



Agenda

CITY CLERK'S OFFICE

DATE 7/8/15 TIME 9:07am

SERVED BY McClary

RECEIVED BY Alicia Martinez

HISTORIC DISTRICTS REVIEW BOARD FIELD TRIP

TUESDAY, July 14, 2015 at 12:00 NOON

HISTORIC PRESERVATION DIVISION, 2nd FLOOR CITY HALL

HISTORIC DISTRICTS REVIEW BOARD HEARING

TUESDAY, July 14, 2015 at 5:30 P.M.

CITY COUNCIL CHAMBERS

AMENDED AGENDA

- A. CALL TO ORDER
- B. ROLL CALL
- C. APPROVAL OF AGENDA
- D. APPROVAL OF MINUTES: June 23, 2015
- E. FINDINGS OF FACT & CONCLUSIONS OF LAW

Case #H-15-023. 463 and 465 Camino de las Animas.

Case #H-15-055B. 1272 Canyon Road.

Case #H-15-056B. 461 Camino de Las Animas.

Case #H-15-058. 1247 Cerro Gordo Road.

Case #H-15-059B. 1342 Canyon Road.

Case #H-15-061. 626 Don Gaspar Avenue.

Case #H-15-055A. 1272 Canyon Road.

Case #H-15-056A. 461 Camino de Las Animas.

Case #H-15-057. 475 Arroyo Tenorio.

Case #H-15-059A. 1342 Canyon Road.

Case #H-15-060B. 2 Camino Pequeño.

Case #H-08-022. 1598 Canyon Road.

- F. BUSINESS FROM THE FLOOR
- G. ACTION ITEMS

1. Case #H-15-056B. 461 Camino de Las Animas. Downtown & Eastside Historic District. Mark Naktin, agent for Newt White, owner, proposes to add a fireplace to a primary façade, to place a metal awning over a door on a primary façade, and to replace a window with a door on a primary façade of a contributing residential structure. Exceptions are requested to place an addition on a primary façade (Section 14-5.2(D)(2)(c)) and to alter opening dimensions on a primary façade (Section 14-5.2(D)(5)(a)). (Lisa Roach).
2. Case #H-15-062. 616 East Alameda Street Unit F. Downtown & Eastside Historic District. Lorn Tryk, agent for Paul Helfrich, owner, proposes to construct a 1,912 sq. ft. residence to the maximum allowable height of 14' 2", and to construct a yardwall to 4'6" high where the maximum allowable height is 6' high. (David Rasch).
3. Case #H-15-064A. 237½ Casados Street. Westside-Guadalupe Historic District. Will McDonald, agent for Mark Holland, owner, requests a historic status review of a non-statused residential structure. (David Rasch).
4. Case #H-15-065A. 1477 Canyon Road. Downtown & Eastside Historic District. Antoine Khoury, agent for Joanna Hurley, owner, requests a historic status review of a contributing residential structure. (David Rasch).
5. Case #H-15-065B. 1477 Canyon Road. Downtown & Eastside Historic District. Antoine Khoury, agent for Joanna Hurley, owner, proposes to construct a 967 sq. ft. addition to a height of 13'3" where the maximum allowable height is 15'1", install roof-mounted solar panels, alter windows and doors, and perform other remodeling. (David Rasch).
6. Case #H-15-066. 575 West San Francisco Street. Downtown & Eastside Historic District. Gary Mazziotti, agent/owner, proposes to remove chainlink fencing and replace it with a coyote fence with uneven latillas to the maximum allowable height of 58" at a contributing residential property. (Lisa Roach).

7. Case #H-15-063. 852 Old Santa Fe Trail. Downtown & Eastside Historic District. Fabu-Wall-ous Solutions, agent for Faye Schilkey, owner, proposes to replace an existing window with a French door on a primary façade of a contributing residential structure. An exceptions is requested to change the dimensions of an opening on a primary façade (Section 14-5.2(D)(5)(a)). (Lisa Roach).
8. Case #H-05-172. 535 East Alameda Street Unit B (3&4); Case#H-07-102. 535 East Alameda Street Unit E (7); and Case#15-035. 535 East Alameda Street Yardwalls. Downtown & Eastside Historic District. Aaron Bohrer, agent for Richard Yates, owner, proposes to remodel a non-contributing residential structure (3/4) including construction of a 324 sq. ft. 2-car garage, a 1,043 sq. ft. studio addition, a 453 sq. ft. second floor addition, a 1,138 sq. ft. accessory structure addition, and 4'8" tall yardwalls, and to remodel a non-contributing residential structure (7) including construction of a 533 sq. ft. 2-car carport, a 574 sq. ft. addition, 380 sq. ft. of portal and a 4'4" tall coyote fence with stuccoed pilasters. (David Rasch).

- H. COMMUNICATIONS
- 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 for more information regarding cases on this agenda.



Agenda

CITY CLERK'S OFFICE

DATE 6/25/15 TIME 2:24pm

SERVED BY Lisa Roach

RECEIVED BY Alicia Martez

HISTORIC DISTRICTS REVIEW BOARD FIELD TRIP

TUESDAY, July 14, 2015 at 12:00 NOON

HISTORIC PRESERVATION DIVISION, 2nd FLOOR CITY HALL

HISTORIC DISTRICTS REVIEW BOARD HEARING

TUESDAY, July 14, 2015 at 5:30 P.M.

CITY COUNCIL CHAMBERS

- A. CALL TO ORDER
- B. ROLL CALL
- C. APPROVAL OF AGENDA
- D. APPROVAL OF MINUTES: June 23, 2015
- E. FINDINGS OF FACT & CONCLUSIONS OF LAW

Case #H-15-023. 463 and 465 Camino de las Animas.

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Case #H-15-060B. 2 Camino Pequeño.

Case #H-08-022. 1598 Canyon Road.

- F. BUSINESS FROM THE FLOOR
- G. ACTION ITEMS

1. Case #H-15-056B. 461 Camino de Las Animas. Downtown & Eastside Historic District. Mark Naktin, agent for Newt White, owner, proposes to add a fireplace to a primary façade of a contributing residential structure. AN exception is requested to place an addition on a primary façade (Section 14-5.2(D)(2)(c)). (Lisa Roach).
2. Case #H-15-062. 616 East Alameda Street Unit F. Downtown & Eastside Historic District. Lorn Tryk, agent for Paul Helfrich, owner, proposes to construct a 1,912 sq. ft. residence to the maximum allowable height of 14' 2", and to construct a yardwall to 4'6" high where the maximum allowable height is 6' high. (David Rasch).
3. Case #H-15-063. 852 Old Santa Fe Trail. Downtown & Eastside Historic District. Fabu-Wall-ous Solutions, agent for Faye Schilkey, owner, proposes to replace an existing window with a French door on a primary façade of a contributing residential structure. An exception is requested to change the dimensions of an opening on a primary façade (Section 14-5.2(D)(5)(a)). (Lisa Roach).
4. Case #H-15-064. 237½ Casados Street. Westside-Guadalupe Historic District. Will McDonald, agent for Mark Holland, owner, requests a historic status review of a non-statused residential structure. (David Rasch).
5. Case #H-15-065A. 1477 Canyon Road. Downtown & Eastside Historic District. Antoine Khoury, agent for Joanna Hurley, owner, requests a historic status review of a contributing residential structure. (David Rasch).
6. Case #H-15-065B. 1477 Canyon Road. Downtown & Eastside Historic District. Antoine Khoury, agent for Joanna Hurley, owner, proposes to construct a 967 sq. ft. addition to a height of 13'3" where the maximum allowable height is 15'1", install roof-mounted solar panels, alter windows and doors, and perform other remodeling. (David Rasch).

7. Case #H-15-066. 575 West San Francisco Street. Downtown & Eastside Historic District. Gary Mazziotti, agent/owner, proposes to remove chainlink fencing and replace it with a coyote fence with uneven latillas to the maximum allowable height of 58" at a contributing residential property. (Lisa Roach).
8. Case #H-05-172. 535 East Alameda Street Unit B (3&4); Case#H-07-102. 535 East Alameda Street Unit E (7); and Case#15-035. 535 East Alameda Street Yardwalls. Downtown & Eastside Historic District. Aaron Bohrer, agent for Richard Yates, owner, proposes to remodel a non-contributing residential structure (3/4) including construction of a 324 sq. ft. 2-car garage, a 1,043 sq. ft. studio addition, a 453 sq. ft. second floor addition, a 1,138 sq. ft. accessory structure addition, and 4'8" tall yardwalls, and to remodel a non-contributing residential structure (7) including construction of a 533 sq. ft. 2-car carport, a 574 sq. ft. addition, 380 sq. ft. of portal and a 4'4" tall coyote fence with stuccoed pilasters. (David Rasch).

- H. COMMUNICATIONS
- I. MATTERS FROM THE BOARD
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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 for more information regarding cases on this agenda.

SUMMARY INDEX
HISTORIC DISTRICTS REVIEW BOARD

July 14, 2015

ITEM	ACTION TAKEN	PAGE(S)
B. Roll Call	Quorum Present	1
C. Approval of Agenda	Approved as amended	2
D. Approval of Minutes June 23, 2015	Approved as amended	2
E. Findings of Fact & Conclusions of Law	Approved as presented	2-3
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1. <u>Case #H-15-056B</u> 461 Camino de Las Animas	Partially approved	13-17
2. <u>Case #H-15-062</u> 616 East Alameda Street Unit F	Approved with condition	5-7
3. <u>Case #H-15-064A</u> 237½ Casados Street	Designated non-contributing	7-9
4. <u>Case #H-15-065A</u> 1477 Canyon Road	Downgraded to non-contributing	9-10
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6. <u>Case #H-15-066</u> 575 West San Francisco Street	Approved as recommended	17-19
7. <u>Case #H-15-063</u> 852 Old Santa Fe Trail	Approved with conditions	19-23
8. <u>Case #H-05-172</u> 535 East Alameda Street Unit B (3&4); <u>Case#H-07-102</u> 535 East Alameda Street Unit E (7) <u>Case#15-035</u> 535 East Alameda Street Yardwalls	Approved with conditions Partially approved	24-32 32-34
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J. Adjournment	Adjourned at 7:55 p.m.	35

MINUTES OF THE
CITY OF SANTA FÉ
HISTORIC DISTRICTS REVIEW BOARD

July 14, 2015

A. CALL TO ORDER

A regular meeting of the City of Santa Fé Historic Districts Review Board was called to order by Vice-Chair Cecilia Rios on the above date at approximately 5:30 p.m. in the Nambé Room, Convention Center, Santa Fé, New Mexico.

B. ROLL CALL

Roll Call indicated the presence of a quorum as follows:

MEMBERS PRESENT:

Ms. Cecilia Rios, Chair
Ms. Jennifer Biedscheid
Mr. Edmund Boniface
Mr. Frank Katz
Mr. William Powell
Mr. Buddy Roybal

MEMBERS EXCUSED:

Ms. Meghan Bayer

OTHERS PRESENT:

Mr. Zach Shandler, Assistant City Attorney
Mr. David Rasch, Historic Planner Supervisor
Ms. Lisa Martínez, Land Use Department Director
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.

C. APPROVAL OF AGENDA

Mr. Rasch asked to move item H up before item F.

He also corrected the district for Case #6 where it should say Westside-Guadalupe Historic District.

Member Roybal moved to approve the agenda as amended. Member Boniface seconded the motion and it passed by unanimous voice vote.

D. APPROVAL OF MINUTES: June 23, 2015

Member Boniface requested the following changes to the minutes:

On page 11, he said the name of the applicant is spelled Marc Naktin.

On page 17, 3rd paragraph, the word "appeared" should be inserted between "it" and "to."

Chair Rios requested the following changes to the minutes:

On page 5, 5th paragraph, the word "not" should be deleted.

On page 7, under Questions to Staff, change "no" to "any."

Member Boniface moved to approve the minutes of June 23, 2015 as amended. Member Roybal seconded the motion and it passed by unanimous voice vote except Member Katz abstained.

E. FINDINGS OF FACT & CONCLUSIONS OF LAW

Case #H-15-023. 463/465 Camino de las Animas.

A copy of the Findings of Fact and Conclusions of law for this case are attached to these minutes as Exhibit A.]

Case #H-15-055B. 1272 Canyon Road.

A copy of the Findings of Fact and Conclusions of law for this case are attached to these minutes as Exhibit B.]

Case #H-15-056B. 461 Camino de Las Animas.

A copy of the Findings of Fact and Conclusions of law for this case are attached to these minutes as Exhibit C.]

Case #H-15-058. 1247 Cerro Gordo Road.

A copy of the Findings of Fact and Conclusions of law for this case are attached to these minutes as Exhibit D.]

Case #H-15-059B. 1342 Canyon Road.

A copy of the Findings of Fact and Conclusions of law for this case are attached to these minutes as Exhibit E.]

Case #H-15-061. 626 Don Gaspar Avenue.

A copy of the Findings of Fact and Conclusions of law for this case are attached to these minutes as Exhibit F.]

Case #H-15-055A. 1272 Canyon Road.

A copy of the Findings of Fact and Conclusions of law for this case are attached to these minutes as Exhibit G.]

Case #H-15-056A. 461 Camino de Las Animas.

A copy of the Findings of Fact and Conclusions of law for this case are attached to these minutes as Exhibit H.]

Case #H-15-057. 475 Arroyo Tenorio.

A copy of the Findings of Fact and Conclusions of law for this case are attached to these minutes as Exhibit I.]

Case #H-15-059A. 1342 Canyon Road.

