



AGENDA

HISTORIC DISTRICTS REVIEW
BOARD
NOVEMBER 24, 2020
5:30 PM
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, the Historic Districts Review Board meeting will be conducted virtually using Zoom.

Viewing: 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 smartphones, tablets, or computers.

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Attending Zoom by Phone: Members of the public can attend the Zoom meeting by phone by dialing:
US: **(253) 215-8782** or **(346) 248-7799** or **(929) 205-6099**
Webinar ID: 810 0507 2259.

Public Comment:

- By video: A person attending the Zoom meeting by video conference (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.



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- In writing: A person may submit written public comments by 5pm the Monday prior to the meeting via the virtual comment “button” at <https://santafe.primegov.com/public/portal>.

A. ROLL CALL

B. APPROVAL OF AGENDA

C. APPROVAL OF MINUTES:

1. October 27, 2020

D. APPROVAL OF FINDINGS OF FACT AND CONCLUSIONS OF LAW

1. Case #2020-002692-HDRB. 202 Galisteo Street.
2. Case #2020-002693-HDRB. 3 Placita Rafaela.
3. Case #2020-002694-HDRB. 801 Alto Street.

E. MATTERS FROM THE PUBLIC

F. STAFF COMMUNICATIONS

G. OLD BUSINESS

H. NEW BUSINESS



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1. Case #2020-002810-HDRB. 586 Camino del Monte Sol. Downtown & Eastside Historic District. Architectural Alliance, agent for David Krakauer and Jessica Flack, owners, proposes to construct a free standing garage, replace windows, and coyote fencing at a contributing residential property. (Angela Schackel Bordegaray, 955-6127, asbordegaray@santafenm.gov)
2. Case #2020-002818-HDRB. 324 McKenzie Street. Downtown & Eastside Historic District. David C. Betzler, agent/owner, proposes to demolish, reconstruct and extend an awning on the non-primary facades of a contributing structure. (Daniel Schwab, 955-6660, dnschwab@santafenm.gov)
3. Case #2020-002813-HDRB. 247 Anita Place. Don Gaspar Area Historic District. Gene Tison, agent/owners, proposes to construct an addition on a contributing residential structure. (Angela Schackel Bordegaray, 955-6127, asbordegaray@santafenm.gov)
4. Case #2020-002819-HDRB. 425 Hillside Avenue. Downtown and Eastside Historic District. Martinez Architecture Studio, agent for Marian and Daniel Knowles, owners, proposes to construct a carport on a non-contributing structure. (Daniel Schwab, 955-6660, dnschwab@santafenm.gov)
5. Case #2020-002820-HDRB. 1369 Cerro Gordo Road. Downtown & Eastside Historic District. Doug McDowell, agent for J. Midyette, owner, proposes to construct a freestanding garage, additions, and replace windows on a non-contributing residential structure. (Angela Schackel Bordegaray, 955-6127, asbordegaray@santafenm.gov)
6. Case #2020-002483-HDRB. 524 Calle Corvo. Downtown & Eastside Historic District. Courtenay Mathey, agent for Glynis Dohn, owner, proposes to partially demolish a contributing yard wall, make additions, change windows and doors and construct a garage on a contributing residential structure. An exception to Section 14-5.2 (D)(1)(a) to remove historic material is requested. (Daniel Schwab, 955-6660, dnschwab@santafenm.gov)
7. Case #2020-002758-HDRB. 312 Catron Street. Downtown & Eastside Historic District. Lloyd and Associates, agent for Johnathon Plaza, owner, proposes to



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construct additions to a height of 22'6" where the maximum allowable height is 15'0" on a non-contributing non-residential structure. An exception is requested to exceed the maximum allowable height (section 14-5.2(D)(9). (Angela Schackel Bordegaray, 955-6127, asbordegaray@santafenm.gov)

I. DISCUSSION ITEMS

J. MATTERS FROM THE BOARD

K. NEXT MEETING: Tuesday, December 8, 2020

L. ADJOURN

Persons with disabilities in need of accommodations, contact the City Clerk's office at 955-6521, five (5) working days prior to meeting date.

RECEIVED AT THE CITY CLERK'S OFFICE

DATE: November 18, 2020

TIME: 9:12 AM



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A. ROLL CALL

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E. MATTERS FROM THE PUBLIC

F. STAFF COMMUNICATIONS

G. OLD BUSINESS

H. NEW BUSINESS



AGENDA

1. Case #2020-002809-HDRB. 601 San Antonio Street. Downtown & Eastside Historic District. Downtown and Eastside Historic District. Taylor Pardue, agent for Paul Markunas, owner, proposes to change windows, raise parapets, construct a portal, door replacement, install a patio and yard walls and make other minor repairs on a contributing structure. (Daniel Schwab, 955-6660, dnschwab@santafenm.gov)
2. Case #2020-002810-HDRB. 586 Camino del Monte Sol. Downtown & Eastside Historic District. Architectural Alliance, agent for David Krakauer and Jessica Flack, owners, proposes to construct a free standing garage, replace windows, and coyote fencing at a contributing residential property. (Angela Schackel Bordegaray, 955-6127, asbordegaray@santafenm.gov)
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I. DISCUSSION ITEMS

J. MATTERS FROM THE BOARD

K. NEXT MEETING: Tuesday, December 8, 2020

L. ADJOURN

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RECEIVED AT THE CITY CLERK'S OFFICE

DATE: November 5, 2020

TIME: 1:28 PM

SUMMARY INDEX
HISTORIC DISTRICTS REVIEW BOARD
November 24, 2020

ITEM	ACTION TAKEN	PAGE(S)
Call to Order	5:30 pm	1
A. Roll Call	Quorum Present	1
B. Approval of Agenda	Approved as Published	2
C. Approval of Minutes October 27, 2020 Hearing	Approved as Amended	2
D. Findings of Fact & Conclusions of Law	Approved	2-3
E. Matters from the Public	Comments	3
F. Staff Communications	None	3
G. Old Business	None	3
H. New Business		
1. Case#2020-002810-HDRB. 586 Camino del Monte Sol	Postponed	3-10
2. Case #2020-002818-HDRB 324 McKenzie Street	Postponed	10-12
3. Case #2020-002813-HDRB 247 Anita Place	Postponed	12-18
4. Case #2020-002819-HDRB 425 Hillside Avenue	Approved	18-19
5. Case #2020-002820-HDRB 1369 Cerro Gordo Road	Approved	19-25
6. Case #2020-002483-HDRB 524 Calle Corvo	Approved Items 1-4	25-38
7. Case #2020-002758-HDRB		

312 Catron Street	Approved	38-45
I. Discussion Items	None	45
J. Matters from the Board	None	45
K. Next Meeting	December 8, 2020	45
L. Adjournment	Adjourned at 10:20 p.m.	45

**MINUTES OF THE CITY OF SANTA FE
HISTORIC DISTRICTS REVIEW BOARD
November 24, 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 (arrived at 6:04 pm)
Mr. John Bienvenu
Mr. Anthony Guida

MEMBERS EXCUSED:

Ms. Flynn G. Larson
Mr. Buddy Roybal

OTHERS PRESENT:

Ms. Nicole Ramirez Thomas
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

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

VOTE: The motion passed by unanimous (5-0) roll call vote with Members Biedscheid, Bienvenu, Guida, Katz and Chair Rios voting in favor and none voting against.

C. APPROVAL OF MINUTES:

1. October 27, 2020

Chair Rios requested the following changes to the agenda:

- On page 16, the fourth paragraph down, should read: "Chair Rios said it appears the Board is moving in the direction to approve this application with the exception of the design railing and that can return to the Board."
- On page 17, under "Questions for Staff", third paragraph down, the word "do", should be changed to "did".

MOTION: Member Bienvenu moved, seconded by Member Biedscheid to approve the HDRB Hearing Minutes of October 27, 2020, as amended.

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

D. APPROVAL OF FINDINGS OF FACT AND CONCLUSIONS OF LAW

1. Case #2020-002692-HDRB. 202 Galisteo Street.

2. Case #2020-002693-HDRB. 3 Placita Rafaela.

3. Case #2020-002694-HDRB. 801 Alto Street.

MOTION: Member Bienvenu moved, seconded by Member Biedscheid, to approve 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, Katz and Chair Rios voting in favor, none voting against and Member Guida abstaining.

E. MATTERS FROM THE PUBLIC

Eric Enfield wished everyone a happy Thanksgiving.

F. STAFF COMMUNICATIONS

Ms. Paez said the Land Use Department has submitted the opening for Historic Director to HR.

G. OLD BUSINESS

None.

H. NEW BUSINESS

Chair Rios explained the appeal process for anyone who disagreed with the Board's decision.

Ms. Paez clarified because of the holiday season and only one meeting this month if the Findings and Conclusions are not approved by the 35th day after this hearing, that will start the 15-day appeal period. Anyone with questions on the appeal process should contact their case manager.

1. **Case #2020-002810-HDRB. 586 Camino del Monte Sol. Downtown & Eastside Historic District.** Architectural Alliance, agent for David Krakauer and Jessica Flack, owners, proposes to construct a free-standing garage, replace windows, and coyote fencing at a contributing residential property. (Angela Schackel Bordegaray)

STAFF REPORT

586 Camino del Monte Sol is a contributing residential structure located in the Downtown and Eastside Historic District. It is Spanish-Pueblo Revival style single family home with flat roof, simple parapet, and concealed lintels. A non-contributing guest house is located southwest of the main house. The guest house had an attached carport at one time which was demolished at an unknown date. The House was the home of Fremont Ellis, a Santa Fe painter, printmaker, teacher, and founder of the Santa Fe group known as Los Cinco

Pinturas. Will Schuster was his next-door neighbor (From “An Artist’s Biography”). She noted that Historic District Review sheet did not make it in the packet.

The applicant proposes to construct a 576 sf 14’ x 4” high free-standing garage where the maximum allowable height is 15’. The garage will be located to the southwest of the main house. The proposed garage will match the Spanish-Pueblo Revival style of the main house. The garage door will be 19’ wide x 9’ tall with decorative wood panels and exposed wood lintels on its south façade. The windows and the door will have exposed wood lintels. The north elevation will have a wooden 3’ x 4’ double casement window with true divided lites painted Danube blue to match main house. The wood doors and lintels will be stained Antique Walnut to match the existing courtyard gate. The stucco will match main house and yard walls, El Rey Buckskin. Garage door will be stain grade cedar fencing.

The applicant also proposes to add a 6’ tall coyote fence where the maximum allowable height is 6’. The latillas will have staggered tops to create a new parking space for the existing guest house. The new fence will tie into the existing coyote fence that separates the driveway from the yard.

STAFF RECOMMENDATION

Staff recommended approval of the proposal and finds that the application complies with Section 14-5.2(E) Downtown and Eastside Design Standards.

