



Agenda

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HISTORIC DISTRICTS REVIEW BOARD FIELD TRIP

TUESDAY, March 8, 2016 at 12:00 NOON

HISTORIC PRESERVATION DIVISION, 2nd FLOOR CITY HALL

HISTORIC DISTRICTS REVIEW BOARD HEARING

TUESDAY, March 8, 2016 at 5:30 P.M.

CITY COUNCIL CHAMBERS

AMENDED

- A. CALL TO ORDER
- B. ROLL CALL
- C. APPROVAL OF AGENDA
- D. APPROVAL OF MINUTES: February 23, 2016
- E. FINDINGS OF FACT & CONCLUSIONS OF LAW

Case #H-07-102. 535 East Alameda Street Unit E (7).

Case #H-08-096. 1150 Canyon Road.

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

1. Case #H-16-012A. 314 N. Guadalupe Street. Westside-Guadalupe Historic District. Gayla Bechtol, agent for John and Melinda Balling, owners, requests a historic status review for a non-statused accessory structure and to designate primary elevations(s) for a contributing residential structure. (David Rasch).
2. Case #H-16-013. 164 East Houghton Street. Don Gaspar Area Historic District. Jefferson Langford, agent for Gayle Langford, owner, proposes to construct a 2,459 sq. ft. residential structure to a height of 14' where the maximum allowable height is 17' and coyote fences from 3' to 6' high with pedestrian gates on a vacant lot. (Sobia Sayeda).
3. Case #H-16-014. 718 Gregory Lane. Don Gaspar Area Historic District. Jaime Beltran, agent for Jason Pike, owner, proposes to construct a 2,509 sq. ft. residential structure to a height of 14'7" where the maximum allowable height is 15'11" on a vacant lot. (Sobia Sayeda).
4. Case #H-16-015A. 513 Plaza Balentine. Downtown & Eastside Historic District. Woods Design Builders, agent for Doug and Christine Preston, owners, requests a historic status review for a non-contributing residential structure with designation of primary elevation(s) if necessary. (David Rasch).
5. Case #H-16-015B. 513 Plaza Balentine. Downtown & Eastside Historic District. Woods Design Builders, agent for Doug and Christine Preston, owners, proposes to alter windows on a non-contributing or contributing residential structure. (David Rasch).
6. Case #H-16-016. 500 Camino Rancheros. Downtown & Eastside Historic District. Woods Design Builders, agent for Gordon Skalleberg, owner, proposes to construct 1,500 sq. ft. guest house to a height of 14' where the maximum allowable height is 16'. (Sobia Sayeda).
7. Case #H-16-017. 587 Camino Del Monte Sol. Downtown & Eastside Historic District. Craig Hoopes, agent for Josh Wilson, owner, proposes a preliminary height exception to 28'6" for an addition to a contributing residential structure where the maximum allowable height is 15'1" on a sloping sight. (David Rasch).

- I. MATTERS FROM THE BOARD
- J. ADJOURNMENT

Cases on this agenda may be postponed to a later date by the Historic Districts Review Board at the noticed meeting. Please contact the Historic Preservation Division at 955-6605 or check <http://www.santafenm.gov/historic-districts-review-board-hearing-packets> for more information regarding cases on this agenda.



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HISTORIC DISTRICTS REVIEW BOARD

March 8, 2016

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MINUTES OF THE
CITY OF SANTA FÉ
HISTORIC DISTRICTS REVIEW BOARD

March 8, 2016

A. CALL TO ORDER

A regular meeting of the City of Santa Fé Historic Districts Review Board was called to order by Ms. Cecilia Rios, Chair, on the above date at approximately 5:30 p.m. in the City Council Chambers at City Hall, 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. William Powell
Mr. Buddy Roybal

MEMBERS EXCUSED:

Mr. Frank Katz, Vice Chair
Ms. Meghan Bayer

OTHERS PRESENT:

Mr. David Rasch, Historic Planner Supervisor
Ms. Sobia Sayeda, Planner Technician Senior
Ms. Theresa Gheen, Assistant City Attorney
Ms. Lisa Martínez, Land Use Department Director
Ms. Nicole Thomas, Senior Planner
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 said they would not hear Case 7- Case #H-16-017 at 587 Camino de Monte Sol. It will be heard on April 12, 2016. The property was not accessible during the field trip earlier today and it is requesting a height exception, so the Board needs to view that property and the adjacent properties.

Chair Rios asked if the Code specifies that accessibility is required.

Mr. Rasch agreed. Chapter 14-2.6, under powers and duties of the Historic Districts Review Board, part C (9) - "conduct field trips upon request of an applicant or as determined by the Chair."

Chair Rios added that it is an important case and the Board does need to see the property.

Mr. Rasch said during Communications he would provide training on the demolition part of the ordinance, which he handed out earlier and would also talk about the preservation awards. He clarified that he would provide the demolition training at the end of the agenda.

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: February 23, 2016

Member Biedscheid requested a change to these minutes as follows:

On page 10, 9th paragraph, first sentence, regarding repairing the Meem 1948 design, that embodied the statute ... She thought she used the word "characteristics", not "statute" [actually, the word used was "status"] that make the Manderfield School a contributing structure and on one of the most important historic roads in the City.

Chair Rios said on page 4, fifth paragraph, she had asked Ms. Gheen for comment about Ms. Beninato's statements about swearing in staff. These minutes indicate that she didn't have any comments at this point. But Chair Rios thought Ms. Gheen had said the Council adopted a resolution that indicated staff should get sworn in.

Ms. Gheen did not recall actually saying that.

Chair Rios requested a change to the minutes as follows:

On page 12, the 3rd paragraph should read, "Chair Rios noted that in preservation, it is important to preserve as many elements as you can to identify the time period and the type of structure - in this case, a school." [The actual statement was: it is important to preserve as many elements as you can to identify it as

what it was - in this case, a school.]

On page 22, 12th paragraph should read, "Chair Rios said in some cases lack of money could very well be a hardship. If someone with limited financial needs wants to renovate and continue living in a historic district but doesn't have enough money to renovate, that is a hardship." And in the next paragraph, "thing" should be "think."

Member Roybal moved to approve the minutes of February 23, 2016 as amended. Member Boniface seconded the motion and it passed by unanimous voice vote.

E. FINDINGS OF FACT AND CONCLUSIONS OF LAW

Case#H-07-102. 535 East Alameda Street Unit E (7). [attached as Exhibit 1]

Case #H-08-096. 1150 Canyon Road. [attached as Exhibit 2]

Member Boniface moved to approve the Findings of Fact and Conclusions of Law as presented. Member Biedscheid seconded the motion and it passed by unanimous voice vote.

F. BUSINESS FROM THE FLOOR

Ms. Stephanie Beninato, P.O. Box 1601, Santa Fe, was sworn. She said regarding the ordinance at 14-5.2, that the Board has consistently held that economics is not a hardship. To say it is, if someone doesn't have enough money but they bought a house but now don't have money to renovate, maybe they will just have to wait instead of claiming a hardship to have something different approved.

Also, she pointed out again that the City resolution says that staff must be under oath when giving factual information. The resolution may not have the force of law, every time the Board doesn't swear the staff, it violates case law and due process because you are letting someone put evidence into the record that is not sworn.