A copy of the Findings of Fact and Conclusions of law for this case are attached to these minutes as Exhibit J.]

Case #H-15-060B. 2 Camino Pequeño.

A copy of the Findings of Fact and Conclusions of law for this case are attached to these minutes as Exhibit K.]

Case #H-08-022. 1598 Canyon Road.

A copy of the Findings of Fact and Conclusions of law for this case are attached to these minutes as Exhibit L.]

Member Boniface moved to approve the Findings of Fact and Conclusions of Law for these twelve cases as presented. Member Roybal seconded the motion and it passed by unanimous voice vote.

H. Communications

Ms. Lisa Martínez reported that in the newspaper last Thursday after the Council meeting was an editorial about how the City conducts business sometimes long into the night. It was a discussion about why things couldn't be done during the day instead of at night. She asked the Board to think about having their meetings during the day and if it would work with their work schedules or a good idea for the public to come out to the meetings more. She said she will be posing that to all the Land Use Department's boards and committees.

She added that it is a challenge for staff who work all day and have to stay late into the night.

Chair Rios thought it would also be good to ask the public about it too. Ms. Martínez agreed.

Chair Rios asked if she was suggesting any time line on the decision to change.

Ms. Martínez said she wasn't.

Chair Rios noted that Member Roybal brought up a request to move the meeting time earlier and the Board agreed to wait until Member Bayer comes to decide on that.

F. BUSINESS FROM THE FLOOR

There was no business from the floor.

G. ACTION ITEMS

Chair Rios announced to the public that anyone disagreeing with decisions of this Board can appeal to the Governing Body up to fifteen days after the Findings of Fact and Conclusions of Law have been adopted by the Board.

1. **Case #H-15-056B. 461 Camino de Las Animas.** Downtown & Eastside Historic District. Marc Naktin, agent for Newt White, owner, proposes to add a fireplace to a primary façade, to place a metal awning over a door on a primary façade, and to replace a window with a door on a primary façade of a contributing residential structure. Exceptions are requested to place an addition on a primary façade (Section 14-5.2(D)(2)(c)) and to alter opening dimensions on a primary façade (Section 14-5.2(D)(5)(a)). (Lisa Roach).

Mr. Naktin, was not present for this case.

Member Boniface moved to table Case #H-15-056B to the end of the agenda. Member Biedscheid seconded the motion and it passed by unanimous voice vote.

- 2. Case #H-15-062. 616 East Alameda Street Unit F.** Downtown & Eastside Historic District. Lorn Tryk, agent for Paul Helfrich, owner, proposes to construct a 1,912 sq. ft. residence to the maximum allowable height of 14' 2", and to construct a yardwall to 4'6" high where the maximum allowable height is 6' high. (David Rasch).

Mr. Rasch gave the staff report as follows:

BACKGROUND & SUMMARY:

616 East Alameda Street Unit F is a 4,024 square foot vacant lot in the Downtown & Eastside Historic District.

The applicant proposes to construct a 1,912 square foot single-family residence in a simplified Santa Fe style to the maximum allowable height of 14' 2". The building will feature room block massing, an entry portal with viga posts and exposed wooden elements, simulated divided-lite windows and doors on publicly-visible elevations, and roof-mounted mechanical equipment and skylights which will be screened by parapet walls. Finishes will be Synthetic stucco in "Pecos", aluminum clad windows and doors in "Cajun Spice", and wooden elements stained in "Wrangler Brown". Brick paving and simple copper sconces are proposed.

In addition, wooden fencing along the side and rear lotlines will be 5' tall and a stuccoed yardwall at 4' 6" tall, creating a front courtyard with a pedestrian gate at the parking area, will be constructed.

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 Staff

There were no questions to Staff.

Applicant's Presentation

Present and sworn was **Mr. Lorn Tryk**, 206 Mackenzie, who had nothing to add to the Staff Report.

Questions to the Applicant

Member Roybal asked if among the other existing compound units in the area, this unit would fit right in with the architecture and everything around it because it is very close-knit area there.

Mr. Tryk agreed. They are similar in this simplified Pueblo style. That is typical of what is going on in that compound.

Chair Rios asked Mr. Tryk about where it faced.

Mr. Tryk said this project is the next street up from Escondido and parallel to it.

Member Biedscheid referred to the elevations on page 15 and the labeled roof deck. She asked if Mr. Tryk could clarify if that roof deck is intended for pedestrian use.

Mr. Tryk said no. The dotted line just showed where it occurs behind the parapet but it is not an occupied deck.

Member Boniface followed up on that with the roof plan on page 14. The roof top units are put on the high end of the sloped roof.

Mr. Tryk agreed.

Member Boniface didn't see that slope shown on the dashed line but it triggered a question. If the rooftop units are at the high end and shown very shallow, he asked if they would really be able to hide them behind the parapet. He asked how tall those units are.

Mr. Tryk said they are only 12" high. They are mini-splits, not traditional rooftop units. He has been using them recently. They are similar to mini-splits that are used inside but they now come with a weatherproof enclosure. And they are designed just for this purpose. They can go on skylight frames or roof decks.

Member Boniface said that is great and asked which company makes them.

Mr. Tryk said Fujitsu and Mitsubishi make them. He explained he was showing the ductwork dotted because it is going into the foam roof and being roofed over.

Member Katz noticed very nice stucco with smooth texture on the neighboring units. He asked if that is the kind he would use on this unit.

Mr. Tryk said they are using the regular sand texture float finish. He was leery of that trowel finish because it tends to crack more often and the cracks show up more. He hasn't had good luck with it.

Chair Rios asked if he was using STO stucco.

Mr. Tryk agreed. It is synthetic.

Public Comment

There were no speakers from the public regarding this case.

Action of the Board

Member Roybal moved in Case #H-15-062 at 616 East Alameda Street Unit F, to approve per staff recommendations Member Katz seconded the motion.

Chair Rios asked for a friendly amendment that there would be no visible rooftop appurtenances.

Member Roybal accepted the amendment as friendly and the motion passed by unanimous voice vote.

3. **Case #H-15-064A. 237½ Casados Street.** Westside-Guadalupe Historic District. Will McDonald, agent for Mark Holland, owner, requests a historic status review of a non-statused residential structure. (David Rasch).

Mr. Rasch gave the staff report as follows:

BACKGROUND & SUMMARY:

237½ Casados Street is a single-family residence, formerly a garage/workshop, which was constructed in the Spanish-Pueblo Revival style before 1958. In the early 1990s, the street-facing façade was altered and the structure was converted to residential use. There is one historic window and one historic door existing, while the rest have been replaced during non-historic times. The structure has no designated historic status in the Westside-Guadalupe Historic District.

The applicant requests a historic status review of this structure.

STAFF RECOMMENDATION:

Staff recommends that the Board designate the structure as non-contributing to the Westside-Guadalupe Historic District due to non-historic changes to the street-facing elevation and loss of historic material.

Mr. Rasch showed the street view with the tall fence that hides most of the residence. On the side is already some alteration on the south with a portal attached to it.

Questions to Staff

Member Boniface noted in the background and summary of the report, Mr. Rasch said there is one historic window and one historic door. He asked which elevation had that door and window.

Mr. Rasch said it is not on the street facing elevation. He believed they are on the south elevation or the east elevation.

Chair Rios asked if this was originally a garage.

Mr. Rasch agreed.

Chair Rios asked how much square footage it had.

Mr. Rasch guessed it was about 800 square feet.

Applicant's Presentation

Present and sworn was **Mr. Will McDonald**, 488 Arroyo Tenorio.

Questions to the Applicant

Chair Rios asked if he agreed with recommended non-contributing status for this building.

Mr. McDonald said he did.

Chair Rios asked if he had anything to add.

Mr. McDonald said the back part of the building is the original building. It was a small living area which was for the uncle to live there. Mr. McDonald said his client got that information from the family. That was back in the 1940's. The front was a garage and the workshop was added after that.

Chair Rios noted the house itself is contributing.

Mr. Rasch agreed.

Public Comment

There were no speakers from the public regarding this case.

Action of the Board

Member Biedscheid moved in Case #H-15-064A at 237½ Casados Street, to adopt staff's recommendation to designate the structure as non-contributing to the Westside-Guadalupe Historic District due to non-historic changes to the structure and lack of historic detail. Member Boniface seconded the motion and it passed by unanimous voice vote.

Mr. McDonald welcomed the new members to the Board.

- 4. Case #H-15-065A. 1477 Canyon Road.** Downtown & Eastside Historic District. Antoine Khoury, agent for Joanna Hurley, owner, requests a historic status review of a contributing residential structure. (David Rasch).

Mr. Rasch gave the staff report as follows:

BACKGROUND & SUMMARY:

1477 Canyon Road is a single-family residence that was constructed in the Spanish-Pueblo Revival style in the 1930s. Between 1988 and 1998 significant modifications were made, including an addition and portal enclosures. No historic windows or doors are extant. The building is listed as contributing to the Downtown & Eastside Historic District.

The applicant requests a historic status review of this structure.

Mr. Rasch mentioned the interesting photographs and aerials in the packet.

STAFF RECOMMENDATION:

Staff recommends that the Board downgrade the historic status from contributing to non-contributing due to the non-sensitive non-historic addition, loss of historic materials, and loss of historic character at portals.

Questions to Staff

Chair Rios asked if nothing historic remains on this building.

Mr. Rasch said the east elevation, which has no public visibility is probably the only remainder of that original building, as it was quite small.

Chair Rios asked if he was saying the east elevation if he was referring to a façade of the east elevation or if this is a massing.

Mr. Rasch said the original was just a rectangle. So that east façade is still somewhat exposed. He thought that was the original façade that was then engulfed on all other sides.

Applicant's Presentation

Present and sworn was **Mr. Antoine Khoury**, 31 Paseo Vista, who had no other information and agreed with staff recommendations.

Questions to the Applicant

There were no questions to the Applicant.

Public Comment

Present and sworn was **Ms. Stefanie Beninato**, P. O. Box 1601, Santa Fe, who said she understood that this has been substantially changed. She assumed this current owner was not the owner who made all the changes. That was 20 or 30 years ago. It is distressing that the Board is downgrading and keep downgrading structures. She thought it is a loss overall. It is too bad during that period of time, people were not a little more observant and caring about the buildings.

She also reminded the Board that the law actually requires the Board to put anybody who testifies, especially giving an opinion under oath and that also includes the staff.

There were no other speakers from the public regarding this case.

Action of the Board

Member Katz moved in Case #H-15-065A at 1477 Canyon Road, to adopt the recommendation of staff and downgrade the historic status from contributing to non-contributing due to non-sensitive, non-historic additions, loss of historic material and loss of historic character at the portals. Member Boniface seconded the motion and it passed by unanimous voice vote.

5. **Case #H-15-065B. 1477 Canyon Road.** Downtown & Eastside Historic District. Antoine Khoury, agent for Joanna Hurley, owner, proposes to construct a 967 sq. ft. addition to a height of 13'3" where the maximum allowable height is 15'1", install roof-mounted solar panels, alter windows and doors, and perform other remodeling. (David Rasch).

Mr. Rasch gave the staff report as follows:

BACKGROUND & SUMMARY:

1477 Canyon Road is a 3,768 square foot single-family residence whose historic status was determined in the previous hearing to be non-contributing.

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

1. A 900 square foot addition will be constructed on the east elevation with a breezeway connection to set the original mass off from the addition. The addition will feature room block massing, rounded edges and corners, divided-lite windows and doors with exposed wooden headers. High-angle solar panels will be mounted on the highest mass and a secondary mass on this addition. They will be visible above the parapets. The entire structure will be restuccoed with El Rey cementitious "Buckskin".
2. Most of the non-historic windows and doors will be replaced with clad divided-lite units in "Champagne".
3. Other minor alterations include the construction of a fireplace on the original east elevation, stone planters in the west, front courtyard, installation of skylights, and replacement of light fixtures with two metal designs as sconce and pendant.

Mr. Rasch pointed out where the solar panels were to be installed.

STAFF RECOMMENDATION:

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

Questions to Staff

Chair Rios asked what the public visibility of the solar panels would be.

Mr. Rasch said they will not be publicly visible.

Chair Rios recollected that anybody wishing to put solar panels, that they had to be not publicly visible.

Mr. Rasch said that is true and the Code is actually silent to new structures and non-contributing structures. The Code about rooftop appurtenances applies to contributing, significant and Landmark buildings. But over the eleven years, he has worked with this Board, the Board has been more restrictive on non-contributing buildings about publicly visible rooftop appurtenances. In the Code draft, the Board is making that current practice codified. But from Canyon Road, he didn't think these solar panels would be visible.

Chair Rios commented that she does believe in energy saving measures. She also thinks that we need to work together to preserve the beauty of our buildings and not show the solar panels unless it can be proven they are 100% non-visible.

Applicant's Presentation

Mr. Khoury (previously sworn) said he didn't have much to add. He said could go higher with the parapet to reduce the impact of the solar panels. He said they have room to do that.

Questions to the Applicant

Chair Rios asked how much he would raise the parapet and how much would we see of the solar panels.

Mr. Khoury said he could raise the parapet 12" and two feet of the solar panels are visible now. So you would see only 12" of the panels.

Member Katz noticed the panels were up at a very high angle and asked if he would be willing to lower the angle. It would only sacrifice a small amount of efficiency.

Mr. Khoury said they could go to 45 degrees and that could have them almost totally hidden behind the parapet.

Member Roybal applauded Mr. Khoury for being willing to make the changes.

