



Agenda

HISTORIC DISTRICTS REVIEW BOARD FIELD TRIP CANCELLED

HISTORIC DISTRICTS REVIEW BOARD HEARING

TUESDAY, September 22, 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.

Attending on Zoom: Members of the public may attend the Zoom meeting on a computer, mobile device, or phone. The video conference link and teleconference number are as follows:

- Zoom link: <https://us02web.zoom.us/j/84636105935?pwd=YUhZMUdBNs9RSzVCTlIdDUElKTlQ5UT09> (Passcode: 210388)
- Phone numbers: +1 253 215 8782 or +1 301 715 8592 (Webinar ID: 846 3610 5935)

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:

- **By internet:** A person attending the Zoom meeting using a computer, mobile device, or smart phone may provide public comment during the meeting. Attendees should use the "Raise Hand" function to be recognized by the chair to speak at the appropriate time.
- **By phone:** A person attending the Zoom meeting by phone may provide public comment during the meeting but **must** provide advance notice to City staff. Please contact Lani McCulley (505-365-3055, ljmcculley@santafenm.gov) no later than Friday, September 18, 2020, and provide your **full name, address, and the phone number** you will be using to call in to the teleconference. Without your phone number, the chair will not be able to recognize you to speak at the meeting.
- **In writing:** A person may submit written public comments in advance of the meeting by email (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, September 18, 2020.

CALL TO ORDER

- ROLL CALL
- APPROVAL OF AGENDA
- APPROVAL OF MINUTES:
 - HDRB Field Trip minutes: N/A
 - HDRB Hearing minutes: September 8, 2020
- FINDINGS OF FACT & CONCLUSIONS OF LAW

Case #2020-002359-HDRB. 510 Halona Street.
Case #2020-002355-HDRB. 806 Don Gaspar Avenue.
Case #2020-002421-HDRB. 1243 Canyon Road.
Case #2020-002420-HDRB. 512 Acequia Madre Unit C.
Case #2020-002257-HDRB. 1303 Camino Corrales.

Case #2020-002451-HDRB. 1146 Canyon Road.
Case #2020-002422-HDRB. 225 East Marcy Street.
Case #2020-001740-HDRB. 212 Barela Street.
Case #2020-002480-HDRB. 512 Acequia Madre Unit C.
Case #2020-002475-HDRB. 552 East Coronado Street.

E. BUSINESS FROM THE FLOOR

F. COMMUNICATIONS

G. ACTION ITEMS

1. Case #2020-002535-HDRB. 324 Staab Street. Downtown and Eastside Historic District. Will McDonald, agent for Sterling Resources Group, owner, proposes to construct a portal on a contributing residential structure. An exception is requested to construct an addition on a primary façade, per Section 14-5.2(D)(2)(a). (Angela Schackel Bordegaray, 955-6127, asbordegaray@santafenm.gov)
2. Case #2020-002548-HDRB. 113 Washington Avenue. Downtown & Eastside Historic District. Martinez Architectural Studio, agent for Rosewood Inn of the Anasazi, present alterations to the design of rooftop addition on a non-contributing, non-residential structure, in order to comply with the conditions of the previous partial approval by the HDRB. (Lisa Gavioli Roach, 955-6657, 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 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: September 15, 2020

TIME: 6:10 PM



Agenda

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FIELD TRIP CANCELLED

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Case #2020-002475-HDRB, 552 East Coronado Street.