The other thing she pointed out is that the Board seems to have forgotten over the years, from the ordinance is that exceptions have to be sent to Council for final approval. The Board's approval is not final for exceptions under 14-5.2 D. So any exception that comes under that part of the ordinance, has to be sent on to City Council for final approval. That is what the ordinance actually says. She said she was point it out so that can be corrected. So, the Council will get all of the exceptions this Board grants and hopefully, the Board will be more careful then granting exceptions.

Chair Rios said she knew that a financial hardship isn't taken into consideration. But if someone has lived there for generations and are trying to renovate and just don't have the money.

Chair Rios asked Ms. Gheen to comment on swearing staff and taking exceptions to Council. She said she had never heard of it before.

Ms. Gheen said the City Attorney, Kelley Brennan, has been out for two weeks and she wanted to discuss some of the issues with her before making a comment about testifying. She did comment that the resolution regarded appeals from H Board decisions. This hearing, at this point, is not an appeal of a final land use Board decision.

G. COMMUNICATIONS

Mr. Rasch happily introduced Ms. Nicole Thomas, the new senior planner in the Historic Department. She is a certified archeologist and will handle the ARC and also some HDRB cases.

Chair Rios welcomed Ms. Thomas.

Mr. Rasch announced that 2016 nominations for preservation awards are now open. The ceremony will be in May. Nomination forms are available at the City website to Land Use and it has the various categories for nominations. The forms are due in our office by April 1.

Ms. Gheen announced that the Governing Body decided on the appeal of 16-09 - the green stucco issue. She expects them to approve the Findings of Fact and Conclusions of Law tomorrow evening.

Chair Rios thanked Ms. Gheen and Mr. Rasch who did a very good job on that case. She also knew that Ms. Beninato also spoke in favor of the Board's decision.

Mr. Rasch said it was a unanimous denial of that appeal.

H. ACTION ITEMS

1. **Case #H-16-012A**, 314 N. Guadalupe Street. Westside-Guadalupe Historic District. Gayla Bechtol, agent for John and Melinda Balling, owners, requests a historic status review for a non-stated accessory structure and to designate primary elevations(s) for a contributing residential structure. (David Rasch).

Mr. Rasch gave the staff report as follows:

BACKGROUND & SUMMARY:

314 North Guadalupe Street is a large lot with a single-family residence and a free-standing garage that were constructed before 1930 in the Bungalow style. The residence is listed as contributing to the Westside-Guadalupe Historic District. The garage has no assigned historic status.

The garage was originally constructed as a rectangular structure with a shed roof to the west, a vehicle door on the east elevation, and a white-painted historic 6-lite hopper window on each of the north and south elevations. After 1966, an addition was constructed on the east elevation that now carries the vehicle door. This added non-historic massing is not centered on the east elevation.

The residence (assigned contributing status) has a pitched roof with gable ends on the north and south. A large porch with a pitched roof on the north elevation is flush with the west elevation. A small porch with pitched roof on the south elevation is flush with the west elevation. The porch roofs match the slope of the primary roof. Stuccoed square piers and enclosing walls on the porches have wider caps on the walls and pilasters. White-painted historic wood windows, in two sizes, have stuccoed concrete sills.

STAFF RECOMMENDATION:

Staff recommends assigning non-contributing historic status to the garage due to the non-historic massing that disrupts its historic integrity and recommends designating the north and west elevations of the contributing residence as primary, to include the gable-roof massing with the two corner porches and two-sized historic windows as the character defining elements.

Questions to Staff

Chair Rios added that the addition to the garage was done in 1966 so it is approximately 50 years old.

Mr. Rasch disagreed. The garage addition was done after 1975 - much later.

Chair Rios pointed out that the footprint or a small portion of the garage footprint is 50 years old. Mr. Rasch agreed.

Chair Rios announced to the public that comments are limited to 2 minutes from the public.

Applicant's Presentation

Ms. Gayla Bechtol, 1813 Hano Road, was sworn. She agreed with staff recommendation. She was not so attached to the West façade as primary on the main structure. The building really presents to the street from the north and not so much from the west. This is all the way in the driveway where the photograph was taken. So it is not quite the way you would see it from the street.

Then they put in the extra depth for the car in the garage, they destroyed the east wall. So even taking that away, it would not be intact. Also the building is in bad shape with adobe melting on the west side (on the garage). It was 1978 when the garage addition was constructed.

Questions to the Applicant

Chair Rios asked if Ms. Bechtol would agree that the west façade of the house has a lot of character-defining features.

Ms. Bechtol agreed. It is lovely and there are not many changes. It has a full basement but she didn't deal with the main house.

Public Comment

Ms. Beninato (previously sworn) said she loves this house. When she walks on Guadalupe, it reminds me of the little house with big buildings surrounding it. She agreed the north façade is primary. The house is very typical of its time with a garage in the back. She hoped the Board would find the garage contributing. Designating the North and West as primary on the main building is appropriate. In the driveway you can see the west, as well.

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

Action of the Board

Member Biedscheid referred to page 16 of the packet. She wasn't sure why the garage wasn't statused at the same time as the house. They were both built in 1928. This is similar to another case the Board heard with a garage that had a historic window facing the street. That case should be kept in mind.

Member Powell said the shed roof is not typical of 1920's or 1930's construction.

Ms. Bechtol said she didn't find evidence of it being different. Part of it did show up in the Sanborn 1930 map. It only showed the floor plan.

Member Powell didn't think the roof was original and was probably redone with the addition.

Ms. Bechtol said the fascia has certainly been added in the 1980s or 1990s to "regularize" it and probably even painted recently to dress it up.

Member Powell said, aside from the window and original massing, he didn't think there is enough historic fabric remaining on the garage.

Member Boniface moved in Case #H15-012A at 314 North Guadalupe Street, to assign non-contributing status to the garage; to designate the north and west elevations of the contributing residence as primary, including the gabled massing of porches north and south and the historic windows on the west elevation help to define and make that west elevation have character-defining elements and therefore should be included as part of the primary façade. Member Roybal seconded the motion.

Chair Rios asked if he indicated why the garage should not be considered contributing.

Member Boniface said he did not.

Member Boniface agreed with Member Powell and Ms. Bechtol that the garage does not have much character defining elements remaining. To him, it lacks that strong character found in other contributing buildings.

The motion passed by unanimous voice vote.

2. **Case #H-16-013. 164 East Houghton Street.** Don Gaspar Area Historic District. Jefferson Langford, agent for Gayle Langford, owner, proposes to construct a 2,459 sq. ft. residential structure to a height of 14' where the maximum allowable height is 17' and coyote fences from 3' to 6' high with pedestrian gates on a vacant lot. (Sóbia Sayeda).

Ms. Sayeda gave the staff report as follows:

BACKGROUND & SUMMARY:

164 East Houghton Street is a 6,257 Sq. Ft. vacant lot in the Don Gaspar Area Historic District.

The applicant proposes to build a 2,459 sq. ft. single family residence with attached one car garage to a height of 14'-1" where the maximum allowable height is 17'-0".

