



AGENDA
July 17, 2013
Historic Preservation Committee
Regular Meeting

Town Council Chambers - 120 Civic Plaza Drive
5:30 PM
Regular Meeting

- 1. CALL TO ORDER BY THE CHAIRMAN**
- 2. ROLL CALL**
- 3. PLEDGE OF ALLEGIANCE**
- 4. APPROVAL OF AGENDA**
- 5. CITIZENS FORUM**

Citizens wishing to speak shall limit their comments to 5 minutes or less at the Chairman's discretion. No action may be taken.

- 6. MATTERS FROM STAFF**
- 7. PUBLIC HEARINGS**

A. Case No. HPC 2013-3 Preliminary Public Hearing

Mike Tarleton, property owner, Mark Yaravitz, Agent are requesting a Certificate of Appropriateness for the construction of a 20 unit apartment complex within the Historic Overlay Zone of the Town of Taos. The subject property where the proposed apartment complex is to be built is 1.5+-acres in size, is located at 402 Paseo Del Pueblo Norte and is zoned C-2 General Commercial and R-14 Multi-Family Residential within the town limits of the Town of Taos.

B. Case No. HPC 2013-2 Final Public Hearing

Albert R. and Robin Perez, property owners are requesting a Certificate of Appropriateness for new construction and remodeling on a non contributing Building within the Historic Overlay Zone of the Town of Taos. The subject property is located at 102 South Plaza and is zoned CBD (Central Business District) within the town limits of the Town of Taos.

- 8. MATTERS FROM THE HISTORIC PRESERVATION COMMITTEE**
- 9. ADJOURNMENT**

- *To request details on an agenda item please contact the Dinah Gonzales, Taos New Mexico, 87571 (575) 751-2016.*
- *If you are an individual with a disability who is in need of aid or service to attend and/or participate in a meeting of the Town of Taos Council, please contact the office of the Town Clerk at 400 Camino de la Placita, Taos New Mexico, 87571 (575) 751-2005 at least 24 hours in advance.*
- *For copies of this agenda please pick-up at Town Hall.*



July 17, 2013

Title:

Case No. HPC 2013-3 Preliminary Public Hearing

Summary:

Mike Tarleton, property owner, Mark Yaravitz, Agent are requesting a Certificate of Appropriateness for the construction of a 20 unit apartment complex within the Historic Overlay Zone of the Town of Taos. The subject property where the proposed apartment complex is to be built is 1.5+-acres in size, is located at 402 Paseo Del Pueblo Norte and is zoned C-2 General Commercial and R-14 Multi-Family Residential within the town limits of the Town of Taos.

Background:

Attachments:

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📎 [Backup documents for Case No. HPC 2013-3](#)



**STAFF REPORT TO THE HISTORIC PRESERVATION COMMISSION
PLANNING, ZONING, AND BUILDINGS DEPARTMENT**

I. General Data:

Project Name: Certificate of Appropriateness for New Construction

Application: HPC 2013-3

Agent: Mark Yaravitz

Owner: Michael Tarleton

Location: 402 Paseo Del Pueblo Norte

Request: This is a request for a Certificate of Appropriateness for the construction of a 20 unit apartment complex.

Hearings: Wednesday July 17th, 2013 is the first public hearing on this Certificate of Appropriateness request.

Recommendation: Move this request forward to a final public hearing to be held at the regularly scheduled August 21st, 2013 Historic Preservation Commission meeting with the conditions stated in section VII of this report.

II. Site Data:

Site Area: 1.50+- acres

Existing Land Use: A portion of the subject property is vacant and a portion of it contains two buildings which have been used for light commercial uses and professional office uses.

