects in all historic districts except the Downtown and Eastside Historic District, staff may refer decisions on contributing, significant, and landmark buildings to the Board. Though the *general* aspects of a screened solar project may comply with district standards, staff may ask the Board to review whether the *specific* aspects of the proposed project are consistent with streetscape harmony, particularly if the project could affect the contributing or significant structure's contribution to the "historic architectural design qualities that are significant for a district" (per 14-12, definition of a "Contributing Structure").

### **STAFF RECOMMENDATION**

Staff find the proposal to be compliant and encouraged by the Don Gaspar Area district standards (14-5.2(H)); however, a decision is deferred to the Board about whether the proposal may adversely impact the structure's contributing status or detract from streetscape harmony. If the Board finds the proposal would not result in adverse impacts to the structure or the district, staff recommends approval of the project per 15-5.2(D) General Design Standards for All H Districts and 14-5.2(H) Don Gaspar Area Historic District.

### **QUESTIONS FOR STAFF**

Member Roybal asked for clarification on the screening.

Mr. Gemora explained the district standard allows screening that does not visually obscure the solar panels but instead integrates the visible solar panels into the roof pitch. Examples were shown of the proposal with the solar panels.

Chair Guida asked for clarification on the primary facades.

Mr. Gemora said there are no primary facades. When the Board reviewed this in 2000 there was no practice to assign primary façades until the recent decade. It was assumed the prominent/principal façade would be the primary.

Mr. Gemora stated the primary façade was not being reviewed in this hearing. Staff noted the approval of the Board in 2000 to the modifications to window sizes, window materials, and additions to the south and east façades. Staff assumed the primary/principal façade to be the west facing façade. The request is for the south facing façade.

Chair Guida noted that "screening" is a loose term in the rules and in this case the requirement of the screening provision is that it matches the roof slope, even though visible.

## **APPLICANT'S PRESENTATION**

Chadette Pfaff, Project Manager with Positive Energy Solar, 3209 Richards Lane, was sworn.

Ms. Pfaff spoke to the limited space available for the panels. Some are flat roof sections but there are also crickets, which limits the space for the flat system normally used in historic districts. This house has pitched roofs and the flat roofs are not large enough. They used the south surface on the upper roof because it brought the panels further from the street. Also, the lower pitched section of the flat roof is shaded by the tall trees as well as the roof sections on the north and east. That requires a larger number of modules.

In the past, other options on historic have been to build a pergola. Again, because of the trees, it is minimal because of the shading. The driveway/carport also has a lot of trees. She included a photo of a non-historic, one-story structure outside of Don Gaspar to show that on a two-story the array is less obvious than on a one story.

## **QUESTIONS FOR THE APPLICANT**

Mr. Roybal thanked her for the presentation and the great explanation of the location of the panels.

Member Larson was concerned about the weight that will be added to the historic structure. She asked if Ms. Pfaff had experienced any roof failures in other historic structures because of the solar panels.

Ms. Pfaff said they consult with a structural engineer who also reviews all of their projects. This system does not have weight; it is attached to a metal plate under the shingles and only sits 7½ inches high. The only engineering concern is wind getting under the shingle, but this is tightly held to the surface and is not a concern. She commented that the Board members would be amazed at historic homes they have put solar on that have tall parapets and the panels cannot be seen.

## **PUBLIC HEARING.**

Mary-Ray Cate, 1677 Cerro Gordo Road, was sworn. She lives in the Eastside Historic District and was very concerned if they keep on with business as usual, they would create more suffering due to the climate emergency. She appreciated that the City, County and State governance is taking this into account when reviewing the regulations. She wondered - the buildings in her subdivision were all built in the late 1970s, her house

was built in the 80s and historic regulations have changed over the years. Some of the houses in her neighborhood have flat roofs and others are pitched. Her original building had to be a flat roof and she has a solar hot water heater on the second-story that is visible from Canyon Road, and her guest house has a pitched roof.

Part of the problem in the Canyon is that is that the houses in the subdivision are not visible from Cerro Gordo, but certain spots can be seen on the other side. There are satellite dishes and other things that were not there in the 1800s, and more wires and cables. They have to rethink priorities and years ago, there were no satellite dishes and those are accepted now. But people can appreciate the historic character of the buildings even with solar panels.

She would like to add more solar panels and wondered if she could put them on the ground where they are not visible. She said the Board should take this seriously and not just say they want things to look like they did 50 years ago. She urged them to keep in mind the larger problem with the ecological crisis. She asked if there would be more opportunity to speak on this matter.

Mr. Gemora noted for those interested in whether solar could or could not work, they could contact the City Historic Preservation Division Office and they also have a website with a lot of information. The public could also contact them about potential projects and staff could provide the standards and process.

Mr. Gemora stated Ms. Roach wanted to have a public conversation around regulations that work and those that do not and that would be a larger process.

Ms. Roach added staff will provide more opportunity for public input as a written Code interpretation on rooftop solar equipment is drafted. She invited the public to contact the City Historic Division as well.

Mr. Gemora pointed out this is not a Code amendment but just guidelines for the existing code.

John Eddy, 227 E. Palace Ave. was sworn. He spoke about design. He said one of the challenges in getting solar onto the roofs in Santa Fe is blending modern technology with older technology. That the panels hug the roof is helpful in making them disappear.

He noted design-wise they have square elements on a trapezoidal element. Finding a way to angle down the panels to match the trapezoidal shape, rather than two rectangles on top, might help to blend the technology. He was not sure whether that was possible or economically feasible but would like to see discussion. He would like to set boundaries of what could be done, and what is feasible and creative.

Karen Heldmeyer, 325 East Berger Street, was sworn. She did not want to talk about the project, she wanted to talk about process. She said it is true the City has passed a lot of resolutions, about solar and has been doing solar for 10-15 years. She was surprised to see the agenda discussion about solar that was followed by a case. Their discussion consisted of the fact that they have not worked out all the kinks.

She said the Code should be changed but City Council should do that because the Board is going to get a lot of case-by-case issues. They should have had a public discussion about solar to get a consensus of what is allowed and not allowed. Saying that people will have more opportunity for discussion helps only those who came to this meeting. They should tackle the problem quickly in a public and inclusive manner.

Christina Martinez, 727 Don Gaspar was sworn. She said she is a lawyer and while thinking about what she wanted to say, she started preparing a legal argument of why this matches the Code. She realized what is important - that both she and her spouse grew up in Santa Fe and have been life-long residents. They understand the importance of the HDRB and understand that their house is a contributing factor to the Don Gaspar neighborhood. That is part of the reason they love the house and part of the reason they bought the house.

Ms. Martinez said they are also very concerned about the environment and climate change. That is part of the reason they want solar panels on their house; not to reduce their electric bill. They are really trying to reduce their fossil fuel footprint and view that as a personal responsibility. They would hope if the project is approved, to be able to power an electric car, and reduce their gas bill for heating, and use more electric heat. This, to them is really a climate change reason, and it is important for the Board to know that.

Ms. Martinez noted that Ms. Pfaff did a good job explaining why the panels will not detract from the historical character of the house. The change is small, and the house is still beautiful. The primary façade, the entrance is on Don Gaspar and is what contributes to the neighborhood, but the panels will be by the driveway near the side entrance. They could be seen from Berger but blends in as much as possible. She hoped that the Board would approve the request.

Raymond Herrera, 379 Hillside Avenue, was sworn. Mr. Herrera said he is been going through this fight over the last 10-15 years. He would love to put solar panels on his house, but it is 300 years old. He thanked everyone who spoke on the issue because it is opening a can of worms. He hoped they could keep things intact and, as previously said, the issue should have been addressed years ago. In the Don Gaspar area 75% of the homes are all unique and they will continue to run into this problem with every case. He hoped the Board could resolve the problems and find a solution like Mr. Eddy



proposed. Something that works while maintaining the character of the building and the neighborhood.

### **BOARD DISCUSSION**

Chair Guida said within existing code provisions the Board could review this case predominantly for harmony within the streetscape.

Member Roybal thanked the solar company for the presentation. He found it enlightening and thought it made a difference that the panel is below 7 inches. The applicant's explanation that the solar was not on the streetscape but the side of the garage was also helpful. The information made it easier for the Board to approve.

Member Biedscheid asked if the applicant could address Mr. Eddy's suggestion on the trapezoidal option and whether that would be feasible.

Ms. Pfaff explained although technology is advancing, the racking systems are still limited. She explained there are four rows of horizontal rails the modules sit on and the racking system with the ability to hold the end of the module with the weight pushing down on the rail. She said integration with the roofline is still quite a way off.

Member Biedscheid commented that the staff memo was not needed by the Board to make a decision. She explained that what is proposed would not damage the contributing structure because the panels are largely removable. Even if the southern façade was primary the panels would not detract from the character of the house and defining features and fits in well with the streetscape. Other solar panels are on the street including one on a pitched roof, and this is a legitimate suggestion.

Member Biedscheid acknowledged the members of the public who had lived in the area a long time who were in favor of climate change solutions. She thought that spoke volumes for Santa Fe's future.

Member Larson suggested it would be helpful in the future to have a presentation, possibly a slideshow of how other historic homes in other cities added solar, with examples. She said all in all, preservation is sustainability and if you have the resources, then they absolutely should bring the two worlds together.

Chair Guida agreed with Member Biedscheid and many of the comments made. An acceptable provision is within the current written Code and the applicant had proposed a sensitive way to do this. Also, the City provided guidance in terms of carbon markets and prioritizing a response to climate change with renewables and getting off fossil fuel. He thought aesthetically, the issue of temporary does come into play.

He noted on the earlier issues raised of other issues, there is more obvious evidence of fossil fuel-based culture and this did not seem to be a big deal in comparison. He encouraged the public to continue to push for more and better integration of solar. He wanted to see more of this even in districts where it is currently not aligned. This is important and there are increasingly better ways to do this. He said, to him this is not incompatible with the Board's mission.

**MOTION:** In Case #2019-000887-HDRB, 727 Don Gaspar Avenue, Member Roybal moved to approve per the recommendations of staff that the request is in compliance. Member Larson seconded the motion.

**VOTE:** The motion passed by unanimous (4-0) voice vote with Members Biedscheid, Larson, Lotz and Roybal voting in favor and none voting against.

4. **Case #2019-000962-HDRB. 208 West Houghton Street.** Don Gaspar Area Historic District. Sunpro Solar, agent for Deborah Bristow, owner, proposes to install publicly visible solar equipment in line with a pitched roof on a significant residential structure in the Don Gaspar Area Historic District. (Lisa Roach)

**MOTION:** In Case #2019-000962-HDRB, 208 West Houghton Street, Member Biedscheid moved to postpone the case to November 26, 2019. Member Roybal seconded the motion.

**VOTE:** The motion passed by unanimous (4-0) voice vote with Members Biedscheid, Larson, Lotz and Roybal voting in favor and none voting against.

5. **Case #2019-001102-HDRB. 1148 Camino San Acacio.** Downtown & Eastside Historic District. Palo Santo Designs, agent for Lesley Varga and Paul Whitaker, owners, proposes to construct 300 sq. ft. of additions, 120 sq. ft. of portal additions, replace windows and doors, construct a 30" high retaining wall and pedestrian gates, install exterior lighting, skylights, downspouts and canales, and stucco a non-contributing residential structure. (Carlos Gemora)

Mr. Gemora presented the staff report as follows:

## **STAFF REPORT:**

1148 Camino San Acacio is an approximately 2,300 sq. ft. single family residence designated non-contributing to the Downtown and Eastside Historic District. In 2010, the Board approved a significant redesign from a 1940's-1960's vernacular style to Recent Santa Fe Style. The pitched roof was removed, 1240 sq. ft. was added, and all windows and doors were replaced (H-10-008). In 2013, the City Council approved redesigning the front parking area and walls (H-12-077/City Council 2013-14). In 2014, the Board approved 240 sq. ft. of additions, an infilled portal, and window replacements. Existing massing is approximately 12' above adjacent grade but because the massing generally follows the upward slope, the front massing is approximately 17' – 19' above the adjacent street.

The applicant requests approval for the following items:

1. A 300 sq. ft. guestroom addition is proposed to the front, northeastern side of the building. Half the addition would be built to the existing heights (11'-2") and setbacks (~25') of the existing front massing. The other half would extend closer to the street (set back ~12') with parapets that step down 2' from existing heights to minimize the prominence over the street. Four windows will be relocated, three new windows added, and two new doors will be added. All stucco windows, doors, and trim colors will match the existing building (earthtone stucco, sandstone windows, grey/blue doors).
2. To the rear (south) of the original massing is a 9'-8" high, 135 sq. ft. portal the applicant proposes expanding by 50 sq. ft. The portal expansion would maintain the existing height and would match the existing wood and corrugated roofing details.
3. On the eastern elevation (side) the applicant proposes a 75 sq. ft. portal to match the existing wood and modified bitumen roofing details on the northern portal (front). Two sconces in the eastern portal area will approximately match the existing and shall be night-sky rated.
4. In the front yard the applicant proposes an approximately 30" high retaining wall to terrace the existing slope and which will be stuccoed to match the existing building.
5. Two wooden pedestrian gates are proposed on the east and west sides of the building and will be painted blue (Glidden "Blue Note"). The east gate is proposed with a height not to exceed 6'. The west gate is proposed to approximately match the 4'-10" existing wall height.

6. On the east elevation the applicant proposes seven downspouts painted to match the stucco and mounted underneath canals to drain water into an on-site retention pond.
7. A non-publicly visible skylight is proposed to the existing massing and will be lower than existing parapet heights.
8. The applicant proposes to clean and paint existing steel handrails and guardrails a dark brown/bronze color (Sherwin Williams "Dark Bronzestone").

### **STAFF RECOMMENDATION:**

Staff recommends approval of the proposed project and finds that the application complies with Section 14-5.2(D)(9) General Design Standards for all Historic Districts – Height, Pitch, Scale, and Massing, and 14-5.2(E) Downtown and Eastside Design Standards.

### **QUESTIONS FOR STAFF**

Chair Guida asked about the limits of the wall height resulting from the addition of the coyote fencing.

Mr. Gemora replied no change is proposed to the existing coyote fence height as well as the front fence and wall. Behind the fence the applicant proposes a 30-inch-high stucco wall and thought Chair Guida was seeing that behind the fence line on the north elevation plan.

Chair Guida confirmed there would be no changes to the street wall. He asked if there were any issues with lot coverage.

Mr. Gemora explained lot coverage and open space were reviewed in the preliminary zoning review. The lot is 42% and proper open space is provided.

### **APPLICANT'S PRESENTATION**

Mark Giorgetti, 963 Alto Street, was sworn. Mr. Giorgetti explained he is the general contractor and design/build representative on behalf of the owners. The proposal is a relatively small addition. The intent is to integrate as much as possible with the existing architecture of the building and match key aesthetic style elements, window types, parapet designs; and to minimize the overall height of the addition relative to the rest of the structure by stepping it down two feet and continuing the cascading aspect.

## **QUESTIONS FOR THE APPLICANT**

Member Lotz thought the amount of building on the property was overbuilt but he had no problems if it was within the standards.

Member Biedscheid asked for Mr. Giorgetti's perspective. She thought the upslope side of San Acacio appeared to be set back compared to the downslope side where buildings are almost, in some cases, on the street. She asked how his design fit into the setback on the upslope side, and if he considered other options on the site for the addition.

Mr. Giorgetti said the slope of the site is significant and building on the back of the property is virtually impossible. In fact, he built the addition in 2010 and the entire back of the property is solid bedrock. Building in the back would be monumental in terms of engineering.

In regard to the reference about the streetscape, they are still setback 12 feet from the street and there is still a terraced transition from the street up to the house.

Sandra Odoms, 46 Casa Martin, was sworn. She added there are other buildings on the upslope of the street that are as close as this to the street. Also, as Member Biedscheid mentioned, most on the downhill are right on the road. She agreed they do get closer to the road as each project is developed further.

