



Agenda

HISTORIC DISTRICTS REVIEW BOARD FIELD TRIP

TUESDAY, February 11, 2020 at 12:00 NOON

HISTORIC PRESERVATION DIVISION, 1st FLOOR CITY HALL

HISTORIC DISTRICTS REVIEW BOARD HEARING

TUESDAY, February 11, 2020 at 5:30 P.M.

CITY COUNCIL CHAMBERS

SECOND AMENDED

CALL TO ORDER

- A. ROLL CALL
- B. APPROVAL OF AGENDA
- C. APPROVAL OF MINUTES: January 28, 2020 (HDRB Hearing and HDRB Field Trip)
- D. FINDINGS OF FACT & CONCLUSIONS OF LAW

Case #2019-001203-HDRB. 125 Romero Street.
Case #2019-001094-HDRB. 110 South Armijo Lane.
Case #2019-001214-HDRB. 303 East Alameda Street.
Case #2019-001551-HDRB. 506 San Antonio Street.
Case #2019-001302-HDRB. 523 East Alameda Street.
Case #2019-001488-HDRB. 1404 Cerro Gordo Road Unit E.

Case #2019-001524-HDRB. 340 Delgado Street.
Case #2019-001091-HDRB. 110 South Armijo Lane.
Case #2019-001406-HDRB. 1598 Cerro Gordo Road.
Case #2019-001516-HDRB. 330 Otero Street.
Case #2019-001332-HDRB. 540 Garcia Street.

- E. BUSINESS FROM THE FLOOR
- F. COMMUNICATIONS

- 1. Nominations open for the 2020 Santa Fe Heritage Preservation Awards.

G. ACTION ITEMS

- 1. Case #2020-001601-HDRB. 100 East Water Street. Downtown & Eastside Historic District. Lloyd and Associates Architects, agent for the City of Santa Fe, owner, proposes to amend a previous application to demolish a non-contributing structure and construct a 1,400 sq. ft. structure to a height of 16'. (Lisa Roach, lxroach@santafenm.gov, 955-6657)
- 2. Case #2020-001581-HDRB. 534½ Hillside Avenue. Downtown & Eastside Historic District. Michael Sandrin, owner, requests a historic status review with primary elevation(s) designation, if applicable, of a non-contributing residential structure. (Daniel Schwab, dnschwab@santafenm.gov, 955-6660)
- 3. Case #2019-001552-HDRB. 534½ Hillside Avenue. Downtown & Eastside Historic District. Michael Sandrin, owner, proposes to replace windows and doors, reconstruct a portal, repair roofing, and stucco a non-contributing residential structure. (Daniel Schwab)
- 4. Case #2020-001603-HDRB. 807 Abeyta Street. Downtown & Eastside Historic District. Jay Jay Shapiro, owner, requests a historic status review with primary elevation(s) designation, if applicable, for a contributing residential structure. (Daniel Schwab)
- 5. Case #2020-001602-HDRB. 807 Abeyta Street. Downtown & Eastside Historic District. Jay Jay Shapiro, owner, proposes to replace windows and doors, infill a window, construct a chimney, and stucco a contributing residential structure. (Daniel Schwab)
- 6. Case #2020-001599-HDRB. 620 Martinez Lane Unit B. Downtown & Eastside Historic District. Antoine El-Khoury, agent for Andrew Eisman, owner, proposes to construct a carport and portal on a contributing residential structure. (Daniel Schwab)

7. **Case #2020-001615-HDRB.** 650 Canyon Road. Downtown & Eastside Historic District. D. Maahs Construction, agent for Patrick Rayes, owner, requests primary elevation(s) designation for a contributing residential structure. (Lisa Roach)
8. **Case #2020-001614-HDRB.** 650 Canyon Road. Downtown & Eastside Historic District. D. Maahs Construction, agent for Patrick Rayes, owner, proposes to alter the roof line and replace the roof, construct a portal, remove chimneys, replace windows and doors including the stained glass window, install a gate, stucco, and hardscape a contributing residential property. (Lisa Roach)
9. **Case #2020-001600-HDRB.** 113 Washington Avenue. Downtown & Eastside Historic District. Martinez Architecture Studio, agent for Rosewood Inn of the Anasazi, owner, proposes to construct a 3,078 sq. ft. fourth floor addition to a height of 56'0" with a pool and dining area. An exception is requested to exceed the maximum allowable height of 20'1" (Section 14-5.2(D)(9)). (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.santafem.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: February 5, 2020

TIME: 2:22 PM



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CITY COUNCIL CHAMBERS

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Case #2019-001214-HDRB. 303 East Alameda Street.
Case #2019-001551-HDRB. 506 San Antonio Street.
Case #2019-001581-HDRB. 534 ½ Hillside Avenue.

Case #2019-001524-HDRB. 340 Delgado Street.
Case #2019-001091-HDRB. 110 South Armijo Lane.
Case #2019-001406-HDRB. 1598 Cerro Gordo Road.
Case #2019-001553-HDRB. 1292 Lejano Lane.
Case #2019-001552-HDRB. 534 ½ Hillside Avenue.

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

1. Case #2020-001601-HDRB. 100 East Water Street. Downtown & Eastside Historic District. Lloyd and Associates Architects, agent for the City of Santa Fe, owner, proposes to amend a previous application to demolish a non-contributing structure and construct a 1,400 sq. ft. structure to a height of 16'. (Lisa Roach, lxroach@santafenm.gov, 955-6657)
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RECEIVED AT THE CITY CLERK'S OFFICE

DATE: January 23, 2020

TIME: 10:20 AM

**MINUTES OF THE CITY OF SANTA FE
HISTORIC DISTRICTS REVIEW BOARD
FIELD TRIP**

Date: 2/11/2020

Time: Approximately 12:00 noon

Place: Historic Districts within the City of Santa Fe

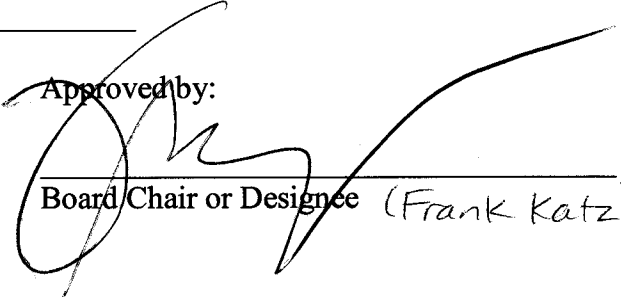
Members Present:

	Present	Absent
Cecelia Rios, Chair		✓
Frank Katz, Vice Chair	✓	
Jennifer Biedscheid	✓	
Anthony Guida		✓
Flynn G. Larson	✓	
Buddy Roybal		✓
(Vacant)	—	—

Business Conducted:

The Board conducted site visits for the property addresses listed on the agenda for this evening's public hearing, scheduled to begin at 5:30 p.m. The Board conducted the site visits for the sole purpose of making factual observations. The Board did not take any action or make any decisions, and no votes were taken.

Time Adjourned: 1:06 pm

Approved by:

 Board Chair or Designee (Frank Katz)

Submitted by:

 Historic Preservation Division Staff

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HISTORIC DISTRICTS REVIEW BOARD
February 11, 2020

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**MINUTES OF THE CITY OF SANTA FE
HISTORIC DISTRICTS REVIEW BOARD
FEBRUARY 11, 2020**

CALL TO ORDER

A regular meeting of the City of Santa Fe Historic Districts Review Board was called to order by Frank Katz, Acting 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

MEMBERS EXCUSED:

Ms. Cecilia Rios, Chairwoman
Mr. Buddy Roybal
One Vacancy

OTHERS PRESENT:

Ms. Lisa Roach, Planner Manager
Mr. Daniel Schwab
Mr. Gabe Smith, 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 said on Item 3 it should be 2020, Item 4 will be a designation of primary facades, not a status review and on Item 6 the historic status is non-contributing, not contributing.