Existing Zoning: R-14 Multi-Family Residential/C-2 General Commercial

	Existing Zoning	Existing Land Use
Site	R-14 Multi-Family Residential/C-2 General Commercial	Vacant/Light Retail/Professional Office
North	C-2 General Commercial	Light Retail/Lodging Facilities/Government Facility
South	C-2 General Commercial	Light Retail/Professional Office
East	R-14 Multi-Family Residential/C-2 General Commercial	Light Retail/Single Family Residential/Multi-Family Residential
West	R-14 Multi-Family Residential	Single Family Residential

III. Intent of Petition

The Applicant is requesting a Certificate of Appropriateness to construct a 20 unit apartment complex on property located at 402 Paseo Del Pueblo Norte within the Historic Overlay Zone (HOZ) of the Town of Taos.

IV. History:

No development requests have been previously submitted by the property owner for 402 Paseo Del Pueblo Norte.

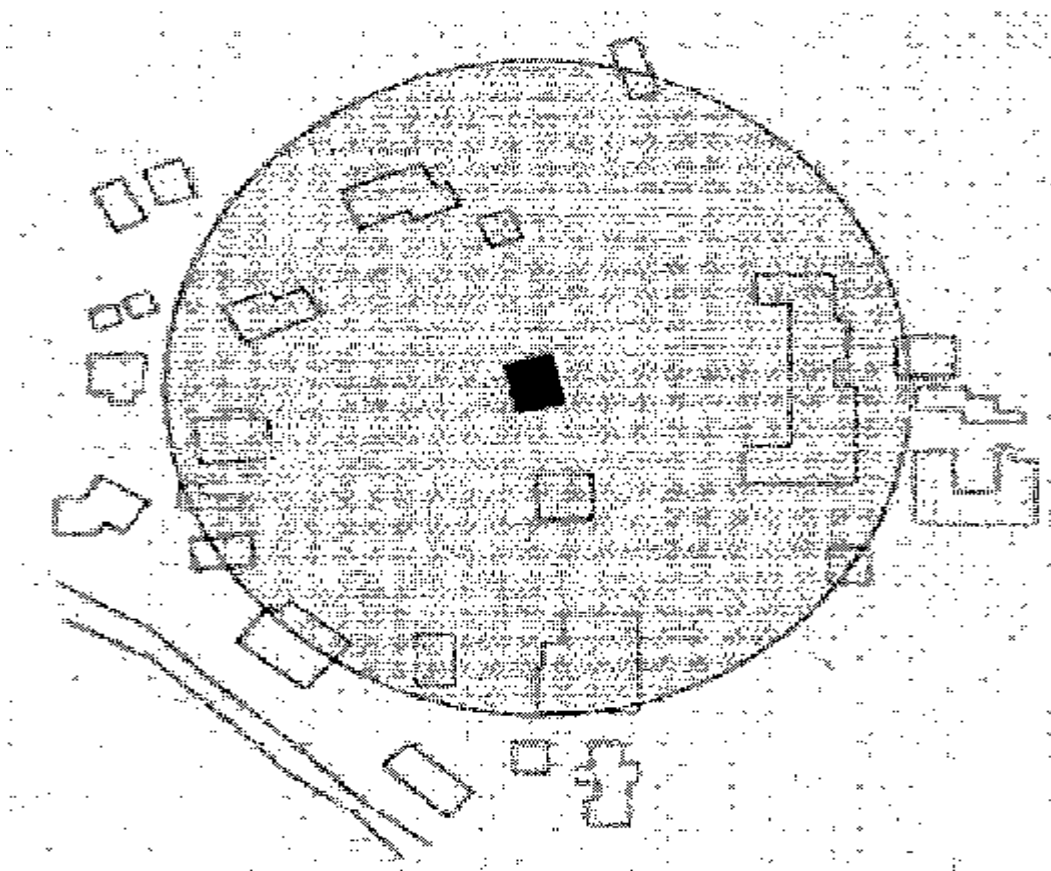
V. Analysis:

This Application is a request for a Certificate of Appropriateness to construct a 20 unit apartment complex. Because the proposed building will be non contributing within the Historic Overlay Zone (HOZ) and because the Applicant is proposing to use architectural features and standards from both the Pueblo/Spanish Revival and Territorial Styles in each of the proposed buildings, the criteria of sections 16.16.220.6 and 16.16.220.8 of the Town of Taos Land Use Development Code (LUDC) must be adhered to. What follows is Staff's analysis of the criteria of these sections which are applicable to the Applicant's request:

16.16.220.6 subsection (C)(1) [The Environment]: “The environment includes features which are important to the historic character of Taos. Features such as large trees, the buildings, the mountain vistas, and the town's historical, cultural, and archaeological sites and resources shall be protected. All applications for a certificate of appropriateness must demonstrate that the proposed new construction does not deteriorate the existing mountain vistas from within the streetscape”

The Applicant's Agent has not submitted any documentation as part of this Certificate of Appropriateness request for the proposed new construction to demonstrate compliance with this criterion. The streetscape as defined for the proposed project is determined from section 16.16.220.6 subsection (B)(1)(d) which states “When the proposed new construction is located on a lot with no frontage on rights of way, the streetscape is defined by measuring a distance of three hundred feet (300') in all directions beginning from the midpoint of the facade which contains the principal entrance of the building. The height of a proposed yard wall or fence shall not exceed six feet (6')”. Below is the figure 16.16.220.04, "Interior Lot With No Street Frontage", from the LUDC which will assist the applicant in complying with this requirement.

FIGURE 16.16.220.04
INTERIOR LOT WITH NO STREET FRONTAGE



Therefore as a condition of approval of this request, Staff will require that the Applicant submits documentation at the final public hearing to demonstrate compliance with this criteria.

16.16.220.8 subsection D(1): “Design Standards For Architectural Style Of New Construction: At the discretion of the historic preservation commission, all new construction shall comply with the design standards of one of the following architectural styles. New construction includes additions to a contributing property. A combination of styles may be permitted at the discretion of the historic preservation commission, provided that the design meets the design standards for each style”

As part of the preliminary public hearing on this Certificate of Appropriateness request, the commission will need to make the determination as to whether or not the Applicant’s proposed mixed style of architecture for the proposed apartment buildings will be permitted based on the submitted documentation attached to this report.

Because the Applicant is proposing to use a combination of Pueblo/Spanish Revival and Territorial styles of architecture, the procedure Staff will use to analyze the submitted documentation is to do a separate analysis of each architectural style and how the proposed new structures do or do not comply with these standards.

Pueblo/Spanish Revival Style

16.16.220.8 subsection (D)(1)(a): “Massing/Scale: Buildings shall express a massive structural quality in appearance as opposed to a "single facade" appearance. Buildings over one story shall be designed to appear more as an aggregation of smaller "building blocks" rather than a single large box or block”

A Staff analysis of the architectural rendering of the proposed apartment building elevations which depicts them as having a single façade appearance has determined that the criterion of this section has not been met.

16.16.220.8 subsection(D)(1)(A): “Buildings shall be designed to be "wall dominated" so that building geometry is more defined by walls, and the roofs are visually less dominant in the overall design”

A Staff analysis of the documentation submitted by the Applicant’s Agent (note:please refer to the North, West, South, and East Elevations in the submitted documentation) has determined that all four (4) elevations of the subject buildings will comply with the requirements of this section should the Commission make the determination to approve this certificate.

16.16.220.8 subsection (D)(1)(B): “Wall thickness shall be revealed at door and window openings. Columns, lintels and other exposed structural elements should be scaled in a manner that corresponds to the mass of the building”

A Staff analysis of the documentation submitted by the Applicant's Agent for the proposed new construction has determined that specific details regarding bull nosing at window and door openings have not been submitted. Therefore the criterion of this section has not been met. Because the Applicant is proposing a mixed architectural style of building, the commission will need to make the determination at the preliminary public hearing as to whether or not this criterion needs to be complied with.

16.16.220.8 subsection (D)(1)(C): “Building shall be topped by "flat" (moderately sloped) roofs obscured by parapets (firewalls). Dead flat roofs are not recommended. Parapets should obscure the sloping roof surface on the front and side facades as proper drainage may allow. Alternative treatments should be consistent with the building style”

A Staff analysis of the north, west, south, and east elevations submitted by the Applicant's Agent has been unable to determine whether or not parapets will be utilized in the proposed buildings. Therefore Staff will request at the preliminary public hearing that the Applicant's Agent clarify whether or not parapets will be utilized due to the mixed style of architecture being proposed.