QUESTIONS FOR STAFF

Chair Rios asked for a description of the public visibility, if any.

Ms. Bordegaray said there is very little. She referred to the photograph noting a vehicular gate. The gate is barely visible beyond the trees and from the street a little of the roofline can be seen.

Ms. Paez clarified the applicant is represented by Mr. Enfield.

Member Guida asked if the site is flat or if there is topography.

Ms. Bordegaray replied there is major topography. Walking down the driveway to the right of the proposed garage drops down significantly like a bowl.

APPLICANT’S PRESENTATION

Eric Enfield, 612 Old Santa Fe Trail was sworn in. He noted in a photograph shown where the large pine tree is located on the plan. A garage was previously approved in the exact location by this Board. This is the only visible spot to put a garage and the site plan shows the historic wall, which will not be touched. They will tie into a new coyote fence

going across and will be picked back up at the guest parking area. They hope to keep the foundation at the driveway level and have tried to capture some of the character defining features of the house. They plastered the majority of the header and left slivers to match the detail facing the house. That is the reason they see window detail on the northeast and northwest elevations. They are also mimicking the height of the header of the garage.

Chair Rios asked staff to put the elevations on screen.

Mr. Enfield continued that the two elevations (northeast and northwest) are visible from the house and matched some details of the windows and divided lites and door. Also, they did a cedar chevron pattern on the front of the garage door and detailed the sides to match the corners of the house. He thought there would not be any question that it was added at a later date. One side is almost 20 feet from the house and one about 40 feet from the house. The new flagstone walkway actually ties to an existing walkway inside the stucco wall. They have tried to incorporate it into the main house and grounds to match the details and make it a nice structure instead of just a boxed garage.

QUESTIONS FOR APPLICANT

Member Bienvenu asked if correct that the elevations in the packet seemed different than the east elevation and the door. They are different on the south and west elevations shown.

Ms. Bordegaray said they should match. She noted a second set of slides were included in the packet.

Member Bienvenu asked if the more accurate version of the application was on screen.

Mr. Enfield responded it was, but clarified it is the northeast elevation not east, the northwest elevation, not a true west, a southeast elevation not a true south, and a southwest that is not a true west. Those are elevations he presented in his packet and what he submitted matches.

Ms. Bordegaray said this came about because she received the packet when she asked about the garage door stains and finishes. She noted the correct set of drawings depict the garage door with the Chevron pattern.

Member Guida thought it a very nice garage and detailing. He asked Mr. Enfield to describe how the height was calculated from the adjacent grade of a flat site. Especially because they are so close to the height limit.

Mr. Enfield explained the front and sides are fairly representative of what is there. Some dirt work inside the backyard will be required but there is stonewalls and terracing. There is a requirement for a small amount more of stone terraces that he didn't include because he doesn't have topography for it. The front façade building when measured will not be 14 feet higher than the driveway surface. Any retainage will be done with the existing stonewalls.

Member Guida asked staff if correct that height would not be measured from the street, but from adjacent grade.

Ms. Bordegaray said it is correct; from the finished grade to the top of the parapet.

Mr. Enfield asked because it is a sloping site, wasn't he allowed to add three feet to the 15 up to a total of 18 feet.

Member Guida said that is a discretionary allowance.

Mr. Enfield said he would ask for that.

Member Guida said he wasn't trying to be difficult. His point is, it is a question that a big part of the materials the Board receives should properly represent the project. He said that is we are charged with and we don't want things to look different once built.

Mr. Enfield said he mentioned doing stonewalls beyond the face toward the house. That is what is there now - stone and terraces. He said we plan to provide the pad and using the stone and building the garage on the pad. The stone walls will not be part of the garage.

Member Guida said the Board needs to see from staff and the applicant where the ground is from the topography and grade line.

Mr. Enfield replied the problem is that many times in the preliminary design, people don't want to spend money for topo before the project is approved. He said he was expecting them to ask the question but wanted the Board to know we were going to do it in rock walls and landscaping. That will happen outside the footprint of the garage.

PUBLIC HEARING

John Eddy, 227 E. Palace Ave., Santa Fe was sworn in. He wanted discussion on whether the splaying of the buttresses on the garage suggest the details on the house.

Ms. Bordegaray replied yes, there are some buttresses on some corners of the main structure and are visible in the historic buildings inventory survey.

Mr. Enfield noted you can see a slight splay coming up to the gate, along the walls and the back of the house. The idea was to give some of the character of the house to the garage.

BOARD DISCUSSION

Member Guida expressed concern about the completeness of the packet received that is different than what was shown. And he has a lingering concern on the how the height is being calculated. He asked if the Board was comfortable with staff approving the height of the garage despite the significant topography.

Member Biedscheid said she wouldn't have known about the slope if Member Guida had not pointed it out. She asked staff to clarify if the Board should allow the discretionary 4 feet in their motion, or whether it is required, or it is needed by the applicant.

Chair Rios said allowable height is 15 feet and the applicant is asking for 19 feet.

Member Bienvenu asked if the Board knew whether the discretionary additional amount needs to be approved to build the project as submitted.

Ms. Bordegaray said she understood the height at the front of the driveway is 15 feet and the request is for the additional 4 feet.

Member Bienvenu said they need a resubmission of the drawings.

Chair Rios noted the statement in the staff report, "The garage door will be 19 feet *wide* and 9 feet high."

Member Katz added it also says the building will be 14 feet high.

Mr. Enfield clarified currently he is submitting a building that is 14 feet high, but he has mentioned to the Board they may be doing some stonework in the grade change. That would be separate from the garage. He thought he would be able to work with staff depending on what that is to ensure being within the 15 feet of the height on the garage. He thought that was what had been done in the past approval and he is ensured 14'4" but allowed to go to 15 feet. It would not be more than a foot or two difference when finished. The intent was always to redo 4-foot-high rock walls and he also can reduce the depth of the garage. All of that can be done with staff because that side is not publicly visible.

Mr. Enfield said it isn't fair if people have to hire a surveyor to do topography, but he understands the Board's concerns. He has presented a building that is 14 feet at the front and shows 14 feet high all the way around. He could do a 2 or 3 or 4 feet high dry-

stacked wall to level the pad. He could also reduce the depth to stay within the allowable height. He was hoping they could approve that tonight.

Ms. Ramirez Thomas said for the Board to grant the request for additional height would require it be noticed on the agenda.

Mr. Enfield said not if it is a sloping site; it is up to the discretion of the Board.

Ms. Ramirez Thomas replied it still has to be advertised but the decision is up to the discretion of the Board. She confirmed the allowable height and that the applicant proposed 14'4" to build up to. The height is measured not from the finished grade of the structure, but from the front grade of the property.

Mr. Enfield asked if that wouldn't be from the front door.

Ms. Ramirez Thomas replied it is, but in this case the front door is a separate structure. She asked to confirm the location of the door.

Mr. Enfield said the garage door out is on the southeast side which is the driveway side, and it is visible from Camino Del Monte Sol.

Ms. Ramirez Thomas said during inspection it will be measured from the garage door on the high portion of the property, not the part requiring the additional height.

Mr. Enfield said that was correct, it will be 14'4" high when measured.

Ms. Ramirez Thomas said it will be under the maximum allowable height.

Ms. Bordegaray asked to interject. She recognized some omissions; the drop of the slope is significant. Showing what the applicant wants and how that drops off would help alleviate much of the discussion. If the front of the garage is under the maximum allowed and the back of the garage drops down, would that be considered exceeding allowable height when Mr. Enfield reconfigures the site.

Ms. Ramirez Thomas asked if Mr. Enfield is changing the grade of the property so that the whole structure will be at maximum height.

Mr. Enfield explained there are rock walls there and currently you can go up to 4 feet with a dry stacked rock wall. It is not considered structural because it doesn't have a foundation. They will redo the landscaping with stone walls and create terraces off of the garage with 4 feet high walls. They are retaining 2-3 feet and that doesn't impact the design of the garage.

Ms. Bordegaray referred to the elevations of the garage and confirmed the elevation that is the back of the garage. She said he would be doing extensive site work and from that the Board knows what needs to happen.

Mr. Enfield said he mentioned he would redo the stone terraces in that area. It is not part of this application because he doesn't know to what extent yet. He does know he can go 15 feet and that can be conditionally approved. That is what is allowed. He will come back to the Board if he exceeds 15 feet.

Ms. Bordegaray asked if the site work would be separate or if he is building up the site.

Mr. Enfield asked if correct that Ms. Ramirez Thomas said during inspection they would measure 15 feet from the front street facing façade to be sure 14'4" isn't exceeded.

Ms. Bordegaray noted this is not street facing, it faces the side.

Vice Chair Katz expressed his thanks to Member Guida for saying the packet is incomplete. Initially he thought it straightforward but now the Board was seeing just how incomplete the packet is. They should get the graphics to know what is being talked about. He thought it was good to postpone and they should do it sooner rather than later.

Ms. Ramirez Thomas informed Mr. Enfield of the City's slope GIS layer that he could use to start.

Mr. Enfield said he couldn't count on the City topo because the property lines are never correct. He asked if the Board wanted him to come back with his plans for landscaping. He said, "Does a 4-foot wall require a permit - no it doesn't."

Vice Chair Katz said the Board wants to know how the back of the garage relates to the grade.

Mr. Enfield said it is reflected.

Ms. Bordegaray said no, it is not.

Mr. Enfield explained that he was saying when they do the stone terraces it will be less than four feet high. This was approved in the same area if you look at the previous approval and with less information than on this drawing. He said if the Board wanted him to clear it up he would and come back.

Member Bienvenu clarified his concern was for staff to inform the Board whether they needed to exercise their discretion and approve additional height for the project. He is not interested in the landscaping or retaining walls. He trusts staff's technical expertise on how to calculate the height.

Ms. Ramirez Thomas said yes, staff will notice this. She will be sure to include the need for height and amount of height requested based on slope, and the Board's discretion per Code.

MOTION: In Case #2020-002810-HDRB, 586 Camino Monte del Sol, Member Guida moved to postpone for resubmittal with the following: topographical lines around the project site; a HCPI in the packet; updated drawings that reflect what is shown on screen; an accurate description of the proposed height of the building relative to grade; and if a discretionary height allowance is requested, it be properly noticed and included in the packet. Vice Chair Katz seconded the motion.

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 #2020-002818-HDRB. 324 McKenzie Street. Downtown & Eastside Historic District.** David C. Betzler, agent/owner, proposes to demolish, reconstruct, and extend an awning on the non-primary facades of a contributing structure. (Daniel Schwab)

STAFF REPORT

324 McKenzie Street is a 1540 square foot contributing residential structure located in the Downtown and Eastside Historic District. Primary façades have not been designated for this structure, however, staff recommends that this is not necessary for the consideration of this application, as the proposed changes are not publicly visible and would thus not be on primary façades. The structure is rectangular, of one-story, and faces north on McKenzie Street. The structure has a pitched roof with a street-facing gable, adobe walls with deeply recessed windows and a territorial-style portal on the front. On the east side, the rear portion of the property is gated and hidden from public view. Behind this gate is a wood awning and trellis that is not attached to the structure. The awning and trellis are not historic.

