



# Agenda

## HISTORIC DISTRICTS REVIEW BOARD FIELD TRIP

\*\*\*FIELD TRIP CANCELLED\*\*\*

## HISTORIC DISTRICTS REVIEW BOARD HEARING

TUESDAY, July 28, 2020 at 5:30 P.M.

ATTEND VIRTUALLY

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

### SPECIAL PROCEDURES FOR VIRTUAL ATTENDANCE AND PUBLIC COMMENT:

In response to the State's declaration of a Public Health Emergency, the Mayor's Proclamation of Emergency, and the ban on public gatherings of more than five (5) people, this meeting will be conducted virtually using Zoom.

**Viewing on YouTube:** Members of the public may stream the meeting live on the City of Santa Fe's YouTube channel at <https://www.youtube.com/channel/UCuW5Fb7iWuKpTdsWYNDurgA>. The YouTube live stream can be accessed at this address from most computers, mobile devices, and smartphones. A video recording of the meeting will be posted on YouTube and available for viewing after the meeting.

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- Zoom link: <https://us02web.zoom.us/j/86158437253?pwd=cnRpUGo3clFoV0U2SnRwMHk4VlpTZz09> (Password: 315577)
- Phone numbers: +1 253 215 8782 or +1 301 715 8592 (Webinar ID: 861 5843 7253)

This information will also be posted on the City of Santa Fe's Calendar of Events website at least seventy-two (72) hours before the meeting: <https://www.santafenm.gov/events>.

### Public Comment:

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- **In writing:** A person may submit written public comments in advance of the meeting by email ([LandUsePublicComment@santafenm.gov](mailto:LandUsePublicComment@santafenm.gov)) or U.S. Postal Service (City of Santa Fe, ATTN: Lani McCulley, PO Box 909, Santa Fe, NM 87504-0909). Please include your full name and address, and identify the specific agenda item you are commenting on. To be included in the official record and considered at the hearing, written public comment **must** be received no later than Friday, July 24, 2020.

### CALL TO ORDER

- A. ROLL CALL
- B. APPROVAL OF AGENDA
- C. APPROVAL OF MINUTES:
  - 1. HDRB Field Trip minutes: N/A
  - 2. HDRB Hearing minutes: July 14, 2020
- D. FINDINGS OF FACT & CONCLUSIONS OF LAW

Case #2020-001823-HDRB, 339 and 341 Plaza Balentine.  
Case #2020-002261-HDRB, 633 Gomez Street.  
Case #2020-002253-HDRB, 558 Garcia Street.

Case #2020-002171-HDRB, 1169 East Alameda Street.  
Case #2020-002241-HDRB, 455 Amado Street.

E. BUSINESS FROM THE FLOOR

F. COMMUNICATIONS

G. ACTION ITEMS

1. Case #2020-002251-HDRB. 512 Abeyta Street. Downtown & Eastside Historic District. Ryan Allen, agent for Steve and Barb Birgfield, owners, proposes door replacements, yard wall and fence alterations, trellis addition, and removal and replacement of coyote fencing, install skylights, HVAC, roof, stucco, hardscape, and construct a pergola at a non-contributing residential structure. (POSTPONED FROM 7/14/2020) (Angela Schackel Bordegaray, 955-6127, [asbordegaray@santafenm.gov](mailto:asbordegaray@santafenm.gov))
2. Case #2020-002255-HDRB. 141 Camino Escondido. Downtown & Eastside Historic District. David Schutz, agent for John Josephakis, owner, requests a historic status review with primary façade designation, if applicable, for a non-statused residential, casita, and accessory structures. (Angela Schackel Bordegaray)
3. Case #2020-002254-HDRB. 141 Camino Escondido. Downtown & Eastside Historic District. David Schutz, agent for John Josephakis, owner, proposes additions, window replacements, and demolition of a non-publicly-visible freestanding concrete block open structure. (Angela Schackel Bordegaray)
4. Case #2020-002306-HDRB. 1301 C Canyon Road. Downtown & Eastside Historic District. Martinez Architecture Studio, agent for Lynn Allen and Pete Walton, owners, proposes to construct additions to a non-contributing residential structure on a sloping site. (Daniel Schwab, 955-6660, [dnschwab@santafenm.gov](mailto:dnschwab@santafenm.gov))
5. Case #2020-002326-HDRB. 640 Garcia Street. Downtown and Eastside Historic District. High Desert Creative, agent for David and Rebecca Glover, owners, proposes to construct a free standing pergola in front of a primary façade of a contributing residential structure. (Lisa Gavioli Roach, 955-6657, [lxroach@santafenm.gov](mailto:lxroach@santafenm.gov))

H. DISCUSSION ITEMS

I. MATTERS FROM THE BOARD

J. ADJOURNMENT

Cases on this agenda may be postponed to a later date by the Historic Districts Review Board at the noticed meeting. Please contact the Historic Preservation Division at 955-6605 or check [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

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TIME: 5:18 PM



# Agenda

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### CALL TO ORDER

- A. ROLL CALL
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  - 1. HDRB Field Trip minutes: N/A
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Case #2020-001823-HDRB, 339 and 341 Plaza Balentine.  
Case #2020-002261-HDRB, 633 Gomez Street.  
Case #2020-002251-HDRB, 512 Abeyta Street.  
Case #2020-002194-HDRB, 1160 Camino de Cruz Blanca.

Case #2020-002171-HDRB, 1169 East Alameda Street.  
Case #2020-002241-HDRB, 455 Amado Street.  
Case #2020-002253-HDRB, 558 Garcia Street.