16.16.220.8 subsection (D)(3)(A)[Surface Material And Texture]: “Buildings shall be coated with mud plaster, stucco or related material that has a texture which simulates that of mud plaster”

The documentation submitted by the Applicant's Agent delineating the stucco colors proposed for the apartment complex complies with the requirements of this section.

16.16.220.8 subsection(D)(4)(A) [Doors And Windows]: “Window shapes, arrangements and types should be reminiscent of those found in contributing properties. True divided light windows are encouraged. Simulated divided light windows are discouraged”

A Staff analysis of all of the elevations for the proposed new apartment buildings has determined that none of the elevations proposed for the second story addition will utilize divided light windows. Because this criterion does not require that the Applicant have divided light windows but merely encourages them, Staff will leave it to the discretion of the Commission as to whether or not they will be required as a condition of approval to receive a Certificate of Appropriateness.

16.16.220.8 subsection (D)(4)(B)[Doors And Windows]: “The combined door and window area in any facade facing a street shall not exceed forty percent (40%) of the total area of the facade, except for the use of large display windows under portales of commercial buildings”

A Staff analysis of the elevations submitted for the proposed buildings has determined that the criterion of this section has been partially met. The elevation labeled “View From Post Office Parking Lot” does not

comply with this criterion. Therefore Staff will request that the Applicant revise this elevation so that it comply with the requirements of this section.

16.16.220.8 subsection (D)(4)(C)[Doors and Windows]: “No door or window in a facade facing the street shall be located nearer than three feet (3’) from the corner of the façade”

A Staff analysis of the front (south) elevation and left (west) elevation of the proposed second story addition has determined that the Applicant meets the criterion of this section.

16.16.220.8 subsection (D)(5)(B)[Architectural Detailing]: “Window and door moldings and exposed lintels are appropriate. Wood trim should be minimal around window and door openings. A rounding effect or bullnosing should be used creating a transition from wall surface to window surface. Exposed lintels above window and door openings should be made of wood”

A Staff analysis of all four (4) elevations of the proposed new building (note: please refer to the elevations submitted by the Applicant’s Agent) had determined that the first part of this criterion has been met with regards to wood trim being minimal around window and door openings. With regards to exposed lintels, the Applicant is not proposing to use lintels on any of the proposed windows. With regards to a rounding or bullnosing effect, the Applicant’s Agent has not demonstrated this in any of the documents submitted to the Commission for this Certificate of Appropriateness request. Therefore should the commission make the determination to require that this criterion be met in this mixed architectural style group of buildings, as a condition of approval Staff will require that these types of details be submitted to the Commission at the final public hearing on this request.

16.16.220.8 subsection (D)(5)(D)[Architectural Detailing]: “Portales should have exposed beams and columns with transitional devices such as corbels. Corbels may have ornamental design”

A Staff analysis of the proposed elevations for the new buildings indicates that the Applicant has not included portales as an architectural element for the new buildings. Because these buildings are of a mixed architectural style the commission will need to determine if this criterion needs to be addressed by the Applicant.

Territorial Style Architecture

16.16.220.8 subsection (b)(1)(A) The pitched roof territorial revival [Massing/Scale]: “Buildings are to be designed to appear as based on a single block, usually rectangular in shape”

A Staff analysis of the documentation submitted by the Applicant has determined that this criterion has been partially met due to the “single block” appearance of all the elevations that are proposed for the new buildings. Due to the mixed architectural nature of the proposed buildings the commission will need to make the determination as to whether or not the Applicant needs to fully comply with the requirements of this criterion.