The applicant proposes to remove the non-publicly visible awning structure and replace it with an oxidized steel frame awning, similar in scale to the one to be removed, with pre-finished Pro Panel metal roofing in a brown color. This structure will extend around the non-publicly visible south side of the house to shade from sunlight. The roof of the awning will be bolted to the exterior wall, and will be partially supported by steel posts in a rust-brown color, partially by the ledger strip which will be connected to the wall.

STAFF RECOMMENDATION

Staff recommended 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

Vice Chair Katz asked why the Board wouldn't need to know whether this will go on a primary façade.

Mr. Schwab said there are two parts to a primary façade. One is to see the main or most representative façade of the building, often the front. The other is that it contains character defining features. That is not the case here.

Vice Chair Katz said the Board would decide what façades are primary.

Mr. Schwab said the Board has the authority to ask that primary facades be designated before permitting the project.

Vice Chair Katz said that should have been done.

Mr. Schwab replied the Board has that authority to do that before the project is approved.

Member Bienvenu said he was about to make the same comment. This seems it could certainly be a primary façade. The project could not be approved until they were sure that determination is made and parts of it will be publicly visible.

Member Guida agreed that determining the primary façades seemed the logical first step. He asked if what is proposed is an awning or a pergola, the drawing is unclear.

Mr. Schwab preferred the applicant answer with more detail.

Chair Rios addressed staff and said her notes said, "Designation on primary façades" it seemed for a long time that projects before the Board, whether contributing or significant -obviously significant when all of the façades are primary - is an important thing to do. Any project will impact a primary façade.

She asked Board members if they wanted to go further, or talk with the applicant, or just designate primary façades.

Member Guida suggested in the interest of time and discussion of an incomplete packet, they postpone the case. They can ask the applicant to come back for the determination of façades first and then consider the project.

MOTION: In Case #2020-002818-HDRB, 324 McKenzie Street, Member Guida moved to postpone the case and have this come back to the Board to: 1) determine primary façades on a contributing building; and 2) consider the proposed project. Vice Chair Katz seconded the motion.

Mr. Schwab asked if this could be postponed to a date certain to move the case forward more quickly to the next hearing.

Ms. Paez noted the need to ensure notice of the designation of primary façades before the next hearing. She didn't think that was possible.

Chair Rios said the Board will put it in staff's hands to move as quickly as possible.

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 #2020-002813-HDRB. 247 Anita Place. Don Gaspar Area Historic District.** Gene Tison, agent/owners, proposes to construct an addition on a contributing residential structure. (Angela Schackel Bordegaray)

STAFF REPORT

247 Anita Place is a contributing 1,300 sq. ft. Mission Revival style bungalow constructed between 1930 and 1936 and located in the Don Gaspar Area Historic District. Its defining features include an undulating parapet, round arch porch openings, red tile roofed tower over porch, and white, textured stucco. The white stucco has a unique textured pattern. Windows are double-hung with a 3/1 lite pattern. The bungalow is one of a few of this architectural style in this streetscape, which is dominated by Spanish-Pueblo Revival style homes and structures. There is a detached garage at the end of the driveway to the west of the house that was constructed along with the house.

In 2015 the HDRB (case #H-15-034A) designated the south and west façades primary and approved window replacements in the kitchen and bathroom (H-15-034B).

The applicant proposes the following:

1. Construct a 310 sf addition onto the northeast corner of the house. The addition extends 35' from the front (south) façade flush and 24'- 6" into the backyard to the north. The height of the addition is 12 feet and is proposed to have a flat roof and straight parapet. Its height is 12', three feet lower than the existing parapet of the house. The windows on the addition will have a 3/1 lite patten and will be white aluminum clad. They propose to install a French door with a side panel on the

addition's west façade. A skylight, which will not be visible above the parapet, is proposed for the addition.

2. Re-stucco the entire house. The existing stucco has several layers of paint ranging from medium tan to creamy white. As the stucco color and texture are character-defining features of this house, staff suggests that the applicant repair and match existing stucco texture and color as best possible.

No other changes are proposed at this time.

STAFF RECOMMENDATION

Staff recommended approval of the proposed project and finds that the application complies with Section 14-5.2(H) Don Gaspar Area Historic District.

QUESTIONS FOR STAFF

Chair Rios asked to confirm that the primary façades are on the south and the west and the proposed addition on the northeast, and the addition will be lower than the existing house. The applicant has proposed removing the sun porch to put the addition there.

Ms. Bordegaray said that was correct. She referred to the photograph with the corner of the house where the proposed addition would be placed.

Chair Rios asked if in her opinion the proposal would not have a negative effect on the contributing status of the house.

Ms. Bordegaray replied staff recognizes it limits an existing condition but believes it will not compromise the historic status of the house.

Chair Rios said the house has very distinctive features with undulating parapets and the tower in the front and the color and texture of the stucco. She asked about the proposed color.

Ms. Bordegaray said the stucco is creamy in some areas and whiter in other areas. The applicant will need to match something between the two colors as well as to match the stucco color and texture.

Member Bienvenu asked if the window replacements in 2015 were wood or aluminum clad.

Ms. Bordegaray said the windows were replaced in kind and to her knowledge there are no aluminum clad windows on the building.

Member Bienvenu said the drawings appear to show an underlying parapet pattern designed to mimic the house. He asked if that was the intention.

Ms. Bordegaray said from that side it looks slightly undulating. The other side looks like it needs to be undulating and is somewhat misrepresented. It is up to the Board.

Member Bienvenu asked if the French doors are publicly visible. They are different than the others in terms of having no divided lites.

Ms. Bordegaray said there is no visibility to the public. The Don Gaspar Historic District does not require divided lites and the drawings do not show divided lites. The applicant expressed in the proposal letter that these are French doors.

Vice Chair Katz said he realizes the façade and the door is not supposed to look like it is original. But on the east elevation the windows seemed to make the house feel like a cohesive whole. He wondered on the one with the door if appropriate to try to have a door that matches and maybe even a window. The window on the other side really draws things together and this might pass muster but doesn't enhance the house, but it could.

Member Guida said his concerns were similar. This may meet the minimum requirements, but the design is minimal. He expressed concern about the fidelity of the drawings. It shows the porch volume will be kept and there is a change in level that exceeds possibility without a bump out on the roof for the visibility of the existing porch at the current house level.

APPLICANT'S PRESENTATION

Gene Tison, 226 Anita Place, was sworn in.

QUESTIONS FOR APPLICANT

Member Guida asked if Mr. Tison considered doing the addition at the floor level of the house.

Mr. Tison replied the tower where the arched doorway is at the front of the house reflects the floor level of the house. The lot is fairly flat at the back of the house and the new part will be more at ground level and go down one step down. Part of that is because of a steep basement stairwell and he tried to angle the stairs to meet the current Code. Where it shows the ground level of the house is really where the floor level would be.

Member Guida said his understanding is that the addition is connected internally inside the house.

Mr. Tison said yes, the back wall will become where the bathroom will be.

Member Guida said looking at the west or the south elevation proposed, his concern is what they see in drawings is what they get in reality. Looking at what is proposed is a porch higher in elevation than the addition. He wants to be sure what they are looking at is what is remaining and what will be what they get. Looking at what is proposed he sees a porch higher in elevation than the addition. He understands stairs from the porch get you down into the addition. He wants to be sure looking at the rear of the project they don't see a volume sticking out above the proposed parapet that isn't in the drawing. It comes down to whether the Board is accurately seeing the project. His preference and recommendation would be to increase the height of the proposed additions and parapet to make sure that is addressed.

Mr. Tison explained he took the current floor level of the kitchen and the floor level of the basement and divided it up in the current Code requirement for stairs. It looked like they could get by with a 12-foot parapet on the backside. But when you walk down into the addition you go down another two steps. He heard the discussion on case one and thought there is no way they would be above 15 feet, but it might be 6 inches higher on the backside. He didn't have any concept of anything but the old roof that meets the new roof as it is now. There wouldn't be an angled section coming off of that. He doesn't want to see that either.

Member Guida said he thought more design work was needed and could be done with staff. His note to the Board is the 12 feet high parapet is too low to work practically.

Mr. Tison said he was fine with raising that. He added he is not an architect. These are the original drawings submitted for the last requests with the addition on the back. This is a preliminary attempt to try to fix the stairs and add the small part on the back at the same time. The space with the old windows is unheated, he thought that was originally an enclosed porch.

Ms. Bordegaray referred to the current conditions shown on the north and east elevation slides.

Chair Rios asked Member Guida if he were indicating that the proposal of 12 feet would be at the same height as the existing house, or it could be lower.

Member Guida said it could be lower. At the very least the parapet needs to be as tall as where the existing porch roof meets the existing house. That is higher than 12 feet. It is great that the homeowner produced the drawings himself, but at some point he might want a professional for the permitting. What they are looking at is undeveloped for what is being considered. He was concerned other practicalities might change what is being shown to the Board.

Vice Chair Katz said the back looks tacked on, partly because of the height and partly that the level is lower than the rest of the house. On the east façade because there is no door, there is no sense of where the floor is exactly. He didn't know if there was a way to fix that, but it is a concern.

Mr. Tison said he understood what Member Katz meant. He designed the floor level on the east façade to appear like the other windows, including the bathroom window on that side that was replaced. The windows are aluminum clad and the windows that were replaced were white aluminum clad, not wood. If it is better to have the parapet higher, that would not be a problem. The current roof slopes to the north slightly at a low pitch. It would be easy to make the parapet even with that and it would give a higher ceiling in the back room. He went through a window catalog for the door on the west side because he wanted sunlight in the afternoon. It is not a problem if he needs to put in divided lites.

Chair Rios asked if the proposed addition would have an undulating parapet.

Mr. Tison said he likes the undulating parapet, but it is hard to draw. He does want to continue that as part of the feature of the house. It is a wonderful eccentricity of the person who built the house.

PUBLIC HEARING

Doug McDowell, 1317 Cerro Gordo Road, was sworn. He said he knows Mr. Tison and his family and is impressed with the unusual and unique house. He thought Mr. Katz's point about the door being too low was good. He wondered if they would consider a couple of steps up to the door and dividing the upper door into three panes. That would raise the door some and could have divided lights above and would undulate the roof more.