Public Comment

Ms. Beninato (previously sworn) said this is an addition to the east side which is the only really remaining façade that had any integrity. She didn't think it is blocking that original part so that is good. But it is unfortunate to be attached to that façade at all. She agreed with Mr. Katz. There is another solar panel

on Alameda where the Board required them to set a block on the roof and to lower the solar panels so they cannot be seen. It is just a good practice to make sure that people place solar panels so they are not visible above the parapet because the glare itself from reflection draws your attention to it. So she thought it should be lowered.

There were no other speakers from the public regarding this case.

Action of the Board

Member Roybal moved in Case #H-15-065B at 1477 Canyon Road to approve the application with staff recommendations to remodel a non-contributing residential structure which complies with Section 14-5.2(D)(9) General Design Standards, Height Pitch Scale and Massing and (E) Downtown and Eastside Historic District and with a condition that the solar panels get lowered and parapets get raised as per the client. Member Katz seconded the motion and it passed by unanimous voice vote.

Mr. Rasch informed Chair Rios that the applicant for the first case on the agenda was now present.

Member Biedscheid moved to removed Case #H-15-056B from the table for consideration. Member Katz seconded the motion and it passed by unanimous voice vote.

Member Boniface recused himself for this case and left the room.

1. **Case #H-15-056B. 461 Camino de Las Animas.** Downtown & Eastside Historic District. Marc Naktin, agent for Newt White, owner, proposes to add a fireplace to a primary façade, to place a metal awning over a door on a primary façade, and to replace a window with a door on a primary façade of a contributing residential structure. Exceptions are requested to place an addition on a primary façade (Section 14-5.2(D)(2)(c)) and to alter opening dimensions on a primary façade (Section 14-5.2(D)(5)(a)). (Lisa Roach).

Mr. Rasch gave the staff report as follows:

BACKGROUND & SUMMARY:

461 Camino de Las Animas consists of an approximately 3,979 square foot residence and an adjacent, freestanding approximately 1,720 square foot garage with living quarters. On June 23, 2015, the HDRB acted to retain the contributing status of the residence and designated façades 1 through 4 on the east and southeast façades as primary. The HDRB also approved adding an 18" balustrade across the second story of the south façade and removal of a non-historic metal portal structure on façade 1 (east).

Now, the applicant proposes the following:

1. Add a fireplace between the two windows on primary façade 4 (the east façade of the music room), to be stuccoed to match the existing residence (El Rey "Hacienda");
2. Add a bracketed metal awning above the door on façade 1; and
3. Replace a steel sash window on primary façade 4 (east façade of "music room") with a steel sash door, increasing the opening dimension by lowering the sill 18" downward but maintaining the width.

Exceptions are requested to place two additions on a primary façades and the relevant code citation and exception criteria are provided below. Mr. Rasch explained that no exception was needed to lower the sill downward since the applicant will maintain the existing width of the opening.

EXCEPTION #1, RELEVANT CODE CITATION: Section 14-5.2(D)(2)

(c) Additions are not permitted to primary façades.

EXCEPTION CRITERIA:

(i) Do not damage the character of the district

Applicant Response: The awning will not damage the character of the district because it is a design element already found in the same District as approved by the H-Board at 1413 Paseo de Peralta. Additionally, it is not visible from Camino de Las Animas. (See Photo #1.) The fireplace will not damage the character of the district because it is a design element already found throughout the residence. The design of the fireplace was carefully modeled after existing fireplaces in mass, height and proportion.

Staff Response: Staff agrees with this response.

(ii) Are required to prevent a hardship to the applicant or an injury to the public welfare

Applicant Response: The removal of the non-historic aluminum porch necessitates the protection of the original historic door. The new owners are converting the music room into a kitchen, dining room and family room. There is only one wall that can accommodate kitchen cabinets in this room, and it has a fireplace with a beautiful, historic mantle (See Photo #2). The historic mantle will be carefully saved and relocated to the proposed fireplace on the east wall of this room between two windows. This will allow the owners to retain some of the historic fabric of the original home while also having a kitchen/family room that is usable.

Staff Response: Staff agrees that the east door needs protection and appreciates the proposed efforts to salvage and reuse the mantle in the music room / soon-to-be kitchen but defers to the Board as to the hardship in needing to retain a fireplace in this room.

(iii) Strengthen the unique heterogeneous character of the City by providing a full range of design options

to ensure that residents can continue to reside within the historic districts.

Applicant Response: Now that the non-historic aluminum porch has been removed, it is necessary to protect the original, historic door. The proposed awning has the least visual impact on the newly designated primary façade. The current residence has a kitchen that was designed in the early part of the last century. It is very small and is neither able to accommodate today's appliances nor today's lifestyle (See Photo #3). The new kitchen with the proposed fireplace will allow the owners to enjoy the amenities of a modern kitchen while maintaining some of the original historic material inside the home.

Staff Response: Staff agrees with this response.

STAFF RECOMMENDATION:

Staff defers to the Board as to whether the exception criteria have been met, and if the Board finds that they have been met, recommends approval of this application, which otherwise complies with Section 14-5.2 (D) Height, Pitch, Scale and Massing, and (E) Downtown and Eastside Historic District.

Questions to Staff

Chair Rios asked if it is Staff's opinion that with this change the structure would remain contributing.

Mr. Rasch agreed.

Member Katz couldn't find the window to door location.

Mr. Rasch said he would defer to the applicant for the location.

Member Roybal asked if none of the changes faced the street.

Mr. Rasch agreed.

Applicant's Presentation

Present and sworn was Mr. Marc Naktin, 1305 Luján Street. He asked the Board to look at the second drawing that shows a new proposed chimney and to its left is the window they want to be a door to give access to the outside.

Questions to the Applicant

Member Biedscheid asked if the existing chimney will be removed.

Mr. Naktin said it will be abandoned and on the inside will be a wall of kitchen cabinets. So it will be left there but not used as a fireplace any more.

Member Biedscheid reasoned that the music room will have two chimneys.

Mr. Naktin agreed.

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

Mr. Naktin said no.

Chair Rios asked about the exterior lighting.

Mr. Naktin said lighting is not part of this application.

Member Katz referred to the diagram that shows the chimney is removed.

Mr. Naktin said that drawing is in error. They are not removing any historic material except at the window to door.

Member Powell commented that the Board designated the east as primary. He could see the chimney being added and it still remaining primary but changing the window to a door and losing that historic fabric, if that had happened already, it would no longer be a primary façade.

Mr. Naktin said it will look the same as what has been there.

Member Powell said his inclination would be to keep the historic fabric intact as primary.

Mr. Naktin said they have recreated steel sash windows in the past that are identical to the existing fabric on the building such that when it is complete, it will look like it has always been there.

Member Powell said he was sure of that but just knew if it had already happened that the Board would not have designated it as a primary façade probably because of the alteration. So we are doing this in a strange way. So it would be his inclination to require it to remain a historic window with historic fabric intact to allow it to continue to be a primary façade.

Member Biedscheid agreed with Member Powell. That primary façade most clearly represents the John Gaw Meem design that was intended on that room. Reading from the HCPI report, "The most evidence of the 1940 remodeling project is this distinct massing at the music room." It detracts from that design with a window dominated elevation which she believed would be the south elevation on that music room, which is a large window. The east elevation, that does have the primary façade, is not window dominated and more in keeping with Gaw Meem's style. She tended to agree that changing that window to a door would take it

further away from that intended design.

Chair Rios asked if the width of that opening will remain and then just make the opening longer.

Mr. Naktin agreed - so it can be a door instead of a window.

Chair Rios understood that will become a door and the fenestration will be exactly the same.

Mr. Naktin said it will be exactly the same.

Chair Rios said they would basically see the same thing. She asked how much more would be added to bottom.

Mr. Naktin said it is around 14". It is not a lot and they will definitely match that fenestration size. That will be the driving factor.

Chair Rios asked if he explored any other door location.

Mr. Naktin agreed. That picture is the only shot you would see of it. The public will not see that elevation ever. You have to hike back in to get this photograph. He was surprised that elevation was even considered as primary. If you visited the property you would understand.

Chair Rios said the Board did visit the property.

Member Powell said they visited a couple of times.

Public Comment

Ms. Beninato (previously sworn) said it might be technical a change that is allowed to a primary façade by making a window into a door but she agreed with the two board members who stated some opposition to it. It is a primary façade that it changes the balance. The fireplace being placed there is already a huge change to that façade but it doesn't change the balance of the windows. But by putting a door replacing a window does change the balance. She didn't know that every door or every room needs a door to the outside. So perhaps they have addressed it without a door for so long, that they could live without the door for a longer period of time.

There were no other speakers from the public regarding this case.

Chair Rios asked how many other access doors are on the structure.

Mr. Naktin said you can see one of them in the photograph that doesn't open into the music room. On the elevation where he proposed an awning is a service door that is the only other access. They are what

they are and that is the access to the house.

It is a beautiful yard they have and to not open up from the kitchen of have a door to that yard from that music room is really an improvement. It will make a much better living space for these people that are moving in.

Action of the Board

Member Powell moved in Case #H-15-056B at 461 Camino de Las Animas, to approve the fireplace but the window to remain as is and to deny the exception for removal of historic fabric. Member Katz seconded the motion and it passed by majority (3-1) voice vote with Member Roybal dissenting and Member Boniface not present for the vote.

Member Boniface returned to the bench after the vote was taken.

- 6. Case #H-15-066. 575 West San Francisco Street.** Westside-Guadalupe Historic District. Gary Mazziotti, agent/owner, proposes to remove chain-link fencing and replace it with a coyote fence with uneven latillas to the maximum allowable height of 58" at a contributing residential property. (Lisa Roach).

Mr. Rasch gave the staff report as follows:

BACKGROUND & SUMMARY:

575 West San Francisco is an approximately 2,025 square foot adobe residence and approximately 562 square foot adobe garage, located in the Westside-Guadalupe Historic District. The structures were built at an unknown date prior to 1928 in a vernacular manner and have undergone only minor alterations since that time, including a change in roof pitch from shed to a very low gable with extended eaves and exposed roof joists. In September 2014 (Case H-14-075) the HDRB reviewed the status of both structures. The contributing status of the residence was retained, and the east, west and south façades made primary, while the garage structure was downgraded to non-contributing.

The applicant proposes to replace the chain-link fence located at the south lot line and returning to meet the residence with coyote fence to the maximum allowable height of 58". The proposal places the posts and rails on the exterior of the fence.

STAFF RECOMMENDATION:

Staff recommends approval of the application, with the recommended condition that the posts and rails be placed on the interior of the fence, in compliance with Section 14-5.2(D)(9) General Design Guidelines, Height Pitch Scale and Massing, and (I) Westside-Guadalupe Historic District.

Questions to Staff

There were no questions to Staff.

Applicant's Presentation

Present and sworn was Mr. Tim Curry, 1415 West Alameda, who had nothing to add.

Questions to the Applicant

Chair Rios asked if the proposed fence is to be 4' 10" high.

Mr. Curry agreed.

Chair Rios asked if it would have uneven tops.

Mr. Curry agreed.

Member Katz asked how high the chain-link fence is.

Mr. Curry believed it is the same height.

Public Comment

There were no speakers from the public regarding this case.

Action of the Board

Member Powell moved in Case #H-15-066 at 575 West San Francisco Street, to approve the application per staff recommendations. Member Biedscheid seconded the motion and it passed by unanimous voice vote.

7. **Case #H-15-063. 852 Old Santa Fe Trail.** Downtown & Eastside Historic District. Fabu-Wall-ous Solutions, agent for Faye Schilkey, owner, proposes to replace an existing window with a French door on a primary façade of a contributing residential structure. An exceptions is requested to change the dimensions of an opening on a primary façade (Section 14-5.2(D)(5)(a)). (Lisa Roach).

Mr. Rasch gave the staff report as follows:

BACKGROUND & SUMMARY:

852 Old Santa Fe Trail is a single family residence and free-standing garage that was constructed in the Territorial Revival style in the 1930s. The buildings are listed as contributing to the Downtown and Eastside Historic District. In 2009, the HDRB designated façades 1 through 7 on the north and east elevations of the residence as primary. In 2010, the HDRB approved remodeling the property with a small addition, a new portal, brick coping repair, and changes to the yardwalls.

Now, the applicant proposes replacing a window on the east elevation (primary façade 7) with a pair of white divided lite French doors with side lites and patching the surrounding stucco with El Rey cementitious stucco to match the existing residence.

An exception is requested to alter the dimensions of a window opening on a primary façade. Relevant code citations and exception criteria may be found below.

RELEVANT CODE CITATION: Section 14-5.2(D)(5)

1. *For all façades of significant and landmark structures and for the primary façades of contributing structures:*
 - a. *Historic windows shall be repaired or restored wherever possible. Historic windows that cannot be repaired or restored shall be duplicated in size, style, and material of the original. Thermal double pane glass may be used. No opening shall be widened or narrowed.*

EXCEPTION CRITERIA AND RESPONSES:

- (i) Do not damage the character of the district

Applicant Response: The proposed location for the French door unit with sidelites has minimal impact to the streetscape. It is set back from the street (East Coronado Road) behind an existing yard wall; thus the lower portion of the proposed doors will not be visible from the street unless one were to peer over the privacy wall. Furthermore, the proposed replacement of the existing 8'-0" window unit with an 8'-0" French door unit with sidelites and divided lites similar to the existing windows on the house; will only be visible for a few seconds when a vehicle is approaching the property from either direction on East Coronado Road. The character of the building or the district will not be damaged with the proposed modification.

Staff Response: Staff agrees with this response.