16.16.220.8 subsection (b)(1)(C): “A human scale should be achieved near ground level on larger buildings and along street facades and entryways through the use of scale elements such as porches, doors, windows, columns (usually square) and railings”

A Staff analysis of the elevations submitted by the Applicant has determined that no porches or columns are being considered as part of the architectural elements being proposed for the new buildings. Therefore the criterion of this section has not been met.

16.16.220.8 subsection (b)(1)(D): “Buildings should not appear to have multiple layers of facades. A single wall plane should dominate all elevation”

The elevations submitted by the Applicant’s architect for all of the proposed new buildings complies with the criterion of this section.

16.16.220.8 subsection (b)(1)(E): “Porches are encouraged and shall be designed to appear as “attachments” to the main portion of the building. Porches should provide a transition between the outside street and the building interior”

As indicated in the documentation submitted by the Applicant, there are no Porches being included as part of the architectural features for the proposed new construction. Staff will leave it to the discretion of the commission as to whether or not to require that this criterion be met due to the mixed architectural styles that are being proposed.

16.16.220.8 subsection (b)(1)(E)(2) Materials And Texture: “Buildings shall be coated with mud plaster or a stucco material that has a texture which emulates that of mud plaster to have a smooth massive surface”

A Staff analysis of the color samples submitted by the Applicant’s Agent has determined that the criterion of this section has been met.

16.16.220.8 subsection (b)(1)(E)(3)(A) Roofs: “Roofs shall be pitched, either gable or hip, with a substantial slope, but not to exceed twelve to twelve (12:12) nor less than four to twelve (4:12)”

As indicated by the elevations submitted by the Applicant’s architect, he is not proposing to use a pitched (either gable or hip) on the proposed new buildings. Therefore as part of the review process for this request the commission will need to determine whether or not the Applicant needs to include this as an architectural element in order to comply with the criterion of this section.

16.16.220.8 subsection (b)(1)(4)(A) Doors And Windows: “Window shapes, arrangements and types shall be reminiscent of those found in contributing properties of the pitched roof territorial style”

As indicated by the elevations submitted by the Applicant’s architect, he is not proposing to use doors, window shapes, or arrangements that emulate the style that is seen on contributing Territorial Style buildings that are seen in the Historic Overlay Zone on the proposed new buildings. Therefore as part of the review process for this request the commission will need to determine whether or not the Applicant needs to install the style of doors and windows that would comply with the criterion of this section.

16.16.220.8 subsection (b)(1)(4)(B): “The combined door and window area of any publicly visible facade shall not exceed forty percent (40%) of the total area of the facade, except for the use of large display windows located under the porches of commercial buildings not to exceed eighty percent (80%) of the total area of the façade”

As referenced earlier in this report a Staff analysis of the elevations submitted for the proposed buildings has determined that the criterion of this section has been partially met. The elevation labeled “View From Post Office Parking Lot” does not comply with this criterion. Therefore Staff will request that the Applicant revise this elevation so that it comply with the requirements of this section.

“16.16.220.8 subsection (b)(1)(4)(D): Doors shall be wooden or a combination of wood and glass. True divided light is encouraged”

As part of the data submitted with the elevations submitted by the Applicant’s architect a narrative indicates that wooden doors will be used. However, this narrative is insufficient for Staff to make a determination as to whether or not this criterion has been met. Therefore as a condition of final approval of this Certificate of Appropriateness request, Staff will require that a door schedule be submitted to the commission for review and approval at the final public hearing on this request.

VI. Disposition Options

In considering this application the options available are as follows:

- 1) The requested Certificate of Appropriateness can be moved forward to a final public hearing with the conditions stated under section VII of this report.
- 2) The Certificate of Appropriateness can be continued to another preliminary public hearing until the Applicant submits more technical details on the proposed new apartment complex buildings.
- 3) The Commission can deny the Applicant the proposed mixed style of architecture the Applicant is requesting based on section 16.16.220.8 subsection (D)(1) of the Town of Taos Land Use Development Code.