E. BUSINESS FROM THE FLOOR

F. COMMUNICATIONS

G. ACTION ITEMS

1. Case #2020-002541-HDRB. 16 Montoya Circle. Downtown & Eastside Historic District. Thomas Gifford, agent for Amany Meyer, owner, proposes to construct a new residential structure on a vacant lot and requests an allowance for additional due to a sloping site, per 14-5.2(D)(9)(c)(ii)(F). (Angela Schackel Bordegaray, 955-6127, asbordegarav@santafenm.gov)
2. Case #2020-002535-HDRB. 324 Staab Street. Downtown and Eastside Historic District. Will McDonald, agent for Sterling Resources Group, owner, proposes to construct a portal on a contributing residential structure. An exception is requested to construct an addition on a primary façade, per Section 14-5.2(D)(2)(a). (Angela Schackel Bordegaray)
3. Case #2020-002548-HDRB. 113 Washington Avenue. Downtown & Eastside Historic District. Martinez Architectural Studio, agent for Rosewood Inn of the Anasazi, present alterations to the design of rooftop addition on a non-contributing, non-residential structure, in order to comply with the conditions of the previous partial approval by the HDRB. (Lisa Gavioli Roach, 955-6657, lxroach@santafenm.gov)

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RECEIVED AT THE CITY CLERK'S OFFICE

DATE: September 3, 2020

TIME: 1:31 PM

SUMMARY INDEX
HISTORIC DISTRICTS REVIEW BOARD
September 22, 2020

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A. Roll Call	Quorum Present	1
B. Approval of Agenda	Approved as Amended	2
C. Approval of Minutes September 8, 2020 Hearing	Approved as Amended	2-3
D. Findings of Fact & Conclusions of Law	Approved as Amended	3-4
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G. Action Items		
1. Case#2020-002548-HDRB. 113 Washington Avenue	Approved as submitted	5-14
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J. Adjournment	Adjourned at 6:38 p.m.	14

**MINUTES OF THE CITY OF SANTA FE
HISTORIC DISTRICTS REVIEW BOARD
SEPTEMBER 22, 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
Ms. Flynn G. Larson
Mr. Buddy Roybal

MEMBERS EXCUSED:

OTHERS PRESENT:

Ms. Lisa Roach, Planner Manager
Ms. Sally Paez, Assistant City Attorney
Ms. Melissa Byers, Stenographer

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

B. APPROVAL OF AGENDA

Ms. Roach noted that under Findings of Fact and Conclusions of Law, Case 2020-2480, the Acequia Madre Unit C case, should have been eliminated from the list because it was postponed. The second change is to table the first case under Action Items due to a noticing error. That case will be heard on October 13.

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

VOTE: The motion passed by unanimous (6-0) roll call vote with Members Biedscheid, Bienvenu, Guida, Katz, Larson and Roybal voting in favor and none voting against.

C. APPROVAL OF MINUTES:

1. September 8, 2020

Member Biedscheid requested the following changes be made to the minutes:

- Page 19, the second paragraph should read: *"Member Biedscheid thought the proposed wall on the streetscape of Don Gaspar is uniform"*.
- The 4th sentence should read: *"She recalled a previous discussion pertaining to the status of this property about similar yards on the street"*.
- The next paragraph, 3rd sentence: "It's location on the lot is *what* makes this house contributing" should read: "It's location on the lot is *one of the unique characteristics* that makes this house contributing".
- Page 22, under the Motion, last line: "Member Biedscheid said that is not *"the proposal..."*" should be replaced with part of the application....
- Page 68, second to last paragraph, second sentence, "There seemed to be a lot of effort... Should read "There did not seem to be a lot of effort to involve the neighbors in good faith."

Member Bienvenu requested the following changes be made to the minutes:

- Page 18, the third line: "He asked if the Board decided this is in the streetscape, *under that provision...*" Should read "...under that permit...".
- On line 10 of same page: *"Member Bienvenu asked if the position of staff was that the wall did not meet the streetscape and therefore the provision did not apply"* should be the present tense of asked and replace it with present form of "asking" and read: *"Member Bienvenu, asking if the position of staff..."*

- Page 42, last full paragraph, second sentence, “He preferred letting the applicant make design *decisions* ...” Should read: “He preferred letting the applicant make design guidance...”

