Stucco Styles, Material, and Color Guidance in the Historic Districts

Purpose and Intent:
These guidelines are offered to promote preservation of the stucco styles and colors within the historic districts designated by the City of Santa Fe. This guidance is consistent with the standards set forth in SFCC 14-5.2 H Districts.

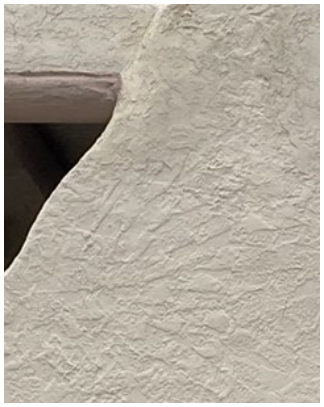
In Santa Fe, stucco is noted on the revival style buildings built from the late 19th century to the present. In some cases, the stucco exterior of buildings in Santa Fe is intended to simulate adobe and in other cases the stucco exterior of buildings represents more textured styles which demonstrate more practical or stylized designs of a particular time. The use of stucco in each of the Santa Fe historic districts is noteworthy and is important to maintaining the feel and character of Santa Fe. As such, the guidance for stucco style is considered necessary to preserve on contributing, significant, and landmark structures.

Stucco Style:
The historic districts in Santa Fe demonstrate a variety of stucco styles. Styles include more simple smooth finished stuccos as well as stuccos with more pronounced surfaces and textures. Stucco styles are a moniker of particular time periods, demonstrating architectural style as well as materials of a particular time.

In Santa Fe the most common historic styles for stucco finishes that require preservation include (but are not limited to): adobe finish, sand finish, pebble-dashed surfaces, dry-dashed surfaces, fan texture, and sponge texture. The style of stucco on contributing, significant, and landmark structures must be identified and preserved as an architectural feature per 14-5.2(D)(5) of the H Districts code.


Fan Texture near Delgado St.


Fan/Palate Texture; Gomez Rd


Heavy Sponge near Don Gaspar



Pebble-dashed Texture on Santa Fe Depot



Light Sand Texture on Greer Mansion



Light Sand Texture near Delgado St.



Smooth Finish Mud Plaster on El Zagan



Light Brushed Texture on on El Zagan



Smooth Finish on El Zagan

Material:
The use of the correct type of material on the exterior of historic buildings is essential to preventing damage and maintaining historic integrity.

Mud Plaster- Mud plaster is character defining and shall be preserved on contributing, significant, and landmark structures as is appropriate to maintaining the historic character of the building and the streetscape.

Cement Stucco- Cement stucco shall be used on contributing, significant, and landmark structures as is appropriate to maintaining the historic character of the building and the streetscape.

Synthetic Stucco- Synthetic stucco is permissible on non-contributing and new construction.

Paint- Paint is not permissible on cement stucco on contributing, significant, or landmark structures. Synthetic paint is permissible on non-contributing structures for the purposes of repair and maintenance or structures where paint is inherent to the historic nature of the building (e.g., buildings with wood siding).

Paint is generally not advisable on any building within the historic districts unless it is over elastomeric stucco that was previously approved.

Color:
Stucco color in the historic districts is also important to maintaining the look and feel of Santa Fe. Per SFCC 14-5.2 the color of stucco shall be predominately earth toned, meaning of the earth or soil, with lighter colors, such as white or yeso, being permissible underneath portals. Colors approved by the Historic Districts Review Board, which are listed below, are allowed in the historic districts, and can be approved administratively. These are color swatches for which to give a basis of reference. If pantone colors are used, this guidance may help provide a range to help guide color selections. Other stucco color requests required approval by the HDRB. If an applicant feels a proposed color, not included in this document, is right for a project it should be evaluated by the Board. Please review SFCC 14-5.2(E)- (I) for specific information on colors in each district.

The approved colors apply to both cement and synthetic stucco. El Rey® stucco colors are used to serve as a general guideline for acceptable colors. El Rey® brand is not required to be used. Other vendors are acceptable to use. A color chart can be provided upon request.

Exterior Stucco Colors Allowed THESE COLORS CAN BE ADMINISTRATIVELY APPROVED	**Colors Allowed Under Portals** THESE COLORS CAN BE ADMINISTRATIVELY APPROVED	**Colors Requiring HDRB Approval**
Madera	Cameo	Cameo
Hacienda	Candlelight	Candlelight
Fawn	Cream	Cream
Palomino	Ivory	Ivory
Sandalwood	Soapstone	Soapstone
Straw	Navajo White	Navajo White
Buckskin		Denim
Kokanee		Ash
Sand		Soft Rose
Sahara		Desert Rose*
Adobe		Pueblo
Suede		Coral
Bamboo		Cottonwood*
La Luz		Dove Gray*

**Desert Rose, Dove Gray and Cottonwood are not considered to be in harmony with the streetscape in the Downtown and Eastside Historic District.*

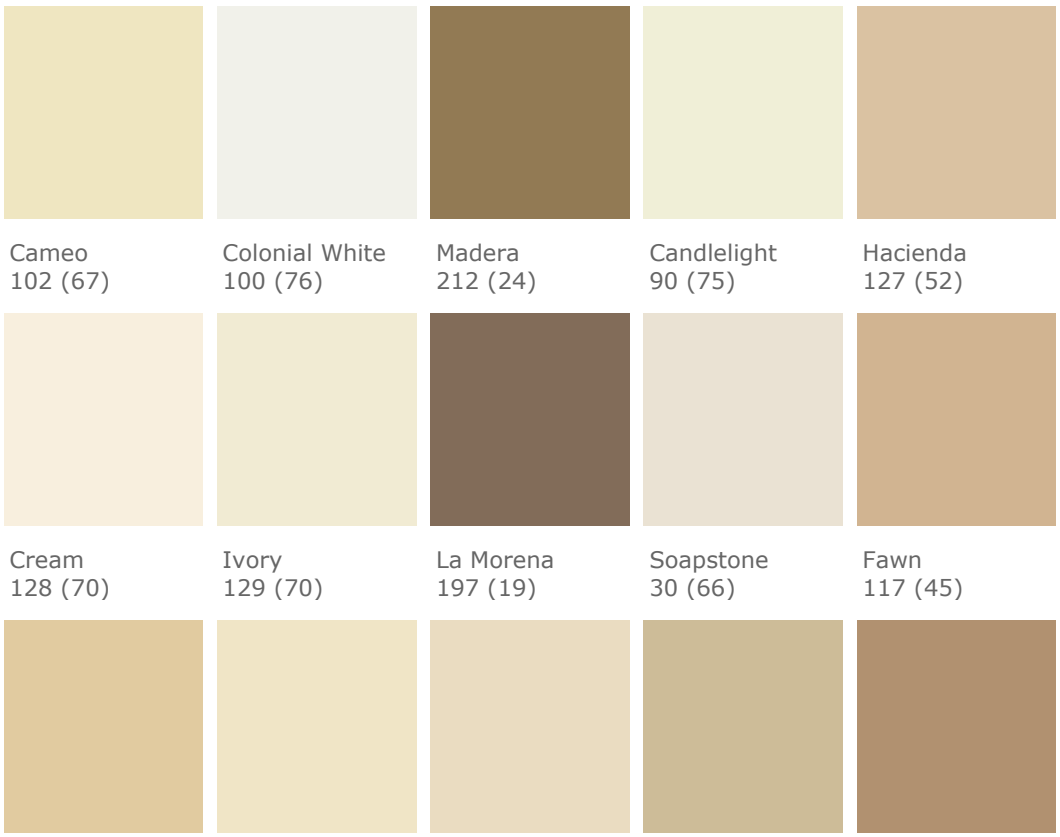
Stucco Approval:
Administrative Approval for Stucco- The City HPD provides administrative approvals and prepares cases for the HDRB for Board approval at a public hearing. The administrative approval is provided when maintenance and repair issues, and for color changes to existing stuccos when a permit is required. Administrative approval is also provided for stucco color change on existing HDRB approved cases.

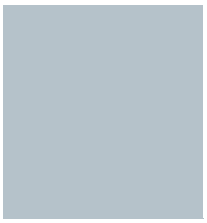
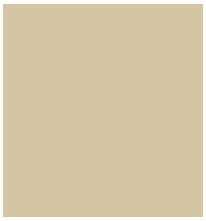
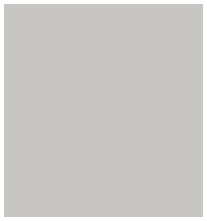
HDRB Approval of Stucco- HDRB approval of stucco is required as part of an application for remodel or new construction, or in the cases where a non-approved stucco color is requested.

No Approval Required- No administrative or HDBR approval is required for basic maintenance and cleaning of stucco where a permit is not required, and the color of the stucco will not change.

El Rey Stucco Chart:
Source of color chart- https://elrey.com/color-charts-premium.shtml

Premium Stucco Finish Colors



Palomino 119 (55)	Navajo White 101 (71)	Sandalwood 121 (56)	Straw 122 (42)	Buckskin 106 (35)
				
Kokanee 108 (54)	Sand 103 (52)	Denim 107 (44)	Sahara 135 (35)	Adobe 116 (24)
				
Suede 118 (38)	Bamboo 105 (47)	Ash 110 (64)	Soft Rose 80 (60)	Cottonwood 115 (32)
				
Desert Rose 114 (39)	Pueblo 130 (53)	La Luz 125 (20)	Coral 124 (35)	Dove Gray 113 (50)

Stucco is the best value and the most efficient wall finish available. It is a tried and true finish with a proven long-term and well documented history. Providing a variety of textures, beauty, durability, and fire-resistance properties, portland cement stucco is the obvious choice for your home.

Due to individual computer screen limitations, colors shown here may not accurately reflect the Parex USA colors.

The colors shown are intended to show the approximate color of the finish. Color will vary depending on the type selected. Application by machine spray or texturing will increase the depth of the color. Variation in color due to weather, job conditions, and method of application should be expected. For color verification, request actual sample in the color and texture prior to ordering material. Apply a sample of finish to be used on actual substrate before proceeding with the application. ParexUSA is not responsible for color correctness of applied finish. Color must be verified and approved by owner prior to application.

Window Guidance in the Historic Districts

Purpose and Intent:
These guidelines are offered to promote preservation of the historic window and window styles in the historic districts designated by the City of Santa Fe. This guidance is consistent with the standards set forth in SFCC 14-5.2 H Districts.

In Santa Fe, windows are noted on the revival style buildings built from the late nineteenth century to the mid-twentieth century. Historic windows are character-defining features that give an indication of the time period, craftsmanship, and technology. Windows may be double hung (slide up and down), casements (opening like doors), transom (above a door or another window), or fixed picture windows to name a few types.

Brief History:
Historic Windows: Wood casement were the first operable glass windows, appearing prior to 1880. Around that time, double hung wood windows became popular. Steel casement became popular after WWI.

Non-historic Windows: With the depletion of old growth forests, vinyl and fiberglass were invented in the 1950s. Metal or vinyl clad wood windows were introduced post 1960.

Sustainability and Longevity:
Wood windows in historic properties have been proven to last 100 to 200+ years with maintenance. Replacement window companies generally estimate their products to last 15-25 years before needing to be replaced. Replacing old windows starts a cycle of waste that sends non-recyclable materials to the landfill, sometimes multiple times in a single homeowner's tenure.

Single pane wood windows generally have an R-value of R1. Double and triple pane windows R-value are R-2 or R-3. Much energy loss and air infiltration occur at the gaps and edges. Without providing proper sealing, weather stripping, and glazing putty, adding more glazing can have minimal impact. Exterior or interior storm windows can reduce energy loss if a non-destructive attachment is used to attach to the historic window.

Window Repair and Replacement Approval Process:
Administrative Approval of Windows - The City HPD provides administrative approvals and prepares cases for the HDRB for Board approval at public hearings. Administrative approval is provided for:

1. maintenance and repair issues,
2. window replacements on non-primary facades of contributing buildings that fall within the district standards and maintain the historic style of the building, and

3. window replacements on non-contributing buildings

HDRB Approval of Windows - HDRB approval of windows is required when:

1. as part of an application for remodel or new construction that requires Board approval,
2. when window replacement is requested on primary facades for historic windows,
3. when replacement of historic windows is requested on significant buildings, or
4. when a change is requested for the size of opening of the window on a primary façade (requesting a code exception required).

No Approval Required- No administrative or HDRB approval is required for basic maintenance and cleaning of windows where a permit is not required.

Requesting Replacement Windows:

Is your building contributing or non-contributing? Consider that it may require a status review if 50 years old or older. Once you find this out, the information below applies. Please consider that District Standards (listed below) apply as well.

Contributing Structures:

Primary Facades: Due to requirements in SFCC 14-5.2(D)(5) for historic windows to be repaired or restored wherever possible, a historic window must be proven to be beyond repair. Therefore, a window assessment is required to show that each piece of the window is at least 30% degraded beyond repair per 14-5.2(C)(3)(b). A window assessor can be chosen from the City of Santa Fe's Approved List for Window Evaluators.

Once the windows are proven to be beyond repair, the window shall be duplicated in the size, style, and material of the original.

Non-Primary Facades: District standards outlined in SFCC 14-5.2 must be followed. The style of the building should be maintained through window replacement. According to SFCC 14-5.2 (D)(2)(a) additions must have similar architectural treatments and styles of that of the contributing building.

Non-Contributing Structures: District standards outlined in SFCC 14-5.2 must be followed.

All: Thermal glass may be used for individual panels but the replacement of rolled glass or historic rippled glass is discouraged. Exterior or interior storm windows are encouraged to reduce energy loss if a non-destructive attachment is used to attach to the historic window. Window screens are generally acceptable. Snap-in muntins are discouraged and should not be used. Muntins, or the visible lites divisions, should be seen from the exterior of the window. Non-arresting colors and considerate of streetscape harmony per SFCC 14-5.2(A)(1)(c) may be chosen.

District standards:

In the Downtown and Eastside Historic District, on Old Santa Fe Style buildings, 30” glazing in any dimension and divided lites are required. On Recent Santa Fe Style buildings, non-divided lights are allowed on non-publicly visible facades.

In the Historic Transition District, a general harmony is maintained. Architecture is wall-dominated. Santa Fe Style is to be emulated. Large undivided light is allowed on south facing walls for solar collection.

In the Historic Review District, Santa Fe Style is to be emulated. Large undivided light is allowed under portals and on south facing walls for solar collection.

In the Don Gaspar Historic District, a general harmony is maintained. The use of large glazed areas on south facing walls is allowed for solar collection.

In the Westside-Guadalupe Historic District, a general harmony is maintained. The use of large glazed areas on south facing walls is allowed for solar collection.

Historic Cultural Properties Inventory (HCPI) Base Form (FORM 1)

Historic Preservation Division, New Mexico Department of Cultural Affairs

REVISED MAY 21, 2018, BASED ON NEWLY AVAILABLE AERIAL PHOTOGRAPHS

For HPD Office use only:
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:

Plaza del Monte
Residence 23

2. Location:

124 Camino Santiago
Downtown and Eastside Historic District

3. Local Reference Number:
Santa Fe ID #: N/A
Plaza del Monte Inventory

4. County: Santa Fe

5. Property Type:
_1_ Buildings
_1_ Structures
__ Site __ Object

6. Date of Survey:

January 18, 2018

7. Previous Survey Date(s):
__ Yes:
_x_ No:

8. Name of Project:
HDRB status review
Plaza del Monte

9. Lat/Long:

35.693153, -105.937064



10. Photo Information Negative: John Murphey View of: Front, west elevation, facing northeast.

11. Brief Description of the Property:

Located near the south end of the development, the small house sits on a slight rise with its façade oriented west. The 1,148-square-foot, flat-roof dwelling contains two bedrooms. The bedrooms are placed in a block-like wing forming the north elevation. In plan, it is a modified "L" with angled planes across its east and south exposures. The front (west) façade presents a strong horizontal emphasis. It is dominated by its carport and adjacent portal. The combined carport and portal are supported by a wood framework made of shaped beams resting on a square plate held up by round posts. The overhang continues along the south elevation. The southwest corner of this elevation has a non-historic window wall, where a sliding glass and fixed window once stood. The north elevation is a solid wall; the east exposure is fenestrated with a non-historic door and a picture window flanked by casements. The house's windows are mostly single-light replacement units. The frame dwelling is finished with cementitious stucco in a tan tone. The building was constructed in c. 1967, after a design by Philippe Register. A low stone-and-concrete retaining wall edges the south and east exposures of the back yard.

12. Who uses the property? Residence

13. Construction Date: c.1967
_x_Known _x_ **Source:** aerial photographs

14. Setting:
_x_ Suburban __ Rural __ Village __ Urban If Urban: __ Commercial __ Industrial _x_ Residential __Public

15. Relationship to Surroundings: _x_ Similar __ Dissimilar

Comments: N/A

HCPI Base Form (FORM 1) *(Continued from other side)*

16. Additional Perspective: (Photos, drawing, footprint, etc., indicate north arrow when possible)



North

Source:
Google Imagery, 2018

17. Surveyor:
(your name, address, telephone number, and any group affiliation)

John W. Murphey
Architectural Historian
FirstLight Consulting
505-577-7593
John@archhistoryservices.com

For: Wayne S. Lloyd, A.I.A., Lloyd and Associates, Architects

18. Owner (if known) and other knowledgeable people:

Plaza del Monte, LLC

19. Is Property Endangered? __ Unknown _x_ No __ Yes How?

20. Significance to Current Community: _x_ Unknown __ None __ Low __ Moderate __ High
Describe: Unknown

21. Other Significance or Information of Interest: (such as historical, legendary, structural, former ownership, etc.)
The house was constructed as part of the independent living section of Plaza del Monte, a Presbyterian residential community for retired clergy, missionaries and other professional staff. Developed between 1960 and 1977, Plaza del Monte operated as a retirement center until 1988. The first resident identified with the house is Sheldon P. Price, who is listed as a tenant in the 1969 Santa Fe city directory.

22. National or State Register:

Is this property individually listed on a historic register? __ Unknown _x_ No __Yes
If yes: __ State __ National
If 'no' or unknown, do you think this property is eligible for listing? __ No _x_Yes
Why? See Analysis of Historical Status.

23. National or State Historic District:

Is this property in a historic district? __ Unknown __ No _x_ Yes
If yes: __ Contributing __ Non-contributing _x_ No Status

If 'yes', what is the name of the district? __ State __ National _x_ City of Santa:
Downtown and Eastside Historic District

Recommended Noncontributing Structure to the Downtown and Eastside Historic District, March 28, 2018

24. Supplemental Forms:

__ None _x_ HCPI Detail Form (FORM 2) __ Continuation Sheets, # pages: _____

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2***
HCPI No._____ District No._____ __NRHP __SRCP Criteria __A __B __C __D

1. Name of property:

Plaza del Monte
Residence 23

2. Location:

124 Camino Santiago
Downtown and Eastside Historic District

3. Local Reference Number:
Santa Fe ID #:
Plaza del Monte Inventory

4. County: Santa Fe

5. Date of Survey: January 18, 2018

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

__ Adobe __ Brick __ Composition __ Concrete: Block

__ Concrete: Cast Stone __ Concrete: Poured __ Earth Plaster __ Masonry: Simulated

__ Metal: Corrugated __ Metal: Structural Siding __ Metal: V-Crimp __ Stone: Random Ashlar

Stone:
__ Random Coursed __ Stone: River Rock __Stone: Rusticated __ Stone: Tabular

_x_Stucco: __ Tile: Clay __ Vinyl Siding __ Wood: Board and Batten

Wood:
__ Horizontal Siding __ Wood: Jacal __ Wood: Log __ Wood: Shingle

__ Wood: Tongue and Groove ___ Other: Frame

7. Number of Stories: __ N/A
Number: _x_1 __11/2 __ 2
__ 21/2 Other:_____

8. Foundation: __ N/A
__ Not visible __ None
_x_ At Grade __ Raised
Materials: _x_ Concrete __ Stone
Other: _____
Notes:

9. Roof: __ N/A

Shape: _x_Flat
__ Hipped __ Pyramidal
__ Shed Other:
Pitch: __ None __ Low
__ Medium __ Steep
Features: __ Eave:
_x_ Parapets
Materials: _ Asphalt
__ Earth _x_ Gravel
__ Composition shingle __ Metal: Pressed
__ Composition Roll __ Metal: Corrugated
__ Metal: Standing Seam __ Metal: V- Crimp
__ Tile: Terra Cotta __ Wood: Shingle
Other:

10. Windows* __ N/A

Operation	Material	Glazing	Number**
Casement	Aluminum	1	2
Casement	Aluminum	1-1	1
Casement	Aluminum	1-1F-1	3
Fixed	Wood	18, w/ door	1

*Because of storm covers, the operation and material is not definite.
**Includes single and grouped units

11. Doors __ N/A

Type	Style	Material	Number
Single-Leaf	Raised Square Panel w/ View Light	Wood	2
Single-Leaf	Flush	Wood	2
Double	French	Wood	1

12. Chimneys
One, stucco-clad, north exposure

13. Porches __ N/A
Type: _x_ Entry- portal __Partial-Width __ Full-Width __ Wrap

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

#1 Date: Unknown; replaced windows and doors; drawings and material and visual evidence.

HCPI Detail Form (FORM 2)

(Continued from other side)

16. Primary Architectural Style __ Not Applicable

__ Art Deco/Streamline Moderne	__ Gothic Revival	__ Mission Revival	__ Pueblo	__ Spanish-Pueblo Revival
__ Bungalow/Craftsman	__ International	__ Neo-Classical	__ Queen Anne	__ Territorial
__ Colonial Revival	__ Italianate	__ Northern NM	__ Ranch	__ Territorial Revival
__ Folk Victorian	__ Mediterranean	__ Prairie	__ Spanish-Colonial	__ Tudor Revival

Notes:

Other: Contemporary with Spanish-Pueblo Revival ornamentation

17. Documents Available and Their Locations

New Mexico Historic Preservation Division
407 Galisteo Street, Suite 236
Santa Fe, NM 87501
(505) 827-6320

Historic Preservation Division
Land Use Department
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87504
(505) 955-6605

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing? No

19. Site Plan: Current plan is not available.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Plaza del Monte** **Residence 23**	**2. Location:** **124 Camino Santiago** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory** **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**

Evaluation of Historical Status

Representing a Contemporary design, the house does not harmonize or contribute to the historical character of the Downtown and Eastside Historic District. For this reason, the recommendation is to designate 124 Camino Santiago a Noncontributing Structure to the Downtown and Eastside Historic District.

Given its low architectural value and presumed c.1968+ construction date, the retaining wall is not recommended for Contributing Structure status to the Downtown and Eastside Historic District.

Ordinance Definition – "Contributing Structure"

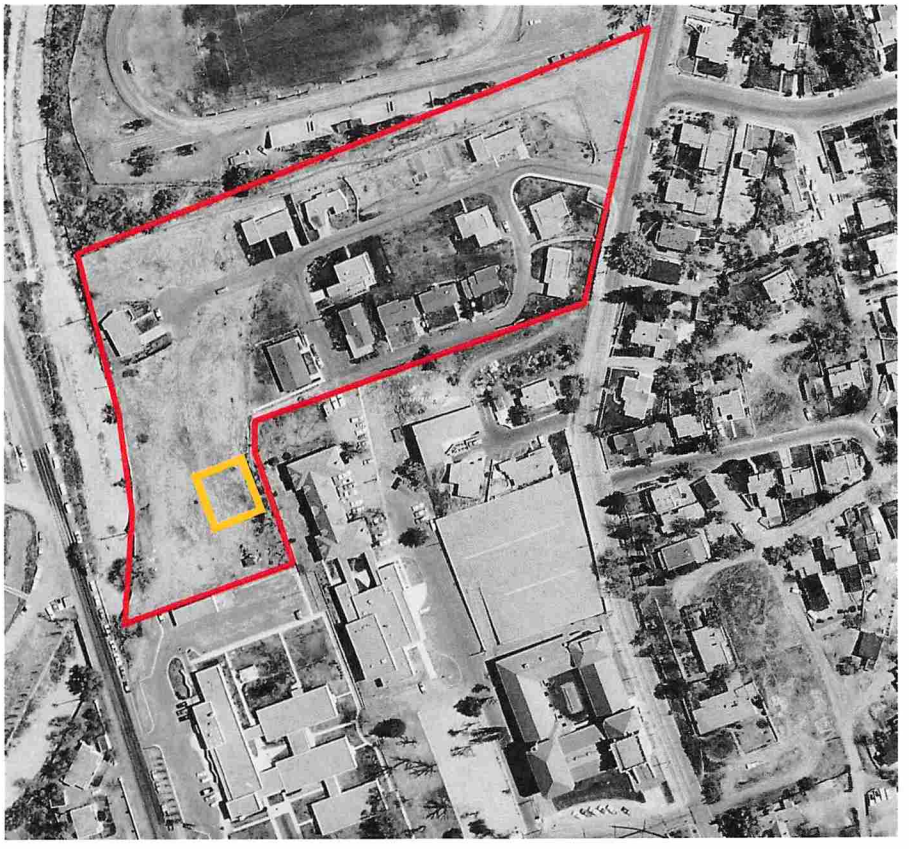
A *structure*, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a *contributing structure* is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The *contributing structure* may have had minor *alterations*, but its integrity remains.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Illustrations

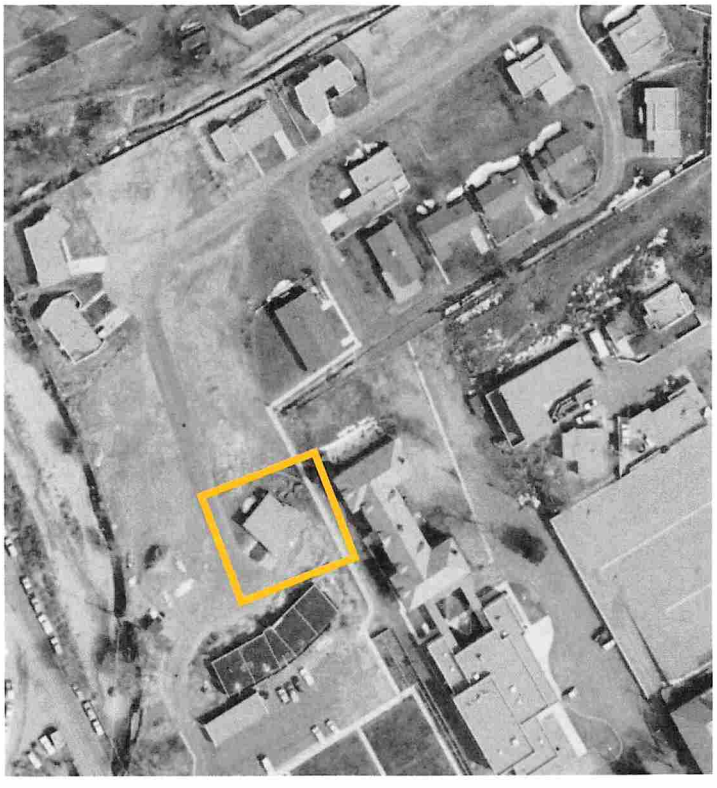


Aerial 1: Portion of May 2, 1966 aerial photograph. Source: NMDOT – 05-02-66_0015. Building Not Present.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Aerial 2: February 28, 1968 aerial photograph. Source: NMDOT – 02_28_68_0021. Building Present.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Survey Photographs

(All images taken by John Murphey on January 18, 2018, except where indicated)

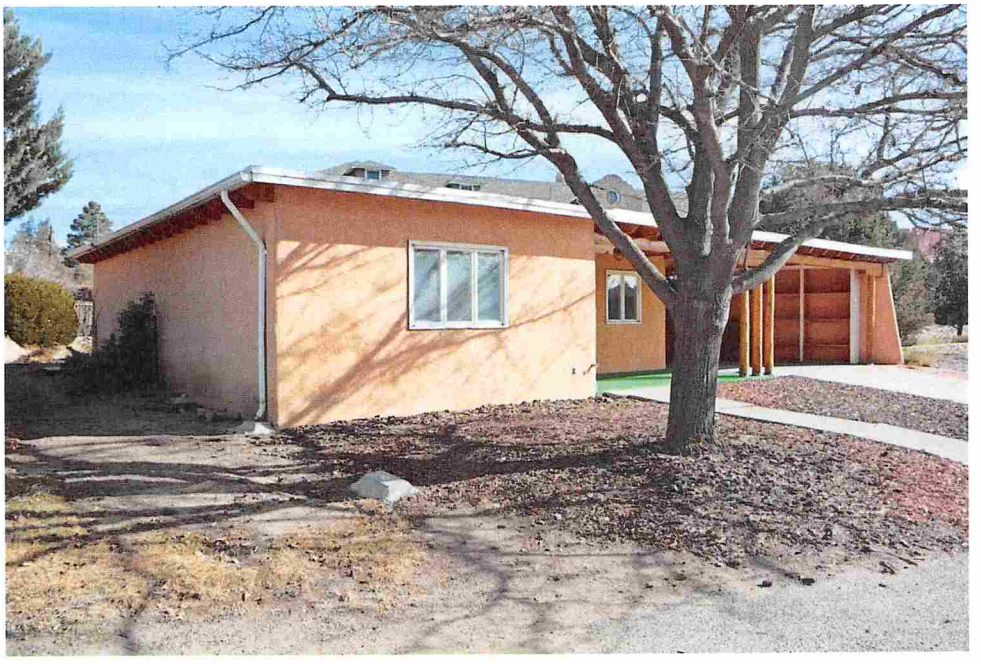


Photo 1: Street and north elevations, facing northeast.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

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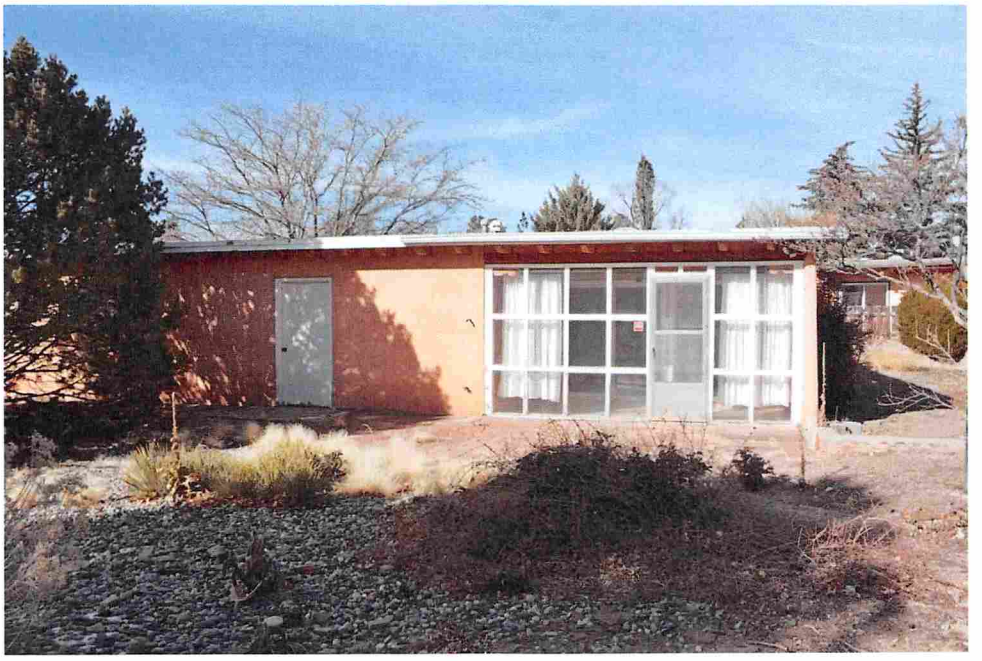


Photo 2: South elevation, facing north.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 3: South and east elevations, facing north.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 4: 124 Camino Santiago, rear retaining wall (foreground), facing northeast. May 3, 2018.