VII. Staff Recommendation

Staff recommends that this application be moved forward to a final public hearing with the following conditions:

- 1) The Applicant demonstrate compliance with 16.16.220.6 subsection (C)(1) [The Environment] of the Town of Taos Land Use Development Code which states “*The environment includes features which are important to the historic character of Taos. Features such as large trees, the buildings, the mountain vistas, and the town's historical, cultural, and archaeological sites and resources shall be protected. All applications for a certificate of appropriateness must demonstrate that the proposed new construction does not deteriorate the existing mountain vistas from within the streetscape*”.
- 2) The Applicant demonstrate compliance with either section 16.16.220.8 subsection (D)(4)(B)[Doors And Windows] of the Town of Taos Land Use Development Code which states: “The combined door and window area in any facade facing a street shall not exceed forty percent (40%) of the total area of the facade, except for the use of large display windows under portales of commercial buildings” for Pueblo/Spanish Revival Style architecture or section 16.16.220.8 subsection (b)(1)(4)(B): “The combined door and window area of any publicly visible facade shall not exceed forty percent (40%) of the total area of the facade, except for the use of large display windows located under the porches of commercial buildings not to exceed eighty percent (80%) of the total area of the façade” for the Territorial Style of Architecture on a portion of the elevation labeled “View From Post Office Parking Lot”.
- 3) The Commission make a final determination on what architectural elements from the Pueblo/Spanish Revival and Territorial Style guidelines the Applicant will need to include on the proposed new buildings.

VIII. Hearing History

The July 17th, 2013 Historic Preservation Commission meeting is the first public hearing on this proposed Certificate of Appropriateness for New Construction.



July 17, 2013

Title:

Case No. HPC 2013-2 Final Public Hearing

Summary:

Albert R. and Robin Perez, property owners are requesting a Certificate of Appropriateness for new construction and remodeling on a non contributing Building within the Historic Overlay Zone of the Town of Taos. The subject property is located at 102 South Plaza and is zoned CBD (Central Business District) within the town limits of the Town of Taos.

Background:

Attachments:

Click to download

 [Backup documents for Case No. HPC 2013-2](#)



**STAFF REPORT TO THE HISTORIC PRESERVATION COMMISSION
PLANNING, ZONING, AND BUILDINGS DEPARTMENT**

I. General Data:

Project Name: Certificate of Appropriateness for New Construction and Remodeling

Application: HPC 2013-2

Agent/Owners: Albert R. and Robin Perez

Location: 102 South Plaza

Request: This is a request for a Certificate of Appropriateness is to do the following:

- 1) Modify the exterior of the front façade of an existing commercial building by adding divided light windows
- 2) Re-stucco the entire existing commercial building in its entirety with a “Buckskin” color stucco.
- 3) Add a portal to the front of an existing commercial building.

Hearings: Wednesday July 17th, 2013 is the final public hearing on this Certificate of Appropriateness request.

Recommendation: Staff recommends that this Certificate of Appropriateness request be approved with the conditions stated at the end of this report.

II. Site Data:

Site Area: .064+- Acres

Existing Land Use: Light Retail Commercial

Existing Zoning: Central Business District (CBD)

	Existing Zoning	Existing Land Use
Site	Central Business District (CBD)	Light Retail Commercial
North	Central Business District (CBD)	Light Retail Commercial
South	Central Business District (CBD)	Light Retail Commercial
East	Central Business District (CBD)	Light Retail Commercial
West	Central Business District (CBD)	Light Retail Commercial

III. Intent of Petition

The Applicant is requesting a Certificate of Appropriateness for remodeling and new construction to do the following:

- 1) Modify the exterior of the front façade of an existing commercial building by adding divided light windows
- 2) Re-stucco an existing commercial building in its entirety with a “Buckskin” color stucco.
- 3) Add a portal to the front of an existing commercial building.

The subject commercial building is located at 102 South Plaza within the Historic Overlay Zone (HOZ) of the Town of Taos.

IV. History:

Prior to this Certificate of Appropriateness application, no development requests have been previously submitted by the current property owners for the building located at 102 South Plaza.