Member Biedscheid commented with respect to the terracing in the elevation that she could not see whether that would be landscaped or what will happen with the new retaining wall.

Ms. Odoms pointed out there is a pathway on the upside and the downside has a retention area with plants.

Member Larson asked about the note about painting the steel guardrails, she asked if they are unfinished.

Ms. Odom explained the rails are unfinished and beginning to rust. They will be painted with an exterior use paint.

## **PUBLIC HEARING.**

There were no comments from the public, therefore, Chair Guida closed the public hearing.

## **BOARD DISCUSSION**

**MOTION:** In Case #2019-001102-HDRB, 1148 Camino San Acacio, Member Roybal moved to approve with staff recommendations as presented. Member Larson seconded the motion.

**VOTE:** The motion passed by majority (3-1) voice vote with Members Larson, Lotz, and Roybal voting in favor and Member Biedscheid voting against.

6. **Case #2019-001101-HDRB. 908 and 908½ Galisteo Street.** Downtown & Eastside Historic District. Ray Landy, agent for Chris Schluter, owner, proposes to alter a roofline, construct 75 sq. ft. of additions, a 425 sq. ft. pergola, repair windows and doors, construct a 6'-high fence with gate, install hardscaping, canales, concrete patio, exterior lighting, and stucco a non-contributing residential structure. (Lisa Roach)

Ms. Roach presented the staff report as follows:

### **STAFF REPORT:**

908 and 908½ Galisteo Street is a 2,186 square foot residential structure listed as Contributing to the Don Gaspar Area Historic District. The original, street-facing portion of the home was constructed by 1912 in a vernacular manner. A long, narrow, shed-roofed addition (second residential unit) was placed at the west side of the structure by 1930, and a Spanish-Pueblo Revival style portal was added to the primary (east) façade after 1948. There is also a 282 square foot un-statused accessory structure located at the rear (westernmost end) of the 0.2-acre parcel. The main residence features pedimented wooden window and door trim. Most of the windows on the home are original, true-divided lite wooden windows in multiple lite patterns, and there is one steel casement window unit and one non-historic window unit on the south façade.

In 2019, the applicant received administrative approval to demolish a portion of yard wall and planter that blocked the entrance to the property and to construct a 6-ft high yard wall and fence at the south property line 20 feet back from the streetscape.

Now the applicant proposes to combine the two residential units, remodeling the home with the following items:

- 1) Repair and repaint all wooden window trim and historic windows and doors, refitting the historic windows with thermal-pane double glazing. The

proposed window and trim color is white, which represents a change from the existing blue color.

- 2) Install a new window opening at the south façade of the original, easternmost massing of the home. The width of the proposed window opening will match a previously infilled door opening in this façade, and the new window will match the style of the other windows on this portion of the home, with 3/1 lite pattern, wooden true divided lites.
- 3) Remove the existing roof, and at the rear addition (west wing), construct a flat roof with parapets to a height of 11'6" (approximately 3-ft increase) to match the existing height of the front (easternmost) massing of the home, and install three new canales at the north elevation.
- 4) Construct a 427 square foot simplified Territorial Revival style white painted wood pergola to a height of 8' at the south elevation of the rear addition (west wing). Also, repair and extend the concrete slab in this area, and add concrete steps to provide access to the new south entry to the residence. Also at the south elevation of the rear addition (west wing), replace the steel casement window unit with a new single lite over wood panel entry door, to be painted white to match the other windows and doors. The new entry door will also feature pedimented wooden trim to match other window and door openings on the home.
- 5) Demolish a 23 square foot mechanical room on the north elevation.
- 6) Construct a 75 square foot addition to the north façade more than 10 feet back from the east primary façade. The addition will feature two pairs of 12-lite French doors with Territorial Revival pedimented trim.
- 7) Replace two windows on the north elevation at the rear addition (west wing), and install a pair of 12-lite French doors at the westernmost end of the north elevation and at the west elevation, to feature painted pedimented trim to match other window and door openings.
- 8) Construct a new 6-ft high coyote fence with pedestrian gate at the north and west property lines. A typical elevation was provided, but the exact location of the gate requires clarification from the applicant.
- 9) Demolish two non-publicly visible brick planters inside the front yard wall of the home.
- 10) Install seven new exterior flush mounted light fixtures in dark metal designs submitted.