Vice Chair Katz requested the following changes be made to the minutes:

- Page 27, sixth paragraph, the first two sentence should read: The gray is not a match to the ~~gaveling~~ gavaloon and is many shades darker and closer to the trim gray, a dark gray. It does not look anything like ~~gaveling~~ gavaloon.”
- Page 45, on the Motion, after: “under the portal as primary; and in both cases to *accept* the non-historic portions...” Should be “except the non-historic portions.”
- Page 67, second paragraph of Board discussion after, “Vice Chair Katz said secondly, recently there was a re-visioning preservation he thought interesting.” The sentence should read: “... a re-visioning preservation seminar he thought interesting.”

Chair Rios requested the following changes be made to the minutes:

- Page 25, fourth paragraph, second sentence, “There are other *metal* buildings in town with those types of roofing;” should read: “There are other buildings in town with metal roofing.”
- Page 62, second paragraph, should read, “Chair Rios said that does not make sense. The Board is looking at an entire structure but can only look at this case for its height?”

MOTION: Member Roybal moved, seconded by Member Biedscheid to approve the HDRB Hearing Minutes of September 8, 2020, as amended.

VOTE: The motion passed by majority (6-0) roll call vote with Members Biedscheid, Bienvenu, Guida, Katz, Larson and Roybal voting in favor and none voting against.

D. APPROVAL OF FINDINGS OF FACT AND CONCLUSIONS OF LAW

1. Case #2020-002359-HDRB. 510 Halona Street.
2. Case #2020-002451-HDRB. 1146 Canyon Road.
3. Case #2020-002355-HDRB. 806 Don Gaspar Avenue.
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8. ~~Case #2020-002480-HDRB. 512 Acequia Madre Unit C.~~
9. Case #2020-002475-HDRB. 552 East Coronado Street.
10. Case #2020-002257-HDRB. 1303 Camino Corrales.

Member Biedscheid noted in the Findings of Fact and Conclusions of Law for 2020-2422, 806 Don Gaspar; Finding 32, reference to the front *hard* should be yard.

MOTION: Vice Chair Katz moved, seconded by Member Bienvenu, to approve the Findings of Fact and Conclusions of Law, as amended.

VOTE: The motion passed by majority (6-0) roll call vote with Members Biedscheid, Bienvenu, Guida, Katz, Larson and Roybal voting in favor and none voting against.

E. BUSINESS FROM THE FLOOR

John Eddy said he noticed on Canyon Road, after you cross Delgado Street going east, the second property on the right on the south side is a vernacular stone river building. A neon sign is on the wall fronting the street. He asked how staff would respond in regard to a neon sign on Canyon Road.

Chair Rios thought it was not the only active neon sign on Canyon Road. She asked Ms. Roach to comment whether the Ordinance prohibits neon signs.

Ms. Roach said the Sign Ordinance has specifications on when and where neon signs are allowed and prohibited. She would like a directive for complaints about compliance issues to go through the City's CRR /CRM system. Stating complaints in a public hearing are not the best avenue to get action. She said she was not aware of that issue and caught off guard without a way to look up or provide an adequate response. She doesn't have an address and it is difficult to address that type of thing at a hearing.

Chair Rios asked Mr. Eddy to lodge his concern about the neon signs online.

Ms. Stefani Beninato said she filed a concern about that. She asked to do a screen share to share five photos and point out concerns. She brought this to the attention of the Board before and also filed her concerns with the City. She showed a photo of a wall in poor condition that had been filled in. She noted the fencing is falling and wired into the wall and the wall will be further damaged once the fence falls over.

Member Guida noted the Board could not see the photos.

Chair Rios asked for the address of the fence.

Ms. Beninato did not know the address but thought someone should pay attention to this wall. A photo was shown for 845 Don Cubero. She said it had a permit for 845B Don Cubero on the gate, but the gate has been removed. The owner received Board approval but there is no permit and they are stuccoing. Her real concern is the windows that are in poor condition and on a primary façade. The windows should be addressed. The last photo was of a six-foot fence that was red tagged and was located in the 700 block of West Buena Vista. She said the owner received administrative approval to make the fence 4 feet. She was disappointed that uneven fencing isn't required. More importantly, she thought streetscape was never considered by the staff. One sees retaining walls all the way down Galisteo and there is a hill at this block. This fence changes the character of the street. The other side has coyote fencing, but there are no retaining walls. Also, this is a very narrow street and difficult for traffic to go and come in the area. She asked that staff consider the streetscape when giving administrative approval, and when incongruous with the streetscape, to at least recommend it go before the Board.