- (ii) Are required to prevent a hardship to the applicant or an injury to the public welfare

Applicant Response: The addition of the proposed French door unit with sidelites will bring this (non-compliant) bedroom into compliance with the existing code requiring two means of egress at a bedroom. This is a code as well as life safety issue not to mention the additional positive result of providing better ventilation / cooling into this historic house.

Staff Response: Staff agrees with this response.

(iii) Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts

Applicant Response: This is already a unique property, reinforcing the heterogeneous character of the City. The proposed replacement of an existing window with a French door unit similar in character to other existing openings will not detract from the heterogeneous character, but will possibly enhance the diverse character of the City as well as providing a more habitable and safer historic structure for future generations.

Staff Response: Staff agrees with this response.

Mr. Rasch noted on the east elevation the Board noticed that it is just south of the bump out. He showed the bump out they saw along Coronado and explained where the new French door would be.

STAFF RECOMMENDATION:

Staff recommends that the criteria for an exception to increase the size of an opening on a primary façade have been met and recommends approval of this application, which otherwise complies with Section 14-5.2 (D) Height, Pitch, Scale and Massing, and (E) Downtown and Eastside Historic District.

Questions to Staff

Chair Rios noted that all of the windows on the east elevation are pedimented but the window they want to change has a different pediment.

Mr. Rasch showed the windows taken on the field trip. Most of the windows have a triangular pediment surround on the top. But these four windows don't such a strict pediment. They have more of a cornice with a slight rise in the center.

Applicant's Presentation

Present and sworn was **Mr. Christian Kidd**, 1944 Tijeras Drive, who reiterated that the window width won't change. They are just adding 3' to the bottom. He shared some pictures with the Board and said the four pictures included one from inside the yard and one from the street. Because this is separated by yard

wall and gate it is difficult to see the bottom of the window as it is. So he believed it wouldn't make much difference from what is there now.

Questions to the Applicant

Member Biedscheid said when the Board came by, the gate was open so they saw all of it. She asked if in the door design they would imitate the existing pediments.

Mr. Kidd agreed - exactly like it is now.

Public Comment

Ms. Beninato (previously sworn) pointed out on the agenda that Mr. Kidd is not listed as the agent. Fabu-Wall-ous Solutions is the applicant, not Mr. Kidd. She didn't know how Mr. Kidd plays into that. She thought that was a technical problem.

The other problem is that the Board has this primary façade and asked what the hardship is there. The Board just denied one so she asked what the difference is between that case and this case. She asked what makes this a hardship that they have to change it. Do they need a door to the outside for every room in the house? There are other doors in this house. Ultimately, the Board gets this over and over where they say they absolutely have to have access to a patio or outdoors from that particular room, whereas it was quite livable, usable and functional before without that window being a door.

There were no other speakers from the public regarding this case.

Chair Rios said the fact that Mr. Kidd's name wasn't on the agenda doesn't pose a problem.

Mr. Rasch said Mr. Kidd is a staff member of this business.

Chair Rios also stated that each case is judged on its own merits. She asked the applicant what that room would be used for and why they needed a door there.

Mr. Kidd pointed out that room is a bedroom and it is an old house so they are trying to bring it up to code with two means of egress and this is the second egress for it.

Member Katz said for Code there needs to be a window of a certain size to have that extra exit so they wouldn't need to have a door there.

Mr. Kidd said the size of the opening is not up to code.

Member Katz noticed in the picture, that there is another window to the left. He asked if that window was for another bedroom.

Mr. Kidd agreed.

Member Katz asked if that window meets the code.

Mr. Kidd didn't know.

Member Katz said he understood the desire to have all the doors and added that Ms. Beninato is absolutely correct. He once lived in California and loved having doors to the outside in every room. In the other case, the window was very beautiful and this window isn't as beautiful and doesn't match the others. But this is still a primary façade and that is historic material. He was loathe to agree to this, although he would like for the applicant to be able to provide a house that complies with Code. He thought the application needs to go back to the drawing board for something other than a door proposed.

Present and sworn was **Mr. Bill Deuschle**, 501 East Coronado - one of principals of Fabu-Wall-ous who said tonight he gave Mr. Kidd a chance to make the presentation for this case which he thought would be fairly easy. He said he understood the Board's concerns. This case is different than the previous case.

This is a bedroom and they did look at doing a window for egress but it would lose more of the historic character. With a door, they could mimic what is there now with a French door. It would be hard to put in a window that actually opens wide enough. He was not sure if a casement, or awning window or something else that would work. A double-hung window like the type there now would not work. But maintaining the texture and fabric means a French door would make the most sense to mimic what is there now.

Action of the Board

Member Roybal moved in Case #H-15-063 at 852 Old Santa Fe Trail, to approve the application as recommended, accepting the exception to increase the size of the opening on a primary façade and otherwise complies with Section 14-5.2 (D) Height, Pitch, Scale and Massing, and (E) Downtown and Eastside Historic District. Member Boniface seconded the motion.

Member Powell pointed out that the French door has 3' leaves with sidelites that are very narrow. In order to more nearly match what is there, he asked if the applicant could consider 2.5' leaves with sidelights on both sides. It would still fit the width but better match what is there.

Mr. Deuschle said they could do that and, in fact, that was a consideration at one time. So they could do that and match it closer.

Member Roybal did not accept the amendment as friendly and called for the original question.

Member Boniface said it was such a long commentary and he needed clarification about the amendment.

Member Powell explained that his amendment would change the French door leaves from three feet to 2.5 feet so the sidelights could match what is currently there.

Member Boniface asked if that meant maintaining the same width of the existing opening.

Member Powell agreed.

Member Boniface asked if it is correct that both proposed leaves are 3' wide.

Mr. Deuschle agreed and agreed they could be reduced to 2.5 feet.

Mr. Rasch needed clarification when he received the new drawings. If we follow that advice, the doors and sidelights would be the same width, like the four windows or not quite.

Member Powell said they couldn't make it exactly the same but it would be much closer and mimic what is there now much better.

Member Roybal asked, if we do that, it would really change the opening as far as having egress or would it make it more difficult.

Mr. Deuschle said it would not. The opening would work fine at five feet wide. It would add six inches to both side lights and be more in keeping.

Member Roybal accepted the amendment as friendly. Member Boniface seconded the motion as amended and it passed by majority (4-1) voice vote with Member Katz dissenting.

8. **Case #H-05-172. 535 East Alameda Street Unit B (3&4); Case#H-07-102. 535 East Alameda Street Unit E (7); and Case#15-035. 535 East Alameda Street Yardwalls.** Downtown & Eastside Historic District. Aaron Bohrer, agent for Richard Yates, owner, proposes to remodel a non-contributing residential structure (3/4) including construction of a 324 sq. ft. 2-car garage, a 1,043 sq. ft. studio addition, a 453 sq. ft. second floor addition, a 1,138 sq. ft. accessory structure addition, and 4'8" tall yardwalls, and to remodel a non-contributing residential structure (7) including construction of a 533 sq. ft. 2-car carport, a 574 sq. ft. addition, 380 sq. ft. of portal and a 4'4" tall coyote fence with stuccoed pilasters. (David Rasch).

Mr. Rasch asked for a recess because the applicant is not present but there are many members of the public he thought would like to testify. He said he would call the applicant to see how long it would take him to arrive.

Chair Rios felt that if the applicant is not present when they should be and everyone else is present that it was not appropriate.

Member Katz moved to postpone Case #H-05-172 because the applicant is not present.

Chair Rios asked to a date certain.

Member Katz said it would be to the next meeting. Member Boniface seconded the motion and it passed by unanimous voice vote.

Mr. Rasch said the next meeting would be July 28th.

A member of the public asked how far away the applicant was.

Member Katz moved to reconsider the previous motion. Member Biedscheid seconded the motion and it passed by majority (4-1) voice vote with Member Powell dissenting.

The Board took a brief recess at 6:33 p.m. and reconvened at 6:48 p.m. when the applicant arrived. All Board members were present.

Chair Rios asked the applicant to please be on time next time because the Board had to wait on him tonight for a good fifteen minutes.

Mr. Rasch recommended to the Board that they take 3 & 4 as one action and 7 as a separate action to break it up for legal.

Mr. Rasch gave the staff report for 3 & 4 as follows:

BACKGROUND & SUMMARY:

535 East Alameda Street, formerly known as 540 East Palace Avenue, is a compound of five residences and a guest house. The main historic building, known as the Mrs. Ashley Pond House, was designed by John Gaw Meem and constructed in the Territorial Revival style by 1930. That residence and the attached guest house is listed as a contributing structure in the Downtown & Eastside Historic District. The four recently constructed Santa Fe Style residences will be remodeled and/or finished for habitation.

Now, the applicant proposes the final remodel of the property with the following seven items.

Units 3 & 4

1. A 1,043 square foot studio addition will be located at approximately 17' 9" back from the Palace Avenue frontage. The proposed height is 4' above the existing two-story structure and there is more than 2' of slope on this part of the site. The façade features Territorial detailing including

pedimented arched windows and doors and brick coping at the parapet.

2. A 1,138 square foot addition will be constructed at the west elevation of the existing residence. The addition will match existing height and character.
3. A 453 square foot second story addition will be constructed at the southeast corner of the existing residence. The addition will match existing height and character.
4. A 324 square foot 2-car garage will be constructed on the west side of the residence with wooden garage doors.
5. Two wooden trellises will be constructed at the street frontage to a height of 8' 9" high.
6. 4' 8" stuccoed yardwalls with accent pilasters and brick caps will be constructed along the east end of the Palace Avenue street frontage.
7. The east side retaining walls will be changed from Vera-Loc to natural stone.

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 Staff

Chair Rios noted this has address on East Alameda but asked if it primarily affects Palace.

Mr. Rasch explained that in this case, Unit 3 & 4 is much more visible from Palace than Alameda Street but that driveway access to Palace is being eliminated and all access will be from Alameda Street.

Chair Rios asked him to reiterate the height of that wall on Alameda and then how soon behind the wall the project would start.

Mr. Rasch said the yardwall allowance is 4' 8" high and the studio addition will be 17' 9" back from Palace Avenue frontage and 14' high from Palace Avenue.

Chair Rios asked if he would state what the impact is from both streets.

Mr. Rasch said from Alameda Street there is no visibility or very minimal visibility. He thought he included that one-page showing all of the setbacks in the packet but couldn't find it. He explained that he did a study of the 600' applicable streetscape to see where the other set backs were.

He found it was on page six in the packet. At the far west end of Palace Avenue streetscape, the

building is set back 16' on the same side of the street and next to it the set back is 10'. And then all of the setbacks are generally much further - anywhere from 20-30' and including one at 180' directly across the street and one at 150'. But going further east on Palace, it is 12' and 15'.

Chair Rios asked if the set backs are in harmony with the buildings on Palace.

Mr. Rasch agreed.

Member Katz referred to page 26, showing the new façade, and commented that the whole window looks like it is on the building but is not.

Mr. Rasch agreed. It is on a wall extension from the storage room. That area is a parapet extension of a sub-grade room. There is a wine cellar and he pointed out the window on the wall extension. It also has an east courtyard and the window looks down into that courtyard. But it isn't a yard wall because it is on top of a structure.

Member Katz asked of what it is an extension.

Mr. Rasch showed a view looking north and pointed it out.

Member Katz understood.

Member Biedscheid asked if that window has glass.

Mr. Rasch wasn't sure and suggested she ask the applicant.

Applicant Presentation

Present and sworn was **Mr. Aaron Bohrer**, 1713 D Montañó. He said that Mr. Rasch gave a concise presentation of the proposal. He offered to the Board an apology for being kept waiting. He said the presentation for 3 & 4 is a "slow gift."

He explained that this case came before the Board some months back and this part of the project was postponed due to the controversial architecture. The slow gift is, in essence, a product of direct communication with the neighborhood and listening to the Board's comments previously.

The owner had asked that he present the proposal to certain people in the neighborhood, which he did. And from their comments, mainly the Palace elevation, that they held two public meetings with the neighborhood. And they were led by Greg Allegritti to help them understand the complexity of the project.

He said that Member Katz already pointed out that the 3-dimensional aspect was hard to see on a 2 dimensional drawing. What they presented at the first meeting was not palatable to the neighborhood. So the owner made substantive changes and presented a revision to the neighborhood. The neighbors across

the street had concerns and at the next door down with 4-5 present at the meetings. And by end of the second meeting, he had the design that is before the Board now. There is one difference which is that the owner was very intent on this "thin" wall because of the amount of privacy for the courtyard below.

They have a height restriction for the site walls along Palace at 4' 8". That is respected in the project although that height is unfortunately not quite high enough for the privacy the owner desires. So directly behind the window in question is a courtyard space that is contiguous with what is the end of the studio addition that the owner proposes. And beyond that is another internal courtyard for the main house.

From that meeting, the owner wanted that extension for a visual privacy and in concert, took the trellis with one more bay to the east he took it and put it on the west side made that trellis or portal contiguous with the portion of the thin wall which makes that allowable, based on current zoning code the City follows.

He asked that Mr. Allegretti be able to comment, as a representative for the neighborhood and whether this design is agreeable for them.

He said it was a slow gift because it took months but the owner freely elected to postpone this meeting. We could have made a submittal earlier but he felt it was better to hold back and relax through another period and make it this evening.

He hoped sincerely that they have the neighborhood approval and that this is a design they can still back and the Board will find favor with it.

Chair Rios applauded him for including the neighbors. It is a smart way to go.

Public Comment

Chair Rios asked Greg Allegretti to come forward.