Mr. Eddy, previously sworn, said the house is really beautiful. He thought a lot of this came down to personal preference, but the questions raised are valid. The stucco sample from the west façade has a lot of integrity with the skip trowel technique. The depths of the different layers of stucco add a lot to the house. He encouraged the owner to adopt the technique as a standard but resist the temptation to re-stucco the entire house. If the parapet could come up he didn't think it should match the parapet of the house. He would split the difference in elevation. The undulations are a wonderful character of the house and should be added to the addition as well. The steps up to the French doors may be a good solution, but he suggested divided lites on the doors and matching the windows near the front of the house to bring the façade into a more interesting symmetry.

BOARD DISCUSSION

Chair Rios said there are a number of things on their plate. She agreed the addition should not be at the same height. She also thought the texture of the stucco is an important feature of the house. She agreed if the majority of the house doesn't need to be re-stuccoed that should be studied carefully. It contributes to the status of the house and is an important feature. She said Mr. McDowell's recommendations regarding the steps, she would like to see the direction the Board takes. There appears to be many things the Board needs to address.

MOTION: In Case #2020-002813-HDRB. 247 Anita Place, Westside, Member Guida moved to postpone the application to address a number of things and have the applicant return with updated drawings reflecting a taller parapet height but lower than the main design of the house. He recommended the applicant consider matching or splitting the floor level and ground level in the addition and the proportions of wall above the new windows. He asked for more information for the Board's consideration on the existing stucco condition of the house beyond color, how the applicant will match the existing texture and what areas need to be repaired or replaced. On the door, the applicant should have divided lites. Vice Chair Katz seconded the motion and asked a friendly amendment for the door to be higher with a step up. Member Guida agreed and could be part of raising the floor level of the addition.

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

Member Bienvenu commented his vote in favor was because he agreed with the recommendations and the applicant had indicated they are willing to consider the recommendations.

Mr. Tison said regarding the stucco, the family had discussed the color. He wasn't sure if he was allowed to pick the color or if the Board would choose the color.

Chair Rios said the house will pick the color.

Mr. Tison agreed with the changes and recommendations. He asked if he would need to come back before the Board in a month and do this again.

Chair Rios said yes. She thanked him for being receptive to the changes. Staff will guide him through the process.

Mr. Tison said in the meantime he would engage a professional.

4. **Case #2020-002819-HDRB. 425 Hillside Avenue.** Downtown and Eastside Historic District. Martinez Architecture Studio, agent for Marian and Daniel Knowles, owners, proposes to construct a carport on a non-contributing structure. (Daniel Schwab)

STAFF REPORT

425 Hillside Avenue is a non-contributing residential structure constructed in the Spanish Pueblo Revival style. The house is located above the hill out of the public right of way with no public visibility. It was built in 1984 with subsequent additions and has a status of non-contributing.

The applicant proposes to construct an attached carport to the north-east side of the structure. The north wall will be stuccoed in the same color as the existing structure, El Rey "Pueblo." Wood elements will be stained a dark brown color. It will be 14 feet high, which is lower than the maximum height of the structure and will have an area of circa 500 square feet.

STAFF RECOMMENDATION

Staff recommended 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

Richard Martinez, 1524 Paseo de Peralta, was sworn in. He said the carport will be in the same style and match the house and will not be enclosed but will have a roof. They intend to have a colored concrete floor and pathway from the carport to the back door of the house. Both will be heated for snow melt. The project is attached to the house at the farthest point from the street and it is impossible to see the carport. The lot was leveled years ago and is about 6 feet below what was the natural grade.

QUESTIONS FOR THE APPLICANT

Chair Rios thanked the applicant for his submittal that included both the existing and the proposal on the same page. That makes it easier to compare the two and she has been pushing to have that for years.

Vice Chair Katz thanked Mr. Martinez for all of the drawings.

PUBLIC HEARING

There were no comments from the public.

BOARD DISCUSSION

MOTION: In Case #2020-002819-HDRB, 425 Hillside Avenue, Member Bienvenu moved to approve per staff recommendation and stated for the record that the application complies with section 14-5.2(D). Member Guida seconded the motion.

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.

5. **Case #2020-002820-HDRB. 1369 Cerro Gordo Road. Downtown & Eastside Historic District.** Doug McDowell, agent for J. Midyette, owner, proposes to construct a freestanding garage, additions, and replace windows on a non-contributing residential structure. (Angela Schackel Bordegaray)

Member Bienvenu recused himself from this case and the next two cases.

STAFF REPORT

1369 Cerro Gordo is a large lot located away from the public way that has three structures listed as non-contributing to the Downtown and Eastside Historic District. The property's structures include an adobe residence and an adobe shop and garage, all in Spanish-Pueblo Revival style. The board approved a garage addition to the main house in 2016.

The applicant proposes the following changes:

Main House

- Add on to the kitchen on the north elevation. The north wall will be extended to enlarge the kitchen by 260 sf. Two new windows will be installed on this wall. The expanded kitchen will have a portal with corbels and beams.
- Revise the main entry. The new entry will feature double doors with windows. Patio will be reconfigured around the remodeled entry.

Guest House

- Addition of a 148 sf portal on the west side of the guesthouse. The portal will have wood beams and corbels. The existing doors and windows of the guesthouse will remain.

- The house's gate entry and yard wall will be shifted to the south realigning the exterior gate and walkway to the proposed portal addition to the west elevation of the guesthouse. The gate and yard wall will not change in material or style.
- Add exterior lights that will be night sky-approved.
- Windows are clad by Sierra Pacific, a custom green color; stain is brownish gray; the stucco is adobe, and the lights are dark sky as required.

STAFF RECOMMENDATION

Staff recommended approval of the proposed project and finds that the application complies with Section 14-5.2(E) Downtown and Eastside Design Standards.

APPLICANT'S PRESENTATION

Mr. McDowell, previously sworn, had nothing further to add. He stood for questions.

DISCUSSION

Vice Chair Katz asked about the door that will be changed.

Chair Rios asked if it is on the north elevation.

Mr. McDowell said it is the north elevation and the main entry is above that.

Vice Chair Katz asked the applicant to tell them about it.

Mr. McDowell indicated there should be an existing and a proposed drawing in the packet.

Chair Rios noted the drawing is on page 21. She asked what the increase in height is.

Mr. McDowell said the doors as shown are quite a bit higher. The parapet is being taken up to half the mass over the doors but is well below the acceptable height. The applicant owns the antique doors and wants the oxeyes detail. They are not publicly visible. The main entrance of the house is narrow, and this is an attempt to open up the area and use doors the applicant likes.

Chair Rios asked how much the height would increase.

Mr. McDowell replied the height will be raised close to the height of the wall on the right side, to match the east wall. The height is on the drawing of the north elevation of the main entry.

Ms. Bordegaray noted it says "12 feet 6 inches."

Mr. McDowell said the heights are on the right of the drawing and he believed it to be 12 feet 8 inches.

Member Biedscheid asked if the long windows on the side of the main entrance, been evaluated for the thirty-inch rule (the east elevation, section A2).

Mr. McDowell said the window of the existing entry is a single pane unit and is 6 feet tall. They are raising the window because they are raising the ceiling in the extended entry and it will be the same type of window but slightly taller to match the doors.

Member Biedscheid asked staff to address if the 30-inch rule applies.

Ms. Bordegaray said she initially did not see these windows. She noted the oxeyes were referred to as something else and are not shown in the north elevation of the entry.

Mr. McDowell responded to the 30-inch rule. He stated the rule was not followed but it could be. He noted the oxeyes are shown on the proposed.

Ms. Bordegaray said she was confused. On one elevation it shows sidelights next to the vintage doors and on another the oxeyes are shown. She asked Mr. McDowell to describe exactly how that elevation will change.

Mr. McDowell explained on screen was the existing elevation and to the left is the proposed. The existing elevation has the old carved posts with the two doors in between. The opening behind that in the yard wall has an old shutter to the left. The tall window being discussed is below the drawing of the two doors and the oxeyes. That is the east and is around the corner to the left of the double doors and oxeyes. He noted this plan and the next are the only two related to the main entry.

Ms. Bordegaray asked Member Biedscheid if her question was adequately addressed.

Mr. McDowell added he did not think he answered, except that the 30-inch rule could not be met with the large new window. If he is required to meet the rule, he will do so.

Member Biedscheid confirmed there are two windows side by side and both are undivided lite.

Mr. McDowell said that is correct. Also, looking at the proposed floor entry plan, there is a yard wall to the east window that is seven feet tall. That window is in the corner of the courtyard area discussed.

Ms. Bordegaray referred to the photograph of the main entry.

Mr. McDowell indicated behind the tree is a small window he calls a shutter and to the left is the tall courtyard wall. Between the wall with the shutter and the face of the new entry addition, the window discussed is on the left side of the entry extension. It is in the corner of the shutter and the tree of the courtyard wall.

Member Biedscheid asked how many windows are undivided and if he was trying to maintain consistency with the rest of the house.

Mr. McDowell said the rest of the house is consistent. They are using the same type of windows in the same style and size approved for the master bedroom being done. The owner asked to have the window in the entry mimic the existing entry window except be taller. They felt that more in keeping with the tall doors and windows.

Ms. Ramirez Thomas noted that the three-foot corner along with the undivided lights might be an issue on that façade.

Chair Rios confirmed that is because it is not 3 feet from the corner.

Mr. McDowell said that is correct and the main reason is it is in a corner no one can see. He admires and respects the rules on the 3-foot corners and if needed, he will illuminate the window.

PUBLIC HEARING

There were no comments from the public.

BOARD DISCUSSION

Member Biedscheid asked staff if an exception to the rules is needed if the window is allowed as drawn.

Ms. Ramirez Thomas said it is an existing, non-conforming window with a request for remodel and would need an exception for the three-foot corner and 30-inch rule.

Chair Rios said Mr. McDowell indicated he is willing to do divided lites and doesn't have a problem with the three-foot rule. The maker of the motion can address that.

Mr. McDowell said the applicant will remove the window and if they want something else that requires a variance, will come back. He hasn't requested a variance and if there is no window he would not need divided lites.

Chair Rios asked if they were just talking about one window.

Mr. McDowell confirmed it was one. The other window exists and is not divided.

Ms. Bordegaray asked Mr. McDowell the elevation he was referring to.

Mr. McDowell said he referred to section 1A, upper sections, small window in the entry on the left that is existing. To the right of that section is a small window again, as well as the large, taller window with the same width in the proposed entry extensions. He proposed omitting the tall window and the extension. He will leave the existing window in the entry as is. Or if that also does not meet the 30-inch rule, he will revise the window to meet the rule. He wasn't sure Code required that be changed when he is not doing anything to it.

Chair Rios believed as an existing window with nothing being changed, he would not have to do anything. She asked Ms. Bordegaray to address that.

Ms. Bordegaray said if he is not changing the opening that the window is in. She understands if he is reconfiguring the entryway on that mass it would need to be brought into conformity.