PLAZA DEL MONTE

Santa Fe, New Mexico
Historic Resources Evaluation

Amendment to March 28, 2018 Report

May 7, 2018

Client: Wayne S. Lloyd, A.I.A.
Lloyd and Associates, Architects
100 N Guadalupe Street, # 201
Santa Fe, NM 87501

Consultant: John W. Murphey
Architectural Historian
2833 Plaza Verde
Santa Fe, NM 87507

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Introduction

This brief amendment addresses issues the Historic Districts Review Board brought up at the April 24, 2018 hearing, as well as information requested by the City of Santa Fe Historic Preservation Division after the hearing.

Retaining Walls: 124 and 126 A Camino Santiago

David Rasch, the case manager for the project, communicated to the applicant after the hearing that the retaining walls of the two units granted demolition by the Board required documentation.

On May 3, 2018, the consultant recorded the retaining walls at 124 and 126 A Camino Santiago (the combined garage/carport structure), associated with the two units granted demolition at the April 24, 2018 hearing.

Both units include low concrete-and-stone walls which work as retaining walls and/or transitions between building pads.

The wall for 126 A retains the dirt between the apartment building (126) and the parking stalls. It is constructed of non-reinforced concrete, mixed with heavy stones most likely taken from the adjacent arroyo (Figure 1).

The wall is erected over a concrete walkway and stands approximately 32" above the sidewalk and 14" above the contained earth. The 10"-thick structure presents an angled face similar to a dam. It is topped with rounded concrete coping. The wall runs the length of the parking structure before tapering to the ground on the west and rising above grade to the east as a pathway entry.

A wall of similar composition edges the south and east exposures of the back yard of 124 Camino Santiago (Figure 2). It begins at 9½" above grade at the patio, and continues in a northerly direction, ranging between 18" to 26" above inside grade. Near the northeast tangent, it connects with another wall erected with the construction of 122 Camino Santiago.

Based on aerial photographs, neither the 124 nor 126 A retaining walls predate the construction of their associated units. And while this fact is inconclusive, neither wall is visible on the February 28, 1968 aerial photograph (Aerial 1). The retaining walls are apparent on a February 27, 1969 photograph, indicating the completion of the units and their landscaping (Aerial 2).

Given their low architectural value, and assumed c.1968+ construction date, neither is recommended for Contributing Structure status to the Downtown and Eastside Historic District.

Additional Walls

As stated in the Historic Resources Evaluation, the Plaza del Monte landscape includes a number of retaining walls. The retaining walls, constructed of formed concrete or concrete and stone, were built over several phases, dating generally between 1950 and 1973. The walls were constructed to retain earth or to separate building pads (Figure 3). Very few of them rise above grade. A few lots have above-ground property line walls. These are made of stucco-clad concrete masonry units (Figure 4). From aerial photographs, both retaining and property line walls appear to post-date the construction of their associated units.

Given their recent date of construction and utilitarian quality, the retaining and property walls are not recommended for individual or collective Contributing Structure status to the Downtown and Eastside Historic District.

Aerial Imagery

To address the Board's concern over the lack of c.1968-69 aerial imagery for the west side of Plaza del Monte, the consultant approached the NMDOT seeking additional photographs.

The head of aerial photography, Alane Wainwright, confirmed in an April 30 email to the consultant that the February 27, 1969 aerial (1969_02_27_4072) presented in the Historic Resources Evaluation represented the end of the flight line. The email supported her January 17, 2018 communication, which asserted that the image was all that the NMDOT could offer. Wainwright explained in that email that the image didn't "get the entire area."[1]

However, given the importance of the case, on April 30 Wainwright performed an additional due-diligence search and found three 1968-69 era photographs that are not available to the public.[2] These include two secondary images from the February 27, 1969 flight and one from February 28, 1968. Wainwright additionally provided several images from May 1973.

Both the 1968 and 1969 aerials show the southwest quadrant of Plaza del Monte to be populated with only two structures: 124 and 126 Camino Santiago (Aerials 1 & 2).

---

[1] Alane Wainwright, email communication to John Murphey, January 17, 2018.
[2] Ibid., April 30, 2018.

The newly revealed aerial photographs present a strong case that only a handful of units were fully completed by February 28, 1968. The 1973 image shows most of the units finished, and 118 Camino Santiago still in the framing stage (Aerial 3).

Construction Dates

At the April 24, 2018 hearing, the Board expressed apprehension about the report's assigned construction dates. The dates were premised on the consultant's methodology which used various sources (primarily aerial photographs, city directory entries, and architectural drawings), to arrive at a relative — though most often accurate — "circa" date of construction.

Sowing confusion was mention of a 1988 appraiser's estimate of dates introduced during sworn testimony. This information was neither viewed by the Board nor officially introduced into the record.

Given the Board's questioning, the consultant reviewed the sources again, examined the 1988 appraiser's estimates, and evaluated the additional aerial photographs recently made available. This analysis is presented in the table below.

After this exercise, the consultant believes that the Historic Resources Evaluation's assigned dates of construction are mainly accurate.

Table 1: Year of Construction

Address	Year Built*	Date of Drawings	1988 Appraiser's Estimate**	Consultant's Original and/or Revised Estimate ***	Source and Justification
CAMINO SANTIAGO					
101	c.1967-68	Unknown	1968	**c.1967-68**	Aerial photographs and first city directory
102 R-2	c.1965	Kenneth S. Clark & Philippe Register, assumed	1962 *Appraiser assigns address to Camino Matias*	**Before 1966**	May 2, 1966 aerial photograph and first city directory entry
103 R-12	c.1965	Philippe Register 1962	1968	**Before 1966**	May 2, 1966 aerial photograph and first city directory entry
105 R-14	1971	Register, Ross & Burnet 1970	1962	**1971**	Does not appear on either May 2, 1966 or February 27, 1969 aerial photographs Drawing, aerial photographs and first city directory entry
106 R-3	c.1965	Kenneth S. Clark & Philippe Register, assumed	1962 *Appraiser assigns address to Camino Matias*	**Before 1966**	May 2, 1966 aerial photograph and first city directory entry
109 R-15	c.1965	Philippe Register 1963	1963	**Before 1966**	May 2, 1966 aerial photograph and first city directory entry
110 (112) R-5	c.1962/ c.1968	Kenneth S. Clark 1962, original house; Register, Ross & Burnet, addition	110: 1962 112: 1968	110: **c.1962** 112: **c.1968**	Drawings, aerial photographs and first city directory entries
111	c.1965	Philippe Register 1963	Unknown; remodeled, 1962	**Before 1966**	Drawings, aerial photographs and first city directory entry
113	c.1970	Unknown	1970 *Appraiser assigns address as 115 a*	**c.1970**	Does not appear on February 27, 1969 aerial photograph Drawings and first city directory entry
114 R-26	c.1972	Register, Ross & Burnet 1971	1971	**c.1972**	Does not appear on February 27, 1969 aerial photograph Drawings and first city directory entry
115	c.1970	Unknown	1970	**c.1970**	Does not appear on February 27, 1969 aerial photograph First city directory entry
117	1966-67	Philippe Register 1965; 1966	Unknown; estimated 1963-1968	**1966-67**	May 2, 1966 aerial photograph and first city directory entry

Address	Year Built*	Date of Drawings	1988 Appraiser's Estimate**	Consultant's Original and/or Revised Estimate ***	Source and Justification
118	c.1973	Register, Ross & Burnet 1971 Register & Burnet 1972	1972	**1973**	Does not appear on February 27, 1969 aerial photograph Drawings and first city directory entry
119	c.1965	Philippe Register 1965/1968	1963	**Before 1966**	May 2, 1966 aerial photograph and first city directory entry
120 R-25	c. 1971	Register, Ross & Burnet 1970	1970	**c. 1971**	Does not appear on February 27, 1969 aerial photograph Drawings and first city directory entry
121 R-20	c.1971	Register, Ross & Burnet 1970	1970	**c.1971**	Does not appear on February 27, 1969 aerial photograph Drawings and first city directory entry
122	c.1971	Register, Ross & Burnet 1967	Unknown; estimated 1963-1968	**c.1971**	Does not appear on February 27, 1969 aerial photograph First city directory entry
124 R-23	c.1968	Philippe Register 1967	1964	**c.1968**	Does not appear on May 2, 1966 aerial photograph.
125 R-21	c.1970	Register, Ross & Burnet 1969	1969	**c.1970**	Does not appear on February 27, 1969 aerial photograph Drawings and first city directory entry
126 R-24	c.1968	Philippe Register 1967	1967	**c.1968**	Drawings, aerial photographs and first city directory entry
126 Garage	c.1968/ 1977	Unknown	No covered	**c.1968/ 1977**	Drawings and April 9, 1975 aerial photograph
CAMINO MATIAS					
104	c.1965	Kenneth S. Clark & Philippe Register, assumed; Philippe Register 1963, alteration	1962	**Before 1966**	May 2, 1966 aerial photograph
105 R-10	1950	Unknown	Unknown; remodeled 1962	**1950**	Carolyn Atkins, *The Allison-James Picture Book, 1866-1959*, (Albuquerque: Menaul Historical Library of the Southwest, 1983), 25; aerial photographs
107 R-9	1950	Unknown	Unknown; remodeled 1962	**1950**	Carolyn Atkins, *The Allison-James Picture Book, 1866-1959*, (Albuquerque: Menaul Historical Library of the Southwest, 1983), 25; aerial photographs
109 R-8	1950	Unknown	Unknown; remodeled 1962	**1950**	Carolyn Atkins, *The Allison-James Picture Book, 1866-1959*, (Albuquerque: Menaul Historical Library of the

Address	Year Built*	Date of Drawings	1988 Appraiser's Estimate**	Consultant's Original and/or Revised Estimate ***	Source and Justification
					Southwest, 1983), 25; aerial photographs
111 R-6	Pre-1960, moved to site	Unknown	Unknown; remodeled 1962	**Pre-1960, moved to site**	Aerial photographs
116/120 R-7	Pre-1957, with c.1984 additions	Unknown; Philippe Register and Associates 1984	110: Unknown; renovated 1967; remodeled 1986 120: remodeled/ Renovated 1962	**Pre-1957, with c.1984 additions**	Drawings and aerial photographs

Key:

**The year the consultant originally estimated, as presented in March 28, 2018,* Plaza del Monte, Santa Fe, Historic Resources Evaluation *report.*

*** Taken from "As of 1988" table of appraiser's estimate of construction dates. The table was referenced in sworn testimony during the April 24, 2018, Historic Districts Review Board hearing. The Board did not see the table nor was it introduced in the record. The consultant took an iPhone image of the table at the hearing (Figure 3).*

**** The consultant's original and/or revised estimate based on best sources available, including dated aerial photographs, dated architectural drawings and dated city directory entries, and previously publicly unavailable February 28, 1968 and February 27, 1969 aerial photographs, NMDOT provided to consultant on April 30, 2018.*

Figures and Aerial Photographs

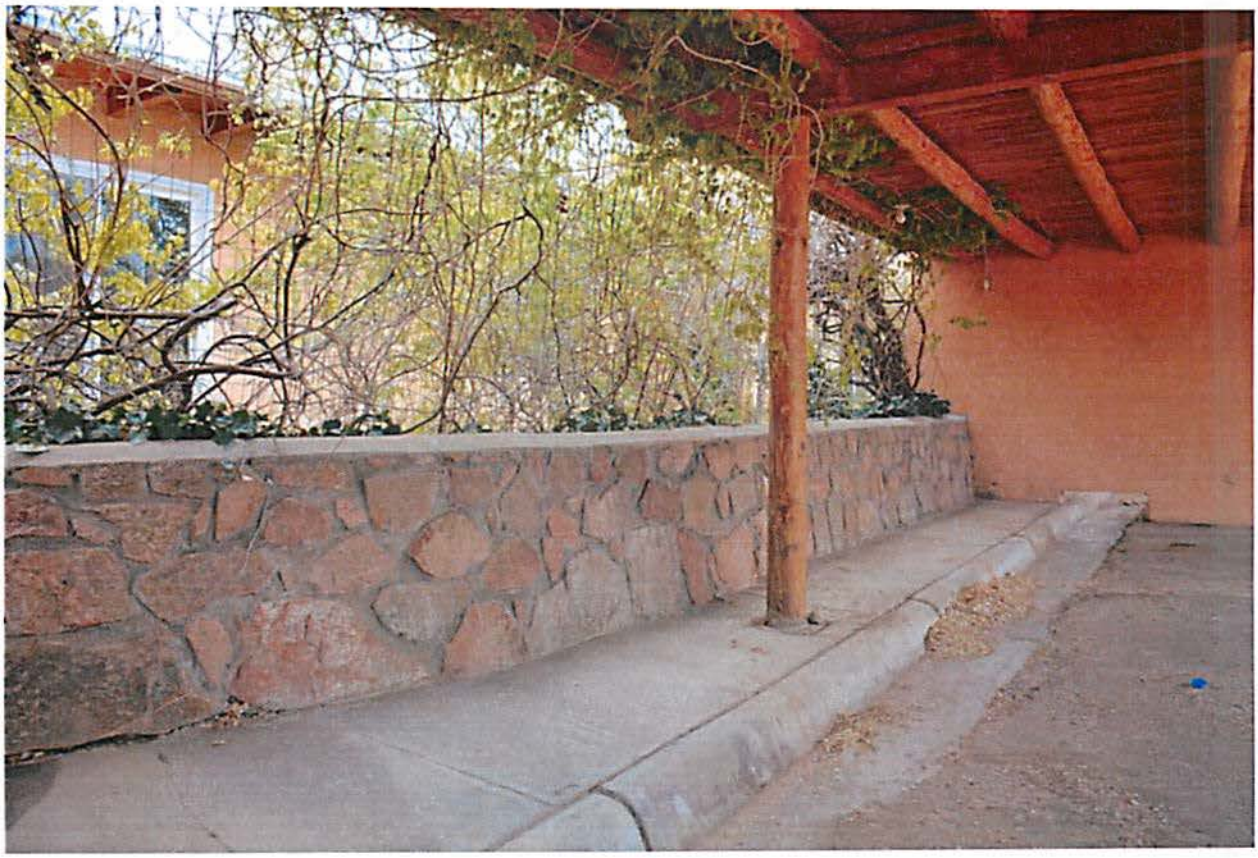


Figure 1: 126 A Camino Santiago, Garage/Carport Structure, retaining wall, May 3, 2018.



Figure 2: 124 Camino Santiago, rear retaining wall, May 3, 2018.

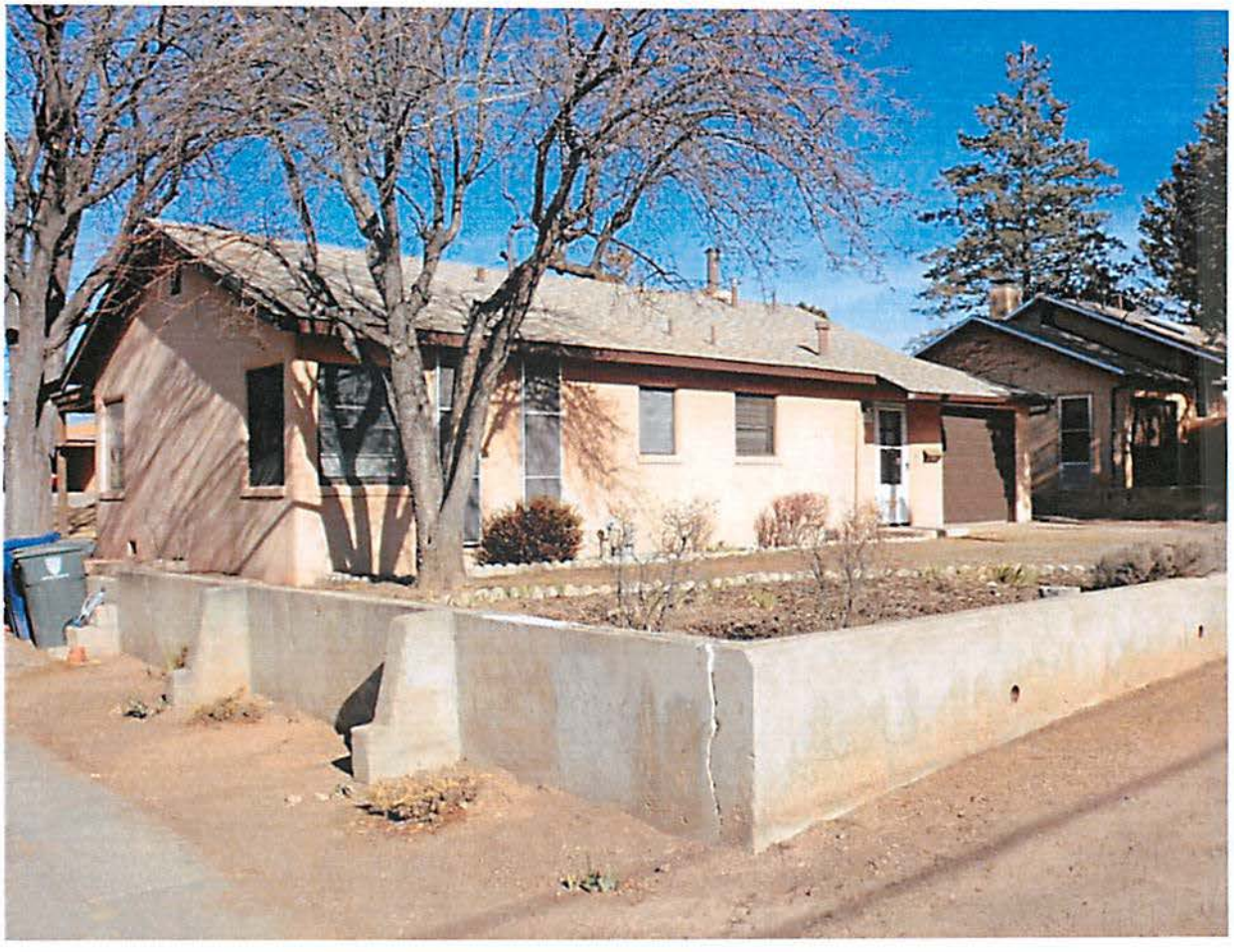
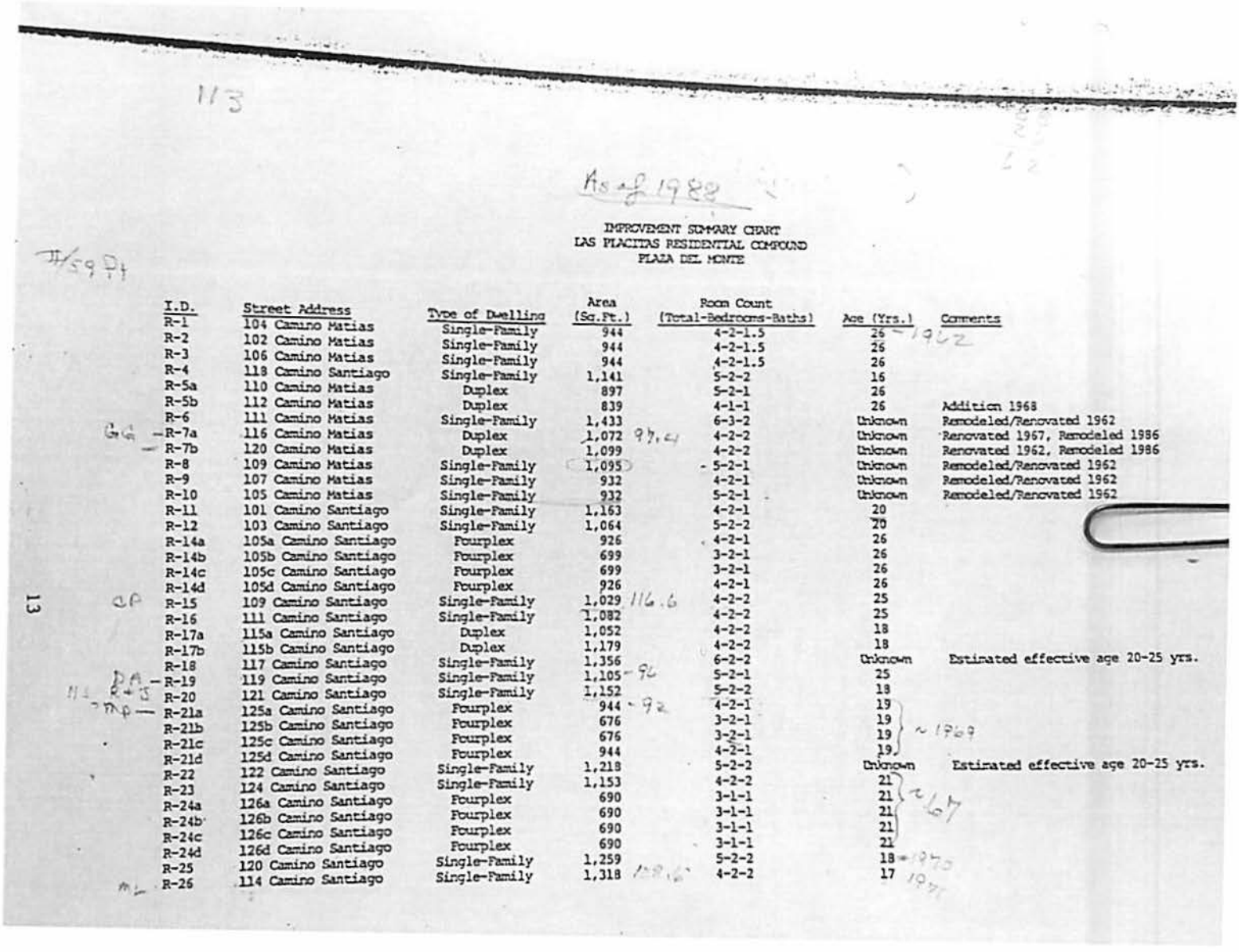


Figure 3: c.1950 concrete retaining in front of 107 Camino Matias. January 18, 2018.



Figure 4: Stucco-on-block property wall between 114 and 118 Camino Santiago, January 18, 2018.



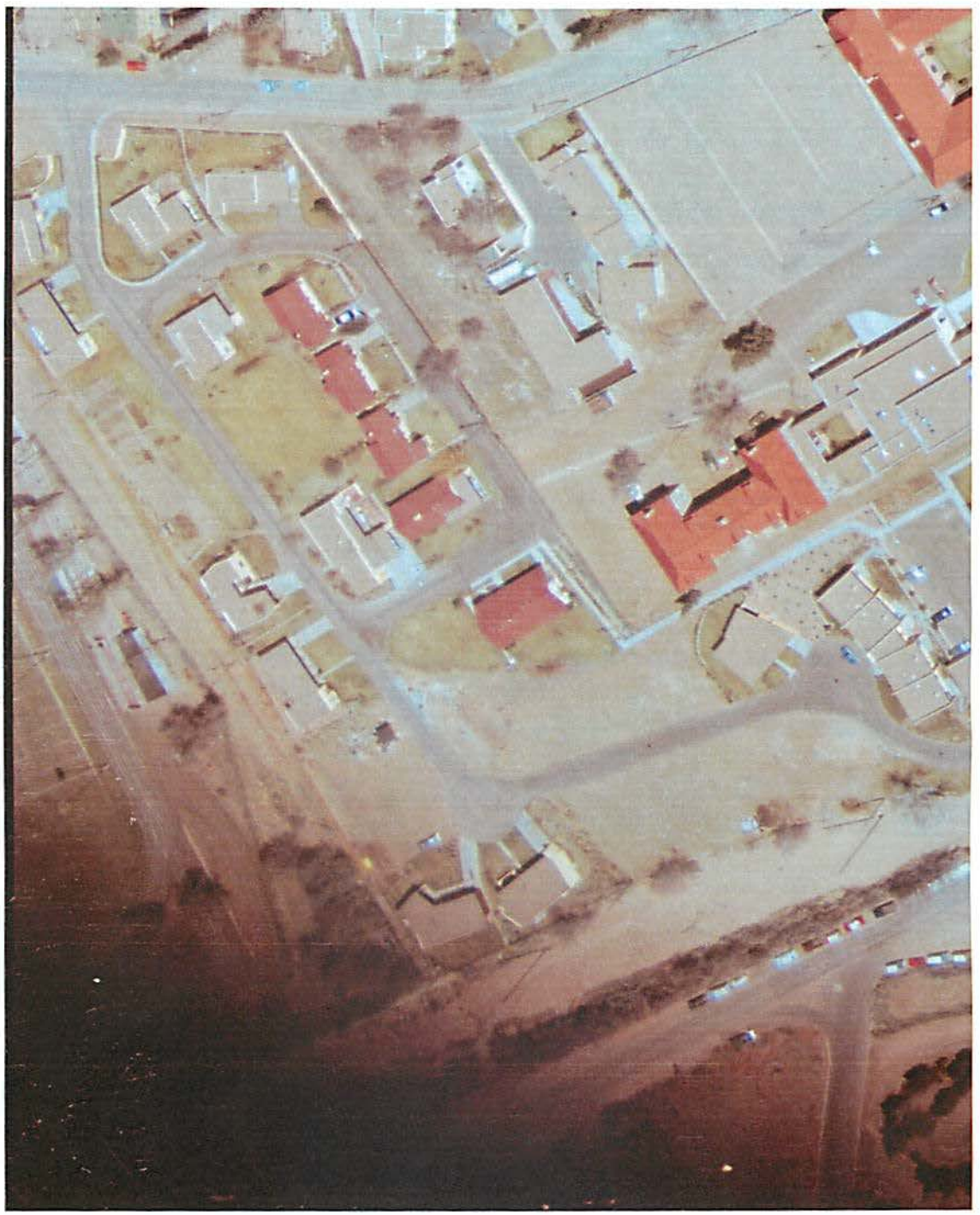
IMPROVEMENT SUMMARY CHART
LAS PLACITAS RESIDENTIAL COMPOUND
PLAZA DEL MONTE

I.D.	Street Address	Type of Dwelling	Area (Sq.Ft.)	Room Count (Total-Bedrooms-Baths)	Age (Yrs.)	Comments
R-1	104 Camino Matias	Single-Family	944	4-2-1.5	26	
R-2	102 Camino Matias	Single-Family	944	4-2-1.5	26	
R-3	106 Camino Matias	Single-Family	944	4-2-1.5	26	
R-4	118 Camino Santiago	Single-Family	1,141	5-2-2	16	
R-5a	110 Camino Matias	Duplex	897	5-2-1	26	
R-5b	112 Camino Matias	Duplex	839	4-1-1	26	Addition 1968
R-6	111 Camino Matias	Single-Family	1,433	6-3-2	Unknown	Remodeled/Renovated 1962
R-7a	116 Camino Matias	Duplex	1,072	4-2-2	Unknown	Renovated 1967, Remodeled 1986
R-7b	120 Camino Matias	Duplex	1,099	4-2-2	Unknown	Renovated 1962, Remodeled 1986
R-8	109 Camino Matias	Single-Family	1,095	5-2-1	Unknown	Remodeled/Renovated 1962
R-9	107 Camino Matias	Single-Family	932	4-2-1	Unknown	Remodeled/Renovated 1962
R-10	105 Camino Matias	Single-Family	932	5-2-1	Unknown	Remodeled/Renovated 1962
R-11	101 Camino Santiago	Single-Family	1,163	4-2-1	20	
R-12	103 Camino Santiago	Single-Family	1,064	5-2-2	20	
R-14a	105a Camino Santiago	Fourplex	926	4-2-1	26	
R-14b	105b Camino Santiago	Fourplex	699	3-2-1	26	
R-14c	105c Camino Santiago	Fourplex	699	3-2-1	26	
R-14d	105d Camino Santiago	Fourplex	926	4-2-1	26	
R-15	109 Camino Santiago	Single-Family	1,029	4-2-2	25	
R-16	111 Camino Santiago	Single-Family	1,082	4-2-2	25	
R-17a	115a Camino Santiago	Duplex	1,052	4-2-2	18	
R-17b	115b Camino Santiago	Duplex	1,179	4-2-2	18	
R-18	117 Camino Santiago	Single-Family	1,356	6-2-2	Unknown	Estimated effective age 20-25 yrs.
R-19	119 Camino Santiago	Single-Family	1,105	5-2-1	25	
R-20	121 Camino Santiago	Single-Family	1,152	5-2-2	18	
R-21a	125a Camino Santiago	Fourplex	944	4-2-1	19	
R-21b	125b Camino Santiago	Fourplex	676	3-2-1	19	
R-21c	125c Camino Santiago	Fourplex	676	3-2-1	19	
R-21d	125d Camino Santiago	Fourplex	944	4-2-1	19	
R-22	122 Camino Santiago	Single-Family	1,218	5-2-2	Unknown	Estimated effective age 20-25 yrs.
R-23	124 Camino Santiago	Single-Family	1,153	4-2-2	21	
R-24a	126a Camino Santiago	Fourplex	690	3-1-1	21	
R-24b	126b Camino Santiago	Fourplex	690	3-1-1	21	
R-24c	126c Camino Santiago	Fourplex	690	3-1-1	21	
R-24d	126d Camino Santiago	Fourplex	690	3-1-1	21	
R-25	120 Camino Santiago	Single-Family	1,259	5-2-2	18	
R-26	114 Camino Santiago	Single-Family	1,318	4-2-2	17	