The building is designed in Spanish-Pueblo Revival style featuring room-block massing, rounded edges, a portal with exposed wooden elements including a header, carved corbels and viga post, canales and one solar eyebrow on the south elevation are supported by carved corbels. The windows and doors will have simulated divided lite in "surf green" trim color. Garage door and other wooden elements will be stained light-to-medium brown. Stucco to be cementitious "Adobe" color. Coyote fences with irregular top latillas are proposed along the street frontage, sides and rear lot line. The street frontage fence is three feet high in front and transitions to six feet high. The rear fence is six feet high. All the fences are at their maximum allowable heights.

STAFF RECOMMENDATION:

Staff recommends approval of this application which complies with 14-5.2(D)(9) General Design Standards, Height Pitch Scale and Massing and (H) Don Gaspar Area Historic District Standards.

Questions to Staff

Chair Rios asked Ms. Sayeda to describe the streetscape in this neighborhood and asked if the proposed house is compatible and in harmony with those homes.

Ms. Sayeda said the proposed house is harmonious with the streetscape. It sets back and meets the standards.

Chair Rios asked how far back it is set.

Ms. Sayeda said it is shown on page 11 and is set back 17' 4". The garage is further back than that.

Chair Rios asked about the color Surf Green.

Ms. Sayeda said it is light to medium green.

Member Boniface said it was just stated that the building is 17' 4" back from the street and that is incorrect. It is 17' 4" back from the property line and it appears from the property line, it is probably an additional 10' to the back of the curb, so it is set even further back.

Applicant's Presentation

Mr. Jeff Langford, P.O. Box 22205, Santa Fe, was sworn. He clarified that Surf Green is similar to Sage Green, only a little lighter - a very restful color. "It is like vegetative green." He had submitted a sample to share with the Board.

Ms. Sayeda said she didn't have it.

Mr. Langford said it looks like the trim on First Presbyterian Church downtown.

Mr. Rasch did find the samples and shared them with the Board.

Questions to the Applicant

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

Mr. Langford said no. They will have roof-mounted solar panels that are not visible as they are hidden by the parapet.

Chair Rios asked if the corners are rounded.

Mr. Langford said they would have a nice rounded bullnose and rounded corners like the curve of a softball. The parapets will also have a nice batter to them.

Member Boniface noted in the summary that the coyote fences would be along the street frontages yet the drawings only show that on the west property line. He asked if fences are just on the west or also on the east.

Mr. Langford said the fence would be on the west and south property line. There is an old adobe or masonry wall over the back 2/3 of the east property line and they want to preserve that wall so there would be no coyote at that location. There would be a little bit of coyote on the southeast corner at six feet high and due to some agreements with the neighbor, there will be no fence out to the street from roughly the corner of the house.

Chair Rios asked what the canales would be lined with.

Mr. Langford said it will be steel lining and wood canales and would be Cola Brown. We would paint the steel to match the window trim if the Board wants it.

Chair Rios acknowledged that is very common.

Public Comment

Ms. Kathy Enns, 900 Gildersleeve, was sworn. She has no objection to building this house. They had a hard time getting approvals because of all the various setbacks. The applicant sent her a copy of the plan which just about covers the whole lot and she wanted to see a site plan to see how it was going to sit on the lot front and sideways. She said Mr. Langford told her it would be 12' high and she thought that was a little bit high. But the story poles were much higher and the plan says it will be 14-15' high. She took some pictures yesterday of them. She would like to see the height reduced because it is very high in this neighborhood which has small adobe homes. She passed around her photographs.

The other side of the lot has an old cottage has a pointed roof about 17' high. But this is going to be huge and really out of scale for the neighborhood. The existing adobe wall is four feet high so she put a little flag on the poles at 4' high.

Chair Rios asked Ms. Sayeda if she knew the height of the house next door.

Mr. Rasch referred Chair Rios to page 5 for the height calculation. The lot is on the right side of that page at the very edge of the historic district. The house next door is 9' and the next is almost 19' high. On the other side of Don Gaspar, he saw them at 24', 21', 20', 17', 12', 13', 14', 15', 25' in height.

Ms. Enns pointed out that this property doesn't face Don Gaspar.

Mr. Rasch clarified that is in the streetscape. It goes down Houghton.

Member Biedscheid asked if Gildersleeve is at the edge of the Historic District.

Mr. Rasch said that is correct.

Chair Rios asked him to explained to Ms. Enns how Staff calculates the allowable height.

Mr. Rasch said in this case, it is a linear streetscape so it is 600' west down to the western edge and then he determines which are counted in the calculation. So there are 15 buildings and he averages them and adds 2' for errors in the map. So the maximum is 17' and this proposal is 14'.

Ms. Enns said all the other adjacent houses to it are 8' or 9' tall. It will be visible from everyone's back yard.

Ms. Beninato (previously sworn) was a little surprised that the City is now adding 2' on again. In 2006, the Board said they were not going to add 2' to the average anymore because of some project on Garcia where they back-filled it and then measured the height. And it was extremely high. At that time, the Board was routinely adding two feet on for some flexibility. "It seems you have reinstituted a policy that is not part of the ordinance to add two feet onto the height calculation." This is a very large lot coverage and her concern is that a lot of the streetscape has some very low fences - many are see through metal fences. She hoped the four-foot height would continue with wall or fence.

Mr. John Tubbs, said he and his wife own two properties - one at 903 Don Gaspar and the other at 911 Don Gaspar and he was sworn. He asked for clarification. His two properties abut this lot. Their properties have structures that go right up to the property line. So he needed clarification on the fencing and how it would be addressed on the west property line.

Member Boniface said the bottom drawing displayed is the west elevation.

Chair Rios said the street frontage fence is 3' and on the side it will be 3' and then go up to six feet.

Mr. Tubbs asked if the six feet portion will be covering the stone wall in back of the stuccoed wall by the casita there.

Mr. Tubbs explained that he just wanted assurance that their access to maintain the stone wall would be inhibited by that fence.

Mr. Langford responded that on the west are existing structures. One is a patio and the other is part of a building. He said they don't intend to continue the coyote at those points and access would be granted.

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

Chair Rios asked what the percentage of lot coverage is for this project.

Ms. Sayeda said on the zoning sheet it states that 39.4% is the lot coverage.

Chair Rios asked what the interior ceiling heights will be.

Mr. Langford said the viga height is 8' throughout most of the house. They do have a 9.5' ceiling without crickets. He thought they were keeping the roof pretty low. He thought the roof would end up being considerably less than 14'. The story poles are at 13' 4".

Chair Rios asked if he is saying that 13' 4" will be the maximum height.

Mr. Langford agreed, plus or minus a half inch.

Chair Rios asked if it will have a pedestrian gate.

Mr. Langford said no gate - just a walk up on the driveway.

Member Boniface noted that on the application it says you want it 14' 1" but with these story poles, he asked if the height is now changing.

Mr. Langford said his own plans say 13' 4". And it might be less. He would happily commit to 13' 4".

Member Boniface said the application says 14' 1". The Board can only rule on the facts and those are a little muddy.

Mr. Langford said he would do whatever he could to clear that up.

Member Boniface pointed out the dashed line on the drawing, the dashed line at the height of the canales which are at the roofline and it shows an awful lot of parapet above that. He asked for the reason and whether he could lower those parapets by two feet.