Ms. Paez indicated Stephen Bellie had his hand raised but she wasn't sure he was related to the applicant.

Mr. McDowell did not know him or if he was related to the case.

Chair Rios indicated they were addressing the conformity and nonconformity.

Mr. McDowell thought he would have three feet from the corner. They are stepping out where the door is at the entry and extending beyond. So, looking at the proposed window and the distance between it and the outside wall, there is 3 feet.

Ms. Bordegaray clarified the discussion was the taller proposed window and whether it is less than 3 feet from corners defining the 30-inch rule.

Mr. McDowell said he thought the three-foot rule had been resolved and the question is whether they divide it or not.

Ms. Bordegaray said she was still not clear. The long window is proposed, and the short window already exists. The discussion is whether the long window meets the 3 foot rule.

Vice Chair Katz noted the other side is not 3 feet from the corner.

Mr. McDowell said it is 3 feet from the inside corner and that is why he wanted to look at the floor plan.

Vice Chair Katz said they are looking at it from inside the entryway looking east. It is not 3 feet from the *exterior* corner which is what the Board is interested in.

Mr. McDowell referred to a drawing noting the proposed window as 3 feet.

Vice Chair Katz indicated the plan said 3.2 feet to the middle of the drawing.

Mr. McDowell offered to shift the window over 6 inches.

Member Guida confirmed that the three-foot rule is only from the outside corner. He asked why there was the discussion on this.

Ms. Bordegaray said it does not need to be 3 feet from an inside corner. It has to be 3 feet from the exterior corner, not the interior.

Vice Chair Katz asked if two windows going to the south would be allowed by Code that could go to the wall.

Ms. Ramirez Thomas read the Code section, "*No door or window in a publicly visible façade shall be located nearer than 3 feet from the corner of the façade.*"

Vice Chair Katz said this façade has two corners.

Ms. Ramirez Thomas thought there was no distinction between the interior and exterior. They are trying to maintain wall mass.

Mr. McDowell said he agreed with Mr. Katz.

Vice Chair Katz said it is not publicly visible, so why waste the time.

Chair Rios said in reference to windows regarding the division, staff has followed if a façade is not publicly visible, in this district they do not need to be divided. That rule was not observed when she started on the Board but has been for at least 5 to 7 years.

Mr. McDowell said a bigger question is the window is only visible if someone is in the corner of the courtyard. It will never be seen. He offered to do what the Board feels is correct but wanted to point out it is not a visible nature of the building.

Member Biedscheid said she didn't realize it faces a wall in the exterior.

Chair Rios noted someone wanted to comment on the project.

Stephen Belli, 449 Camino Don Miguel, was sworn. He said he has a project on the agenda for the next meeting and is watching this closely. The Code rule as read by Ms. Ramirez Thomas is under the heading of recent Santa Fe Style. The rule is about 30 inches for the sills and lattice under the Old Santa Fe Style, and not the recent Santa Fe style. He wanted to point that out.

Ms. Paez said in her experience, the practice has been in the Downtown and Eastside Historic Districts and staff looked at the recent Santa Fe style portion of the Code. That says that windows upon publicly visible portions of the building and walls,

shall be one of the old Santa Fe styles. Staff has used the old Santa Fe styles link to take them to the rules in the old Santa Fe style portion. That is where they see the 30-inch rule and they incorporated that only the publicly visible wall applies. She agreed it clearly says the three-foot rule is for publicly visible façades.

Chair Rios said the Board has been following if not publicly visible it is not required to divide or follow the 30-inch.

Ms. Paez added it doesn't matter whether contributing or not.

MOTION: In Case #2020-002820-HDRB, 1369 Cerro Gordo Road, Member Biedscheid moved to approve as submitted, per staff recommendation. Vice Chair Katz seconded the motion.

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

6. **Case #2020-002483-HDRB. 524 Calle Corvo. Downtown & Eastside Historic District.** Courtenay Mathey, agent for Glynis Dohn, owner, proposes to partially demolish a contributing yard wall, make additions, change windows and doors and construct a garage on a contributing residential structure. An exception to Section 14-5.2 (D)(1)(a) to remove historic material is requested. (Daniel Schwab)

Member Bienvenu was recused from this case.

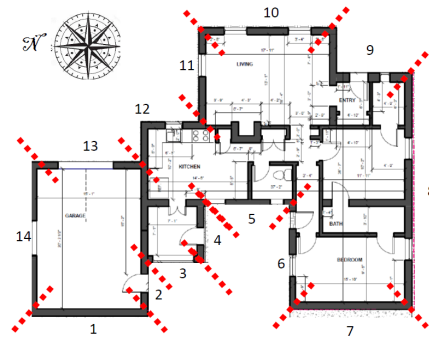
STAFF REPORT

524 Calle Corvo is a contributing residential structure located in the Downtown and Eastside Historic District. The structure was constructed as part of the "Hughes Subdivision" probably between 1949 and 1951. The subdivision is an exceptional example of urban design in Santa Fe. The subdivision contains 20 lots, 16 of which are essentially rectangular, and four of which curved along the street. These are lined by walls placed directly on the lot boundary to create a serpentine streetscape. The subject property is one of these curving lots, with a streetscape defining wall that takes up the full width of the view as one moves through the subdivision. The house and the yardwall were designated as contributing on October 13, 2020.

The house is a one-story structure originally with only one bedroom with Spanish Pueblo Revival Style elements such as rounded parapets, exposed vigas and asymmetrical stepped massing. The street-lining wall, also a contributing structure, has a vertically symmetrical form that steps down toward the center to a central driveway opening. This stepping vertical symmetry is presented in a varied form in the internal yard-wall separating the front garden from the driveway.

Facades 9 through 14 are publicly visible. Facades 9, 10, 11, and 12 have been designated primary.

The applicant now proposes the following changes:



1. Convert the existing garage (facades 1, 2, 13 and 14) to a new bedroom/bathroom space, raise the roof and parapets 12 inches on a portion of the existing garage. This is set back about 8 feet from the primary façade, but as a remodel does not qualify as an addition. This includes changes to the openings (garage door and steel casement window).
2. Expand the kitchen (façade 5) by converting 84 SF of existing portal on façades space to heated area and relocating the portal further west (facades 4, 5 and 6).
3. Re-stucco of entire structure. The color will be Sandalwood cementitious stucco from El Ray, which is a light earth tone.
4. Re-roof of existing structure.
5. Creating new interior yard walls and coyote fencing.
6. Construct a new detached 445 square foot single-car garage at the north end of the property. New windows and doors will be aluminum clad colored Sierra Pacific “Aqua Mist” which is a subdued green color.
7. Create new 12 foot wide driveway opening in the north portion of the existing Contributing street yard wall to serve as access to the proposed driveway. This item requires an exception to section 14-5.2(D)(1)(a).
8. Re-pave the existing driveway with concrete brick pavers and create new patio areas, one to the north of the house of 120 square feet, one to the west, including the new portal of 160 square feet.

Regarding item 7, the proposal to create a new driveway opening for vehicular access from the north, the applicant argues that it is necessary because access to the garage from the existing wall opening would result in two hardships for the owner:

- a) It would require the creation of a turnaround space which would eliminate two parking spaces that now exist that would need to be used for circulation instead.
- b) The distance from the garage to the house would be increased from 15 feet in the proposed design to 40 feet.

The applicant has applied for an exception per 14-5.2(D)(1)(a), to remove historic material from the contributing wall. The applicant's responses to the exception criteria are included in this report, as are the responses of the HPD staff.

STAFF RECOMMENDATION

Staff recommended approval of proposed item numbers 1- 6 and 8 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.

For item number 7, staff does not find that all the exception criteria have been met but the Board may find that they have upon further testimony.

QUESTIONS FOR STAFF

Chair Rios asked if the garage was designated as contributing.

Mr. Schwab said the house and garage are considered as one and all are designated as contributing.

Chair Rios asked if the front is designated as primary.

Mr. Schwab said no, it is not a primary façade.

Chair Rios asked if the existing yard walls vary in height.

Mr. Schwab referred to the diagram noting the yard walls along the street vary. It is symmetrical along a vertical access with the middle being the driveway entrance. The lowest is the center rising slightly at the end to different heights. The sections are approximately the same length with pilasters marking the changes in height.

Chair Rios asked the height of the wall portion with the little gate and the height of the walls of the driveway.

Mr. Schwab said the wall that includes the gate is 3'8" high with pilasters a couple of inches higher going up to 4 feet on the left and 4' immediately to the right, and 5 feet to the far right.

Chair Rios asked if the proposed square footage exceeds the 50% rule and is bigger than the existing house.

Mr. Schwab replied no, only the garage is new square footage.

Chair Rios asked to see the aerial view.

Mr. Schwab indicated the proposed garage is 445 ft.² and current heated space is 1165 ft.² and half of that is more than 445 square feet.

Vice Chair Katz said looking at the two drawings, he liked that it leaves the original house separate. It does a better job honoring the contributing status of the house. He understands the hardship. He thought it could be solved by knocking out 12 feet of the wall to the immediate left of the driveway, opposed to the proposal. That wouldn't disturb the parking spaces and moves the entrance a little more to the north. He isn't sure the other hardship of having to walk 25 feet measured up.

Member Biedscheid agreed the location further from the house is more deferential to the existing house and a better design. She had an issue with making any change to the existing wall. Mr. Schwab had described the importance of the step down of the wall and its symmetry to the wall across the street that is defining of the subdivision of the time. She thought that an important characteristic and its contributing designation was for a reason. She thought the exception criteria had not been met to alter that.

Chair Rios asked if the applicant could access the garage if the wall to the far right isn't broken up.

Mr. Schwab said yes. A turnaround area is not required, and Code specifically says a car may back out into the right-of-way. The driveway is sufficient.

Member Biedscheid said her impression from the status review is the stepping down of the existing house to the existing garage is the lowest part of the house. From there it steps up. She asked Mr. Schwab's opinion whether the proposal attempted to minimize that by raising the parapets to make the step down less apparent. It is a significant change to the parapet and structure as described in the HCPI.

Mr. Schwab said he has to differentiate between the facts of the designation and his personal opinion. The garage has not been designated a primary façade and there is nothing to limit the raising of the roof. His personal view of the design is a stepping down from the main mass in the front to the garage. It is hard to say how noticeable that would

be from the street because it is only the rear portion. The height of the front portion of the house is the same as the existing garage. The rear portion goes back about 8 feet before it goes up.

Vice Chair Katz said the façade isn't clear, so they are not raising the east façade of the garage.

Mr. Schwab said that is correct. It is the rear portion of the garage as shown on page 55 of the packet.

Member Guida said he is of two minds on the project. He agrees with the idea that the garage further from the house would preserve the integrity of the house better. The current design is a mix of parapet heights of articulated volume added to the original house. He is challenged by where they were when they designated the house. There was a lot of fondness for this house in terms of its original condition. Mr. Schwab's presentation and the Board's reception assigned a lot of importance to the existing details. Including the wall, which may or may not be that important.