Present and sworn was **Mr. Greg Allegretti** who welcomed the new Board members. He said Mr. Bohrer is right. They did a lot of work and it was a good group to work with. The project is transformed considerably. He had one clarification item. The front façade, at one point was brick but it is stucco now even though that is not indicated on the drawings.

Everyone is generally pleased with it and there are no issues with the project, speaking for Jim Baker formally at 535 Palace Avenue, and for the rest informally.

Ms. Beninato (previously sworn) said this façade on Palace looks okay. It is still very massive on Palace but the walls and portals will hopefully help. It is the south façade that is so incredibly busy with so much detail. It is not visible but it is overwhelming.

There were no other speakers from the public regarding this case.

Member Katz applauded the owner for a fabulous job with these changes. He was really disturbed with the first version because it looked so different from the rest of the street. This is way better.

Member. Katz noted a couple of problems with it. The trellis on the right, he asked if it continued further west on the property.

Mr. Bohrer agreed. He pointed out that cable trellis on the right. That is a three-bay trellis and that is it in its entirety.

Member Katz had a problem with the wall that looks like a 16' high parapet but didn't think it is a parapet. If it is to be called a parapet, it could be six feet high or six and a half feet high. He asked it that would that give the owner his privacy in that courtyard.

Mr. Bohrer thought it probably would. Obviously it would higher than a normal sight line for an individual. So it would engender more privacy in the courtyard. There is also an architectural aspect to it. At the owner's house on Upper Canyon Road, he devised a scheme that in some ways is very similar to this. It is a stucco building like this one. It is 14' high and a square. Inside the square is an L-shaped heated portion of the courtyard that occupies one quarter of that square and has an identical window treatment. Maybe this is a replay. It is successful on Upper Canyon Road that brings scale to it. He commented that Sharon Woods was contemplating including that house in her book.

Member Katz said the other question is the gate. He understood the entrance to the unit is actually to the right at the lower façade.

Mr. Bohrer said the gate has eight panels, two of which are stacked. And the entry into the studio lies between panel one and two and panel three and four. The entrance into 4 is beyond and it sits between the trellis and the corner of the building.

Member Katz said it looks like a huge gate for a driveway that doesn't fit in.

Mr. Bohrer said they wanted to respect the safe exiting of a vehicle. This is a vehicle entry point. There is parking between yardwall and house. That was a request from the neighborhood. We had bollards before to protect the house. The concern from them, was to make sure it is a safe area and people not parking where they should not be parking. So the yardwall has an opening for vehicles and is based on sight lines up and down Palace. This allows people to see up and down Palace when leaving.

Member Katz asked if there is any place on Palace that has these trellis/portals.

Mr. Bohrer said it is a classical motif seen as an extension to the Territorial building. This is the owner's residence so he does have a stake in it.

Mr. Rasch clarified that on page 28 there is a side view from the east. He pointed out the wine cellars and the yard walls and a parapet above the wall extension.

Member Boniface asked Member Katz about his concern with the window. He said he was trying to digest what he had said and looked at the elevation on page 26 and wondered what the building would look like with that chopped off. It adds a lot of visual texture there. Without it, we would have a large blank wall and then the trellis with a low yard wall behind. He found this quite acceptable.

He went back to page 28 where one could see the visual texture on the right - the low wall, then the trellis above and then the building - so it steps up as you go.

Member Powell said on the south façade, the false façade didn't register so well for him. The articulation between the yard wall and trellis is quite nice. It looks fine in two dimensions. But in three dimensions when you walk through it. He asked if the window was glassed or open.

Mr. Bohrer said the owner would like translucent glass in the window.

Member Powell said he didn't care for it.

Mr. Bohrer said they put together a video for the neighborhood showing how the building is actually perceived from Palace, one going east and the other going west. The thin wall begins to screen the façade that is N-S and in concert with the trellis and the 4' 8" yard wall, the viewer would perceive the larger mass to the left of that wall and the owner thought that out pretty well. The thin wall gives a long presentation along Palace and pulls the sides of the building back far enough so it is less about the mass and more about the plane. In the video it works very successfully. It is an aid to screen the rest of the building from the viewer.

Member Powell said he was missing the point and didn't understand, if it is a nice façade, why they would screen it.

Mr. Bohrer said it was just because of the mass. It makes it more dynamic with the trellis overlapping the screen wall. The 4' yardwall continues to the west and dies into the thin wall which then continues to the building.

Also another note. With the window, the thin wall is the only opportunity the public has to see the full height of the window behind the wall. It creates more variety in the elevation and looking up from Palace, you don't see the base of the building but here is the one episode where you see the entire height of that wall.

Mr. Rasch said another option regarding that window, if it is glazed is that he had several occasions where people wanted to block the view without removing the window and have used plexiglass and blocked the visibility behind it and then dry-walled it in. And from the street it looks like a real window.

Chair Rios asked the applicant to describe the pediments.

Mr. Bohrer said the windows have carved stone lintels.

Chair Rios asked what type of stone would be used.

Mr. Bohrer said they have not decided yet.

Chair Rios asked if it would be with wood.

Mr. Bohrer said they would be all stone.

Chair Rios asked on the wall if it is going to be brick or more stone on top of the cap on the wall.

Mr. Bohrer said it will be brick to match the coping on the house.

Chair Rios asked if there would be nothing protruding from the roof.

Mr. Bohrer agreed.

Member Roybal said it was nice to see the project moving on with all the modifications since it had been sitting there for so long. He walks by there a lot and sees the chain link there. This change will add a lot of beauty there.

Chair Rios agreed.

Member Biedscheid said regarding the window and this being new construction, that it adds a whimsical element; an unexpected surprise. It is in keeping with the surprise that Santa Fe style holds.

Member Boniface was still not clear on the stone. He asked what color and texture the stone would have. Would it be polished or what? He also noted there is no casing on the sides of the windows either.

Mr. Bohrer said this was a brick façade and when it was, the owner conceived of a carved lintel in the brick instead of wood, it would carry all the ogee curve and relief. It would be very durable and played into his selection of the stone material.

Since it has gone from brick to stucco, he was still under the impression that the owner would still like a stone lintel but if the Board prefers, they could review that further. For color, it would be white. He agreed that they need to get to that level of detail if they have tacit approval on the overall design. And he would be happy for Staff and Board review. Some of the details need to be worked out.

Mr. Allegretti asked if the vehicle gate would be painted or have natural wood.

Mr. Bohrer said he envisioned it as white.

Chair Rios asked about the detail for the pedestrian gate.

Mr. Bohrer envisioned that as white also. He pointed out that durability is an important issue in Santa Fé so with a gate of any size, they want to maintain it. He didn't have the detailing on the gate itself but it would be in keeping with Territorial style.

Chair Rios asked what color the building would be.

Mr. Bohrer said it is brown at the moment but the owner has not yet decided. It would be one in the Territorial panel of colors.

Mr. Allegretti said regarding the pediments that the white color is nice but the neighbors would like to see white painted wood for the pediments. The neighbors also support Mr. Rasch's suggestion to blacken the window so light doesn't come through.

Action of Board

Member Boniface moved in Case #H-05-172 and Case#15-035 at 535 East Alameda for units 3 and 4, to approve the application with the following conditions:

- 1. That all pediments above windows on the north elevation be wood painted a light color white;**
- 2. That the window on far east of the north elevation back side of the glass be painted black or another means that would not allow sight through it - not translucent but a solid black paint;**
- 3. That all trim colors including any stone, brick, metal or stucco, be brought to staff for their approval; and,**
- 4. That any exterior lighting be brought to staff for their approval as well.**

Member Roybal seconded the motion.

Member Katz requested an amendment that the window that could have a backing of black but not with the glass painted black. Member Boniface accepted the amendment as friendly.

Member Boniface added a condition

- 5. That there be no visible rooftop appurtenances.**

The motion passed by unanimous voice vote.

Unit 7

Mr. Rasch continued the staff report with the following four items for Unit 7:

1. A 533 square foot 2-car carport will be constructed to a height of 12' 9" on the west side of the residence. The carport, changed from a garage to provide more visibility of the primary façade of the contributing historic structure beyond, is designed in a Territorial Revival style with square posts, exposed headers, and brick coping on parapets.
2. A 574 square foot addition will be constructed on the northwest corner of the residence at a height lower than existing adjacent parapet height. The addition is designed to match existing conditions.
3. Two portals, totaling 370 square feet at 11' 9" high, will be constructed on the north and southwest side of the residence. The portals are designed in the Territorial Revival style with brick coping on the parapets and square posts with detailed bases and capitals.
4. A 4' 4" coyote fence will be constructed between stuccoed pilasters flanking the pedestrian entrance on Alameda Street between Unit 7 and the west lotline where the maximum allowable height is 4' 4". Paired wooden pedestrian gates will be installed.

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 Staff

There were no questions to Staff.

Applicant's Presentation

Mr. Bohrer (previously sworn) said this is another slow gift that yielded more transparency. The Board objected to the opaque quality of the garage they removed the garage and put in a high roofed carport to match the existing west facing portal. It covers a portion of the new master bedroom addition. Unit 7 is a one-bedroom unit. The owner would like a two-bedroom unit there. He looked at the site plan and Mr. Rasch pointed out Unit 7 on the site plan.

Mr. Bohrer said they are changing the existing entry off Palace Avenue with a new entry off Alameda. Unit 7 is a somewhat sequestered building occupying the northwest corner. To the west was where it made sense for the added bedroom. The garage off unit 2 was approved and a little zocalo added to the new carport. So the context has changed. He kept the master bedroom as proposed but modified the garage to become a carport with a slightly smaller footprint. With the higher height, it allows more view to the Ashley Pond house.

Questions to the Applicant

Member Boniface noted in earlier testimony, Mr. Bohrer mentioned the carport is the same height as the portal and on page 38 shows that it indeed is the same. He asked if that is the current height of the existing portal.

Mr. Bohrer agreed.

Member Boniface said it has Territorial brick coping on that building or at least on the parapets but it seems to be a blend of styles there.

Mr. Bohrer said what is nice is that the building is adobe and the parapets are pueblo style but the brick portions are Territorial and he left it like that.

Member Boniface said he had no problem with that. It is typical to find buildings throughout Santa Fé that are a blend of styles.

Member Roybal asked how this brick coping matched to the see through to the building in back.

Mr. Bohrer said it is similar. The Ashley- Pond House has 4 rows of coping and this is a 3 row design so it is slightly different.

Chair Rios said it is good to differentiate them.

Member Roybal asked if the color has been determined.

Mr. Bohrer said the intent is to match the colors of the existing house. That has gone through some renovation and the owner is ready to stucco to match.

Member Roybal asked if the owner was the same owner throughout the project.

Mr. Bohrer agreed.

Public Comment

Ms. Beninato (previously sworn) said the applicant has shown incredible patience and done as much as they could with the neighborhood.

There were no other speakers from the public regarding this case.

Chair Rios thanked the applicant for listening to the Board concerns. This is a good example of how it goes through different architects and neighborhood and the public voice their concerns and if the owner

and the architect listen to them, it brings a better project. It is sometimes a drag to go through them but in the end it is much better.

Member Katz said he had a real problem on page 18. This was a classic contributing building on a large lot in Santa Fe and visible from the street. Then on page 19, it shows the first iteration. They proposed to put additional houses on the lot. The Board made a mistake in allowing Unit 7 to be constructed. The others didn't block the original house but Unit 7 does and now they are proposing to completely block the original house.

He understands it is more desirable to have a 2-bedroom house but it blocks the historic house and is not acceptable. This reminded him of the historic Valdez House that bit by bit, El Castillo got approvals and it is now gone and the Historic Santa Fe Foundation de-plaques it. He would deny the second bedroom.

Action of the Board

Member Katz moved in Case #H-07-102 at 535 East Alameda with regard to Unit 7, to approve the carport, deny the bedroom addition, approve the north portal but not the southwest portal and deny the coyote fencing. Member Powell seconded the motion and it passed by majority (3-2) voice vote with Member Roybal and Member Biedscheid dissenting.

H. COMMUNICATIONS

There were no further communications.

I. MATTERS FROM THE BOARD

Member Powell saw a pattern of applicants showing up late and wondered if this is going to continue to be a pattern. It is disrespectful to the Board who make a great effort to be here on time and a lot of time other people like construction crews are being held up. He didn't know what happened to showing up on time and it is going down. If they don't show up and are more than five minutes late, the case should be postponed.

Mr. Rasch pointed out that many people call and ask where they are on the agenda and Ms. McCulley always tells them that she doesn't know how long it will take. He suspected the applicants, to reduce the amount they have to pay their agents, are telling them not to show up at the beginning.

Chair Rios said over the years the applicants showed up on time.

Member Boniface agreed with Member Powell's observations. Maybe it is a fluke. But if the Board told the applicants, "Sorry, you are late. We'll see you next time." That means the next meeting would go on later and later.

Member Katz agreed this is a fluke but if it continues, at 15 minutes into the meeting if the applicants are not here, we should postpone the case.

Mr. Boaz asked about the study sessions that are to take place.

Mr. Rasch said there is to be a series of public meetings with various aspects of the Code to get to the Code rewrite. He added that Mr. Shandler is also going to train the new board members.

Mr. Shandler said regarding the training that he would have to research that.

Chair Rios said the meeting have to be noticed to the public.

Mr. Rasch agreed they would.

Ms. Martinez said for the study sessions, she has not looked at any dates yet but would bring something to the next meeting.

J. ADJOURNMENT

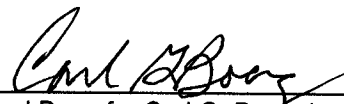
Member Roybal moved to adjourn the meeting. Member Powell seconded the motion and it passed by unanimous voice vote.