Mr. Langford said he couldn't do 2'. They are doing a spray-foam roof with solar panels that don't exceed 13". He thought it could be well under 14'.

Member Boniface said the Board needs to act on a specific height. The Board could ask the applicant to recalculate that and bring new drawings.

Mr. Langford said he could do that by Wednesday.

Member Boniface said as an alternative that the Board could ask him to lower it by 18" tonight.

Member Powell said it looks to be right at the roofline.

Mr. Langford thought that was a drafting error and said the parapets would be 13' 4" from the finished floor.

Member Roybal asked if the maximum is 17'.

Mr. Rasch agreed.

Member Roybal said if he could bring it down, that would make the neighbors happy.

Mr. Langford agreed it was doable but he still wanted to hide the solar panels.

Chair Rios was hearing the Board would postpone this for new drawings. She thanked Mr. Langford for his cooperation. One issue is the height and if he could bring that down. Once approved, that is what he would have to build.

Mr. Langford said he would endeavor as much as possible to lower it with 9.5' ceiling height in that one room. That would be his goal. The height is under what is required and he understands the Board needs an exact figure.

Member Boniface said the solar panels don't always have to be so vertical but can be laid down a lot.

Mr. Langford said the solar panels will be installed at ten degrees.

Action of the Board

Member Boniface moved in Case #H-16-013 at 164 East Houghton Street, to postpone to give the applicant an opportunity to lower the parapet heights of the entire structure to a date certain of April 12, 2016. Member Roybal seconded the motion and it passed by unanimous voice vote.

- 3. Case #H-16-014. 718 Gregory Lane.** Don Gaspar Area Historic District. Jaime Beltran, agent for Jason Pike, owner, proposes to construct a 2,509 sq. ft. residential structure to a height of 14'7" where the maximum allowable height is 15'11" on a vacant lot. (Sóbia Sayeda).

Ms. Sayeda gave the staff report as follows:

BACKGROUND & SUMMARY:

718 Gregory Lane is approximately 4,822 Sq. Ft. vacant lot in the Don Gaspar Area Historic District.

The applicant proposes to build a 2,509 Sq. Ft. single family residence with attached garage to a height of 14'-7" where the maximum allowable height is 15'-11".

The building is designed Spanish-Pueblo Revival style featuring room-block massing, rounded edges, headers at front elevation, viga ends at the rear elevation, a portal with exposed wooden elements including exposed beams, carved corbels and viga posts. Entry door will be wood, the windows and doors will have simulated divided lites in "red brick" trim color. Garage door and other wooden elements will be natural wood finish. Stucco to be cementitious "Buckskin" color.

STAFF RECOMMENDATION:

Staff recommends approval of this application which complies with 14-5.2(D)(9) General Design Standards, Height Pitch Scale and Massing and (H) Don Gaspar Area Historic District Standards.

Questions to Staff

Chair Rios asked if there would be any walls or fences in this application.

Ms. Sayeda said there were none at this point.

Member Biedscheid didn't see a height calculation in the packet.

Ms. Sayeda said one was done but it got left out. She said it was given to the applicant.

Member Biedscheid asked if the calculation was along Gregory Lane.

Ms. Sayeda agreed.

Chair Rios asked if the allowable lot coverage is 40%. On the zoning worksheet it says the lot coverage is 52%. She asked if that is correct.

Mr. Rasch explained that they Zoning does allow for more lot coverage. On page 4, they checked the open space required box. If they go above 40%, they have to provide specific open space. They did allow more because that open space is provided. That means open space that is not part of a driveway or a detention pond. That is how they are allowed to go above it.

Applicant's Presentation

Mr. Jaime Beltran, 9909 Benani Road NE, Albuquerque, was sworn. He said this house is designed to blend in and contribute to the neighborhood. He is trying to stay with similar colors to not affect the neighbors. The only thing he did not specify was to build a fence. They will not build a fence unless there is a requirement to build one to contribute to the area.

This will be a second home for the owner. The intention is to keep good relationship with the neighbors. The owner intends to live there.

Questions to the Applicant

Chair Rios asked Mr. Rasch if brick red is an allowable trim color.

Mr. Rasch said in this district, no trim colors are specified.

Member Boniface asked about the glass block.

Mr. Rasch said glass block is existing in this neighborhood and is allowed.

Chair Rios asked Ms. Sayeda if in her opinion this proposal is compatible in this neighborhood.

Ms. Sayeda said yes. The house is very harmonious with rest of streetscape.

Chair Rios asked if the square footage was harmonious as well.

Ms. Sayeda said Staff doesn't have the square footage of the rest of the houses. It is compatible with massing and meets all zoning and setback requirements.

Public Comment

Mr. Richard Larimer, 727 Gregory Lane, was sworn. He said the streets for the Gregory Addition were laid out in 1934. Five structures were built and then in the early 2000's, a comprehensive development plan was adopted by the City. It included design standards, drainage, etc. The HDRB has been active in reviewing all of the housing designs in it. Four houses have already been built and four remaining and this is one of the four. This is important because it will affect the whole appearance of the entire subdivision.

One design issue is yard walls which are an important aspect of the streetscape. Yard walls have not been proposed for this property and it should be a requirement for all four remaining houses.

Then in terms of garages and driveways; houses are set forward on the lot and single car garages are in the rear. That is in the Development Plan for this area. So he was shocked to see half of the front elevation devoted to a two-car garage.

So we find that is not compatible with existing houses and request that the garage be pulled back so it doesn't occupy the prominent location it has. It is flat all the way across except for the entrance portion. We don't find this design to be compatible with the adopted plan and what has already been built.

Chair Rios asked him to explain further about the development plan.

Mr. Larimer said he wanted Ms. Montoya to address the plan.

Chair Rios asked Staff if the development plan has anything to do with HDRB standards.

Mr. Rasch said the Zoning Review should have caught it if there were development standards. If they didn't, that was a mistake.

Chair Rios asked if that is something the Board needs to take into consideration.

Mr. Rasch said this Board does have a separate ordinance for design. But if the Planning Commission approved a development plan with design standards applied for this area, they would apply to this Board too. They cannot be in conflict. For instance, it might require street yard walls and would require them for his project.

Member Biedscheid noticed on the zoning review sheet a comment that talks about setbacks in the development plan. She asked if that was the same development plan.

Mr. Rasch agreed.

Ms. Monica Montoya, 726 Gregory Lane, was sworn. She said the Staff was very helpful in the development review process. She lives 2 houses from this lot. She was also the consultant for the original owner of the Gregory Lane Addition and involved with the creation of the architectural vision for the owner. She is a native Santa Fean and the owner of the property, dating back to the early days of Santa Fé and wanted to continue to have the character look like it was long ago. His dream was to continue them in the South Capitol area, to make the homes on Gregory Lane appear to have been there for many years. Each home he envisioned designs for has unique characteristics for the South Capitol area. There are different elements and features which were unique to that home only. The intent was to make each home unique from its neighbor with different architectural styles which would create the unique streetscape similar to what is seen in the neighborhood.

Chair Rios asked Ms. Montoya what specifically she was objecting to in this proposal.

Ms. Montoya clarified that she was not making an objection to the proposal but just giving the background on what was approved by the HDRB before.