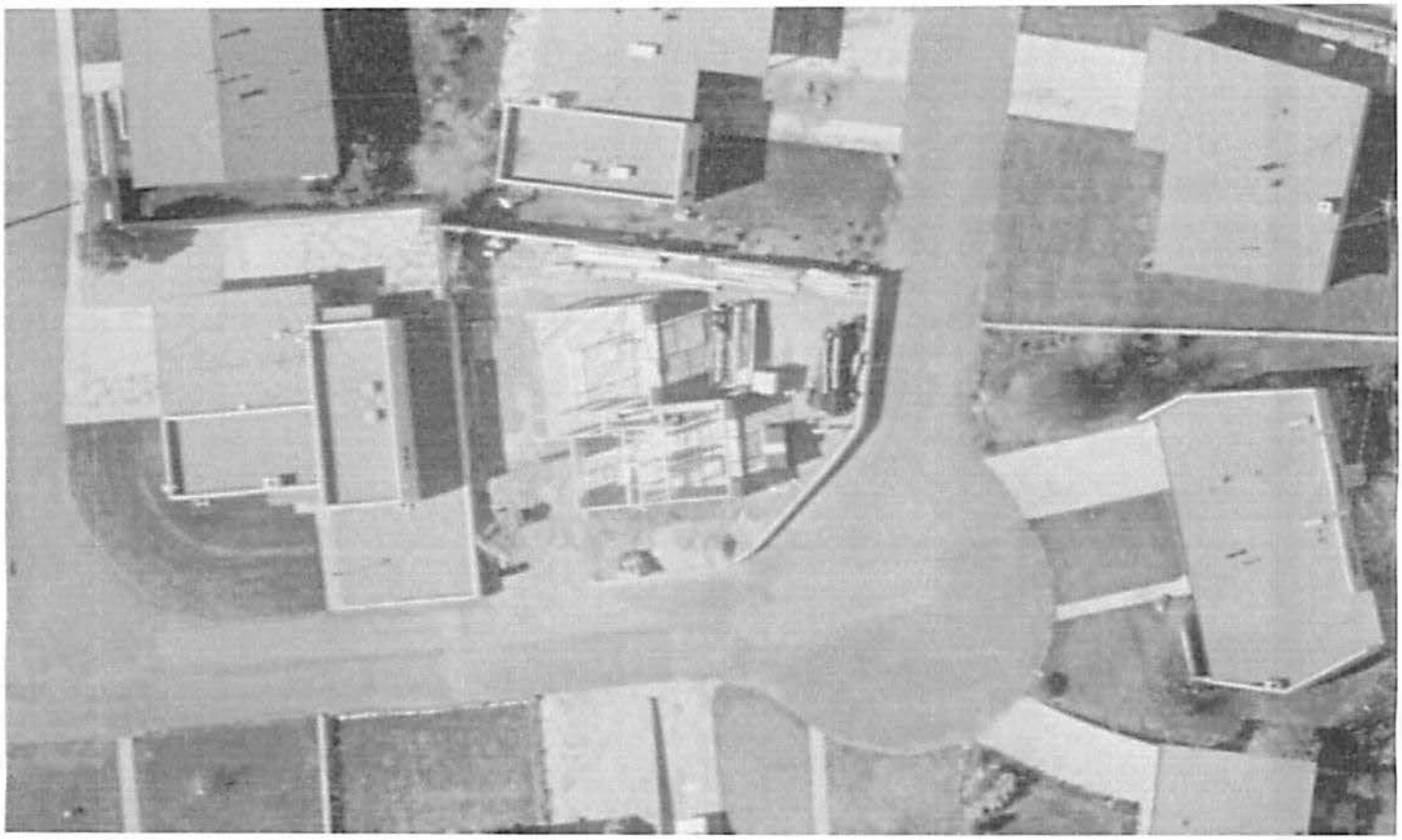
Figure 5: iPhone image of c.1988 Plaza del Monte appraiser report referenced at April 24, 2018 hearing.



Aerial 1: Portion of February 28, 1968 aerial photograph. Source: NMDOT – 02_28_68_0021.



Aerial 2: Portion of February 27, 1969 aerial photograph. Source: NMDOT – 1969_2_27_4071.



Aerial 3: Portion of May 11, 1973 aerial photograph showing 118 Camino Santiago under construction. Source: NMDOT- 05-11-73_0053.

PLAZA DEL MONTE

Santa Fe, New Mexico
Historic Resources Evaluation

Second Amendment to March 28, 2018 Report

May 17, 2018

Client: Wayne S. Lloyd, A.I.A.
Lloyd and Associates, Architects
100 N Guadalupe Street, # 201
Santa Fe, NM 87501

Consultant: John W. Murphey
Architectural Historian
2833 Plaza Verde
Santa Fe, NM 87507

Introduction

This second amendment addresses issues the Historic Districts Review Board brought up at the April 24, 2018 hearing, information requested by the City of Santa Fe Historic Preservation Division after that hearing, and additional comments made by the Board at the follow-up May 17, 2018 hearing.

Retaining Walls: 124 and 126 A Camino Santiago

David Rasch, the case manager for the project, communicated to the applicant after the April 24 hearing that the retaining walls of the two units granted demolition by the Board required documentation.

On May 3, 2018, the consultant recorded the retaining walls at 124 and 126 A Camino Santiago (the combined garage/carport structure), associated with the two units granted demolition.

Both units include low concrete-and-stone walls which work as retaining walls and/or transitions between building pads.

The wall for 126 A retains the dirt between the apartment building (126) and the parking stalls. It is constructed of non-reinforced concrete, mixed with heavy stones most likely taken from the adjacent arroyo (Figure 1).

The wall is erected over a concrete walkway and stands approximately 32" above the sidewalk and 14" above the contained earth. The 10"-thick structure presents an angled face similar to a dam. It is topped with rounded concrete coping. The wall runs the length of the parking structure before tapering to the ground on the west and rising above grade to the east as a pathway entry.

A wall of similar composition but of lesser height edges the south and east exposures of the back yard of 124 Camino Santiago (Figure 2). It begins at 9½" above grade at the patio, and continues in a northerly direction, ranging between 18" to 26" above inside grade. Near the northeast tangent, it connects with another wall erected with the construction of 122 Camino Santiago.

Based on aerial photographs, neither the 124 nor 126 A retaining walls predate the construction of their associated units. And while this fact is inconclusive, neither wall is visible on the February 28, 1968 aerial photograph (Aerial 2). The retaining walls are apparent on a

February 27, 1969 photograph, indicating the completion of the units and their landscaping (Aerial 3).

Given their low architectural value, and assumed c.1968+ construction date, neither is recommended for Contributing Structure status to the Downtown and Eastside Historic District.

Additional Walls

As stated in the Historic Resources Evaluation, the Plaza del Monte landscape includes a number of retaining walls. The retaining walls, constructed of formed concrete or concrete and stone, were built over several phases, dating generally between 1950 and 1973. The walls were constructed to retain earth or to separate building pads (Figure 3). Very few of them rise above grade. A few lots have above-ground property line walls. These are made of stucco-clad concrete masonry units (Figure 4). From aerial photographs, both retaining and property line walls appear to post-date the construction of their associated units.

Given their recent date of construction and utilitarian quality, the retaining and property walls are not recommended for individual or collective Contributing Structure status to the Downtown and Eastside Historic District.

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To address the Board's concern over the lack of c.1968-69 aerial imagery for the west side of Plaza del Monte, the consultant approached the NMDOT seeking additional photographs after the April 24 hearing.

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However, given the importance of the case, Wainwright performed an additional due-diligence search and found three 1968-69 era photographs that are not available to the public.[2] These

[1] Alane Wainwright, email communication to John Murphey, January 17, 2018. See chain of communication in Appendix A.
[2] Ibid., April 30, 2018.

include two secondary images from the February 27, 1969 flight and one from February 28, 1968. Wainwright additionally provided several photographs from May 1973.

Both the 1968 and 1969 aerials show the southwest quadrant of Plaza del Monte to be populated with only two structures: 124 and 126 Camino Santiago (Aerials 2 & 3).

The newly revealed aerial photographs present a strong case that only a handful of units were fully completed by February 28, 1968. The 1973 image shows most of the units finished, and 118 Camino Santiago still in the framing stage (Aerial 4).

At the follow-up May 15, 2018 hearing, member Powell expressed suspicion over the fact that additional aerial photographs had surfaced after the initial hearing. The consultant includes with this amendment the entire email communication with NMDOT's Alane Wainwright. The communications on January 16, January 17, April 26, April 30 and May 1 are specific to this subject (Appendix A).

Construction Dates

At the April 24, 2018 hearing, a few members of the Board expressed apprehension about the report's assigned construction dates. The dates were premised on the consultant's methodology which used various sources (primarily aerial photographs, city directory entries, and architectural drawings), to arrive at a relative — though most often accurate — "circa" date of construction.

Sowing confusion was mention of a 1988 appraiser's estimate of dates introduced during sworn testimony. This information was neither viewed by the Board nor officially introduced into the record.

Given the Board's questioning, the consultant reviewed the sources again, examined the 1988 appraiser's estimates, and evaluated the additional aerial photographs recently made available. This analysis is presented in Table 1.

At the follow-up hearing, member Powell continued to question the dates of construction provided by the consultant, pointing to differing years he found on the Santa Fe County Assessor's parcel map website, from his cellphone during the hearing. The consultant had already discarded the county's dates as being mostly inaccurate, as noted in the Table of Surveyed Resources in the March 28 report. But given Powell's insistence, the consultant reviewed the assessor's dates again on May 17, and identifies the errors in the county's

estimates in Table 2. In general, the county's dates do not comport with evidence found on aerial photographs.

At conclusion of both exercises, the consultant believes that the Historic Resources Evaluation's assigned dates of construction are mainly accurate. The consultant, however, because of timing issues, did not get to review additional material that may have surfaced at the Santa Fe Presbyterian church library or the Menaul facility.

Table 1: Year of Construction

Address	Year Built*	Date of Drawings	1988 Appraiser's Estimate**	Consultant's Original and/or Revised Estimate ***	Source and Justification
CAMINO SANTIAGO					
101	c.1967-68	Unknown	1968	**c.1967-68**	Aerial photographs and first city directory
102 R-2	c.1965	Kenneth S. Clark & Philippe Register, assumed	1962 *Appraiser assigns address to Camino Matias*	**Before 1966**	May 2, 1966 aerial photograph and first city directory entry
103 R-12	c.1965	Philippe Register 1962	1968	**Before 1966**	May 2, 1966 aerial photograph and first city directory entry
105 R-14	1971	Register, Ross & Burnet 1970	1962	**1971**	Does not appear on either May 2, 1966 or February 27, 1969 aerial photographs Drawing, aerial photographs and first city directory entry
106 R-3	c.1965	Kenneth S. Clark & Philippe Register, assumed	1962 *Appraiser assigns address to Camino Matias*	**Before 1966**	May 2, 1966 aerial photograph and first city directory entry
109 R-15	c.1965	Philippe Register 1963	1963	**Before 1966**	May 2, 1966 aerial photograph and first city directory entry
110 (112) R-5	c.1962/ c.1968	Kenneth S. Clark 1962, original house; Register, Ross & Burnet, addition	110: 1962 112: 1968	110: **c.1962** 112: **c.1968**	Drawings, aerial photographs and first city directory entries
111	c.1965	Philippe Register 1963	Unknown; remodeled, 1962	**Before 1966**	Drawings, aerial photographs and first city directory entry
113	c.1970	Unknown	1970 *Appraiser assigns address as 115 a*	**c.1970**	Does not appear on February 27, 1969 aerial photograph Drawings and first city directory entry

Address	Year Built*	Date of Drawings	1988 Appraiser's Estimate**	Consultant's Original and/or Revised Estimate ***	Source and Justification
114 R-26	c.1972	Register, Ross & Burnet 1971	1971	**c.1972**	Does not appear on February 27, 1969 aerial photograph Drawings and first city directory entry
115	c.1970	Unknown	1970	**c.1970**	Does not appear on February 27, 1969 aerial photograph First city directory entry
117	1966-67	Philippe Register 1965; 1966	Unknown; estimated 1963-1968	**1966-67**	May 2, 1966 aerial photograph and first city directory entry
118	c.1973	Register, Ross & Burnet 1971 Register & Burnet 1972	1972	**1973**	Does not appear on February 27, 1969 aerial photograph Drawings and first city directory entry
119	c.1965	Philippe Register 1965/1968	1963	**Before 1966**	May 2, 1966 aerial photograph and first city directory entry
120 R-25	c. 1971	Register, Ross & Burnet 1970	1970	**c. 1971**	Does not appear on February 27, 1969 aerial photograph Drawings and first city directory entry
121 R-20	c.1971	Register, Ross & Burnet 1970	1970	**c.1971**	Does not appear on February 27, 1969 aerial photograph Drawings and first city directory entry
122	c.1971	Register, Ross & Burnet 1967	Unknown; estimated 1963-1968	**c.1971**	Does not appear on February 27, 1969 aerial photograph First city directory entry
124 R-23	c.1968	Philippe Register 1967	1964	**c.1967**	Does not appear on May 2, 1966 aerial photograph.
125 R-21	c.1970	Register, Ross & Burnet 1969	1969	**c.1970**	Does not appear on February 27, 1969 aerial photograph Drawings and first city directory entry
126 R-24	c.1968	Philippe Register 1967	1967	**c.1967**	Drawings, aerial photographs and first city directory entry
126 Garage	c.1968/ 1977	Unknown	No covered	**c.1968/ 1977**	Drawings and April 9, 1975 aerial photograph
CAMINO MATIAS					
104	c.1965	Kenneth S. Clark & Philippe Register, assumed; Philippe Register 1963, alteration	1962	**Before 1966**	May 2, 1966 aerial photograph

Address	Year Built*	Date of Drawings	1988 Appraiser's Estimate**	Consultant's Original and/or Revised Estimate ***	Source and Justification
105 R-10	1950	Unknown	Unknown; remodeled 1962	**1950**	Carolyn Atkins, *The Allison-James Picture Book, 1866-1959*, (Albuquerque: Menaul Historical Library of the Southwest, 1983), 25; aerial photographs
107 R-9	1950	Unknown	Unknown; remodeled 1962	**1950**	Carolyn Atkins, *The Allison-James Picture Book, 1866-1959*, (Albuquerque: Menaul Historical Library of the Southwest, 1983), 25; aerial photographs
109 R-8	1950	Unknown	Unknown; remodeled 1962	**1950**	Carolyn Atkins, *The Allison-James Picture Book, 1866-1959*, (Albuquerque: Menaul Historical Library of the Southwest, 1983), 25; aerial photographs
111 R-6	Pre-1960, moved to site	Unknown	Unknown; remodeled 1962	**Pre-1960, moved to site**	Aerial photographs
116/120 R-7	Pre-1957, with c.1984 additions	Unknown; Philippe Register and Associates 1984	110: Unknown; renovated 1967; remodeled 1986 120: remodeled/ Renovated 1962	**Pre-1957, with c.1984 additions**	Drawings and aerial photographs

Key:

**The year the consultant originally estimated, as presented in March 28, 2018,* Plaza del Monte, Santa Fe, Historic Resources Evaluation *report.*

*** Taken from "As of 1988" table of appraiser's estimate of construction dates. The table was referenced in sworn testimony during the April 24, 2018, Historic Districts Review Board hearing. The Board did not see the table nor was it introduced in the record. The consultant took an iPhone image of the table at the hearing (Figure 5).*

**** The consultant's original and/or revised estimate based on best sources available, including dated aerial photographs, dated architectural drawings and dated city directory entries, and previously unavailable February 28, 1968 and February 27, 1969 aerial photographs, NMDOT provided to consultant on April 30, 2018.*

Table 2: Santa Fe County Assessor Dates

Address	Consultant's Original and/or Revised Estimate *	Santa Fe County Assessor Estimate**	Errors with County Estimated Dates
CAMINO SANTIAGO			
101	c.1967-68	1964	Does not appear on May 2, 1966 aerial photograph
102 R-2	Before 1966	1964	Only May 2, 1966 aerial photograph available for the period
103 R-12	Before 1966	1964	Does not appear on May 2, 1966 aerial photograph
105 R-14	1971	1964	Does not appear on either May 2, 1966 or February 27, 1969 aerial photographs
106 R-3	Before 1966	1964	Only May 2, 1966 aerial photograph available for the period
109 R-15	Before 1966	1964	Only May 2, 1966 aerial photograph available for the period
110 (112) R-5	110: c.1962 112: c.1968	1969	Appears on May 2, 1966 aerial photograph
111	Before 1966	No Date Provided	
113	c.1970	1964	Does not appear on either May 2, 1966 or February 27, 1969 aerial photographs
114 R-26	c.1972	No Date Provided	
115	c.1970	1964	Does not appear on either May 2, 1966 or February 27, 1969 aerial photographs
117	1966-67	1964	Only May 2, 1966 aerial photograph available for the period
118	1973		Does not appear on February 27, 1969 aerial photograph; still under construction on May 3, 1973 aerial photograph
119	Before 1966	1969	Appears on May 2, 1966 aerial photograph
120 R-25	c. 1971	1968	Does not appear on February 27, 1969 aerial photograph

Address	Consultant's Original and/or Revised Estimate *	Santa Fe County Assessor Estimate**	Errors with County Estimated Dates
121 R-20	c.1971	1969	Does not appear on February 27, 1969 aerial photograph
122	c.1971	1968	Does not appear on February 27, 1969 aerial photograph
124 R-23	c.1967	1968	
125 R-21	c.1970	No Date Provided	
126 R-24	c.1967	No Date Provided	
126 Garage	c.1968/ 1977	No Date Provided	
CAMINO MATIAS			
104	Before 1966	1968	Appears on May 2, 1966 aerial photograph
105 R-10	1950	1964	Documented as constructed in 1950 in Carolyn Atkins, *The Allison-James Picture Book, 1866-1959*, (Albuquerque: Menaul Historical Library of the Southwest, 1983), 25, and appears on 1951 aerial photograph
107 R-9	1950	1964	Documented as constructed in 1950 in Carolyn Atkins, *The Allison-James Picture Book, 1866-1959*, (Albuquerque: Menaul Historical Library of the Southwest, 1983), 25, and appears on 1951 aerial photograph
109 R-8	1950	1964	Documented as constructed in 1950 in Carolyn Atkins, *The Allison-James Picture Book, 1866-1959*, (Albuquerque: Menaul Historical Library of the Southwest, 1983), 25, and appears on 1951 aerial photograph
111 R-6	Pre-1960, moved to site	1969	Appears on May 2, 1966 aerial photograph
116/120 R-7	Pre-1957, with c.1984 additions	No Date Provided	

Key:

**The consultant's original and/or revised estimate based on best sources available, including dated aerial photographs, dated architectural drawings and dated city directory entries, and previously unavailable February 28, 1968 and February 27, 1969 aerial photographs, NMDOT provided to consultant on April 30, 2018, and additional review of images after May 15 hearing.*

*** Dates as taken from Santa Fe County Assessor parcel map (http://assessor.santafecountynm.gov/map.php) on May 17, 2018. Webpage states the information was accurate as of April 3, 2018.*

Figures and Aerial Photographs

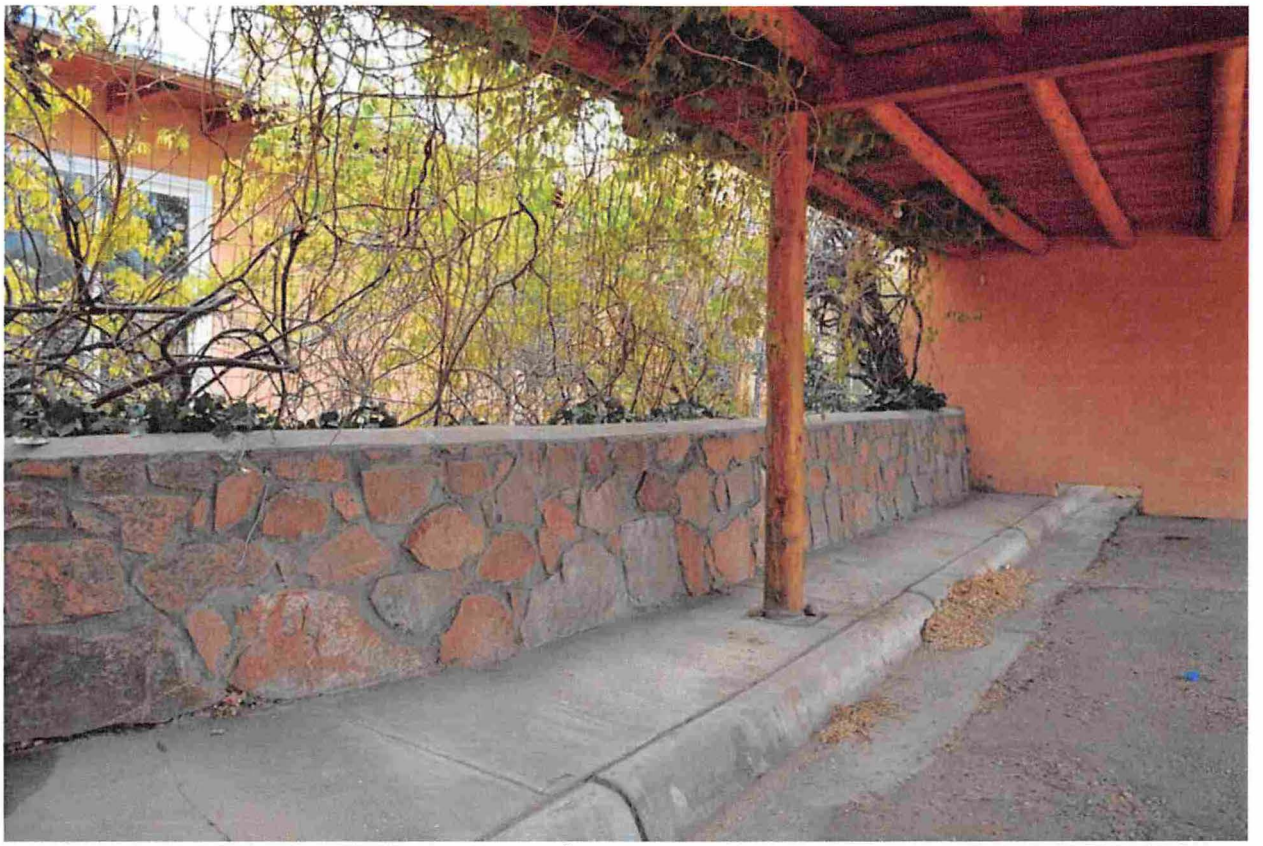


Figure 1: 126 A Camino Santiago, Garage/Carport Structure, retaining wall, May 3, 2018.



Figure 2: 124 Camino Santiago, rear retaining wall, May 3, 2018.

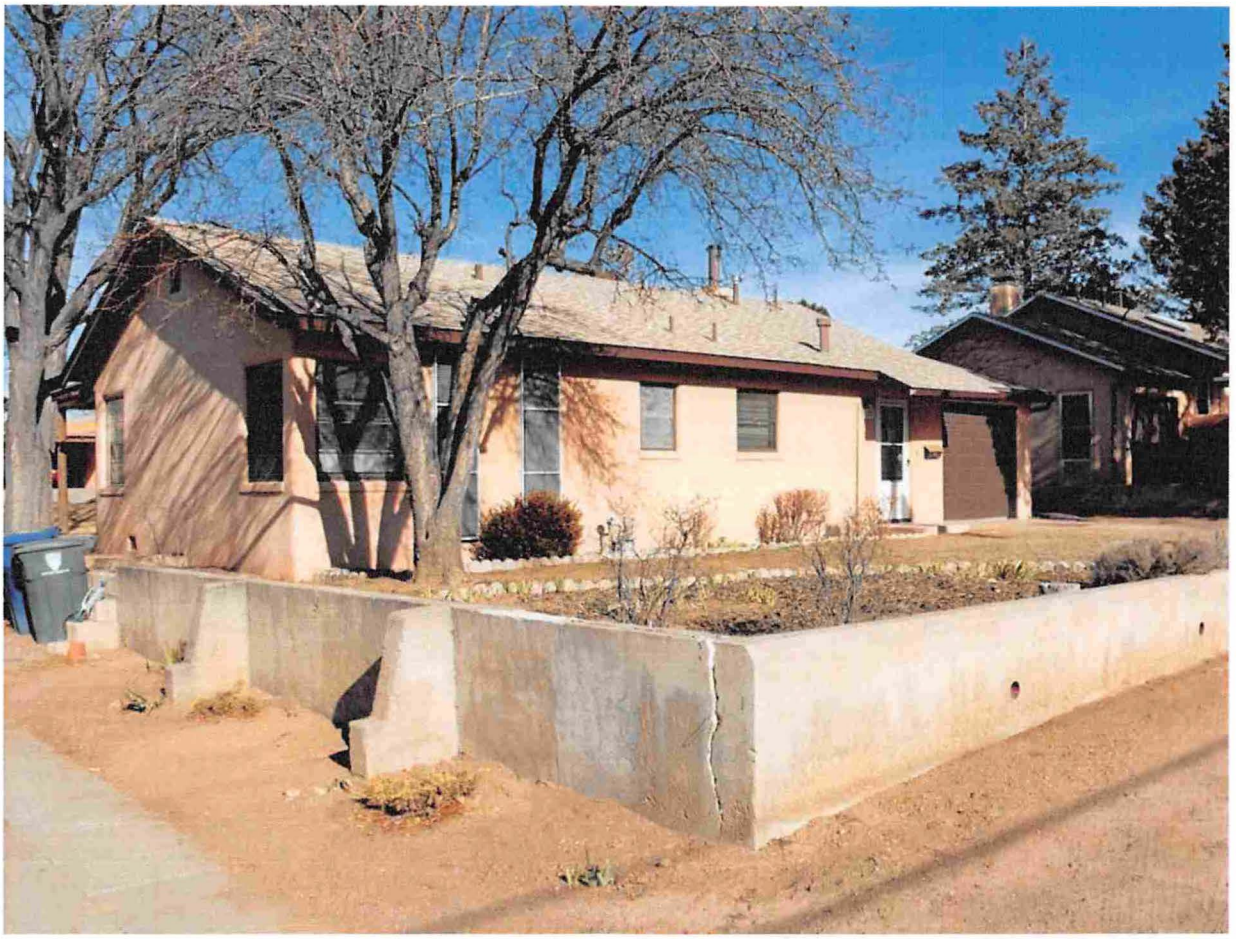


Figure 3: c.1950 concrete retaining in front of 107 Camino Matias. January 18, 2018.