Chair Rios asked Ms. Roach if this type of concern was more beneficial if it came to her office in writing.

Ms. Roach said yes, there is an online portal where they can log and track such complaints and is the best way to bring issues to staff's attention. She has no way to follow up or research complaints voiced at a hearing. She recommended the public utilize the portal through Constituent Services to lodge complaints. She said she spends the vast majority every day responding to emails and complaints, which is not the best use of her time. The City has one inspection enforcement officer for all five historic districts.

She stressed it is not possible to follow-up on every nonconformity in the historic districts. Staff does their best to address the most egregious and immediate concerns and nonconformities as applications come to their attention. If they want to lobby for more staff for the Land Use Department, that would be great. Otherwise, the best way is to lodge a complaint at the Constituent Services office which is also the best way to track them.

Chair Rios confirmed complaints are more effective if done in writing.

F. COMMUNICATIONS

There were none.

G. ACTION ITEMS

Chair Rios noted there was one action item before the Board. She reminded the applicant if they disagree with the decision of the Board, they have the option to appeal to the City Council within 15 days after the Findings of Fact and Conclusions of Law have been approved.

ACTION ITEMS:

1. **Case #2020-002535-HDRB. 324 Staab Street.** Downtown and Eastside Historic District. Will McDonald, agent for Sterling Resources Group, owner, proposes to construct a portal on a contributing residential structure. An exception is requested to construct an addition on a primary façade, per Section 14-5.2(D)(2)(a). (Angela Schackel Bordegaray)

Postponed.

2. **Case #2020-002548-HDRB. 113 Washington Avenue.** Downtown & Eastside Historic District. Martinez Architectural Studio, agent for Rosewood Inn of the Anasazi, present alterations to the design of rooftop addition on a non-contributing, non-residential structure, in order to comply with the conditions of the previous partial approval by the HDRB. (Lisa Gavioli Roach, Planner Manager, lxroach@santafenm.gov, 955-6577)

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.

In March of 2020, the applicant came before the Board with a proposal to construct an addition to the rooftop level of the building to a height of 56’, for which an exception was requested to exceed the maximum allowable height of 20’1”. At the front third of the proposed rooftop addition, the design included an outdoor event space with tile decking, seating, retractable tan canopy on dark bronze rails, an informal lobby area, elevator overrun, stairwell, and storage space. The middle third of the proposal included an enclosed lounge and bar with kitchen and restroom spaces, designed at the exterior in

Spanish Pueblo Revival style to match the existing structure. The rear third of the proposed addition space included a rectangular pool and tile deck, framed by 4' high stuccoed walls, wood-framed cabana structures, a retractable tan canopy with dark bronze rails, a stairwell, mechanical and storage spaces, and an outdoor fireplace and seating area.

The Board found that the criteria for a height exception had been met and approved the application with the following conditions: 1) that the three front chimney massings shall be eliminated from the design and the existing chimney stacks at the west elevation shall remain in their current locations; 2) that the size of the event space shall be limited by the distance that the building code requires the space to be from the westernmost chimneys; and 3) that the applicant shall submit new drawings to staff for approval before seeking permits. The applicant subsequently appealed this decision to the Governing Body, who ultimately upheld the Board's decision to impose conditions on the approval.

Now the applicant returns with a revised design with the intent of complying with the conditions of approval specified by the Board in its previous review of the proposal. The revised design was presented to staff for review; however, staff felt that the revisions were sufficiently different from the previous design as to require additional Board review.