In 2008, the HDRB approved architectural plans for this lot. She had copies of the elevations and also the approved style for Lot 9 which she also brought because she understood it has the same owner.

Ms. Montoya distributed the two renderings which are attached to these minutes as Exhibit 3 and Exhibit 4. The renderings were done in 2008 and incorporated what was intended by the owner.

Member Powell asked if the applicant had a copy of the renderings.

Ms. Montoya said no but she would be happy to sit with him although she had no knowledge of the application until the poster went up.

Mr. Rasch said that the approval for those drawings has expired.

Member Roybal asked if these drawings were approved by the HDRB. He noticed some unique features like the tile roof. Some of these houses in this neighborhood don't seem to fit these criteria.

Mr. Rasch said he remembered this case coming forward and remembered these designs.

Member Roybal commented that on the field trip, he didn't see any of these designs in what was built on Gregory Lane.

Mr. Rasch said both Mission Revival and Territorial Revival are harmonious in this area and are very common in the Don Gaspar Historic District, although not evident on Gregory Lane itself.

Ms. Kathleen Parks Yost, 723 Gregory Lane, was sworn. She said they have lived in Santa Fé for 10 years and one reason they built an adobe house on Gregory Lane was that they wanted a historic looking home. This proposal just looks like a box because it is all flat and there are no houses with double car garages that close. All of them are single-car garages. So it looks like a box. It just doesn't look like the other houses in the neighborhood. They would welcome the opportunity to bring neighbors in but would like to have a design more compatible with their street.

Mr. Richard Yost, 723 Gregory Lane, was sworn and looking forward to having some construction on those lots. The main objection is that the plan doesn't look like what was built in that neighborhood and style approved by the Board. He was concerned that the rules not be changed midway through the development. They invested in their property and built in accord with the rules for development and he would not like to see the rules changed now.

Ms. Evelyn Seth, 722 Gregory Lane, (right next door) was sworn. She really agreed with her neighbors about the appearance. It sounds like there will be no walls or coyote fences. So she asked if that means the coyote fence she just built is a fence in-kind. She would like to see preservation of the integrity and character of the South Capitol Area.

Mr. Steven Fisher, 727 Gregory Lane, was sworn. He said they are very happy that houses are starting to be built along Gregory Lane. He understood the owner bought the lot next to it. But this house will be a precedent for other future homes on Gregory Lane. He could not think of any house in the Don Gaspar Historic District that has a (single bubble door spanning two spaces (double garage door) right at the front of the lot. The design would be infinitely better, since this gentleman owns both lots, if he would approach what was originally planned for that space where garages were set back from the front and have some variation in the façade to be consistent not only with South Capitol but also with Gregory Lane. He

also concurred with other speakers that there needs to be a wall in front so it won't be like Don Diego where people are parking in their front yard.

Ms. Beninato (previously sworn) said she didn't live on Gregory Lane but once thought of purchasing property there when the Hart family was first thinking about developing it. This was eight vacant lots that were not historic. There were no buildings being preserved. It is just an open space. Unless the development plan was put on the plat and required, this buyer may not have known that.

She said half of Gregory Lane is already built and this is the other half. She just went by there and said she uses that road all the time. On Buena Vista, right around the corner from Gregory Lane, in the one block before Don Diego, there are houses with garages right on the street. They are corner lots so the garage might not be right in front but the garages are totally visible from the street. A case recently heard by the Board has a garage in front right on Buena Vista. There is also a carport at the end of Gregory Lane that is right on the front of the house towards the street. This is a new development and new architecture. To say they have to make it look like what is already on Gregory Lane is an imposition.

Her concern is that it only has wood details over windows and doors on the front façade and she would like it to have wood details over windows and doors on all façades.

Mr. John Eddy, 227 East Palace, Suite E, was sworn. He agreed with Ms. Beninato stylistically about the lack of lintels on right and left sides and didn't like the garage door commanding the front elevation. That was his personal opinion. He commended the neighborhood for exercising their right to speak on this process. Maybe some more homework on this project is needed and more communication with neighbors is needed by the applicant to achieve some harmony.

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

Member Roybal asked Staff regarding lot coverage how far the house is set back and if there is room for a yard wall.

Ms. Sayeda said the setback dimension, as shown on page 6, is 12' 7" which is a little over what zoning requires. That is to the back lot line and the front is 20' back from the lot line.

Member Roybal reasoned that the applicant could put in a yard wall and dress up the garage door a little bit to make the front façade more attractive to the neighbors.

Ms. Sayeda said the applicant has actually expressed a willingness to talk about a yard wall.

Mr. Beltran said the garage door is a wooden door to make it look more like other houses in the area. And as he mentioned, if it would make the house more appealing, he would build a 3' wall or fence in front to match the fence around the perimeter. He would be happy to match the existing coyote fence. He clarified that he was not aware of that requirement. And in keeping with the intention of the developer to keep houses very Santa Fe style but not identical, this house that is a little bit different but within the look of

the neighborhood. So he thought they are meeting the requirements.

Member Roybal said for the neighbors that it would have helped the Board to see pictures of the houses in the neighborhood.

Chair Rios asked Ms. Montoya if the applicant was provided these drawings.

Mr. Montoya said no but they will provide copies.

Member Powell asked if Mr. Beltran wanted to move the application forward now or if he is willing to review these drawings and discuss them with his client. He explained that no one is infers the house should turn into this design drawing.

Mr. Beltran said they want to move forward but could incorporate details from the drawing. It would not be difficult to build a wall just like this drawing. About the rest, he didn't think the owner wanted any tile roof. He could replicate that door in the drawing.

Member Powell said a small yard wall as a buffer would be helpful. He asked if the client wants a 2-car garage.

Mr. Beltran said his client said he had to have a 2-car garage for him and his wife and son. For the front wall, if he could proceed with the plans, he would submit a plan for the wall to staff in the next couple of days in addition to this plan and he would like to continue as planned.

Member Powell asked if it would be cumbersome to set it back from the front façade.

Mr. Beltran said to put it toward the back would be impossible.

Member Biedscheid asked, in light of the consensus of the neighbors and the statement Mr. Beltran made to try to get along with them, if he would consider meeting with the neighbors and revise the design.

Mr. Beltran said he wished they would have had that opportunity before this meeting. He was not aware of this or he would have proposed a meeting with the neighbors. The time for the next meeting is a concern. The completion of it for the owner would not be met with a postponement now. But in order to adopt some particulars in this design, he would be happy to meet with the neighbors but he needs to move forward with approval.

Chair Rios said she tends to agree with the neighbors. These drawings are more compatible with the Don Gaspar area - in particular the mission style drawing. Lower walls are very common in the Don Gaspar area.

Member Powell asked if the Board approves arches in this area.

Mr. Rasch said the Board can approve arches in the Don Gaspar area. They are not allowed in the Downtown and Eastside District.

Member Boniface said there are arches around the corner of Sena and Don Cubero that was built in the 1930s.

Member Biedscheid asked if it is Staff's opinion to look at the development plan.

Mr. Rasch agreed to check with the Staff.

Member Roybal asked if that shouldn't have been listed before.

Mr. Rasch said zoning was aware of the development plan and they felt this plan met it.