He thought regardless of what is proposed in the design or drawing, in terms of designation of the house or what the applicant is able to do, the Board doesn't have a lot to say about that. Member Guida said he did not like having two wall entries but didn't know if it was the right decision to designate the wall as contributing. Other than both that one nets the property owner more courtyard and the other creates more differentiation from the original house. But it still follows a lot of rules in the historic district for differentiations; the garage being altered. It wasn't a primary façade. The parapet is stepped up at the back, not the front. Those are relatively minor adjustments. It will be interesting to see what falls out of the discussions, given most of this is allowed, with the exception of the opening if any, in the wall.

Vice Chair Katz said if the opening for the garage was not at the very north end, which is the tall wall. Instead it is next to where the opening currently is. It would seem to be one opening, in the middle and would be a low wall and wouldn't need to be as wide. It is not often two cars will be parked in front of the old garage and it would be less damage to the wall and the house.

Chair Rios asked how much higher the proposed garage is than the existing.

Mr. Schwab indicated it goes up about 12 inches.

Chair Rios said two letters of support from neighbors for the project are part of the record. She said Mr. Schwab could read those if he wanted into the record. She asked the applicant to speak first. ***The letters are attached, hereto, as Exhibit "1".***

APPLICANT'S PRESENTATION

Courtenay Mathey, 2 Camino Pequeno, Santa Fe was sworn in. He said the most contiguous part is the discussion on the second driveway. At the historic status meeting it was decided the brick wall would be contributing along with the house and was noted a significant feature. The Board elaborated at the meeting that even if something is designated as a significant feature it does not necessarily have to be retained. He originally looked at closing the existing opening and putting in a second opening to serve the driveway and garage on the north end. In light of the contributing status and significant features comments he decided to keep the existing opening.

Mr. Mathey said they looked at the options of relocating the garage at the north end of the site. He and his client felt first, that it is a hardship to be an additional 25 feet from the house. Although that doesn't sound like a lot when bringing groceries back-and-forth in bad weather it could be 80 feet instead of 30 feet. His client is older and has had a hip replacement a couple of years ago. She gets around okay now, but it is not easy. Additionally, they are looking at the long-term effect for anyone on the property.

Mr. Mathey said secondly moving the garage further to the north end of the site brings more aesthetic attention on the house. This is looked at not only individually as well as wanting to create a sense of community and place on the site. They feel having the buildings closer gives an architectural relationship and creates a nice courtyard.

Mr. Mathey said looking at the two options; having the garage further from the house there is more driveway. Turning into the driveway now and you make a sharp turn to the North end and it is close to the corner of the existing garage. The site is very narrow there. They received permission from the Land Use Department for the second driveway, so it is an aesthetic issue they are dealing with. They want to create something with relationship between the buildings. Also, if the garage is to the north, backing out of the driveway in snow and trying to turn out onto the street in reverse is not practical. The space needed to back out of the driveway wipes out any usable space and eliminates space that could be used for a courtyard.

He noted their neighbors to the north and south support the project and have no problems and feel it an improvement. He stood for questions.

BOARD DISCUSSION

Chair Rios asked with only the existing driveway, how close the car gets to the house.

Mr. Mathey said there is only about 18 feet from the existing garage to the wall. It is not an easy access and there is no way he could drive in and then reverse all the way

out of the driveway and back onto the street. This approach seems a good balance to the concerns of the property and technicality of use and is the best use of the space available.

Vice Chair Katz said he agreed that moving the garage closer to the house made it relate more to the house and looks architecturally whole. His question is whether that is what the Board should support instead of preserving an historic house. Part of the problem is having a house that is designated as contributing and the façade is contributing. Part of the historical fabric of the town and the contributing historic houses is they want to maintain them. They can be redone and in a way that doesn't fly in the face of the historic or preservation style, but you lose the historic house.

He thought the turnaround concerns and entering the garage is easily resolved by putting the opening on the north end of the current opening. There would be a wider opening that is easier to navigate. He would assume the client could back out of the garage and go out the driveway forward. He couldn't see any reason from the drawing on page 46 that he couldn't, especially if the opening is wider.

Vice Chair Katz said he is willing to make accommodation and grant an exception for hardship but thought the hardship could take care of both issues. He thought they were making a little more of the extra distance to the garage.

Chair Rios explained the applicant was welcome to respond anytime a Board member comments.

Mr. Mathey said he appreciated what Mr. Katz said, but if they widen the opening, they would still be changing the wall. It would then be a question of whether it is an acceptable change with what he proposed. Also, they would be limited to 20 feet, the maximum driveway width. That makes the opening 3 feet wider but is not significant. He said they want to avoid overly impacting the house and feel they achieve that with the proposal.

Chair Rios asked the width of the proposed opening.

Mr. Mathey replied the total of the new driveway would be 12 feet for a single car.

Member Guida referred to page 46 and said he wanted to be careful about what the Board is recommending. They do not want to redesign the project. Looking at the diagram it doesn't require two wall openings. It might require one but there is a limit to that. Another option could be filling in between the two pilasters where the current driveway is and shifting it to the north and having a carport between the two buildings and recovering some front yard. He wants to be clear about what the Board is after and if that is maintaining the integrity of the wall. And what is that integrity - to maintain as much of

the wall as possible. Therefore, two openings would be wrong. Or should it stay the same, or that the existing opening is the maximum allowed and only allow one opening.

He also wants to be clear on the nature of the design of the addition to the house. For any homeowner this is a potential hardship in terms of development. The lot is a weird shape, the garage is potentially in the middle of the site with the house in the back. There are few opportunities to add onto the house. The applicant could have requested, instead of two curb cuts for driveways, an addition almost the size of the original house. The lot would allow that, and our rules would allow that and even if the volume filled the space between the carport and garage, meets the letter of the law.

He wanted to be careful what the Board is arguing for and it may more than one thing. The two big questions for him were on the wall, are they talking about the integrity. And on the addition, what are they asking the applicant to do in terms of differentiating the massing on the new part of the building from the existing.

Member Biedscheid said Member Guida's comments were helpful. It made sense to her as well to have the garage closer to the house. That is consistent with the original configuration. She found the styling of the garage confusing. It almost looks like another entrance from the street facing façade and more like a guest house. She asked the applicant to speak to those design goals.

Chair Rios said looking at it that went through her mind as well. She asked Mr. Mathey if the garage would be strictly used as a garage.

Mr. Mathey said architecturally it started as a box stuck at the end of the site. By offsetting the masses some and configuring it as proposed, it relates architecturally to the house. He and his client want the garage to have character and as it is designed, it could be converted into a guest house. Also, that is not his client's intent. As an architect he thinks about how space might be used over time. The garage could be converted to a casita and meets Land Use requirements. His design is a garage that doesn't look like a garage but enables future users to use the space in a broader spectrum.

PUBLIC HEARING

Mr. Eddy, previously sworn, said he can only respond with his gut. His feeling when he saw the addition of the wall joining the new garage and the portal was, "My God, it's really demanding space there." The massing is demanding and imposes on a street with character devoid of demanding massing. He has a hard time with that. Also, the wall with another aperture is problematic. At the root of it, he does appreciate the thoughtful discussion. To him the decision is what the Board will allow that will do the least harm to the integrity and character without degrading the property's status. His concern is that this proposal will lead to potential degradation of the property.

BOARD DISCUSSION

Vice Chair Katz thought Member Guida was wise to point out a different wall opening. Moving the wall opening from in front of the current garage and opening it up on the north side, would allow access to the garage on the north end. Two cars could be parked parallel facing north/south in front of the current garage. For him, the decision is whether the proposal will damage too much of the nature of the house. But the first thing to decide is if the Board feels keeping the historical view of the house and its relationship to the neighborhood is more important. They are talking about an exception needed to change the wall, in any case. It would call for a different result if they are comfortable with the design and the fact that it detracts from the current style and sense of the house.

Mr. Schwab directed the Board to the exception criteria noting they did not make the wall contributing. He said the Board's question and one they work with often, is what constitutes hardship. The Board, after a lot of discussion did not grant a hardship exception earlier this year for someone who is almost blind. He wanted to point out regarding the wall, that the Board decisions create a precedent.

Chair Rios asked to confirm what she saw as an eyebrow over the garage door.

Mr. Mathey replied there is no eyebrow over the door.

Chair Rios noted there are a lot of skylights she assumed are all low profile.

Mr. Mathey said yes they will not be above the parapet at all.

Chair Rios pointed out on the elevation what appeared to be the garage door with a little eyebrow.

Mr. Mathey explained there is nothing over the door except a small awning to keep weather off the door.

Chair Rios asked the dimensions.

Mr. Mathey replied it is about 20 inches deep and four feet wide and made of wood. It will have a built-up roof like the rest of the house, similar to a small portal.

He asked to respond to Mr. Eddy's concerns regarding creating a dominating mass. He appreciated the concern but wanted to point out that the garage height is not as tall as the house massing. Also, the letter of support from one neighbor said they were happy something would be built on what appears to be a vacant lot.

Chair Rios asked the square footage of the new garage.

Mr. Mathey replied it will be 445 ft.² feet and he thought, 11 feet high, but will check.

Chair Rios said Vice Chair Katz suggested having another discussion on the wall.

Vice Chair Katz said it wasn't the wall, it was to move the garage further north to make the house more separate. He referenced page 46. He said he understood the neighbor's comment, the lot does look a little empty. This would make it look less like an empty lot and having the garage on the north end would resolve the problem equally well.

Mr. Mathey asked for clarification on moving the garage north. He explained that the garage couldn't move further north because it is already at the setback wall. He included the design option A proposal to show the difficulties, if there was no secondary driveway opening.

Vice Chair Katz asked if that wouldn't be resolved by moving it to the north.

Mr. Mathey apologized and said he misunderstood. The original intent was to put the whole driveway opening toward the north end of the property and fill in the existing driveway opening. After reviewing with staff and considering the wall's contributing status, they decided to leave the existing opening and add a second opening 50 feet further. The lot is very long with an unusual shape. A new garage would have to be attached to the existing building but would detract from the aesthetics of the existing structure. That option wasn't presented because it wasn't practical.

He and the applicant looked at a number of options; attaching it; moving it over 15 feet it; or shoving it all the way over to the north end. They felt the alternative proposed is the best balance. Staff pointed out the strong symmetry of the existing yard wall. But from the street it steps up about 8 inches on the left and 2 feet on the right and doesn't look balanced. He said they want to maintain the character of the wall while creating a practical siting and relationship between the structures. They feel that was achieved with the proposal.