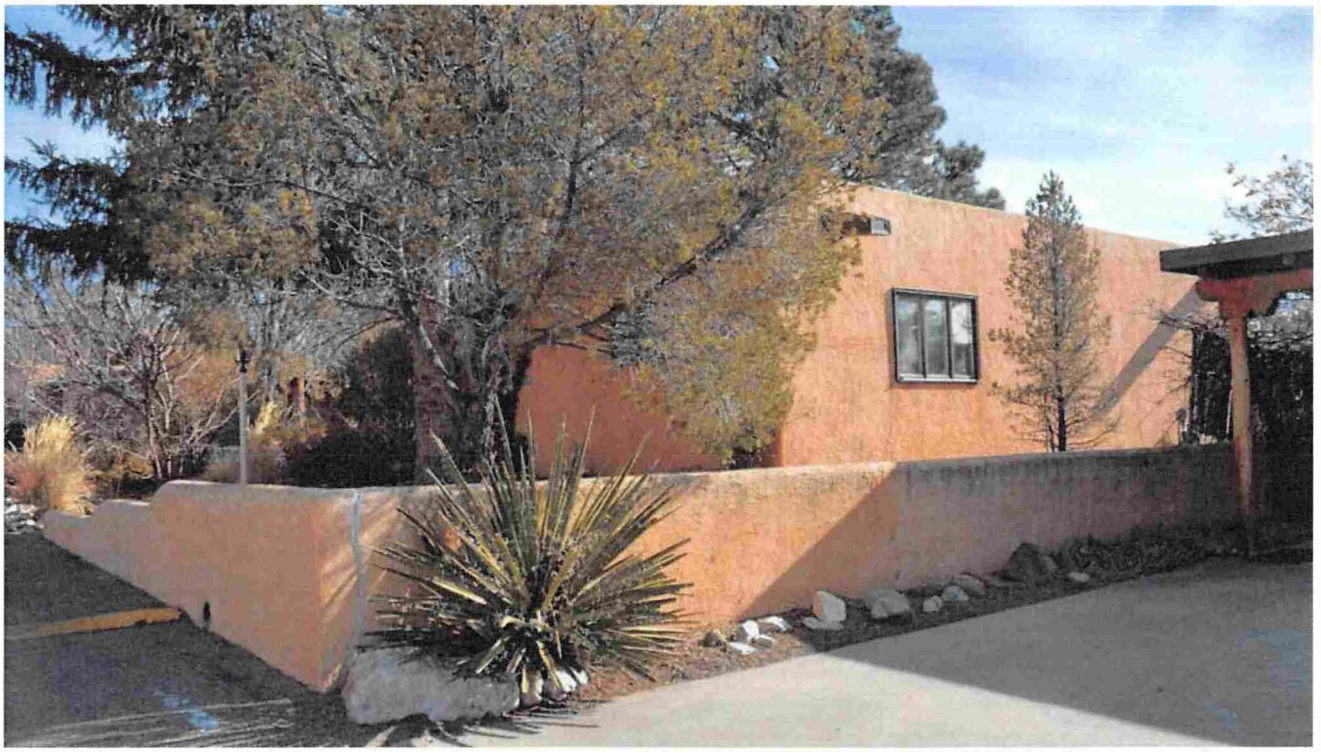
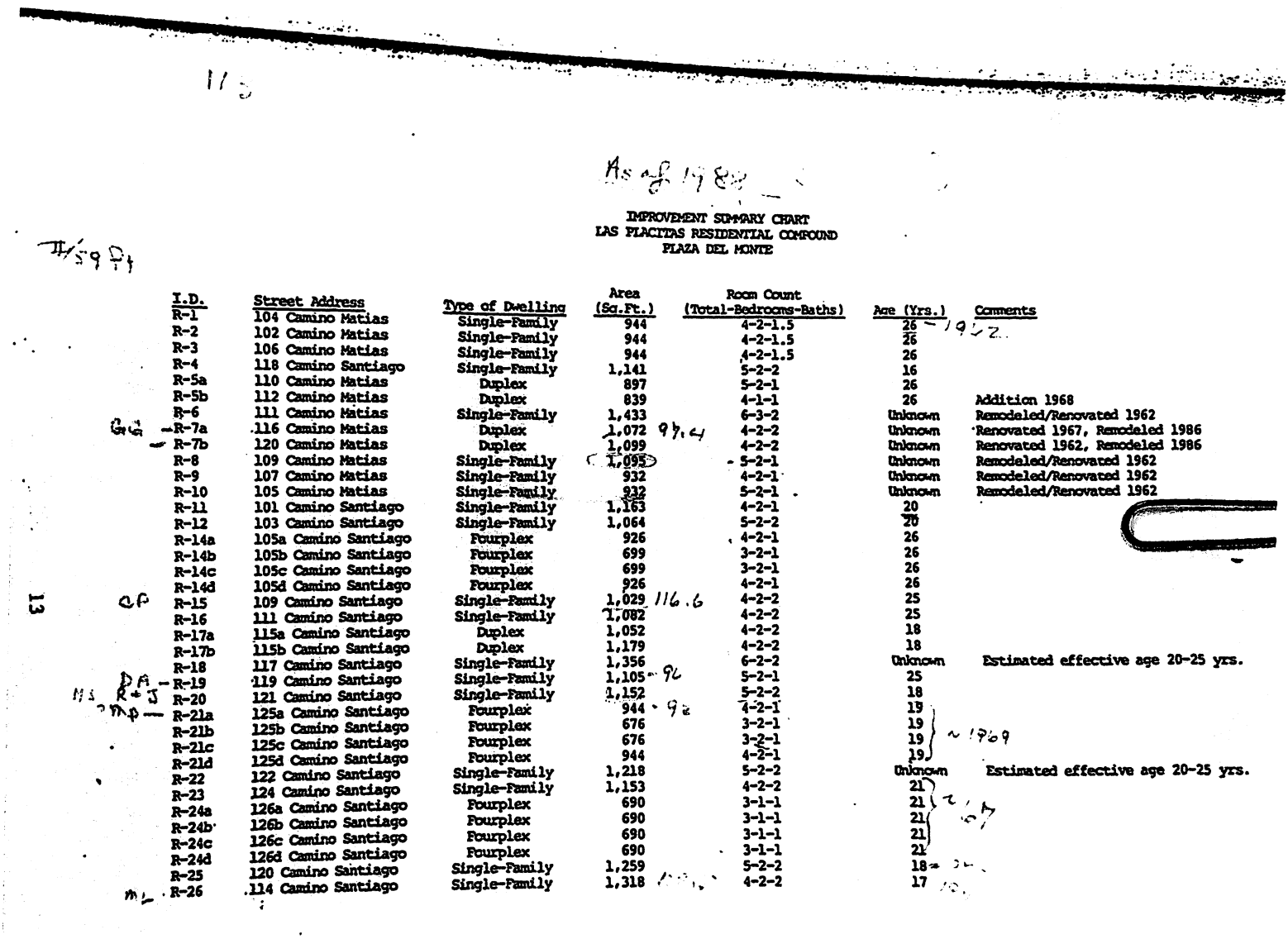


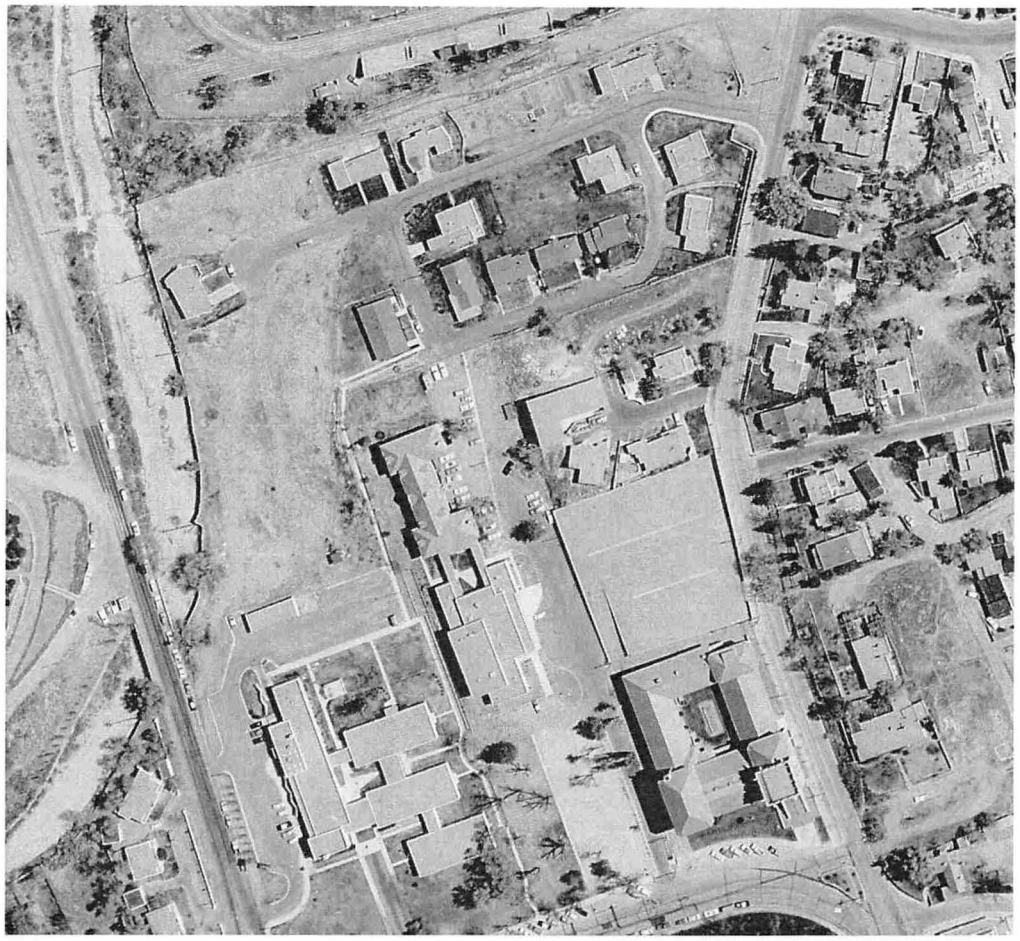
Figure 4: Stucco-on-block property wall between 114 and 118 Camino Santiago, January 18, 2018.



IMPROVEMENT SUMMARY CHART
LAS PLACITAS RESIDENTIAL COMPOUND
PLAZA DEL MONTE

I.D.	Street Address	Type of Dwelling	Area (Sq.Ft.)	Room Count (Total-Bedrooms-Baths)	Age (Yrs.)	Comments
R-1	104 Camino Matias	Single-Family	944	4-2-1.5	26	
R-2	102 Camino Matias	Single-Family	944	4-2-1.5	26	
R-3	106 Camino Matias	Single-Family	944	4-2-1.5	26	
R-4	118 Camino Santiago	Single-Family	1,141	5-2-2	16	
R-5a	110 Camino Matias	Duplex	897	5-2-1	26	
R-5b	112 Camino Matias	Duplex	839	4-1-1	26	Addition 1968
R-6	111 Camino Matias	Single-Family	1,433	6-3-2	Unknown	Remodeled/Renovated 1962
R-7a	116 Camino Matias	Duplex	1,072	4-2-2	Unknown	Renovated 1967, Remodeled 1986
R-7b	120 Camino Matias	Duplex	1,099	4-2-2	Unknown	Renovated 1962, Remodeled 1986
R-8	109 Camino Matias	Single-Family	1,095	5-2-1	Unknown	Remodeled/Renovated 1962
R-9	107 Camino Matias	Single-Family	932	4-2-1	Unknown	Remodeled/Renovated 1962
R-10	105 Camino Matias	Single-Family	932	5-2-1	Unknown	Remodeled/Renovated 1962
R-11	101 Camino Santiago	Single-Family	1,163	4-2-1	20	
R-12	103 Camino Santiago	Single-Family	1,064	5-2-2	20	
R-14a	105a Camino Santiago	Fourplex	926	4-2-1	26	
R-14b	105b Camino Santiago	Fourplex	699	3-2-1	26	
R-14c	105c Camino Santiago	Fourplex	699	3-2-1	26	
R-14d	105d Camino Santiago	Fourplex	926	4-2-1	26	
R-15	109 Camino Santiago	Single-Family	1,029	4-2-2	25	
R-16	111 Camino Santiago	Single-Family	1,082	4-2-2	25	
R-17a	115a Camino Santiago	Duplex	1,052	4-2-2	18	
R-17b	115b Camino Santiago	Duplex	1,179	4-2-2	18	
R-18	117 Camino Santiago	Single-Family	1,356	6-2-2	Unknown	Estimated effective age 20-25 yrs.
R-19	119 Camino Santiago	Single-Family	1,105	5-2-1	25	
R-20	121 Camino Santiago	Single-Family	1,152	5-2-2	18	
R-21a	125a Camino Santiago	Fourplex	944	4-2-1	19	
R-21b	125b Camino Santiago	Fourplex	676	3-2-1	19	
R-21c	125c Camino Santiago	Fourplex	676	3-2-1	19	
R-21d	125d Camino Santiago	Fourplex	944	4-2-1	19	
R-22	122 Camino Santiago	Single-Family	1,218	5-2-2	Unknown	Estimated effective age 20-25 yrs.
R-23	124 Camino Santiago	Single-Family	1,153	4-2-2	21	
R-24a	126a Camino Santiago	Fourplex	690	3-1-1	21	
R-24b	126b Camino Santiago	Fourplex	690	3-1-1	21	
R-24c	126c Camino Santiago	Fourplex	690	3-1-1	21	
R-24d	126d Camino Santiago	Fourplex	690	3-1-1	21	
R-25	120 Camino Santiago	Single-Family	1,259	5-2-2	18	
R-26	114 Camino Santiago	Single-Family	1,318	4-2-2	17	

Figure 5: iPhone image of c.1988 Plaza del Monte appraiser report referenced at April 24, 2018 hearing.



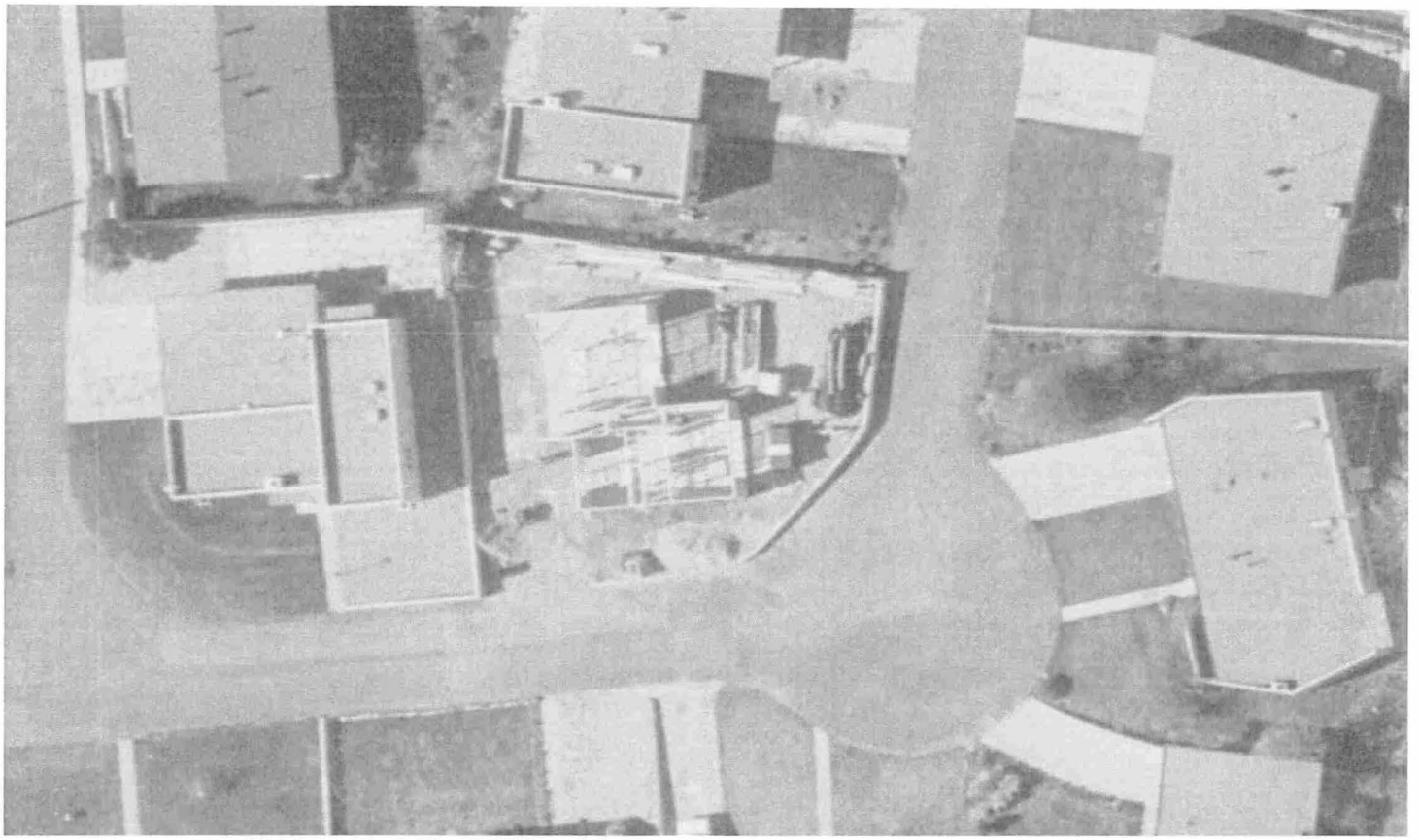
Aerial 1: Portion of May 2, 1966 aerial photograph. Source: NMDOT – 05-02-66_0015.



Aerial 2: Portion of February 28, 1968 aerial photograph. Source: NMDOT – 02_28_68_0021.



Aerial 3: Portion of February 27, 1969 aerial photograph. Source: NMDOT – 1969_2_27_4071.



Aerial 4: Portion of May 11, 1973 aerial photograph showing 118 Camino Santiago under construction. Source: NMDOT- 05-11-73_0053.

DONNELL
DONNELL
AND ASSOCIATES

April 29, 1988

Board of Pensions
Presbyterian Church (USA)
c/o Gaylan and Leona Friesenborg
417 Paseo de Peralta
P.O. Box 1888
Santa Fe, New Mexico 87504

REFERENCE: Appraisal Report
Plaza del Monte Retirement Community
417 Paseo de Peralta
Santa Fe, New Mexico

Dear Mr. and Mrs. Friesenborg:

Attached is our report containing our conclusions of market value from the inspection of the above referenced property. Our analysis indicated the values of the property under the valuation criteria outlined in the report are as follows:

EFFECTIVE DATE: February 11, 1988

	Market Value	Present Value, Two Years	Future Sale, Four Years
1. Casa Grande Tract, at its market supported Highest and Best Use (Land Value)	$1,350,000	$1,100,000	$ 850,000
2. Casa Grande Tract, as a congregate care retirement facility			
Non-Profit	$ 400,000	$ 325,000	$ 250,000
For-Profit	$ 350,000	$ 275,000	$ 225,000
3. Las Placitas Tract, at its market supported Highest and Best Use (Land Value)	$1,275,000	$1,000,000	$ 800,000

G Ranch

Pd Monte

SUMMARY OF SALIENT FACTS

Property:	Plaza del Monte Retirement Community
Location:	417 Paseo de Peralta
Client:	Board of Pensions Presbyterian Church (USA)
Land Area:	9.146 acres
Net Usable Land Area:	
Casa Grande Tract	2.826 acres
Las Placitas Tract	5.802 acres
Present Use:	Retirement Community
Highest and Best Use:	
Casa Grande Tract	Speculative holding for commercial development
Las Placitas Tract	Residential development, interim use as residential rental compound
Date of Valuation:	February 11, 1988
Value Conclusions:	
Casa Grande Tract	$1,350,000
Las Placitas Tract	$1,275,000
Total Property (Plaza del Monte)	$2,625,000

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Neighborhood Development

Neighborhood development is mixed. Two fraternal organizations, the Scottish Rite Temple and Masonic Lodge, front on Paseo de Peralta. A large local law office occupies a converted school dormitory on the north side of the Masonic Lodge. The Plaza del Monte retirement community, a mix of a congregate living facility, freestanding dwellings, and apartments, borders Fort Marcy Park on the north and fronts on Paseo de Peralta and Old Taos Highway on the southwest. There are several single family residences fronting on Bishop's Lodge Road between the Scottish Rite Temple and Plaza del Monte.

Development immediately south of Paseo de Peralta is a Federal Office complex including the Federal Courthouse, Post Office and other federal government offices. Development in the northwest quadrant of Paseo de Peralta and Old Taos Highway consists of small professional offices in the BCD zoning district. Fort Marcy Park, a large City operated recreational complex approximately 27 acres in size, includes playing fields, a swimming pool/gymnasium complex, a small ampitheater, tennis courts, jogging trails and open space, and a City fire station. North of Fort Marcy Park, east of Bishop's Lodge Road, and northwest of the neighborhood is a mix of single and multiple family residential development.

Zoning

Zoning in the neighborhood is RM-2, Multiple Family Residential District, and C-1, Office and Related Commercial District. The zoning of the 2.697± acre parcel currently occupied by the Masonic Lodge and the White, Koch, Kelly and McCarthy law offices was changed in 1984 from RM-2 to C-1.

Zoning south of Paseo de Peralta and west of Old Taos Highway is BCD, Business Capitol District, Marcy Subdistrict. Zoning west of Bishop's Lodge Road is RM-1, Multiple Family Residential District. Zoning north and northwest of the neighborhood is Single and Multiple Family Residential (R-3, R-4, R-5 and RM-1).

Community Services

All community services are available and adequate. Utility suppliers are discussed in the Santa Fe Profile. Police and fire protection are typical for Santa Fe.

Conclusions

The subject neighborhood is a mixed-use area on the northern fringe of the Santa Fe Central Business District. The area is well located and accessible and no detrimental influences have been observed. Please refer to the Santa Fe and Central Business District profiles in the addenda to the report for additional information.

Detrimental Influences

The primary detriment to development is the drainage easement for Arroyo Mascaras in the northwest corner of the site. The arroyo is four or more feet below street grade of Old Taos Highway and the drainage is supported by a stone retaining wall. Although we have not been able to document the drainage easement, according to Ormand Earp, City Engineer, the easement was acquired in the original 1901 U.S. patent to the City of Santa Fe and/or by a proscriptive easement as a natural drainageway. The drainage is maintained by the City and we assume the easement to be legally supported. The calculated area of the easement is .519 acres, or 22,608± sq.ft., leaving a net usable area of 8.627± acres. All of the encumbered area is in the Las Placitas tract. Net usable area of Las Placitas tract is 5.802 acres (6.321 - .519), or 252,735± sq.ft.

With the exception of the drainage channel, there are no known detrimental influences on the property. There have been no problems with soil or subsoil conditions on the subject or adjacent properties and the site is assumed to have adequate load bearing capability for the existing or any proposed development. Drainage is adequate. There are no other known restrictive or atypical easements. The property is in an architecturally controlled historic district.

Zoning

The property is zoned RM-2, Multiple Family Residential District. The intent of the zoning ~~is to~~ provide for single-family, two-family and multiple-family residences and related developments. The existing improvements are in conformance with the zoning. Zoning and potential zoning changes are discussed more fully in the Highest and Best Use section of the report.

Utilities

All public utilities are available and in place on the site.

Conclusions

The subject site is a well located property on the northern fringe of the downtown Central Business District of Santa Fe. The site has access and visibility from three arterial streets. With the exception of the previously discussed drainage easement, the site is not affected by any known nuisances or hazards.

IMPROVEMENT DESCRIPTION

At the time of inspection, the subject property was improved with the Plaza del Monte retirement community. The complex consists of Casa Grande, a congregate living facility in the southwest portion of the site, and Las Placitas, a residential compound of 41 dwelling units in the northern portion of the site. Please refer to the reduced copies of construction plans and photographs in the addenda to the report for visual representation of the improvements. Improvement features are briefly outlined as follows:

Casa Grande

Architecture:	Pueblo style, stuccoed masonry construction.
Building Area:	Gross heated building area has been calculated at 28,428 sq.ft. from the building plans.
Floor Plan:	The floor plan consists of one main common use facility and four residential wings. Common use facilities include a lobby/reception area, lounge, shop, kitchen and dining room, employee lounge and sleeping quarters, public restrooms, and manager's office. There are three dormitory-style dwelling wings with one and two bedroom units. One wing has been converted to four two-bedroom apartments.
Foundation:	Reinforced concrete.
Floors:	Concrete slab on steel joists. There is a crawl space under the majority of the building.
Walls:	All interior and exterior load-bearing walls are concrete block. Interior portions are steel frame and drywall.
Roof:	Three-inch concrete on steel joists. Roofing is built-up and graveled asphalt over one-half inch rigid insulation.

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At the time of inspection, the subject property was improved with the Plaza del Monte retirement community. The complex consists of Casa Grande, a congregate living facility in the southwest portion of the site, and Las Placitas, a residential compound of 41 dwelling units in the northern portion of the site. Please refer to the reduced copies of construction plans and photographs in the addenda to the report for visual representation of the improvements. Improvement features are briefly outlined as follows:

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Foundation:	Reinforced concrete.
Floors:	Concrete slab on steel joists. There is a crawl space under the majority of the building.
Walls:	All interior and exterior load-bearing walls are concrete block. Interior portions are steel frame and drywall.
Roof:	Three-inch concrete on steel joists. Roofing is built-up and graveled asphalt over one-half inch rigid insulation.

DONNELL

Interior Finish:	Floor covering is a mix of carpeting and vinyl asbestos tile. Walls are painted and stuccoed. Ceilings are painted drywall and acoustic tile. There are ceramic tile floors and wall covering in the kitchen and wainscotting in the baths is ceramic tile. The ceilings in the dining room and lounge are exposed beams.
Electrical:	Assumed to be adequate and to code. Fluorescent and incandescent lighting fixtures.
Plumbing:	The dormitory style dwelling wings have one toilet and lavatory per room. Seven units have been remodeled to add bath or shower facilities. The dormitory style wings also have common bath, shower and laundry facilities. The remodeled apartment wing has one full bath, two half baths and kitchen facilities per apartment. The common use facility has men's and women's public restrooms, men's and women's employee baths, and the kitchen is plumbed for commercial food preparation. The employee lounge and sleeping rooms have full baths.
Mechanical Systems:	Heat is from a gas-fired hot water baseboard system. The heating system was separated from the domestic hot water system in 1987. Domestic hot water is now heated by six 100-gallon gas water heaters. There is no air conditioning system. A new kitchen ventilating system was installed in 1987.
Site Improvements:	Site improvements associated with Casa Grande include extensive landscaping, concrete walks, paved parking and drives, a 378± sq.ft. greenhouse adjacent to the north residential wing, and covered parking from a six-car carport, one two-car garage and one one-car garage.

Comments:
The original Casa Grande structure was built in 1962. The north residential wing was built in 1973 and was converted to two-bedroom apartments in 1977. The improvements are well maintained and in good condition. No deferred maintenance was observed.

Changes not shown on the attached plans include:

* Two of the dormitory style apartments in the north-central wing have been converted to an activity room.
* Showers have been added to four dormitory style rooms and baths have been added to an additional three rooms.
* Interior doors have been added to convert four sets of adjacent one bedroom units to two-room units.
* The greenhouse, six-car carport and two-car garage have been added.
* A walk-in cooler was added to the kitchen in March, 1988.

An energy conservation study was prepared for the building in 1986. Improvements made pursuant to the study have been:

* The heating and domestic hot water systems are now independent. A new heating system boiler and six 100-gallon domestic hot water heaters were installed in 1986.
* Storm windows were installed in 1986.
* A new kitchen ventilation system was installed in 1987.

The study also called for a tempered fresh air system for the apartments. The system was scheduled for 1989.

The main common use building is functional in design and of average appeal. The kitchen is a well designed and equipped commercial quality facility. The dining room and lounge area are of superior quality finish to the remainder of the structure.

The apartments in the remodeled north wing are average quality rental units and typical of the local rental market. The dormitory style dwelling units are somewhat institutional in design and of limited appeal by current market standards. The two bedroom apartments in the north wing contain approximately 1,070 sq.ft. apiece. The one-room dormitory style apartments contain 249± sq.ft. and the two-room apartments contain 498± sq.ft.

The Casa Grande facility is of good to average quality construction. The structure has been well maintained and is in good condition. Although there have been improvements and upgrading, the design of the structure, particularly the dormitory style apartments, is somewhat dated. Actual age of the base structure is 26 years, and the addition was built 13 years ago and remodeled four years later. We estimate effective age of the improvements to be approximately 25 years.

Las Placitas

The Las Placitas Compound consists of 37 dwelling units in 25 structures. The unit mix is 19 single-family dwellings, three duplexes, and three fourplexes. Five of the residences were existing at the time the project was dedicated. The remainder of the dwellings were built over the approximate time frame of 1962 to 1972. The existing dwellings have all been renovated and/or remodeled. Following is a chart briefly outlining the major design features. (NOTE: The I.D. number refers to the numbering system used on the site plan in the addenda).

As of 1988

IMPROVEMENT SUMMARY CHART
LAS PLACITAS RESIDENTIAL COMPOUND
PLAZA DEL MONTE

I.D.	Street Address	Type of Dwelling	Area (Sq.Ft.)	Room Count (Total-Bedrooms-Baths)	Age (Yrs.)	Comments
R-1	104 Camino Matias	Single-Family	944	4-2-1.5	26	
R-2	102 Camino Matias	Single-Family	944	4-2-1.5	26	
R-3	106 Camino Matias	Single-Family	944	4-2-1.5	26	
R-4	118 Camino Santiago	Single-Family	1,141	5-2-2	16	
R-5a	110 Camino Matias	Duplex	897	5-2-1	26	
R-5b	112 Camino Matias	Duplex	839	4-1-1	26	Addition 1968
R-6	111 Camino Matias	Single-Family	1,433	6-3-2	Unknown	Remodeled/Renovated 1962
R-7a	116 Camino Matias	Duplex	1,072 97.4	4-2-2	Unknown	Renovated 1967, Remodeled 1986
R-7b	120 Camino Matias	Duplex	1,099	4-2-2	Unknown	Renovated 1962, Remodeled 1986
R-8	109 Camino Matias	Single-Family	1,095	5-2-1	Unknown	Remodeled/Renovated 1962
R-9	107 Camino Matias	Single-Family	932	4-2-1	Unknown	Remodeled/Renovated 1962
R-10	105 Camino Matias	Single-Family	932	5-2-1	Unknown	Remodeled/Renovated 1962
R-11	101 Camino Santiago	Single-Family	1,163	4-2-1	20	
R-12	103 Camino Santiago	Single-Family	1,064	5-2-2	20	
R-14a	105a Camino Santiago	Fourplex	926	4-2-1	26	
R-14b	105b Camino Santiago	Fourplex	699	3-2-1	26	
R-14c	105c Camino Santiago	Fourplex	699	3-2-1	26	
R-14d	105d Camino Santiago	Fourplex	926	4-2-1	26	
R-15	109 Camino Santiago	Single-Family	1,029 116.6	4-2-2	25	
R-16	111 Camino Santiago	Single-Family	1,082	4-2-2	25	
R-17a	115a Camino Santiago	Duplex	1,052	4-2-2	18	
R-17b	115b Camino Santiago	Duplex	1,179	4-2-2	18	
R-18	117 Camino Santiago	Single-Family	1,356	6-2-2	Unknown	Estimated effective age 20-25 yrs.
R-19	119 Camino Santiago	Single-Family	1,105 96	5-2-1	25	
R-20	121 Camino Santiago	Single-Family	1,152	5-2-2	18	
R-21a	125a Camino Santiago	Fourplex	944 92	4-2-1	19	
R-21b	125b Camino Santiago	Fourplex	676	3-2-1	19	~ 1969
R-21c	125c Camino Santiago	Fourplex	676	3-2-1	19	
R-21d	125d Camino Santiago	Fourplex	944	4-2-1	19	
R-22	122 Camino Santiago	Single-Family	1,218	5-2-2	Unknown	Estimated effective age 20-25 yrs.
R-23	124 Camino Santiago	Single-Family	1,153	4-2-2	21	
R-24a	126a Camino Santiago	Fourplex	690	3-1-1	21	
R-24b	126b Camino Santiago	Fourplex	690	3-1-1	21	
R-24c	126c Camino Santiago	Fourplex	690	3-1-1	21	
R-24d	126d Camino Santiago	Fourplex	690	3-1-1	21	
R-25	120 Camino Santiago	Single-Family	1,259	5-2-2	18	
R-26	114 Camino Santiago	Single-Family	1,318	4-2-2	17	

Site Improvements:	Site improvements to Las Placitas include landscaped common area, landscaped yards for the individual residences, walks and drives, and two privately owned single-lane paved streets, Camino Matias and Camino Santiago, approximately 20 to 25 feet in width.