The meeting was adjourned at 7:55 p.m.

Approved by:


Cecilia Rios, Chair

Submitted by:


Carl Boaz for Carl G. Boaz, Inc.

City of Santa Fe
Historic Districts Review Board
Findings of Fact and Conclusions of Law

Case #H-15-023

Address-463 & 465 Camino de las Animas

Owner/Applicant's Name- Joan Macfarlane

Agent's Name- Kate Leriche

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on June 23, 2015 upon the application ("Application") of **Kate Leriche**, agent for **Joan Macfarlane** ("Applicant").

463 and 465 Camino de Las Animas consist of a contributing main residence (465) and significant greenhouse (463) that were once part of a larger estate formerly addressed as 461 Camino de Las Animas.

465 Camino de Las Animas is a 3,272 square foot single family residence, including a portal and attached garage/studio, listed as contributing to the Downtown and Eastside Historic District. The residence was designed by John Gaw Meem Spanish-Pueblo Revival style in 1925 as a guesthouse for the estate of Raymond Jonson, a well-known abstract painter who taught at UNM. The residence was likely remodeled by John Gaw Meem's firm in 1939-1940, when the estate was owned by Frank C. Rand, Jr. and his wife Adele Levis Rand. The residence was remodeled again in 1995, when the portal was added to the rear of the home, and the front yard wall was modified with wrought iron elements and vehicular gates (Cases H-95-032 and H-95-096). In March and April of 2015 (Case H-15-23), the Board approved construction of a 732 square foot, two-car garage at the rear of the home, as well as several other renovations.

463 Camino de Las Animas is a rare example of a greenhouse designed by John Gaw Meem in approximately 1939 to 1940. The structure features a straight eave glass, steel and wood greenhouse manufactured by Lord and Burnham, Irvington, NY, and a site-built, single-story (with below grade basement) Spanish-Pueblo Revival Style "potting shed" which houses the boiler and storage for tools and other items. In September of 2014, the Board reviewed the structure's status and designated it as significant to the Downtown and Eastside Historic District (H-14-077).

The Applicant proposes to construct a 6' high stuccoed masonry yardwall with pilasters along the west lot line at 463 Camino de Las Animas and extending southwest to connect with an existing yardwall at 465 Camino de Las Animas. The wall will be situated approximately 20' to the west of the significant greenhouse and will not impact the low garden wall and rose garden in between the greenhouse and the proposed wall.

After conducting public hearings and having heard from the Applicant and all interested persons, the Board hereby FINDS, as follows:

FINDINGS OF FACT

1. The Board heard testimony from staff, Applicant, and other people interested in the Application.
2. Zoning staff determined that the Application meets underlying zoning standards.
3. Staff recommends approval of this application, which complies with Section 14-5.2(D)(9) Height, Pitch, Scale and Massing, and (E) Downtown and Eastside Historic District.
4. The property is located in the Downtown and Eastside Historic District and the project is subject to requirements of the following sections of the Santa Fe Land Development Code:
 - a. Section 14-5.2(D)(9), General Design Standards
 - b. Section 14-5.2(C), Regulation of Significant and Contributing Structures
 - c. Section 14-5.2(E), Downtown and Eastside Historic District
5. Under Sections 14-2.6(C), 14-2.7(C)(2), 14-5.2(A)(1), 14-5.2(C)(2)(a-d & f) and 14-5.2(C)(3)(b), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant's proposed design to assure overall compliance with applicable design standards.
6. Under Section 14-5.2(C)(3)(b), the Board has the authority to approve an application for alteration or new construction on the condition that changes relating to exterior appearance recommended by the Board be made in the proposed work, and no permit is to issue until new exhibits, satisfactory to the Board, have been submitted.
7. The information contained in the Application, and provided in testimony and evidence, establishes that all applicable requirements have been met.

CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the hearing, the Board acted upon the Application as follows:

1. The Board has the authority to review and approve the Application.
2. The Board approved the Application as recommended by Staff.

IT IS SO ORDERED ON THIS ____ DAY OF JULY 2015, THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Cecilia Rios
Chair

Date:

FILED:

Yolanda Y. Vigil
City Clerk

Date:

APPROVED AS TO FORM

Zachary Shandler
Assistant City Attorney

Date:

City of Santa Fe
Historic Districts Review Board
Findings of Fact and Conclusions of Law

Case #H-15-055B

Address-1272 Canyon Road

Owner/Applicant's Name- Chiron LLC

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on June 23, 2015 upon the application ("Application") of **Chiron LLC** ("Applicant").

1272 Canyon Road is a non-contributing residential structure with attached garage in the Downtown & Eastside Historic District.

The Applicant proposes to demolish the structure and does not present a replacement structure at this time. The demolition standards have been met. The building is not historically important, it does not represent an essential street section, and the building official has submitted a report which cites that the structure appears to be physically sound, but there are code violations present.

After conducting public hearings and having heard from the Applicant and all interested persons, the Board hereby FINDS, as follows:

FINDINGS OF FACT

1. The Board heard testimony from staff, Applicant, and other people interested in the Application.
2. Staff recommends approval of this application which complies with Section 14-3.14 Demolition of Historic Structure.
3. Board staff recommends that the Board approve this application to demolish the structure in compliance with Section 14-3.14 Demolition of Historic Structures.
4. The property is located in the Downtown and Eastside Historic District and the project is subject to requirements of the following sections of the Santa Fe Land Development Code:
 - a. Section 14-3.14(G), Demolition of Historic Structures
 - b. Section 14-5.2(D)(9), General Design Standards Height Pitch Scale and Massing
 - c. Section 14-5.2(E), Downtown and Eastside Historic District
5. Under Sections 14-2.6(C), 14-2.7(C)(2), 14-5.2(A)(1), 14-5.2(C)(2)(a-d & f) and 14-5.2(C)(3)(b), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant's proposed design to assure overall compliance with applicable design standards.
6. Under Section 14-5.2(C)(3)(b), the Board has the authority to approve an application for alteration or new construction on the condition that changes relating to exterior appearance recommended by the Board be made in the proposed work, and no permit is to issue until new exhibits, satisfactory to the Board, have been submitted.

7. Under Section 14-3.14(C), City staff must provide information to the Board on a structure under consideration for demolition.
8. Under Section 14-3.14(G), the general rule is that Board shall consider the historic importance of the structure, whether the structure is an essential part of the unique street section/block front, whether the street section/block front will be reestablished by a proposed new structure and the state of repair and structural stability of the structure.
9. The building is not historically important and is not an essential part of the unique street section/block front.
10. The building official has submitted a report and there are code violations present.
11. The information contained in the Application, and provided in testimony and evidence, establishes that all applicable requirements have been met.

CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the hearing, the Board acted upon the Application as follows:

1. The Board has the authority to review and approve the Application.
2. The Board granted the Applicant's request to review historic status and voted to:
 - a. Approve the request to demolish a non-contributing structure

IT IS SO ORDERED ON THIS ____ DAY OF JULY 2015, THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Cecilia Rios
Chair

Date:

FILED:

Yolanda Y. Vigil
City Clerk

Date:

APPROVED AS TO FORM

Zachary Shandler
Assistant City Attorney

Date:

City of Santa Fe
Historic Districts Review Board
Findings of Fact and Conclusions of Law

Case #H-15-056B

Address-461 Camino de Las Animas

Owner/Applicant's Name- Newt White

Agent's Name- Mark Natkin

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on June 23, 2015 upon the application ("Application") of **Mark Natkin**, agent for **Newt White** ("Applicant").

461 Camino de Las Animas now consists of the approximately 3,979 square foot residence and an adjacent, freestanding approximately 1,720 square foot garage with living quarters. The Board in a previous case (H-15-056A) voted to retain its contributing status with façades 1-4 as primary and the garage structure was assigned contributing status with the east façade as primary.

The Applicant proposes to make the following alterations to the main residence:

- 1) Add an 18" deep wrought iron balustrade across the second story south façade;
- 2) Remove a non-historic metal portal structure at the southern entry on the east (primary) façade.

After conducting public hearings and having heard from the Applicant and all interested persons, the Board hereby FINDS, as follows:

FINDINGS OF FACT

1. The Board heard testimony from staff, Applicant, and other people interested in the Application.
2. Zoning staff determined that the Application meets underlying zoning standards.
3. Staff recommends approval of this application, which complies with Section 14-5.2 (D) Height, Pitch, Scale and Massing, and (E) Downtown and Eastside Historic District. However, if the Board finds in H-15-056A that more façades than 1, 2 and 3 on the main residence are primary, staff recommends postponing this application due to the need for Exceptions.
4. The property is located in the Downtown and Eastside Historic District and the project is subject to requirements of the following sections of the Santa Fe Land Development Code:
 - a. Section 14-5.2(D)(9), General Design Standards
 - b. Section 14-5.2(C), Regulation of Significant and Contributing Structures
 - c. Section 14-5.2(E), Downtown and Eastside Historic District
5. Under Sections 14-2.6(C), 14-2.7(C)(2), 14-5.2(A)(1), 14-5.2(C)(2)(a-d & f) and 14-5.2(C)(3)(b), the Board has authority to review, approve, with or without conditions, or

deny, all or some of the Applicant's proposed design to assure overall compliance with applicable design standards.

6. Under Section 14-5.2(C)(3)(b), the Board has the authority to approve an application for alteration or new construction on the condition that changes relating to exterior appearance recommended by the Board be made in the proposed work, and no permit is to issue until new exhibits, satisfactory to the Board, have been submitted.
7. Since the east side of the music room is now a primary façade (H-15-056A), the Applicant will have to re-request its fireplace addition with an Exception request.
8. The information contained in the Application, and provided in testimony and evidence, establishes that all applicable requirements have been met.

CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the hearing, the Board acted upon the Application as follows:

1. The Board has the authority to review and approve the Application.
2. The Board approved the Application as recommended by Staff with the condition:
 - a. A request to add a fireplace between the two windows on the east façade of the music, which will be stuccoed to match the existing residence, is postponed until the July 14, 2015 meeting.

IT IS SO ORDERED ON THIS ____ DAY OF JULY 2015, THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Cecilia Rios
Chair

Date:

FILED:

Yolanda Y. Vigil
City Clerk

Date:

APPROVED AS TO FORM

Zachary Shandler
Assistant City Attorney

Date:

City of Santa Fe
Historic Districts Review Board
Findings of Fact and Conclusions of Law

Case #H-15-058

Address-475 Arroyo Tenorio

Owner/Applicant's Name- Bette Craig

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on June 23, 2015 upon the application ("Application") of **Bette Craig** ("Applicant").

1247 Cerro Gordo Road is an approximately 1,995 square foot single family residence constructed in 1985 in a vernacular manner. The stuccoed, pitched-roof residence is listed as non-contributing to the Downtown and Eastside Historic District.

The Applicant proposes the following alterations to the property:

- 1) Construct a 357 square foot one-car garage attached to the northeast corner of the residence by a 3' corridor. Garage addition will be stuccoed in El Rey "Buckskin" to match the existing residence;
- 2) Enclose the present east entry, and create a new entry to the home from the corridor connection to the proposed garage;
- 3) Replace three east facing bay windows, and create a new east entry by replacing the central window with a single divided lite white French door and the two side windows with tall divided lite white windows;
- 4) Raise the height of an existing east yardwall to 6', and construct an extension of this wall to the west to adjoin the east façade of the residence. The new segment of wall will include a pedestrian gate placed at an angle to the northeast;
- 5) Replace the coyote fence at the northwest corner of the property with a 6' high stuccoed yard wall to run along the north property line and turn south to meet the northwest corner of the home;
- 6) Construct a small segment of 6' high stuccoed yardwall with pedestrian gate between the existing west yardwall and the residence;
- 7) Re-stucco the existing street-facing yardwall along Cerro Gordo Road to match the residence and adjacent yard walls, in El Rey "Buckskin."

After conducting public hearings and having heard from the Applicant and all interested persons, the Board hereby FINDS, as follows:

FINDINGS OF FACT

1. The Board heard testimony from staff, Applicant, and other people interested in the Application.
2. Zoning staff determined that the Application meets underlying zoning standards.

3. Staff recommends approval of this application, which complies with Section 14-5.2(D)(9) General Design Standards for All H Districts: Height, Pitch, Scale and Massing, and (E) Downtown and Eastside Historic District.
4. The property is located in the Downtown and Eastside Historic District and the project is subject to requirements of the following sections of the Santa Fe Land Development Code:
 - a. Section 14-5.2(D)(9), General Design Standards
 - b. Section 14-5.2(E), Downtown and Eastside Historic District
5. Under Sections 14-2.6(C), 14-2.7(C)(2), 14-5.2(A)(1), 14-5.2(C)(2)(a-d & f) and 14-5.2(C)(3)(b), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant's proposed design to assure overall compliance with applicable design standards.
6. Under Section 14-5.2(C)(3)(b), the Board has the authority to approve an application for alteration or new construction on the condition that changes relating to exterior appearance recommended by the Board be made in the proposed work, and no permit is to issue until new exhibits, satisfactory to the Board, have been submitted.
7. The information contained in the Application, and provided in testimony and evidence, establishes that all applicable requirements have been met.

CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the hearing, the Board acted upon the Application as follows:

1. The Board has the authority to review and approve the Application.
2. The Board approved the Application as recommended by Staff with the condition that the gate design shall be submitted to staff for review and approval.

