



# Agenda

## HISTORIC DISTRICTS REVIEW BOARD FIELD TRIP

TUESDAY, December 10, 2019 at 12:00 NOON

HISTORIC PRESERVATION DIVISION, 1<sup>st</sup> FLOOR CITY HALL

## HISTORIC DISTRICTS REVIEW BOARD HEARING

TUESDAY, December 10, 2019 at 5:30 P.M.

CITY COUNCIL CHAMBERS

\*\*\*AMENDED\*\*\*

### CALL TO ORDER

- A. ROLL CALL
- B. APPROVAL OF AGENDA
- C. APPROVAL OF MINUTES: November 12, 2019
- D. FINDINGS OF FACT & CONCLUSIONS OF LAW

Case #2019-000962-HDRB. 208 West Houghton Street.

Case #2019-000988-HDRB. 314 Garcia Street.

Case #2019-000919-HDRB. 1149 Camino San Acacio.

Case #2019-001238-HDRB. 301 East Buena Vista Street and 647, 649, 651 and 655 Webber Street.

Case #2019-001044-HDRB. 314 Garcia Street.

Case #2019-001211-HDRB. 1517 1/2 Canyon Road.

- E. BUSINESS FROM THE FLOOR
- F. COMMUNICATIONS
- G. ACTION ITEMS

1. Case #2019-000991-HDRB (previously H-18-031). 644 Camino del Monte Sol. Downtown & Eastside Historic District. Lorn Tryk, agent for Karen and Scott Malouf, owners, proposes to amend previous approvals by increasing additions to 2,420 sq. ft., for the main, non-contributing residential structure. (Carlos Gemora, [cegemora@santafenm.gov](mailto:cegemora@santafenm.gov), 955-6670))
2. Case #2019-001239-HDRB. 125 Romero Street. Westside-Guadalupe Historic District. Stephanie Beninato, agent for WM Lauren LLC, owner, requests a historic status review with designation of primary façades, if applicable, for a contributing residential structure. (Carlos Gemora)
3. Case #2019-001203-HDRB. 125 Romero Street. Westside-Guadalupe Historic District. Stephanie Beninato, agent for WM Lauren LLC, owner, proposes a 15 sq. ft. addition to the existing 11'-4" building height, two 22 sq. ft. door overhangs, to replace windows and doors, to enclose and create window and door openings, to replace a wood fence with a concrete wall and gates to a height of 57", to install mechanical equipment shielded by coyote fencing, a skylight, exterior lighting, and to restucco the existing building. (Carlos Gemora)
4. Case #2019-001299-HDRB. 1160 Camino de Cruz Blanca. Historic Review Historic District. Architectural Alliance, agent for St. John's College, owner, requests designation of primary façades for a contributing non-residential structure. (Lisa Roach, [lxroach@santafenm.com](mailto:lxroach@santafenm.com), 955-6577)
5. Case #2019-001436-HDRB. 1160 Camino de Cruz Blanca. Historic Review Historic District. Andrew Lyons, agent for St. John's College, owner, proposes to repair or replace damaged wood as needed and to replace four window units in kind on a primary façade of a contributing non-residential structure. (Lisa Roach)
6. Case #2019-001296-HDRB. 407 Camino del Monte Sol & 902 Acequia Madre. Downtown & Eastside Historic District. Jesse Kesler, agent for Mark Powell, owner, proposes to replace a coyote fence with a wall and coyote fencing to a height of 59", to replace an entry portal, to raise first floor parapet heights, to replace all windows and doors, to restucco, and to modify canales and electrical equipment on a non-contributing residential structure. (Carlos Gemora)

7. Case #2019-001298-HDRB. 1027 Camino San Acacio. Downtown & Eastside Historic District. Will McDonald, agent for Vicki Rodriguez and Christella Castro, owners, requests historic status review and designation of primary façades, if applicable, of a residential structure presently listed as noncontributing. (Lisa Roach)
8. Case #2019-001317-HDRB. 314 North Guadalupe Street. Westside-Guadalupe Historic District. Liaison Planning, agent for Melinda Balling, owner, proposes to construct three single family residences and 6-ft-high coyote fence and masonry yard wall on a vacant lot. An exception is requested for Unit 1 to have a pitched roof design, per Section 14-5.2(D)(9)(d). (Lisa Roach)
9. Case #2019-001300-HDRB. 215 Washington Avenue. Downtown & Eastside Historic District. Architectural Alliance, agent for Dennis Price, owner, proposes to add a doorway and exterior stairs to a contributing, non-residential structure and detached HVAC equipment shielded by a 48" coyote fence on the interior of the property. An exception is requested to create a new door opening on a primary façade per Section 14-5.2(D)(5)(a)(ii). (Carlos Gemora)
10. Case #2019-001295-HDRB. 523 East Alameda Street. Downtown & Eastside Historic District. High Desert Creative, agent for Dennis McNavv and Bill Paterson, owners, requests designation of primary façades for a contributing residential structure. (Carlos Gemora)
11. Case #2019-001302-HDRB. 523 East Alameda Street. Downtown & Eastside Historic District. High Desert Creative, agent for Dennis McNavv and Bill Paterson, owners, proposes to expand a rear portal, construct a carport and pergola, replace wooden shutters, and add vehicular gates at a contributing residential structure. An exception is requested to place an addition within 10 feet of a primary facade per Section 14-5.2(D)(2)(d). (Carlos Gemora)
12. Case #2019-001297-HDRB. 516 Abeyta Street. Downtown & Eastside Historic District. Ryan Allen, agent for Lynn Kingsbury, owner, proposes to demolish an unpermitted rear overhang, to construct a deck, to install new French doors, to replace windows, to repair two portales, to restucco and re-roof, and to replace a chainlink fence and rock wall in order to accommodate required parking for a significant residential structure. Exceptions are requested to create a new door opening on a primary façade per Section 14-5.2(D)(5)(a)(ii), to replace historic windows on a primary façade not in-kind per Section 14-5.2(D)(5)(a)(i), and to demolish a historic rock wall per 14-5.2(C)(1)(b). (Lisa Roach)

#### H. MATTERS FROM THE BOARD

#### I. 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 [https://www.santafenm.gov/historic\\_districts\\_review\\_board](https://www.santafenm.gov/historic_districts_review_board) 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.

RECEIVED AT THE CITY CLERK'S OFFICE

DATE: December 4, 2019

TIME: 9:09 AM



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5. Case #2019-001332-HDRB. 540 Garcia Street. Downtown & Eastside Historic District. Gabriel Garcia, owner/agent, requests a historic status review with designation of primary façades, if applicable, for a non-contributing residential structure. (Carlos Gemora)
6. Case #2019-001296-HDRB. 407 Camino del Monte Sol & 902 Acequia Madre. Downtown & Eastside Historic District. Jesse Kesler, agent for Mark Powell, owner, proposes to replace a coyote fence with a wall and coyote fencing to a height of 59", to replace an entry portal, to raise first floor parapet heights, to replace all windows and doors, to restucco, and to modify canales and electrical equipment on a non-contributing residential structure. (Carlos Gemora)
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RECEIVED AT THE CITY CLERK'S OFFICE

DATE: December 10, 2019

TIME: 1:30 PM

**SUMMARY INDEX  
HISTORIC DISTRICTS REVIEW BOARD  
DECEMBER 10, 2019**

<b>ITEM</b>	<b>ACTION TAKEN</b>	<b>PAGE(S)</b>
Call to Order	5:30 pm	1
A. Roll Call	Quorum Present	1
B. Approval of Agenda	Approved	1-2
C. Approval of Minutes November 26, 2019	Approved as Amended	2
D. Findings of Fact & Conclusions of Law	Approved	2
E. Business from the Floor	None	3
F. Communications	None	3
G. Action Items		
1. Case #2019-000991-HDRB (previously H-18-031) 644 Camino del Monte Sol	Approved	3-7
2. Case #2019-001239-HDRB 125 Romero Street	Keep contributing status and designate primary facades	7-10
3. Case #2019-001203-HDRB 125 Romero Street	Postponed to January 14,2020	10-16
4. Case #2019-001299-HDRB 1160 Camino de Cruz Blanca	Approved Per Staff Recommendations	16-19
5. Case #2019-001436-HDRB 1160 Camino de Cruz Blanca	Approved	19-26
6. Case #2019-001296-HDRB 407 Camino del Monte Sol & 902 Acequia Madre	Postponed	26-31
7. Case #2019-001298-HDRB 1027 Camino San Acacio	Upgrade the status to contributing & Designated Primary Facades	31-34

8. Case #2019-001317-HDRB 314 North Guadalupe Street	Exception Criteria Met Approved with Conditions	34-40
9. Case #2019-001300-HDRB 215 Washington Avenue	Exception Criteria Met Approved	40-42
10. Case #2019-001295-HDRB 523 East Alameda Street	Approved per Staff Recommendation	42-43
11. Case #2019-001302-HDRB 523 East Alameda Street	Postponed Items 1, 2 and 6 Approved Items 3, 4, 5 and 7	43-53
12. Case #2019-001297-HDRB 516 Abeyta Street	Exception Criteria Met Approved	53-57
H. Matters from the Board	Comments	57
I. Adjournment	Adjourned at 10:10 p.m.	58

**MINUTES OF THE CITY OF SANTA FE  
HISTORIC DISTRICTS REVIEW BOARD  
DECEMBER 10, 2019**

**CALL TO ORDER**

A regular meeting of the City of Santa Fe Historic Districts Review Board was called to order by Frank Katz, Vice-Chair, on the above date at approximately 5:30 p.m. in the City Council Chambers, 200 Lincoln Avenue, Santa Fe, New Mexico.

**A. ROLL CALL**

Roll Call indicated the presence of a quorum as follows:

**MEMBERS PRESENT:**

Mr. Frank Katz, Vice Chair  
Ms. Jennifer Biedscheid  
Mr. Anthony Guida  
Ms. Flynn G. Larson  
Mr. Herbert Lotz

**MEMBERS EXCUSED:**

Ms. Cecilia Rios, Chairwoman  
Mr. Buddy Roybal

**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 under Approval of Minutes the date is incorrect, it should be approval of minutes for "November 26, 2019" **not** "November 12, 2019".

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

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

**C. APPROVAL OF MINUTES: November 26, 2019**

Member Biedscheid requested that the following amendments be made to the minutes:

- On Page 11, last paragraph, amend the first sentence to read: "Member Biedscheid said she wants to do anything possible to ensure the property eventually is eligible to be designated"
- On Page 18, last paragraph, the second sentence reads: "She preferred ~~not~~ to include the windows."

Member Larson requested that on Page 12, Paragraph 5, Line 6, delete "family amendment" and insert "friendly amendment" in lieu thereof.

**MOTION:** Member Biedscheid moved, seconded by Member Larson to approve the Minutes of November 26, 2019, as amended.

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

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

- Case #2019-000962-HDRB. 208 West Houghton Street
- Case #2019-001044-HDRB. 314 Garcia Street
- Case #2019-000988-HDRB. 314 Garcia Street
- Case #2019-001211-HDRB. 1517 1/2 Canyon Road
- Case #2019-000919-HDRB. 1149 Camino San Acacio
- Case #2019-001238-HDRB. 301 East Buena Vista Street and 647, 649, 651 and 655 Webber Street.

**MOTION:** Member Guida 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, Guida, Larson and Lotz voting in favor and none voting against.



**E. BUSINESS FROM THE FLOOR**

None

**F. COMMUNICATIONS**

There were none.

**G. ACTION ITEMS**

Chair Katz 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 Law.

1. **Case #2019-000991-HDRB (previously H-18-031).** 644 Camino del Monte Sol. Downtown & Eastside Historic District. Lorn Tryk, agent for Karen and Scott Malouf, owners, proposes to amend previous approvals by increasing additions to 2,420 sq. ft., for the main, non-contributing residential structure. (Carlos Gemora, cegemora@santafenm.gov, 955-6670)

Mr. Gemora presented the staff report as follows:

**STAFF REPORT:**

644 Camino del Monte Sol is a 2,870 square-foot single-family residential building and 980 square-foot detached guesthouse built in the Spanish-Pueblo Revival style after the year 2000. The buildings are designated non-contributing to the Downtown and Eastside Historic District.

In April and November of 2018, the Historic Districts Review Board approved large additions to the main house (~1,700 sq. ft.), a 600 square-foot addition to the guest house (no longer requested), a new detached 1,400 square-foot studio, and a 4'-6" stone yard wall (H-18-031).

In October of 2019 the Board conditionally approved a utility room expansion with a condition that the door be moved to the side, approved changes and a reduction to the detached studio from 1,400 sq. ft. to 1,300 sq. ft., and postponed action on a 600 sq. ft. living room and balcony addition. The Board requested that the living room addition and balcony addition are redesigned to better integrate with the existing house, specifically noting the blank and roofless west (rear) façade above the balcony, the stone veneer found only on the north façade, and an "odd" corner stairway.

The applicant returns with the following proposed changes to the 600 sq. ft. living room addition:

1. On the west (rear) façade above the balcony, the applicant proposes a wood column and stuccoed portal with protruding vigas. The applicant also proposes lighting sconces on the first and second-story façades and a modified first-floor massing. Staff note that the balcony does not extend across the entire western façade.
2. On the north façade the applicant proposes a different stairway design with a curved bottom and retention of existing stone walls.
3. The stone veneer is no longer proposed on the north façade, the applicant now proposes a stucco finish to match the rest of the house (note that the drawings erroneously mention stone veneer).