Comments:
All of the dwellings are of average quality concrete block or frame stucco construction. The dwellings have been well maintained and are in good condition. No deferred maintenance was observed. In general, the quality and type of construction of the dwellings is more typical of tract housing than northside Santa Fe development comparable in age and location. The landscaping of the compound is well cared for and has strong visible appeal.

NOTE: Area calculations, actual age and room counts are from drawings provided by our client and the project architect, Phillipe Register. We assume these drawings to be accurate. Also, we have not inspected the interiors of all of the units. We assume that the units inspected are representative of the quality and condition of the compound.

* Interviews with the City Planner's Office as well as the property owner and lessee of the adjacent property to the east.
* The recent zoning change on the adjacent property to the east.

The most desirable zoning for the property in terms of development options would be Business Capital District, or BCD. Zoning west of Old Taos Highway and south of Paseo de Peralta is presently BCD, Marcy Subdistrict. C-1, or Office and Related Commercial District, would allow for development with professional offices or compatible uses. The zoning of the adjacent property to the east was recently changed from RM-2 to C-1.

Although in our opinion a zone change for the La Casa Grande tract is a reasonable expectation, it should be emphasized that there is risk involved in any zone change application. Zoning change applications, even with support of city staff, have been denied due to public opposition and other political factors.

It is also our opinion that there is substantially higher risk involved in a zone change for the Las Placitas tract (estimated 6.321 acres). This tract does not have access or visibility from Paseo de Peralta and development to the east and west is residential. Development to the north is a city park zoned residentially and north of the park is residential development. Opposition to a zone change for the Las Placitas tract could also be expected from city staff.

At present, there is an oversupply of office and retail space, as well as multi-family and high end ($300,000+) residential property in Santa Fe in general and the downtown area in particular. Vacancy rates are substantial and the market is highly competitive.

Development of an office, retail, or mixed use project on the Casa Grande tract could be economic with a strong anchor tenant and significant pre-construction lease commitments. Otherwise, an investor can expect excessive vacancy rates and/or rent concessions with an office or retail development. Another development option for this location, depending on the scope of a potential zone change, is some sort of lodging and/or tourism industry project (hotel/motel, restaurant, gallery, shops, etc.). Even with the risks associated with a zoning change and the competitive commercial real estate market, however, the Casa Grande tract will support a higher land value than a strictly residential parcel. We therefore conclude highest and best use of the Casa Grande tract, if vacant, to be a speculative holding.

The dwellings on the Las Placitas tract are physically and legally adaptable as rental housing and there is a demand for rental housing particularly in this area of Santa Fe. We have investigated the possibility of subdividing Las Placitas and marketing the individual units. According to the City Subdivision Engineer, it is unlikely the tract could be legally subdivided due to the lot size, setback, and street width and right of way requirements. The individual units could be marketed, however as a condominium or planned unit development (PUD) project with the streets and common areas the responsibility of a homeowner's association. The income producing capacity of Las Placitas as a rental compound or PUD housing development will support value close to or slightly above the value of the underlying land.

Although the improvements to the Las Placitas tract have a limited contributory value, we have concluded that the highest return to this portion of the property would be from more intensive development. In our opinion, highest and best use of the Las Placitas tract is future high density residential development with an interim use as a residential rental compound.

MARKET RENT PROJECTION
LAS PLACITAS RESIDENTIAL COMPOUND

ID	Address	Monthly Rent
R-1	104 Camino Matias	$600
R-2	102 Camino Matias	$600
R-3	106 Camino Matias	$600
R-4	118 Camino Santiago	$650
R-5a	110 Camino Matias	$550
R-5b	112 Camino Matias	$525
R-6	111 Camino Matias	$700
R-7a	116 Camino Matias	$625
R-7b	120 Camino Matias	$625
R-8	109 Camino Matias	$600
R-9	107 Camino Matias	$550
R-10	105 Camino Matias	$550
R-11	101 Camino Santiago	$600
R-12	103 Camino Santiago	$625
R-14a	105a Camino Santiago	$550
R-14b	105b Camino Santiago	$450
R-14c	105c Camino Santiago	$450
R-14d	105d Camino Santiago	$550
R-15	109 Camino Santiago	$625
R-16	111 Camino Santiago	$625
R-17a	115a Camino Santiago	$600
R-17b	115b Camino Santiago	$600
R-18	117 Camino Santiago	$650
R-19	119 Camino Santiago	$600
R-20	121 Camino Santiago	$625
R-21a	125a Camino Santiago	$550
R-21b	125b Camino Santiago	$450
R-21c	125c Camino Santiago	$450
R-21d	125d Camino Santiago	$550
R-22	122 Camino Santiago	$650
R-23	124 Camino Santiago	$600
R-24a	126a Camino Santiago	$450
R-24b	126b Camino Santiago	$450
R-24c	126c Camino Santiago	$450
R-24d	126d Camino Santiago	$450
R-25	120 Camino Santiago	$650
R-26	114 Camino Santiago	$650
Total Monthly Rent		$21,075
Total Annual Rent (PGI)		$252,900

DONNEL DONNEL AND ASSOCIATI

PRESENT VALUE STUDY

Under a phased marketing strategy, sale proceeds may not be received until a future date. A prudent investor would therefore most likely discount future income (sale proceeds) to reflect lost income generating capacity until the income is received (the time value of money). A payment can be discounted to present value by calculating the amount that should be invested now to grow with compound interest at a satisfactory rate to equal the future payment.

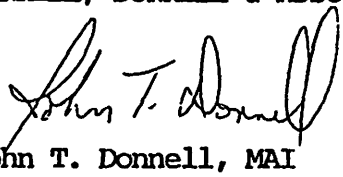
From review of real estate industry publications, interviews with real estate investors and other real estate professionals, and comparison with alternative investments considered comparable in terms of risk, liquidity and other investment criteria, in our opinion the most reasonable discount rate for future sale of the property is in the 12% to 13% range. Future sales will therefore be discounted to present value at a 12% interest rate. No appreciation or depreciation is projected over the proposed time frame. Our discounting analysis is summarized on the following chart.

Also:

* The property has been inspected by the undersigned.
* Facts cited or used are deemed accurate.
* We have no present or anticipated interest, neither do we have any other personal bias.
* Our compensation in no way depends on the reported conclusions.
* All limiting conditions are presented within.
* We have prepared this report in conformity with the professional standards of the organizations to which we subscribe.
* The use of this report is subject to the requirements of the American Institute of Real Estate Appraisers relating to review by its duly authorized representatives.
* No one provided significant professional assistance to the person signing this report.
* The analyses, conclusions, and opinions are ours.

Respectfully,

DONNELL, DONNELL & ASSOCIATES



John T. Donnell, MAI

The American Institute of Real Estate Appraisers conducts a voluntary program of continuing education for its designated members. MAI's and RM's who meet the minimum standards of this program are awarded periodic education certification. John T. Donnell is certified under this program.

CERTIFICATION

This certifies that effective February 11, 1988, the estimated values ot the subject of this report are:

	Market Value	Present Value, Two Years	Future Sale, Four Years
1. Casa Grande Tract, at its market supported Highest and Best Use (Lahd Value)	$1,350,000	$1,100,000	$ 850,000
2. Casa Grande Tract, as a congregate care retirement facility			
Non-Profit	$ 400,000	$ 325,000	$ 250,000
For-Profit	$ 350,000	$ 275,000	$ 225,000
3. Las Placitas Tract, at its market supported Highest and Best Use (Land Value)	$1,275,000	$1,000,000	$ 800,000
4. Las Placitas Tract, as a residential rental compound	$1,200,000	$ 950,000	$ 775,000
5. Entire Property (Plaza del Monte), at its market supportable Highest and Best Use (Land Value)	$2,625,000	$2,100,000	$1,675,000
6. Plaza del Monte as a retirement community			
Non-Profit	$1,500,000	$1,200,000	$ 950,000
For-Profit	$1,300,000	$1,050,000	$ 825,000

City of Santa Fe

Agenda

CITY CLERK'S OFFICE
DATE 4/5/18 TIME 2:35 PM
SERVED BY
RECEIVED BY

HISTORIC DISTRICTS REVIEW BOARD FIELD TRIP

TUESDAY, April 24, 2018 at 12:00 NOON

HISTORIC PRESERVATION DIVISION, 1st FLOOR CITY HALL

HISTORIC DISTRICTS REVIEW BOARD HEARING

TUESDAY, April 24, 2018 at 5:30 P.M.

CITY COUNCIL CHAMBERS

A. CALL TO ORDER
B. ROLL CALL
C. APPROVAL OF AGENDA
D. APPROVAL OF MINUTES: April 10, 2018
E. FINDINGS OF FACT & CONCLUSIONS OF LAW

Case #H-17-106. 345 Delgado Street.
Case #H-11-035. 505 Cerrillos Road.
Case #H-18-017. 118 Martinez Street.
Case #H-18-029. 723, 725, 725 ½ Canyon Road.
Case #H-18-032. 1341 Canyon Road.
Case #H-18-036. 1662 ½ Cerro Gordo Road.
Case #H-18-031. 644 Camino del Monte Sol.
Case #H-17-099. 235 Delgado Street.
Case #H-18-034. 125 E Water Street.
Case #H-18-030. 401 Old Taos Highway.
Case #H-18-035. 1233 Cerro Gordo Road.

F. BUSINESS FROM THE FLOOR
G. COMMUNICATIONS
H. ACTION ITEMS

1. Case #H-17-098A. 101 - 126 Camino Santiago and 102 – 120 Camino Matias. Downtown & Eastside Historic District. Lloyd and Associates, agent for Plaza del Monte LLC, owners, requests historic status reviews with primary elevation(s) designation, if applicable, for 27 contributing, non-contributing, and non-statused residential structures. (David Rasch)

2. Case #H-17-098B. 122, 124, 125, and 126 Camino Santiago. Downtown & Eastside Historic District. Lloyd and Associates, agent for Plaza del Monte LLC, owners, requests demolition of the structures with yardwalls. (David Rasch)

3. Case #H-18-010B. 125 East Santa Fe Avenue. Don Gaspar Area Historic District. Satto Rugg, agent for Rachel Dixon and Ned Conwell, owners, proposes to construct a 228 sq. ft. two-story addition and gabled dormers on the west and east, replace a door and windows, refinish and repair windows and siding, and construct a 6' high fence with security gate on a contributing residential structure. (Nicole Ramirez Thomas)

4. Case #H-17-102. 501, 503, 507 Webber Street. Don Gaspar Area Historic District. Ju M. Tan, agent for Ross Hall, owner, proposes to replace windows and doors and re-build stoops. An exception is requested to widen a door opening on a primary elevation (Section 14-5.2(D)(5)(a)(i)). (Nicole Ramirez Thomas)

5. Case #H-18-033. 106 N. Guadalupe Street. Downtown & Eastside Historic District. JNS Services, agent for Andy and Crystal Barnes, owners, proposes to install a door on the east elevation of a non-contributing residential structure. (Nicole Ramirez Thomas)

6. Case #H-18-039A. 367 and 367 ½ Hillside Avenue. Downtown & Eastside Historic District. Liaison Planning Services, agent for 2017 Hillside Partners, LLC, requests a status review of primary elevations, if applicable, for a non-contributing residential structure. (Nicole Ramirez Thomas)

7. Case #H-18-040. 1120 Camino San Acacio. Downtown & Eastside Historic District. Christopher Purvis, agent for Todd Nance, owner, proposes to construct a 231 sq. ft. deck, replace a non-compliant window and door with a compliant triple door, and other remodeling on a non-contributing residential structure. (David Rasch)

8. Case #H-18-041. 504 Jose Street. Westside-Guadalupe Historic District. Sibylle Mueller, agent for Mark and Martha Alexander, owners, proposes to raise parapet height to 14'0" where 14'0" is the maximum allowable, replace existing north elevation overhang with a metal corrugated roof, replace windows and doors on a non-contributing residential building. (Nicole Ramirez Thomas)

9. Case #H-18-042. 945 Canyon Road. Downtown & Eastside Historic District. Liaison Planning Services, agent for Matthew Boland and Chris Grulich, owners, proposes to construct a free-standing garage, install skylights, add a driveway gate, and replace coyote fences at a non-contributing residential property. (Nicole Ramirez Thomas)

10. Case #H-18-043. 1126 ½ Camino Delora. Downtown & Eastside Historic District. Marc Naktin, agent for James Ortega, owner, proposes to construct a 3,617 sq. ft. residential structure to a height of 19'8" where the maximum allowable height is 15'8" on a vacant sloping site. Two exceptions are requested to construct a pitched roof where a pitch is not allowed (Section 14-5.2(D)(9)(d)) and to not comply with Santa Fe style (Section 14-5.2(E) Downtown & Eastside Historic District). (David Rasch)

I. MATTERS FROM THE BOARD

J. ADJOURNMENT

Cases on this agenda may be postponed to a later date by the Historic Districts Review Board at the noticed meeting. Please contact the Historic Preservation Division at 955-6605 or check http://www.santafenm.gov/historic_districts_review_board_hearing_packets for more information regarding cases on this agenda. Persons with disabilities in need of accommodations, contact the Historic Preservation Division office at (505) 955-6605 five (5) working days prior to the meeting date.

City of Santa Fe

Agenda

CITY CLERK'S OFFICE
DATE 4/18/18 TIME 11:28
SERVED BY
RECEIVED BY

HISTORIC DISTRICTS REVIEW BOARD FIELD TRIP

TUESDAY, April 24, 2018 at 12:00 NOON

HISTORIC PRESERVATION DIVISION, 1st FLOOR CITY HALL

HISTORIC DISTRICTS REVIEW BOARD HEARING

TUESDAY, April 24, 2018 at 5:30 P.M.

CITY COUNCIL CHAMBERS

*****AMENDED*****

A. CALL TO ORDER
B. ROLL CALL
C. APPROVAL OF AGENDA
D. APPROVAL OF MINUTES: April 10, 2018
E. FINDINGS OF FACT & CONCLUSIONS OF LAW

Case #H-17-106. 345 Delgado Street.
Case #H-18-034. 125 E Water Street.
Case #H-18-031. 644 Camino del Monte Sol.
Case #H-18-032. 1341 Canyon Road.

F. BUSINESS FROM THE FLOOR
G. COMMUNICATIONS
H. ACTION ITEMS

1. Case #H-18-010B. 125 East Santa Fe Avenue. Don Gaspar Area Historic District. Satto Rugg, agent for Rachel Dixon and Ned Conwell, owners, proposes to construct a 228 sq. ft. two-story addition and gabled dormers on the west and east, replace a door and windows, refinish and repair windows and siding, and construct a 6' high fence with security gate on a contributing residential structure. (Nicole Ramirez Thomas)

2. Case #H-18-031. 644 Camino del Monte Sol. Downtown & Eastside Historic District. Lorn Tryk, agent for Karen and Scott Malouf, owners, proposes to add 1778 sq. ft. to the main house. (Nicole Ramirez Thomas)

3. Case #H-18-029A. 725 ½ Canyon Road. Downtown & Eastside Historic District. Architectural Alliance, agent for Frank Sanchez, owner, proposes to construct a 3,383 sq. ft. residential structure to 16'2" high, a 1,890 sq. ft. casita to 14' high, and a 650 sq. ft. 2-bay garage with storage to 13'8" high where the maximum allowable height is 17'8". (David Rasch)

4. Case #H-18-029B. 723, 725, 725 ½ Canyon Road. Downtown & Eastside Historic District. Architectural Alliance, agent for Frank Sanchez, owner, proposes to construct a 3,383 sq. ft. residential structure to 16'2" high, a 1,890 sq. ft. casita to 14' high, and a 650 sq. ft. 2-bay garage with storage to 13'8" high where the maximum allowable height is 17'8". (David Rasch)

5. Case #H-18-039A. 367 and 367 ½ Hillside Avenue. Downtown & Eastside Historic District. Liaison Planning Services, agent for 2017 Hillside Partners, LLC, requests a status review of primary elevations, if applicable, for a non-contributing residential structure. (Nicole Ramirez Thomas)

6. Case #H-18-040. 1120 Camino San Acacio. Downtown & Eastside Historic District. Christopher Purvis, agent for Todd Nance, owner, proposes to construct a 231 sq. ft. deck, replace a non-compliant window and door with a compliant triple door, and other remodeling on a non-contributing residential structure. (David Rasch)

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10. Case #H-17-098B. 122, 124, 125, and 126 Camino Santiago. Downtown & Eastside Historic District. Lloyd and Associates, agent for Plaza del Monte LLC, owners, requests demolition of the structures with yardwalls. (David Rasch)

I. MATTERS FROM THE BOARD

Heritage Preservation Awards ballot voting

J. ADJOURNMENT

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SUMMARY INDEX
HISTORIC DISTRICTS REVIEW BOARD
April 24, 2018

ITEM	ACTION TAKEN	PAGE(S)
B. Roll Call	Quorum Present	1
C. Approval of Agenda	Approved as presented	1-2
D. Approval of Minutes - April 10, 2018	Approved as amended	2
E. Findings of Fact & Conclusions of Law	Approved as presented	2
F. Business from the Floor	None	2
G. Communications	None	2-3
H. Action Items		
1. **Case #H-18-010B** 76 East San Francisco Street	Approved as recommended	4-8
2. **Case #H-18-031.** 644 Camino del Monte Sol	Approved as recommended	8-11
3. **Case #H-18-029A.** 725 ½ Canyon Road	Postponed	11
4. **Case #H-18-029B.** 723, 725, 725 ½ Canyon Road	Partially approved	11-17
5. **Case #H-18-039A.** 367 and 367 ½ Hillside Avenue	Assigned statuses	17-22
6. **Case #H-18-040.** 1120 Camino San Acacio	Approved as recommended	22-23
7. **Case #H-18-041.** 504 Jose Street	Approved with conditions	23-30
8. **Case #H-18-042.** 945 Canyon Road	Approved with conditions	21-33
9. **Case #H-17-098A.** 101-126 Camino Santiago/104–120 Camino Matias	Some statuses designated	33-48
10. **Case #H-17-098B.** 122, 124, 125, and 126 Camino Santiago	Some demolitions approved	48-52
I. Matters from the Board	Voted on Preservation Awards.	52
J. Adjournment	Adjourned at 10:30 p.m.	52

MINUTES OF THE

CITY OF SANTA FE

HISTORIC DISTRICTS REVIEW BOARD

April 24, 2018

A. CALL TO ORDER

A regular meeting of the City of Santa Fé Historic Districts Review Board was called to order by Ms. Cecilia Rios, Chair, on the above date at approximately 5:30 p.m. in the City Council Chambers at City Hall, 200 Lincoln Avenue, Santa Fé, New Mexico.

B. ROLL CALL

Roll Call indicated the presence of a quorum as follows:

MEMBERS PRESENT:
Ms. Cecilia Rios, Chair
Mr. Frank Katz, Vice Chair
Ms. Meghan Bayer
Ms. Jennifer Biedscheid
Mr. Edmund Boniface
Mr. William Powell
Mr. Buddy Roybal

MEMBERS EXCUSED:

OTHERS PRESENT:
Mr. David Rasch, Planner Supervisor
Ms. Nicole Ramirez Thomas, Senior Planner
Ms. Theresa Gheen, Assistant City Attorney
Mr. Carl Boaz, 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 Planning Department and available on the City of Santa Fe web site.

C. APPROVAL OF AGENDA

Mr. Rasch - #3, Case #H-18-029A, must be postponed to an agenda when we can hear it.

Member Biedscheid observed that #3 relates to #4 and asked if it should be postponed also.

Mr. Rasch said no. The two new structures are separate, so the new residence and guest house can be heard but not the garage.

MOTION: Member Katz moved, seconded by Member Roybal, to approve the agenda as amended with Case #3 postponed.

VOTE: The motion and it passed by unanimous voice vote with Members Bayer, Biedscheid, Boniface, Katz, Powell and Roybal voting in favor and none voting against.

D. APPROVAL OF MINUTES - April 10, 2018

Chair Rios requested the following changes:

On page 3, sixth paragraph, it should say, "Chair Rios agreed with Mr. Eddy that Mr. Rasch should make the next presentation to City Staff."

On page 6 under Questions to Staff, 3rd paragraph should read, "Chair Rios asked if the proposed stone or its limestone. She said limestone is not often used in this district."

On page 24, the last sentence should read "Chair Rios thanked all the speakers and thought the project should pass. It is not very often we get this type of project where a long-term family indicates they want to continue living in their family home."

On page 36, 3rd paragraph from the bottom, delete "what."

On page 44, 3rd paragraph in Questions to the Staff, the word "in" should be "and."

On page 47, 3rd paragraph down should read, "Chair Rios didn't understand how the Board could give approval for the height, excluding the building, because they go hand in hand."

She asked Mr. Rasch to look at the second paragraph. It did not make sense to her.

Mr. Rasch said it was about requesting of the Board to give them advice on their exception criteria responses.

Member Katz requested a change on page 13 under Questions to the Applicant, where it should say, "Member Katz said the most interesting design feature is the second floor."

MOTION: Member Roybal moved, seconded by Member Katz, to approve the minutes of April 10, 2018 as amended.

VOTE: The motion and it passed by voice vote with Members Biedscheid, Boniface, Katz, and Powell voting in favor, none voting against and Member Roybal and Member Bayer abstaining.

E. FINDING OF FACT AND CONCLUSIONS OF LAW

1. **Case #17-106, 345 Delgado Street.**
2. **Case #18-031, 644 Camino del Monte Sol.**
3. **Case #18-032, 1341 Canyon Road.**
4. **Case #18-034, 125 E. Water Street.**

MOTION: Member Roybal moved, seconded by Member Katz, to approve the Findings of Fact and Conclusions of Law for these four cases as presented.

VOTE: The motion and it passed by unanimous voice vote with Members Bayer, Biedscheid, Boniface, Katz, Powell and Roybal voting in favor and none voting against.

F. BUSINESS FROM THE FLOOR

Ms. Stefanie Beninato spoke to a structure on the Don Cubero alley. She said the building was red tagged because it was built out of sheet-metal on a lot line and blocked a contributing structure on its primary façade. Most of it was taken down but the metal sheeting is still in place on the street. It wasn't there before. She recognized two other sheds on the lot line for two buildings near it. One is very old but was made into a shed. She didn't know what their status is but the neighbor might have thought it was okay to do. It is very visible.

G. COMMUNICATIONS

Chair Rios asked for the place and date for awards.

Mr. Rasch said the ceremony will be on May 17 at 5:30 p.m. in the San Miguel chapel.

H. ACTION ITEMS:

Chair Rios announced to the public that anyone disagreeing with a decision of the Board has the right to appeal to the Governing Body up to 15 days after the Findings of Fact and Conclusions of Law have been approved.

1. **Case #H-18-010B. 125 East Santa Fe Avenue.** Don Gaspar Area Historic District. Satto Rugg, agent for Rachel Dixon and Ned Conwell, owners, proposes to construct a 228 sq. ft. two-story addition and gabled dormers on the west and east, replace a door and windows, refinish and repair windows and siding, and construct a 6' high fence with security gate on a contributing residential structure. (Nicole Ramirez Thomas)

Ms. Ramirez Thomas presented the staff report as follows:

BACKGROUND & SUMMARY:

125 East Santa Fe Avenue is a 1,146 square foot home built in the Bungalow style. It is contributing to the Don Gaspar Area Historic District. In January 2018 the Board determined the south and west elevations of the home to be primary, with the exclusion of non-historic material. In addition to the home the garage and shed on the property were designated as non-contributing and the fence along the front yard was named as a contributing element of property and the south elevation was designated as primary.

The home is distinguished by its asymmetrical double gable at the front (south) of the house and the cedar wood shingle exterior. The existing inventory gives little information regarding the history of the home, but it was built sometime between 1912 and 1928. The roof is asphalt shingle. Over the years some changes have occurred to the window and door openings, changing the massing most notably on the north elevation. Dormers and windows were added to the roof of the west and east elevations as well. Windows were added to the gables at the south elevation. The current owner, the daughter of the former owner, has stated that those changes came about in the 1970s and the former owner has provided a written and sworn affidavit stating the same. All elevations retain at least one of the historic windows.

The applicant proposes the following eight items for remodel to the house.

1) Removal of the shed dormers on the east and west elevations at the second story. On the west elevation the dormer will be replaced. A gabled dormer will be constructed on the east elevation.

2) Remodel of the laundry room addition on the north elevation. The total square footage of the remodel will be 228 square feet. The addition will have a low-slope hipped roof. The increase in square footage on the house will be less than 50% of the historic footprint.

3) Historic windows will remain on the east, south, and west elevations. New windows will be added at the remodel on the north elevation with the intent to match the historic 3/1 style seen on the house.

4) Install two low-profile skylights on the east and west roofline behind the dormers. The location of the skylights was chosen in order to obscure the skylights from public visibility.

5) Replace the front door with a Craftsman or Santa Fe style divided lite wood door.

6) Replace posts on the fence in the front yard and repair the wire where repair is needed.

7) Installation of a 6'-0" wood fence from the west elevation extending west to the property line. A fence

was already constructed in this location, but it will be removed and replaced. The design of the fence has yet to be proposed as the applicant is requesting input from the Board on the fence. The fence is located 20 feet+ back from the street.

8) Existing wood siding will be repaired and re-stained in "Dark Brown."

The south elevation showed a shed roof and she passed out a redesign. A copy of the redesign is attached to these minutes as Exhibit 1.]

STAFF RECOMMENDATION:

Staff recommends approval of the application as it complies with 14-5.2(D) General Design Standards for All H Districts and 14-5.2(H) Don Gaspar Area Historic District.

Questions to the Staff

Chair Rios asked if the applicant is proposing to remove the metal fence.

Ms. Ramirez Thomas said no - just to repair it. They are also building another fence and asking for input from the Board.

Chair Rios asked how much square footage is being added to the second story.

Ms. Ramirez Thomas said they are adding 228 square feet to the first story and none to the second story.

Member Bayer asked to see a photo that shows the fence - Item #7.

Ms. Ramirez Thomas said there is no photo because it is taken down and removed.

Applicant's Presentation

Mr. Sotto Rugg, 518 Franklin, was sworn was sworn. He said this is a one-story addition only. He had nothing else to add to the Staff Report.

Questions to the Applicant.

Chair Rios said the drawing looks like an extension to the second story.

Mr. Rugg said it is the dormers that are being repaired and that would mean the second floor will effectively be larger by the remodeling of the dormer, but no additional floor is being added on the second story. He is not lengthening the roof or the floor on the second floor.

Member Boniface explained that the usable area on the second floor is expanded but not the footprint of the second floor.

Mr. Rugg agreed. There is more headroom. There is no head room at the eaves without dormers. By enlarging the dormers, they are enlarging the usable space and it appears like there is more space.

Member Katz was confused because it looks like there are walls there and that the rooms are smaller.

Mr. Rugg said they are removing interior walls to allow for a play area for the children.

Member Katz noted that on the south elevation, his concern is at the bottom of the front façade that really stands out and the dormers don't seem to dominate. But then looking above, suddenly there are the large dormers that come all the way to the edge of the east and west walls. It seems to dominate so much. He wondered if there was a possibility of pulling those dormers back a foot or two, so they don't seem to dominate the lower floor.

Mr. Rugg said with frame construction, anything is possible, but it would be very difficult because those are bearing walls and to bring them back would mean more walls in the middle of the dining room.

Member Katz said that wasn't shown in the bottom right picture now.

Mr. Rugg said that was done before without a structural engineer and hasn't broken yet.

Member Bayer said in looking at the proposed south elevation, it looks like the character of the roof has really changed. But she didn't know if it was just the line in the south elevation drawing. It looked overwhelming.

Mr. Rugg said the elevations are confusing because they don't show depth. It is like using a telephoto lens and in the photo, everything looks very compressed. You would not see that. The appearance of upper right new elevation from a person's perspective is the upper perspective drawing that gives more the true feel of it. You would never be able to see that elevation as shown.

Chair Rios agreed the top drawing really- that does give the proper perspective.

Member Boniface agreed the architectural drawings are purposefully given without perspective so that walls can be measured. And on the bottom, they do look dominating, but the perspective reveals they are not dominant.

Member Powell asked what the date of the front door is. It is listed as non-historic.

Mr. Rugg said it was in the 1970's. It is part of the remodel that happened then.

Member Powell pointed out that he drew the existing door, but he called it out it would be replaced.

Mr. Rugg agreed.

Ms. Ramirez Thomas explained that the style of the door had not been chosen. The applicant provided a cut sheet on the door they intend to use. She showed it to the Board.

Chair Rios said Mr. Rugg wanted direction for the fence and the Board needs to address it.

Mr. Rugg said the applicant doesn't want a coyote fence and thought that would be the Board's preference also. A plain rough sawn cedar 1x6, six feet high, without dog ears would be a clean look.

Chair Rios agreed that a coyote fence would not be appropriate.

Member Powell asked if six feet was basically, not normal.

Mr. Rasch said zoning heights for walls and fences are easy to understand. Any nonresidential can be 8' anywhere on the property and any residential can go to six feet high. But this zoning is the ACRC which allows 8'. Then the historic districts height ordinance applied to street frontage is a 20' deep zone along the street frontage where it is an average of all the walls and fences around it.

Ms. Ramirez Thomas said that height average doesn't apply here because the fence is more than 20' back and is not part of the streetscape, so it can go to six feet high. It is back at the driveway. It is perpendicular but not part of the streetscape.

Member Powell asked to see the site plan.

Mr. Rugg agreed it is at the end of the driveway.

Member Powell thought a cedar fence, rough sawn and stained, was okay and should not be an issue.

Mr. Rugg said he would try to have the stain match existing but that is dark. He agreed to work with staff on it.

Member Powell said he uses a grey stain on cedar.