Member Biedscheid said the neighbors referenced characteristics of a development plan that the Board has not seen. It is really an incomplete packet without it.

Member Boniface said this design really bothers him. The garage door dominates the design of the home as it is "right in your face." It is 16' wide. He always tries to separate both bays to break up the massing and even set one wall back from the front plane. There are design opportunities here that were not explored. Those existing homes have a lot of character and he didn't see such character in this design.

Member Powell said the Board has two options. One is for the applicant to come back for formal review or work with staff to amend some of this design.

Mr. Rasch said the Staff can do minor tweaking on design but if it doesn't meet the character the Board expects. Staff can approve a wall up to 4' high.

Member Boniface felt it was putting a lot on Staff.

Member Powell said it would take longer but they would get a better project.

Action of the Board

Member Boniface moved in Case #H-16- 014 at 718 Gregory Lane, to postpone this application for the opportunity for the applicant to talk with neighbors and learn more about the development plan, if there was one, and try to harmonize more with that particular development because he did not find this design is in harmony with the neighborhood and the streetscape, particularly the block massing and the two-car garage. Member Biedscheid seconded the motion and it passed by majority voice vote with all voting in favor except Member Roybal, who dissented.

4. **Case #H-16-015A. 513 Plaza Balentine.** Downtown & Eastside Historic District. Woods Design Builders, agent for Doug and Christine Preston, owners, requests a historic status review for a non-contributing residential structure with designation of primary elevation(s) if necessary. (David Rasch).

Mr. Rasch gave the staff report as follows:

BACKGROUND & SUMMARY:

513 Plaza Balentine is a single-family residence that was constructed in the late 1930s in the Spanish-Pueblo Revival style. Historic additions and alterations have changed the original structure, including the master bathroom on the west elevation. Elevations 1, 2, 13, and 14 (see attached elevation map) on the east and south street frontages contain the character defining elements of the structure with a recessed portal and historic windows and doors.

A two-car garage with rear portal addition was constructed in the late 20th century on the north elevation, apparently without HPD or HDRB approval. The addition (elevations 8-12) extends further east than the historic massing of the living room (elevation 13).

STAFF RECOMMENDATION:

Staff recommends upgrading the historic status of the residence to contributing with elevations 1, 2, 13, and 14 designated as primary in compliance with Section 14-5.2(C) Regulation of Contributing Structures.

Questions to Staff

There were no questions to Staff.

Applicant's Presentation

Ms. Sharon Woods, 302 Catron, agent, Salomon Velasquez, 302 Catron, and Mr. Doug Preston, owner, were sworn. Ms. Woods had nothing more to add to the Staff Report. She had John Murphy do an updated HCPI and he agreed with upgrading the status.

Questions to the Applicant

Chair Rios asked if the applicant agrees with staff recommendations.

Ms. Woods agreed.

Public Comment

Mr. Eddy (previously sworn) was grateful they had John Murphy do the HCPI - Plaza Balentine is really coming of age now. This property is very important to the history of the east side. Kay Chapman and her husband really had a huge impact on the blocks around Acequia Madre and she was very influential architect in Santa Fé so he supported the designation.

Ms. Beninato (previously sworn) agreed with Mr. Eddy. That area and particularly Plaza Balentine is very important to the east side community and she urged the Board to make it contributing.

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

Action of the Board

Member Biedscheid moved in Case #H-16-015A at 513 Plaza Balentine, to upgrade the status to contributing with elevations 1, 2, 13 and 14 as primary. Member Boniface seconded the motion and it passed by unanimous voice vote.

- 5. Case #H-16-015B. 513 Plaza Balentine.** Downtown & Eastside Historic District. Woods Design Builders, agent for Doug and Christine Preston, owners, proposes to alter windows on a non-contributing or contributing residential structure. (David Rasch).

Mr. Rasch gave the staff report as follows:

BACKGROUND & SUMMARY:

513 Plaza Balentine is a single-family residence whose historic status was confirmed in the previous hearing. The applicant proposes to remodel the building with the following three items.

1. The 6-over-6 window in the bathroom on the west elevation (#4) will be removed and replaced with a smaller 4-lite window and stuccoed wall infill.
2. The two 6-over-6 windows in the master bedroom on the north elevation (#7) will be removed and replaced with a 15-lite pedestrian door flanked by 6-over-6 windows and stuccoed wall infill. A fireplace will be added to the location where the window will be infilled.
3. The west addition floor level will be raised, thus affecting the ceiling height and openings. While the roof will be raised, the parapet height will not be altered. Openings will be altered in differing ways and a non-conforming south elevation window will be replaced with a paired 4-over-4 window.

STAFF RECOMMENDATION:

Staff recommends approval of this application which complies with Section 14-5.2(C) Regulation of Contributing Structures, (D) General Design Standards, and (E) Downtown & Eastside Historic District.

Questions to Staff

Chair Rios asked if none of the primary façades are being changed.

Mr. Rasch agreed.

Member Powell asked if all changes are out of public view.

Mr. Rasch said there is one window set far back that could possibly be visible but is hidden by a yard wall. It is on south but not visible from a public way.

Applicant's Presentation

Ms. Woods (previously sworn), had nothing to add to the Staff Report. They agree with Mr. Rasch's report and believe they met the intent of the ordinance. She said Doug and Christine Preston have moved here full time now and this will allow them to live here full time. They did not build the garage.

Questions to the Applicant

There were no questions to the Applicant.

Public Comment

Ms. Beninato (previously sworn) reminded the Board that although south is not primary that is only not visible publicly because of the wall and repeatedly she has been told that walls are not counted for visibility. All the rest in this house is very minor. But you could see it from the street without the wall.

Ms. Woods said the window is totally nonconforming to the ordinance.

Action of the Board

Member Roybal moved in Case #H-16-015B at 513 Plaza Balentine to approve the application as recommended by staff, finding that it is in compliance with ordinance. Member Boniface seconded the motion and it passed by unanimous voice vote.

6. **Case #H-16-016. 500 Camino Rancheros.** Downtown & Eastside Historic District. Woods Design Builders, agent for Gordon Skalleberg, owner, proposes to construct 1,500 sq. ft. guest house to a height of 14' where the maximum allowable height is 16'. (Sóbia Sayeda).

Ms. Sayeda gave the staff report as follows:

BACKGROUND & SUMMARY:

500 Camino Rancheros is a 2,274 Sq. Ft. lot with an existing single family residence and free-standing garage that was constructed at an unknown date in the Spanish-Pueblo Revival style with non-contributing status in the Downtown & Eastside Historic District.

The applicant proposes to build a 1,500 sq. ft. guesthouse to a height of 14'-0" where the maximum allowable height is 16'-0".

The building is designed in Spanish-Pueblo Revival style featuring room-block massing, rounded edges, a portal with exposed wooden elements including a header, carved corbels, viga posts and exposed viga ends, one opening with wood shutters, kiva fireplace, and canales. The windows and doors will have simulated divided lites in "dark bronze" trim color. The wooden elements will be stained medium-to-dark brown. Stucco to be synthetic "Tierra Mocha" color.