Satisfying a condition of approval, the applicant also shows the front utility room door at the requested southeast-facing location.

#### **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.

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

Lorn Tryk, 436 W. San Francisco, was sworn. He stated that he didn't have anything to add because the staff report was complete.

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

Chair Katz stated that the applicant did a nice job. He wondered if there could be windows on the west side of the living room, not that it is a requirement.

Member Larson asked if there is a photo of proposed sconces.

Mr. Tryk responded "no", they are planning to submit those separately to staff.

Member Guida said he doesn't agree that it looks better. The drawings show an addition to a portal on the top of the balcony. The last time, the Board was looking at a peculiar assembly of elements, albeit not entirely visible from the public street.

Looking at it today, referring to the first rendering, he said there seems to be one more element on top of the incongruous elements that were seen last time. He sees a clear expression of two-story tall portal structure to the right on the first drawing and a completely different approach on the left. He thought it would be simpler to mimic that look to accomplish this.

Mr. Tryk said the treatment on the right looks commercial. The addition is a huge improvement to the house because it covers up the commercial looking portal treatment. He doesn't find it incongruous; he finds that it softens the building quite a bit, not having those pilasters.

Member Guida asked why the portal doesn't come to the corner of building.

Mr. Tryk said he thought it looked better balanced to have a heavier base and a lighter second floor being that the second floor is smaller.

### **PUBLIC HEARING.**

Stephanie Beninato, P.O. Box 1601, was sworn. She said there are a lot of elements that could be looked at as interesting or distracting. She said windows on westside would help it look more authentic.

There being no more public comment, Chair Katz closed the public hearing.

### **BOARD DISCUSSION**

Member Biedscheid commented that it seemed like a large addition in a small space. She remembers the objective being the desire for a larger living room. This seems like an awkward way of increasing the size of the room. Also, the portal in the back with no windows and doors seems purposeless. She asked if the applicant if they had considered any other placement in terms of the mass.

Karen Malouf, 644 Camino del Monte Sol, was sworn. She said the living room is so small currently, and as she explained last time, that was the motivation. When you're in the space and you look through and you visualize where the rock wall will be, it's going to give a very airy gorgeous view. The size of the space is going to work out nicely for having several people over. Equally important to that, she's never liked the way the house has looked. When you look at house from the driveway it's going to look more authentically like a Santa Fe house. Currently, it looks like a hotel. She said she's thought about a window, but if one is placed, it will look over the roof of the casita which doesn't seem attractive.

Member Biedscheid said it sounds like the applicant has thought through what she would like for her living space. She asked if the applicant had considered a smaller addition or was it important to have the carport and drive through.

Ms. Malouf said there's no way to drive through the garage area unless you can go completely underneath, and she hates to lose access to the garage. She added, when furniture is drawn into that space, it's not that large if a room. She's happy with the square shape because it makes it easy to move things around.

Member Biedscheid said what she finds odd is the drive through for a car in that configuration with a room above it.

Ms. Malouf said she thinks it's going to look better from an elevation from the driveway, than it does now. It's going to be an improvement.

Member Lotz said he agrees that a western window is not necessary. There are northern windows and eastern windows and a solid wall along that side of the living room is fine.

Member Biedscheid asked the applicant if they thought about putting a garage door on the front of the carport.

Ms. Malouf said if that would help this happen, she'd be happy to do that. It's not a problem. A garage door on both sides is fine that way it would be protected from the weather.

Member Larson said it would help balance out the massing and it may appear less awkward and more put together.

Mr. Gemora said if Board does conditionally require something like a garage door, there are specifics that staff would and would not allow there.

Member Biedscheid said she's looking for something to minimize the addition, maybe it has to do with the vigas. She's not a huge fan of garages in this district. She's not sure she's in favor of adding another garage door, she's just looking for ways to minimize the addition.

Member Larson commented about the vigas, corbels and all those elements adding more character to the house, these would add a more authentic look to the home. She is in favor of keeping those in the design.

Member Guida said it would be helpful for the Board to clarify what the objection is to this. Maybe it's the massing or maybe it's the expression. The issue here is design

review, it's more than just the words in the Ordinance. But, at the end of the day, it needs to be harmonious with the house and with the streetscape. In his mind there may be elements of Santa Fe style, particularly on the west elevation, but he doesn't see them put together in a way that is typical and harmonious in the district.

Ms. Maloof said the nice thing is it's facing the west, and no one will see it. She said they did pay attention to suggestions the Board had which guided them to incorporate some of those suggestions. For example, they removed the walk, which the Board did not like.

**MOTION:** In Case #2019-000991-HDRB (previously H-18-031), 644 Camino del Monte Sol, Member Lotz moved to approve the request as submitted. Member Larson seconded the motion.

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

2. **Case #2019-001239-HDRB. 125 Romero Street.** Westside-Guadalupe Historic District. Stephanie Beninato, agent for WM Lauren LLC, owner, requests a historic status review with designation of primary façades, if applicable, for a contributing residential structure. (Carlos Gemora)

Mr. Gemora presented the Staff report as follows:

**STAFF REPORT:**

125 Romero Street is a 635 sq. ft. residential building with simplified Spanish-Pueblo Revival and vernacular features and designated contributing to the Westside-Guadalupe Historic District. The structure was originally constructed in the 1930's, probably as a simple rectangle, and existing additions were made prior to 1951.

Based on a 2019 historic report and a 1985 building inventory, it appears that most, if not all, windows and doors have been changed and new stucco applied after 1985. Windows are mostly aluminum, single-pane sliding units and on the prominent western façade (#1) and the original northern façade (#2) the windows have been partially framed-in to reduce the window opening size. Concrete windowsills appear to have been present at one time but are mostly degraded.

**STAFF RECOMMENDATION:**

Due to the structure's non-historic features and a lack of character-defining prominent façades, staff recommend downgrading the building to a noncontributing status per 14-

5.2(C) Designation of Significant and Contributing Structures and 14-12 definition of *Noncontributing Structure*.

### **QUESTIONS FOR STAFF**

Chair Katz asked if the status is now contributing,

Mr. Gemora responded "yes".

Chair Katz asked if there is information about its contributing status; and what has changed that would make the Board want to downgrade the status.

Mr. Gemora said staff believes the status was assumed through the 1985 HBI form. In that they talk about good condition, minor degree of remodeling, similar relationship to the surroundings, one over one double hung wood windows and wood doors. Most of those features no longer remain.

Ms. Roach added that it appeared it was marginal because the box of interest was checked under significance rather than eligible. She reads that as there was a question in the surveyor's mind as to whether it was contributing.

Member Biedscheid asked about contributing status and wanted to know if the original massing is characteristic enough, of the property, to warrant that status.

Mr. Gemora said in his mind, he originally thought that maybe the massing would be enough to designate it contributing. On further review, he thought that it wasn't. Sometimes simplistic massing is found in other areas that is historic massing that still has some historic features. The fact that at the top of the parapet walls it starts to flare out a little bit, sometimes that could be a historic feature, however, in this case it may not be historic. Having an overwhelming presentation of non-historic characters made him ultimately think that the massing itself wasn't enough to warrant contributing status.

Ms. Roach said one way to think about this is that massing alone is not enough for a building to convey its historic period and architectural significance. It depends on the quality of the massing and the character of the building to relay that time period. In her opinion, she doesn't believe it has enough characteristics to convey its time period.

Member Guida asked for clarification about the concrete sills still being there

Mr. Gemora confirmed that the concrete sills are still there, it's just that they are not protruding. If they weren't painted, there would be no indication that they are still there.

Chair Katz said he found it interesting that to the left of this house, there is an old house. That building has three doors on the main façade. That seemed to have a

character that he felt was worth preserving. This house doesn't seem to have any particular type of character that makes it stand out.

### **APPLICANT'S PRESENTATION**

Ms. Beninato, previously sworn, said she likes to keep buildings contributing. To be contributing, she believes the building has to be 50 years old. She said it's a historic building, for sure. It reflects a simple type of building style. It doesn't have a façade that contributes to the streetscape, nor does it have any distinguishing features. She agrees with staff that the downgrade is okay. The owner is interested in trying to preserve what looked to be historic. For example, the sill, if he could replace, he would look around to see how much protrusion is normal in that area. He wants to make the house more harmonious with the streetscape and is interested in preserving its historic character.

### **PUBLIC HEARING.**

There being no public comment, Chair Katz closed the public hearing.

### **BOARD DISCUSSION**

Member Larson said it's an interesting case because there is a fine line between what's seen here and what's seen at the neighboring property. The first impression is that this could be from any time period. It doesn't convey the historic character that is seen on the rest of the streetscape. She believes a lot of changes that have been done can be reversed.

Member Guida asked that applicant what differentiates the house from the 1985 report.

Ms. Beninato said the condition has degraded; she doesn't think anything has been done to it for 35 years. Some of the features have also degraded. As Mr. Gemora stated, if those sills hadn't been painted, you wouldn't notice that they were there. Other features that were clear aren't there. In her opinion, the owner will be okay if the Board decides to keep it contributing. She would recommend the south façade with the chimney and the two windows because that has been virtually untouched. It is part of the 1932/33 house. That façade is more characteristic of what was the history of the house.

**MOTION:** In Case #2019-001239-HDRB, 125 Romero Street, Member Guida moved to maintain the contributing status of the structure and designate Facades 1 and 8 as primary. Member Biedscheid seconded the motion with a friendly amendment that the original massing seems to be intact with maybe the exception of the bathroom addition on those two facades that appears to be an original massing.

Mr. Gemora asked the Board to identify in the motion the characteristics that the Board has found has contributing, specifically and why the Board came to that conclusion.

Member Guida accepted the friendly amendment. He said in terms of the designation, he would exclude the infilled windows and doors on those facades as well as the current stucco coat. Specifically, to the point of what is historic, it is the original humble massing of the house; original layout of windows and door pattern and presence of the concrete sills.

Member Larson made a friendly amendment to change window patterns to window openings.

Member Guida accepted the friendly amendment.

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

Chair Katz asked if the next case should be postponed because of the action of the Board in this case because the next case would require some exceptions.

Mr. Gemora recommended that the Board continue to try to approve whatever may be approved. Because his assumption is that the applicant may want to start on some of the work now, as opposed to waiting until later. He thinks that would be a question for the applicant.

Ms. Beninato asked what exceptions would be needed.

Chair Katz said he thinks there's work planned for the west façade.

Mr. Gemora also cautioned about windows on the south, requiring new lintils, if it expands the openings; an exception would be required for that.

Ms. Paez asked, as a point of order, for the Chair to call this agenda item for further discussion.

Chair Katz introduced the item.

3. **Case #2019-001203-HDRB. 125 Romero Street.** Westside-Guadalupe Historic District. Stephanie Beninato, agent for WM Lauren LLC, owner, proposes a 15 sq. ft. addition to the existing 11'-4" building height, two 22 sq. ft. door overhangs, to replace windows and doors, to enclose and create



window and door openings, to replace a wood fence with a concrete wall and gates to a height of 57", to install mechanical equipment shielded by coyote fencing, a skylight, exterior lighting, and to restucco the existing building. (Carlos Gemora)

Chair Katz said the Board will be guided by the applicant's request as to whether this case will be dealt with at this time.

Mr. Gemora said to provide some context, if the applicant wants this, then the Board could provide the applicant with design guidance and postpone the case to allow compliance with applicable regulations.

Ms. Beninato would like some design guidance so the owner can know what the Board wants.

Mr. Gemora presented the staff report as follows:

**STAFF REPORT:**

125 Romero Street is a 635 sq. ft. residential building with simplified Spanish-Pueblo Revival and vernacular features originally built in the 1930's and with a footprint extant since 1951. Although the footprint and massing are historic, staff has recommended the building be designated non-contributing due to a lack of contributing historic features. Based on the previous case, the Board has decided to maintain the status as contributing.

The applicant proposes the following changes:

1. Replace all windows with new, aluminum clad, divided-lite windows with similar rough opening sizes as original fenestrations. One window on the north elevation will be infilled. Windows will be colored "black sable" with matching trim and lintels.
2. Replace doors with divided and non-divided-lite doors painted to match the "black sable" trim and lintels. Install a new French door on the eastern (rear) elevation.
3. Install roof overhangs over the existing front and rear doorways. Overhangs will be approximately 7' wide and project from the façade 3'. The roof will have a Spanish "barrel" tile roof. Supports will be painted to match windows and trim.
4. Construct a 15 sq. ft. addition to infill the northeastern corner. Addition will match the height and stucco finish of the house.
5. At the front of the property against the street is a wire and wood-picket fence with wide spacing. The applicant proposes to replace the existing fence with a concrete wall built to a maximum height of 58" and 65" high pilasters. The applicant proposes to install two metal gates with an open grid pattern and rust finish.
6. Set back from the front, west façade, the applicant proposes mechanical equipment shielded by a 6' high coyote fence. The coyote fence should have vertical latillas of varying heights facing the street.