The applicant proposes the following modifications to the original design in order to comply with conditions of approval:

- 1) The westernmost chimneys are labeled on the plans in their existing location, where they will remain. Other chimneys in the front third of the rooftop design had to be consolidated into new chimney massings for practical reasons.
- 2) The middle bar/lounge massing has been moved east to create a usable event space at the front, resulting in the reduction of the pool area in the rear. The floorplan of the bar/lounge has been revised to accommodate the altered layout of the rooftop additions. The windows in the bar/lounge have also been relocated and their size altered to avoid existing flues.
- 3) The retractable canopies over the pool area and the event space have been removed. Movable cabanas will be utilized as furniture in the pool area instead of the canopy. At the front event space, a new shade structure is proposed. It is designed as an open ramada/trellis made of dark bronze colored metal posts and beams, natural stained wood lattices with rust colored cut metal panels between the wood lattice sections.

Ms. Roach showed the drawings of the proposed elevations.

STAFF RECOMMENDATION

Staff defers to the Board as to whether the application meets the conditions of approval from the previous case (2020-001600-HDRB), in compliance 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 Ms. Roach about the conditions she indicated in her report that were not met.

Ms. Roach said she wouldn't say they had not been met. She didn't approve the changes because she felt the new shade structure proposed, required Board review. She noted the chimneys will remain in their existing location and some redesign was done to surrounding walls of the event space. She deferred to the Board regarding whether the conditions have been met.

She indicated the applicant could provide more detail on the chimneys. She explained the chimneys have to function in a way that makes sense for the building and customers that will spend time in the space. That was the primary reason for the chimney. The primary components for the Board to review are the chimney reconfiguration, moving the central massing back and the reduction of the pool space.

Chair Rios asked if the new drawings were less impactful than the previous drawings.

Ms. Roach stated what is proposed has less visual impact from the street because there is less weight in the front chimney massings. Initially there were 3 chimney massings along the west facing façade. They were consolidated into one large chimney massing. And the event space is now set back 10 or 15 feet from the front façade and substantially reduces the visual impact. The Board should weigh whether the height of the proposed shade structure in the event space would be a negative impact or sufficiently blend into the background.

Member Roybal was pleased with the changes, especially eliminating the mid chimneys on the streetscape. He thought they would be difficult to see and the applicant did a great job of complying with the Board's requests.

Member Guida asked to confirm that the case had actually been submitted twice before. The applicant came in with an original design and responded to Board comments and has now returned.

Ms. Roach agreed. The applicant first came before the Board in February 2020 and the final decision was in March 2020.

APPLICANT'S PRESENTATION

Richard Martinez, 1524 Paseo de Peralta, was sworn in. He referred to Sheet 2.0 and the old application. He explained he moved the chimneys behind the parapet back to the chimney that was the lobby chimney. The chimneys were noted on the new drawing. The lobby chimney is 14 feet back from the parapet and that chimney is the one they have to stay 10 feet away from. In order to do that he moved the middle of the deck back 10 feet away from the chimney, which is 14 feet back from the parapet and 16 feet from where it had been. The sides of the deck were moved forward a small amount. He also made a low mass in the center, in front of the chimney to block its visual aspect. The mass of the fireplace is only 5 feet high off the deck and blocks the chimney below.

He noted he lost 569 ft.² on the event deck by having to move everything back. To accommodate, he moved the center post of the building back, which made the pool smaller. That also meant he couldn't do the structure that held a movable canopy over the pool and so he eliminated that. Instead, he put a canopy that will be a permanent trellis over the event space. He proposed a trellis consisting of wood panels in some areas that is broken up by rust color cut metal panels with Indian designs. An example of the wooden trellises is shown on the top of the drawing. The metal panels will allow light to come through the wooden trellis and break up the space and provide shading.

Mr. Martinez said he did his best to meet the exact stipulations set by the approval. He thought all of the intended results were met, but he did have to move some chimneys. He had to make structures where there were none to get the chimneys above the roof line.

QUESTIONS FOR APPLICANT

Vice Chair Katz said looking at page A33 of the west elevation he realized why the Board should not allow this at all. It is clearly much taller than its neighbors. But he thought the Board was beyond that decision now.

He indicated that in the last meeting Mr. Martinez had a nice graphic showing visibility if standing across the street on Washington Ave. He asked if there was a graphic like that now. He knew they would be looking up at an angle and a lot of what is on the roof in the event space would be blocked, but he couldn't get a sense of how much.

Mr. Martinez indicated he asked them to note at the end of his letter it was stated that the west street façade looks similar to the original drawings but are set further back. He did not illustrate that in the elevation shown nor did he have any renderings of the

façade. It has some of the same elements but would not be as far to the street as they were before.

Vice Chair Katz said his question was if they would see anything of the roof area if standing across on Washington Street.

Mr. Martinez wasn't sure any of it could be seen from the opposite side of Washington.

Vice Chair Katz said he would like a clear answer on that. He is not able to determine that and it is something the Board would like to see. He knew the south elevation standing on the Plaza could be seen but would be far away. The whole concern was the front and what you would see standing in front or across the street.

Mr. Martinez said respectfully, we were not asked to eliminate any visibility of our structure from across the street.

Vice Chair Katz said with respect, it would be nice to see what the visibility is to see whether it is minor.

Chair Rios addressed Mr. Martinez saying he had indicated he would be going 16 feet back from the front of the third story new elevation.

Mr. Martinez said yes, 16 feet from where it was before. It had been 6 feet back and is now 22 feet back in the center. He moved the ends 10 feet back so now it is 16 feet back.

Member Roybal thought when looking at the drawing it appeared "in their face", but Mr. Martinez is right. If it is 22 feet back the chances of noticing the structure will be limited. He thought the south side and especially on the north side, would limit what Mr. Martinez was doing.

Member Roybal said he is pleased with the drawings but if they had been dimensional it would have helped.

Ms. Roach said you can see the step back Mr. Martinez created in elevation. She noted compared to the chimney massing that was so objectionable to the Board in the previous proposal, the massing is no longer there. They can see that the 4-foot high perimeter wall begins just after the chimney massing was eliminated. As Mr. Martinez said, the edge was set back 16 feet from the front and the smaller chimney and low massing set 22 feet back from the front façade. The other chimneys have been configured in the most practicable, for use.

Mr. Martinez asked the Board to also understand when he refers to the parapet, it is the parapet at the roof. The building steps back as it goes up and is further from the street and sets back 8 feet from the base of the façade to the parapet already.

Member Guida said he has been a fan of the proposal since the beginning from the standpoint of the increased density downtown. It is a big move in terms of square footage and costs, but the idea that the Inn of the Anasazi is investing in our downtown rather than doing this somewhere else and the ambitions of the project, are terrific. It is incredibly difficult to design a rooftop pool on an existing building. He applauds Mr. Martinez on all three proposals he came forward with. All of the proposals took a great deal of skill to figure out technically, and all are evidence of a desire to integrate this additional mass with the existing building in a sensitive way.

Member Guida said each time the Board approved this, they approved the general idea of the project and put conditions on the detailing of that. He is troubled that the tests of whether the Board approves this project is that it is not visible. That was not the path the Board set and should not be a test for any project. In the last presentation when Mr. Martinez did shift the front of the patio and the chimneys back a substantial amount, they saw a worst-case scenario outlined in a photo collage from the street. That was satisfactory. There were only additional comments about the mass of the chimney and those have been addressed and were addressed at significant costs to the owner and the architect in time and effort. The Board has seen in this iteration that the entire upper story has been redesigned.

Member Guida said he is impressed with the amount of work that went into this, the amount of effort to address the Board's comments. He didn't want the Board to change the goal posts tonight. They asked for something specific last time in their decision and in his mind that has been more than met. He was actually a fan of the last design. He thanked Mr. Martinez and said the design was great.

Vice Chair Katz said he begged to differ with Member Guida. Visibility, particularly when the applicant is seeking to raise the height limit from 21 feet to 56-57 feet, is a very important part of how it looks in the historic district. That is why they have height limits and it is very important. He shared Member Guida's feeling that the applicant did a good job. However, he would ask his colleagues whether he is off base to ask how visible this is, and what it looks like from the street, and how it will fit in with the streetscape. His colleagues can tell him if they think he is wrong to want a visual with that information and he will shut up.

Ms. Paez commented that this is still a continuation of the previous application. The exception for height has been granted and is still granted. At this stage, the real question is whether this application meets the conditions that were previously imposed

when the exception was granted. Although when granting a height exception, the Board does look at what could be seen, as a criterion that can and should be considered. But in this case, the Board has passed that stage. She asked that the Board stick to the narrow scope of whether this revised proposal meets the conditions attached to the exception that was granted.

Member Guida said this is a remarkable building in the downtown district and a 60s modern office building before. He agreed that ship had sailed; the Board approved the height issue. He understands Member Katz's point on the importance of visibility, but *any* visibility should not be the standard for approving a project. They will see this, but they are not going to see three massive chimneys. That is apparent in the drawings. He thought criteria set in the Board's last decision was met and met eloquently and with great effort.

Chair Rios said visibility does play an important role in any project seen by the Board. That is one of the factors that is quite important in any project in the historic districts. Visibility does play an important role in the review of a project.

PUBLIC HEARING

Stefani Beninato, PO Box 1601, Santa Fe, was sworn. She appreciated the efforts for the changes. She thought it appropriate to wonder what the project will look like, and important for the Board to understand what the design would do to the streetscape. She said she would like to know more about the so-called shade structure, ramada; what kind of beams will be used; if the metal work is flat; how heavy the beams are and how visible they would be. She thought it appropriate the Board comment and look at those, because there are new elements in this design. She asked about the French doors with fake balconies on the north and possibly south façade because they seemed inappropriate with the size of the windows and other things there.

John Eddy, 227 E. Palace Ave., Suite D, Santa Fe was sworn. He agreed with much of what was said. He commended the architect and owner for going to great pains to do the redesign. He thought they made great strides; the best was as a result of removing the massing of the chimneys. That was one thing that really detracted from the streetscape and he was grateful that was done. He agreed a visual representation and a perspective of the west façade from the sidewalk would have been the icing on the cake. That could possibly have eliminated much of the discussion that took place.

BOARD DISCUSSION

Chair Rios asked the depth of the balconies on the north elevation.

Mr. Martinez replied there is no balcony. It is a rail to allow the windows to go lower to the floor. The detail of the railings on the street façade and windows were copied to mimic something already existing. Regarding the lack of renderings, they expected only to go to staff, but staff determined the need to come before the Board.

Chair Rios asked about the color of the metal on the ramada.

Mr. Martinez said in his letter to the Board he had noted it would be dark bronze posts and beams and rust colored cut metal panels.

MOTION: In Case #2020-002548-HDRB. 113 Washington Avenue, Member Roybal moved to approve the application having met criteria items #1, 2, and 3 as requested for approval and that all exceptions had already been approved. Member Guida seconded the motion.

VOTE: The motion was approved by majority (5-0) roll call vote with Members Biedscheid, Guida, Katz, Larson and Roybal voting in favor and none voting against. Member Bienvenu abstained because he said he had not been involved in the original approval or the conditions imposed.

H. DISCUSSION ITEMS

None.

I. MATTERS FROM THE BOARD

Ms. Roach said she wanted to alert the Board that the October 13, 2020 agenda will have 10 items.

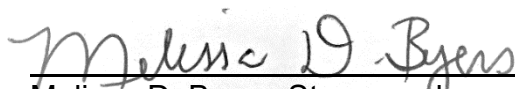
J. ADJOURNMENT

Chair Rios adjourned the meeting at approximately 6:38 p.m.

Approved by:

Cecilia Rios, Chair

Submitted by:



Melissa D. Byers, Stenographer
For Byers Organizational Support Services