IT IS SO ORDERED ON THIS ____ DAY OF JULY 2015, THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Cecilia Rios
Chair

Date:

FILED:

Yolanda Y. Vigil
City Clerk

Date:

APPROVED AS TO FORM

Zachary Shandler
Assistant City Attorney

Date:

City of Santa Fe
Historic Districts Review Board
Findings of Fact and Conclusions of Law

Case #H-15-059B

Address-1342 Canyon Road

Owner/Applicant's Name- Melanie Lux

Agent's Name- Christopher Purvis

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on June 23, 2015 upon the application ("Application") of **Christopher Purvis**, agent for **Melanie Lux** ("Applicant").

1342 Canyon Road is single family residence consisting of a 1,226 square foot lower floor and 1,060 square foot second floor constructed on a sloped lot on the south side of upper Canyon Road. The residence was constructed in 1938 in the Spanish-Pueblo Revival style and features rounded and stuccoed massing, adobe and/or Pen-tile construction, exposed wooden headers above recessed windows and doors, divided lite wooden in-swing casement windows, and an infilled second floor portal with wooden posts, beams and corbels. The Board has previously (H-15-059A) upgraded the historic status of the residence to contributing to the Downtown and Eastside Historic District and assigned façade 1 (northwest, lower floor) as primary and assigned significant status to the stone wall on the south side of the driveway.

The Applicant proposes to renovate the residence with the following:

- 1) Construct of a 355 square foot addition on the northeast elevation of the lower floor to a height of 12' (4" lower than the height of the lower floor massing and 19' back from the northwest, lower floor primary façade);
- 2) Repair windows on the street-facing, northwest, lower-floor façade (primary) and add storm sashes;
- 3) Replace all windows on non-primary façades in-kind, with insulated glass, in-swing wooden casements to match existing lite pattern and color;
- 4) Add a window on the southwest elevation to add light to an interior sitting room;
- 5) Repair/replace in-kind the upper portal corbels and posts, fix the leaking sill condition, and replace the in-filled windows with 8-lite in-swing wooden windows painted to match existing (dark brown);
- 6) Install new electrical wiring by channeling into the exterior adobe and patching the stucco to match the existing;
- 7) Repair/replace in-kind the vigas under the rotted canales on the northwest elevation; and
- 8) Construct a 4' high coyote fence and pedestrian gate at the northwest elevation.

After conducting public hearings and having heard from the Applicant and all interested persons, the Board hereby FINDS, as follows:

FINDINGS OF FACT

1. The Board heard testimony from staff, Applicant, and other people interested in the Application.
2. Zoning staff determined that the Application meets underlying zoning standards.
3. Staff recommends approval of this application, which complies with Section 14-5.2(D)(9) Height, Pitch, Scale and Massing, and (E) Downtown and Eastside Historic District.
4. The property is located in the Downtown and Eastside Historic District and the project is subject to requirements of the following sections of the Santa Fe Land Development Code:
 - a. Section 14-5.2(D)(9), General Design Standards
 - b. Section 14-5.2(C), Regulation of Significant and Contributing Structures
 - c. Section 14-5.2(E), Downtown and Eastside Historic District
5. Under Sections 14-2.6(C), 14-2.7(C)(2), 14-5.2(A)(1), 14-5.2(C)(2)(a-d & f) and 14-5.2(C)(3)(b), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant's proposed design to assure overall compliance with applicable design standards.
6. Under Section 14-5.2(C)(3)(b), the Board has the authority to approve an application for alteration or new construction on the condition that changes relating to exterior appearance recommended by the Board be made in the proposed work, and no permit is to issue until new exhibits, satisfactory to the Board, have been submitted.
7. The information contained in the Application, and provided in testimony and evidence, establishes that all applicable requirements have been met.

CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the hearing, the Board acted upon the Application as follows:

1. The Board has the authority to review and approve the Application.
2. The Board approved the Application as recommended by Staff.

IT IS SO ORDERED ON THIS ____ DAY OF JULY 2015, THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Cecilia Rios
Chair

Date:

FILED:

Yolanda Y. Vigil
City Clerk

Date:

APPROVED AS TO FORM

Zachary Shandler
Assistant City Attorney

Date:

City of Santa Fe
Historic Districts Review Board
Findings of Fact and Conclusions of Law

Case #H-15-061

Address-626 Don Gaspar

Owner/Applicant's Name- Kristen Kalangis

Agent's Name- Dale Zinn

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on June 23, 2015 upon the application ("Application") of **Dale Zinn** agent for **Kristen Kalangis** ("Applicant").

626 Don Gaspar is a single family residence constructed in 1927 and listed as contributing to the Don Gaspar Area Historic District. The original residence was remodeled in the late 1960s, when it took on Territorial Revival style architectural elements, and the house was remodeled again in 2007 with HDRB approval.

The Applicant proposes to construct a 192 square foot freestanding flat roofed ramada with open roof trellis structure in the south side yard of the residence. The proposed structure will be constructed of wood timbers and light framing and finished with a transparent, medium brown oil stain. The height of the proposed structure will be 8 feet.

After conducting public hearings and having heard from the Applicant and all interested persons, the Board hereby FINDS, as follows:

FINDINGS OF FACT

1. The Board heard testimony from staff, Applicant, and other people interested in the Application.
2. Zoning staff determined that the Application meets underlying zoning standards.
3. Staff recommends approval of this application, which complies with Section 14-5.2(D)(9) General Design Standards for All H Districts: Height, Pitch, Scale and Massing, and (H) Don Gaspar Area Historic District.
4. The property is located in the Don Gaspar Area Historic District and the project is subject to requirements of the following sections of the Santa Fe Land Development Code:
 - a. Section 14-5.2(D)(9), General Design Standards
 - b. Section 14-5.2(H), Don Gaspar Area Historic District
5. Under Sections 14-2.6(C), 14-2.7(C)(2), 14-5.2(A)(1), 14-5.2(C)(2)(a-d & f) and 14-5.2(C)(3)(b), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant's proposed design to assure overall compliance with applicable design standards.
6. Under Section 14-5.2(C)(3)(b), the Board has the authority to approve an application for alteration or new construction on the condition that changes relating to exterior appearance recommended by the Board be made in the proposed work, and no permit is to issue until new exhibits, satisfactory to the Board, have been submitted.

7. The information contained in the Application, and provided in testimony and evidence, establishes that all applicable requirements have been met.

CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the hearing, the Board acted upon the Application as follows:

1. The Board has the authority to review and approve the Application.
2. The Board approved the Application as recommended by Staff.

IT IS SO ORDERED ON THIS ____ DAY OF JULY 2015, THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Cecilia Rios
Chair

Date:

FILED:

Yolanda Y. Vigil
City Clerk

Date:

APPROVED AS TO FORM

Zachary Shandler
Assistant City Attorney

Date:

City of Santa Fe
Historic Districts Review Board
Findings of Fact and Conclusions of Law

Case #H-15-055A

Address-1272 Canyon Road

Owner/Applicant's Name- Chiron LLC

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on June 23, 2015 upon the application ("Application") of **Chiron LLC** ("Applicant").

1272 Canyon Road is a single-family residential structure with an attached two-car garage that was constructed in 1963 in a simplified Spanish-Pueblo Revival style. Between 2000 and 2005, the windows and portals were replaced. At that time false headers were installed over the windows. There appears to be no footprint changes, except perhaps that the west portal may have been added in non-historic times. The building is listed as non-contributing to the Downtown & Eastside Historic District.

The Applicant requests a historic status review of this structure.

After conducting public hearings and having heard from the Applicant and all interested persons, the Board hereby FINDS, as follows:

FINDINGS OF FACT

1. The Board heard testimony from staff, Applicant, and other people interested in the Application.
2. Staff recommends that the Board maintain the non-contributing historic status due to marginal historic date of construction, lack of Santa Fe style character, and loss of historic materials.
3. The property is located in the Downtown and Eastside Historic District and the project is subject to requirements of the following sections of the Santa Fe Land Development Code:
 - a. Section 14-12.1, Definitions
 - b. Section 14-5.2(C), Regulation of Significant and Contributing Structures
4. Under Section 14-5.2(C)(2)(a-d), the Board may conduct a status review.
5. Under Section 14-12.1, the definition of a "contributing structure" is "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."
6. The Board, in response to the application, finds the structure does not meet the Section 14-12.1 criterion for "contributing" due to marginal historic date of construction, lack of Santa Fe style character, and loss of historic materials.

CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the hearing, the Board acted upon the Application as follows:

1. The Board has the authority to review and approve the Application.
2. The Board granted the Applicant's request to review historic status and voted to:
 - a. maintain non-contributing status to the residence.

IT IS SO ORDERED ON THIS ____ DAY OF JULY 2015, THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Cecilia Rios
Chair

Date:

FILED:

Yolanda Y. Vigil
City Clerk

Date:

APPROVED AS TO FORM

Zachary Shandler
Assistant City Attorney

Date:

City of Santa Fe
Historic Districts Review Board
Findings of Fact and Conclusions of Law

Case #H-15-056A

Address-461 Camino de Las Animas

Owner/Applicant's Name- Newt White

Agent's Name- Marc Natkin

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on June 23, 2015 upon the application ("Application") of **Marc Natkin**, agent for **Newt White** ("Applicant").

Due to a recent lot split in which a former estate was subdivided into three parcels, 461 Camino de Las Animas now consists of the approximately 3,979 square foot residence at the rear of the estate and the adjacent, freestanding approximately 1,720 square foot garage with living quarters. The residence is listed as contributing to the Downtown and Eastside Historic District, and the garage structure presently has no historic status.

According to newly prepared HCPI forms presented by the Applicant, the residence was originally constructed in 1927 for local writer Francis Buzzell as a two bedroom, double adobe Spanish Pueblo Revival style dwelling. In 1940, two additions were constructed, as design by architect John Gaw Meem, for notable local figure Frank C. Rand and his wife Adele Levis Rand. The 1940 additions included a bedroom at the end of the northwest wing of the home, a formal entry on the east façade, and a music room at the northeast corner. In the early 1950s, the Rands undertook another project, adding the second story massing across the southern elevation, replacing windows with steel casements, and enclosing the west portal. John Gaw Meem's firm also was involved in designing these later additions, though their execution deviates notably from Meem's drawings, as seen in the new HCPI.

The garage on the property was originally constructed in 1940, as designed by John Gaw Meem, and was subsequently altered with additions in the 1950s. The structure consists of four staggered massings, featuring three vehicular entries with custom wooden garage doors design by Meem, and three pedestrian entries with custom wood panel doors with 4-lite windows. The original 2-car garage was composed of the central massing. An additional garage bay, an apartment, and storage spaces comprise the later historic additions.

The Applicant requests a status review of both structures and assignment of primary façades.

After conducting public hearings and having heard from the Applicant and all interested persons, the Board hereby FINDS, as follows:

FINDINGS OF FACT

1. The Board heard testimony from staff, Applicant, and other people interested in the Application.

2. Staff recommends retaining “contributing” status for the main residence, assigning “contributing” status to the garage structure, and designating façades 1, 2 (east) and 3 (southeast) on the main residence and façade 1 (east) on the garage as primary, in compliance with Section 14-5.2(C) Regulation of Significant and Contributing Structures in the Historic Districts.
3. The property is located in the Downtown and Eastside Historic District and the project is subject to requirements of the following sections of the Santa Fe Land Development Code:
 - a. Section 14-12.1, Definitions
 - b. Section 14-5.2(C), Regulation of Significant and Contributing Structures
4. Under Section 14-5.2(C)(2)(a-d), the Board may conduct a status review.
5. Under Section 14-12.1, the definition of a “contributing structure” is “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.”
6. The Board, in response to the application, finds the main residence does meet the Section 14-12.1 criterion for “contributing.”
7. Facades 1-3 as well as façade 4, the east side of the music room which has similar characteristics as facades 1-3, should be assigned as the primary elevation.
8. The Board, in response to the application, finds the garage does meet the Section 14-12.1 criterion for “contributing.”
9. The whole eastern façade 1 of the garage should be assigned as the primary elevation.

CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the hearing, the Board acted upon the Application as follows:

1. The Board has the authority to review and approve the Application.
2. The Board granted the Applicant’s request to review historic status and voted to:
 - a. Retain contributing status for the residence.
 - b. Designate façades 1, 2, 3 and 4 (except for the non-historic iron portal) as primary elevations.
 - c. Assigned contributing status for the garage.
 - d. Designate the whole eastern façade 1 as the primary elevation.

IT IS SO ORDERED ON THIS ____ DAY OF JULY 2015, THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

[Signatures to Follow on Next Page]

Cecilia Rios
Chair

Date:

FILED:

Yolanda Y. Vigil
City Clerk

Date:

APPROVED AS TO FORM

Zachary Shandler
Assistant City Attorney

Date:

City of Santa Fe
Historic Districts Review Board
Findings of Fact and Conclusions of Law

Case #H-15-057

Address-475 Arroyo Tenorio

Owner/Applicant's Name- Janice Hope

Agent's Name- Trey Jordan Architecture

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on June 23, 2015 upon the application ("Application") of **Trey Jordan Architecture**, agent for **Janice Hope** ("Applicant").

475 Arroyo Tenorio is a single-family residential building that was constructed in a simplified Spanish-Pueblo Revival style in 1984. The structure is listed as non-contributing to the Downtown & Eastside Historic District and it has no public visibility.

The Applicant proposes to remodel the property with the following seven items.

1. A 17 square foot, 10' tall entry vestibule will be constructed on the south elevation. The addition will be clad in wood siding that is "Boothbay Blue".