7. The historic addition has parapets on three sides to match the original massing and an overhanging roof to the rear. The applicant proposes to replace the roof overhang with a parapet walls to match the adjacent parapet heights (approximately 11'4" above finished grade).
8. Replace or install canals painted to match black window and trim color.
9. Restucco the building with El Rey acrylic/elastomeric "Moonstone" stucco (light earthtone color).
10. Replace the existing roof and install a non-publicly-visible skylights shielded by parapets.
11. Install rectangular light fixtures with a rust finish.

### **STAFF RECOMMENDATION:**

Because the Board has made the building contributing, staff recommends the Board provide the applicant with design guidance and postpone the case to allow compliance with applicable regulations.

### **QUESTIONS FOR THE APPLICANT**

Chair Katz said in order to give design guidance, there seems to be uncertainty about the size of the windows and whether they are the original opening size or smaller than the original opening size.

Ms. Beninato said her understanding is that the windows are the size of the original windows. She can't say whether that adds on with the lintels. It appears from drawings they are taller. On the front façade, it appears that there are lintels there, they're not very distinguished. The owner's goal is to go back to the original window openings.

Member Guida said what's not clear in the drawings is the issue of lintels. It looks like sash is taller on the top. In terms of the drawing, dimensionally, it appears the proposed is exposing those lintels that are buried right now or adding the effect of a lintel, above the existing window.

Ms. Beninato said on the westside there are lintels.

Member Guida asked if they are under the stucco.

Ms. Beninato said they've been overdone so many times that they've gotten smaller. She thinks the applicant would be willing to do any size lentil that the Board would want.

Member Guida asked if the owner would be willing to do a little discovery to see what was there.

Ms. Beninato said she would have to ask the owner; he lives in Sandia Park and he would have to send someone down to do that.

Chair Katz said that would be helpful for the Board's decision, more information on the lintels.

Member Guida said the other place that discovery would be helpful is underneath the parapet. The drawings suggest an articulated parapet at some point.

Ms. Beninato said she thinks the owner wants it to be a cap, but it's going to be a lip because that's what's seen there now.

Member Larson said there may be brick beneath the stucco.

Ms. Beninato said she doubts it because these were built by people who were working class people who built a house in 1932/1933 and probably made all the adobes themselves.

Member Larson said she understands that. She was just asking if further investigation could be done since it's been through some changes as far as the stucco goes which covered up some of the original elements.

Ms. Beninato said she would ask the owner if he could hire someone to look at that.

Ms. Roach said she doubts there's brick coping on this house. It looks like there may be a concrete cap as coping.

Member Larson said her intention of the query was that maybe there's a line that's being missed with that thicker coat of stucco. It'd be interesting to see what the geometry is after a sample is removed.

Ms. Beninato said this is a 635 square foot house that the owner wants to just add 15 square feet. Just to get to his hearing, it has cost the owner over \$500, which does not include the cost to pay her or the drafter. She feels that the Board is imposing a burden on a very small property.

Chair Katz said his understanding is that the owner is going to fix the house up. Based on design issues, the Board is trying to tell what needs to be done. He appreciates that the owner wants to redo the windows in the right size, look at the lintels and do all the right things.

Mr. Gemora said there are about six items that could be approved without an exception and there are five items that may be up for question. It may be helpful to layout some of the changes that could affect the primary facades; maybe the Board could give guidance on those specific issues.

Ms. Beninato said from the applicant's point of view, having approval to go forward would be useful.

Member Guida referred to #1 and #2 regarding replacement of the windows, it's noted by him, that the doors would be all wood.

Ms. Beninato said they are wood and glass; they are not clad.

Member Guida said aluminum clad windows are allowed in this district. He asked the applicant to consider that all the wood windows match all the wood doors. He asked that the applicant investigate the sill, the lintel and the coping. He asked the applicant to come back with drawings with what's proposed because the drawings are not clear. He asked if there is a way to match the street wall to the humble nature of the house. Maybe it's a matter of eliminating the corner pilasters.

Member Biedscheid asked if the proposed lintel is wood or metal.

Ms. Beninato said she thinks it's wood.

Member Biedscheid asked current stucco is cementitious.

Ms. Beninato said she had no idea.

Member Lotz said he agreed with Member Guida, that he would like to see the wall simplified.

Member Guida suggested retaining the main gate and eliminating the corner pilasters and the secondary gate does not need pilasters either.

Ms. Beninato asked for a clarification on the designation of status. She thought the Board was going to just designate the south façade, the 1930s part of the building, not the blank wall south façade.

Member Guida said the numbered façade didn't capture the full south façade.

Ms. Roach said before the Board acts on this case, she wanted to be clear on what exceptions would be required of the application, as proposed. Then, at that point if the Board wishes to approve certain items with conditions that would then eliminate the need for an exception and then postpone certain items that would need an exception.

Chair Katz said his concern is replacing windows and doors. There are also some things that the Board needs more information on. He doesn't know if it advances the process a whole lot. He asked staff to tell the Board what exceptions are needed rather than the Board telling staff.

Ms. Roach said exceptions would be needed to replace the overhang on the primary façade; and to change opening dimensions, although the Board could approve

the replacement of windows because the windows are not historic, with the condition that the opening dimensions be retained.

Mr. Gemora said an additional exception would be needed to add lintels to a primary façade. There are questions on all three items that need to be answered and therefore, would need to be postponed. The other items could be postponed or be approved with conditions if the Board so desires.

Ms. Beninato asked Mr. Gemora what could be approved as opposed to what is still in discussion.

Chair Katz said he's reluctant to spend the time doing that, unless there's some reason why this can't wait until January when there will be information about so many of the features.

Mr. Gemora said it would be if the applicant wanted to get started on additions or the wall or HVAC equipment and items like that.

Chair Katz said he doubts they are going to start to do that until there are windows in the house.

Ms. Beninato said she thinks the owner would like to see some progress.

Ms. Roach pointed out that the Findings for this hearing would not be approved until January 14, 2020, which means a permit would not be able to be issued until January 29, 2020.

Ms. Beninato said yes, then by the end of January, the project can move forward. If the Board waits until January 14, then it's another six-week period.

Ms. Roach clarified it would be a two-week period.

Member Guida said a lot of the items can be piecemealed. However, some of the items are inter-related. Whatever investigating that has to be done on lintels affects the windows; and stuccoing the facades affects how the parapet is understood. Having clarity on these items would help the Board.

Chair Katz asked for a motion.

Ms. Beninato said if a motion is made, she wouldn't know what exceptions the Board would require.

Chair Katz said the applicant could work with staff because staff identifies where exceptions are needed.

## **BOARD ACTION**

**MOTION:** In Case #2019-001203-HDRB, 125 Romero Street, Member Guida moved to postpone this case to January 14, 2020 so that the applicant can come back with additional information about the following: the dimension and presence of the existing lintels on the two primary facades; the nature of the cap on the parapet; a revised design of the yard wall that excludes all pilasters, except for the front gate; a clearer presentation of the drawings where an articulation can be seen of window versus lintel cap versus stucco; and the presence of the concrete sills. Member Biedscheid seconded the motion.

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

4. **Case #2019-001299-HDRB. 1160 Camino de Cruz Blanca.** Historic Review Historic District. Architectural Alliance, agent for St. John's College, owner, requests designation of primary façades for a contributing non-residential structure. (Lisa Roach, [lxroach@santafenm.com](mailto:lxroach@santafenm.com), 955-6577)

Ms. Roach gave the following staff report:

## **STAFF REPORT**

1160 Camino de Cruz Blanca, also known as St. John's College, is a non-residential campus of twenty-four structures in the Historic Review District. In 2017 in case H-17-017A, the HDRB designated the Peterson Student Center as significant, and assigned contributing status to Santa Fe Hall, Evans Science Library, the Upper Dormitory and Lower Dormitory. Primary façades were also designated at that time for all of these structures except the Upper Dormitory, as information was lacking at the time to make this determination. Now, the applicant has provided a full set of drawings for the Upper Dormitory and requests primary façade designation for that structure.

Also known as the Men's Dormitories, this sprawling two-story structure consists of eleven large blocks around two courtyards connected with one-story portals and covered walkways. The building was designed by Holien and Buckley and constructed in 1964 at the east side of the St. John's College campus. The dormitory complex is situated along a northeast-southwest diagonal on a slope, such that the east elevation of the building is constructed into the hillside, and the west and north elevations of the downslope blocks present as most prominent. Each dormitory block is a large, rectangular two-story mass, and fenestration largely consists of symmetrical placement of 2-over-1 geared

casements. Small concrete balconies project from the principal (west) elevation, and second story portales sit on lower massings. Access to these portales is given by single-leaf, two-light aluminum doors flanked by steel sidelights. Constructed of reinforced concrete, the dormitories are faced with cementitious stucco in a buckskin tone. Documented alterations include replacement of windows in nine of the eleven blocks. The HDRB designated this structure as contributing to the Historic Review District in 2017 due to its mid-century interpretation of Santa Fe Style, which was heavily influenced by the direction of John Gaw Meem and expressed as a variant of Territorial Revival Style, with brick coping, rectangular massing, symmetrical fenestration, and use of white window surrounds.

**STAFF RECOMMENDATION:**

Staff recommends that the HDRB designate the following facades as primary per 14-5.2(C) Designation of Significant and Contributing Structures and 14-12 Definitions:

- Building A – west and north
- Building B – west and north
- Building C – west and north
- Building E – west and north
- Building F – west and north

Ms. Roach added that the Board should consider whether they wish to designate just exterior facades being that the buildings are configured around two courtyards. Because of the situation of the building upon a slope some of the interior facades can be seen from the public way.

In 2017, the Board designated status for the lower dormitories and designated exterior and interior overall facades of the north and east blocks as primary. She directed the Board's attention to page 43 of the packet where she has designated letters to each of the building masses. That would be a way to talk about the façades of each building mass, rather than considering it as one structure.

**QUESTIONS FOR STAFF**

Member Guida asked if the buildings are all connected.

Ms. Roach responded they are all connected.

Member Guida asked if there's any way to consider this as one building.

Ms. Roach said it is considered as one building in terms of status. She thought it would be helpful to think of them as separate masses, in terms of primary facades.

Chair Katz referred to page 43. He said it seems that west and north on A, B, C and E, make sense. His understanding is that E is up the hill. Although the west façade on building E is interior, it is higher than the other one. He felt that what Ms. Roach has suggested makes a lot of sense.

Ms. Roach asked them to look at elevation drawings that Mr. Enfield has produced. The drawings do not reflect the perspective of public visibility. She asked the Board to acknowledge that the northwest corner of the building is the most prominently visible.

Mr. Gemora said when referring to the north façade, directionally, it's the northeast façade on the site plans. On the elevations it's more clearly labeled the north.

Ms. Roach said she tried to stay consistent with how the elevation drawings are labeled, knowing that the directions are slightly askew.

### **APPLICANT'S PRESENTATION**

Eric Enfield, 612 Old Santa Fe Trail, was sworn. He said he told the Board he would be back with the window replacements for these buildings. He pointed out that this property is in the review district. He said the applicant is extremely sensitive to the John Gaw Meem effect on the campus. The primary façade designation is important. They consider whole campus a primary façade. His intent is to keep campus looking exactly as it does.

### **PUBLIC HEARING**

There being no public comment, Chair Katz closed the public hearing.

Mr. Enfield pointed out that at the last meeting there were 197 windows and 56 doors that the Board had to look at. He suggested that the Board get a comfort level with the applicant going to staff on window and door replacement because it's going to happen to the whole facility. All the windows and doors are failing. He asked the Board if the buildings have been listed with their status and the primary facades designated, could they work with staff.

Chair asked Ms. Paez asked if it's appropriate for what Mr. Enfield is requesting.

Ms. Paez said Ms. Roach is looking at the administrative interpretation. The Board would review requests for replacements of windows and doors on significant structures or primary facades. She doesn't see any problem with the Board giving staff that authority. The Code could be read to allow administrative approval.



## **BOARD DISCUSSION**

Ms. Guida asked why the north elevation of Building D is excluded from the list of recommendations.

Ms. Roach said she excluded the north elevation of Building D because it seemed rather nondescript.

**MOTION:** In Case #2019-001299-HDRB, 1160 Camino de Cruz Blanca, Member Guida moved to approve the application per staff recommendation to designate as primary facades: Building A – west and north; Building B – west and north; Building C – west and north; Building E – west and north; Building F – west and north; and added Building D, north façade to the list. Member Biedscheid seconded the motion.

Member Biedscheid asked that the motion include the west façade of E and the north façade of F to capture the connecting portals on the courtyard side.

Mr. Gemora asked Member Guida to state why he found that the north façade of building D be primary.

Member Guida said because the north façade of Building D is publicly visible and has character defining features that match the rest of the complex, particularly on the second floor.

Member Guida accepted Member Biedscheid's amendment and further clarified, within the designations, the connecting portals between the designated portals are included.

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

5. **Case #2019-001436-HDRB. 1160 Camino de Cruz Blanca.** Historic Review Historic District. Andrew Lyons, agent for St. John's College, owner, proposes to repair or replace damaged wood as needed and to replace four window units in kind on a primary façade of a contributing non-residential structure. (Lisa Roach)

Ms. Roach presented the staff report as follows:

### **STAFF REPORT:**

1160 Camino de Cruz Blanca, also known as St. John's College, is a non-residential campus of twenty-four structures in the Historic Review District. In 2017 in case H-17-017A, the HDRB designated the Peterson Student Center as significant, and assigned contributing status to Santa Fe Hall, Evans Science Library, the Upper Dormitory and Lower Dormitory.