STAFF RECOMMENDATION:

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

Questions to Staff

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

Ms. Sayeda said there is minimum visibility from Camino Rancheros. It sits at the back of the lot.

Applicant's Presentation

Mr. Salomon Vasquez (previously sworn) said he had nothing to add to the Staff Report.

Questions to the Applicant

Member Roybal asked if this is very similar to the main house.

Mr. Vasquez agreed. It is just a touch more traditional.

Member Roybal asked if the stucco is similar to the main house

Mr. Vasquez agreed.

Member Powell said a large amount of glazing can be seen from Camino Rancheros.

Mr. Vasquez agreed but it is low. It provides a view to the ski basin.

Member Roybal asked if no rooftop appurtenance is publicly visible.

Mr. Vasquez agreed. The solar collectors are not visible.

Public Comment

Ms. Beninato (previously sworn) also had questions about the east elevation with the excessive amount of glass there. It is not in keeping with Santa Fé style and the landscaping and walls should not be considered as blocking visibility. This should be based on the traditional standards. The Board just had a case on Cerro Gordo that was denied because if the wall was down, it could be seen.

Mr. Eddy (previously sworn) asked for the history of the house and a clarification of its location. He asked if this is the last house on Camino Rancheros.

Member Boniface agreed.

Mr. Eddy said the original residence was up the hill. Peggy Church lived in the house. She was a writer. Mr. Eddy lived at the last house on the left going down Camino Rancheros in the 1970's and Peggy Church was his neighbor.

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

Member Boniface commented on the discussion about glazing on the east side. The Board, on the field trip, saw that the house is set back so far that the lower half is not even visible because of the topography and they saw only the top of the story poles.

Action of the Board

Member Boniface moved in Case #H-16-016 at 500 Camino Rancheros to approve the proposal as submitted and with staff's recommendations. Member Powell seconded the motion and it passed by unanimous voice vote.

7. **Case #H-16-017. 587 Camino Del Monte Sol.** Downtown & Eastside Historic District. Craig Hoopes, agent for Josh Wilson, owner, proposes a preliminary height exception to 28'6" for an addition to a contributing residential structure where the maximum allowable height is 15'1" on a sloping sight. (David Rasch).

This case was postponed under Approval of the Agenda.

COMMUNICATIONS - continued.

Mr. Rasch provided training on demolitions. He emphasized that the Board has a 65-day maximum period to approve or deny a demolition request. He didn't know why, other than it is not fair to the applicant. If denied, it can be appealed to the Governing Body. The approval time length is three years as is the limit for all cases.

Mr. Rasch clarified that demolitions have a staff review and report and four things are required. Because demolition has a separate section of code, demotion means removing the entire structure. Partial demolition is called a remodel.

Ms. Beninato asked if that was in the ordinance. The new ordinance says "all or part of a structure."

Chair Rios said she was going to bring that up also.

Mr. Rasch said the Board has never considered partials as demolition in his 13 years here.

Staff review has four items to include. First is whether the property is important historically. We do look at the Board's designation.

Secondly is that the City Building Inspector has to give report on stability and repair of the building.

Thirdly is if the property is more than 75 years old and in an archaeology district, the recommendation can require that the demolition only proceed to the foundation level and archeology be done before removing material below grade.

Fourth, it may require other information before the Board determination.

The site can be reviewed by the Archaeological Review Committee before granting demolition if there is a likelihood of artifacts before allowing heavy equipment into the site.

Appeals of demolition denials can be made to the Governing Body within 15 days of the approval of findings of Fact and Conclusions of Law. A denial of demolition imposes a duty of the owner to take immediate action under minimal maintenance requirements.

The final section has the standards in determining whether to approve or deny. This is where the Board members need to look carefully to determine if the request should be approved or denied. There are three things to consider: whether the structure is of historical importance, whether the structure is an essential part of a unique section or street block front, and whether the street section or block front will be re-established by a proposed structure. There was a case with a non-contributing building where the Board determined it was an essential street section (on San Francisco before Guadalupe) and identified what the character is that caused it to be an essential street section and that it had to be re-established in a new building. In the past, the Board always required that a proposal be provided upon request of demolition. But because it was clarified it is because of a unique street section, if no essential street section is identified, the Board does not need to see the plans to be undertaken after demolition. It could be a parking lot. The Board has done it both ways.

Chair Rios recalled that in the past, the applicant had to bring that proposed plan at the same time as the application for demolition.

Mr. Rasch was not sure when the City Attorney changed that.

The last thing is the state of repair and structural stability of the proposed demolition structure.

Mr. Rasch added that when the property is a landmark, the Board is not concerned with streetscape. So it doesn't matter if it is part of a unique street section because the Board has no jurisdiction over any other structure nearby.

I. MATTERS FROM THE BOARD

Chair Rios said at the last meeting, she heard people indicate if we had a historic home and view corridor is compromised, that the historic home should not necessarily be historic any longer.

Mr. Rasch agreed that a Board member requested a status review of that structure.

Chair Rios agreed that view corridors are important but if something is historic, there are many homes in Santa Fe that are hidden just because they were built that way. If a home is historic, it is historic regardless whether it has a view corridor or not.

Chair Rios encouraged all Board members to fill out a nomination form.

Mr. Rasch said April 1 is deadline line for nominations and he would bring the report on April 12.

Mr. Rasch said the awards location is not determined yet. The tentative date for awards is May 19.

J. ADJOURNMENT

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

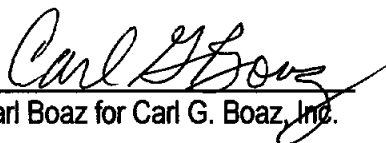
The meeting was adjourned at 7:36 p.m.

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-07-102

Address – 535 East Alameda St. Unit E (7)

Agent's Name – Aaron Bohrer

Owner/Applicant's Name – Richard Yates

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on February 23, 2016.

535 East Alameda Street (formerly known as 540 East Palace Ave.) 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 are listed as a contributing structure in the Downtown & Eastside Historic District. The property is also improved with a number of newer, non-contributing residential units, including Unit 7, which were approved by the Board under prior applications.

In October 2015, the Governing Body overturned the Board's denial of several proposed items for Unit 7 that would have blocked public visibility of the contributing structure. (It should be noted that the Board did approve of the item to construct a carport on the southwest corner of the property.) In its decision, the Governing Body clarified that the Historic Districts Overlay Zoning code does not allow for establishment or preservation of view corridors.

The Applicant has proposed to amend a previous Board approval to remodel Unit 7 by replacing the 533 square-foot two-car carport with a 544 square-foot two-car garage. The garage design is to be a blended Spanish-Pueblo Revival style and Territorial Revival style to match the residence. It will be 12' 8" high and features two wooden vehicle doors with windows in the top quarter on the north elevation, a 4-lite window with a pedimented surround and shutters on the south elevation, and two smaller 4-lite windows with a pedimented surround on the west elevation.

FINDINGS OF FACT

1. After conducting public hearings and having heard from the Applicant and all interested persons, the Board hereby FINDS, as follows:
2. Zoning staff determined that the Application meets underlying zoning standards.
3. Staff Recommendation: Staff recommended approval of the Application in that it complied with section 14-5.2(D)(9) General Design Standards, Height Pitch Scale and Massing and (E) Downtown & Eastside Historic District.
4. The project is subject to requirements of the following sections of the Santa Fe Land Development Code:
X Section 14-5.2(D)(9) General Design Standards, Height Pitch Scale and Massing (of any structure).