E. BUSINESS FROM THE FLOOR  
F. COMMUNICATIONS

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3. Case #2020-002306-HDRB, 1301 C Canyon Road. Downtown & Eastside Historic District. Martinez Architecture Studio, agent for Lynn Allen and Pete Walton, owners, proposes to construct additions to a non-contributing residential structure on a sloping site. (Daniel Schwab, 955-6660, [dnschwab@santafenm.gov](mailto:dnschwab@santafenm.gov))
4. Case #2020-002326-HDRB, 640 Garcia Street. Downtown and Eastside Historic District. Luca Marino-Baker, agent for David and Rebecca Glover, owners, proposes to construct a free standing pergola in front of a primary façade of a contributing residential structure. (Lisa Gavioli Roach, 955-6657, [lxroach@santafenm.gov](mailto:lxroach@santafenm.gov))

H. DISCUSSION ITEMS

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**SUMMARY INDEX**  
**HISTORIC DISTRICTS REVIEW BOARD**  
**July 28, 2020**

<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 as Amended	1-2
C. Approval of Minutes July 14, 2020 Hearing	Approved as Amended	2
D. Findings of Fact & Conclusions of Law	Approved as Submitted	2-3
E. Business from the Floor	Comments	3
F. Communications	Comments	3-4
G. Action Items		
1. Case #2020-002251-HDRB 512 Abeyta Street	Approved with conditions	4-8
2. Case #2020-2255-HDRB 141 Camino Escondido	Approved designation	8-12
3. Case #2020-002254-HDRB 141 Camino Escondido	Postponed	12
4. Case #2020-002306-HDRB 1301 C Canyon Road	Approved with amendments	12-16
5. Case #2020-002326-HDRB 640 Garcia Street	Denied	16-21
H. Discussion Items	None	21
I. Matters from the Board	Discussion	22
Adjournment	Adjourned at 7:20 p.m.	

**MINUTES OF THE CITY OF SANTA FE  
HISTORIC DISTRICTS REVIEW BOARD  
JULY 28, 2020  
VIRTUAL HEARING**

**CALL TO ORDER**

A regular meeting of the City of Santa Fe Historic Districts Review Board was called to order by Cecilia Rios, Chair, on the above date at approximately 5:30 p.m. at a virtual meeting held at <https://www.youtube.com/user/cityofsantafe>.

**A. ROLL CALL**

Roll Call indicated the presence of a quorum as follows:

**MEMBERS PRESENT:**

Ms. Cecilia Rios, Chairwoman  
Mr. Frank Katz, Vice Chair  
Ms. Jennifer Biedscheid  
Mr. John Bienvenu  
Mr. Anthony Guida

**MEMBERS EXCUSED:**

Ms. Flynn G. Larson  
Mr. Buddy Roybal

**OTHERS PRESENT:**

Ms. Lisa Roach, Planner Manager  
Mr. Daniel Schwab, Senior Planner  
Ms. Angela Bordegaray, Senior Planner  
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 indicated under Action Items, Case #2020-002254 was postponed.

**MOTION:** Vice Chair Katz moved, seconded by Member Biedscheid, to approve the agenda as amended.

**VOTE:** The motion passed by unanimous (4-0) roll call vote with Members Biedscheid, Bienvenu, Guida and Katz voting in favor and none voting against.

**C. APPROVAL OF MINUTES:**

1. HDRB Hearing Minutes July 14, 2020

Member Bienvenu requested an amendment on page 38, four lines down to read "...FCC guidelines, also on the shot clock, do allow for a ~~text~~ tolling agreement".

Member Biedscheid requested an amendment on page 38, seventh paragraph to delete the second sentence and insert after "concerns" ", for the preservation of public hearings".

Ms. Roach said on the index page a typo read "1160ino de Cruz Blanca" and should be changed to "1160 Camino de Cruz Blanca".

**MOTION:** Member Guida moved, seconded by Member Biedscheid, to approve the HDRB Hearing Minutes of July 14, 2020, as amended.

**VOTE:** The motion passed by majority (4-0) roll call vote with Members Biedscheid, Bienvenu, Guida and Katz voting in favor and none voting against.

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

Case #2020-001823-HDRB. 339 and 341 Plaza Balentine

Case #2020-002171-HDRB. 1169 East Alameda Street

Case #2020-002261-HDRB. 633 Gomez Street

Case #2020-002241-HDRB. 455 Amado Street

Case #2020-002253-HDRB. 558 Garcia Street

**MOTION:** Vice Chair Katz moved, seconded by Member Guida, to adopt the Findings of Fact and Conclusions of Law, as presented.

**VOTE:** The motion passed by majority (4-0) roll call vote with Members Biedscheid, Bienvenu, Guida and Katz voting in favor and none voting against.

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

Stefanie Beninato said she would appreciate if there is a link to the series planned for August 27, or where it could be found on the website. She thought it admirable that the Board is supportive of staff. However, she thought it inappropriate to support a staff member repeating something four times said by a member of the public that was inaccurate. Public participation is important and should be encouraged. People should be allowed to say what they want without staff responding or being defensive.

John Eddy said several weeks ago he mentioned that the plaque was missing that was outside the fence on the south side of the Plaza monument. He thought the plaque was placed there in the 70s or 80s in response to people's reaction to the verbiage on the monument. The plaque attempted to explain the language on the plaque itself was to be understood in the flavor of the time and history. The plaque went missing from its mount before the State tried to take the monument apart. Staff doesn't know anything about the removal and the State was not aware it was removed, and appears the plaque was stolen. He asked if anyone had information or had taken responsibility for the removal or if someone is trying to recover the plaque.

Chair Rios asked Ms. Roach if she had information on the plaque.

Ms. Roach said she thought the plaque was either stolen or possibly removed intentionally by the City. She was not aware what happened and did not want to speculate.