Public Comment

Ms. Stefanie Beninato, P.O. Box 1601, was sworn. She had the same concerns about dormers overwhelming the façade, so the profile is helpful. She pointed out that the asymmetry is lost in this expansion because the existing dormers are different sizes. She suggested- maybe a double window on one side and single on the other side so the asymmetry continues.

Mr. Raymond Herrera, 379 Hillside, was sworn. He said, this property is unique. I drive by almost every week and wondering who would take up the challenge to redo this house. My compliments the new owners on picking up the challenge and I think it will be a beautiful result."

Mr. John Eddy, 227 East Palace Avenue Suite E, was sworn. He was glad to have the perspective. "I'm totally confident these dormers will enhance the house and make it more holistic and true to the original design."

Chair Rios said the dormer, as shown on the bottom, doesn't go with the home right now. It is squared, and you can see it needs to be removed.

There were no other speakers from the public regarding this case and the public hearing portion was closed.

Action of the Board

MOTION: Member Boniface moved in Case #H-18-010B at 125 East Santa Fe Avenue, to follow staff recommendations and approve it with the condition that the fence, which has not been drawn, be constructed as the Applicant described verbally as six feet high with 1x6 no dog-eared cedar fence.

Member Roybal seconded the motion with a friendly amendment that the drawings be brought to Staff for review and approval.

Member Biedscheid requested an amendment that front door style be consistent the style on the cut sheet shown by the Applicant at this hearing. Member Boniface accepted those.

VOTE: The motion passed by unanimous voice vote with Members Bayer, Biedscheid, Boniface, Katz, Powell and Roybal voting in favor and none voting against.

2. **Case #H-18-031. 644 Camino del Monte Sol.** Downtown & Eastside Historic District. Lorn Tryk, agent for Karen and Scott Malouf, owners, proposes to add 1778 sq. ft. to the main house. (Nicole Ramirez Thomas)

Ms. Ramirez Thomas presented the staff report as follows:

BACKGROUND & SUMMARY:

644 Camino del Monte Sol is a non-contributing single-family residence constructed in the Spanish-Pueblo Revival style. A 2,868 square foot main house and a 980 square foot guest house are the existing buildings on the property. They were both constructed after the year 2000.

The applicant proposes the following modifications and additions to the property.

1) Addition of 1,778 square feet to the main house. The height of the addition will not exceed 13'-0", which is lower than the existing parapet.

2) Replace an existing wood fence with stuccoed masonry wall to a height of 4'-6" where the maximum allowable height is 4'-8."

3) Stucco will be El Rey cementitious "Adobe."

4) Window and door cladding will be "Ebony Black."

5) Stain will be "Jacobean."

6) Railings will be "Black."

STAFF RECOMMENDATION:

Staff recommends approval of the application as it complies with 14-5.2(D)(9) General Design Standards for All H Districts, Height, Pitch, Scale, and Massing and 14-5.2(E) Downtown and Eastside.

Questions to the Staff

Chair Rios asked Staff to describe public visibility of this home.

Ms. Ramirez Thomas said it is near Camino del Monte Sol and at the site visit, the Board saw that the addition is close to the street but lower than the existing parapet and many trees help obscure the visibility.

Chair Rios asked if on the main house, they propose 1,595 plus 183 for the portal.

Ms. Ramirez Thomas agreed the total is 1,778 square feet of additional footprint to the house.

Chair Rios asked if this proposal is for a guest house and studio also.

Ms. Ramirez Thomas said no. The guest house and the studio were previously approved at the last hearing.

Applicant's Presentation

Mr. Lorn Tryk, 436 West San Francisco Street, was sworn. He said the Board probably saw it at the site visit. But, the predominant streetscape, coming up the hill, is buildings or wall right on the property line so he didn't think it is out of keeping to propose a building that is 11 feet back from the property line.

This Board did approve an addition to the property directly across the street which is of similar height and about the same setback from the street. The story poles are all but invisible from the trees and as distinct from the property across the street, this addition is downhill from the street because the grade slopes down from the edge of the road. The Board was right to ask for additional evidence of the impact and use story poles. The planting screening and additional buffer is appropriate for the street.

Member Katz agreed the story poles helped and it is lower on the street. He thanked Mr. Tryk for making the wall stuccoed.

Questions to the Applicant.

Member Biedscheid asked if in the wall height calculation if Staff included this existing wall in that calculation.

Ms. Ramirez Thomas agreed.

Member Biedscheid asked how high the existing wall is.

Ms. Ramirez Thomas said in front it is probably 5', although it looks like it is about 3'.

Member Biedscheid pointed out that these houses all have low walls, including the adjacent property.

Mr. Tryk said the house directly next door to the south has a wall that is 6-8 feet high.

Chair Rios asked if there would be any appurtenance on the rooftop.

Mr. Tryk said no.

Public Comment

Ms. Beninato (previously sworn) said she appreciated everything the owner and architect have done to comply with the Board's suggestions. She understood the setback is going downhill. This Board has been instructed by the City Attorney (who is now retired) previously opined that plantings should not be considered and don't constitute obscuring visibility. And would appreciate a condition that the owner maintain the plantings. She knew they stated that they intend to do that but didn't know if it could be a condition of approval to give a little more assurance the plantings would remain in the future.

Ms. Ramirez Thomas said wall height calculations can change over time and the wall to the south was probably raised after the calculation was done.

Ms. Karen Malouf, owner of the house, was sworn. She said she was completely on the Board's side. She said she planted over 100 trees to disguise it from the street. "I will be very happy to comply with your request."

Chair Rios said the Board saw all the lovely plants there.

There were no other speakers from the public regarding this case and the public hearing portion was closed.

Action of the Board

MOTION: Member Roybal moved, seconded by Member Bayer, in Case #H-18-031 at 644 Camino del Monte Sol to approve the application as recommended by Staff.

VOTE: The motion passed by unanimous voice vote with Members Bayer Biedscheid, Boniface, Katz, Powell and Roybal voting in favor and none voting against.

~~3. Case #H-18-029A. 725 ½ Canyon Road. Downtown & Eastside Historic District. Architectural Alliance, agent for Member Katz Sanchez, owner, proposes to construct a 3,383 sq. ft. residential structure to 16'2" high, a 1,890 sq. ft. casita to 14' high, and a 650 sq. ft. 2 bay garage with storage to 13'8" high where the maximum allowable height is 17'8". (David Rasch)~~

Due to a mistake in the caption, this case was postponed to a future hearing under Approval of the Agenda.

4. **Case #H-18-029B. 723, 725, 725 ½ Canyon Road.** Downtown & Eastside Historic District. Architectural Alliance, agent for Frank Sanchez, owner, proposes to construct ~~a 3,383 sq. ft. residential structure to 16'2" high, a~~ 1,890 sq. ft. casita to 14' high, and a 650 sq. ft. 2-bay garage with storage to 13'8" high where the maximum allowable height is 17'8". (David Rasch)

Mr. Rasch presented the staff report as follows:

BACKGROUND & SUMMARY:

723 and 725 Canyon Road are located on a non-street-frontage vacant lot. 725½ Canyon Road is also located on a non-street-frontage with a single-family residence that was constructed in a vernacular manner in the 1950s. The building is listed as non-contributing to the Downtown & Eastside Historic District, but action on the historic status did not occur yet.

On April 10, 2018, the Board postponed action to construct three structures pending redesign that considers moving the garage to a less visible location and submittal of wall and gate elevations.

Now, the applicant proposes to remodel the property by constructing a principal dwelling and a casita on 723/725 Canyon Road and postponing the free-standing garage on 725½ Canyon Road with the following six items.

1. A 3,383 square foot principal residence with an attached 2-bay garage will be constructed to 16' 2" high, where the maximum allowable height is 17' 8". The structure is designed in the Territorial Revival style. It features brick coping on parapets, square posts with chamfering and exposed headers with dentils at portals, window surrounds with pedimented lintels, and

herringbone-designed vehicle doors at the garage. The applicant provided the original garage design with south-facing doors and another design which shifts the garage doors to the east side.

2. An 1,890 square foot casita with an attached single-bay garage will be constructed to 14' high. The structure is designed in the Territorial Revival style. The architectural features will match the principal residence.

3. ~~A 650 square foot 2 bay garage with storage will be constructed to 13' 8" high. The structure is designed in the Territorial Revival style. The architectural features will match the principal residence and the casita. The vehicle doors will have 12 solid panels and 4 glazed panels at the top row.~~

4. Finishes include El Rey cementitious stucco in "Fawn", trim in "High Reflective White", and "Belcaro" tumbled brick.

5. A 6' high stuccoed yardwall will be constructed on the south and west lotlines. An 18' wide vehicle gate and a 3' wide pedestrian gate will be installed between pilasters with brick caps.

6. 6' and 4' high coyote fences and pedestrian gates will define courtyards and limit access around the structures.

STAFF RECOMMENDATION:

Staff recommends approval of this application which complies with Section 14-5.2(D)(9) General Design Standards, Height Pitch Scale and Massing and (E) Downtown & Eastside Historic District.

Questions to the Staff

Chair Rios asked about the public visibility -

Mr. Rasch said the public won't see the garage doors which now face east and 150-200' down the driveway one can see the principal residence but not the guest house. That was a reason why the Board asked for a redesign after seeing where the garage doors would be visible before they were changed to face east.

Member Boniface asked if Mr. Rasch could show the Board on the site plan where these coyote fences are that were defined "courtyard."

Mr. Rasch showed them. There are some existing walls around the property. He pointed out where they are located.

Member Boniface saw that it was a very small area and surmised they would be maybe only 4-5 feet in front of the portal on the guest house. Thanks.

Member Biedscheid asked if there was also a coyote fence that connected to the vehicle gate at the property line.

Mr. Rasch thought what she saw was just a dimension line. He pointed out where the vehicle gate would be. This might be a new stuccoed yard wall along south and west.

Member Biedscheid asked about the prevalence of garages on the streetscape.

Mr. Rasch said Canyon Road is less residential that it once was so probably most of them were remodeled into casitas for added living space rather than garages. But there are very few garages that actually face Canyon Road. This one is far away

Chair Rios agreed. Even when they were homes, there were almost no garages.

Applicant's Presentation

Mr. Eric Enfield, 612 Old Santa Fe Trail, was sworn. He clarified that none of these garage doors face Canyon Road now. He thanked the Board for hearing us. This was previously approved by the HDRB as a casita and main house. Now, the footprints are almost identical. At the last meeting when before being tabled, the Board had expressed concerns about main house, garage doors, moving from the south façade, the Board wouldn't let him present his drawings for the walls unless there were actual drawings of the walls. But that is contrary to the case that just happened where the walls were approved without drawings of the walls.

"But I did draw the walls and are included in the packet. You also asked me to meet with the adjacent neighbors who couldn't attend that meeting because of a scheduling conflict and you asked me to set up story poles for the next meeting. I've done those things. And I agreed with the HDRB that the east facing garage doors are less visible.

We also met with the adjacent neighbors and their concerns were relayed to him in a meeting yesterday: They liked our design and were okay with the buildings, but they had concerns about the width of the driveway and how long the construction duration would be. They also had concern with the colors of the roofs because their short-term rental looks down on the roofs of these buildings. They wanted to make sure it won't be a white They also want to ensure that any wear and tear on their shared driveway would be corrected upon completion of the project and that the driveway be maintained during construction. They were also concerned that after construction, there could be up to 10 cars per day using the driveway. They didn't like that idea. He did not think that items 3, 4, 5, and 6 are under the purview of the Board. Yet my client has agreed to discuss those items. They would do either a gravel roof or a brown mineral coating like on a brai roof and they felt that would be fine. They were worried about a white roof there.

My client has already reviewed the width of the driveway with the Santa Fe Fire department and they are okay if this is just a private driveway.

"At the behest of Michael and Tanya, my client had already bought three feet of driveway to widen the drive way – prior to this application. So the Board needs to know that. We agree to do a brown roof or brai roof.

My client measured the driveway. They purchased three feet to widen the driveway. There is also a problem with the addressing done by the City. The city address is wrong, so we will correct that problem on the permit. The designs are traditional Territorial style with brick parapet, territorial trim at select doors and windows, using a new portal. There are portals that the entries and master bedrooms. We have also added the proposed elevation of all the yard walls. I like that were going to do little picket fences at the entry so that we have only 4-foot-high fences at the entry. We have very limited coyote fence that is 6 feet high. We have yard walls on the west property line and if a stuccoed yard wall is required by an agreement between this property owner and the adjacent property owner, we would put a 6-foot-high stuccoed wall on the west side and on the south property line that is six feet. This district allows 8' so we are two feet under. And lower than the maximum for the casita."

Chair Rios thanked him for taking the suggestions of the Board.

Questions to the Applicant.

Chair Rios asked Mr. Enfield to describe the vehicle gate.

Mr. Enfield said the gate is rusted metal with a chevron pattern and applied cedar. It is six feet high.

Chair Rios asked if it has any see throughs.

Mr. Enfield said no. It is solid.

Chair Rios asked if there would be anything on the roof.

Mr. Enfield said there are low profile skylights that are not visible from the street.

Chair Rios said thanks for including your neighbor.

Public Comment

Mr. Michael Caryn at 725 Canyon Road, was sworn. He thanked Mr. Enfield and Frank Sanchez for considering our concerns as the immediate neighbor to the south. It is good to be wrapped up in the dialogue. When Frank bought the land to the east it was done without consulting us.

Mr. Enfield addressed almost all our concerns. We have a commercial building with renters who would look at that window. Eric is a great architect and I think everything will be great. My only concerns are the driveway. We have four units existing and then adding additional units with bedrooms in the back. I really want the driveway to be an HDRB consideration

Chair Rios asked him if he could be more specific about his concern on the driveway.

Mr. Caryn said there are so many units now using this driveway, he is concerned it is wide enough so cars passing in the driveway can get by and getting it resolved beforehand.

Chair Rios didn't think the Board has jurisdiction on the width of the driveway.

Mr. Caryn said he would be quiet about that. He said that stucco wall on the south property line does not exist and his preference would be to move it to the north a couple of feet, so maintenance can be performed on the wall. That was all of his concerns.

Ms. Tanya Turner Caryn, 725 Canyon Road, was sworn. She said "t\This project is very important to us because we have taken great care to restore our historic property at 725, just in front of this property. And in the beginning, the fact that we were never notified that the original structures were being considered or approved. That is a little disturbing for me. We never received notification and we thought we should have been notified so we could address it as well. I think having three independent structures, which now you are considering to because we are not considering the garage. I think Adding additional smaller structures to that property really changes the entire historic nature of that property. It has always been a single house that is still there. There was also another small structure that was there and is not there any longer. And I am concerned that adding two independent houses with the potential of selling all three properties - three different houses with three different people, possible condo-izing at a later date, could change the historic nature of primary residential property to more of a high-density development. Smaller structures rather than adding a single structure it was perhaps larger and more historically in keeping with that part of Canyon Road. That being said, I don't know if we have any recourse since we were not notified about the previous approval. So considering this plan is very important to us but the plan is not approved with the option of having the garage doors being visible from the driveway that they absolutely must be relocated on the east side as they are indicating they would like to do. My other primary concern is that the wall not be on the property line. There are already about three trees on the property line and we don't want to see them go. They Would be destroyed by that wall unless it is moved over a couple of feet. That would also allow construction and maintenance of the wall by the people who are constructing it.

The third and a very large concern is the increased number of electrical cables that will be visible from Canyon Road. Right now, there is a transformer at Geronimo's right across the street at 724 Canyon Rd. There is also a transformer at the edge of our driveway at 725 Canyon Rd. That transformer has probably 8 different tie ins with three different homeowners going from it. And all of them are visible from the front and side of our building. That is a big concern of mine and I request those cables be buried.

Chair Rios informed her that electrical cables are also not our jurisdiction, although we did request they be buried on the Plaza.

Mr. Rasch said that is a National Historic Monument.

Chair Rios told her that all applicants cannot come before this Board until they post Public notice on a big yellow sign and be posted so they are visible from the street and at least two weeks in advance. And they are also noticed in the newspaper, as well. It is part of the requirements.

Ms. Caryn said she also drive the road every day.

Member Powell asked if Mr. Rasch could also give her advice to go to the zoning.

Mr. Rasch said it is PNM, not the City.

Member Powell asked about the wall. Is that the purview of the Board?

Mr. Rasch said, The Board can determine the design and the location of the wall. Walls and fences are typically on but lines. But the Board has no jurisdiction over vegetation. And if the trees are smaller than six inches in caliper, they are not protected by the City and the protection is by a City ordinance not historic."

Member Powell said, "We are here to protect cultural things.

Member Katz asked if it would be possible to step it back where there are trees to go around it and he hoped the applicant could consider that.

Member Powell added that there are precedents for that.

Ms. Beninato (previously sworn) said, "I like the design and appreciate that the garage doors got moved to the east. I can appreciate that there are more structures and more people using them. I guess if the lot is large enough, that is okay. I like the suggestion to go around the trees and if protected by the City.

There were no other speakers from the public regarding this case and the public hearing portion was closed.

Chair Rios asked how many trees we are talking about.

Mr. Enfield said those trees are not on the property line. His client could work it out with Michael and Tanya. He thought all the trees are on their property. You saw them on the site visit. One of them is a good tree. He is not going to cut down a big tree.

Member Biedscheid liked it but felt 3,300 square feet is not in keeping with the rest of the Canyon Road streetscape. 3,300 square feet is a very large house and the casita, itself, is 1,800. So it is larger than what we typically see on Canyon Road. They seemed to squeeze it onto this lot that has a long shape and with only a 5' to 15' setback on the property lines.

She also had an issue with the parking but knew the Board has limited jurisdiction on parking. But this has room for six cars and three in garages, which seems out of character with Canyon Road.

Mr. Enfield said they have 28% lot coverage and are allowed 50% on the back lot and are under that. So they are not developing it as much as they could.

He suggested putting a casita to the client where the garage is. He is not interested in condos or a lot split. His client told him there could be ten cars coming in every day. And he responded that Frank lives alone. They said, "What if he sells it to a large family with children?" He agreed there would be more people living in the house. This is a residential Arts and Crafts compound district and is supposed to be dense. None of the garage doors are now facing Canyon Road that would be visible. I did my drive by and saw a small piece of the house 200' back on the driveway."

Action of the Board

MOTION: Member Katz moved, seconded by Member Roybal, in Case #H-18-029B at 723, 725, 725 ½ Canyon Road, to follow the recommendation of Staff and approve items 1, 2, 4, 5 and 6.

Member Boniface asked for a friendly amendment that they not have white or reflective roof and no rooftop appurtenances. Member Katz accepted the amendment as friendly.

VOTE: The motion passed by voice vote with Members Bayer, Boniface, Katz, Powell and Roybal voting in the affirmative and Member Biedscheid voting no.

5. **Case #H-18-039A. 367 and 367 ½ Hillside Avenue.** Downtown & Eastside Historic District. Liaison Planning Services, agent for 2017 Hillside Partners, LLC, requests a status review of primary elevations, if applicable, for a non-contributing residential structure. (Nicole Ramirez Thomas)

Ms. Ramirez Thomas presented the staff report as follows:

BACKGROUND & SUMMARY:

367 & 367 ½ Hillside Avenue are two residential buildings listed as non-contributing to the Downtown and Eastside Historic District.

367 Hillside Avenue

367 Hillside is a 1,432 square foot single family residence. It is built in the vernacular style and the oldest portions of the house were built before 1912. The original footprint of the building according to historic maps shows the house as a box structure. Over the years the house grew to be L-shaped, then took on a more block-shaped massing by 1969. The current footprint of the building existed by 1969. Most windows have been replaced. Any existing historic windows and doors are in poor condition.

Staff agrees with the recommendation of the author of the Historic Cultural Property Inventory form and

recommends the residence as contributing to the Downtown and Eastside Historic District. The south and west elevations are recommended as primary. The south elevation is recommended to maintain the character of the streetscape and the west elevation is recommended because it retains character that indicates the growth of the house.

367 ½ Hillside Avenue

367 ½ Hillside Avenue is a 1,725 square foot single family residence which was constructed in the 1980s. The house is constructed in the Spanish-Pueblo Revival style. Staff recommend the residence as non-contributing to the Downtown and Eastside Historic District as it is not yet 50 years or older. She acknowledges there was a former building there.

RELEVANT CODE CITATIONS AND DEFINITIONS

14-5.2 (C) Regulation of Significant and Contributing Structures in the Historic Districts

(Ord. No. 2004-26)

(1) Purpose and Intent

It is intended that:

(a) Each *structure* to be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical *development*, such as the addition of conjectural features or architectural elements from other *buildings*, shall not be undertaken;

(b) Changes to *structures* that have acquired historic *significance* in their own right shall be retained and preserved, recognizing that most *structures* change over time;

(c) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a *structure* be preserved; and

(d) New additions and related or adjacent new construction be undertaken in such a manner that if removed in the future, the original form and integrity of the historic *property* and its environment would be unimpaired.

(2) Designation of Significant, Contributing, or Noncontributing Status within Historic Districts

(a) Status Designation

Structures within historic districts may be designated a status of "significant," "contributing," or "noncontributing" based upon the definitions of these terms in Article 14-12. Staff shall maintain a record as to the current status of *structures* located in the Historic Districts.

(b) Board Authority to Review Status Designation

(I) The Board is authorized to change the status of a *structure* or to designate a status for a *structure* with no status designated.

(ii) A change in status or the designation of a status shall be based upon an evaluation of data provided through survey or other relevant sources of information and the definitions of "significant," "contributing," or "noncontributing."

CONTRIBUTING STRUCTURE

A *structure*, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a *contributing structure* is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The *contributing structure* may have had minor *alterations*, but its integrity remains.

NONCONTRIBUTING STRUCTURE

A *structure*, located in an H district, that is less than fifty years old or that does not exhibit sufficient historic integrity to establish and maintain the character of the H District.

STAFF RECOMMENDATION:

Staff recommends 367 Hillside Avenue as contributing to the district and recommends the south and west elevations as primary. Staff recommends 367 ½ Hillside Avenue as non-contributing per the requirements of 14-5.2(C) Regulation of Significant and Contributing Structures in the Historic Districts.

Questions to the Staff

Chair Rios said this is two separate buildings and constructed in the 1980's.

Ms. Ramirez Thomas said there was an existing structure and we don't know if it was destroyed or modified.

Member Roybal said the picture displayed is the south elevation of 367 Hillside with all the electrical stuff. He asked if the Board really wants it to be primary. Just because it is old enough, I don't see any style to it and it bothered him to consider it a primary façade.

Chair Rios said the applicant can also modify that.

Member Boniface commented that when we drove around, we asked about the windows. They are aluminum sliders and he didn't have a clear understanding whether they are the original openings. If we exempt the aluminum windows as not primary, how do we deal with the openings? Nothing in the HCPI addresses that.

Ms. Ramirez Thomas said the footprint was established by 1969. She thought the window openings existed probably for 50 years. They are all kind of different in different phases of evolution of the building.

Member Boniface said that was why he questioned it. Perhaps the applicant knows.

Chair Rios said that is typical of vernacular architecture.

Applicant's Presentation

Ms. Dolores Vigil, P. O. Box 1835, was sworn.

Before making any presentation, she was asked questions.

Questions to the Applicant.

Chair Rios asked Ms. Vigil if she agreed with staff recommendation, making 367 Hillside Contributing and 367½ Hillside non-contributing.

Ms. Vigil said she did agree with that recommendation but did not agree the proposed primary façades.

Chair Rios asked if she had a suggestion or recommendation.

Ms. Vigil said she would like to talk about the west elevation first. She asked to show the floor plan. If, at the site visit, if the Board got out and saw in between the two buildings. If at the site visit you walked toward the back, there is a door that leads to a storage area that is falling down and caving in. So that whole area needs to be taken off when we start renovations and if primary would be a problem. That is my issue with making it primary.

For the front elevation, I do understand Mr. Roybal's concern about the electrical but is part of the historic nature. The windows have been changed out but didn't know when. John Murphy did the HCPI so perhaps he would know. The applicant wants to replace all windows and doors. Maybe he could answer that.

Chair Rios asked if she knew whether the openings had been changed.

Ms. Vigil said she didn't know. She added that she will come back for approval of repairs and would include the roof.

Public Comment

Mr. John Eddy (previously sworn) said he would like to consider the statement that the northwest corner is in state of collapse. My understanding is that it should be a reason to not have it as primary façade. It appears that is demolition by neglect

Mr. John Murphy was sworn and said, to answer the question, there is no evidence of what the original opening was. We could not get inside the property at the time. But by their placement, they seem to be fairly old. In the 1969 aerial, there are paths leading to the door. So the doors are definitely historic. So I believe the openings are original. The property is marginal but a good chance that it predates 1969 and has a vernacular growth to it. So it is a vernacular Hispanic house.

Chair Rios asked if the core is over 100 years old.

Murphy agreed the core is. He guessed it was part of a long lot below it that was there before the south side was developed.

Mr. Raymond Herrera (previously sworn) said, "This house is next door to me and belonged to my in-laws. So I'm pretty well aware of it. The house probably dates back to the late or mid-1880's or before. My house dates back further. As far as the façades or the front part of it, PNM does whatever they want to do and places the electrical where they want. So it is not up to the owner. The openings, as I recall, are original. When my father-in-law changed the windows to aluminum, I plastered the house after that. So those openings were original with wooden windows before that. My mother-in-law wanted aluminum so that is what they are.

The house shows from my house all the way to Alamo and there was a well there that the whole neighborhood used at the turn of the century and an acequia running through. So that part of the streetscape is important. It has a lot of history and character to it. So maintaining that structure is important.

Chair Rios asked what he knew about 367½ Hillside.

Mr. Herrera said "My mother-in-law's house – it belonged to the same family. The sister-in-law lived in the little house. And, when my aunt moved away, my niece wanted that property so she half way demolished the house that was there and added a second story. Unfortunately, she couldn't afford to live in it and she passed away last week.

Chair Rios asked if he agreed with Staff's recommendation that this house was remodeled in the 1980's. Mr. Herrera agreed. The front part originally had the style of the main house. I think the streetscape has to remain and the wall at the same height and the fence should retain that level. It could use some upgrading. The part at the end was a grocery store for 70 years or so.

Chair Rios thanked him for his helpful information.

Ms. Beninato (previously sworn) agreed. I too think it is important to keep the character of this structure. It has a lot of character and personality - not only by his testimony but just looking, at the windows, that they are pretty much the original size and part of an older style, generally speaking. I don't think it is a problem to have the south elevation as primary. And on the west, the code allows repair on primary façades. It would not keep them from repairing the part that is falling down so perhaps the west also should be primary.

Action of the Board

MOTION: Member Boniface moved, seconded by Member Katz, in Case #H-18-039A, 367 and 367 ½ Hillside Avenue, to follow staff recommendation to make 367 Hillside a contributing structure with the south and west as primary, and with condition that the window openings, based on testimony are the original size openings but aluminum sliders are not part of the contributing designation and for 367½ to be designated be noncontributing.

VOTE: The motion passed by unanimous voice vote with Members Bayer, Biedscheid, Boniface, Katz, Powell and Roybal voting in favor and none voting against.

6. **Case #H-18-040. 1120 Camino San Acacio.** Downtown & Eastside Historic District. Christopher Purvis, agent for Todd Nance, owner, proposes to construct a 231 sq. ft. deck, replace a non-compliant window and door with a compliant triple door, and other remodeling on a non-contributing residential structure. (David Rasch)

Mr. Rasch presented the staff report as follows:

BACKGROUND & SUMMARY:

1120 Camino San Acacio is a single-family residence that was constructed in a simplified Spanish-Pueblo Revival style in the 1980s. The building is listed as non-contributing to the Downtown & Eastside Historic District.

The applicant proposes to remodel the property with the following five items.

1. A 231 square foot deck will be constructed on the west side of the residence. The deck will be constructed of wood, but the baluster will be horizontal cables instead of vertical pickets like the existing deck and another baluster on the east elevation. A stuccoed fireplace will be placed at the southwest corner of the deck.

2. A large window and door at the west deck will be replaced with a three-leaf sliding door with divided lites.

3. A paired window on the north elevation will be replaced with a bileaf divided lite door.

4. Wrought iron handrails will be installed at the east entry and at the second floor east French doors.

5. Finishes include El Rey cementitious "Buckskin" stucco on the fireplace, "Tan" window and door cladding, and a warm brown wood stain.

STAFF RECOMMENDATION:

Staff recommends approval of this application which complies with Section 14-5.2(E) Downtown & Eastside Historic District.

Questions to the Staff

Member Biedscheid asked how the horizontal cables on the deck fit with historic style.

Mr. Rasch agreed it won't be as harmonious than the vertical pickets on the building but there is no public visibility of this balustrade.

Applicant's Presentation

Mr. Christopher Purvis, 200 West Marcy, was sworn. He said that because it is not visible, the idea is to keep that part of the deck not visible. They will keep it low profile.

Questions to the Applicant.

There were no questions to the Applicant.

Public Comment

There were no public comments.

Action of the Board

MOTION: Member Roybal moved, seconded by Member Biedscheid, in Case #H-18-040 at 1120 Camino San Acacio, to approve the application, 1 through 5, as recommended by staff.

VOTE: The motion passed on a unanimous voice vote with Members Bayer, Biedscheid, Boniface, Katz, Powell and Roybal voting in favor and none voting against.

7. **Case #H-18-041. 504 Jose Street.** Westside-Guadalupe Historic District. Sibylle Mueller, agent for Mark and Martha Alexander, owners, proposes to raise parapet height to 14'0" where 14'0" is the maximum allowable, replace existing north elevation overhang with a metal corrugated roof, replace windows and doors on a non-contributing residential building. (Nicole Ramirez Thomas)

Ms. Ramirez Thomas presented the staff report as follows:

BACKGROUND & SUMMARY:

504 Jose Street is a 945 square foot non-contributing, non-residential building located in the Westside-Guadalupe Historic District. The building was built by 1945 and was at one time a grocery store. While the current glass windows echo a past storefront, the window division and pattern are significantly changed from what would have been a glass storefront window of the mid-century. The building is constructed of CMU block, some of which is stuccoed.