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

VOTE: The motion passed by unanimous (3-0) voice vote with Members Biedscheid, Guida and Larson voting in favor and none voting against.

C. APPROVAL OF MINUTES:

1) January 28, 2020 HDRB Hearing

Member Biedscheid requested the following amendments:

- On page 39, last paragraph, 3rd to the last sentence it should say “wall”
- On page 41, last paragraph, 2nd sentence, it should say “district” rather than “site”

Member Larson requested an amendment on page 45, in the Matters from the Board section, first paragraph, line 6, where it says more publications replace “helps” with “prevents” and on the last line replace “fabrics” with “districts”.

Chair Katz requested an amendment on page 34, second to the last paragraph, it should say “site of” the proposed windows.

MOTION: Member Biedscheid moved, seconded by Member Larson to approve the Minutes of the January 28, 2020 meeting, as amended.

VOTE: The motion passed by unanimous (3-0) voice vote with Members Biedscheid, Guida and Larson voting in favor and none voting against.

2) January 28, 2020 HDRB Field Trip

MOTION: Member Larson moved, seconded by Member Biedscheid to approve the Minutes of January 28, 2020 Field Trip.

VOTE: The motion passed by unanimous (3-0) voice vote with Members Biedscheid, Guida and Larson voting in favor and none voting against.

D. FINDINGS OF FACT AND CONCLUSIONS OF LAW

- Case #2019-001203-HDRB. 125 Romero Street**
- Case #2019-001524-HDRB. 340 Delgado Street**
- Case #2019-001094-HDRB. 110 South Armijo Lane**
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Case #2019-001302-HDRB. 523 East Alameda Street
Case #2019-001332-HDRB. 540 Garcia Street
Case #2019-001488-HDRB. 1404 Cerro Gordo Road Unit E

MOTION: Member Guida moved to approve the Findings of Fact and Conclusions of Law. Member Larson seconded the motion.

VOTE: The motion passed by unanimous (3-0) voice vote with Members Biedscheid, Guida and Larson voting in favor and none voting against.

E. BUSINESS FROM THE FLOOR

Stefanie Beninato said coming to this meeting is always enlightening. She asked what Field Trip Minutes are. She wanted to know how that works when it is not an open meeting.

Mr. Katz said this is new. Thank you for noting it. We do meet as we all go on the field trip together. It was the desire of the City Clerk and the City Attorney's Office to do minutes of the field trip. Those have been done and are part of the packet if anyone wants to see them.

F. COMMUNICATIONS

1. Nominations open for the 2020 Santa Fe Heritage Preservation Awards.

Ms. Roach said nominations are now being received for the Heritage Preservation Awards. The forms are on the City website. Anyone can nominate a project. The project has to be completed within the last two years. All nominations are welcome. The awards ceremony will take place in May at the San Miguel Chapel. The date is still to be determined but the Board will be notified once it is set.

G. ACTION ITEMS

Chair Katz said there are nine action items on the agenda. He reminded applicants if they are dissatisfied with Board decisions on their case, they have the opportunity to appeal to City Council, within 15 days of when the Findings of Fact and Conclusions of Law are approved or if that is not done in a timely manner within 15 days of the 31 days of when we make the decision tonight.

1. **Case #2020-001601-HDRB. 100 East Water Street.** Downtown & Eastside Historic District. Lloyd and Associates Architects, agent for the City of Santa Fe, owner, proposes to amend a previous application to demolish a noncontributing structure and construct a 1,400 sq. ft. structure to a height of 16'. (Lisa Roach, lxroach@santafenm.gov, 955-6657)

Ms. Roach presented the staff report as follows:

STAFF REPORT:

100 East Water Street is a municipal parking lot with an approximately 1,350 sq. ft. pay booth, porte cochere/vehicle entry gateway, and a bathroom. The structure is designated as non-contributing to the Downtown and Eastside Historic District. The pay booth and vehicular gateways were built in the mid-to-late 1960s, and the bathroom addition was constructed around 1972, both exhibiting simplified Spanish-Pueblo Revival style.

In December of 2018, the applicant proposed demolition of the existing entry structure and bathroom addition and construction of a new, freestanding public bathroom facility near the northwest corner of the parcel. The HDRB approved the design of the new bathroom structure (case H-18-137) with minor revisions as well as partial demolition of the entry structure, limited to the non-historic portions of the building.

Now, the applicant proposes the following:

- 1) Construct an approximately 1,400 square foot public restroom facility with tourism information booth at the northeast corner of the parcel. The structure will feature Spanish-Pueblo Revival details, including rounded massing stuccoed to match the adjacent building, round wooden posts, vigas, and corbels, and divided light windows and doors. A large portal with low-pitch shed roof comprises the western side of the structure, surrounding the small tourist information kiosk. The restroom structure will reach a height of 16 feet at the highest massing, stepping down to 14 feet at the street frontage, and the tourism kiosk will be 12 feet high.
- 2) Demolish the entry structure in its entirety, including both historic and non-historic portions of the structure. Although its structural stability is adequate, the structure has minimal architectural character, and more than half of the footprint is non-historic. It contributes little to the streetscape and has no notable historic importance.

STAFF RECOMMENDATION:

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

APPLICANT'S PRESENTATION

Wayne Lloyd, 321W. San Francisco Street, was sworn. He said he agrees with the staff report. The reason the location of the restroom was changed is because there was a lot of discussion after the previous approval. That caused the change in the location of the restrooms. There is still a tourist information booth. It's a different shape, but the components are the same. They reduced the toilet fixtures by two each in the men's room and women's room. They again requested the demolition of the front drive through and that has to do with probably three reasons that were not given the first time. The first being the evaluation that Ms. Roach gave that there are no significant unique details about it and he doesn't think there is any public opposition. There are two other important reasons. Jason Kluck can speak on one. He's done the other two City parking lots, the Sandoval lot across from the Lensic and the one on the Railyard property. Neither allow tourists who might show up with vehicles with bicycles on the roof or cars with height, it doesn't allow them to get it. It would be great if some of the tourists could find a place to park.

Jason Kluck, Deputy Land Use Director, referred to the site plan that reflects the existing condition. He wanted to point out that there is a parallel project by Parking that involves master planning the entire site to lay out the parking for more efficiency and planning around the use of their new system. Staff has been teaming with Noel from Parking to review and mesh that in with their master planning.

Mr. Lloyd said he thought the City's plan was turning all the spaces so they can come all the way through.

Mr. Kluck said this is the latest iteration. Noel wants a master plan for the parking lot with more openness. There may be a potential for a parking monument designating it as City parking.

QUESTIONS FOR THE APPLICANT

Chair Katz asked what the height of the entrance way is.

Mr. Lloyd said 7'5".

Chair Katz asked what is the height of cars that come in with bicycles on the top.

Mr. Lloyd said a car with bicycles, or a small RV cannot enter.

Chair Katz asked what the windows in the bathrooms are like.

Mr. Lloyd said they previously, at the Board's request, did what is called a rain where the old time glass looked warped and that was what was approved initially.

Mr. Katz said okay, it just was not specified.

Member Guida said architecturally, the first proposal and second proposal just looking at the building are fine. In terms of the justification for the change, it seems to be entirely about the cars and not about the urban fabric of an area that is very close to the Plaza and the downtown Historic District. The previous design contributed to the streetscape. This proposal closes off the side.

Mr. Lloyd said he wouldn't agree it's entirely about the traffic it's more about moving it closer to the Plaza. This has an acceptable street scape. They didn't want the restroom doors facing the street scape. The entry is not off the sidewalk. He sees it as being pedestrian friendly.