## **F. COMMUNICATIONS**

Ms. Roach said she serves on the Board of the Friends of Architecture Santa Fe, in which Member Guida is the president. The Board has been collaborating on a series of webinar-based panel discussions. The focus is long-range planning and issues such as sustainability, preservation, affordable housing, etc. The first event was held in May and a second event held in June. Their third event will be August 27, *Revisoning Preservation*, online, with a panel of four professionals and a moderator. Presentations from the panel will be followed by interactive discussion between the audience and panel.

The panel will be moderated by historic architect, Rachel Preston Prinz. Panelists include Shawn Evans with AOS Architects, Estevan Rael-Gálvez, active in cultural preservation issues and one of the authors of *Culture Connects*, architect Beverly Spears, involved for decades in preservation, and Mark Mitchell with the Tribal Preservation Office at Tesuque Pueblo.



Ms. Roach invited everyone to join them. She will provide a link on the Friends of Architecture Santa Fe website ([www.architecturesantafe.org](http://www.architecturesantafe.org)) *Revisioning* history page. The first two sessions were video recorded and can be watched as well.

Ms. Paez noted that the rock wall appeal for 868 Alameda will be heard by the Governing Body on August 12, 2020 due to City Council's large agendas.

## **G. ACTION ITEMS**

Chair Rios noted there were four action items before the Board. She reminded applicants if they disagreed with the decision of the Board, they have the option to appeal to City Council for 15 days after the Findings of Fact and Conclusions of Law are adopted.

1. **Case #2020-002251-HDRB. 512 Abeyta Street.** Downtown & Eastside Historic District. Ryan Allen, agent for Steve and Barb Birgfield, owners, proposes door replacements, yard wall and fence alterations, trellis addition, and removal and replacement of coyote fencing, install skylights, HVAC, roof, stucco, hardscape, and construct a pergola at a non-contributing residential structure. (POSTPONED FROM 7/14/2020) (Angela Schackel Bordegaray, 955-6127, [asbordegaray@santafenm.gov](mailto:asbordegaray@santafenm.gov))

Ms. Bordegaray presented the staff report as follows:

### **STAFF REPORT**

512 Abeyta is a northern New Mexico vernacular house built in the 1880s and designated historically significant.

The house fronts Abeyta Street with a courtyard and low rock wall. Its main entrance is on the north façade, and a driveway sits to the north. A second house (512½) was constructed in 2008 behind and west of the historically-significant house (case H-06-067).

The main house has undergone minor alterations. The front (north) and courtyard (east) entry doors are not historic. Coyote fencing was added atop the low rock wall, with a gap of shorter fence near the courtyard gate.

The applicant proposes interior and maintenance alterations to both the main and rear house that were recently approved administratively by staff.

This case comes to the board revised based on input from the board at its July 14, 2020 meeting.

The applicant proposes to replace a non-historic entry door on the south facade with a Territorial style door constructed of solid wood and glass. The applicant also proposes to replace the non-historic door in the entry courtyard on the east façade also with a Territorial style door. Pictures of the existing and proposed replacements are in the packet. The applicant proposes to repair and paint existing window and door trim to match existing. No changes in window or door openings are proposed.

Based on staff and board suggestion, the applicant has agreed to lower the existing 5 feet 9 inches tall coyote fencing along Abeyta Street installed by a previous owner to the maximum allowable height for this streetscape, 4 feet, 6 inches. The effect will be to level out the coyote fencing that currently ranges in height along the front and side (south) facades. Included in this scheme is lowering the 5 feet 9 inches coyote fencing that wraps around the front southeast corner to the south side to the maximum allowable height of 4 feet 6 inches. The applicant proposes to replace the existing non-historic gate with coyote fencing of the same height as the leveled out coyote fence. Exhibits C and D photographs are in the packet.

With respect to the south elevation coyote fencing, the applicant revised the proposal to add a 6 feet tall coyote fence that starts 36 feet from the front southeast corner of the significant house that extends west to the rear of the property. The applicant proposes to remove a section of coyote fence that bisects an interior courtyard between the houses 512 and 512 1/2 and construct a 6 feet coyote fence connecting the rear fencing across the southern property line south to the rear non-contributing at the southwest corner.

The applicant proposes to replace the existing non-historic courtyard gate in the coyote fence to the north of the house east facing the street with a stained wood plank style door.

The applicant also proposes to construct a free-standing open trellis at the rear (west) of the property behind the non-contributing house. The trellis will be stained timbers with wooden viga columns and metal galvanized flashing. The trellis will be out of public view.

No carport is proposed at this time.

The proposal includes repair and patch of stucco in El Rey's "adobe" color on the significant structure. A color sample is in the packet.

### **STAFF RECOMMENDATION**

Staff recommended approval of the application in compliance with Section 14-5.2(D), the General Design Standards for all Historic Districts; 14-5.2(D)(9) Yard Wall Height, Height, Pitch, Scale, Massing and Floor Stepbacks; 14-5.2(D)(5) Windows & Doors; and Section 14-5.2(E) Downtown and Eastside Design Standards.

### **QUESTIONS FOR STAFF**

Member Biedscheid noted the report stated there were no changes proposed in the window openings. She asked to confirm what she assumed was an error. The south and east façades of the proposed drawing each show a window.

Ms. Bordegaray said it was an error. The applicant should be asked to resubmit the drawings.

Member Biedscheid asked if the proposed stucco color would be the same as the current stucco color.

Ms. Bordegaray said she understood it would match, but the applicant could confirm that.

Member Biedscheid asked to confirm that the coyote fence in Exhibit H would be removed and pulled forward, and a long coyote fence would be in the same plane in front of the house.

Ms. Bordegaray said that was correct. Staff believed moving the fence would not change the façade of the significant house and its relationship to the noncontributing house behind it. That was based on the applicant's agreement to lower the fence in that area which is 36 feet from the street.

### **APPLICANT'S PRESENTATION**

Ryan Layton Allen, 2395 Camino Pintores, was sworn.

Chair Rios thanked the applicant for his drawings. She said the drawings reflect his proposal more accurately, except for the window on the south elevation.

Mr. Allen explained that was a mistake. He agreed to resubmit the drawing.

Chair Rios thanked him for not including the carport as part of the application. She asked if he had anything further he wanted to add to the report.

Mr. Allen said he agreed with the findings of staff.

### **QUESTIONS FOR APPLICANT**

Member Biedscheid asked for clarification on the color of the stucco.

Mr. Allen replied it is close to the existing color in the adobe color submitted. He noted some of the color is peeling and has been stuccoed numerous times, some with cementitious. He will get as close to the color as possible.

Chair Rios said Mr. Allen commented that some stucco was cementitious. She noted that this is a significant house and the stucco should be cementitious.

Mr. Allen explained the stucco is peeling and they want to replicate the color that is there, which is adobe.

Ms. Roach asked to clarify that the window noted by Member Biedscheid on the south elevation was omitted, and no change to the light pattern on the north elevation.

Mr. Allen said that was correct. There are no window changes, only to the two doors on the exhibits he added.

### **PUBLIC HEARING**

John Eddy, 227 E. Palace Avenue, Suite D, was sworn. He asked on the new door replacement on the north elevation that was said to be Territorial Style. The sample was a painted white, Territorial pedimented door. He asked clarification that the door jamb would be consistent with Pueblo Revival style and would not be pedimented. He asked also if the arched windows would be placed in the door.

Chair Rios asked that the applicant respond.

Mr. Allen replied the door would not have pediments. He explained that the client likes the arched doors he submitted but agree that the doors do not have to be arched.

Stefanie Beninato, PO Box 1601, was sworn. She appreciated the changes to the fencing height and moving the fence more to the middle of the property. She said the fencing was straight across with no height variation. She would ask there be some variation of height on the coyote fencing.

She added the marker on the Plaza Obelisk was placed by the City in 1999 to say that the reference to the word "rebel" was a historical reference.

### **BOARD DISCUSSION**

Member Biedscheid asked to clarify whether the arched glass panels of the doors would be in keeping with the Pueblo Revival style.

Ms. Roach explained the structure is not a Pueblo Revival it is Territorial structure built in the 1880s prior to the invention of Pueblo Revival.

Chair Rios asked if the structure has brick coping. She asked Ms. Roach what made her feel that it is Pueblo Revival.

Ms. Roach replied this was constructed during the Territorial period. The style described by Ms. Bordegaray is the most accurate; a northern New Mexico vernacular architectural style, or variant of that.

Chair Rios said she would say it is probably vernacular style. She asked if Board members had opinions regarding the arches on the windows of the door.

Member Guida stated for the reasons Ms. Roach mentioned, he thought this was period appropriate.

**MOTION:** In Case #2020-002251-HDRB, 512 Abeyta Street, Member Biedscheid moved to approve the application with the following conditions: The drawing errors regarding the windows, including that the light patterns, would not be changed, and would be corrected and resubmitted before seeking a permit; and the coyote fencing in all locations be constructed with latillas irregular in height with the horizontal support structures on the interior of the property. Member Guida seconded the motion with a friendly amendment that the applicant use cementitious stucco and resubmit the color selection to staff.

Member Biedscheid accepted the friendly amendment and added to the motion that the posts around the door jamb on both doors remain the same and not include a pediment.

**VOTE:** The motion passed by unanimous (4-0) roll call vote with Members Biedscheid, Bienvenu, Guida and Katz voting in favor and none voting against.

2. **Case #2020-002255-HDRB. 141 Camino Escondido.** Downtown & Eastside Historic District. David Schutz, agent for John Josephakis, owner, requests a historic status review with primary façade designation, if applicable, for a non-statused residential, casita, and accessory structures. (Angela Schackel Bordegaray)

Ms. Bordegaray presented the staff report as follows:

**STAFF REPORT:**

The applicant is before the board for a historic status determination of 141 Camino Escondido.

**House**

Constructed in 1938-39 by a local builder, the former Ralph A. and Adela O. Rodriguez house is an approximately 1,800 square foot single-family residence designed in the

Spanish-Pueblo Revival style. The nearly one-acre property includes a garage that was converted into a guesthouse (casita), and a two-sided structure (barbeque shelter). The house has undergone few alterations and is deemed representative of a builder's interpretation of the Spanish-Pueblo Revival style. It is square in plan and sits over a finished basement. Indicative of its period, it is constructed of structural hollow clay "pentile" and finished with earth-brown cement stucco.

The entry portal on the front (west) of the house is constructed of round wood vigas with a single post that has a Zapata corbel block and painted white walls. A driveway runs along the north side of the house.

The house's windows are mostly paired, separated by wide wood mullions. The openings are topped with recessed boards meant to look like lintels of an older vintage. The windows are white vinyl replacements affixed in the interior of the grids to give the appearance of a 6 over 6 division.

The house's north elevation has a jutting bay window constructed sometime after 1973, according to aerial imagery, family memories, and its construction details. The house's east side, facing the backyard, has an alcove with French doors and sidelights. There is a three panel/four-light wood door entry to the laundry room. The master bedroom juts into the yard and is fenestrated with paired, single-hung windows of the same material found elsewhere. The house's south elevation has a series of windows.

#### **Streetscape and Yard Wall**

The property is approximately one-half block north of Canyon Road, on a wide, suburban-type street. Like many homes on the street, it sits deep on its lot, about 66 feet from the curb. A low, cement-stucco faced wall defines its street frontage. The front street wall, measuring 2 feet-6 inches above inside grade, is original and similar to other walls on Camino Escondido.

#### **Casita**

To the east and rear of the main house is a casita that was once a one-car garage. The front of the building was added after 1973, to serve as guest quarters. The street-facing elevation is a nearly solid wall with two windows.

#### **Barbeque Shelter**

The structure, built in the 1950s, is situated to the southwest of the main house. It is a two-sided, flat-roof structure constructed of un-stuccoed concrete masonry unit walls. The roof is a deck over wood joists, supported by CMU walls to the south and west and a wood beam resting on CMU piers at the north and east. The shelter has a poured-in-place concrete floor. At the back (south) wall is the barbeque unit, made of a firebox of split-faced masonry blocks with a white brick chimney. The historic properties survey

states that the barbeque structure was likely influenced by the promotion of outdoor living in the 1950s and 60s by Sunset Magazine and similar publications. The survey also notes that the barbeque shelter at 141 Camino Escondido "lacks many of the refinements and characteristic features of barbeque shelters of the period."

Built during the rise of suburban residential construction after the Great Depression, this house was the fourth on the eastside Santa Fe "suburban tract" and patterned in a suburban lay-out deep set on the lot in a Pueblo revival form.

The house is older than 50 years and little has changed to its principal (west) façade, which communicates the original design intention and period. The casita is of an older period but altered significantly. While the barbeque structure is at least 50 years or older, the structure is not "harmonious with the house's style or period and according to its recent historic survey does not reflect the preservation's ordinance's design objectives. The front yard wall is well-crafted and contributes to the house's context and setting and is an important part of the streetscape. As stated in the historical survey, "over 50 years of age, it was likely built in response to the subdivision's covenants and provides a strong sense of place."

#### **STAFF RECOMMENDATION**

Staff recommended designating the house and front street yard wall as contributing to the Downtown and Eastside Historic District. Staff recommended that the north and west façades be designated primary, per Section 14-2, Definition of Primary Façade.

Due to substantial alterations that have diminished the structure's historic integrity, the casita is recommended as non-contributing, along with the barbeque shelter, per Section 14-12, Definition of Contributing Structure.

#### **QUESTIONS FOR STAFF**

Vice Chair Katz thanked John Murphy for his excellent work on the report.

Chair Rios agreed with Member Katz's compliment.

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

John Murphy, 2833 Plaza Verde, was sworn. He said he did not have much to add. He thought staff did a great job in their presentation. He said he had always looked at this house with interest.

He asked to petition the Board on the north façade recommendation as primary, if he could remove the elevation that includes the three-pitch bay window. He thought because of the addition it did not retain historic integrity.

Chair Rios said this house is 81 to 82 years old. She asked if Mr. Murphy thought the bay window was not part of the original house, or did he think it didn't contribute to the architectural style or history of the house.

Mr. Murphy said based on the aerial photographs the window does not appear in 1973. Also, he spoke with the granddaughters and the daughter of the original owner. None of them remembered that feature being there. So, it was not just his gut feeling, it was not there during the period of significance.

Chair Rios asked if aside from that he agreed with staff's recommendations.

Mr. Murphy said he did.

### **QUESTIONS FOR APPLICANT**

Member Biedscheid asked if Mr. Murphy thought the small buttress at the corner of the façade with the bay window was a character defining feature that should be preserved. She didn't know if the feature was repeated on other facades recommended as primary.

Mr. Murphy said the buttresses are on three points as well as the guest house and he didn't know how that could be pulled out of the pie. He did think it worthwhile to preserve at least one of the buttresses on the front façade. They are character defining and a lingering effect of the earlier Pueblo Revival movement that had more sculptural features.

### **PUBLIC HEARING**

Ms. Beninato, previously sworn, agreed with staff's recommendation and Mr. Murphy's tweaking. The bay window is characteristic of the historic Santa Fe style and the buttress should be included to preserve that feature.

Mr. Eddy, previously sworn, agreed with staff's recommendation on the choice of contributing elevations. He also agreed the bay window should be excluded and the buttresses should be maintained.



## **BOARD DISCUSSION**

**MOTION:** In Case #2020-002255-HDRB, 141 Camino Escondido, Vice Chair Katz moved to accept staff's recommendation and designate the house and front wall as contributing, and to identify as primary the west and the north façades, including the buttress but excluding the non-historic bay window. Member Biedscheid seconded the motion with a friendly amendment to designate the casita and the barbecue shelter as non-contributing.

Vice Chair Katz accepted the friendly amendment.

**VOTE:** The motion passed by unanimous (4-0) roll call vote with Members Biedscheid, Bienvenu, Guida and Katz voting in favor and none voting against.

3. **Case #2020-002254-HDRB. 141 Camino Escondido. Downtown & Eastside Historic District.** David Schutz, agent for John Josephakis, owner, proposes additions, window replacements, and demolition of a non-publicly-visible freestanding concrete block open structure. (Angela Schackel Bordegaray)

This case was postponed.

4. **Case #2020-002306-HDRB. 1301 C Canyon Road.** Downtown & Eastside Historic District. Martinez Architecture Studio, agent for Lynn Allen and Pete Walton, owners, proposes to construct additions to a noncontributing residential structure on a sloping site. (Daniel Schwab, 955-6660, [dnschwab@santafenm.gov](mailto:dnschwab@santafenm.gov))

Mr. Schwab presented the staff report as follows:

## **STAFF REPORT**

1301C Canyon Road is a single-family residence built in 2007, listed as non-contributing to the Downtown and Eastside Historic District. The structure is built on a lot that slopes down to the north and the Santa Fe River. It has no public visibility. It is a single story structure built in a contemporary Spanish Pueblo Revival Style with a flat roof and massive walls in an El Rey "Buckskin" stucco color, a portal with a red metal shed roof on the south side and a portal with round wood posts and parapets and canales on the north side. The current entry on the south façade is below the existing grade, at the bottom of

five steps. The windows are simulated divided lights with dark brown frames. The maximum allowable height is 14 ft. 1 inch and the existing height from the lowest grade to the top of the highest parapet is 14 ft.

The applicant proposes the following changes:

1. Additions are proposed at the west and north of the existing house. Two new portals with parapets, round wood posts and corbels will be constructed on the northwest and northeast corners. The additions will be built on the lower part of the sloping site, so that the difference in the natural grade along the structure's foundation will be almost 4 feet. The proposed additions do not exceed the height of the existing structure. The height from the lowest grade to the top of the highest parapet will be 17 feet 6 inches, which exceeds the maximum allowable height by 3 feet 5 inches. The applicant requests from the Board an allowance for this extra height per Section 14-5.2(D)(9)(C)(ii)(F).
2. Construction of a garage / workshop addition on the west side. This includes a single garage door of metal, painted matte dark brown.
3. Construction of an addition on the south-east corner, which will include a second garage and closet and entry.
4. Creation of a new entry door on the south façade at the level of the existing grade.
5. Windows will be simulated divided lights of aluminum clad colored "Dark Bronze" to match the existing. Wood will be stained dark brown to match the existing. The railings along the portal on the north elevation will be painted "Mexicali Turquoise"
6. Retaining walls adjacent to the stairs descending below the existing grade will be of 18 inches in height on the northwest corner and south facade and will be covered with river rock.

### **STAFF RECOMMENDATION**

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

### **QUESTIONS FOR STAFF**

None.

## **APPLICANT'S PRESENTATION**

Mr. Richard Martinez, 1524 Paseo de Peralta, was sworn.

Chair Rios asked the existing square footage and the proposed square footage.

Mr. Martinez said the existing roof is 2,220 square feet and the proposed total is 4,507 square feet, which almost doubles the size of the house.

Chair Rios asked to confirm it would be about 8700 square feet.

Mr. Martinez explained the total of 4,000 includes the 2,220 existing square feet.

Vice Chair Katz had two questions on the south façade. He understood most of the house is not visible but not sure the visibility of the garage. He thought the garage door seemed out of place and wondered if that could be changed.

Mr. Martinez shared submittals he had received from the owner. He displayed on the screen, a door that looked to be wood. He explained it was actually fiberglass painted a wooden color and has windows at the top. The owner preferred that door for both garages rather than what he had submitted.

Vice Chair Katz thanked him. He said he thought that looked better.

Mr. Martinez asked to be allowed to present additional things the owner requested. He showed a glass door with sidelights on both sides preferred by the owner rather than the solid front door with one sidelight that was submitted. Also, the owner wants to double the size of a window on the south elevation. He proposed the windows and the doors as well as the railings be the color blue. Both doors and windows would be in blue, rather than the dark bronze submitted, and the blue color would extend to the railings on the north façade. The railings will be between wood-stained posts and in a lightened pattern as a feature of the portal.

Vice Chair Katz commented on the long blank wall on the east side of the south façade. The solar architect in him thought it would look much better to bring some sun into the garage. He said he would leave that to Mr. Martinez and the owner.

Mr. Martinez said they would consider that, but the wall is directly in front of the neighbor's house.

Member Guida thought this an improvement. He confirmed that the blue color would apply to all of the windows and doors. He said he preferred the original proposal on the front door, but the change was acceptable.

Mr. Martinez explained that was the owner's preference. He indicated Lynn Allen, the owner, was also present.

Lynn Elizabeth Allen, 1301 Unit C, Canyon Road, was sworn. She said they moved here a year ago. Santa Fe has been a favorite place of hers for many years and a dream for she and her husband was to retire in Santa Fe. She looked at real estate for over two years and immediately bid on this house when she found it. The house is exactly what she dreamed about living in.

Chair Rios thanked her for her comments, noting it is her favorite place.

### **QUESTIONS FOR APPLICANT**

There were none.

### **PUBLIC HEARING**

Stefanie Beninato said it is a huge increase in the size of the house. She assumed it met the requirements, but said she is always amazed at the inequality on the Board at these meetings. She thought this went down to the river and wondered how visible the house is from the side facing away from Canyon Road. She assumed the metal garage doors would be removed and agreed with Member Katz on the long wall. She thought glass block could be an alternative that would bring in light and break up the massing.

Mr. Schwab addressed the visibility from the south side of the river. The property does slope down to the Santa Fe River and has a path. He did not test visibility but thought there was a good chance there is some visibility from there.

### **BOARD DISCUSSION**

**MOTION:** In Case #2020-002306-HDRB, 1301 C Canyon Road, Member Guida moved to approve the project with staff's recommendations, including the height allowance and changes brought forward of the matching revised windows, doors and railing color; the revised front entry door with two sidelights; and the proposed garage doors, as presented by Mr. Martinez. Vice Chair Katz seconded the motion.

Vice Chair Katz welcomed the new owners to the neighborhood.

Chair Rios asked for a friendly amendment to have the drawings reflect the new changes. Member Guida accepted the friendly amendment.

**VOTE:** The motion was approved by unanimous (4-0) roll call vote with Members Biedscheid, Bienvenu, Guida and Katz voting in favor and none voting against.

5. **Case #2020-002326-HDRB. 640 Garcia Street.** Downtown and Eastside Historic District. High Desert Creative, agent for David and Rebecca Glover, owners, proposes to construct a free standing pergola in front of a primary façade of a contributing residential structure. (Lisa Gavioli Roach, 955-6657, lxroach@santafenm.gov)

Ms. Roach presented the staff report as follows:

**STAFF REPORT:**

640 Garcia Street (formerly addressed as 636 Garcia Street) consists of a single-family residence and small rear casita listed as contributing to the Downtown and Eastside Historic District. The house has been referred to in the HCPI as the “Benito Chavez House” after its original occupant. The original portion of the main residence was constructed prior to 1912, and a large historic addition was constructed at the south elevation (west side) prior to 1956. Another small addition was built at the south elevation (east side) in 1994, and the residence was extensively remodeled in 1995 with the construction of a large addition and courtyard at the south. A final addition to the south nonhistoric addition was completed in 2019. Earlier this year, the applicant received administrative approval for maintenance and repair and landscaping improvements. The primary facades of the main residence include the east, street facing façade, which is set back from the street behind a yardwall and large apricot tree, and the north façade at the driveway. The east primary façade is characterized by Territorial detailing, including brick coping atop a high, symmetrical stuccoed masonry façade with a central doorway and one large original opening on either side.

Now, the applicant proposes to construct a free-standing ramada-like shade structure in front of the east primary façade, in order to provide shade to the north patio, which is defined by an existing low stuccoed masonry wall. The proposed design features a rectangular steel post-and-beam structure which supports 4-foot-wide steel tube panels with red willow reed fill. The panels are designed to sit on a bias, at an angle that echoes the angle of the brick coping on the east façade. The applicant describes in detail the design inspiration for this structure, which draws inspiration from local, more traditional ramada structures.

### **STAFF RECOMMENDATION:**

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

### **QUESTIONS FOR STAFF**

Chair Rios asked if it was correct that the structure does not touch the north façade.

Ms. Roach said that is correct. The east façade is the street facing the front of the structure.

Chair Rios asked the height of the house and the height of the proposed pergola.

Ms. Roach said the existing structure is 11'8" high. She suggested asking the applicant about the proposed ramada.

Chair Rios asked to confirm that Ms. Roach feels the proposed ramada does not negatively affect the primary elevation.

Ms. Roach indicated the proposed structure is 9 feet in height. She thought the ramada would not adversely impact the structure. She noted when she originally spoke with the applicant on the design, the intent was for the ramada to be removable. She suggested asking the applicant if that is still the intention. The design is innovative and does not detract from the character of the original structure.

Vice Chair Katz asked if this house was the same that received permission to do a lot of changes in the back.

Ms. Roach explained the Board approved several substantial additions in the 90s and the west side has multiple additions in the back. The additions are not visible from the street and are even difficult to tell how extensive they are until you get to the back.

Vice Chair Katz clarified he was asking if the Board had approved further additions that have not yet been done.

Ms. Roach replied yes, there was an addition approved in 2019 in the southwest corner.

Member Bienvenu said he was trying to determine the subsections of Code applicable to the project. He asked if correct that Ms. Roach did not consider this an addition.

Ms. Roach replied it is not an addition to the home; it does not connect. It is considered a freestanding structure.

Member Bienvenu asked if it connected to the wall it would then become an addition, but because it stops short it is not.

Ms. Roach said that was correct.

Member Bienvenu asked if the structure would need to be in Old, or Recent Santa Fe Style.

Ms. Roach said it would need to meet the design standards for the District as described in 14-5.2(E). However, because it is not a walled structure but a ramada, Code does not adequately address the design of ramadas, and is more open to interpretation.

Member Bienvenu said he could see that. It needs to have either Old or Recent Santa Fe style, yet Code has no specific design standards for a freestanding ramada. He said the Board would have to determine the intent of Code with the freestanding ramada.

Ms. Roach agreed that is a deficiency in Code. She added if it helped, there are numerous examples, both historically and non-historically, of the ramada type structures. This design is more innovative than traditional design, with square posts and beams or round posts with latillas on top.

Ms. Roach said personally she thought it in the interest of the Board and the community that the Board entertain variations on the theme.

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

Luca Marino-Baker, 38 A County Road 84, was sworn. He said he brought a contemporary twist on a ramada structure. This particular façade gets a lot of sun and gets hot, even on the east side. There is no shade and it is where the primary view and yard is and is set back from the street. The yard wall in front of the structure is about 60 feet from the street and a large apricot tree sits in front. This façade is not visible because of the tree for the majority of the year.

Mr. Marino-Baker explained the clients wanted to go this direction. They were presented with heavy detached timber structures, essentially a Pueblo style. They did not want to compromise the structural integrity of the home and preferred the ephemeral nature of the ramada. The loose weave of the red willows will provide filtered light and was inspired by a Spanish contemporary structure. The owners wanted to use materials used in Santa Fe. Raw or Corten steel in gray or a rust color, in addition to the red willow reeds traditionally used in furnishings and New Mexico architecture.

Mr. Marino-Baker noted another aspect of the house, although Territorial, is the house does not have Territorial detailing around the windows. It has rosettes which historically are depicted in the drawings and are unique to this home. The house is already in a hybrid timeframe that borrows from Pueblo and from Territorial.

Regarding the massing of the structure, the owners like the idea of the airy structure opposed to heavy shade, especially in the winter when colder. They can enjoy the garden from the ramada and be somewhat sheltered from precipitation. The applicant prefers freestanding. They found precedence throughout town, not necessarily identical to this in material or form, but in the use of steel. He noted examples of steel ramadas in front of Starbucks on Guadalupe Street and Palace Avenue.

Mr. Marino-Baker said the applicants were also inspired historically by the construction of free-standing ramadas in New Mexico. They looked at Taos Pueblo and other Native American structures in the Southwest that utilize latilla to filter light. This is a contemporary twist on what they saw in historic architecture in New Mexico. The owners feel it speaks to the materiality of the house, and highlights the brick coping, and will break up the massing of the stark façade from the street. It will give his clients a lovely place to enjoy partial shade without affecting the structure of their home.

Chair Rios asked if the structure would stay up year-round.

Mr. Marino-Baker replied they looked at temporary structures which require getting a permit every time. The idea of disassembling the ramada became problematic.

Chair Rios said then the ramada would remain up all year. She asked the color of the steel posts.

Mr. Marino-Baker showed the steel post options on screen and noting that the owners lean toward the raw steel material.

## **PUBLIC HEARING**

Stefanie Beninato, previously sworn, voiced concern about using the term *ramada*. Ramadas are used for drying structures in pueblos and in northern New Mexico. She thought it a way to get around having a portal and what that requires, and a ramada is often much larger than what would probably be allowed for a portal. In her opinion this is a primary façade and the ramada should be set back significantly more than a foot. She thought even though setback considerably, it will significantly change the look of the façade. She was aware it wasn't possible to move this to a non-historic part of the house and noted there had been a lot of add-ons to this house. She questioned why a natural solution like vegetation, couldn't be used for shade instead.



Mr. Eddy, previously sworn, agreed with Ms. Beninato. He said he has a problem with the use of steel, whether attached to a primary façade or not. The design is clever but with the disjointed angular approach does not match the feel of the house. Also, the uprights lack massing and an attached portal with 6' x 6' or 8' x 8' posts would be more appropriate. He urged the Board to ask the applicant to return with a more appropriate design. He disagreed with the comment that steel is visible throughout the traditional east side. He thought that is not the direction they should be going.

### **BOARD DISCUSSION**

Vice Chair Katz said he likes the design, but the discussion that this is a contemporary take on design; contemporary is not Santa Fe style. And it does not fit in. He recalled something Mr. Eddy said years ago, The essence of Santa Fe Style was homemade. That does not mean that metal cannot be used. That disturbs him because he likes it, but it does not fit.

Member Guida agreed the proposal was challenging. He knew that the Board had previously approved similar steel ramada type structures in front of a primary façade. The structures may have been more traditional in detail and massing but were approved in a similar application. He thought something in this proposal was more honest and direct than the Abeyta case that has a carport that mimics Santa Fe style.

Member Guida said to him this is the opposite approach. It is perhaps a traditional form realized in a way that is detached from a primary façade. This is done in a light, airy and minimalist way that is a more valid approach to producing shade on this façade and he applauded the approach.

He said his only criticism is that he prefers the structure not have two different sawtooth patterns. The smaller scale close to the façade is stronger certainly to the shadow pattern but he thought it also true on the street side. That would be in the interest and in the intent of the design to be more regular, light and airy and minimal.

Member Biedscheid applauded the creativity and innovation and agreed it is a preferable direction. She expressed concern though in terms of what was stated by the applicant about breaking up the massing of the stark façade with the structure. She thought the simple stark façade made the façade special, and it is visible from Garcia Street even with the apricot tree. She would not have a problem if the structure were on the other side of the yard wall or another façade. It was not a good match on this primary façade with the symmetrical placement of the windows.

Member Bienvenu said he was still trying to fit this into a category. He thought because there is no specific provision for a freestanding structure like this, he felt

obligated to look at the standards of the next closest thing. In this case that is a portal or an addition, which would clearly be prohibited if one of those. Removing it several inches from the wall does not relieve the structure from meeting specific design standards. Code requires, even with a freestanding structure, that it harmonize with the existing building and neighborhood in color and materials. This doesn't do that.

He said as he reads the survey, the starkness of this façade is considered to be the most significant feature. He thought it important to retain that stark simplicity and the structure would obstruct that. He said he would not approve the application because of those reasons.

Member Guida pointed out that the word *matching* is a design concern more than a Code concern. He said as a member of the design community and as an architect implored the Board to think beyond matching when considering projects like this. Projects that have an intent to contrast with something that is clearly an expression of its time with something that is historic and draw a clear line between the two.

He stated just as they know when getting dressed in the morning that matching is probably the least common denominator, there are more sophisticated ways to dress and coordinate and create harmony in their outfits. The same is true in architecture. He thought the Board should think broader when dealing with historic architecture.

Member Bienvenu replied that he appreciated the comment, but he was addressing *just* the Code provision and referring in 5.2(E) that states "*Recent Santa Fe Style intends to achieve harmony with historic buildings by retention of the similarity of materials, color, proportion, and general detail.*" He found that to be what this application does not achieve.

**MOTION:** In Case #2020-002326-HDRB, 640 Garcia Street, Vice Chair Katz moved to deny the application because it does not meet the criteria of Code 14-5.2(E). The motion was seconded by Member Bienvenu.

**VOTE:** The motion passed by majority (3-1) roll call vote with Members Biedscheid, Bienvenu and Katz voting in favor and Member Guida voting against.

## **I. DISCUSSION ITEMS**

None

## **I. MATTERS FROM THE BOARD**

Vice Chair Katz said that the Old Garret's Desert Inn has a lot of unattractive rooftop appurtenances. He thought the Board had approved a breezeway, and if they had the authority to do that and if they also had approved the rooftop appurtenances. He asked for guidance from staff.

Ms. Roach replied she would need to look at the application. She offered to look into that and whether there were rooftop appurtenances with the proposal.

Ms. Paez recalled it was a State project.

Vice Chair Katz added it is a lease that has been in effect for many years.

Ms. Paez said the ownership is under the State but is a private lease and was treated as a private application.

Member Guida said he could not remember whether the Board reviewed it as a case or as a courtesy.

Chair Rios recalled it was a case but did not remember any rooftop equipment. She added in regard to rooftop appurtenances, the Inn at Loretto has very prominent rooftop appurtenances on the lower buildings at street level. They are not very attractive.

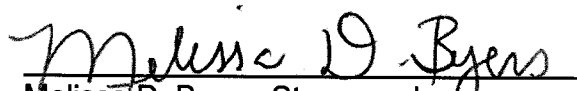
## **I. ADJOURNMENT**

Chair Rios adjourned the meeting at approximately 7:20 p.m.

Approved by:

  
Cecilia Rios, Chair

Submitted by:

  
Melissa D. Byers, Stenographer  
For Byers Organizational Support Services