The applicant proposes the following for remodel to the property.

1) Increase the height of the building to 14'-0". The existing roof height varies from 8'-0" at the rear lot line to 12'-6" at the front of the building. The maximum allowable height is 14'-1".

2) Change the overhang at the front of the building to a 4'-0" portal. The portal will have powder coated steel posts, beams, and rafters. The roof will be a weathered corrugated steel. The powder coat will be in the color "Breccia" (a very dark brown color).

3) Replace windows and doors. Doors and windows on the north elevation will be wood clad with divided lite. Clad color will be "Bronze Anodized" (a near black color).

4) Addition of decorative metal panels under the windows on the north elevation.

5) Addition of a window to the west elevation.

6) Addition of skylights. The skylights will be behind the parapet and will not be publicly visible.

7) Stucco will be elastomeric Parex USA "Sombrero."

8) Shorten sign pole and paint the pole to match the stucco color "Sombrero."

9) Add two inches of insulation to the building and 12 inches of insulation to the roof.

10) Add oxidized copper cladding to the top of the parapet.

11) Add oxidized copper cladding on gutters and downspouts.

12) Re-do the existing sidewalk in colored cement. The cement color was not specified.

13) Remove cooling equipment on the east elevation.

14) Remove floor-mounted cooling equipment on the west elevation.

15) Paint existing metal doors to mat the stucco color "Sombrero."

STAFF RECOMMENDATION:

Staff recommends approval of the application as it complies with 14-5.2(D)(9) General Design Standards for All H Districts and 14-5.2(I) Westside-Guadalupe Historic District.

Questions to the Staff

Member Katz was puzzled by the copper cladding on top of the parapet. That sounded odd.

Ms. Ramirez Thomas said it will be a flat parapet and it looks like in the drawings that it has sharper corners.

Chair Rios asked if it is oxidized so it would not be as bright.

Ms. Ramirez Thomas agreed.

Applicant's Presentation

Ms. Sibylle Mueller, 130 Candelario, was sworn. She said she could answer the question. She had pictures that she showed to Member Katz. The stuccoed parapet would have copper that is oxidized and not shiny. She passed around the samples of the finishes.

Chair Rios asked for the measurements of the copper part.

Ms. Mueller said it is 2". That is why I have a rendering to show what it is like. It is just to keep the water away.

We will have the height of the sign no higher than 14' and no larger than 16 square feet and not more than 5' in one dimension. She said one of these goes back to 1945 but she didn't know if it was built like this. The oldest photo is 1969, and for the aerial, she used the 1965 aerial that shows the building better.

Questions to the Applicant.

Chair Rios asked if she had determined the cement color.

Ms. Mueller said not yet. They would like to do whatever is required. It would be an earth tone.

Member Boniface said he has seen very similar copper caps around town. It is not very visible and, for him, not an issue. He knew the people who used to work in that jewelry store decades ago. You are doing a nice job. He liked what they were doing to the portal and liked the entry. He asked why she is shortening the pole out front. Why not just get rid of it?

Ms. Mueller said they would like to put the sign back up, so it is visible from the street, but the pole is way too high, but we'd like to put a sign on it. We might get rid of it and put in a new pole. Basically, we

propose a sign at that location that meets the standard.

Member Roybal also liked what is being done to this building and applauded her for the design. It has never been anything but commercial and this should fit in nicely.

Ms. Mueller said that is correct. All the buildings along that corridor of Guadalupe Street are non-residential.

Member Bayer found the metal elements a little overwhelming like the metal decorative panels under the windows. This is something we struggle with.

Ms. Mueller said that is only under the windows on the north façade. The building is stuccoed, so the only portion that is metal is on the top of the parapets and a frame on the portal next to Starbucks and will be much smaller. She had pictures showing all the corrugated metal steel in that neighborhood. She said they could take the windows all the way down, but they are made of glass or wood and not part of the façade.

Member Bayer pointed out that they are visible.

Chair Rios asked if she was questioning the corrugated roof.

Member Bayer said all the metal elements together - the copper on top of parapet not so much. They are just a lot.

Member Powell recalled that this Board approved that Starbucks. It is an important part of our gateway. This is a handsome design but maybe not in this location. It looks benign on the drawing, but the dark color is darker than the podium. It is almost like painted on. In other parts of town it is a handsome design, but this sets a precedent for the district. We have approved galleries where it is not the identity of Santa Fe and after a while [inaudible].

Ms. Mueller said the Starbucks trellis is completely different design. It is free-standing. She didn't know what they would put on it. This is a portal with steel posts and will be covered by the roof. Whether the roof had Corten finish or not, she had pictures from that neighborhood to show the Board.

She provided some pictures for the Board to review.

Member Powell just didn't know if there is a time and place for that. He said early in his career, he realized the value of these resources. But this may not be the best place for it.

Member Roybal asked her to explain the streetscape and how it won't interfere with this neighborhood, so we understand what we are approving.

Ms. Ramirez Thomas described it as commercial all along Guadalupe Street. Guadalupe will have a widening of sidewalk and become more pedestrian friendly, a little more like south Guadalupe. It used to be ta railroad line - the Chile Line. So the history of the street lends itself more to this style. Corrugated roofs

are not absent in the district. Maybe it needs to be a lighter color. In another district it would be less desirable.

Member Boniface was not against the corrugated metal and we asked them to make it non-reflective and sometimes they submit colors of what Corten turns into. It isn't about color for material but more about form and on this building, it works very well. With a portal, the two masses would stick out. Here you just have a flat façade with a portal for protection.

Regarding the copper below the windows, he agreed with Member Bayer, but as a compromise. the two flanking windows on both side with copper removed or Corten. Then we would have continuity with the portal and metal below.

Chair Rios asked what the measurements are for the metal on the portal.

Ms. Mueller said the portal is 22' wide and 4' deep. The height is 9'.

Member Biedscheid asked what the dimensions of the post are.

Ms. Mueller said they would be 5-6 inches. She had finishes but said she was not married to Corten. She would love to have a corrugated roof on the portal. We had 3 high and 2 high and, instead of corrugated steel, we could go back to that and instead of glazing just a matted panel on the bottom. She showed the finishes to the Board and Mr. Rasch explained them to the Board and shared them.

Member Powell said it disturbed him when something comes out of a catalog and these are catalog colors. In 20-30 years these colors will not be fashionable. The wonderful thing about Santa Fe is that the designs are timeless. Because they don't have these colors. I'd like to hear from others. I'm glad you are open to changing materials. Corrugated steel we have had for a very long time. You might not have to change it much.

Ms. Mueller explained that the one with the green label on the back came from the catalog.

Member Powell said they are very urban colors.

Member Biedscheid - shared the concern about the amount of metal on the building. The posts that look okay in the drawing may be too skinny. I have trouble judging what is the right amount of metal. The pictures you presented for corrugated material are all reflective.

Ms. Mueller agreed. The dimensions of the posts would not need to be six inches for wooden posts.

Member Biedscheid asked if the doors are actually metal clad.

Ms. Mueller said they are.

Member Biedscheid found the Corten under the windows to be inconsistent. Maybe windows all the way to the ground or stucco would be better.

Member Boniface commented that we don't need to copy everything down the street.

Member Katz agreed with wanting Corten not to be under the windows.

Member Bayer agree with what Member Biedscheid said. She also would like to see Corten under windows removed. She was fine with corrugated.

Member Roybal was glad Ms. Mueller was open to make changes and maybe we should allow her to come back with those changes.

Ms. Ramirez Thomas knew the copper is discrete but wondered what corrugated tin would look like with that flashing. She thought Corten, even though heavier, would go much better with the copper flashing.

Member Powell made several inaudible comments.

Ms. Ramirez Thomas thought copper flashing and corrugated tin might be a disconnect.

Ms. Mueller said she would not make it clash.

Public Comment

Ms. Kathy Rivera, 132 Daniel Street, was sworn. She wanted to share comments she gave to the Board of Adjustment. She said she was a lifelong resident. We support this proposal. I'm very familiar with the history. We went to all the early meetings and our whole family was pleased with this proposal and none of us got hung up by the metal. We recognize cars will be parked in front. As part of the history - the neighboring dry-cleaning business next door was once a filling station and there is a lot of metal there and the largest metal pole is on Guadalupe Street. We had a bakery right next door and Blakes and across the street is the filing station. We don't see any drawback and that it will fit well with the neighborhood. The changes will improve the visual appearance and have no negative impact. It supports economic development. This building has been vacant for so long that it will benefit when Guadalupe is improved.

Mr. Raymond Herrera (previously sworn) said his concern is allowing the design of this building to set a precedent on that whole part of Guadalupe Street. It has been chopped up so much from the railyard area. When the railyard was purchased it was to be used by all. It is mostly galleries. There are still some structures that are maintained and a lot of buildings in the north is in danger of being changed drastically like this one and little by little changing the whole situation. We shouldn't just let commercial structures do anything they want. There are still homes in the area to be protected.

Mr. John Eddy (previously sworn) said he is grateful for the dialogue and want it to continue. He is opposed to having steel creep in Santa Fe. There is a place for steel but must be done in a cautious way because steel always dominates. We are dominated by low wooden material in Sana Fe. Some designs can look pretty with steel. he Board approved Starbucks which fronts the street. The Applicant made a strong case for steel to alleviate maintenance. That is a strong argument, but we've made wood work for

centuries. A steel post, even though it has mass as a wood post, there is a disconnect there. We must be careful with it. I like the creativity this applicant is putting into the building and I like postponing it for more dialogue. I agree with the disconnect of corrugated with cooper. A standing seam roof might be more appropriate - it is muted and simple and part of the vernacular.

Ms. Beninato (previously sworn) agreed with those speakers just before her. She was concerned with the metal under the windows more than on the roof. She didn't know about conflict of steel with copper. It is very dark. I'm glad this will improve the neighborhood and give good economic development. It is a gateway into town. It was a filling station in the 1930's. Just because other buildings were there historically doesn't mean we need to increase that process. Steel and metal really doesn't do that. I like the symmetry and the portal entry but the metal under the windows should be changed. It is a very different design.

Chair Rios said we all know that metal roofs, especially in northern New Mexico with snow, had corrugated roof so it doesn't negatively affect me. If you use wooden posts, it would be more in style with northern New Mexico and stucco under the windows, it would be very nice. I'm not familiar with the metal you propose. In my view, it is acceptable.

Ms. Mueller said she appreciates the comments and is willing to change the posts to wood and use a corrugated roof, change the cladding to match the stucco underneath the windows.

Chair Rios asked her about the roofing material.

Ms. Mueller said she would not use Corten but would make it galvanized corrugated.

Member Boniface thought galvanized would be more problematic than Corten.

Ms. Mueller said she could use a brown paint for posts and paint the roof with brown and can submit the finishes.

Member Powell knew there are some galvanized steel that are not reflective and have a matte finish. They are not easy to find. We are just deliberating on the details now and giving our feedback. It might be advisable to have more time to select other materials and recommended postponing for two weeks.

Ms. Ramirez Thomas said that would be May 8.

Ms. Mueller said she would prefer to understand what the Board doesn't like and would rather make that change instead of pushing it two weeks more.

Member Powell said she should be commended for following the Board's advice.

Ms. Mueller listened to her client and agreed to take the two weeks. It is an unremarkable building but wanting a more regional response.

Action of the Board

MOTION: Member Boniface moved, seconded by Member Biedscheid, in Case #H-18-041 at 504 Jose Street, to approve this application with these conditions:

1. **The steel columns be changed to wood and the steel beam to wood.**
2. **The Corten roof can remain and under the windows that it be stuccoed without metal.**
3. **The copper cap be approved as presented.**
4. **Negotiate the height of the pole with Staff.**
5. **Bring stain colors to Staff for review and approval.**

Member Biedscheid requested a sixth condition that the drawings be revised and submitted to Staff. Member Boniface accept the condition as friendly.

VOTE: The motion passed by majority voice vote with Members Biedscheid, Boniface, Katz and Roybal voting in favor and with Member Powell and Member Bayer voting against.

8. **Case #H-18-042. 945 Canyon Road.** Downtown & Eastside Historic District. Liaison Planning Services, agent for Matthew Boland and Chris Grulich, owners, proposes to construct a free-standing garage, install skylights, add a driveway gate, and replace coyote fences at a non-contributing residential property. (Nicole Ramirez Thomas)

Ms. Ramirez Thomas presented the staff report as follows:

BACKGROUND & SUMMARY:

945 Canyon Road is a single-family residence built in the Spanish-Pueblo Revival style. The house is located in the Downtown and Eastside Historic District and is listed as a non-contributing property. The house was built in the 1980s and is less than 50 years old.

The applicant proposes the following remodel and construction.

1) Construct a 506 square foot free-standing garage. The garage will be located at the northwest corner of the property and will not be visible from Canyon Road. The color of the stucco will be elastomeric El Rey "Palomino" to match the house. Wood trim and doors will be painted in the color "Pure White." The canales will be wood, stained with the color "Riverwood," and will be lined with galvanized metal. The height of the garage will be 12'-4".

2) Install skylights at the garage. The skylights will not be publicly visible but might be partially.

3) Install a vehicle gate at the entrance to the driveway. The gate will be wood picket painted in "White." The gate will be 3'-6" feet in height.

4) Repair concrete apron at driveway entrance, install impervious pavers, and regrade and gravel the

driveway.

5) Replace existing coyote fencing around the perimeter of the property.

STAFF RECOMMENDATION:

Staff recommends approval of the application as it complies with 14-5.2(D)(9) General Design Standards for All H Districts and 14-5.2(E) Downtown and Eastside.

Questions to the Staff

There were no questions to the Staff.

Applicant's Presentation

Ms. Dolores Vigil (previously sworn) had nothing to add.

Questions to the Applicant.

Member Katz asked if there will be skylights on the roof.

Ms. Vigil said yes, on the garage. And she didn't know if raising the parapets would even help.

Ms. Ramirez Thomas explained that it is the grade that makes them visible.

Member Katz suggested she consider using windows instead of skylights.

Ms. Vigil said she would have to ask the client and the client is not here. She asked if that could be a condition of approval.

Chair Rios said we will see where the discussion leads us.

Member Bayer asked about the coyote fence that is visible on the western side. Is that what you are proposing to replace?

Ms. Vigil agreed.

Member Bayer said the Board commented at the site visit that it is a very attractive fence.

Member Katz asked if there was any chance they would allow that fence to remain.

Ms. Vigil didn't think so. They and the neighbor want it replaced.

Member Biedscheid said a white picket fence usually correlates to other white elements. She asked what the thought behind it was.

Ms. Vigil said it was because of the white trim.

Member Biedscheid noted Ms. Vigil's letter referred to replacement of the patio.

Ms. Vigil said they wanted to have some brick pavers 20 feet back from the street. There is a patio in the courtyard inside where they want to replace the brick pavers. It doesn't connect to the driveway.

Public Comment

Mr. John Eddy (previously sworn) said when we look at a photograph that looks like that. It appears that the fence has been there a long time. It is a vernacular fence. I understand that they want to replace it. It is subject to gravity. I would like them to rebuild it and allow it to look a little ragged and that would be an improvement.

Ms. Beninato (previously sworn) agreed that the fence is beautiful and has a lot of character. I know you can strengthen those fences by resetting the posts, so it could be approved. But if they tear it down, I would like to have the materials. I don't know about brick pavers.

Chair Rios asked if it is actually a picket fence.

Ms. Vigil said it is a wooden gate or rather a metal gate with wooden slats on it. One reason they would like to replace it is that it is not on the property line. It is a little askew.

Member Boniface didn't have any problem with the garage and maybe not skylights. It is something we all commented on it how much we liked that fence. You cannot regulate that varied tops. I am in favor of keeping the fence and realigning it. A picket fence doesn't look like it fits there. It just seems so out of character.

Action of the Board

Member Boniface said it is tough to decide about a new coyote fence with variable tops. They may be trying to keep people out. Could we explore a gate with opening fenestrations? It would require a redraw. It doesn't look very high.

Ms. Vigil thought it is four feet high.

Member Katz suggested just a wood gate stained.

Member Biedscheid suggested that it could be metal. with see through fenestration.

MOTION: Member Katz moved, seconded by Member Boniface, in Case #H-18-042 at 945 Canyon Road, to follow staff recommendations to approve the garage without skylights on the garage but could have a window; to approve the rebuilding of the coyote fence with the same materials and the wooden board on the metal gate to be stained brown.

Member Biedscheid requested a friendly amendment to submit revised drawings to staff.

Member Katz accepted the amendment as friendly.

VOTE: The motion passed by unanimous voice vote with Members Bayer, Biedscheid, Boniface, Katz, Powell and Roybal voting in favor and none voting against.

9. **Case #H-17-098A. 101 - 126 Camino Santiago and 104 – 120 Camino Matias.** Downtown & Eastside Historic District. Lloyd and Associates, agent for Plaza del Monte LLC, owners, requests historic status reviews with primary elevation(s) designation, if applicable, for 27 contributing, non-contributing, and non-statused residential structures. (David Rasch)

Mr. Rasch presented the staff report as follows:

BACKGROUND & SUMMARY:

101-126 Camino Santiago and 104-120 Camino Matias are 26 structures that were constructed in a vernacular manner after 1966 in Plaza del Monte. Evidence of non-historic alteration consists of added massing with Spanish-Pueblo Revival portals and loss of original windows with non-historic replacements. The structures, along with associated yardwalls, have no historic status (17) or are presently designated as contributing (1) and non-contributing (8) to the Downtown & Eastside Historic District.

On November 28, 2017, the HDRB postponed action on a demolition request for 5 structures pending a historic status review of all Plaza del Monte structures.

Address	Construction Date(s)	Current Status	Proposed Status
101 Camino Santiago	circa 1968	NC	NC
102 Camino Santiago	circa 1965	NC	C
103 Camino Santiago	circa 1965	NC	C
105 Camino Santiago (Units 1-4)	1971	NS	NC
106 Camino Santiago	circa 1965	NS	C
109 Camino Santiago	circa 1965	NS	NC
110 Cam Sant/112 Cam Matias	circa 1962 + circa 1968	NS	NC
111 Camino Santiago	circa 1965	NS	C
113 Camino Santiago	circa 1970	NS	NC
114 Camino Santiago	circa 1972	NS	NC
115 Camino Santiago	circa 1970	NS	NC

117 Camino Santiago	1966-67	NS	NC
118 Camino Santiago	circa 1973	NS	NC
119 Camino Santiago	circa 1965	NS	NC
120 Camino Santiago	circa 1971	NS	NC
121 Camino Santiago	circa 1971	NS	NC
122 Camino Santiago	circa 1971	NS	NC
124 Camino Santiago	circa 1968	NS	NC
125 Camino Santiago (Units 1-4)	circa 1970	NS	NC
126 Camino Santiago	circa 1968	NS	NC
Garages/Carports south of 126	circa 1977	NS	NC
104 Camino Matias	circa 1965	NC	C
105 Camino Matias	1950	C	NC
107 Camino Matias	1950 + post 1969	NC	NC
109 Camino Matias	1950 + post 1960	NC	NC
111 Camino Matias	pre-1960 + circa 1966	NC	NC
116/120 Camino Matias	pre-1958 + circa 1984	NC	NC

NS=Non-Statused NC=Non-Contributing C=Contributing

Plaza del Monte was originally developed for retired members of the Presbyterian Church. Generally, the buildings represent mid-century Santa Fe with some Santa Fe Style elements. Five structures are recommended for designation of contributing historic status and another one is recommended for downgrade to non-contributing historic status.

For structures that have historic dates of construction, the following items offer additional information that helps to inform the NC recommendations.

101 Camino Santiago has a "contemporary design" with Spanish-Pueblo elements.
109 Camino Santiago has a "contemporary design" with Spanish-Pueblo elements.
110 Camino Santiago/112 Camino Matias were joined together with a 1970 addition.
117 Camino Santiago has removal of pedimented surrounds and non-historic windows.
119 Camino Santiago has a minor modification of unknown date.
124 Camino Santiago has a borderline construction date.
126 Camino Santiago has a borderline construction date and Spanish-Pueblo elements.
105 Camino Matias has a replacement garage door and altered windows; no other alterations are noted besides a free-standing non-historic carport. The building does not represent Santa Fe Style. (A historic status downgrade is recommended).
107 Camino Matias has vertically-oriented solar panels on the front façade and the front entry was altered after 1969.
109 Camino Matias has a 131 square foot addition that was constructed at an unknown date after 1960.
111 Camino Matias was relocated from another location and a porch and carport were added in approximately 1966.
116/120 Camino Matias has substantial non-historic alterations that changed the historic floor plan and roof massing.

RELEVANT CODE DEFINITIONS

NONCONTRIBUTING STRUCTURE
A structure, located in an H district, that is less than fifty years old or that does not exhibit sufficient historic integrity to establish and maintain the character of the H District.

CONTRIBUTING STRUCTURE
A structure, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains.

STAFF RECOMMENDATION:

Staff recommends that the Board follow the recommendations of the architectural historian consultant, who has studied the structures in depth, to downgrade the historic status of 105 Camino Matias to non-contributing, upgrade the historic statuses of 102, 103, 106, and 111 Camino Santiago and 104 Camino Matias to contributing, and to designate all other structures as non-contributing.

Questions to the Staff

Chair Rios asked if this is the first survey of these properties.

Mr. Rasch said there was probably a survey done in the late1980's when one of them became contributing.

Chair Rios understood the Board is looking at 27 buildings on the property and out of them, 22 are proposed to be non-contributing and five as contributing.

Mr. Rasch agreed and said he tried to itemize the reasons for not upgrading the 22.

Chair Rios understood they range in age from 41 to 68 years old.

Mr. Rasch agreed. There are three from 1950 and the most recent is 1977. There are post 1986 alterations.

Chair Rios concluded that 12 are over 50 years. It is a very lengthy report.

Member Bayer noted in the role of age. that the code says "approximately." Some are 48 years old and seems to be a minor discrepancy.

Mr. Rasch agreed that the code does say approximately and the advice from the former City Attorney is approximately means half a year. That is the opinion of the Legal Department.

Chair Rios said the Board could have a different interpretation.

Ms. Gheen said that would be a very significant change for the Board and how they have treated build ages in the past. It is part of the City's interpretation of what "50 years" is.

Member Powell made an inaudible comment.

Chair Rios asked how long that interpretation has that been in place.

Mr. Rasch said he started in 2004 and Kelly Brennan sat here before she became City Attorney in 2008. So for at least ten years, we've been practicing that standard.

Member Katz asked if there is a written opinion from the Land Use Director on it.

Mr. Rasch said no. It never reached that level.

Member Roybal asked how important it is to follow the recommendation of the consultant.

Mr. Rasch said he is supporting it. If you want to focus on age, I listen to Mr. Murphy because he really studied those records carefully. "He knows those buildings better than I do."

Member Roybal reasoned that the Board is stepping outside to consider each building and not take into consideration the opinion of an expert.

Member Katz said the Board can take those recommendations but could disagree with them.

Member Biedscheid said the HCPI report was a lot of work, obviously. One criterion is 50 years old. The other is the contemporary design. One way to interpret it is to consider those that are so close. Aside from the garages built in 1977, the others are close. The other residences are within 4 years of being 50 years old. We might consider that range of dates. They won't be re-evaluated within two years. And we are looking at 26 units. And the neighborhood is 50 years old. I think that should be taken into consideration. It was conceived, and its significance is of 50 years in large part. The other comment is to not consider contributing if it has a modern design. That is true for several homes there. Would a contemporary design ever conform to our ordinance?

Mr. Rasch said, "Wow. That is a big question. In my opinion the tradition that stagnates, dies. In order to keep Santa Fe Style alive, it needs to allow innovation but still within the tradition. It cannot be outside the tradition. Right now, across the country, mid-century is being looked at. We do need to preserve the best examples of mid-century buildings. They are very valuable for that story of our past.

Member Biedscheid reasoned that Mr. Rasch was saying they do contribute to our historic districts. Also, most of them have a very prominent carport as a design feature that is characteristic of this neighborhood. Is that, simultaneously, a reason for not considering the buildings to not represent Santa Fe style? It is a design feature that is strong in all these buildings.

Mr. Rasch said that is another interesting discussion point. Typically you look at historic Santa Fe and the so-called "car houses" as separate structures, usually in the back of the property They are not prominent. And that poses a challenge with garages that are close to the street, garage doors that are close to the street. But talking about car houses is 19th century. In mid-20th century, it is a car culture and is why garages and carports are more prominent during that time.

Member Biedscheid added that in this case, the carports have beams and corbels that would fit into Santa Fe style as a characteristic of these buildings. She was having a hard time wrapping her head around that.

Member Roybal said those that are 50 years old are not of Santa Fe style. The Board should not make them contributing, just because they are old without taking everything else into account.

Mr. Rasch agreed. First we determine that they are 50 years old or older and then ask if it contributes to the district and does it have historic integrity.

Member Katz asked if there is a difference in any one of these houses if they were separate on the street versus being a whole community. His view was that it gives it a huge historical character that just put on a street would not have.

Mr. Rasch agreed to some degree that inside Plaza del Monte there is a uniform look that as a community of the whole, all of them present. But we need to identify all of them by their status, but in the streetscape, buildings affect one another and their status.

Member Powell asked, if some of them were close to something else, whether it would change the character of the neighborhood.

Mr. Rasch said that would be up to the Board to make some contributing and others noncontributing. And it would be empty teeth in the streetscape and that new buildings should harmonize with it. These are mid-century, and it would be different to see some high style Territorial or Spanish Pueblo Revival on the streetscape and didn't harmonize well. These are mid-century and not high styled in general.

Chair Rios said the historian classified many of these as contemporary design styles. She asked Mr. Rasch how he articulated that style.

Mr. Rasch replied that in 1957, we established the Historic Ordinance with recent and old Santa Fe style. Old Santa Fe style is generally adobe buildings, possibly with mud plaster. Recent Santa Fe style intends to achieve harmony with Old Santa Fe style by keeping the vocabulary but with different materials. Contemporary buildings are of their age. You can't build an old building. Contemporary just places it in time context. Contemporary design is in the eye of the beholder. Even John Gaw Meem had horizontal windows. That's just part of our history.

Applicant's Presentation

Mr. Wayne Lloyd, 321 West San Francisco Street, Suite A, was sworn.

Chair Rios surmised that he agreed with John Murphy and asked what he would add.

Mr. Lloyd said he would join the conversation about how the 50-year rule was interpreted and how it has been treated over the last ten years. He reminded the Board that he submitted this in October. So we are already into it six months that time period. And the 12 units that could be contributing are not part of the five we request to be demolished. This Board opted to have all 27 units evaluated, even though we were not doing anything with them. You now have five times more contributing units than when we first came in. The research was not only substantial, but more than he had seen done here in the last 35 years. He saw no reason to dispute that.

Chair Rios clarified that we are looking at all 27 buildings for historic status review. Mr. Rasch agreed.

Member Powell agreed it was unprecedented, doing this many at once. He was worried that we would leave here at midnight without going through all of them.

Mr. Rasch said the Board initially started with the five buildings and this Board wanted to review all of them.

Member Katz suggested to deal with the ones that are requested for demolition and postpone all but the five to another night. That would get to what they want most immediately.

Chair Rios thought that is a good suggestion.

Member Roybal agreed and asked if the others agree.

The other Board members all agreed.

Questions to the Applicant.

Member Powell asked if the five are all close to each other/

Mr. Rasch pointed out the five under consideration and briefly described them, by addresses. The residence and the carport are listed as 126.

Chair Rios asked Mr. Lloyd to describe the architecture at 124 and 126. Both were built in 1968.

Mr. Rasch said they would go through all of them.

Member Powell made an inaudible statement.

John Murphy was at the podium.

Chair Rios asked Mr. Murphy how long he spent on it.

Mr. Murphy said it took about a month and a half. Sharon helped me with it.

Member Powell said they could ask questions as each one is brought up.

Member Katz suggested the Board not spend time on any that are less than 50 years old.

Member Powell made an inaudible comment.

Member Katz said the age is jurisdictional and the Board cannot make one less than 50 years old as contributing.

Member Powell argued for talking about them anyway.

Member Bayer asked the Board to eliminate those not 50 years old.

Member Katz asked if the streetscape applies only to a public street.

Mr. Rasch said the Board still has jurisdiction over the property with a 300-foot radius from the front of each door. It stays more within the compound.

Member Katz said the Board might want to refer to these other buildings for the demolition. It would be relevant to other buildings that could be contributing. But it might not be there next week, if demolished. This is part of the radius but the building itself is not relevant. The streetscape is irrelevant because of age.

Member Biedscheid understood the contributing designation means the building must be 50 years old or older. But for the demolition we can talk about other structures which is what the code says.

Ms. Gheen said that is a question for the second case. This is just about status and 49.5 years is the threshold requirement.

Member Katz understood and agreed we can talk about whether it is important in the next case.

Chair Rios thought the Board should address all the buildings. It is important to talk about each building and their characteristics. The first is 122 Camino Santiago.

Mr. Murphy said Member Biedscheid asked a very good question. We are returning to a more historic pueblo form in which you have a square bedroom wing off to one side. But the carport is the dominant feature and having the storage in the back and it is not pueblo revival style. S it is not contributing to the larger district at all.

Member Katz asked if it contributes to Plaza del Monte.

Mr. Murphy said Plaza del Monte had a standard footprint and sequence of elevations - with staggered funding. He didn't see a harmonious march of styles. Looking across the street it is 50 years old and does not harmonize.

Chair Rios asked him how many different styles are there in the whole compound.

Mr. Murphy said there are several iterations of contemporary - deep overhang, false vigas and sometimes a portal and, in radical forms, angled forms. The earliest ones are truest to the pueblo idiom. The balance of the masses and then the portal with a carport in back was the standard that Mr. Register came up with. There are some gabled structures in the 1950s and one that was removed after 1966.

He had nothing more on this one.

Member Biedscheid commented that, in general, Plaza del Monte was constructed over 17 years and very few of the original designs and the fact that later was not this template, it just seemed to follow architectural trends.