- 11) Restucco the entire residence in El Rey "Adobe."
- 12) Minor maintenance and repair to the accessory structure (scope unspecified).

Most items in the application are clearly presented; however, clarification is needed as to the materials and assembly of the proposed replacement windows and French doors and as to the location of the pedestrian gate at the proposed coyote fence.

#### **STAFF RECOMMENDATION:**

Staff finds that the application complies with Section 14-5.2(D) General Design Standards for all Historic Districts and 14-5.2(H) Don Gaspar Area Historic District Standards and recommends approval.

#### **QUESTIONS FOR STAFF**

Member Biedscheid confirmed that the East façade was the only primary façade. She asked if staff knew if the window trim color was original or characteristic of the era.

Ms. Roach replied she did not know but white painted pedimented window trim is more traditional than blue, and both are within the same vocabulary. The original portion of the home was built prior to 1912, but she did not know if the pedimented trim dated to that era.

Member Guida said regarding documentation, he had trouble understanding the intent. He asked the applicant to clarify what was new versus proposed windows and the details on the pergola.

#### **APPLICANT'S PRESENTATION**

Ray Landy, 610 Bishops Lodge Road, was sworn. He indicated he is the designer and representing the owner. Regarding the paint color, a couple of layers of white paint were found under the blue paint. He looked at the context of Galisteo and Don Gaspar and about 50% of those houses were trimmed in white. That is why they proposed to stay with white, the original color.

Regarding the pergola, there is a sample but was not represented on the elevation. It shows the post of a Territorial style pergola that has been incorporated into the pergola itself.

Ms. Roach referred the Board to page 30 of the packet.



## **QUESTIONS FOR THE APPLICANT**

Chair Guida asked if the Pergola has an open top.

Mr. Landy replied it is open all the way across to the new front door. He noted the location of the existing front door and the new proposed front door. The pergola ties them together at the new entrance. He explained the roof would not be visible because it would be behind the fascia.

He pointed to the windows being replaced on the plan; the new window on the south façade, the new front door, the two French doors and a French door off the master bedroom. The pergola is visible from Galisteo, but changes are not being made to the primary façade other than to restore and repair the front area.

Chair Guida asked about the consistency of the window style and the wood windows on the east façade.

Mr. Landy said they are replacing the windows in kind matching all the same proportions, the same lites but the new windows will be double pane. The wood trim will remain the same, either repaired or restored.

Chair Guida questioned if all of the windows would be new and not in kind.

Ms. Roach stated she understood the proposal was to reglaze the windows on the primary east façade, not replace the windows.

Mr. Landy explained because of the condition of the windows they plan to replace those on the side.

Ms. Roach replied that would require an exception, which is what they discussed.

Chair Guida indicated that the scope of work is not depicted. Secondly, he appreciated some of the detail in the pergola and door and window trim on the south elevation. But was curious given the attention to detail, why the triple casement window in the middle would stay.

Mr. Landy agreed the windows [on the south elevation] were not consistent with the rest of the windows in the house.

Chair Guida found that inconsistent. Also, the windows are somewhat visible from the public right of way even though in the back of the house. The north elevation windows were not all labeled as "new"; and the lite pattern appeared horizontal at the three windows between the rear most set of French doors and the pair of French doors. Apart

from the scope of work issue, the proposal to replace the primary elevation included new windows that are not on that façade.

He added he also expected product information for the windows.

Member Biedscheid stated the proposed pergola appears on the south elevation, that the post is placed in front of at least two windows.

Mr. Landy explained the post from that elevation is against the building itself, and there would not be a post between the two posts.

Member Biedscheid found the placement of the post odd.

Mr. Landy said in terms of the spacing of the windows, there was nothing irregular. He felt the spacing of the posts for the pergola was more important than matching the spacing of the façade and was a way to give unifying consistency to the façade.

Member Biedscheid asked if the pergola was attached to the building. She was told it was freestanding.

Chair Guida recapped, on the east elevation there are two different styles of window. The existing elevations (page 36) on the east, depict a 3 over 1 lite pattern on the left and 6 over 6 lite patterns on the right. Those are all historic windows. He was concerned in the proposal - not only the material change but would like to see on the east elevation documentation, if the windows are not salvageable, and replacement in kind with all wood.

Chair Guida said that would not necessarily hold Mr. Landy to the same standard for the rest of the windows, but he should provide the product. The Board could then understand how those windows will integrate with these windows. There was concern on the consistency of the material/product end; added to that is a style concern over the number of different window types. Some are 3 over 1, 6 over 6, some are casement, and some are 2 over 1.

He encouraged Mr. Landy to show more of the windows and address the consistency issue with more attention. He understood the existing structure adds challenges but thought Mr. Landy could get there.

Mr. Landy agreed on the three windows the point was well taken and for the upper bedroom. He has been working with Pella on the windows to ensure they fit the same lites and proportions. He confirmed that keeping the wood windows on the east façade was not a replacement in kind.

Mr. Gemora clarified if the windows were replaced with wood of the same style, that would be considered replacement in kind.

Mr. Landy said they would replace in kind. He confirmed that he should come back with clarification and consistency on the three windows and as well as the other.

Chair Guida agreed. He added he would like to see more detail drawn on the pergola, not just a draft from another project, and a clearer presentation of how the pergola ceiling would be represented.

Member Larson asked for detail of the condition of the windows, and if all are unsalvageable. She noted if they did end up replacing with a new in-kind wood that would not stand up to time the same as a restored historic window. She thought repairs may be possible to the failing components for longevity sake.

Mr. Landy replied it is a challenge to do double glazing on the old windows.

Member Larson agreed but indicated an older window with single glazing would still be more environmentally sound than a double glazed new wooden window. She said there have been many tests done and it is more beneficial to look at the potential for repair.

Ms. Roach commented that she was not clear on the location of the gate; she did not see a pedestrian gate.

Mr. Landy referred her to the site plan and showed the pedestrian gate location, the parking, and the proposed coyote fence. He explained from the parking area they can enter into the garden through that gate and it is attached to the west façade.

Mr. Gemora noted for the record that the applicant had pointed to the rear fence directly north of the western most portion of the massing and the rear fence line to the northwest of the existing building.

Member Biedscheid asked for staff's input on the pergola because it struck her more of a Territorial style being added to a Spanish Pueblo Revival house.

Ms. Roach replied she would not call it a Spanish Pueblo Revival house; she thought it a Territorial Revival house predominantly. There was a Spanish Pueblo Revival portal added to the east façade, but the remaining house speaks more to Territorial Revival.

Member Biedscheid asked about the sconce proposed (on page 31). She thought it contemporary and asked if they had considered making it more in keeping with the age of the house.

Mr. Landy referred to other historic houses, especially along the Acequia Madre where the same fixtures were used. And he thought the fact that the sconce was fairly neutral supported that, opposed to a more historic fixture.

Member Biedscheid asked Mr. Landy to indicate the location of the sconce.

Mr. Landy explained there were seven. He pointed out the locations.

Member Biedscheid asked if the east façade was on the drawing. She was told it was not shown. She thought that would definitely change that façade and suggested another choice or for consistency, Mr. Landy consider a new sconce.

### **PUBLIC HEARING.**

There were no comments from the public, therefore, Chair Guida closed the public hearing.