5. The property is located in the following district and subject to the related sections of the Santa Fe Land Development Code:
 X Downtown and Eastside Historic District (Section 14-5.2(E))
6. An Exception Request was Applicable to this Application:
 X Exception Request not applicable:
7. 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), 14-5.2(C)(3)(a) and Section 14-5.2(D) 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.
8. 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.
9. The information contained in the Application, and provided in testimony and evidence establishes that all applicable requirements for Board review 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.
 - a. X No additional conditions.

IT IS SO ORDERED ON THIS 8th DAY OF MARCH 2016, THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Chairperson

Date:

FILED:

Yolanda Y. Vigil
City Clerk

Date:

APPROVED AS TO FORM:

Assistant City Attorney

Date:

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

Case #H-08-096

Address – 1150 Canyon Rd.

Agent's Name – Architectural Alliance

Owner/Applicant's Name – Manderfield LLC

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on February 23, 2016.

1150 Canyon Road, previously known as Manderfield Elementary School, was originally constructed with hollow clay tile in the Territorial Revival style by John Gaw Meem in 1927 with approximately 3,000 square feet. Seven additions have been added to the original building: on the south end in 1943; to the southeast in 1947; on the northeast corner in 1948, all completed by Meem's firm. In addition, was the last historic addition at the north end in 1957, and final additions between 1967 and 1971.

The building is listed as contributing to the Downtown & Eastside Historic District. Applicant's sheet A-1 floorplan shows the final primary designation.

The Applicant proposed to amend the Board's previous approval and to remodel the property by replacing a historic door on a primary elevation. The existing two-door entry is Meem's 1948 wooden original with dissimilar designs. The left door has three horizontal wood panels and one single-lite horizontal window, while the right door has a 9-lite window above two horizontal wood panels all surmounted by a 6-lite transom. The replacement entry will have a single door with a 6-lite window above two vertical wood panels flanked by sidelites having 3 lites over one vertical wood panel all surmounted by a 6-lite transom. The Applicant did not submit a professional assessment of the reparability of the entry and the proposed door does not comply with ordinance requiring replacement in-kind.

Applicant requested an exception to remove historic material. The required exception criteria responses were at the end of Staff's report.

FINDINGS OF FACT

1. After conducting public hearings and having heard from the Applicant and all interested persons, the Board hereby FINDS, as follows:
2. Zoning staff determined that the Application meets underlying zoning standards.
3. Staff Recommendation: Staff deferred to the Board as to whether or not the exception to remove historic material were met. Staff found that all exception criteria were not met. Otherwise, Staff found the Application complied with Section 14-5.2(E) Downtown & Eastside Historic District.
4. The project is subject to requirements of the following sections of the Santa Fe Land Development Code:

- ☒ Section 14-5.2(D)(9) General Design Standards, Height Pitch Scale and Massing (of any structure).
- ☒ Section 14-5.2(D) General Design Standards
- ☒ Section 14-5.2(C), Regulation of Significant and Contributing Structures
5. The property is located in the following district and subject to the related sections of the Santa Fe Land Development Code:
☒ Downtown and Eastside Historic District (Section 14-5.2(E))
6. An Exception Request was Applicable to this Application:
☒ Exception criteria were not met
7. The proposed exception request would damage the character of the district in that the current door was originally designed by Meem, and in preservation, it is important to preserve as many elements as you can to identify prior use – in this case, a school.
8. The proposed exception request is not required to prevent a hardship to the applicant or an injury to the public welfare because the Applicant hasn't submitted any documentation regarding the reparability of the original Meem door; expense is not a hardship as historic preservation can be more expensive; and single-pane units can be replaced with thermal pane units in the historic door which can also be reswung without replacement.
9. The proposed exception request does not 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) because the original door design would still be functional in a residential structure opening into a resident's unit.
10. The door and window assessment provided by the Applicant's agent is insufficient in that it did not follow preservation standards.
11. 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), 14-5.2(C)(3)(a) and Section 14-5.2(D) 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.
12. 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.
13. The information contained in the Application, and provided in testimony and evidence establishes that all applicable requirements for Board review 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 denied the exception request to remove historical material, but if, after a professional preservationist assessment the doors are found to be beyond the Code standard for repair, then the doors may be replaced in kind per Historic Preservation Division staff approval.

**IT IS SO ORDERED ON THIS 8th DAY OF MARCH 2016, THE HISTORIC DISTRICTS
REVIEW BOARD OF THE CITY OF SANTA FE.**

Chairperson

Date:

FILED:

Yolanda Y. Vigil
City Clerk

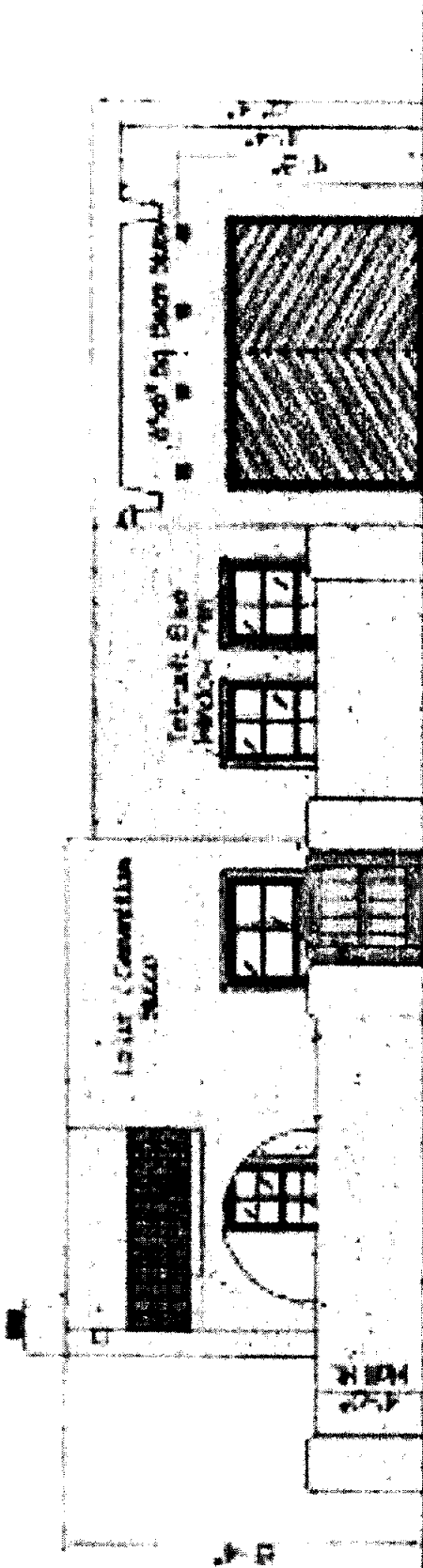
Date:

APPROVED AS TO FORM:

Assistant City Attorney

Date:

Lot 8
718 GREGORY LANE



Front Elevation

10' 0" = 1" = 0"

LOT 9
714 GREGORY LANE