Now, the applicant proposes the following alterations to what is referred to here as the "storefronts" at the upper and lower level of the primary façade of the Commons building at the Upper Dormitory:

- 1) Repair or replace in-kind any damaged wood elements, as needed, particularly along the bottom edges of the upper and lower levels where stormwater has compromised the wood;
- 2) Referring to the window assessment provided, replace four window units (2, 7, 8, and 12) which are deteriorated beyond repair with new aluminum-framed, insulated glass units that are similar to existing, or alternatively replacing these windows with new wood-framed, insulated glass units; and
- 3) Repainting the storefronts throughout as needed.

### **STAFF RECOMMENDATION:**

Staff defers to the Board as to which replacement option to select but 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, and 14-5.2(F) Historic Review Design Standards.

### **QUESTIONS FOR STAFF**

Chair Katz asked if it's clear that the option is aluminum or wood and the look on either one would be the same.

Ms. Roach said that was correct and clarified that replacement in-kind does not need an exception, but replacement not in-kind does need an exception. So, what needs to be clarified is what is in-kind.

## **APPLICANT'S PRESENTATION**

Andy Lyons, PO Box 6020, Santa Fe, NM 87507, was sworn. He said this is the request that triggered the need for primary facades. These are wood storefronts of original construction as best can be determined. The four outer bays, the two upstairs, bays 2 and 7 and bays 8 and 12, downstairs, are aluminum inserts inside of a wood frame. These are aluminum stacked awning windows. They've recently replaced the finish on the floor and realized there is water infiltration that triggered this portion of the renovation. They are getting water damage on the floor and they'd like to replace the wood. As far as the aluminum pieces on the outside, they are awaiting prices to see which way to go. They'd like permission to go one way or the other if the Board is okay with that. The school has approximately \$60,000,000 of deferred maintenance that they are starting to approach. He has a feeling that stacked aluminum custom-made awning windows to replicate these are going to be quite expensive. As a Plan B, they would like to replace them with wood, if possible.

## **QUESTIONS FOR THE APPLICANT**

Chair Katz said his understanding of the situation is that the Board could give permission this evening to do the replacement, in-kind. The Board could not give permission this evening to do what may be the applicant's preference, because it would require an exception, replacing historic material, not in-kind. If the Board does grant permission this evening and the applicant discovers that the pricing makes it wiser, then the applicant would have to come back for an exception.

Mr. Lyons said if the Board is unable to approve replacement units in wood for bays 2, 7, 8 and 12; which he thinks would be the best thing to do, when the proposals are in hand, and the applicant decides they want to go with wood, then applicant will come back. They would also request permission to replace the rotten wood at the bottoms of the whole assemblies and put these things back into functional condition.

Member Guida said the report says these are original aluminum units. He asked the applicant if he question whether they were or not.

Mr. Lyons said it's in the 1964 construction drawings. This was a weird period, it's all wood and then they stuck in the aluminum; a melding of two styles.

Member Guida asked if every similar condition to this has aluminum windows.

Mr. Lyons said in all the other buildings they are aluminum. The applicant will be coming back to the Board to replace some of those, as money becomes available. The school is cognizant of that the fact that it's a historic complex that is loved by the City.

Member Guida said so this is not a localized consideration.

Mr. Lyons said right, they'll be coming back with the rest of the windows.

Member Guida asked what differences there would be between the wood units and the aluminum units.

Mr. Lyons said for these particular panels, he suspects the wood would be a little chunkier, but that would be in keeping with the rest of the storefront.

Mr. Enfield said John Gaw Meem used aluminum windows because it was a commercial application. The brushed aluminum finish is what he wanted to have the buildings look like. You could do the same with wood. There is something different about a brushed aluminum finish that you can see on the lower dorms was successful. Matching the pattern that John Gaw Meem and the other architects who worked on it, is important.

Member Guida said if replaced with wood awning windows, the sash thickness would be thicker.

Mr. Lyons said there was some thought about going to fixed, to make it more durable.

Mr. Enfield said he did that to ventilate the public corridors. It helps the rooms because there was no air conditioning.

Member Larson said looking specifically at 2 and 7, she suggested that an oil-based water proofing treatment be used with replaced wooden elements to protect against water damage.

### **PUBLIC HEARING.**

Ms. Beninato, previously sworn, said she understands the bottom and top are slightly different in terms of materials. This was designed by John Gaw Meem. She said that the Board is stuck with saying replacement has to be done in-kind. If it is found to be cost prohibitive, then the applicant will have to come back and get an exception.

Will McDonald, 488 Arroyo Tenorio, was sworn. He said all the windows and maintenance at St. John's are talked about, he appreciates and enjoys the quality of those aluminum windows that seem authentic to the time and place. He encouraged the Board to think broadly about what replacing "in-kind" means. Those exact windows won't be able to be replaced, because they don't exist. The thickness of the window frame is important. An aluminum look, whether it's cladding, that gives the brushed look, would

be in keeping with what is there. He encouraged a reasonable effort to replace in-kind, although it's not exactly the same, in order to allow this case to move forward.

Chair Katz said the Board needs to see what in-kind means. A decision needs to be made as to what is in-kind. Need to wait to see what they are proposing to see whether it is in-kind, or staff is going to say an exception is needed.

Vladimir Kirsanove, was sworn. He asked the Board to consider best possible exception for St. John's College. He fully supports the college. This emergency needs to be considered to allow replacement as soon as possible.

Chair Katz said there were no other public comments.

Mr. Lyons asked for direction when moving forward with future window replacements, if replacing in-kind, would the applicant be allowed to work with staff and move forward with staff approval.

Chair Katz said the Board would try and accommodate that request; and the Board has faith that staff will do a good job. He also said the Board can't approve something tonight that would require an exception. There's an issue on what the Board can give a blank check on. If it's replacement, not in-kind, on a primary façade, the Board can't just say "that's fine."

Ms. Paez said anytime an exception is required, it has to come before the Board for approval. Staff will determine whether an exception is required. The situation with the replacement of doors and windows; replacement in-kind is permitted if it is damaged beyond repair. If staff has sufficient information before them that a window cannot be repaired and needs to be replaced and can be replaced in-kind, in those situations it's appropriate to delegate that approval authority to staff, which is consistent with the Code.

Ms. Roach said since the Board approved window replacements at the lower dormitory and she is assuming that those windows are rather similar, if not identical to the windows at the upper dormitory, she could use that as a precedent. Any decision she would make as staff would be as consistent as possible to what the Board had decided for the lower dormitory.

## **BOARD DISCUSSION**

Member Guida said it makes sense to free up the process, given the nature of this project. Essentially, the details on all the buildings are the same. Once an instance is reviewed, and an approach is agreed upon, the Board could say that staff would follow the Board's direction on this one instance. He's still concerned with what in-kind means in this case because they are not seeing aluminum or wood windows back. There is not

that information. If in-kind truly means what is seen in the photographs, that's fine for the Board to approve. But if talking about a case where it's aluminum material but it's much thicker and we do it once and that opens up the case for it to be done everywhere. The Board needs to be specific about what is in-kind, because it has big ramifications on this project.

Chair Katz asked if the Board is willing to trust staff to make an initial evaluation of whether it's in-kind or not or is that something that needs to be preserved for the Board.

Member Guida said the Board could articulate language as to what the particular concerns are.

Member Larson added that the replacement windows are available, commercially. There shouldn't be an issue with replacing them with the proper matching historic material.

Chair Katz said the question for the Board is "are we comfortable with approving the replacements on the nonprimary facades, as proposed; but on the primary facades, where window replacement would need to be shown as the City Attorney said, both that it was unable to be repaired and that it was in-kind." The Board can elaborate what in-kind means.

Member Biedscheid said primary facades were designated in order to protect these elements for the entire building because they're replicated on all facades. She doesn't think the Board should do anything different for window replacements between the primary facades and the ones that are not designated as primary. She doesn't want to set a weird precedent with treating those differently. The idea would be to approve one kind of window and all the similar ones could be done the same way. Someone from the public mentioned that this window does not exist, and she didn't see a spec for it. She doesn't want to be in a situation where "it's essentially in-kind" to get the Board in a place where it's not comfortable with what it thinks is in-kind.

Chair Katz asked the applicant if he had any more suggestions. The Board needs more information because they are not seeing what the applicant wants to put in there.

Mr. Lyons said the most pressing matter is the four panels. The Board can approve as replacements in-kind if they can find a manufacture to replicate, which would include being aluminum and operable. He asked if the Board would you trust the applicant to work with staff to pursue that. If there are any doubts by staff, they would be kicked back to the Board. If budget issues became a matter, and the applicant could find anything like that and they had to go to wood, they would come back to the Board with an exception. That's the first thing. The second thing is the more global picture of hundreds of windows in the complex and how that is approached. Maybe the applicant can come back with

replacement windows for one of the pods that has primary and non-primary facades. We could get those approved and then be allowed to get staff approval for the remainder of the pods.

Chair Katz said he understands there is an emergency in replacing windows that the applicant feels are in-kind. It's a little harder to approve other stuff when the Board doesn't have any idea what the applicant is doing.

Mr. Lyons said when the money becomes available and the applicant starts replacing windows in other pods, we'll come back to the Board once for that specific pod and work with replacement windows on both primary and non-primary facades.

Member Guida expressed that there is a simple way to go forward which is to say, "there are three or four typical details, here's the window option that we think is best." The applicant is here because this wall has to be water-proofed tomorrow and that is forcing the Board into a decision for the whole complex, he's not comfortable.

Ms. Roach said she thinks what Member Guida is suggesting is that we take a typological approach and if there are a handful of window types, then those will get approved and applied to the facades.

Mr. Enfield said he likes that idea.

Member Guida said to him that would be the most logical way.

Ms. Roach said with the understanding that the applicant will come back with a typological proposal, the Board could make motion on the proposal for this case.

**MOTION:** In Case #2019-001436-HDRB, 1160 Camino de Cruz Blanca, Member Biedscheid moved to approve the application with the option that windows 2, 7, 8 and 12, that are beyond repair, be replaced with new operable aluminum units that are similar to existing, as much as possible, but with insulated glass. Member Guida seconded the motion, with an amendment to say that "similar to existing" would mean the dimension of window frame with or without insulated glass.

Member Biedscheid accepted the amendment as friendly.

Mr. Lyons asked if that included items 1 and 3.

Member Biedscheid said items 1 and 3 are included.

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

6. **Case #2019-001296-HDRB. 407 Camino del Monte Sol & 902 Acequia Madre.** Downtown & Eastside Historic District. Jesse Kesler, agent for Mark Powell, owner, proposes to replace a coyote fence with a wall and coyote fencing to a height of 59", to replace an entry portal, to raise first floor parapet heights, to replace all windows and doors, to restucco, and to modify canales and electrical equipment on a non-contributing residential structure. (Carlos Gemora)

Mr. Gemora presented the staff report as follows:

**STAFF REPORT:**

407 Camino del Monte Sol and 902 Acequia Madre is a single-family, two-story residence designated non-contributing to the Downtown and Eastside Historic District. Though parts of the structure were built prior to the 1940's, large additions have occurred (1988 & 2004) which have entirely transformed the building's character. The existing building is approximately 21' high.

The applicant proposes to replace fences, to replace an entry portal, to raise first-floor parapet heights, to replace windows and doors, and for minor maintenance and modifications.

1. Adjacent to Acequia Madre is a coyote fence the applicant proposes to replace with one of two options. The replacement would be limited to the maximum allowable height of 55", would have 72" stuccoed pilasters, would square around an existing tree, and would leave an opening for vehicular access to Acequia Madre.
  - a. Option "A" (or "1") would be a mixture of coyote fencing and stucco walls built to the adjacent acequia with a stucco wall and gate connecting to the house.
  - b. Option "B" (or "2") would be a solid masonry wall set back from the acequia with a coyote fence and gate connecting to the house.
2. On Camino Del Monte Sol is a tall coyote fence and latilla gate set back approximately 20 or 30 feet from the street. The applicant proposes to construct two, 24"-30" wide and 72" tall stuccoed columns for the gate and to repair fencing and gates as necessary.
3. On the north elevation facing Acequia Madre is a non-historic flat-roof portal with publicly-visible skylights. The applicant proposes to replace the portal with a wood



& stucco portal of a similar footprint. Posts and beams would be wood. The applicant proposes raising parapets for the portal and an adjacent massing to match the height of other first-floor massing (approximately 10'2" to 11'8" above finished grade).

4. On the west elevation is a first-floor massing approximately 10' above existing grade. The applicant proposes raising parapets heights to approximately 13'6" to screen future HVAC equipment.
5. On the east elevation is a first-floor massing approximately 14' above existing grade. The applicant proposes to raise the parapets approximately 2'3" to match adjacent first-floor massing.
6. The applicant proposes replacing all of the existing windows and two doors. Existing windows are a dark brown color and metal-clad. All replacements would be metal-clad with divided-lites and exterior muntins. Replacement windows would have a white finish and similar rough opening sizes. On the east elevation the applicant proposes replacing three windows with three pairs of metal-clad French doors. On the south elevation the applicant proposes replacing a door and sidelights with a pair of metal-clad French doors.
7. The applicant also proposes the following minor changes:
  - a. Replace and add canals with new, steel canals with a rust finish.
  - b. Relocate electric meter from the northern, street-facing elevation to the eastern side of the building.
  - c. Restucco the building with Sto "Suede."