V. Analysis:

This Application is a request for a Certificate of Appropriateness for remodeling and new construction. The existing commercial building which is the subject of this request is classified as a non contributing building within the HOZ. Because the subject building is considered a non contributing building the criteria of sections 16.16.220.6 and 16.16.220.8 of the Town of Taos Land Use Development Code (LUDC) must be adhered to. What follows is Staff’s updated analysis of some of this criteria based on the discussion which took place at the preliminary public hearing on this request and on new information submitted by the Applicants:

Modification of the exterior front façade:

“Section 16.16.220.8 subsection (D)(4)(D): Window and door openings or areas shall be recessed a minimum of four inches (4"). Doors shall be wooden or a combination of wood and glass”

In the preliminary staff report on this criterion Staff's analysis of the documents submitted by the Applicants had determined that the requirements of this section had not been met. Therefore, as a condition of final approval of this requested Certificate of Appropriateness Staff required that the Applicants submit the following items:

- 1) Technical documentation on the door showing that it will be of wood construction.
- 2) An architectural rendering indicating that the door will be recessed a minimum of four (4) inches in the main entrance.

With regards to item #1 referenced above, the Applicants indicated to Staff that they will continue to use the existing wooden doors that are referenced in the document titled "Existing Conditions" that is attached to this report. Therefore Staff will waive this requirement as stated under this item. Additionally, due to the fact that the Applicants will not be replacing the existing doors, Staff is also waiving the requirement as this is stated in item #2 above.

Portal Addition

“Section 16.16.220.8 Subsection (E)(5)(A) Architectural Detailing: Detailing should be functional. Portales should provide protection from weather, canales should drain a roof area, and projecting vigas should reflect structural members within. Weaving vigas projecting from the same plane in different directions and in the same building block are not permitted. All exposed structural elements should express understanding of the traditional structural sense. Applied, nonfunctional structural elements (such as exposed viga ends where no viga beams are used for actual structural members) and other "applied" architectural details are not permitted”

Based on the discussion which took place at the preliminary public hearing regarding the Portal addition, the Applicants did not meet the requirements of this section. The commission determined that in order to meet the requirements of this section, the design of the Portal would have to be simplified. A Staff analysis of the updated architectural rendering titled "Proposed Portal and Window Door Modifications" submitted by the Applicants has determined that they have simplified the proposed design by modifying some architectural elements of the portal as recommended by the commission.

“Design standards applicable to all styles:

- a. Fluorescent and pastel colors are not permitted. All colors shall be approved at the discretion of the historic preservation commission, provided that the application is accompanied by a color sample of all proposed colors.**
- b. All surface materials and textures shall be approved at the discretion of the historic preservation commission, provided that the application is accompanied by a sample of all proposed surface materials and textures.”**

At the preliminary public hearing on this request the Applicants proposed to use a “Craftsman Bronze” color scheme for the window and door frames. As of the date of the writing of this final staff report the Applicants have decided to change their proposed colors from “Craftsman Bronze” to “Taos Blue” as seen on the “Existing Conditions” photograph attached to this report. Therefore the Commission will need to make a determination on whether or not the new color proposed for the window and door frames meets the criteria of this section.

VI. Disposition Options

In considering this application the options available are as follows:

- 1) The requested Certificate of Appropriateness can approve the proposed Certificate of Appropriateness with the conditions stated under section VII of this report.
- 2) The Commission can deny the requested Certificate of Appropriateness.

VII. Staff Recommendation

Staff recommends that this application be approved with the following conditions:

- 1) The Applicants bear the expense of moving the existing Fire Hydrant that is adjacent to their building.
- 2) The Applicants fully comply with the requirements of the Town of Taos’s Public Works Director prior to and during the course of constructing the proposed Portal.
- 3) The Applicants fully comply with the requirements of the Town of Taos’s Fire Chief at the time the existing Fire Hydrant is relocated.

VIII. Hearing History

The June 19th, 2013 Historic Preservation Commission meeting was the first public hearing on this proposed Certificate of Appropriateness for New Construction and Remodel.