Vice Chair Katz said he wasn't satisfied with the answers from the applicant; the wall is sacrosanct, but he is going to knock out a tall portion, rather than move it. That doesn't make sense as being more preservative of the wall. The Board may not agree with him there should be greater separation between the proposed garage, there is option A and option B. He prefers option A to move the opening to the north, the applicant prefers option B. He could understand why people like it better the other way. He appreciates the idea of a nice courtyard and appears to be whole. But it is less preservative of the house.

Member Guida said he was leaning in the direction Member Katz was heading but wanted to be clear about the reasons. Undoubtedly the most elegant solution is to

preserve the symmetry of the wall and natural fit for the property and historic home would be to move the new part away and preserve the integrity and massing of the wall. The Board would have to justify an exception criteria. But it is the least harm option if they approach it from the integrity of the wall scenario. He said he struggled with that the house is not an architectural monument. His preference is to move the opening over and push the garage to the north.

Ms. Ramirez Thomas said Chair Rios called in and explained she was having problems with her computer. She would be back online as soon as possible.

Member Biedscheid said the wall is a defining feature of the streetscape and she preferred doing the least amount of renovation to the wall. The wall is an important feature, but she wasn't sure the openings couldn't be adjusted. She agreed with respect to the house that none of the primary façades are affected. But the proposal in general seemed to change the focus of the house and confused the entry. It has to do with the fact that the yard wall connects to the detached garage so that it doesn't appear detached. The portal and the existing garage and the addition of the door on the new garage, seem like new entries. The original entry gets lost and detracts from what had been the focus of the house. The house is quite simple and the number of openings, windows, doors and gates, make it seem busier now. The applicant is not violating rules for changing primary façades, but the design in general detracts from what is special about the house.

Vice Chair Katz checked on Chair Rios' status. The Board lacked quorum without her. Ms. Ramirez Thomas offered to ask Chair Rios to call in

Mr. Mathey noted they would be allowed to add on to the house and connect directly to the garage and do a lot of things that would expand the house. That would dramatically change the view of the house from being a simple design. What we are proposing is already separating those structures. He thought they were already pulled back from what they were allowed to do. He didn't see a mandate for a 15-foot separation versus 20 feet, or 40 feet separation between the house and garage in any historic requirements or land-use guidelines.

To him it becomes very subjective and many of the issues are subjective and tough to know what is right or wrong a lot. A lot of it has to do with how someone feels about something. He said in terms of the rules, we are still inside the rules in what they proposed, with the exception of the yard wall change. They are very willing to fill in the existing opening and moving the entire opening over. That wasn't proposed because it is a big change on the yard wall and then it would become an argument if it is different because the opening had been moved; does that create a different streetscape? They would be back to the same argument of the impact of the street aesthetics. He doesn't

see a way without doing some change to the yard wall. They are trying to stay way within the balance of what they are allowed.

Ms. Ramirez Thomas said Chair Rios would call in soon.

She added the point that the Historic-Code is an overlay of underlying zoning. The applicant could comply with underlying zoning and not necessarily meet the standards of style or preservation of the property. Even substantially adding on to the house is regulated by the Historic section of the Code. It cannot be more than 50% of the original footprint. It was important to narrow the focus from other aspects of compliance with the Zoning Code and focus on the historic issues and where that might be a challenge.

Vice Chair Katz said even with historic issues, one of the standards is that the proposed addition on a contributing house not jeopardize status. It is not true that they can just add on to the existing house because it would come before the Board who would decide. He has been saying the same thing. What is being proposed can't detract from the contributing building. There is a level of subjectivity that makes it hard for everyone. But that is the Board's job to look at whether it detracts from the contributing status of the house.

Chair Rios returned and Ms. Paez filled her in on the conversation.

Chair Rios said she would entertain a motion.

MOTION: In Case #2020-002483-HDRB, 524 Calle Corvo, Vice Chair Katz moved to grant the application with design option A on the condition that the opening to the current driveway be moved to the north, the same amount of the opening of the driveway, and the current driveway is closed up making the view of the wall look the same from the street with a slight change in the opening.

Member Guida asked to clarify if the motion included relocating the garage.

Member Katz said it does, because that is design option A, to move the garage as far north as possible.

Member Guida seconded the motion.

Member Biedscheid requested further discussion. She felt they could not vote without revised drawings. She preferred to see a drawing of the façade elevation facing the street and have the applicant resubmit before voting. She suggested postponing the case because the project couldn't be approved without a revised drawing.

Vice Chair Katz clarified she proposed a friendly amendment that the garage be moved to the north with the opening as he described; half of what is there now and half an addition, and the case be postponed for revised drawings reflecting that change.

Member Biedscheid said that was correct, because in addition to the wall there could be additional buildings that result from that.

Vice Chair Katz asked to confirm that Member Biedscheid was saying that the applicant had not completed the Option A design and was suggesting he do that. He said he agreed.

Mr. Mathey asked if possible to approve the house and the existing garage remodel and postpone the yardwall and garage approvals. That would allow them to continue to proceed on the other.

Chair Rios said that is an option. She asked that Member Katz restate his motion.

Mr. Schwab informed the Board they could approve Items 1-4 and require a re-submission for the remaining items. The exception criteria might possibly need to be revisited.

**REVISED
MOTION:**

Vice Chair Katz moved to approve the application for Items 1-4, and have the applicant resubmit Items 5-8 with plans that follow design option A. Member Biedscheid seconded the motion. She noted that exception criteria had not been met for Item 7 at this time.

Vice Chair Katz explained the Board is not approving or disapproving a change to the wall at this point. Only suggesting that could be part of the change.

Ms. Paez noted that a motion was on the floor. Although clear, Vice Chair Katz's intent is to withdraw and revise his motion, she wanted to confirm that the second of the original motion was okay with that.

Member Guida said he was okay with the revision.

Ms. Paez clarified the motion is to approve Items 1-4 and postpone Items 5-8 and request the applicant to redesign Option A as shown on page 46.

Vice Chair Katz added and that the applicant returns to the Board with the proposal with the understanding that an exception may be required, and the Board would determine whether the exception criteria have been met.

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

7. **Case #2020-002758-HDRB. 312 Catron Street.** Downtown & Eastside Historic District. Lloyd and Associates, agent for Johnathon Plaza, owner, proposes to construct additions to a height of 22'6" where the maximum allowable height is 15'0" on a non-contributing non-residential structure. An exception is requested to exceed the maximum allowable height (section 14-5.2(D)(9)). (Angela Schackel Bordegaray)

Member Bienvenu was recused from this case.

STAFF REPORT

312 Catron Street is single story, approximately 960 sf, southwestern vernacular office building non-contributing to the Downtown and Eastside Historic District. Built between 1935-37 it has undergone substantial alterations that include enclosing the front portal. There is a detached storage shed located to the south of the main structure.

The applicant proposes to add onto the south elevation connecting it to the existing storage shed on the south end of the lot and add a second story. Total square footage of the ground floor addition is 629 sf; the second story addition is 387 sf. The addition is set back from the front façade 34'-6". The proposed addition steps up to 19'. The two masses would read as separate facades on the north elevation of the addition versus one planed façade.

The applicant requests an exception to the maximum allowable height for the second floor. Heights of the existing office are 12'-6" on the south and 11'-8' at Catron Street. The proposed height of the second story is 19' from grade to top of parapet. The maximum allowable height in this streetscape is 15'. The applicant, therefore, requests 4' of additional height above the allowable height.

The addition will be styled the same as the existing building, which is characterized by a flat roof and is wall-dominated. New windows match existing and are wood, turquoise metal clad true divided lites. Two smaller (2'-3') fixed windows will be simulated divided lite. The addition will feature exposed stained wood lintels. Proposed doors will be six-

panel true-divided lite panels. Wood will be stained to match the existing door on the north façade, also turquoise. Stucco will be cementitious to match the existing building, El Rey's Buckskin in a sand finish.

STAFF RECOMMENDATION

Staff found that the applicant had adequately addressed five of the six exception criteria and defers to the Board for its final determination in considering this application. Staff recommended 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 Rios asked Ms. Bordegaray to address the criteria that the applicant may not have met.

Ms. Bordegaray said out of the six criteria it is #2, the hardship. She read her response for the Board: "Staff recognizes the desire of the applicants to work together and supports the location of the downtown serving businesses and services. However, it may not constitute a hardship to the applicant or a requirement to avoid injury to the public welfare."

Ms. Paez reminded, for the record that Member Bienvenu is recused from the case.

Chair Rios asked for a description of the neighborhood in terms of one and two stories.

Ms. Bordegaray said this is on a neighborhood street abutting a business and office/commercial area in the Business Capital District. The houses located along Catron Street are all single story, with some noncontributing and contributing structures. The height allowance maximum is 15 feet and takes into account that the predominant neighborhood structure is homes on Catron. Jefferson doesn't have many homes facing the street. The height for the Carlos Gilbert School across the street, John Gaw Meem Building, is an institutional building and, therefore, not part of the calculation. Heights, alterations and differences vary with respect to this house.

Chair Rios asked if correct that the proposal, the second story is 387 square feet.

Ms. Bordegaray agreed.

Vice Chair Katz asked although nearby has a mix of buildings and commercial, they were also all one story.

Ms. Bordegaray indicated the New York Deli, Bumble Bees, an old Taco Bell and Allsup's are single story. And there is a two-story office structure on the corner of Catron and Guadalupe.

APPLICANT'S PRESENTATION

Wayne Lloyd, 321 San Francisco St., Suite A was sworn in. He explained the reason for two stories is they need to comply with the City's ordinance. The building requires six parking spaces that he would not have without two stories. The hardship is if he is unable to build the two-story they cannot comply with the parking ordinance.

Mr. Lloyd added that another hardship is there are very few dentists in the downtown. A young couple from Colorado found this office, a former dental office, and one that can be expanded. Since two dentists are taking over from the former dentist, the first-floor plan is to add 3 chairs to the dental office. Also, at least one room is needed for a breakroom/kitchenette and the second story is the only place to put that. This will allow another dental office downtown and allow him to meet all of the ordinance requirements by adding the room upstairs.

Mr. Lloyd said the height average is 15 feet and he thought he would be allowed another 2 feet without an exception. But he has applied for the exception regardless and that puts them at 19 feet.

He asked if Ms. Bordegaray had the drawing he submitted of what is visible from Catron Street.

Ms. Bordegaray said it is not in the slides, but she thought it was in the packet.

Ms. Paez indicated she has page 27 of the staff report and would share it. She confirmed that Mr. Mirando, the project manager was with Mr. Lloyd and moved him to the panel to be sworn.

Ms. Ramirez Thomas clarified the additional two feet height Mr. Lloyd mentioned. An additional 2 feet is always added to the average height to account for any error. An exception is required if height is over the average plus the 2 feet for error. It is not at the Board's discretion.