### **STAFF RECOMMENDATION:**

Staff recommends approval of the proposed project with the following conditions:

- A. that streetscape walls and fences are limited to 55" per Section 14-5.2(D)(9)(c)(ii);
- B. that new scaled drawings showing existing and proposed dimensions and details are submitted to staff for final approval; and
- C. that coyote fencing have vertical latillas of irregular heights facing the property's exterior.

Staff have determined that conditional approval 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**

Member Biedscheid asked for clarification on recommendation "C", that the supports for the coyote fence cover the interior of the property, opposite of the street facing side.

Mr. Gemora said the vertical latillas are on the property's exterior, that means that the vertical latillas can be on the interior of the property as well, if they want a double-sided fence. Horizontal supports cannot face the exterior.

### **APPLICANT'S PRESENTATION**

Jesse Kesler, 2823 Industrial Road, was sworn. He said his client bought this place and wants to change some things and make the place more traditional.

### **QUESTIONS FOR THE APPLICANT**

Chair Katz asked about the tree and the fence around the tree. He asked if it's just the stucco wall that would be inset or would either a stucco wall or fence be in back of the tree.

Mr. Kessler said they would all be behind the tree. The stucco wall would be floating because they don't want to disturb the roots and kill the tree.

Member Guida asked if just coyote fence just being considered.

Mr. Kessler said yes, the client prefers Option 2.

Mr. Gemora said there are two options: Option 1 would be a mixture of coyote fence and stucco walls built to the adjacent acequia with a stucco wall and gate connecting to the house; and Option 2 would be a solid masonry wall set back from the acequia with a coyote fence and gate connecting to the house.

Member Guida asked if a vehicular gate is proposed.

Mr. Kessler said, "no gate."

Member Guida said there is a long list of improvements and a lot of drawings that don't show a lot of detail. He would like to see drawings that show the doors with divided lights and the windows that are being proposed. It's difficult to assess what's being proposed.

Ms. Roach asked about the fence along the Acequia Madre. She asked if the applicants have been in touch with Phil Bove who is the Acequia Madre Commissioner.

Mark Powell, one of the owners of 407 Camino del Monte Sol, was sworn. He said they have been in touch with Mr. Bove. He does have a say in the final design of the wall. He's aware this is coming his way. They would prefer a wall because it's consistent with the neighborhood. There are no coyote fences adjacent to the Acequia Madre on their section of the street.

Chair Katz said on page 62, it shows the wall in back of the tree and then coyote fence for the rest of the way. The other one, on page 72 shows a little piece of the wall and a little piece of coyote fence and then a little piece more of a wall.

Mr. Gemora said to look at page 73 and 74. Page 73 shows the CMU wall and page 74 shows the elevation.

Member Guida asked what is being shown on page 62.

Mr. Gemora said page 62 is a different drawing showing maybe a combination drawing that has date of November 13<sup>th</sup>; the November 18<sup>th</sup> drawings show Option 1 on pages 71 and 72; and Option 2 on pages 73 and 74.

Member Guida asked if there's a drawing of what's being proposed for the gate and fence on Camino del Monte Sol.

Mr. Gemora referred to page 67 that is a drawing showing a column but not how the column will fit in with the rest of the fence there. There is not a drawing showing the entire elevation on Camino del Monte Sol.

Chair Katz asked if it is anticipated that the coyote fence that is there now will be rebuilt.

Mr. Powell said that is his intent.

Chair Katz said he shares Member Guida's concern that there aren't drawings of some of these items. He's not sure how to proceed without having the drawings that are needed.

Mr. Powell asked if it's the window elevations that the Board is interested in.

Member Guida said as a short list, the Board would need to see the four elevations of the house clearly articulating the improvements described, showing the proposed window patterns and showing the door light patterns, as well.

Mr. Powell said he submitted photographs showing the existing windows.

Member Guida said on the proposed drawings there are rectangles for doors that are shaded.

Ms. Roach asked if the applicant provided a window schedule, would that be enough detail to show what those windows would look like. Or, if the Board is requesting the elevations be redrawn.

Chair Katz said an elevation would show what an elevation is supposed to show. It makes it hard for the Board to get a sense of what the proposal is without the detailed elevation drawings.

### **PUBLIC HEARING.**

Ms. Beninato said there are a lack of details. The elevation drawings don't show what the windows or doors are really going to look like. It's true, there is a picture of the window, but it's not seen in the whole. It's unfortunate that these are not pointed out ahead of the meeting. She thinks this case has to be postponed.

There being no further public comment, Chair Katz closed the public hearing.

### **BOARD DISCUSSION**

Chair Katz asked how the Board members felt about getting revised drawings.

Member Biedscheid said the elevations would be helpful. She does see that the applicant has submitted details of the windows, if replaced. She would like to see them on the elevations to see if the windows are consistent with each other.

Chair Katz said a drawing of the fence line on Camino del Monte Sol would be helpful.

Member Larson referred to page 28 of the packet which is a proposal for replacement window that looks like a slider. She suggested, to be in harmony with the other suggested windows, to have four lights, rather than just the two.

Mr. Powell said all windows are divided light, there are no sliders in the proposal.

Member Larson said maybe it's a non-opening window, but it appears that it's just the two lights.

Mr. Gemora said on page 28 they would be replacing each of those four windows with four two light windows.

Member Larson said she was suggesting four, four light windows, rather than four two light would look nicer and in harmony with the rest of the proposed replacement windows.

Chair said that's certainly why a drawing of the façade would help the Board.

**MOTION:** In Case #2019-001296-HDRB, 407 Camino del Monte Sol & 902 Acequia Madre, Member Guida moved to postpone review of the case and have applicant return with four elevation drawings that show the window and door replacements with light patterns, as well as an elevation drawing showing the pilasters and gate that meets the existing fence on Camino del Monte Sol, and eliminate from the packet any extraneous drawings that are construction related, stucco related or framing related. Member Biedscheid seconded the motion.

Mr. Powell asked if the stucco wall would be acceptable along the entire length of the Acequia.

Member Guida said he's fine with stucco wall. The packet should include the drawing of the stucco wall so the Board can review it.

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

7. **Case #2019-001298-HDRB. 1027 Camino San Acacio.** Downtown & Eastside Historic District. Will McDonald, agent for Vicki Rodriguez and Christella Castro, owners, requests historic status review and designation of primary façades, if applicable, of a residential structure presently listed as noncontributing. (Lisa Roach)

Ms. Roach presented the staff report as follows:

#### **STAFF REPORT**

1027 Camino San Acacio is a single-family residence presently listed as non-contributing to the Downtown and Eastside Historic District. The original two-room, adobe massing of the home was constructed by 1936, when purchased by Eliseo and Paulita Rodriguez from Eliseo's aunts. In 1940, Eliseo and Paulita constructed a kitchen and dining room addition to the east side of the original home. In 1946, after returning from service in World War II, Eliseo constructed a small adobe casita nearby to the southwest on the same property. The two houses were joined by an addition in 1963, when a portal was also added to the south façade of the casita and the new addition. A final addition was added in 1967 at the northeast corner of the home. The footprint of the residence has not changed since that time; however, the windows in the 1967 addition were replaced approximately 10 years ago. The present owners are Vicki Rodriguez and Christella

Castro. Vicki grew up in the home and may be able to provide more detail about the history of the residence and her family.

The New Mexico vernacular architectural style of the residence is characterized by low adobe massing with flat roof. The parapets of the southern and eastern elevations are topped with barrel tile, which appears to serve both a decorative function and a utilitarian function of protecting the adobe walls from moisture. The south portal is offset with a white stucco treatment. A wall forms the western edge of the portal, while round posts and corbels support the expanse of the portal structure. Exposed wooden headers are present on many windows and doors, which exhibit a variety of styles and light patterns. Colorful Talavera tile surrounds the windows and doors on the south elevation and windows at the southeast corner. The home's construction sequence is apparent in floorplan, as roomblocks were added over time to accommodate the needs of a growing family.

### **STAFF RECOMMENDATION**

Staff recommends the historic status of the structure be maintained as non-contributing; however, should the Board wish to upgrade the status to contributing, staff would recommend designating facades 1, 2, 3 and 4 as primary, per 14-5.2(C) Designation of Significant and Contributing Structures and 14-12 Definitions.

### **QUESTIONS FOR STAFF**

Member Guida asked why staff excluded façade 5 from being recommended as a primary façade should the Board designate the property as contributing.

Ms. Roach said she excluded façade 5 because she felt that facades 1, 2, 3 and 4 were more in character with the home. She also is a fan of the least number of primary facades possible to maintain the character of the home. Façade 5 is right near the property line.

Member Guida asked if she was looking at in on page 12.

Ms. Roach said page 12 is the east elevation.

### **APPLICANT'S PRESENTATION**

Mr. McDonald, previously sworn, said the applicants have come to the Board to get status review so that they can take the next step. The primary concern of the owners is to replace windows and doors. They will come back to the Board after they understand the status. He said the owners were present. Vicky Rodriguez who grew up in the house could answer questions about the house.

## **QUESTIONS FOR THE APPLICANT**

Chair Katz asked if the applicant is comfortable with the recommendations of staff.

Mr. McDonald said yes and if this is upgraded to contributing and facades 1, 2, 3 and 4 are designated as primary, that makes sense. He and the owners had discussed that it would be the likely outcome.

## **PUBLIC HEARING.**

Ms. Beninato, previously sworn, said she appreciates the owners' patience sitting and waiting. She is happy that staff is recommending that it be upgraded to contributing. It's hard to believe that a house that hasn't been changed since 1967 and being as old as it is that it would not be contributing. She's also happy that the applicant is encouraging the Board to designate the facades as primary and the building as contributing.

There being no further public comments, Chair Katz closed the public hearing.

## **BOARD DISCUSSION**

Member Biedscheid asked if Victoria Street was named after owner.

Chair Katz said he didn't think so.

Vicky Rodriguez, 1027 Camino San Acacio, was sworn. She said she was born in Santa Fe and raised at 1027 Camino San Acacio. That's always been her home. Her grandfather owned most of that land. As his family grew, he separated the properties. Her father, being the oldest, chose the top of Camino San Acacio to build his home.

Member Biedscheid asked Ms. Rodriguez to tell about the street named Camino Sin Nombre.

Ms. Rodriguez said what she knows about Camino Sin Nombre is that her great uncle was also given the opportunity to name that street. He just couldn't come up with a name, so he said "Sin Nombre" and left it at that.

Member Biedscheid said that is a great story and thanked Ms. Rodriguez for sharing it.

**MOTION:** In Case #2019-001298-HDRB, 1027 Camino San Acacio, Member Biedscheid moved to upgrade the status from non-contributing to contributing and designate facades 1, 2, 3 and 4 as primary. Member Larson seconded the motion.

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

8. **Case #2019-001317-HDRB. 314 North Guadalupe Street.** Westside-Guadalupe Historic District. Liaison Planning, agent for Melinda Balling, owner, proposes to construct three single family residences and 6-ft-high coyote fence and masonry yard wall on a vacant lot. An exception is requested for Unit 1 to have a pitched roof design, per Section 145.2(D)(9)(d). (Lisa Roach)

Ms. Roach presented the staff report as follows:

### **STAFF REPORT**

314 North Guadalupe (tract 2) is a 0.392-acre vacant parcel that has resulted from a recent subdivision. The applicant proposes to construct three single-family residences on the property. All homes on the parcel are set back substantially from the street and are accessed by a private driveway easement off North Guadalupe Street. Public visibility of the proposed residences is extremely limited to none.

All units are designed in a blend of Territorial Revival and Spanish-Pueblo Revival styles with flat and pitched roof elements, true divided light windows and doors painted white, wooden and wrought iron gates painted white, “weathered zinc” lighting fixtures, white painted portal members and details, metal lined wood canales, 1-car garages, stuccoed garden walls and outdoor fireplaces. Each unit is described individually as follows:

#### **Unit 1:**

- 1) Stucco color will be El Rey “Belle Glade”;
- 2) L-shaped front portal with white painted structural elements and silver standing seam metal roof;
- 3) Pitched roof massing central to the home, for which an exception is requested, per 14-5.2(D)(9)(d). Roof will feature silver standing seam metal, and elsewhere on the residence, the roof will be flat with parapets;
- 4) Covered rear portal featuring white painted structural elements and outdoor fireplace.

**Unit 2 and Unit 3 (floorplans are identical but mirrored):**



- 1) Unit 2 stucco color will be El Rey "Beaufort", and Unit 3 stucco color will be El Rey "Suffolk";
- 2) Small pitched standing seam metal roofed front portal and flat-roofed rear portal with outdoor fireplace;
- 3) Rounded stuccoed massing;
- 4) Covered portal/breezeway between the 1-car garage and the residence, featuring white painted structural elements and dentil molding details.

### **STAFF RECOMMENDATION**

Staff finds that all the exception criteria have been substantively met and recommends approval of the application as it complies with 14-5.2(D) General Design Standards and 14-5.2(I) Westside-Guadalupe Historic District.

### **APPLICANT'S PRESENTATION**

Dolores Vigil, Liaison Planning, P.O. Box 1835, Santa Fe, was sworn. She added to the staff report that at the entry, the applicant is proposing trash enclosures, mailboxes and meters that will be by an enclosed CMU stucco wall. The CMU wall will have river rock at the bottom. She referred to the elevation shown on sheet 2, Page 21 of the packet. It will be located on the eastside of the entrance to the property, which is a private driveway easement. It will have meters for the proposed units. There will be metal gates for the trash enclosures. Those metal gates would be painted white. The stucco color for those will be Suffolk. She wanted to enter that as part of the application, it was in her letter. The applicant is also proposing a vehicular gate which will start at the lot itself. It's about 200 feet from Guadalupe Street. That will also be a metal gate painted white. It will match Unit 3 with the cementitious Suffolk colored stucco.

### **QUESTIONS FOR THE APPLICANT**

Member Biedscheid thanked Ms. Vigil for clarifying the trash enclosures. They are very close to the driveway that is closest to the street, far removed from the new units. The enclosures are for the trash, mailboxes and meters.

Ms. Vigil said yes.

Member Biedscheid asked the height of the stucco wall.

Ms. Vigil said five feet.

Ms. Vigil said the painted white gates face inside of the easement.

Member Biedscheid asked if they'd consider putting those closer to the units. It's a long driveway.

Ms. Vigil said it was considered at one point, but because the applicant has to put the meters where they are located it made sense to have everything in the same area.

Member Guida referred to page 21, the site plan on the lower left, he asked if the wall height is five feet, not three feet.

Ms. Vigil said that was correct.

Member Guida asked if that was all along the driveway.

Ms. Vigil said yes.

### **PUBLIC HEARING.**

Ms. Beninato, previously sworn, said she looked at the property and there's a house on the front lot and she thought there were two lots in the back. She assumed that the whole vacant parcel is being developed as one project. She doesn't understand how anyone can meet hardship, in terms of a pitched roof, especially a partial pitch. Putting that pitched roof element looks odd. She said the white gates stand out and will be very visible from Guadalupe. She asked if there's a more natural color that could be used on the gates.

Kathy Rivera, 132 Daniel Street, was sworn. She lives across the street from the adjacent property owner, so she is familiar with the neighborhood, the lot, the history, etc. She referred to Ms. Beninato's comments about "why white". This is contrary to the guidance that was given to a commercial development at the top of the street. There are more natural colors.

There being no further public comment, Chair Katz closed the public hearing.

### **BOARD DISCUSSION**

Ms. Roach said white was chosen was to be compatible with the white elements of the territorial revival components of the building and the existing historic home has a lot of white painted elements.

Ms. Vigil passed around a photo of the front of the home and how it would complement it and also to clarify that it is a wooden gate with a metal frame, painted white.

Member Guida asked about the coordination of the color of the new stucco wall where the trash enclosure is. He wanted to know what the relationship is to the color of the house.

Ms. Vigil said it's similar, but the relationship is more with the compound itself and Unit 3, which will be the same color.

Chair Katz asked if there will be a new wall going from the trash bins all the way back to Unit 3.

Ms. Vigil responded "no", there will only be a new wall around the trash bins, the gas meters and the mailboxes.

Chair Katz said the plan shows it going all the way back.

Ms. Vigil said that's right, she misunderstood the question.

Member Biedscheid said she is concerned about the wall and its relationship to the historic contributing house. One concern is the color, it would be nicer to have them the same color. She's also concerned about the height and the way it might affect that presentation of the contributing structure. She asked if the applicant had considered a shorter wall. Regarding the stucco color, it would be preferable to have a single stucco color on all three units. Having four stucco colors on the same property is not something that is seen often. If the Board has seen it, it is not presented well.

Ms. Vigil said Jay Parks, the contractor could answer those questions.

Jay Parks, 5135 High Desert Place, was sworn. He said the first proposal was for a 36" wall. The owner of the existing house in the front wanted the taller wall; a 5' wall for privacy. Originally, the wall was lower, until it got to the house, then it was bumped up in height. The front house is going to come before the Board for door and window improvements and stucco color changes as well. He wanted the houses to look like they were in the same family; to have some similarities in trim and window color. He thought a subtle change in color still made them look harmonious, yet individual, like single family homes and not an attached compound.

Member Biedscheid said she understands what the contractor is trying to do and she appreciates that. In particular, she thinks the Unit 2 color stands out; it doesn't really go. In general, when multiple colors are seen, it looks too cluttered and doesn't look like a harmonious streetscape. She wondered if the owner of the front house would consider a stepped-up wall. She asked Mr. Parks what the garage material is.

Mr. Parks said wood and they're painted white. He said there are metal frames for the gates, with wood slats that will be stained or painted.

Member Biedscheid clarified that the garage door is also wood.

Mr. Parks responded "yes".

Member Guida agreed about the three colors selected. He appreciates the interest of giving each of the three buildings character. He is in favor of doing different colors on the buildings; maybe two colors are a better scenario, if the owner would be amenable to that. The bigger question he has is about the trash enclosure. It's ironic that there is so much construction being proposed, and the Board is focusing on the trash enclosure because it is the most visible element of the entire project, from Guadalupe Street. Then there's the historic structure that sits beyond that element. He asked whether it's just the wall along the driveway or if there's an entire yard wall in front of the structure. His understanding is that the front yard is not fenced at all.

Mr. Parks said the front property has no fence now.

Member Guida said it's ambiguous right now. The Board is dealing with an element that the applicant wants to put on the access easement. What's unclear is how the historic house at the front will be treated in terms of the yard wall. He would like clarity on what's being proposed in front of this house. He appreciates the functional requirements for the exposed meters; but there's something missing from such a visible element that's presented to a public street. He doesn't know if there's a better way with either landscaping or elements to conceal the meters.

Mr. Parks said landscaping around the meters is fine. A good suggestion to have the gates match in color. They face inward, they face the easement. They are trying to have two columns at the front entry to take the focus away from that. He agrees that white may stand out too much; they are flexible on that. In terms of the height, probably tall enough to hide trash cans, but it could vary in height. The owner's request is when it gets down to the house, it bumps up to five feet.

Member Larson complimented the applicant on their work and said they've done a really good job tying together all the units while still making them their own unique design. She likes the integration of the roof pitch; it's echoing the less seen element in Santa Fe that is seen on the historic property here. She agrees with Member Biedscheid's concern about the differentiating stucco colors. If one harmonious stucco color is chosen, each unit would still be unique.

Mr. Parks asked if the Board might consider two colors; the Suffolk and the Belle Glade, maybe make the Suffolk color the primary color for Units 2 and 3.

Member Larson said the only one she had the issue with was the one labeled Unit 1, she thinks it's too dark.

Ms. Roach said she believes what's being proposed is the proposed color for Units 1 and 3.

Mr. Gemora stated for the record that would be "the Suffolk color and the Belle Glade color".

Mr. Parks said the Belle Grade color, he's willing to substitute Cottonwood, if that helps.

Member Biedscheid said she is happy with the colors. Less gray is preferable.

Ms. Vigil said she's hearing that Bufford is a color that the Board will not consider. But possibly the Cottonwood and the Suffolk. She asked if the colors, the stepping down of the wall that goes along the driveway, doing a few modifications on the enclosures, matching the gates with the stucco color and perhaps show some landscaping that softens the wall could be done administratively.

Chair Katz said the meters are now facing the easement. As you drive south on Guadalupe, that road is seen clearly. He asked if the meters and if they could be swiveled 90 degrees so the three of them are facing the north wall of that compound.

Mr. Gemora asked if Chair Katz was talking about the south facing side of the northern wall.

Chair Katz said "yes."

Ms. Vigil clarified that the meters would be parallel to Guadalupe, facing south.

Chair Katz said "yes".

Mr. Gemora pointed out that the wall on the west side of the driveway, it looks to be on the adjacent property, to the west. A different permit would have to be requested for that as well, unless it's existing.

Mr. Parks said the wall is there.

Mr. Parks asked if he could have the meters behind the wall.

Chair Katz said whoever is going to make the motion, has to deal with the doors to the trash enclosures, the height of the wall and the grounds for the exception (the pitched roof).

Member Biedscheid said previous guidance from previous staff is that Cottonwood is not an acceptable color, without an exception.

Ms. Roach said it's entirely up to the Board. Her predecessor did indicate that Cottonwood was not an allowable color, that was his opinion. Stucco is required to be earth toned.

Member Biedscheid asked if there's a new wall in front of the existing house or is that wall already there.

Mr. Parks said that's a new wall.

**MOTION:** In Case #2019-001317-HDRB, 314 North Guadalupe Street, Tract 2, Member Biedscheid stated that the exception criteria for Unit 1, the pitched roof, has been met to match the existing house and it is keeping with that existing property and it's also set back quite far from the street so it's not in direct contrast to the historic building: She moved to approve the application with the following conditions: the stucco colors on the walls and units are limited to two colors which are Belle Glade and Suffolk; the trash enclosure and meters unit drawings shall be revised and resubmitted to staff prior to seeking a permit, such that the gas meters are located on the southside of the north wall to face interior of property; the wall around the enclosures be reduced in height to 48 inches, approximately, to cover the trash cans, but no more; the gates be stained wood or a color that matches the wall, not white; and that the wall along the driveway begin at the height of that enclosure and step up to 5 feet, but not be 5 feet for the entire length. Member Guida seconded the motion.

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

9. **Case #2019-001300-HDRB. 215 Washington Avenue.** Downtown & Eastside Historic District. Architectural Alliance, agent for Dennis Price, owner, proposes to add a doorway and exterior stairs to a contributing, non-residential structure and detached HVAC equipment shielded by a 48" coyote fence on the interior of the property. An exception is requested to create a new door opening on a primary façade per Section 14-5.2(D)(5)(a)(ii). (Carlos Gemora)

Mr. Gemora presented the staff report as follows:

### **STAFF REPORT**

215 Washington Ave, also known as the Hughes House or the Territorial Inn, is a commercial structure designated contributing to the Downtown and Eastside Historic District. Originally built in 1901 as a two-story Eastern-style brick home, the building has undergone gradual modifications in a transition towards commercial use. Characteristic features include a combination hipped and flat roof, a non-original front porch, rhombus roofing, and approximately symmetrical window patterns. In October of 2019 the Board designated façades on the west (front), north (side), and east (rear) sides of the building as primary (#1-8).

The applicant proposes a new door and entryway on the first floor at the rear of the building and underneath an exterior metal staircase. The door would be wood and painted white to match the existing rear door on the same level. A concrete landing and stairway would be constructed with metal railing painted white to match other railing on the property. An exception is required to make a new opening on a primary façade (Section 14-5.2(D)(5)(a)(ii)).

The applicant also proposes mechanical equipment on the north (side) of the property with a 48" coyote fence screen. Neither the mechanical equipment nor the 48" fence are expected to be publicly visible.

### **STAFF RECOMMENDATION**

Staff finds that all exception criteria have been met and recommends approval of the application which otherwise complies with 14-5.2(D) General Design Standards for all H Districts and 14-5.2(E) Downtown and Eastside Historic District.

Mr. Gemora said in the elevation drawings there is an ADA accessible ramp on the southeastern side of the building, attached to the southern addition that was not designated primary. That ADA ramp was administratively approved and is not an additional request for this case.

### **APPLICANT'S PRESENTATION**

Mr. Enfield, previously sworn, said he drove around to see how visible the rear façade is. He showed the Board a couple of photos that he took. His point was that no one was going to be able to see this. Prior to the Board meeting where primary facades were designated, he figured that the only place the door could be is behind the stair, because he figured the Board was not going to declare that primary because it was altered. He's asking for permission to put a small door in there. It's obvious on the elevation that no one is going to see this. The two existing doors don't work. One of them

is too close to the front door. The other door exits off the north side, it's too close. He has to meet the half diagonal rule. The alternative was to try and use the one door in the handicapped unit. This is a different concept, it's like a self-serve rental. It's a concept used in Philadelphia when there's no staff involved. The problem with the door that exists next to this door, it's a little further to the left of this door. For him to get to the other door he would have had to put a doorway through the two historic rooms and alter the interior of the building more than he wanted to. The character of interior rooms is maintained. He said the exception questions asked if he damaged the character of the district. Although the Board declared this façade a primary façade, there is no public visibility of this portion of this façade. They are proposing the removal of some historic material, the stucco finish is likely not historic. The hardship to the applicant would be if the changes are not approved, he will not have to legal exits in the building, therefore, could not use the building commercially. Approval would mean that the once residential building that's been converted to commercial use would be able to provide safe exiting for future occupants, increase its usefulness and bolster the unique strength of the city's character.

### **PUBLIC HEARING.**

There were no public comments.

### **BOARD DISCUSSION**

**MOTION:** In Case #2019-001300-HDRB, 215 Washington Avenue, Member Biedscheid moved to approve the request noting that exception criteria are met as agreed to by staff. Member Larson seconded the motion.

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

10. **Case #2019-001295-HDRB. 523 East Alameda Street.** Downtown & Eastside Historic District. High Desert Creative, agent for Dennis McNavv and Bill Paterson, owners, requests designation of primary façades for a contributing residential structure. (Carlos Gemora)

Mr. Gemora presented the staff report as follows:

### **STAFF REPORT**

523 East Alameda Street is a residential home built by the 1940's in a Territorial Revival style and designated contributing to the Downtown and Eastside Historic District. A historic building inventory from 1985 documents 6-over-6 double hung windows with a few window shutters, solid wood doors, and pedimented trim. Since 1999, a front picket



fence has been replaced with a masonry wall, bars over the windows have been removed, and the recessed carport/garage area has been modified into a guesthouse.

The applicant requests the formal designation of primary façades. Staff recognizes the street-facing south façade to entirely capture the characteristic features of the building and to be the most prominent façade. Characteristic features include brick coping, an inset front portal, relatively symmetrical massing, 6-over-6 windows, a wooden door with two arched-windows, window shutters, and pedimented trim.

### **STAFF RECOMMENDATION**

Staff recommends the Board designate the south, street-facing front façade (façade #1 on the façade map), including the areas under the portal, as primary per 14-5.2(C) Designation of Significant and Contributing Structures and 14-12 Definitions: Primary Façade.

### **APPLICANT'S PRESENTATION**

Luka Moreno, High Desert Creative, 38A County Road B4, Jaconita, NM, was sworn. He said he was comfortable with the primary façade recommendation.

### **PUBLIC HEARING.**

There were no public comments.

### **BOARD DISCUSSION**

**MOTION:** In Case #2019-001295-HDRB, 523 East Alameda Street, Member Guida moved to approve the application per staff's recommendation to designate the south facing façade, including the areas under the portal, as primary. Member Larson seconded the motion.

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

11. **Case #2019-001302-HDRB. 523 East Alameda Street.** Downtown & Eastside Historic District. High Desert Creative, agent for Dennis McNavv and Bill Paterson, owners, proposes to expand a rear portal, construct a carport and pergola, replace wooden shutters, and add vehicular gates at a contributing residential structure. An exception is requested to place an addition within 10 feet of a primary facade per Section 14-5.2(D)(2)(d). (Carlos Gemora)

Mr. Gemora presented the staff report as follows:

### **STAFF REPORT**

523 East Alameda Street is a residential home built by the 1940's in a Territorial Revival style and designated contributing to the Downtown and Eastside Historic District. A historic building inventory from 1985 documents 6-over-6 double hung windows with shutters, solid wood doors, and pedimented trim. Since 1999, a front picket fence has been replaced with a masonry wall, bars over the windows have been removed, and the recessed carport/garage area has been modified into a guesthouse. Staff finds the street-facing south façade to present characteristic features including brick coping, an inset front portal, relatively symmetrical massing, 6-over-6 windows, a wooden door with two arched-windows, window shutters, and pedimented trim.

The applicant proposes a new carport and pergola, an expanded rear portal, new shutters, steel vehicular gates, and brick flatwork.

1. A former carport once existed to the rear and side of the principal massing but was infilled with a garage and later modified into a guesthouse. A portal connecting the guesthouse to the main house faces the street. The applicant proposes a 370 sq. ft. carport connected to and prominent of the front façade (assumed primary). The carport would be approximately 9'4" high and about 2'0" lower than the adjacent building. Wood columns are intended to be a combination of both the front entry and side guesthouse columns but would have a stucco base. The wood structure would be white to match existing trim color. Additions to contributing buildings are required to be set back from the primary façade a minimum of 10' (Section 14-5.2(D)(2)(d)). Because the carport would be prominent of and partially obscuring the primary façade (assumed) an exception is required.
2. Between the existing guesthouse portal and the proposed carport, the applicant asks for a 5' wide pergola built to a height of approximately 10'6" and separated from the existing home by about 7'. The proposed pergola would be higher than both the carport and the guesthouse though there is also an option to have a lower pergola (~8'10"). The pergola would be painted white to match existing trim.
3. To the rear of the property is a 3' deep and 24' wide cantilevered overhang. The applicant proposes replacing the overhang with a 10' deep and 26' wide portal with wood columns and painted white to match existing trim. The 9'6" portal height would be subordinate to the adjacent 12'4" high massing.
4. The house currently has inoperable window shutters on three of the five south-facing windows. The applicant proposes replacing and adding new shutters to all south-facing windows, including those under the portal. New shutters would have

brass hardware and would look more functional. The 1985 HBI mentions that a few windows have shutters but photos from 1999 appear to only show one pair of shutters present during construction. While staff believe that shutters are a characteristic feature that should be maintained, no evidence points to the shutters constituting historically significant material that should be maintained and thus no exception has been required to replace the shutters with newer units.

5. The applicant requests approval to paint all shutters, the front door, and the front gate with a sage green color instead of a white.
6. The existing circular driveway has two entrance/exits the applicant proposes to block with swinging, tubular steel gates powder-coated a sage green color. Staff note that streetscape walls, fences, and gates should conform to surrounding design standards and also note the lack of vehicular gates on the streetscape.
7. The applicant proposes replacing flagstone walkways and portal flatwork with brick to match brick coping.

#### **STAFF RECOMMENDATION**

Staff does not find that all the exception criteria have been met but the Board may find that they have upon further testimony. Staff additionally recommend the Board consider the height of the pergola, the request to have sage green and white trim, and the proposed triangular gate design. Staff otherwise 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 Historic District.

#### **QUESTIONS FOR STAFF**

Chair Katz asked if the gates, as proposed, are permitted.

Mr. Gemora said the applicant would have to talk to the Traffic Division about that. He suggested that the Board consider the design aspects of it, with the potential that the gate may have to be moved back, potentially about 15 to 20 feet.

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

Mr. Morena said the former covered parking spaces were absorbed into what is now the guest house. His clients are worried about not having covered parking. Their options were to do a detached garage but that would cover the front of the façade as opposed to keeping a carport element that is consistent with the architectural style that is present in the home. The issue is that 10 feet from any residential structure is necessary. That would entail putting the garage in front. They don't want to detract from the primary façade. They would like a two-car, carport. Their neighbor has signed an affidavit that

would allow them to come into the easement of which there is a precedent as the former carport which is now the casita is almost right up against the easement. The neighboring resident at 525 East Alameda is about 22 ½ feet away. In the design, as opposed to replicating the columns of the front portal to give it the hierarchy of the front door, there are more diminutive columns that are present in the coach house. He felt that integrating that element in addition to the pedestals for the wall would integrate the structure and it would give it a good grounding element. This would allow to fully see through the carport at the structure behind it, in addition to the windows behind it to the southeast side, hence the height. As much as possible, they are matching heights that are already existent. The intent is for this to integrate with the house to seem like it has always been there.

### **QUESTIONS FOR THE APPLICANT**

Member Guida asked about the change in shutter style and the color.

Mr. Moreno said they brought forth this color after visiting Galisteo. They felt that the gold color of the stucco, the sage would be a nice contrast, but would blend in nicely. He found a lot of precedence on East Alameda that both have, essentially, the same hardware combination of plantation shutters that are juxtaposing with the white. They loved the sage green in Galisteo and he has seen a precedent for it. The current color of the gate is a vivid turquoise. They want to tone that down a little bit. They will be utilizing a lot more desert plants for future landscaping.

Chair Katz asked about the age of the shutters.

Mr. Moreno said in 1999, when the guesthouse was built, they were on the southwest side. In 2000, for the additional windows that had them, they replicated what was on the southwest corner.

Member Guida asked for a sample of the color.

Mr. Moreno passed around the color sample.

Member Larson said when she sees a plantation shutter with artificial hardware, it reads as a different region of the Country; Charleston style. She doesn't know if it's appropriate with the Spanish Territorial Style. The status of the existing shutters is not really known. She doesn't think they need to be altered or changed, especially adding fake hardware to make it seem like they function when they don't. She doesn't see that as a historic benefit to the home.

Mr. Moreno said in terms of the operability, the applicant wants them to be operable.

Chair Kats said he agrees with Member Larson about the shutters. They are such an important part of that primary façade; it would be a shame to change them. Putting shutters under the portal would make it too busy.

Member Larson if the applicant chooses to change shutters, she suggested a replacement in-kind or an alteration to make them functional, with minimal hardware.

Mr. Moreno said here provided examples of territorial historic homes with identical hardware of what is proposed. He would be fine in keeping the geometry and reusing the shutters. They are glued onto the building right now.

Member Larson said the other examples, the age or character of them is not known and they may have been added later. Also, one of them is concealed by a parapet. This house is defined by its façade and so are many territorial style homes. This kind of features stands out on a façade that is characteristically simplistic.

Member Guida asked if the applicant has considered restoring the original garage on the property and moving the guesthouse elsewhere on the property.

Mr. Moreno said they're using the guesthouse.

Member Guida said he's trying to see this as a 1940's house and trying to come up with a scenario with a carport. He sees that the fascia has been lined up with the existing portal, but it's still a big element in front of the house. He doesn't know that he can get there with a 1940's territorial style. With the desire to have covered parking, there's a suggestion to what was the original house which was to have a garage in the backyard. If that's the driving factor, shifting a less than convenient proposal for the public to bear the cost to that on the street scape seems unnecessary.

Mr. Moreno said in relation to the rest of the site, there's no access to the back of the site. Getting rid of the guesthouse, because they do have renters, that's square footage they can't let go of. He shared an alternate plan that is less obtrusive. They would agree to have a one car, carport, that would be pushed further back to satisfy the Board. They would want to incorporate some sort of low-profile sky light so that natural light could be brought into those windows. The style would be a little less obtrusive. They would utilize a five-foot setback because there is no other choice there. An alternate would be to do a standalone structure in front of the primary facade.

Chair Katz said he shares Member Guida's concern about the carport. He said the applicant has done a beautiful job in designing it. But it still detracts from the house, substantially. He doesn't think the criteria for the exception can be met. It is not a hardship to not have covered parking. Most houses on the eastside don't have covered

parking. The alternate plan he showed is better, but it still needs to go back further, to make it work.

Mr. Moreno said they are using the pergola because guesthouse roof was recently done, so they don't want to touch that. They could push it back a little, but they don't want cars right next to the front door of the guesthouse.

Chair Katz asked why it couldn't go back so the carport goes back to the edge of the pergola.

Mr. Moreno said they don't want a car right outside their bedroom window, right in front of the guesthouse front door.

Chair Katz said, "then don't have covered parking".

Mr. Moreno asked if a garage would be acceptable.

Chair Katz said he didn't think so.

Member Lotz said a separate garage on the southwest corner of the property may be applicable with an eastside entrance.

Mr. Moreno said that they were adamant that they don't want the primary façade covered. With a carport you can see the primary façade. He asked if the guesthouse part of the primary façade.

Chair Katz responded, "not the guest house."

Mr. Moreno said from what he understands, they are not obstructing any of the primary façade, except for about a foot.

Member Lotz said he lives a block away from that home and he's observed it for about 40 years and it's very distinctive, it's a beautiful place. The carport is a bit offensive.

Chair Katz said he can understand why they don't want it right in front of the guesthouse; but he doesn't think it justifies inflicting the view of it on everybody who drives by everyday.

Mr. Moreno said he is just thinking about his client's interest.

Chair Katz said most houses don't have covered parking and he doesn't see it as any kind of a hardship.

Mr. Gemora said they are talking about whether there is hardship for covered parking. He asked if the Board would feel the same way about if alternate carport was recessed a couple of feet farther back than where the alternate proposal is.

Chair Katz said it looks like the pergola is six feet long and if it were pushed back to where the pergola is, then it would be a couple of feet back. Now it's not 10 feet away from the primary façade, it would still require an exception. At that point, it's no longer damaging the primary façade.

Mr. Gemora said the primary façade has two different facades on the southside.

Chair Katz said, "four".

Mr. Gemora said "correct, one of them is about 4 foot four inches more prominent of the other portion of that façade." He asked if the Board would consider differently if the carport was perhaps two feet prominent of that front façade; or, would the Board want it to be exactly equal with that front façade; or would the Board say there is no exception at all for this carport.

Chair Katz said he would accept it two feet back from the primary façade.

Mr. Moreno said that would be acceptable to his clients to push it back and essentially get rid of the pergola.

Member Guida asked if it would meet the guesthouse roof.

Mr. Moreno said it would be part of it.

Mr. Gemora said modifying the alternate proposal would be a further change that the most prominent section of the carport would approximately meet or be further back from southeast corner.

Mr. Moreno said it would be a couple of feet back.

Member Guida said lining it up wouldn't be terrible. The portal in front of the house meets that plane in front of the house. They would be shoehorning a carport into prominent and beautiful property. The conversion of garage into a guesthouse wasn't done in a most sensitive manner. He's concerned about the degree to which this is either cleaning it up or making it better. He does understand the economic reality of converting back an existing living space to a garage and duplicating that guesthouse somewhere else on the property. In terms of the cleanness of the design, if that were on the table, that would be a "no brainer" for the Board to say returning a garage there would be no problem.

Mr. Moreno said they discussed a carport being a trellis. In terms of the geometry, a car can still fit there. In conversation with his clients, he would like to re-propose a smaller carport pushed back off the primary façade and come up with a creative way of dealing with the light. He would like to tastefully work on a design that's acceptable.

Mr. Gemora said it's good to come up with a determination about some of these items. Maybe there can be some type of summary of where the Board's at with something like this to preserve that conversation.

Member Guida said he doesn't know if the gates are possible, they look very totalitarian.

Mr. Moreno said he found precedence in the neighborhood, he found two steel gates. In terms of pushing it back, they have a couple of ideas. This is the only circular driveway on West Alameda and the problem is, a lot of people, in the pursuit of finding parallel parking, will see something open up behind them and literally use this as their turn around. His clients have guests and pets staying there, so it is dangerous. He has alternate designs and ideas and are happy to investigate any number of ideas. In terms of safety, it is an issue for them.

Chair Katz said getting rid of the circular drive would alleviate the problem without any gate.

Mr. Moreno said that is something that they would be willing to try, extending the wall to essentially match what's there. They would be fine with one entrance. Living there for a few months, they've realized this is a problem.

Chair Katz said there's not a problem with circular driveway, it just doesn't meet their needs. One of the simpler ways of dealing with it is to close off the east end of that first and see if it's still a problem.

Member Guida said the issue is the pull through.

Chair Katz said getting rid of one of the entrances takes care of that.

Member Guida commended the applicant on their documents and the level of design options.

Mr. Moreno said there's a reason why this sat on the market for a long time.

Member Larson asked if a vehicular gate would still be needed if the circulation is being configured.



Mr. Moreno said if one of the entrances can be walled off, they won't have the issue.

Member Larson clarified that a gate design won't have to be considered.

Mr. Moreno said yes, because there will be a wall as opposed to a gate.

Member Larson said she still has an issue with the sage green color of the shutters. This has the potential to stay as a leading example of Spanish Territorial. The white is more traditional. She asked why fix it, it already looks pristine. She doesn't know that sage green is in character with the historic massing of the home. She added that the flagstone is characteristic of the period. It tells a story for that particular moment in time.

Chair Katz said his view of the shutters is that he's happy to have them rehung and make them look less pasted on. He would advocate keeping that style and that color and not having them under the portal.

Member Guida asked if he meant three existing windows.

Chair Katz said yes.

Member Guida said he agreed.

Mr. Moreno asked if the gate and the front door could be changed to sage.

Member Katz said he wouldn't.

Member Biedscheid asked if the gate is the original gate.

Mr. Moreno said it's been there since the HCPI was done and it has been touched. It's a vibrant turquoise color.

Ms. Roach clarified that the wall was built in the 1990's.

Mr. Gemora said 1999. There was a picket gate and picket fence that was there before. He's not sure if the gate itself is historic material.

Member Biedscheid said she doesn't know if she has a strong opinion about the color of the shutters or the gate. She likes the way it looks now, but she thinks it would also look alright with the sage color, if that's important.

Member Lotz said he has no problem with the shutters at all and no problem with the shutters underneath the portal.

Member Biedscheid said with the exception criteria, we might want to think about in terms of redesign. Pushing it back would allow the applicant to meet Criteria 1 in a better way because the front façade will be able to be preserved. The hardship criteria is a little fuzzy. The applicant may try to bolster that with some other elements so it can be assessed in a better way.

Mr. Moreno said he'll come back and they'll do something that will accentuate the side of the house.

### **PUBLIC HEARING.**

There being no public comment, Chair Katz closed the public hearing.

### **BOARD ACTION**

**MOTION:** In Case #2019-001302-HDRB, 523 East Alameda Street, Member Biedscheid moved to:

- postpone Items #1 and #2 for redesign, which are the proposals for the carport and the pergola;
- approve Item #3, rear portal;
- approve Item #4, the shutters, with the condition that the existing shutters be rehung and may be painted sage green and the hardware should be excluded;
- approve Item #5, the front door and the gate may be painted sage green;
- postpone Item #6, which should be part of the redesign so that rather than tubular steel gates, show the closure of one of the openings with a wall; and
- approve Item #7 as presented.

Member Guida seconded the motion.

Mr. Gemora asked for clarification on Item #4; approve the changed shutters but rehanging the existing. He asked if the applicant will be able to rebuild the shutters, in-kind.

Member Biedscheid said the shutter design should remain the same. They may be recrafted.

Mr. Gemora asked if the applicant would be able to use hardware to make those functional or rehang them.

Member Biedscheid she was just trying to accommodate them in a way that she heard from the other Board members. She asked the other Board members if they should be operable.

Ms. Roach said they do need hardware to be operable.

Member Larson said to make them minimal to not have ornamentation.

Member Biedscheid rephrased the motion specific to Item #4 to say, "the design of the shutters should be the same, they may be repainted sage green, they can be made operable with minimal hardware with no flourishes."

Chair Katz asked if it included the shutters underneath the portal.

Ms. Biedscheid said her intention was to limit this to the existing shutters, not the new shutters underneath the portal.

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

12. **Case #2019-001297-HDRB. 516 Abeyta Street.** Downtown & Eastside Historic District. Ryan Allen, agent for Lynn Kingsbury, owner, proposes to demolish an unpermitted rear overhang, to construct a deck, to install new French doors, to replace windows, to repair two portales, to restucco and re-roof, and to replace a chainlink fence and rock wall in order to accommodate required parking for a significant residential structure. Exceptions are requested to create a new door opening on a primary façade per Section 14-5.2(D)(5)(a)(ii), to replace historic windows on a primary façade not in-kind per Section 14-5.2(D)(5)(a)(i), and to demolish a historic rock wall per 14-5.2(C)(1)(b). (Lisa Roach)

Ms. Roach presented the staff report as follows:

**BACKGROUND & SUMMARY:**

516 Abeyta Street is a 1,392 square foot, Spanish-Pueblo Revival style residence listed as significant to the Downtown and Eastside Historic District. The most recent HCPI documentation (1991 survey) indicates a construction date of 1930-1940, and further research by the owner narrows this date to 1937. The home was built by Simm Apodaca for his daughter upon her marriage to James Marquez. An interview with Ms. Apodaca in 1991 indicated that the footprint of the home was at that time still as it was originally

constructed. The home features portals with painted wooden members (two of which have been replaced with 4x4s) and corbels on the front façade and at a rear entrance that is facing the street down the driveway that belongs to the adjacent property. Windows include 1/1 and 3/1 double hung wood units with exterior screens. They are in varying states of disrepair. She added that at least two of those windows are non-historic. A low stone masonry wall frames the front yard of the home at the street (east). A previous building survey from 1983 indicates that there were perhaps projecting vigas at the front portal, which have since been cut down and stuccoed over.

The current owner of the home proposes to restore the condition of the home and make exterior alterations, to include the following:

- 1) Repair the front and back portals of the home by replacing the two recently added 4x4 posts with round wooden posts to match the original posts. Rotten wood will be replaced in-kind, and all wood will be painted brown to match existing house trim.
- 2) Replace the non-historic and damaged front door with a new wooden door, retaining the historic screen doors.
- 3) Replace the historic windows on the home in-kind, with metal-clad, divided light 3/1 wood double hung units. An exception is requested to replace historic windows, some of which are not beyond repair, not in-kind, per Section 14-5.2(D)(5)(a)(i). Exception criteria and responses are provided in the packet.
- 4) Restucco the home in El Rey "Suede" cementitious stucco, and repaint all window trim in brown to match existing.
- 5) Repair two existing lighting fixtures at the front portal, and install a new lighting fixture at the rear which will mimic the style of the existing fixtures.
- 6) Re-roof the home, repair canales, and install solatube skylights, which will not be publicly visible.
- 7) Demolish the historic rock wall at the street frontage and chain link fencing along the north boundary of the front yard in order to accommodate parking requirements and create a parking area. No on-site parking is currently available for the home, as the adjacent driveway is not shared between the neighboring properties. An exception is requested to demolish the historic rock wall, per Section 14-5.2(C)(1)(b), and exception criteria and responses are provided in the packet.
- 8) Demolish the recently added unpermitted lexan overhang at the rear (west) elevation, and construct a deck in this area.

- 9) Remove a non-historic fence at the rear yard to reveal an existing coyote fence.
- 10) Replace existing historic windows on the rear (west) elevation with a pair of French doors, in order to create access to the rear yard and proposed deck from inside the home. An exception is requested to alter historic opening dimensions, per Section 14-5.2(D)(5)(a)(ii), and exception criteria and responses are provided in the packet.

### **STAFF RECOMMENDATION**

Staff finds that all the exception criteria have substantially been met, but the Board may wish to hear further testimony on one or more of the exceptions. Otherwise, staff recommends approval of the application as it complies with 14-5.2(D) General Design Standards for all H Districts, and 14-5.2(E) Downtown and Eastside Historic District.

Ms. Roach said they may need some more information about the portal posts, she noticed they were different then what she thought they were when they were on the field trip earlier in the day. The Board may need some clarity on that. Also, the Board may wish to discuss windows in more detail.

### **QUESTIONS FOR STAFF**

Member Guida asked why this is a significant structure.

Ms. Roach said that was unclear to her. She believes it is one of the holdovers of the original status recommendations. She believes in the 1991 building survey it is noted that there has only been minor remodeling and that the condition of the home at the time was excellent. It was recommended as contributing, it said it was "noteworthy as potentially being significant" but somehow that got translated to "significant" when building statuses were assigned. That's just her guess based on the evidence they have.

Member Guida asked if there's no indication of association with a significant individual.

Ms. Roach said aside from association with the Apodaca family, who we don't know a great deal about, from the documentation they have, there is not a clear association with persons or events that are significant to Santa Fe's history, to her knowledge.

Chair Katz asked if the Board has flexibility to downgrade the status this evening.

Ms. Roach said "no" because that hasn't been noticed in that way.

Member Biedscheid asked what the Board's limitations are, with respect to the Code and dealing with this "significant" building and the exception criteria.

Ms. Roach said if the Board feels that the exception criteria has been met for this particular home and this particular set of conditions, then the Board can approve based on those criteria.

Member Larson asked if the French doors proposed in the back are publicly visible.

Ms. Roach said they are not visible at all.

### **APPLICANT'S PRESENTATION**

Lynn Kingsbury, 156 Lorenzo Road, was sworn. She said she restores old adobe homes. This will be her fourth one in Santa Fe. She buys them in rough condition, and she likes to bring them back historically. The main exception she is asking for is the parking. There's no parking on the property and in order to get the building permit, she needs to have off-street parking. The windows are in rough shape. Because of the front wall coming down and the parking being in the front, that leaves no green space for the family to enjoy the house which is why she wants the French doors put on in the back because that would be the private area for the family.

### **QUESTIONS FOR THE APPLICANT**

Chair Katz asked about the status of the easement; he wanted to know if it was an easement or was it no longer an easement because the owner can't use it.

Ms. Kingsbury said the driveway that's there is part of the property but there's no parking allowed on it. It was an easement that was set up with the neighbor so they can drive in and park behind their house which these people gave up their right to park there. So, there is no off-street parking.

Chair Katz asked if easement is on her property.

Ms. Kingsbury said "yes". She can drive on it but can't park.

Ms. Roach said it's because it's an ingress/egress.

Chair Katz said he understood that; he was wondering to what extent they could access the off-street parking from the easement rather than from in front of the house. It is not that the wall is fabulously beautiful and historic and should be kept, it is most certainly would shield the house and shield the car. It would be a more pleasant aspect from the street.

Member Larson said she's looking forward to seeing this especially knowing that the applicant has experience restoring homes. She asked if there is there a plan to keep any of the functioning historic windows; or are they all going to be replaced in kind.

Ms. Kingsbury said most of them are in rough shape. There's one single-pane little window with a little latch that opens that she would keep because it does function and is in good shape. The wood around most of the windows has to be repaired.

### **PUBLIC HEARING.**

There being no public comment, Chair Katz closed the public hearing.

### **BOARD DISCUSSION**

Member Biedscheid asked if the applicant is required to have two off street parking spaces.

Ms. Kingsbury said "yes".

Member Guida asked to clarify the yellow stone wall along the street edge and it's also along what would be the south end of property will remain.

Ms. Kingsbury said it's a beautiful stone wall and needs some repair, but it will stay.

**MOTION:** In Case #2019-001297-HDRB, 516 Abeyta Street, Member Biedscheid moved to approve the application as submitted noting that the exception criteria to replace historic windows have been met; the replacement of historic windows, not in-kind, increases the harmony of the window styles will all match at the end of the replacement, in terms of style and that aspect overwhelms the need to keep the windows that are in historic condition; and the exception criteria to replace the historic French doors has been met and those French doors are not visible from the public view. Member Guida seconded the motion.

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


### **H. MATTERS FROM THE BOARD**

Member Lotz said this is probably is last meeting on the Board. He was filling an at-large position and his term ends in January.

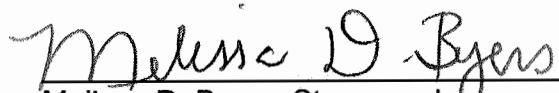
**I. ADJOURNMENT**

Chair Katz adjourned the meeting at 10:10 p.m.

Approved by:

  
\_\_\_\_\_  
Frank Katz, Vice-Chair

Submitted by:

  
\_\_\_\_\_  
Melissa D. Byers, Stenographer  
For Byers Organizational Support Services