Mr. Murphy said in a retirement development there is usually a uniform style for architects and designers and is what makes a development harmonious. The majority reaches the 50-year mark but not with a unified pattern. The original template was thrown out a long time ago and he didn't think Register's experimentation really contributed to the original. It is somewhat of a hodge podge.

Member Powell agreed it is a hodge podge, but it does have a rather common design.

Mr. Murphy agreed. They are similar with car ports and a lot of wood.

Member Powell asked how he dated them.

Mr. Murphy said he used the County Assessor's office and aerials when he could All aerials have dates on them and he trusted those dates. He trusted newspaper accounts and city directories. He found it interesting that some were still under construction. The term "circa" is about half a year at the most. He was confident with those dates.

He went on to 124 Camino Santiago -

Mr. Rasch said 124 Camino Santiago is circa 1968.

Mr. Murphy asked what if we found it in another neighborhood. That has happened in the past. He recalled bringing two cases on Camino Escondido. They were non-contributing. He showed one on his phone.

In the past, the Board has ruled them non-contributing. 124 has a deep garage and in the report, you

can see that on photo 2, which were alterations and around the corner, that door set as well. Those are the alterations. So to reiterate. his conclusion is that, based on those alterations. It is recommended non-contributing -

Member Powell asked if it is regional modernism.

Mr. Murphy agreed, if he stands away from the ordinance.

Member Powell asked Mr. Rasch to respond.

Mr. Rasch said the ordinance doesn't include those styles. It gives disparate standards. It just says these standards would have to be met. A portal is important but whether prominent or not of wood or metal is where the Board must look at harmony.

Member Katz said his sense of this one is that it doesn't feel as related to the other buildings in this area. He was inclined to make it non-contributing. There are others he would say are contributing but this doesn't have the look on that street. He was also taking into consideration where it is located and what they are trying to do and that might not be appropriate.

Mr. Rasch read the definitions for non-contributing and contributing. They don't contribute to the region.

Member Biedscheid would like to hear or compare it to one of those that are recommended as contributing to differentiate it.

Mr. Murphy said one of his favorites is 104 Camino Matias. Not only did it adhere to the original Clark Register template, but also to the Pueblo Revival idiom of its massing in which the classic room block at the north end has tapered parapets, a little battering, rounded corners, portal returns. And the carport is pushed back with a nice harmonious flow. This is reflective of the period and - this is the antithesis of that. The room block is now under a deep overhang - square vertical units and the kitchen is a very small volume compared to the carport. So it is very modernist and squeezing people into those small living areas.

Member Powell commented that these are so endangered.

Mr. Murphy said, aside from the ordinance, he agreed. He was a die-hard mid-century person. But it is not in the ordinance.

Member Powell said the mid-century is left out of the ordinance.

Mr. Murphy said the ordinance was created because of mid-century.

Chair Rios moved on to 125

Mr. Rasch said it has four units circa 1970.

Mr. Murphy said the four units had Mr. Register pushing it on use of volumes. And reflects Pueblo

Revival style. Besides the age criteria, the use of casement windows, center cut outs and the back elevations, does not contribute to the district as a whole. He tried to image what it would be on Delgado Street. It reminded him of the affordable housing units on Cerro Gordo.

Member Powell mentioned another house that was either on Garcia or Cerro Gordo.

Mr. Rasch the reason that is example of Spanish Colonial – on the external is carved corbels and the rest is pueblo. Beside the corbels. it has a side orientation. In more modern times, there is no symmetry in the façades. The Spaniards brought the formal based on basilica church style.

Mr. Murphy said this design with the projecting three sides is a mockery just to squeeze in some units.

Member Powell made an inaudible comment.

Mr. Murphy said it is a very economical design and they made them as cheaply as they could.

Chair Rios noted it has a very simple porch and posts. It reminded her of a really vernacular style building with the exception of this projection on the right-hand side. It was like it was made without the help of an architect by their owners' hands with resources they had.

Mr. Murphy said this one was with an architect, so it is just cheap.

Chair Rios move on to 126.

Mr. Rasch said 126 is circa 1968

Mr. Murphy opined that this was Register's most radical form in the entire development - sort of a bowing form using these walls that extended above the roof line and break out the bays on each apartment unit. In form, it is very modernist, even more prevalent. looking at the back. If you stripped away the wooden elements from front façade and painted it white, it would be typical of southern California.

Member Powell made an inaudible comment or question.

Mr. Murphy said the center mass is hollowed out for access to a laundry area. This unit had a lot of replaced doors and windows.

Member Powell asked about the front façade.

Mr. Murphy said it matched the plans.

The next is a big garage.

Mr. Rasch said it is circa 1977.

Mr. Murphy said it is toward the west end. The original unit was demolished or partially demolished and

the carport built in 1977 and it doesn't harmonize with the historic district.

He had no other comments.

Public Comment

Ms. Beninato (previously sworn) said, "You do have this community that was developed and is very different than the district. It was developed over time and by more than one person. If we look just at how it replicates Territorial or Spanish Colonial, it doesn't because that was what the residents wanted. The aluminum windows were over 50 years old. Carports were a big thing in the 1960s and does move to the front because it is a value and being requested in the architecture. It does fit into that area right there. Of course it wouldn't fit in on Camino Escondido. The whole development is a contribution and was very different. It is very different than the A-frame with all the windows on Lincoln that was referred to. Yes, it is from an expert, but it is also very subjective – personal aesthetic. If you go with Mr. Murphy, you might as well knock it all down because nothing I it contributes to the Downtown District."

Ms. Nancy Armbruster was sworn. She said she lived in Plaza del Monte for the past ten years. She said, "I love my house on Camino Santiago and hate to see any of our historic homes demolished. If these four historic homes are destroyed by developers, we are all very much at risk. In 2009, when Dr. Armbruster and I were in our seventies, we essentially discovered paradise, surrounded by the main the post office, the bright pink Masonic Temple, the athletic buildings of Fort Marcy. Forty seniors living there in love and joy. Every Wednesday we gathered there in Case Grande for lectures. And every holiday, we had picnics and potluck on the meadow. Then the difficulties began. Governor Martinez attacked all mental health organizations and Presbyterian Medical Services, owner of our historic paradise had to sell us to Caldwell and Steberry, a developer company from Albuquerque. And the developer quickly changed our senior community to anyone who could afford the rent. Over time, 14 people were forced out of their home. Four houses and the apartments for some unknown reason and they are still empty. At present count, we have 11 empty houses and 8 apartments. Seniors cannot afford high rents. Often during our ten years here, my husband and I walked over to the Historic Preservation Division, located upstairs in this building. And we talked with the people there, including Mr. Rasch, about our safety. A community can be torn down, even though it is always called historic, in order to make money for developers. We were always reassured and given a map demonstrating our historic condition with a line drawn between my back yard and the front yard which was the parking area for Fort Marcy. Several weeks ago, I spoke with you about the holy ground. This ground is still sacred. At night, when the wind blows through the trees, I can hear all the pastors and teachers and missionaries up there, encouraging us all as seniors. We want our community back. We treasure our history. We don't want even one house destroyed. We have something valuable for Santa Fe. Please help us to keep it so that we can all enjoy it and be proud of it. Thank you."

Mr. Raymond Herrera (previously sworn) said this lady said everything that needs to be said. It is a community and has been for 50 years and should remain because of its location and the people who are there. It was an innovation at that time and I hope you consider maintaining the quality of life for those who live there. It is a community in the Historic District and it should be preserved.

Chair Rios asked Mr. Rasch if any of these buildings are occupied now of it. Since it was sold to a

developer, are not occupied now.

Mr. Herrera said many of the residents still live there.

Mr. Randy Burlingame was sworn. He said, "I'm here to make it all historical – all the buildings - and not tearing down one. My mother ... I'm here on behalf of my mother, who lived in this community almost as long as Peter here. They had a contest at each potluck about who came first. We had a vibrant community. I would bring my kids to the potluck and now it is really lonely because they have not been renewing leases. It is now almost a ghost town but I'm in favor of making it all historical and not taking it down.

Mr. Peter Lapolo was sworn. He said, "I live in Plaza del Monte. I came here with my wife. I'm a dentist, and my wife got cancer in New England and I got a job in the pueblos taking care of the Native Americans. One morning, the cancer got worse and we had to come to the hospitals for care. We lived in Plaza del Monte. I can't understand, after listening to these gentlemen, how horrible that is because the landlord charges me $2,100 per month to live here. My suggestion would be - This is a jewel or gem as far as Santa Fe. My suggestion would be, you gentlemen and ladies take a walk and go out there and look at it and see the arrangement. I just don't want to see the place destroyed. I want to see some people still there. I'm going to be 87 on May 16 and I don't want to see it destroyed. It is a great place to live even though they did double the rent when these gentlemen's boss took it over. Not one time did I see come up the patio doors everyone described that looks over the green. And all the houses there look out onto the green. It has been a nice place for me to live. I think, listening to each of you talk to the others. I'm not that good at hearing but that would be my suggestion. That would be my suggestion. It is just a short walk and make a decision I Thanks for listening to me."

Ms. Kim Perryman was sworn. She said, she lived on Camino Matias. "Thanks for your time this evening since 5:30. It is getting later and later. I'll keep my remarks short. I do live ... I still live in Plaza del Monte and I read the packet and learned about this gentleman's research. My house has been called contributing – the house I rent. It is unusual to have that there is a juxtaposition of part contributing and part for demolition. That is what the sign says. I have a bulldozer parked at my house. I've lived there for five years. It has been an exclusive community in its entirety since 1950, never privately owned, all rentals until it was sold to a private entrepreneur. The Presbyterian Church in downtown goes back to the 19th century and the church owned a great deal of land downtown, including Plaza del Monte, Ghost Ranch, Allison James School and the church on Grant Avenue. The big white Monastery on Old Taos Highway. This is integral to the history of downtown Santa Fe. Yes, it was economically built and not for wealthy people but by young people - they didn't spend a lot of money on external things. It's a unique development and invisible from the public eye. From Bishop's Lodge Road, you have to look to the side. I'm asking you to consider the houses as a unit and not cherry pick. Thank you." 0

Ms. Madelyn Pryor, 3362 La Avenida de San Marcos, was sworn. She said, "Regarding the units for demolition, I can tell you that no one lives there. Because I lived there until May 31 last year, when I and four of my neighbors were required to move away. So that section is empty. I was surprised when I read in the historic survey that the Menaul Historic Library was not one of the references since it was historically a Presbyterian entity, traditionally and culturally. Very little in the survey was from that library. I know there is a wealth of information in that library because I have used it. That was a question I have and don't know

why that was omitted, since that is very much a part of Plaza del Monte history. Regarding being almost 50 years ago. I went to the Presbyterian Church Historic Committee archives and pulled their file on Plaza del Monte. This was a couple of years ago, just to see what was there. When this property was appraised, when the Board of Pensions sold it to Presbyterian Medical Service, there was an appraisal from 1988. I know they have been talking with David Rasch in the past. But, I noticed that the circa date in the historic survey is pretty consistently one to two years younger than the appraiser's date. That was done in 1988 by Donell and Associates and I don't know where they got their information. but it is different.

"I wanted to comment on also on the hodge podge look comment. When I moved there in 2005, the story I got was that those houses were all built to accommodate the retired ministers and church workers who were going to live there the rest of their lives. And they could have a say in how their house was going to be built. So they are all a little bit different. They are not cookie cutters. They are hodge podge in that way and I like the uniqueness of all the houses. If you look at them closely, they are all a little different. And the comment that the fourplexes were made as cheaply as they could, probably is true. Some of the church workers for whom they were built were not wealthy people and they were trying to accommodate a variety of church workers. I lived in one of the four-plexes. It is pretty well built for as cheap as they were built. Thanks for those who spoke into your microphone, so we could hear clearly

Ms. Carol Kleinschmidt, 114 Camino Santiago, was sworn. "I have two other comments to make that have to do with issues about which you have no regulatory power. It has to do with the human cost when a neighborhood, for reasons of profit-making undergoes the kind of changes being brought about here. I'm a recent new person to this neighborhood. I've only been here for three years. I owned a home out in the county and I downsized. And I moved into this community three years ago into an overwhelming feeling of fear and anxiety about what was happening. These are people who have lived there a long time. They were witnessing, as has come to pass, people being evicted, places coming for destruction, rents being jacked up as much as 25%. And it has led to the displacement of a whole group of people. None of us there are six figure salaries. We are part of a community that is being displaced. As a result, there is a great shift in the culture and the health of this community. I hope you will take that into consideration because it is what is going on."

Mr. John Eddy (previously sworn) said, "I'm always amazed when you have neighborhood people come and so beautifully articulate their feelings. I know it this property is largely about feelings. I know how what it is like without the Code. It is largely about loopholes in the Code and confusion over dates in all of this. I spoke up when this property was first discussed in the past year. And I spoke up during the discussions around El Castillo's proposed plans and mentioned that the whole area surrounding the Masonic Center, including Allison James School should be seen as a piece. And I still feel that way. What is being attempted here in this process is just a series of small cuts which will end up leveling this property, so the owner can redevelop and maximize his profit for a property that is incredibly valuable in those terms. It is two minutes from the Plaza if you walk fast. But it is a piece of Santa Fe history that still has its integrity. It was built on affordability and inclusivity. The property was put together to support people who served the community.as teachers, educators, as nurses. And it functioned very well. You can make your decisions based on the emotion of the moment or the code, etc. But what you have here is a model unique in Santa Fe as it was put together. Granted, it is not perfect. Each home has a different quality to it. They don't all match. They are not meant to match, as one speaker said. They were based on the economics of the person invited to live in that house. How much can you afford? The model here is what is at stake."

Ms. Marquesa Lavelle, 1314 Cibola Circle, was sworn. She said, "The problem is not your fault. It is borne by the sensitivity of the questions you asked. But the problem is that there is no historic committee for a neighborhood and no oversight of the neighborhood. And Plaza del Monte existed up until three years ago because no one knew it was there. What strikes me, as an anthropologist is one the one hand, when I read the newspaper, that it says we need more housing that is affordable, and you had one. We need housing for the elderly, and you had one. We need something for a community aging in place, not in a three-story building, and you had one – a community around a green. And invited all people in. Every one of those 27 houses were inhabited by a professional who devoted most of their careers to public service. Then, I look at the now defunct space where Ghost Ranch was. And when I first saw it, one of the reasons why I decided to come to Santa Fe was the park there. The public park which had elephants and gardens. Every single tree in that whole area was planted by a resident. Every garden, every shrub was taken care of by them., watered by them, and the first step of the new owners was to bring in bulldozers and removed every evergreen and every shrub and everything that looked green and tore it up and took it away.

All those hedges you don't see now. All the greenery shrubs, you don't see, and they were removed by these people.

The second step was to rezone the place so that it is no longer for the elderly. And if you think that this is not another step in turning into another three-story catastrophe, you're wrong. This is the first step to destroying the whole area. Are they going to replace it with a fence to the sidewalk? A young lady last week explained to us very carefully that her daughter wanted to play in the park. The park they destroyed. So, if you look at this ring around the Plaza, this is the only place that a person from out of town with $3 million bucks could afford. The whole place is surrounded by units that are so expensive and not really living. If we do this, this town will look like any midwestern town in the United States. It will just look like apartments. And it's not your fault. I just want you to know that. You know it's going. And I'm sorry."

There were no other speakers from the public regarding this case and the public hearing portion was closed.

Chair Rios thanked all the people who came here this evening.

Mr. Murphy said he understood the rents were subsidized originally and had no reference to affordability.

Chair Rios asked about the differing dates.

Mr. Murphy said he took a picture of what that woman brought, and he will look at them. He didn't know the source of the appraisers' sheet.

Member Biedscheid said she didn't feel like she had a satisfactory interpretation of them. The dates are so close, and she felt some of them ought to be contributing because of the dates. She didn't want the Board to discount that, if there is any ambiguity about the fifty years. She had a few questions about that.

Member Powell said he has similar concerns because in looking at the aerial photos, the latest one

was from September 27, 1969 on page 29. We are putting a lot of weight on these dates. Some of these dates in this area would make or break their historic status. One of them was not in that photograph.

Mr. Murphy said of the five we are talking about. Three are outside historic era. And two may not have accurate dates. So he shared her feelings about it. "I think we owe it to them to have dates determined to the best of our ability. Let's say we make a decision and we find out other dates.

Mr. Murphy said he has researched this very well. And took her information and could deal with what he used as information and he compared the dates she gave him right now.

He reiterated the sources he used for his recommendations.

Member Powell went through aerial photos chronologically and commented on them. The first house was shown in the 1958 aerial. By 1961, there were eight residences. Then in 1968 there were more. He was uncomfortable saying some were too young. He explained that he did not fault Mr. Murphy for his research.

Mr. Murphy said this kind of conversation has not come up before with my research. This is different because of the residents coming with their emotions. He said he had asked Mr. Rasch about looking at this as a separate historic district. Mr. Rasch told him it would have to be done by changing the ordinance.

Member Powell understood but pointed out that the Board doesn't have full confirmation.

Ms. Gheen confirmed that.

Member Powell said if there is a doubt, we need to be conservative. The structures are potentially 50 years old.

Action of the Board

Member Powell began a motion to upgrade all the four units and the carport to Contributing but Chair Rios asked to do each one separately.

MOTION: Member Powell moved seconded by Member Biedscheid, in Case #H-17-098A at 101 - 126 Camino Santiago and 104 – 120 Camino Matias, to designate the status of 122 Camino Santiago as Contributing.

VOTE: The motion resulted in a 3-3 tie with Members Bayer, Biedscheid and Powell voting in favor and Members Boniface, Katz and Roybal voting against. Chair Rios voted in favor to break the tie and the motion passed.

MOTION: Member Powell moved, seconded by Member Biedscheid, in Case #H-17-098A at 101 - 126 Camino Santiago and 104 – 120 Camino Matias, to upgrade the historic status of 124 Camino

Santiago to Contributing.

VOTE: The motion failed by voice vote with Members Biedscheid and Powell voting in favor and Members Bayer, Boniface, Katz and Roybal voting against.

MOTION: Member Powell moved, seconded by Member Biedscheid, in Case #H-17-098A. 101 - 126 Camino Santiago and 104 – 120 Camino Matias to upgrade 125 Camino Santiago to Contributing status.

VOTE: The motion passed by majority 4-2 voice vote with Members Bayer, Biedscheid, Katz and Powell voting in favor and Members Boniface and Roybal voting against.

MOTION: Member Powell moved, seconded by Member Biedscheid, in Case #H-17-098A at 101 - 126 Camino Santiago and 104 – 120 Camino Matias to upgrade 126 Camino Santiago to Contributing status.

VOTE: The motion to upgrade to Contributing status resulted in a 3-3 tie vote with Members Bayer, Biedscheid and Powell voting in favor and Members Boniface, Katz and Roybal voting against. Chair Rios voted in favor of Contributing status and the motion passed.

MOTION: Member Powell moved, seconded by Member Biedscheid, in Case #H-17-098A at 101 - 126 Camino Santiago and 104 – 120 Camino Matias to keep the status of the garages at 126 Camino Santiago non-contributing. -

VOTE: The motion passed by unanimous voice vote with Members Bayer, Biedscheid, Boniface, Katz, Powell and Roybal voting in favor and none voting against.

10. **Case #H-17-098B. 122, 124, 125, and 126 Camino Santiago.** Downtown & Eastside Historic District. Lloyd and Associates, agent for Plaza del Monte LLC, owners, requests demolition of the structures with yardwalls. (David Rasch)

Mr. Rasch presented the staff report as follows:

BACKGROUND & SUMMARY:

The historic status of 122, 124, 125, and 126 with the associated garage/carport and yardwalls was assigned in the previous hearing. Plaza del Monte is accessed through vehicle gates at both entries to the properties. Therefore, these structures are not located on a public way and their applicable streetscapes are defined as a 300-foot radius from the midpoint on the façades containing the primary entries.

On November 28, 2017, the HDRB postponed action on the demolition request pending historic status review of all structures at Plaza del Monte.

Now, the applicant proposes to demolish all structures in this southern area of Plaza del Monte. No plans have been submitted for any proposed structures.

14-3.14(G)(1)(a): The structures are either marginally historic in date of construction or from just outside of the historic period and do not represent important examples of Santa Fe Style.

14-3.14(G)(1)(b): The structures are not essential parts of a unique street section. Similar structures built by 1962 are located at the east side of Plaza del Monte, some may be listed as contributing structures in the Downtown & Eastside Historic District.

14-3.14(G)(1)(c): The structures are "sound" and do not meet all current codes.

RELEVANT CODE CITATIONS

14-3.14 DEMOLITION OF HISTORIC OR LANDMARK STRUCTURE
(G) Standards
(1) In determining whether a request for demolition in a historic district should be approved or denied, the HDRB shall consider the following:
(a) Whether the structure is of historical importance;
(b) Whether the structure for which demolition is requested is an essential part of a unique street section or block front and whether this street section or block front will be reestablished by a proposed structure; and
(c) The state of repair and structural stability of the structure under consideration.

PUBLICLY VISIBLE
The portion of a structure visible from a public street, way or other area to which the public has legal access; and provided that to be publicly visible, a structure need not be adjacent to a public street or way or area to which the public has legal access.

STREETSCAPE
The visual character of a street or section of a street as defined by topography; the pattern of structures and open space; building and wall setbacks; street design; architectural design; and heights, widths and proportions of structures, fixtures and graphics.

STAFF RECOMMENDATION:

Staff finds that the demolition standards have been met.

Mr. Rasch clarified that with the status votes from the previous case, only 124 Camino Santiago and the garages at 126 Camino Santiago are eligible for demolition without an exception.

Questions to the Staff
There were no questions to the Staff.

Applicant's Presentation

Mr. Lloyd made no presentation.

Questions to the Applicant.

There were no questions to the Applicant.

Public Comment

Mr. Eddy (previously sworn) asked if when a demolition is requested for a property, there is no requirement for what will replace the demolished property? He understood that there is no requirement for that.

Member Powell said the only requirement is that what replaces it be harmonious with what was there previously.

Mr. Rasch intended to read the Code about that.

Chair Rios replied that, in the past, the Board made sure that we knew what was going to be put in its place.

Mr. Rasch said it is up to the Board to determine if the new structure will re-establish the streetscape. In that location by a proposed structure. (one of three criteria). In the past, the Board always required a new plan before granting demolition. But about ten years ago, that changed to interpret it that if it the Board did not see an essential part of the unique street section or block front, they didn't need to see drawings for a new building. So the Board has the authority to go either way.

Member Powell said in the last case, for demolition of Ghost Ranch, the Board approved the demolition with condition that the returning case would address the streetscape.

Mr. Rasch said that is not true. The actual motion was that we grant demolition, but we request that the Applicant consider re-establish some of the character of that building.

Mr. Rasch - no. it was a request they consider some of the character of that building. He recalled that he looked at the architect at that time and saw that the architect considered it for a split second.

Member Powell asked if the request had been ten years ago, if the Board had made that request ten years ago, that the building would not have been destroyed. Ironically, the Board granted it to be destroyed two years ago and could have stopped it.

Mr. Rasch agreed. As a matter of fact, the Board made that building contributing. And he begged the Governing Body to consider expanding the vocabulary of Santa Fe style into mid-century and the Governing Body said no because it was not traditional Santa Fe and they made it non-contributing. And once it was non-contributing, it was eligible for demolition without an exception.

Mr. Eddy continued with his statement. So there are two criteria. One is soundness of the structures and the other is how that loss will affect the street section or essential part of the streetscape. This site is of a piece and is streetscape in its most classic form. It is in isolation and it doesn't match any of the surrounding buildings but is intact streetscape.

Mr. Lloyd said Mr. Rasch seems to be talking in circles. "You just said once the Governing Board established that Ghost Ranch was not Contributing, it could be taken down without seeing anything else.

Mr. Rasch said that was up to the Board, and they decided not to request a new structure for that building.

Mr. Lloyd said, "And you and I had a discussion months ago, that this community is on a private street and that also meant that you didn't have to see anything about contributing

Mr. Rasch said that the streetscape was not linear but radial.

Mr. Lloyd said that was not his understanding.

Chair Rios said the Board has a decision to make on 124 and garages/

Mr. Rasch read the exception criteria.

Action of the Board

MOTION: Member Biedscheid moved, seconded by Member Powell, in Case #H-17-098B at 122, 124, 125, and 126 Camino Santiago, to deny both 124 Camino Santiago and the garages at 126 Camino Santiago on the basis that they are part of a uniform design that was conceived as a whole and are an integral part of the compound, and form an essential part of the street section that is known as Plaza del Monte. She then withdrew her motion to consider each one separately.

MOTION: Member Biedscheid moved, seconded by Member Powell, in Case #H-17-098B at 122, 124, 125, and 126 Camino Santiago, to deny the request to demolish 124 Camino Santiago on the basis that it is part of a uniform design that was conceived as a whole and are an integral part of the compound, and form an essential part of the street section that is known as Plaza del Monte

VOTE: The motion lost by a voice vote with Members Biedscheid and Powell voting in favor and Members Bayer, Boniface, Katz and Roybal voting against.

MOTION: Member Boniface moved, seconded by Member Katz, in Case #H-17-098B at 122, 124, 125,

and 126 Camino Santiago to approve the demolition for 124 Camino Santiago and the garage at 126 Camino Santiago.

VOTE: The motion passed by unanimous voice vote with Members Bayer, Biedscheid, Boniface, Katz, Powell and Roybal voting yes and none voting against.

I. MATTERS FROM THE BOARD

Heritage Preservation Awards ballot voting

Mr. Rasch provided a ballot for the nominees and the Board voted on them and submitted their ballots to Staff.

J. ADJOURNMENT

Having completed the agenda and with no further business to come before the Board, the meeting was adjourned at 10:30 p.m.

Approved by:

Cecilia Rios

Cecilia Rios, Chair

Submitted by:

Carl G. Boaz

Carl G. Boaz for Carl G. Boaz, Inc.

Historic Districts Review Board
April 24, 2018

EXHIBIT 1

RECEIVED
APR 23 2018

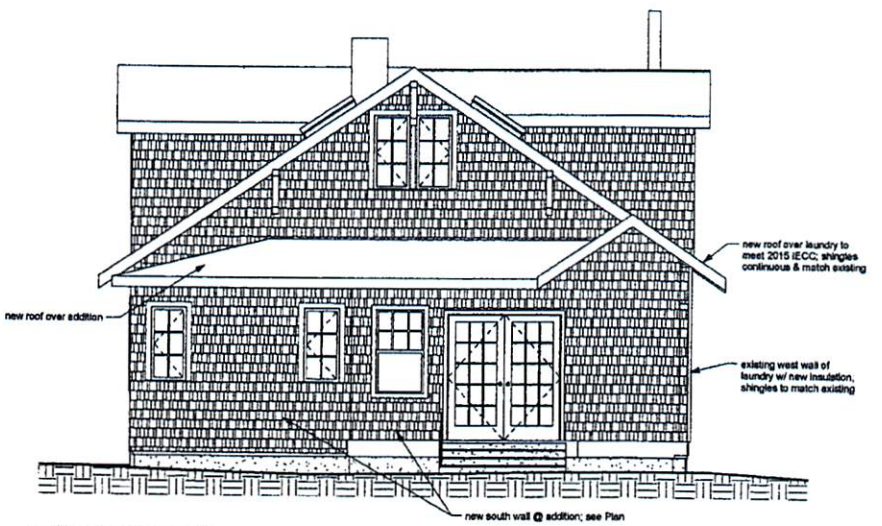
Release of these plans contemplates further cooperation among the owner, his or her contractor, and the architect. Design and construction are complex. Although the architect and his/her consultants take care to see that the drawings and specifications are coordinated and correct, and conform to the requirements of construction documents, despite our due care and diligence, they cannot guarantee perfection. Communication is imperfect and every contingency cannot be anticipated. Any ambiguity or discrepancy discovered by the use of these plans shall be reported immediately to the architect. Failure to notify the architect compounds misunderstanding and increases construction costs. A failure to cooperate by a simple notice to the architect shall relieve the architect from responsibility for all consequences. Changes made from the plans without consent of the architect are unauthorized and shall relieve the architect from all consequences arising out of such changes.

Phase: **HISTORIC RVW. - ALT ROOF**

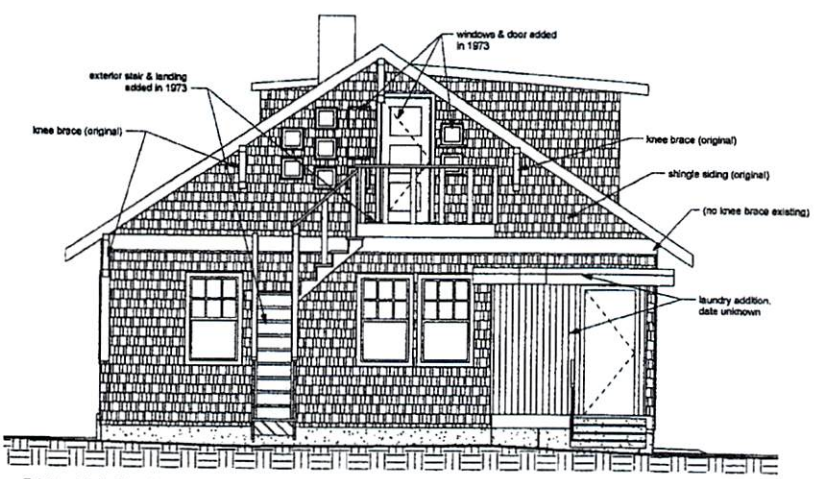
Issue Date: **APRIL 5, 2018**

Revisions

No.	Description	Date



3 Proposed - North Elevation
1/4" = 1'-0"



1 Existing - North Elevation
1/4" = 1'-0"

stair added 1973

DIXON-CONWELL REMODEL
125 E. Santa Fe Avenue, Santa Fe NM

bodhgaia architecture
SATTO RUGG architect
518 Franklin Ave. Santa Fe NM 87501 tel 303.475.7352 email

JOB SITE:
125 East Santa Fe Ave.
Santa Fe, NM 87505

Elevations

Scale: 1/4" = 1'-0"

HRB-202

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