Member Guida said with the previously approved bathroom building being at the northwest corner and the parking entry structure in place, there was a longer street frontage. He is reacting to, relative to the site plan, the big difference of expansive parking at the corner and the bathroom structure off to the side.

Mr. Lloyd said the City parking staff said what works there now, doesn't work for them.

Member Biedscheid asked if the stucco color proposed is to match the adjacent building.

Mr. Lloyd said that is the way it reads, but it doesn't need to match at all. They are very different buildings. He would be interested in making it the color that was first proposed.

Member Biedscheid said that would be preferable.

Ms. Roach said La Luz was approved the last time.

PUBLIC HEARING.

Stephanie Beninato, P.O. Box 1601, was sworn. She likes this better than the last one. It fits in and blends in with the building to the east of it and blends in nicely with that. What needs more work is the entry way, she does not think it should be just open like that. Maybe define it in a different way. The entry needs something.

There being no other public comment, the public hearing was closed.

BOARD DISCUSSION

Chair Katz said the new placement is better, it doesn't stick out so much. He understands what was said about having a view of the building rather than the parking. As far as the entrance is concerned, he thought that what the Board decided last time was that the historic portion should remain. Part of the standards for demolition is that it helps establish the streetscape and he thinks that is still true. Taking it down helps shield it.

Member Larson said she agreed with Chair Katz and Member Guida. When they had driven by, they got a feeling of how it would look without a structure in that place. It could be used and utilized in a different way. She is not sure that vehicle clearance is a concern that the Board should be considering that. She understands the need to broaden the ability for people to park where they need to.

Member Biedscheid asked if the demolition is denied, does the previous approval stand.

Member Katz said this should be treated the way they did last time. He said there is a driveway on Don Gaspar to let in tall vehicles.

Ms. Roach said in terms of the motion for this application it would be best to be clear.

MOTION: In Case #2020-001601-HDRB, 100 East Water Street, Member Biedscheid moved to approve as follows:

- Item 1 with the condition, that the stucco color be La Luz;
- Item 2, approve that in part by approving the demolition of the south non historic bathrooms and gateway but deny the demolition of the north gateway because the entryway adds to the streetscape in a way that defines the entrance to the parking lot and its absence would effect in a negative way the streetscape.

Member Guida seconded the motion.

Member Larson proposed a friendly amendment that the glass in the windows be antique style.

The friendly amendment was accepted

VOTE: The motion passed by unanimous (3-0) voice vote with Members Biedscheid, Guida and Larson voting in favor and none voting against.

2. **Case #2020-001581-HDRB. 534½ Hillside Avenue.** Downtown & Eastside Historic District. Michael Sandrin, owner, requests a historic status review with primary elevation(s) designation, if applicable, of a non-contributing residential structure. (Daniel Schwab, dnschwab@santafenm.gov, 955-6660)

Mr. Schwab presented the Staff report as follows:

STAFF REPORT:

534 ½ Hillside Avenue is a non-contributing 700 square foot structure in the Downtown and Eastside Historic District. The owner requests a historic status review.

The structure was constructed between 1959 and 1962. It is constructed from adobe, block, Pen-tile and wood frame. It is located behind the other structures on the property, on the steep hill for which the street is named, some 20 feet above the street with an almost vertical rock wall extending up another 20 feet directly behind it on the north side. This siting and relation to the streetscape works with the natural topography in a way that exemplifies the vernacular building traditions at that time in Santa Fe and may be considered to contribute to the character of the district.

The structure sits on a retaining wall of board-form-concrete, block and stone. A stairway leads up to the southwest corner. These structures are presumed historic, and the most characteristic is the southwest corner of the wall which is built with large stones. The lower part of the wall has been recently repaired.

The building has a simple rectangular footprint with the long north façade facing the steep hill and the long south façade facing and overlooking the street. Thus, the north and east facades have no public visibility, while the south and west facades are prominent. Portals stretch across the south and west façades and were rebuilt in the 1980s. The portal most likely replaced one that dated from at least the 1970's. Likely the west portal was added later than the south one. A wooden balustrade sits below the south portal. Its materials are less than 10 years old.

The south façade has two steel frame historic windows. On the east end of the south side is a wooden prefabricated historic single-hung window with a 3 over 1 light design. The wooden door on the south façade is a non-historic addition.

On the west façade is one door, likely historic, of wood with a single pane window. There is also a wooden 3 over 3 window which is in poor condition due to weathering.

On the east façade, there is one wooden 3 over 3 single pane fixed window, probably historic, in poor condition. It was at one time covered with an external aluminum storm window.

Staff does not identify a great deal of historic character on any of the facades, but finds the siting, the portal, and stone walls to be characteristic of Santa Fe's historic vernacular building tradition.

STAFF RECOMMENDATION:

Staff defers to the Board to designate historic status per 14-5.2(C) Designation of Significant and Contributing Structures and 14-5.2(12) Definitions. Should the board recommend a contributing status, staff recommends designation of the south façade as primary.

APPLICANT'S PRESENTATION

Robert Michael Sandrin was sworn. He and his partner bought this along with the duplex down below in 2016. As far as the house goes, he spoke with Ramon Roybal who lives behind

the house. Mr. Roybal told him that when he went into the army in 1959 the house was not there. When he returned in 1962, he helped finish it and he worked on the portal

The house is a mish mash, it's got gas wall heaters, the roof leaks, it is a basic Santa Fe House.

PUBLIC HEARING.

Ms. Beninato, previously sworn, said because of the wall and the footprint it could be considered contributing. It is an example of what is vernacular. The mixing of material is typical and worthy of preservation.

There being no further public comment, the Public Hearing was closed.

BOARD DISCUSSION

Chair Katz commented on the two aspects. One aspect is style which is where an addition or change is made it has to be Santa Fe Style. The other is the Historic aspect, a house that should be preserved as it is because it's in some way special. What is proposed here is a number of changes on the south facade. He does not think this house is special in that way so it should not be limited in the changes.

Member Larson said this is tricky. When they pulled up, she noticed there were several non-historic components. She is not sure if it will be contributing.

Member Biedscheid noticed the wall as the outstanding feature of the property. She doesn't know if they're able to just designate the wall as contributing.

Member Guida said this has come up before when the Board has dealt with similar issues. The conversation has shifted from windows and canals to a discussion of really what makes this building contribute to a time and place in Santa Fe. The massing discussion has always been not so easy to square with the ordinance. He hopes they can look at this in a similar way.

Mr. Sandrin said he thinks the wall is the fantastic part of this property. If it is designated contributing, it should be the stonework and the form only. The concrete block was added more recently.

MOTION: In Case #2020-001581-HDRB, 534½ Hillside Avenue, Member Biedscheid moved to designate the status as non-contributing but to designate the stone wall portions and form that are not the concrete walls as contributing. Member Larson seconded the motion.

VOTE: The motion passed by unanimous (3-0) voice vote with Members Biedscheid, Guida and Larson voting in favor and none voting against.

3. **Case #20192020-001552-HDRB. 534½ Hillside Avenue.** Downtown & Eastside Historic District. Michael Sandrin, owner, proposes to replace windows and doors, reconstruct a portal, repair roofing, and stucco a non-contributing residential structure. (Daniel Schwab)

Mr. Schwab presented the staff report as follows:

STAFF REPORT

534 ½ Hillside Avenue is a non-contributing residential structure in the Downtown and Eastside Historic District. The structure was built in the early 1960s and is sited on a steep hill. The south facade and portal are prominent. Historic steel windows are on the south facade, as well as a possibly historic portal.

The owner proposes the following changes:

1. Construct a 23 square foot addition by filling in a window “well” on the north side. This would have no public visibility.
2. Replace the various historic and non-historic windows with minor changes in opening sizes and locations. New windows will be true divided lite in a 2 over 2 light pattern, with aluminum clad exterior and wood interior;
3. Change one window opening and add one window on the west facade. All window and door trim will be in a “linen” color which is an off white, matching the structures in front;
4. Replace and move an exterior door on the west facade;
5. Add a 36 square foot entryway in cementitious stuccoed “Santa Fe Brown” addition on the South facade matching the existing structure, but interrupting portal;
6. Replace one of the large steel divided lite windows on the south facade with a wood French door with a two lite over two lite configuration in “linen” color;
7. Reframe portals to replace the current portals. The existing wooden portal posts are 4 by 4 inches and the viga posts are of mixed sizes. The replaced posts will all be wood painted “linen” 6 x 6 in.; replace balustrade as shown in the accompanying photo;
8. Re-stucco in cementitious stucco with a “Santa Fe Brown” color;
9. Install exterior light fixtures in an oil-rubbed bronze “industrial warehouse” down light style.
10. Re-roof the house “torch down” Brai roofing in tan color.

STAFF RECOMMENDATION

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

APPLICANT'S PRESENTATION

Mr. Sandrin, previously sworn, said they have to go in and gut the inside and rewire it and replumb it. They are also going to change the configuration. They are redoing the floor plan and making the entrance on the southside and making a little airlock entry for energy savings. They will do a window package and insulation package making it a more livable house.

QUESTIONS FOR THE APPLICANT

Member Larson said she understands the fencing currently is wooden. In the picture she is seeing hog wire.

Mr. Scwab said that is for laying the slab.

Member Biedscheid asked if it is a wood frame.

Mr. Scwab said yes.

Member Guida said it's a nice project and documented sufficiently. He asked about rooftop equipment,

Mr. Sandrin said there would be a skylight but no equipment.

Chair Katz asked about the airlock. It breaks up the facade in a very unfortunate way. Given the size of the house and how detrimental he thinks it is to the front he wonders if the applicant would consider eliminating that feature.

Mr. Sandrin said they could survive without it.

PUBLIC HEARING.

Ms. Beninato, previously sworn, said she can see now why the Board would not want to designate the southside as primary. She agrees that the airlock does take away from the facade and should go away.

There being no further public comment, the Public hearing closed.

BOARD DISCUSSION

Member Biedscheid asked if the stucco is a different color than down below.

Member Guida said he's fine with the airlock, there's no facade to preserve so it just moves to the question of harmony and design. He thinks this is handled quite intelligently. This is fine by him.

Member Larson agreed with Member Guida because they'll be adding wide French doors.

Member Biedscheid agreed as well. The western portal becomes the more dominant portal. It is nice to see it will be well done and presented.

Mr. Sandrin said they could board form up where it could blend in.

MOTION: In Case #2020-001552-HDRB, 534½ Hillside Avenue, Member Guida moved to approve per staff recommendations, all items, as documented in the submittal. Member Larson seconded the motion.

VOTE: The motion passed by unanimous (3-0) voice vote with Members Biedscheid, Guida and Larson voting in favor and none voting against.

4. **Case #2020-001603-HDRB. 807 Abeyta Street.** Downtown & Eastside Historic District. Jay Jay Shapiro, owner, requests a ~~historic status review~~ designation of primary facades, with primary elevation(s) designation, if applicable, for a contributing residential structure. (Daniel Schwab)

Mr. Schwab presented the staff report as follows:

STAFF REPORT

807 Abeyta is a residential structure with contributing status in the Downtown and Eastside Historic District constructed in a simplified Spanish-Pueblo Revival style. It is part of a compound-like grouping of houses once in possession of a single family, now split into separate parcels. The structure is built directly on the street frontage and has an L-shaped footprint, with the inside of the two wings facing the public right-of-way, numbered 1 and 2, on the facade map.

Facades 1 and 2 are the most visually prominent. Facade 3 is not visible because a structure directly abuts it, while facades 4 through 8 are not visible from the public right-of-way. Facades 1 and 2 have a door and two windows, all of which are non-historic, replaced in the early 1970s, otherwise they have not defining features. The adobe massing remains unchanged since it was built in the

1930s and reflects its vernacular origins. All but one of the original divided lite windows on the structure have been replaced with non-divided lite windows with aluminum screens.

The applicant requests the assignment of primary facades.

STAFF RECOMMENDATION

Staff recommends facades 1 and 2 as the primary facades, as per 14-5.2(C)(2) Designation of Significant and Contributing Structures and 14-12 Definitions.

PUBLIC HEARING.

Stephanie Beninato, previously sworn, said this is just a designation. Facades 1 and 2 should be primary, with the exception that the windows and doors would not be considered historic.

APPLICANT'S PRESENTATION

The applicant did not want to add anything.

BOARD DISCUSSION

MOTION: In Case #2020-001603-HDRB, 807 Abeyta Street, Member Guida moved to follow staff recommendations and designate facades 1 and 2 as primary. Member Biedscheid seconded the motion.

VOTE: The motion passed by unanimous (3-0) voice vote with Members Biedscheid, Guida and Larson voting in favor and none voting against.

5. **Case #2020-001602-HDRB. 807 Abeyta Street.** Downtown & Eastside Historic District. Jay Jay Shapiro, owner, proposes to replace windows and doors, infill a window, construct a chimney, and stucco a contributing residential structure. (Daniel Schwab)

Mr. Schwab presented the staff report as follows:

STAFF REPORT:

807 Abeyta is a residential structure with contributing status in the Downtown and Eastside Historic District constructed in a simplified Spanish-Pueblo Revival style around 1930. The

structure abuts a building on the street frontage and has an L-shape footprint with the inside of the two wings facing the public right-of-way (facades 1 and 2). On these two wings are a door and two windows, both of which are non-historic, replaced in the early 1970s. These replaced the original true divided lite windows.

The applicant wishes to make the following changes:

1. Re-stucco the entire house in cementitious El Rey "Madera";
2. Replace the two non-historic windows on facades 1 and 2. The new windows will be wood four-over-four double-hung simulated divided lite windows colored "Cordova Brown", replacing the current non-historic large-pane aluminum-clad windows. The window opening sizes will remain identical;
3. Replace fixed windows on facade 5 with casement wood windows;
4. Replace metal door on facade 6 with wood divided-lite French doors in "Cordova Brown". This will not be publicly visible;
5. Replace a fixed wood window on facade 7 with a wood French divided-lite door and add an additional wood French divided-lite door.
6. Add a masonry chimney to replace existing metal flue with cap on facade 7. Add exterior lighting in a copper color in locations specified on the drawings.
7. Remove the window on facade 8.

STAFF RECOMMENDATION:

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

QUESTIONS FOR STAFF

Member Biedscheid said on the west elevation, if there were changes to facade number 4.

APPLICANT'S PRESENTATION

JJ Shapiro was sworn. He said he's trying to keep with the historic character of the neighborhood. He acquired this one because a family member died. He would like to have the street be harmonious. He's trying to do exactly what he did next door and put back divided light windows that would match the other house. The orientation from inside the house should be more private and bring more light into the house.

QUESTIONS FOR THE APPLICANT

Chair Katz asked about the other house and if this was one house.

Mr. Shapiro said it was at one time. That's why he wanted to put the glass block in.

Member Larson asked about the proposed stucco color.

Mr. Shapiro said it would give more of a compound feel if it's the same. He'd be amenable to getting a complimentary earth color.

Member Larson said it would be nice to differentiate between the two structures.

Member Guida asked if there is a sample of the light fixtures.

Mr. Shapiro said it's the same as on the other house.

Member Guida said there are a lot of them and asked if he'd be open to not having the lights on either side of the window.

Mr. Shapiro said he thought at night it would be nice to have them there. If it is obtrusive to that area maybe he could compromise and just have one.

Member Guida said there are other options.

Member Larson noticed that the light bulbs are exposed and there is a need to specify that they are not exposed on the new structure.

Member Guida said he wanted to be sure the chimney will be stuccoed.

Mr. Shapiro said it will.

PUBLIC HEARING.

Ms. Beninato said she appreciates the changes that are being made to the house and the Board's concern about the lights.

There being no further public comment, the Public hearing closed.

BOARD DISCUSSION

Chair Katz asked about the windows on the west side and wanted to know if they are visible from the street.

Mr. Shapiro said no.

MOTION: In Case #2020-001602-HDRB, 807 Abeyta Street, Member Biedscheid moved to approve with the following conditions:

- the stucco color be earth tone shades, lighter than the El Rey, to be approved by staff;
- the two light fixtures on the south facade be denied; and
- the light bulbs not be visible when installed.

Member Larson seconded the motion with an amendment to specify that on item 6, the chimney be a stuccoed masonry.

Member Biedscheid accepted that amendment and asked for revised drawings showing the changes.

VOTE: The motion passed by unanimous (3-0) voice vote with Members Biedscheid, Guida and Larson and voting in favor and none voting against.

Mr. Schwab asked which lights are denied

Member Biedscheid said the two on either side of the window on the south facade.

6. **Case #2020-001599-HDRB. 620 Martinez Lane Unit B.** Downtown & Eastside Historic District. Antoine El-Khoury, agent for Andrew Eisman, owner, proposes to construct a carport and portal on a non-contributing residential structure. (Daniel Schwab)

Mr. Schwab presented the staff report as follows:

STAFF REPORT:

620 B Martinez Lane, formerly 986 Acequia Madre, is a non-contributing structure located in the Downtown and Eastside Historic District built in a Recent Santa Fe style behind a structure located directly on Martinez Lane. Constructed in 2007, the residence replaced a building that had been downgraded from contributing to non-contributing in 2006.

The applicant proposes the following alterations, none of which are on the street scape:

1. Setting back a yard wall located on the northwest corner. The wall will be built to the same height of the existing wall, which is 5 ft. high and with matching color.
2. Removal of a portal on the north facade, and construction of a narrower, longer portal across the north facade, 8ft. 6 in. deep and extending to the corner of the building;
3. Construction of a carport on the northwest corner. The top of the roof of the carport will be 9 ft. 8 in. high, with the fascia, posts and beams painted white. The portal and carport will be in a territorial revival style and partially visible from the public right-of-way;

4. Exterior lights under the portal to be downward facing with a bronze finish.

STAFF RECOMMENDATION:

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

APPLICANT'S PRESENTATION

Antoine El-Khoury was sworn. He said the house already is a mixture of pueblo and territorial style with the treatment of the windows and portal on the back. They are trying to tie it all together with a new portal and carport using the same details.

PUBLIC HEARING.

John Eddy, 227 Palace Avenue, was sworn. He said he had a quick observation on the light fixtures. They are very modernistic. The lower image of the second fixture shows the reflective surface and floods down. Essentially light is emanating directly off the fixture. The light is not hidden.

There being no further public comments, the Public Hearing was closed.

QUESTIONS FOR THE APPLICANT

Chair Katz asked the applicant to respond to Mr. Eddy's concern.

Mr. El-Khoury said the fixtures being proposed are a gold red bronze so that surface is not a reflective surface. If the Board thinks they need to look for different fixtures they are willing to do so.

Member Guida said he understands this is not publicly visible and the house is recent, but he's a little troubled about mixing the styles of the house. This is somewhat jarringly different. He's also challenged by the carport. Carports are a growing pet peeve of his in the historic district. In terms of size it is tiny. If the portal is a way to incorporate a carport, he is disappointed in that. His question of scale and mixing of styles troubles him.

Member Larson said she doesn't have an issue with the design. It's amazing to see where this house has come from. She does agree that carports are becoming a challenge. In this case, since it is not visible from the street view it will add to that facade and make it more clearly an entry. She agrees with Mr. Eddy's comments about the light fixtures that they are commercial looking. She would like to see something softer that would add more charm and character.

Member Biedscheid said there are some different light styles and asked if those will be replaced.

Mr. El-Khoury said they will take those off and will have the new ones on the portal.

Member Biedscheid said she sees where Member Guida is coming from as to volume changes. It is particularly obvious on the north facade view. The low-profile skylight looks high profile. She asked if it would be hidden by detail.

Mr. El-Khoury said they won't have a parapet on that portal. They will use the lowest profile sky light they can get.

Member Biedscheid asked if it will be painted white.

Mr. El-Khoury said the frame will be metal non-reflective.

Member Guida asked what the proposed roofing material is, for the portals and carport.

Mr. El-Khoury said a dry roofing that is tan.

Member Guida asked would it be possible to do a flat skylight.

Mr. El Khoury said they will get as flat as they can.

BOARD DISCUSSION

Member Biedscheid said she agrees with the difficulty of approving carports. With this particular property no one will see that. The impact to the street scape is minimal. The impact to the house is different.

Member Guida asked if the client would be willing to pursue the project if the carport wasn't included.

Mr. El-Khoury said the project came from the desire to have a carport. The idea of the portal came after idea of carport.

Member Biedscheid said she was thinking about another case like this where the Board thought having the carport and portal the same height was better.

Member Guida said in this case stepping it down is better.

MOTION: In Case #2020-001599-HDRB, 620 Martinez Lane Unit B, Member Biedscheid moved to approve the application as submitted including all elements, noting that

visibility to the public is limited in this project. Member Larson seconded the motion.

VOTE: The motion passed by a (3-1) voice vote with Members Biedscheid, Katz and Larson voting in favor and Member Guida voting against.

7. **Case #2020-001615-HDRB. 650 Canyon Road.** Downtown & Eastside Historic District. D. Maahs Construction, agent for Patrick Rayes, owner, requests primary elevation(s) designation for a contributing residential structure. (Lisa Roach)

Ms. Roach presented the staff report as follows:

STAFF REPORT

650 Canyon Road includes a single-family residence and storage shed constructed by 1928 and listed as Contributing to the Downtown and Eastside Historic District. The Northern New Mexico Vernacular style residence features a gabled, red standing-seam metal roof over stuccoed adobe massing with few window and door openings and no ornamentation. A kitchen addition was constructed at an unknown historic date on the rear (south) side of the home. This rear massing forms the east side of an L-shaped, shed-roofed portal with simple wooden posts and beams. The residence has been continuously in the Moya family since it was originally constructed; however, it has been vacant for at least twenty years and is in poor condition.

The north facade faces Canyon Road and features a pair of 6-over-6, double-hung wood windows with concrete sill on the east of the central single-leaf front door and a single 8-over-8, double-hung window with non-historic stained glass and concrete sill on the west. An arched, recessed niche is located to the west of the front door, and large concrete planters flank concrete steps that lead up to the entry to the home.

The east facade is partially visible from the narrow access from Canyon Road to the north. The facade captures the gabled roofline of the home and includes three 3-over-1, double-hung windows with concrete sills and an infilled window at the top of the roof gable. Also visible from the east facade is the rear, shed-roofed kitchen addition, which comprises the southern portion of the facade.

The south elevation is not publicly visible and is characterized by the massing of the historic kitchen addition on the east and the L-shaped, shed-roofed portal, which is in poor condition, on the west. A pair of double hung windows with concrete sill appears on the east massing, and another pair of double-hung windows is present under the portal on the westernmost facade of the south elevation, along with a small bathroom window.

The west facade is not publicly visible but also captures the gabled roofline of the home. It lacks fenestration but includes one single-leaf door under the portal at the south kitchen addition, under the L-shaped portal.

STAFF RECOMMENDATION

Staff recommends that the north facade be designated as primary, per Section 14-5.2(C) Regulation of Significant and Contributing Structures, and 14-12 Definitions.

APPLICANT'S PRESENTATION

Douglas Maahs was sworn. He said he agrees with staff that the north elevation is the proper elevation to be designated. There is no desire to alter the historic character of the east facade or the north facade, just to renovate it and bring it back to a proper status.

QUESTIONS FOR APPLICANT

Member Guida asked if the presumption is that this was once a flat roof house.

Mr. Maahs said he doesn't see that. There has been some work to remove an adobe wall in the interior of the house which leads them to understand that the structure has been modified over the years as it expanded. What they have now is a plank and viga roof and on top of that a double layer of adobe brick. At one time it could have been, but there is no way of knowing for sure.

Member Guida said on the east elevation there's a gable and that is a hallmark of construction.

Mr. Maahs said it's possible, but they don't have any data on that.

Chair Katz said when they went by the house, he was surprised how much the east facade seemed to have quite an interesting character with deeply set windows. He asked if it would be a problem with that being designated as a primary facade.

Mr. Maahs said they don't have a problem with that. The problem they have is they have to address the kitchen section which is in extremely poor condition. The joists go in the wrong direction and are not sloped. They need to restructure that in a proper way. As far as the deep-set windows they have no problem with replacing in kind.

Member Larson asked if they knew the age of the planters on the north side.

Mr. Maahs said they don't know, but from their condition it looks like they are from the early structure.

Mr. Maahs said he had Ed Crocker out and he looked at the east facade that has a board formed foundation support. They haven't pulled floors up yet. There is moisture there. Designating that facade could create an issue. There's been quite a bit of decay, the plaster is missing in a number of areas.

Member Biedscheid said she noticed two other houses nearby that have a similar entry, she doesn't know if that's a detail that's repeated on the street.

PUBLIC HEARING.

Mr. Eddy, previously sworn, said he agrees with staff that the north facade is primary. He said it would be a grave mistake to exclude the east facade on this building. Because of the character of this building it contributes greatly to the street scape.

There being no further public comment, the Public hearing closed.

BOARD DISCUSSION

MOTION: In Case #2020-001615-HDRB, 650 Canyon Road, Member Guida moved to designate the north and east facades as primary. Member Biedscheid seconded the motion.

VOTE: The motion passed by unanimous (3-0) voice vote with Members Biedscheid, Guida and Larson voting in favor and none voting against.

8. **Case #2020-001614-HDRB. 650 Canyon Road.** Downtown & Eastside Historic District. D. Maahs Construction, agent for Patrick Rayes, owner, proposes to alter the roof line and replace the roof, construct a portal, remove chimneys, replace windows and doors including the stained glass window, install a gate, stucco, and hard scape a contributing residential property. (Lisa Roach)

Ms. Roach presented the staff report as follows:

STAFF REPORT

650 Canyon Road is a 1,565 square foot single family residence listed as Contributing to the Downtown and Eastside Historic District. It was constructed by 1928 in Northern New Mexico Vernacular style, featuring stuccoed adobe massing and gabled, standing seam metal roof, with a historic addition at the rear which forms an L-shaped portal at the south elevation.

The applicant proposes to restore and remodel the home with the following:

- 1) Replace rotted roof joists at the rear kitchen addition, and place a skylight that will not be publicly visible.
- 2) Replace the roof of the home in-kind with standing seam bronze metal. Copper gutters and downspouts on the north and front elevations are also proposed to replace existing.
- 3) Remove the chimney stacks that are no longer functional, and rebuilt in-kind the chimney stacks that are functional, such that they meet building code.
- 4) Retain and repair the existing windows on the north (primary) facade, while replacing the non-historic stained glass glazing in the west window.
- 5) Replace the non-historic front door with a custom wood Dutch door (design provided in packet).
- 6) Remove the east concrete planter at the north facade in order to construct an ADA-accessible ramp. Rebuild the front concrete steps, and install a handrail to meet code, and retain and repair the west concrete planter.
- 7) Replace windows on the east facade due to extreme deterioration. Since this facade is primary, these windows must be replaced in-kind. Further clarification from the applicant is needed as to the light pattern and material of the proposed windows. If the proposed window replacements are not in-kind and if this facade has been designated as primary in the preceding case, this item will require an exception.
- 8) At the south and west elevations, replace windows, install French doors with sidelights under the portal, and rebuild the portal in-kind due to structural instability and deterioration.
- 9) Replace the gate on the west yard wall. Further clarification is needed from the applicant regarding gate location and design.
- 10) Trim color will be a light green (DET520 "Mow the Lawn"), and stucco will be cementitious El Rey "Ash."

STAFF RECOMMENDATION

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

QUESTIONS FOR STAFF

Member Larson asked about the existing trim color.

Ms. Roach said it appears to be white.

APPLICANT'S PRESENTATION

Mr. Maahs said the bronze metal standing is a wonderful addition to this home. The colors chosen for stucco will look very nice with the bronze metal. He has the actual colors that will look nice with the bronze metal. The rear roof, because of the lack of slope, they may not do the standing seam over the kitchen. It would have to run the other direction. They are amenable to replace in kind windows the windows on the east facade. Replacement was noted on the north

facade. They are proposing an ADA access and a bit of reconfiguration because of the two flower beds. There is a very narrow space between the street and this structure. The windows mentioned on the east facade are three over one. They propose to replace them in kind. The gate on the westside house, there's no plan to move that from its current location. It is a basic slat gate and is only standing because it's held up by the posts on either side of it. We are amenable to replacing it as a slat gate or a more enhanced gate in keeping with our front door.

QUESTIONS FOR THE APPLICANT

Member Larson asked about the ramp. She asked if he had thought about configuring it to the west side of the house.

Mr. Maahs said they had not considered that. They would need to look at the slope of the sidewalk as it drops there. They have a number of issues to deal with as to the rise and fall of the property and neighborhood. They would be amenable to moving it.

Chair Katz said he had problems with the ramp in front. It impacts the primary facade a lot and he was wondering if it would be possible to have an area on the east side of the building that is up the driveway. He thinks it is an 8-foot access.

Mr. Maahs said it's 7 ½ feet, which makes it unusable as a driveway.

Chair Katz said which makes it perfect to pave a ramp on the south side of the house rather than the north side. He asked if that was possible.

Mr. Maahs said there is no problem with that. They would be amendable to restoring the facade.

Member Biedscheid said there's something special about the planters. She asked if the stucco color ash, is that what's on building now.

Mr. Maahs said the color that exists is a little browner.

Member Biedscheid said it seems like quite a light color to what has been there.

Member Larson said they've seen that used in different areas. It might be beautiful to have bronze with the darker color. They are looking at such a traditional building it would be nice to retain the light trim and darker color.

PUBLIC HEARING.

No one spoke; therefore, the public hearing was closed.

BOARD DISCUSSION

Member Guida appreciated the applicant's flexibility. The buildings remarkable condition is something that the Board recognizes. He thinks the bronze color is a sensitive choice. He asked if there's any intent to add insulation or thicken the roof.

Mr. Maahs insulation will be done internally. The thickness will stay the same. They are also dealing with downspouts.

Member Guida asked about the east elevation windows and wanted to know if they are the same.

Ms. Roach said on the east side of the north facade there's a pair of six over six windows and a pair of eight over eight.

Member Guida asked for in kind replacement it would be three over one. He asked what proposal is for south and west facades.

Mr. Maahs said the west facade has nothing, except around the portal kitchen area. The kitchen will have French doors with the side lights. The window, in what is the bathroom ,will be replaced. There will also be on the south facade coming out of what is the back bedroom the French doors with the light pattern.

Mr. Maahs proposed they mimic the existing front facades.

Ms. Roach said if the light patterns are of concern they could bring revised drawings back to staff.

MOTION: In Case #2020-001614-HDRB, 650 Canyon Road, Member Guida moved to approve the project with the following conditions:

- on item 6, the applicant would leave the existing concrete planters in place and relocate the ramp to rear;
- on item 7, the windows be replaced in kind;
- item 9, the applicant provide further clarification to staff on the gate for their approval;
- the light patterns on all facades be articulated on the drawings and shown to staff of either in kind replacements and consistency with the rest of the building

Member Biedscheid seconded the motion with amendments that front concrete steps be rebuilt in kind and that the colors of the trim and stucco be maintained to what is currently there and drawings be revised.

Member Guida accepted.

VOTE: The motion passed by unanimous (3-0) voice vote with Members Biedscheid, Guida and Larson voting in favor and none voting against.

Ms. Roach asked for clarification of the last condition. That the trim be white, and the stucco more closely match.

Member Biedscheid said that was correct.

9. **Case #2020-001600-HDRB. 113 Washington Avenue.** Downtown & Eastside Historic District. Martinez Architecture Studio, agent for Rosewood Inn of the Anasazi, owner, proposes to construct a 3,078 sq. ft. fourth floor addition to a height of 56'0" with a pool and dining area. An exception is requested to exceed the maximum allowable height of 20'1" (Section 14-5.2(D)(9)). (Lisa Roach)

Ms. Roach presented the staff report as follows:

STAFF REPORT

113 Washington Avenue is a commercial hotel structure that was constructed after 1945 in the Territorial Revival style, when it was known as the State Securities Building. The building was substantially remodeled in 1989 in the Spanish Pueblo Revival style and was adaptively reused as the Inn of the Anasazi. In 2014, the HDRB approved window replacement throughout the structure (Case H-14-025). The building is listed as non-contributing to the Downtown and Eastside.

Now, the applicant proposes to construct an addition to the rooftop level of the building, for which an exception is requested to exceed the maximum allowable height of 20'1". Exception criteria and responses are provided in the packet. The applicant proposes to build to a height of 56' in the central portion of the existing roof level, and this massing will rise a maximum of 14' above the existing parapet and will be set back from the street-facing façade by more than 70'. The proposed improvements to the rooftop level of the hotel include the following:

- 1) At the front (street-facing) third of the space will be an outdoor event space with tile decking, seating, an informal lobby area, elevator overrun, stairwell, and storage space. The seating area will be set back 6' from the front façade of the building. The seating area will feature a 12'8" high tan canopy situated on dark bronze tracks on which the canopy can be extended or retracted depending on weather. The space will be framed by 5' high stuccoed walls and chimney extensions.
- 2) The central third of the space will feature an enclosed lounge and bar with required back of the house spaces, including kitchen and restrooms. The stuccoed massing will match the Spanish-Pueblo Revival style of the hotel, and windows will match those that are featured elsewhere on the hotel. As stated above, the height of this massing will rise 14' above the

existing parapet, resulting in a total height of 56'. Any rooftop appurtenances and skylights placed on the roof of this addition will not be publicly visible.

- 3) At the rear third of the space will be a rectangular pool and tile deck, set back approximately 4 feet from the edge of the building. The perimeter of the pool deck will be framed by 4' high stuccoed walls, wood-framed cabana structures, and a retractable tan canopy with dark bronze rails to a height of 12'8" above the existing parapet. At the southeast corner of the pool deck, a stairwell, mechanical and storage spaces will be located, and the northwest corner of the pool deck will feature an outdoor fireplace and seating area.

STAFF RECOMMENDATION

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

QUESTIONS FOR STAFF

Chair Katz asked Ms. Roach if that's an elevator that would be used to get up to the roof level or if it is just the elevator overrun which is shown on the west end of the Washington Avenue end.

Ms. Roach said it's the top of the elevator. She referred to the westside of the floor plan, where there is a stairwell coming up and an elevator.

APPLICANT'S PRESENTATION

Karl Sommer, P.O. Box 2476, Santa Fe, NM, was sworn. He said he, Richard Martinez, the architect and Lutz Arnhold, general manager of the Inn of the Anasazi were present on behalf of the applicant, Rosewood Inn. This application represents an investment and the addition of amenities to help this facility maintain its standing with the other properties in the Downtown area that have similar amenities. It speaks to the success of the Downtown area in that there are property owners who want to continue to invest in Downtown Santa Fe and maintain it as a high-quality destination that people want to come and visit. The Inn of Anasazi is one of the premier properties in the Downtown area. This is an effort to keep it competitive and to keep it part of an important experience for people who come to Santa Fe from all over the world to be able to stay in a luxury hotel that has similar amenities that are shared by other properties in the Downtown. He said Mr. Martinez will go through the architectural elements of the application and Mr. Arnhold is available to answer questions as well.

Richard Martinez, 1524 Paseo de Peralta, was sworn. Mr. Martinez asked staff to project the plan on the screen. He said they plan to extend the two elevators that exist on the site, to the roof. One is the guest elevator and one is the service elevator. The elevator that will be used by the guests is toward the street façade, in the event area. That elevator is backed by an egress stairway that will also be extended to the roof. The other egress stairway, at the rear of the property, will also be extended up to the roof.

He said three areas will be added to the roof. The central part will be the bar and lounge area with back of the house spaces, including kitchen and restrooms. He referred to the north façade which reflects the three areas. The center part of the building will have the new enclosed area. On either side of it will be deck area, which is a setback from the existing parapets. On the Washington Avenue façade, will be an event area, which will be surrounded by a wall that in some places is 5' tall and some places 3½' tall. This will be covered by a canopy that is set back from the street façade of the building itself. In the rear will also be a deck area which will have the pool. This is set back from the edges and will be surrounded on two sides by a 3½' wall to create that deck area. There will be canals on the southside of the pool, those are going up 9' to the top of the roof, above the deck. It also has a canopy that covers about one third of the deck area and the pool area, again set back from the rear façade. All of this on the roof is intended to feel as if it's part of the hotel and has always been a part of the hotel. They are planning to match the stucco color, the window details, the finishes on the inside and thick walls.

There will be some equipment on the roof that will be placed on the southeast corner. There will also be some equipment on top of the roof of the addition, at the center of the building, that will be behind parapets, not visible to the public.

Mr. Martinez stood for questions.

PUBLIC HEARING.

Mr. Eddy, previously sworn, said he gets flabbergasted when a submission like this comes before the Board. He asked what the average height restriction is on this block, per City Code.

Ms. Roach said the calculated maximum allowable height is 20' 1". The existing structure is 42' high. The way staff is instructed to calculate maximum allowable height, per the regulations, which were adopted in the early 1990s, is to average any structure that is noncontributing at 16' or lower. The way that the height regulations require staff to calculate height is based on a residential building pattern. It is not based on the Downtown building pattern. Almost any building in the Downtown is going to exceed the maximum allowable height. Any improvements or additions, especially vertical, to any building Downtown is going to require a height exception. That's a function of the City's height regulations.

Mr. Eddy said this building is already taller than most of the other buildings. On that block is the First Interstate building which is probably taller than this proposal. He thinks the Burrito Company looks about six feet lower than a parapet of the existing Anasazi. The adjacent building, which has the Low Rider bar, may be comparable in height. The buildings across the street, which are more historic in nature, the Palace of the Governors, which goes back to the founding of the city; the old library building; the Fray Angelico building as well, those buildings are much lower than the existing Anasazi Building. When impacting the streetscape is discussed, this project is egregious, if it were to be allowed. There's a term in the submission about the "canyon effect".

He also noticed in the submission that the primary façade of the building is only on the west and no other facades are primary.

Ms. Roach said this is a non-contributing building, none of the facades are primary.

Mr. Eddy said he noticed that on the first page, the west side is checked off, the north side is not.

Ms. Roach said that referred to public visibility.

Mr. Eddy said the north side of the building is publicly visible and that's where the "canyon effect" is seen. He's disturbed by the project and perplexed that staff recommended approval.

Chair Katz closed the public hearing.

BOARD DISCUSSION

Chair Katz said he felt conflicted. He applauded the goal of the hotel and if the Board can, he thinks the hotel needs to be provided with the amenity. Yet, he looks at the proposal, and his jaw drops when he sees how the proposal looks from Washington Avenue. The building is very visible, it's seen from the Plaza and by Cathedral Park.

He stated that staff is correct; the height ordinance is developed for residential not the Downtown commercial area. There are taller buildings in the area, but he didn't think they were relevant. There are a couple of buildings downtown, that many of them regret very much; one being the El Dorado Hotel, how tall it is and how it blocks the view west when standing on Palace Avenue, in front of Palace of the Governors. On the east side of Washington Avenue, this is already as tall as any other building and with an extra floor, it will be taller than anything else there. He would like to see some way of mitigating that, particularly from the Plaza view. He asked how the additional height can be moved off the Washington Avenue street front. He's not clear what the story is with those chimneys because that exacerbates things. He was curious to hear discussion from the Board and some of the strictures the architect is facing.

Member Larson said she's having trouble visualizing this because there were no story poles. She thought there would be something visual, like a model. It's difficult for her to make a judgement because the building already is very tall. On the field trip, they viewed the hotel from several angles. She wasn't sure that it would make a huge difference from the Plaza view and the streetscape. It's tough to visualize what the actual construction would look like.

Member Guida said it's a surprising project. He said there is a lot about the design that attempts to mitigate the effect how the building mass is detailed. He said as you go around the site, this building, as tall as it is, does largely disappear because it's obscured mostly by its

neighbors. He wished there were story poles. He knows this would be visible from elsewhere in the downtown district. The space would be an incredible addition to city.

Regarding the hardship criteria, he said the applicant's responses are quite thoughtful, particularly the economic hardship response. This is in the interest of this business and there's an argument being made that this business is in the interest of the city. He thinks that all businesses doing well is in the interest of the city. What is seen here is a substantial investment in terms of space. This is a noncontributing structure in the Downtown district. There are buildings much taller than this in the Downtown district. This is a case of how we grow intensity in Downtown Santa Fe in a way that doesn't significantly detract from its neighbors. In terms of the specifics of the project it could be discussed whether the covered open-air portion that faces Washington could be pulled back. The thing that bothers him the most is the chimney that's sticking up in the middle. He asked Mr. Martinez if it's the building right now.

Mr. Martinez said the chimneys that are sticking up, already exist.

Chair Katz asked why the chimneys have to be that high

Mr. Martinez said so they are above anything within 10 feet of them.

Chair Katz referred to the chimney in the lobby. He asked if the seating area was set back more than 10 feet, if the chimney would have to be that high

Mr. Martinez said the fireplace flu is already set back from the front façade, about 10 feet. He said the fireplace flue is in the deck, even though its set back from the front façade six feet.

Chair Katz was looking at floor plan and the roof. He said that front chimney is in the middle.

Mr. Martinez said that was correct.

Chair Katz asked if the seating area was set back 10 feet further east from that, could that chimney be lower.

Mr. Martinez said "no", because the flue is already set back from the front façade. The flue is not right on the front of the building.

Ms. Roach said Chair Katz is suggesting that the entire deck be moved back beyond the flue, by at least 10 feet to allow that chimney to remain low.

Chair Katz said the pool is fine, the interior space is fine, but the exterior space on the west side needs to not be entirely deck which would allow the flue not to stick up prominently, right on

the street. He's hopeful that the applicant can think about that. He suggested that the application be postponed for redesign of that front portion to minimize the impact and so the Board can see story poles. He was very leery of approving another too high building. He said he wants to be able to approve most of the project.

Member Biedscheid said she agrees with Chair Katz and Member Guida. In addition, she wants to bring it down a little bit, so it doesn't look like they're just putting stuff on the roof in that sensitive spot. She appreciates the way they've pushed things back but maybe a little bit more of that would be in order.

Mr. Sommer said he thinks what would be helpful is how this proposal would look like in poles so there is some visualization of what they are talking about. That would give less speculation of how it's going to look. In the interim, maybe they can talk about redesign. He appreciated the comments and recognition of the importance of this kind of investment in the town.

Member Guida said he would be open to looking at different solutions for that chimney. This discussion has yielded that visibility from the ground matters. He said an aerial view is not going to help because he's not typically in a helicopter in Downtown Santa Fe. He knows the Board cares about what it's going to look like, and story poles will help with that.

Mr. Martinez mentioned that he has stepped the chimney back from the front façade so it follows the buttresses on each side of the building; but he will look at other options as well.

Member Guida said it might have a different massing that could work too. In terms of the hotel and the drawings, pulling this off is an incredible slide of hand. This is a great start, and it's heading in the right direction.

Ms. Roach requested that if there's a requirement in the motion about the placement of story poles, that it state where the poles are to be placed. She asked if the request is being postponed for redesign and story poles.

Chair Katz said he would hope that they would think about redesign. He said the whole front thing needs to be quite a bit further back. In some ways it limits the size of the reception possible on the west side roof, but maybe that's what needs to be done to get approval for the rest of it. He hopes they think about that and do the story poles. He's hoping this can be done two meetings away.

MOTION: In Case #2020-001600-HDRB, 113 Washington Avenue, Member Guida moved to postpone the case for redesign and placement of story poles as follows: to describe the central volume of the proposal; at least the outboard piers for the canopy and cabana at the rear; the mechanical volume at the back; and the three western most chimneys. Member Biedscheid seconded the motion.

VOTE: The motion passed by unanimous (3-0) voice vote with Members Biedscheid, Guida and Larson voting in favor and none voting against.

Chair Katz asked when this is postponed too.

Ms. Roach said the Board would only need to postpone to a date certain, if it's two weeks from the decision. If there is going to be a redesign, they would need new drawings submitted for the March 10, 2020 meeting.

Mr. Martinez said he could come back to the next meeting with new sketches.

Ms. Roach said that meeting agenda is already full. But if they want to be placed on the March 10th agenda, they could do that.

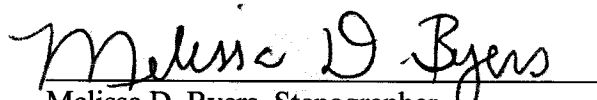
H. MATTERS FROM THE BOARD

None

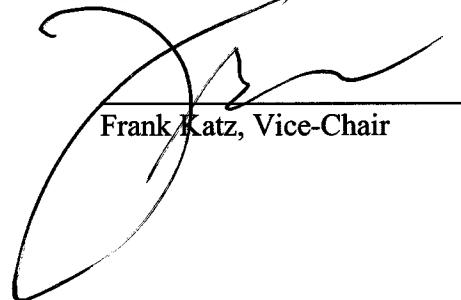
I. ADJOURNMENT

Chair Rios adjourned the meeting at 8:05 p.m.

Submitted by:


Melissa D. Byers, Stenographer
For Byers Organizational Support Services

Approved by:


Frank Katz, Vice-Chair