Mr. Lloyd he said their exception asks for two feet, not 4 feet. He referred to the drawing onscreen of the view from Catron Street looking at the front of the building. The addition is on the south, or the back side of the building. On the south side of Catron, you can't see the addition at all. On the north side a person across the street could see approximately 24-30 inches of the second story.

Sheb Mirando, 1301 Declovina Street, was sworn in. He said he and Mr. Lloyd were going to handle the case as a team and are very sensitive to Catron Street. They want to limit the impact of the addition on Catron as much as possible. They feel that the added second floor does not present any dominant mass on Catron. Jefferson Street was different because it has higher heights all the way down, with fences and unscreened parking lots.

Vice Chair Katz asked to clarify that the second story consisted of a breakroom, a staff room with a toilet and a stairway.

Mr. Mirando said that was correct.

Vice Chair Katz asked if where the stairway will go on the first floor is office.

Mr. Lloyd said yes, there is one administrative person.

Vice Chair Katz confirmed the office is separate from the staff room upstairs.

Mr. Lloyd said yes, a person is always there.

Chair Rios asked Ms. Bordegaray what the second story would impact the most.

Ms. Bordegaray said from the Jefferson Street perspective looking at the property, the addition links the two existing single-story structures. The second floor is on top of that. The greatest impact would be on the Jefferson streetscape because it fills in between the buildings and adds the second story square footage. Part of her rationale to recommend approval was it is set back from Catron.

Member Guida noted this has come up in previous cases in the downtown district as well as the Eastside in general. He strongly favors increasing density and accommodating, whether additional living units or business/office space. That there is a mechanism that allows that in the Historic area is promising. He noted even with an exception requested, the request is an extremely modest second story addition. He thought it is skillfully done. The overall impression of the building will not appear to be a looming façade, and overall, the volume reads more like one and a half stories. The design makes it read less massive than it might have.

Member Guida said he wants to voice a positive note for accommodating change in a sensible way. This office building is extremely small. They cannot expect businesses to operate as they did in the 1930s and the request is not out of line. The scale of the streets and streetscapes the building faces across two corners is far greater in scale. Approving a height exception here is a no-brainer. The applicant squeezed everything into the property and did it skillfully with the least impact possible while still meeting all other requirements for an office.

PUBLIC HEARING

There were no comments from the public.

BOARD DISCUSSION

Vice Chair Katz said he has trouble ignoring what is on the ground. In that neighborhood virtually everything except the school is one story. What is being proposed is very visible from Catron. Coming down Guadalupe and turning left on Catron there is a parking lot. On the other side is Jefferson and the two-story addition is visible and to say it isn't visible from Catron is incorrect.

Vice Chair Katz said he agrees with Member Guida it is important to accommodate change downtown. He wouldn't want to do anything to prevent people practicing together in the building. His question is how necessary it is to have a second story and is there another place to put it. He said the answer was "no" because the applicant needs six parking spaces. He said he could draw the staff room downstairs in front of the Shed and the corridor of the addition. It could be the same size and have all of the needed facilities without taking a single parking place. It would remove a planter but although attractive, it is less so than the second story and the bike parking. The applicant could have the same thing and a more substantial office because it isn't taken up by the stairway. The applicant would have everything requested and space without the need for an exception.

Mr. Lloyd asked to have the site plan displayed. He asked where Member Katz would put the addition.

Vice Chair Katz explained it could go where it says, "Bike Parking" and the planter south of parking place #2 could be the addition. They would lose the window on the west side of the building and a room could be put in on the east side.

Mr. Lloyd indicated there is a 10 foot setback on the south side and according to zoning that whole space is not available. The existing building is a nonconforming structure with a 15-foot setback there. That is almost the depth of parking space #3 which leaves maybe 150 square feet.

Vice Chair Katz asked if he were correct by doing what he suggested they would lose parking space number two.

Mr. Lloyd thought it would be parking space number one.

Vice Chair Katz said no, he wouldn't think so. He thought it could be done easily.

Ms. Ramirez Thomas pointed to an area onscreen. She asked if that was the area Member Katz was talking about.

Vice Chair Katz replied yes, instead of putting it so close they would have to move the room north because of setback. That isn't something they could get a variance on.

Mr. Lloyd said they actually had a very difficult time getting the PZR approved because of the rear setback. Part of the problem is he had to follow the undulating rear property lines. The site plan shows that 15-foot setback as indicated by a dashed line.

Mr. Miranda said also looking at the existing site plan it was broken up more in property than now.

Mr. Lloyd said the west property line parallel is the northwest corner.

Mr. Miranda said they could propose something in that area but thought it would make a bigger statement on Catron. They believe this the best compromise.

Mr. Lloyd noted that they could do one story, but it would not comply with the parking requirement.

Vice Chair Katz asked why a parking space couldn't be on the north side of where it is proposed.

Mr. Lloyd pointed to nice landscaping he said was aged and well done.

Vice Chair Katz replied he saw a Bush that would have to be removed parallel to the sidewalk. It is prettier but he liked seeing the trees now and they will be blocked by the second story.

Mr. Lloyd said they will be blocked by the first story as well.

Mr. Miranda clarified you could still see half of the trees; the room isn't that big.

Vice Chair Katz replied it would totally block the trees.

Mr. Miranda said pushing parking out to Catron would only remove a few bushes. The main impact would be increasing the curb cut and bringing cars closer to Catron.

Vice Chair Katz thought they didn't understand what he was describing. Currently they have the curb cut and the driveway and when driving in they would go to the left, with a parking space in front of the building. It doesn't go near Catron.

Mr. Lloyd said running parallel to the sidewalk.

Member Guida voiced concern with the discussion. This is sensitive infill with the least impact on the side and the smallest footprint. It doesn't impact Catron streetscape in any significant way. Regarding the other visible angles, height is not scale. The overall measurement of the height of the building is a number. This isn't a big deal, particularly

at this street corner with two very wide roadways a short distance from an extremely busy and wide roadway that is surrounded by an ocean of parking. The Board has a mechanism to accept and the applicant easily meets five of the six exception criteria.

Member Guida said he thinks this is the best use of the site footprint and points to a responsible way to increase density without creating a future footprint. The small second-story in this vast space is not going to affect anything.

Member Biedscheid said when she first saw the proposal she thought it made a lot of sense to fill in the space between two buildings. She agrees with Member Guida the impact is minimal. This is not a towering height that is a challenge in downtown properties, and the setbacks are thoughtfully done. The second story is just one room and really not a big deal. This is the prettiest building, considering the Jefferson streetscape and would hate to see the landscape go. She supports the application as presented. It is actually an easy one for her to understand and support.

Member Guida said he had a small question/suggestion for Mr. Lloyd. He asked if there could be a new eyebrow or cover over the new door for the addition. He would like that because it is a bit stark.

Mr. Lloyd replied it made a lot of sense but did not have one drawn. He indicated it was actually an exit door, but he agreed a stoop there would protect the door and provides detail the side needs. The building is not contributing anymore partly because there have been two additions.

MOTION: In Case #2020-002758-HDRB, 312 Catron Street, Member Guida moved to approve the application as submitted with the recommendation that a small eyebrow or covering be added over the exit door on the addition, and that drawings be updated with staff. Member Biedscheid seconded the motion.

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

Mr. Lloyd said everyone on the Board deserves a medal for what they go through at the meetings. He wished them a happy Thanksgiving.

Chair Rios said she agreed and wished them the same. She thanked staff and the Board for their complete and thorough work.

Ms. Bordegaray said this case conjured all of her urban planning principles on scale. She urged the Board if they haven't done so, to read the applicant's six criteria and her responses. It speaks to much of Member Guida's comments. She made a point to include that for the reasons that the Board approved the project.

Chair Rios noted that the maker of the motion needed to indicate that the exception criteria have been met.

Member Guida added to his motion that he was satisfied that the exception criteria has been met. Member Biedscheid agreed.

Member Guida thanked Ms. Bordegaray for a thorough job.

Member Bienvenu returned to the meeting.

I. DISCUSSION ITEMS

None

J. MATTERS FROM THE BOARD

None

K. NEXT MEETING: December 8, 2020

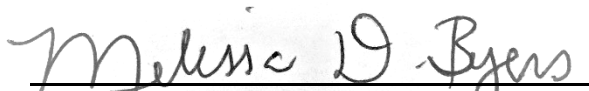
L. ADJOURNMENT

Chair Rios adjourned the meeting at approximately 10:20 pm.

Approved by:

Cecilia Rios, Chair

Submitted by:



Melissa D. Byers, Stenographer
For Byers Organizational Support Services

Exhibit 1
Historic Districts Review Board
11/24/2020

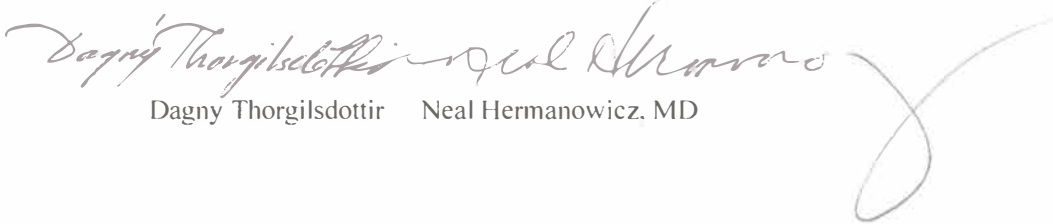
Dagny Thorgilsdottir Neal Hermanowicz, MD
522 Calle Corvo
Santa Fe, New Mexico 87501

November 21, 2020

To Whom It May Concern,

We are the owners and residents of 522 Calle Corvo. Ms. Glynis Dohn shared with us the proposed plans for the renovation of her house at 524 Calle Corvo, including the garage addition and the front wall opening to create access to the garage.

We have reviewed the plans and have no objections to them.


Dagny Thorgilsdottir Neal Hermanowicz, MD

Forouz Jowkar and Paul Trachtman
526 Calle Corvo
Santa Fe, New Mexico 87501
(505) 927-0314

To Whom it may concern,

Our neighbor, Ms. Glynis Dohn, has shared with us the architectural plans that she has submitted to the Historic Preservation Board for a compatible remodel of her house at 524 Calle Corvo in Santa Fe. We have reviewed those plans and have no objection to this remodel.

In fact, we urge the Board to approve this project because we feel it would enhance the historic character of our neighborhood. In particular, the planned extension of the structure to the north will occupy part of an empty area that looks, at present, like a vacant lot. The architect's plan to provide access to the garage at the north end of the property also strikes us as harmonious with the sense of the streetscape.

In offering these comments, we'd like to point out that our own remodel at 526 Calle Corvo received the 2016 Heritage Preservation Award for a residential remodel, "for caring deeply about historic preservation" at our property. It is with that same care that we look forward to the remodel next door at 524 Calle Corvo.

Forouz Jowkar
Paul Trachtman

November 23, 2020