### **BOARD DISCUSSION**

**MOTION:** In Case #2019-001101-HDRB, 908 and 908½ Galisteo Street, Member Biedscheid moved to postpone the application for redesign based on the discussion. Elements to be considered: clarify the scope of which windows and doors are new versus refurbished or replaced in kind (in terms of material and style); consider consistency of windows in terms of lite patterns and sizes, specifically the triple casement window on the south and the horizontal lite patterns on the north; provide product information for the new windows. On the east elevation, the primary façade, if a replacement *not* in kind is proposed, provide an assessment of the window condition; clarify the style elements of the proposed pergola, including the roof, and fascia details; reconsider the contemporary design of the light fixture one more appropriate and consistent with the age of the house; show the location of each sconce on the drawings; consider placement of the portal in relation to the window and door openings on that facade; and clearly show the coyote fence and the placement of the garden gate on the revised drawings. Member Larson seconded the motion.

**VOTE:** The motion passed by unanimous (4-0) voice vote with Members Biedscheid, Larson, Lotz, and Roybal voting in favor and none voting against.

Staff and Mr. Landy discussed deadlines for the revised drawings and Mr. Landy asked that the date postponement be left open.

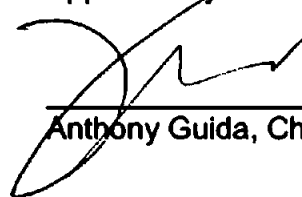
**H. MATTERS FROM THE BOARD**

There were none.

**I. ADJOURNMENT**

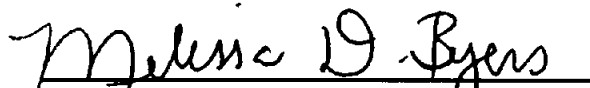
Chair Guida adjourned the meeting at 8:15 p.m.

Approved by:

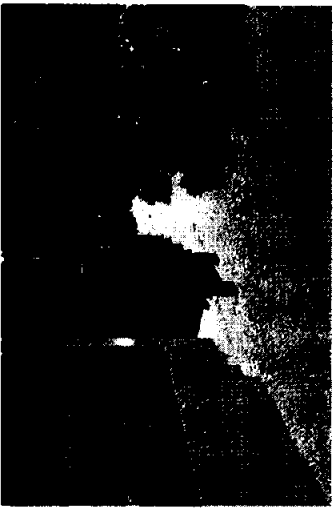


Anthony Guida, Chair Pro Tem

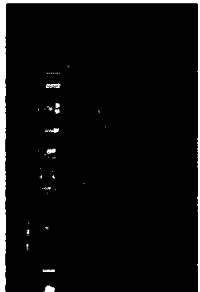
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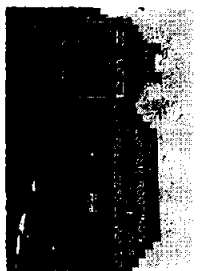
Melissa D. Byers, Stenographer  
For Byers Organizational Support Services



DARK BRONZE ALUMINUM  
STOREFRONT SYSTEM  
MATCH EXISTING



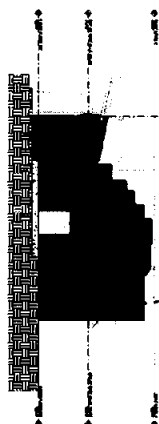
EAST ELEVATION 2019



EAST ELEVATION CIRCA 1921



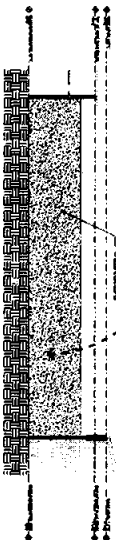
RESTORE BRICK ON WEST  
ELEVATION



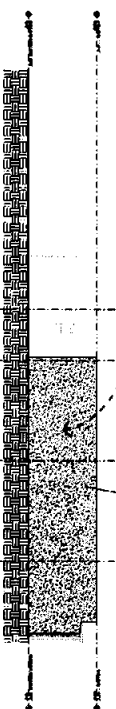
PHASE 2 - HISTORIC - WEST ELEVATION - SAN BUSCO PROPOSED



PERFECT SHEDE STUCCO  
TO MATCH EXISTING



PHASE 2 - HISTORIC - NORTH ELEVATION - COURTYARD PROPOSED



PHASE 2 - HISTORIC - SOUTH ELEVATION - COURTYARD PROPOSED

PHASE 2 - HISTORIC - EAST ELEVATION - COURTYARD PROPOSED