2. The central portal will be enclosed with sliding glass doors on the south elevation. The clay tile shed roof finish will be replaced with a "Zinc Grey" standing seam roof.

3. A few windows changes are shown on the west, east, and north elevations. The circular and star-shaped windows will be removed.

4. The corbels and storage room on the carport will be removed.

5. Part of the existing courtyard wall and the pedestrian gate will be removed and replaced with a 6' high wall and pedestrian gate. Stucco color will remain "Buckskin" and the gate will be "Boothbay Blue".

6. The low stone planter wall will be removed and a 5' high coyote fence will screen the transformer and trash receptacle.

7. The pedestrian walk and drive will be reconfigured and resurfaced.

After conducting public hearings and having heard from the Applicant and all interested persons, the Board hereby FINDS, as follows:

FINDINGS OF FACT

1. The Board heard testimony from staff, Applicant, and other people interested in the Application.

2. Zoning staff determined that the Application meets underlying zoning standards.
3. 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.
4. The property is located in the Downtown and Eastside Historic District and the project is subject to requirements of the following sections of the Santa Fe Land Development Code:
 - a. Section 14-5.2(D)(9), General Design Standards
 - b. Section 14-5.2(E), Downtown and Eastside Historic District
5. Under Sections 14-2.6(C), 14-2.7(C)(2), 14-5.2(A)(1), 14-5.2(C)(2)(a-d & f) and 14-5.2(C)(3)(b), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant's proposed design to assure overall compliance with applicable design standards.
6. Under Section 14-5.2(C)(3)(b), the Board has the authority to approve an application for alteration or new construction on the condition that changes relating to exterior appearance recommended by the Board be made in the proposed work, and no permit is to issue until new exhibits, satisfactory to the Board, have been submitted.
7. The information contained in the Application, and provided in testimony and evidence, establishes that all applicable requirements have been met.

CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the hearing, the Board acted upon the Application as follows:

1. The Board has the authority to review and approve the Application.
2. The Board approved the Application as recommended by Staff.

IT IS SO ORDERED ON THIS ____ DAY OF JULY 2015, THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Cecilia Rios
Chair

Date:

FILED:

Yolanda Y. Vigil
City Clerk

Date:

APPROVED AS TO FORM

Zachary Shandler
Assistant City Attorney

Date:

City of Santa Fe
Historic Districts Review Board
Findings of Fact and Conclusions of Law

Case #H-15-059A

Address-1342 Canyon Road

Owner/Applicant's Name- Melanie Lux

Agent's Name- Christopher Purvis

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on June 23, 2015 upon the application ("Application") of **Christopher Purvis**, agent for **Melanie Lux** ("Applicant").

1342 Canyon Road is single family residence consisting of a 1,226 square foot lower floor and 1,060 square foot second floor constructed on a sloped lot on the south side of upper Canyon Road. The residence was constructed in 1938 in the Spanish-Pueblo Revival style and features rounded and stuccoed massing, adobe and/or Pen-tile construction, exposed wooden headers above recessed windows and doors, divided lite wooden in-swing casement windows, and an infilled second floor portal with wooden posts, beams and corbels. The residence is presently listed as non-contributing to the Downtown and Eastside Historic District.

The Applicant requests a status review due to age of the structure, and if it is upgraded to "contributing" status, the Applicant also requests assignment of primary façades.

After conducting public hearings and having heard from the Applicant and all interested persons, the Board hereby FINDS, as follows:

FINDINGS OF FACT

1. The Board heard testimony from staff, Applicant, and other people interested in the Application.
2. Staff recommends assigning "contributing" status to the residence and designating façade 1 (northwest, lower floor) as primary, in compliance with Section 14-5.2(C) Regulation of Significant and Contributing Structures in the Historic Districts.
3. The property is located in the Downtown and Eastside Historic District and the project is subject to requirements of the following sections of the Santa Fe Land Development Code:
 - a. Section 14-12.1, Definitions
 - b. Section 14-5.2(C), Regulation of Significant and Contributing Structures
4. Under Section 14-5.2(C)(2)(a-d), the Board may conduct a status review.
5. Under Section 14-12.1, the definition of a "contributing structure" is "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."

6. Under Section 14-12.1, the definition of a “significant structure” is a structure located in a historic district that is approximately fifty years old or older, and that embodies distinctive characteristics of a type, period or method of construction. For a structure to be designated as significant, it must retain a high level of historic integrity. A structure may be designated as significant: (A) for its association with events or persons that are important on a local, regional, national or global level; or (B) if it is listed on or is eligible to be listed on the State Register of Cultural Properties or the National Register of Historic Places.
7. The Board, in response to the application, finds the residence does meet the Section 14-12.1 criterion for “contributing.”
8. The Board finds that stone wall on the south side of the driveway does meet the Section 14-12.1 criterion for “significant” due to its distinctive characteristics of a type, period or method of construction and association with the Ammen sisters as provided in the HCPI report.

CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the hearing, the Board acted upon the Application as follows:

1. The Board has the authority to review and approve the Application.
2. The Board granted the Applicant’s request to review historic status and voted to:
 - a. Upgrade the status of the residence to contributing;
 - b. Designate façade 1 (northwest, lower floor) as the primary elevation.
 - c. Assign the stone wall on the south side of the driveway as significant.

IT IS SO ORDERED ON THIS ____ DAY OF JULY 2015, THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Cecilia Rios
Chair

Date:

FILED:

Yolanda Y. Vigil
City Clerk

Date:

APPROVED AS TO FORM

Zachary Shandler
Assistant City Attorney

Date:

City of Santa Fe
Historic Districts Review Board
Findings of Fact and Conclusions of Law

Case #H-15-060B

Address-2 Camino Pequeño

Owner/Applicant's Name-Courtenay Mathey

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on June 23, 2015 upon the application ("Application") of **Courtenay Mathey** ("Applicant").

2 Camino Pequeño is a 2,461 square foot residence with 647 square feet of unheated portal spaces, for a total roofed square footage of 3,118. The residence was constructed in the early 1960s by local artist, writer and craftsman James Wing, in what can be described as a blend of Mid-Century Ranch style and Prairie Revival style, inspired by the work of architect Frank Lloyd Wright and others who participated in creating Prairie style in the late 19th and early 20th centuries. The residence is characterized by its horizontal lines, low massing with areas of exposed whitewashed adobe, slightly pitched shed roof with projecting eaves, stained wooden elements, and wood windows with a horizontal, rectangular lite pattern. In 1998, the applicant purchased the home and renovated it with new electrical, HVAC, and water systems, bedroom and portal additions, and replacement of windows. The residence is listed as non-contributing to the Downtown and Eastside Historic District.

The Applicant proposes the following scope of work:

- 1) Construct a 645 square foot freestanding garage and entry trellis in the existing driveway and parking area;
- 2) Enclose the 136 square foot southwest portal. Windows and doors will feature a horizontal lite pattern to match the original. An Exception is requested to the 3' corner rule;
- 3) Enclose the 71 square foot portal at the east end of the south façade, and construct a small hallway connection to a height of 12'6". Windows and doors will feature a horizontal lite pattern to match the original. An Exception is requested to the 3' corner in this location, as well;
- 4) Replace seven existing windows to match the historic horizontal lite pattern;
- 5) Construct a new 98 square foot portal on the north façade to a height of 11'10";
- 6) Repair wood framing at the east entry portal;
- 7) Stucco repair in El Rey "Colonial" to match existing and add earthtone wainscot on north façade in El Rey "Sand"; and

- 8) Construct a 6' high fence featuring horizontal wood planks, to match an existing fence of the same design.

After conducting public hearings and having heard from the Applicant and all interested persons, the Board hereby FINDS, as follows:

FINDINGS OF FACT

1. The Board heard testimony from staff, Applicant, and other people interested in the Application.
2. Zoning staff determined that the Application meets underlying zoning standards.
3. Staff finds that the criteria for an Exception to the 3' corner rule have been met and recommends approval of this application, which otherwise complies with Section 14-5.2(D)(9) General Design Standards for All H Districts: Height, Pitch, Scale and Massing, and (E) Downtown and Eastside Historic District.
4. The property is located in the Downtown and Eastside Historic District and the project is subject to requirements of the following sections of the Santa Fe Land Development Code:
 - a. Section 14.5.2(D)(9), Height, Pitch, Scale, Massing and Floor Stepbacks
 - b. Section 14-5.2(E)(2), Downtown and Eastside Historic District
 - c. Section 14-5.2(C)(5)(b)(i-iii), Height, Pitch, Scale, Massing and Floor Stepbacks Exceptions.
5. Under Sections 14-2.6(C), 14-2.7(C)(2), 14-5.2(A)(1), and 14-5.2(C)(3)(b), the Board has the authority to approve an application for alteration or new construction on the condition that changes relating to exterior appearance recommended by the Board be made in the proposed work, and no permit is to issue until new exhibits, satisfactory to the Board, have been submitted.
6. Under Section 14-5.2(C)(3)(b), the Board has the authority to approve an application for alteration or new construction on the condition that changes relating to exterior appearance recommended by the Board be made in the proposed work, and no permit is to issue until new exhibits, satisfactory to the Board, have been submitted.
7. Under Section 14-5.2(E)(2)(b), the general rule is that the "No door or window in a *publicly visible* façade shall be located nearer than three (3) feet from the corner of the façade."
8. The Exception meets the Section 14-5.2(C)(5)(b)(i) criterion because the project does not damage the character of the streetscape because the two instances of windows being placed within 3' of a corner are located at a sufficient distance from Camino Pequeño (a private drive) so as to substantially limit public visibility.
9. The Exception meets the Section 14-5.2(C)(5)(b)(ii) criterion because the portal addition will prevent a hardship to the Applicant or an injury to the public welfare because if the door and window openings were three feet from the building corners at these locations, it would severely limit the sunlight and views offered to the residence and the two additions where the Exception is requested are so small that fenestration would be very limited by placement at a distance greater than 3' from the corners
10. The Exception meets the Section 14-5.2(C)(5)(b)(iii) criterion regarding heterogeneous character because the proposed improvements will strengthen the unique heterogeneous character of the city because the design option blends well with the

original "ranch house" design aesthetic of the '60's and will strengthen the character of the City by honoring this distinctive variation on traditional Santa Fe style design.

11. The information contained in the Application, and provided in testimony and evidence, is sufficient to establish that all applicable requirements have been met.

CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the hearing, the Board acted upon the Application as follows:

1. The Board has the authority to review and approve the Application.
2. The Board approved the Application and Exception as recommended by Staff.

IT IS SO ORDERED ON THIS ____ DAY OF JULY 2015, THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Cecilia Rios
Chair

Date:

FILED:

Yolanda Y. Vigil
City Clerk

Date:

APPROVED AS TO FORM

Zachary Shandler
Assistant City Attorney

Date:

City of Santa Fe
Historic Districts Review Board
Findings of Fact and Conclusions of Law

Case #H-08-022

Address-1598 Canyon Road

Owner/Applicant's Name-Jay Parks

Agent's Name- Liaison Planning Services

THIS MATTER came before the Historic Districts Review Board ("Board" or "HDRB") for hearing on June 9, 2015 upon the application ("Application") of **Liaison Planning Services**, as agent for **Jay Parks**, owner ("Applicant").

1598 Canyon Road is an approximately 1 acre vacant lot located in the Downtown and Eastside Historic District. On August 12, 2008, the HDRB approved construction of an approximately 2,695 square foot single family home with 257 square feet of portals and a 741 square foot attached garage, for a total roofed area of 3,793 square feet. Conditions of approval included that the stucco be cementitious, that the skylights be low profile and not publicly visible, that the existing split rail fence remain, that the vehicular gate be redesigned to be more transparent, that as many trees as possible be retained, and that the courtyard walls shall not exceed 6 feet.

On June 27, 2014, the applicant requested an administrative extension of this approval, which was granted by staff on the condition that there shall be no changes to the design or conditions of approval (aside from changing construction material from adobe to frame). On February 6, 2015, the applicant was granted administrative approval to construct a 4' high coyote fence in the place of an existing split rail fence. On May 26, 2015, the HDRB heard the Applicant's request to amend the previous approval, and the case was postponed, pending additional information regarding the driveway visibility compliance as a result of changes to the fencing and potentially to the driveway location.

The Applicant returns with the proposal to change the design of the residence with the following items:

- 1) Expand the breakfast/dining room 2 feet to the east;
- 2) Delete the step in the southwest portion of the great room elevation;
- 3) Reduce the number of windows in the gallery/entry from 5 to 4;
- 4) Remove the windows in both showers, facing the north courtyard, for increased privacy;
- 5) Increase the garage parapet height by 2 feet, for a total garage height of 12'6";
- 6) Add an outdoor fireplace to the east portal;
- 7) Change a window on the south elevation of the master bedroom to a pair of true divided lite French doors;
- 8) Change the design of the doors on the south elevation from 6 lite with panels to 8 lite French doors;
- 9) Reduce the area of the north courtyard;

- A. The HVAC unit shall not be higher than 18 inches;
 - B. The gate shall be designed as a see-through gate and the design shall be submitted to staff for review and approval;
 - C. There shall be no publicly visible rooftop appurtenances;
3. The following items are denied:
- A. The request to an increase in the garage height;
 - B. The request for the fireplace.

IT IS SO ORDERED ON THIS ____ DAY OF JULY 2015, THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Cecilia Rios
Chairperson

Date:

FILED:

Yolanda Y. Vigil
City Clerk

Date:

APPROVED AS TO FORM

Zachary Shandler
Assistant City Attorney

Date: