



Agenda

CITY CLERK'S OFFICE

DATE 7-6-16 TIME 9:37

SERVED BY M. C. Kelly

RECEIVED BY y. w. g.

HISTORIC DISTRICTS REVIEW BOARD FIELD TRIP

THURSDAY, July 14, 2016 at 12:00 NOON

HISTORIC PRESERVATION DIVISION, 2nd FLOOR CITY HALL

HISTORIC DISTRICTS REVIEW BOARD HEARING

THURSDAY, July 14, 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: June 28, 2016
- E. FINDINGS OF FACT & CONCLUSIONS OF LAW

Case #H-16-038. 1369 Cerro Gordo Road.

Case #H-16-050A. 524 Alto Street.

Case #H-16-053A. 400 Canyon Road.

Case #H-05-007. 815 East Alameda Street.

Case #H-16-040. 1433 Paseo de Peralta.

Case #H-16-051A. 500-550 Montezuma Avenue.

Case #H-16-053B. 400 Canyon Road.

Case #H-16-054. 435 South Guadalupe Street.

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

1. Case #H-16-035B. 526 and 526½ Douglas Street. Downtown & Eastside Historic District. Karen Thomas Gillis and Ralph Gillis, agents/owners, propose to construct a 2,979 sq. ft. of additions and 6' high yardwalls and gate where the maximum allowable height is 55". Exceptions are requested to exceed the 50% footprint standard (Section 14-5.2(D)(2)(d)), and to exceed the maximum allowable height (Section 14-5.2(D)(9)). (David Rasch)
2. Case #H-16-054A. 834 Allendale Avenue. Don Gaspar Area Historic District. Sabine Andraid, agent for Roberta Symington, owner, requests a historic status review and with primary elevation designations, if applicable, for a non-contributing garage. (Sobia Sayeda)
3. Case #H-16-054B. 834 Allendale Avenue. Don Gaspar Area Historic District. Sabine Andraid, agent for Roberta Symington, owner, requests to demolish a non-contributing garage. (Sobia Sayeda)
4. Case #H-16-055. 1564 Cerro Gordo Road. Downtown & Eastside Historic District. Robert Siqueniros, agent for Ajna Seret, owner, proposes to construct a yardwall and a latilla fence to the maximum allowable height of 5' on a non-stated residential property. (Sobia Sayeda)
5. Case #H-16-056. 1109 East Alameda Avenue. Downtown & Eastside Historic District. Mark Little, agent/owner, proposes to construct a latilla fence to the maximum allowable height of 6' on a non-contributing residential property. (Sobia Sayeda)
6. Case #H-16-042A. 580 Camino del Monte Sol. Downtown & Eastside Historic District. Joshua Wilson, agent/owner, requests a historic status review with primary elevation designations, if applicable, for a significant residential structure. (Nicole Ramirez Thomas)
7. Case #H-16-052. 1047 Camino San Acacio Unit A. Downtown & Eastside Historic District. Richard Martinez, agent for Christopher Boehm, PhD, owner, proposes to construct a 7,833 sq. ft. addition to a height of 15', replace windows and doors, and stucco on a non-contributing residential structure. (Nicole Ramirez Thomas)

8. Case #H-16-036A. 841 West Manhattan Avenue. Westside-Guadalupe Historic District. City of Santa Fe Historic Preservation Division Staff requests a historic status review with primary elevation designations, if applicable, for a non-contributing non-residential property. (Nicole Ramirez Thomas)
9. Case #H-16-036B. 841 West Manhattan Avenue. Westside-Guadalupe Historic District Gerzain Chavez, agent for Westminster Presbyterian Church, owner, proposes to replace windows on a contributing non-residential structure. Exceptions are requested to remove historic materials and not replace them in-kind (Section 14-5.2(D)(5)(a)(i)). (Nicole Ramirez Thomas)
10. Case #H-04-106. 104 Faithway Street. Downtown & Eastside Historic District. Thomas Cohen, agent for Montoya Properties Ltd., owner, proposes to change windows on a contributing residential structure. Exceptions are requested to remove historic materials and not replace them in-kind (Section 14-5.2(D)(5)(a)(i)). (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.



Agenda

CITY CLERK'S OFFICE

DATE 6/27/16 TIME 2:45

SERVED BY [Signature]

RECEIVED BY [Signature]

HISTORIC DISTRICTS REVIEW BOARD FIELD TRIP

THURSDAY, July 14, 2016 at 12:00 NOON

HISTORIC PRESERVATION DIVISION, 2nd FLOOR CITY HALL

HISTORIC DISTRICTS REVIEW BOARD HEARING

THURSDAY, July 14, 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: June 28, 2016
- E. FINDINGS OF FACT & CONCLUSIONS OF LAW

Case #H-16-038. 1369 Cerro Gordo Road.

Case #H-16-048. 702 Don Felix Street.

Case #H-16-051A. 500-550 Montezuma Avenue.

Case #H-16-053B. 400 Canyon Road.

Case #H-16-054. 435 South Guadalupe Street.

Case #H-16-040. 1433 Paseo de Peralta.

Case #H-16-050A. 524 Alto Street.

Case #H-16-053A. 400 Canyon Road.

Case #H-05-007. 815 East Alameda Street.

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

1. Case #H-16-040B. 1433 Paseo de Peralta. Don Gaspar Area Historic District. Rudy Rodriguez, agent/owner, proposes to remodel two contributing residential structures by replacing windows, changing opening dimensions, removing a chimney, creating a 40 sq. ft. portal, re-roofing, and constructing 6' high fences. Exceptions are requested to remove historic materials, change opening dimensions, and replace a roof not in-kind (Section 14-5.2(D)(5)(a)(i)). (Nicole Ramirez Thomas)
2. Case #H-16-035B. 526 and 526½ Douglas Street. Downtown & Eastside Historic District. Karen Thomas Gillis and Ralph Gillis, agents/owners, propose to construct a 2,949 sq. ft. addition and 6' high yardwalls and gate where the maximum allowable height is 55". Exceptions are requested to exceed the 50% footprint standard (Section 14-5.2(D)(2)(d)), and to exceed the maximum allowable height (Section 14-5.2(D)(9)). (David Rasch)
3. Case #H-16-054A. 834 Allendale Avenue. Don Gaspar Area Historic District. Sabine Andraïd, agent for Roberta Symington, owner, requests a historic status review and with primary elevation designations, if applicable, for a non-contributing garage. (Sobia Sayeda)
4. Case #H-16-054B. 834 Allendale Avenue. Don Gaspar Area Historic District. Sabine Andraïd, agent for Roberta Symington, owner, requests to demolish a non-contributing garage. (Sobia Sayeda)
5. Case #H-16-055. 1564 Cerro Gordo Road. Downtown & Eastside Historic District. Robert Siqueniros, agent for Ajna Seret, owner, proposes to construct a yardwall and a latilla fence to the maximum allowable height of 5' on a non-statused residential property. (Sobia Sayeda)
6. Case #H-16-056. 1109 East Alameda Avenue. Downtown & Eastside Historic District. Mark Little, agent/owner, proposes to construct a latilla fence to the maximum allowable height of 6' on a non-contributing residential property. (Sobia Sayeda)

7. Case #H-16-042A. 580 Camino del Monte Sol. Downtown & Eastside Historic District. Joshua Wilson, agent/owner, requests a historic status review with primary elevation designations, if applicable, for a significant residential structure. (Nicole Ramirez Thomas)
8. Case #H-16-052. 1047 Camino San Acacio Unit A. Downtown & Eastside Historic District. Richard Martinez, agent for Christopher Boehm, PhD, owner, proposes to construct a 7,833 sq. ft. addition to a height of 15', replace windows and doors, and stucco on a non-contributing residential structure. (Nicole Ramirez Thomas)
9. Case #H-16-036A. 841 West Manhattan Avenue. Westside-Guadalupe Historic District. Gerzain Chavez, agent for Westminster Presbyterian Church, owner, requests a historic status review with primary elevation designations, if applicable, for a non-contributing non-residential property. (Nicole Ramirez Thomas)
10. Case #H-16-036B. 841 West Manhattan Avenue. Westside-Guadalupe Historic District. Gerzain Chavez, agent for Westminster Presbyterian Church, owner, proposes to replace windows on a contributing non-residential structure. Exceptions are requested to remove historic materials and not replace them in-kind (Section 14-5.2(D)(5)(a)(i)). (Nicole Ramirez Thomas)
11. Case #H-04-106. 104 Faithway Street. Downtown & Eastside Historic District. Thomas Cohen, agent for Montoya Properties Ltd., owner, proposes to change windows on a contributing residential structure. Exceptions are requested to remove historic materials and not replace them in-kind (Section 14-5.2(D)(5)(a)(i)). (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.



Agenda

CITY CLERK'S OFFICE

DATE 6/23/16 TIME 3:05

SERVED BY [Signature]

RECEIVED BY [Signature]

HISTORIC DISTRICTS REVIEW BOARD FIELD TRIP

TUESDAY, July 12, 2016 at 12:00 NOON

HISTORIC PRESERVATION DIVISION, 2nd FLOOR CITY HALL

HISTORIC DISTRICTS REVIEW BOARD HEARING

TUESDAY, July 12, 2016 at 5:30 P.M.

CITY COUNCIL CHAMBERS

- A. CALL TO ORDER
- B. ROLL CALL
- C. APPROVAL OF AGENDA
- D. APPROVAL OF MINUTES: June 28, 2016
- E. FINDINGS OF FACT & CONCLUSIONS OF LAW

Case #H-16-038. 1369 Cerro Gordo Road.

Case #H-16-048. 702 Don Felix Street.

Case #H-16-051A. 500-550 Montezuma Avenue.

Case #H-16-053B. 400 Canyon Road.

Case #H-16-054. 435 South Guadalupe Street.

Case #H-16-040. 1433 Paseo de Peralta.

Case #H-16-050A. 524 Alto Street.

Case #H-16-053A. 400 Canyon Road.

Case #H-05-007. 815 East Alameda Street.

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

1. Case #H-16-040B. 1433 Paseo de Peralta. Don Gaspar Area Historic District. Rudy Rodriguez, agent/owner, proposes to remodel two contributing residential structures by replacing windows, changing opening dimensions, removing a chimney, creating a 40 sq. ft. portal, re-roofing, and constructing 6' high fences. Exceptions are requested to remove historic materials, change opening dimensions, and replace a roof not in-kind (Section 14-5.2(D)(5)(a)(i)). (Nicole Ramirez Thomas)
2. Case #H-16-035B. 526 and 526½ Douglas Street. Downtown & Eastside Historic District. Karen Thomas Gillis and Ralph Gillis, agents/owners, propose to construct a 2,949 sq. ft. addition and 6' high yardwalls and gate where the maximum allowable height is 55". Exceptions are requested to exceed the 50% footprint standard (Section 14-5.2(D)(2)(d)), and to exceed the maximum allowable height (Section 14-5.2(D)(9)). (David Rasch)
3. Case #H-16-054A. 834 Allendale Avenue. Don Gaspar Area Historic District. Sabine Andraid, agent for Roberta Symington, owner, requests a historic status review and with primary elevation designations, if applicable, for a non-contributing garage. (Sobia Sayeda)
4. Case #H-16-054B. 834 Allendale Avenue. Don Gaspar Area Historic District. Sabine Andraid, agent for Roberta Symington, owner, requests to demolish a non-contributing garage. (Sobia Sayeda)
5. Case #H-16-055. 1564 Cerro Gordo Road. Downtown & Eastside Historic District. Robert Siqueniros, agent for Ajna Seret, owner, proposes to construct a yardwall and a latilla fence to the maximum allowable height of 5' on a non-statused residential property. (Sobia Sayeda)
6. Case #H-16-056. 1109 East Alameda Avenue. Downtown & Eastside Historic District. Mark Little, agent/owner, proposes to construct a latilla fence to the maximum allowable height of 6' on a non-contributing residential property. (Sobia Sayeda)

7. Case #H-16-042A. 580 Camino del Monte Sol. Downtown & Eastside Historic District. Joshua Wilson, agent/owner, requests a historic status review with primary elevation designations, if applicable, for a significant residential structure. (Nicole Ramirez Thomas)
8. Case #H-16-052. 1047 Camino San Acacio Unit A. Downtown & Eastside Historic District. Richard Martinez, agent for Christopher Boehm, PhD, owner, proposes to construct a 7,833 sq. ft. addition to a height of 15', replace windows and doors, and stucco on a non-contributing residential structure. (Nicole Ramirez Thomas)
9. Case #H-16-036A. 841 West Manhattan Avenue. Westside-Guadalupe Historic District. Gerzain Chavez, agent for Westminster Presbyterian Church, owner, requests a historic status review with primary elevation designations, if applicable, for a non-contributing non-residential property. (Nicole Ramirez Thomas)
10. Case #H-16-036B. 841 West Manhattan Avenue. Westside-Guadalupe Historic District. Gerzain Chavez, agent for Westminster Presbyterian Church, owner, proposes to replace windows on a contributing non-residential structure. Exceptions are requested to remove historic materials and not replace them in-kind (Section 14-5.2(D)(5)(a)(i)). (Nicole Ramirez Thomas)
11. Case #H-04-106. 104 Faithway Street. Downtown & Eastside Historic District. Thomas Cohen, agent for Montoya Properties Ltd., owner, proposes to change windows on a contributing residential structure. Exceptions are requested to remove historic materials and not replace them in-kind (Section 14-5.2(D)(5)(a)(i)). (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.

SUMMARY INDEX
HISTORIC DISTRICTS REVIEW BOARD
 July 14, 2016

ITEM	ACTION TAKEN	PAGE(S)
B. Roll Call	Quorum Present	1
C. Approval of Agenda	Approved as presented	1-2
D. Approval of Minutes June 28, 2016	Approved as amended	2-3
E. Findings of Fact & Conclusions of Law	Approved all but one	3-4
F. Business from the Floor	None	4
G. Communications	Comments	4-5
H. Action Items		
1. <u>Case #H-16-035B</u> 526 and 526½ Douglas	Approved with conditions	5-18
2. <u>Case #H-16-054A</u> 834 Allendale Avenue	Upgraded to Contributing	18-21
3. <u>Case #H-16-054B</u> 834 Allendale Avenue	Denied	21-28
4. <u>Case #H-16-055</u> 1564 Cerro Gordo Road	Approved with conditions	28-31
5. <u>Case #H-16-056</u> 1109 East Alameda Avenue	Approved with condition	31-33
6. <u>Case #H-16-042A</u> 580 Camino del Monte Sol	Retained Significant Status	33-42
7. <u>Case #H-16-052</u> 1047 Camino San Acacio Unit A	Approved with conditions	42-44
8. <u>Case #H-16-036A</u> 841 West Manhattan Avenue	Designated Contributing	45-46
9. <u>Case #H-16-036B</u> 841 West Manhattan Avenue	Approved with conditions	46-489
10. <u>Case #H-04-106</u> 104 Faithway Street	Approved as recommended	49-52
I. Matters from the Board	Comments	52-53
J. Adjournment	Adjourned at 8:50 p.m.	53-54

MINUTES OF THE
CITY OF SANTA FÉ
HISTORIC DISTRICTS REVIEW BOARD

July 14, 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
Mr. Frank Katz, Vice Chair
Ms. Meghan Bayer
Mr. Edmund Boniface

MEMBERS EXCUSED:

Ms. Jennifer Biedscheid
Mr. William Powell
Mr. Buddy Roybal

OTHERS PRESENT:

Mr. David Rasch, Historic Planner Supervisor
Ms. Sobia Sayeda, Planner Technician Senior
Ms. Theresa Gheen, Assistant City Attorney
Ms. Nicole Ramirez 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

Member Katz said the Board may want to continue one finding.

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

D. APPROVAL OF MINUTES: June 28, 2016

Member Bayer requested a change on page 2 for the motion on approval of minutes, she had abstained.

Member Katz requested the following changes to the minutes:

On page 9, second to last paragraph, where it should say he "was privileged to see how badly damaged the adobe was."

On page 10, in the motion, his reference was to the Vigil House, not the Garcia House.

On page 28 at the bottom, it should say in the motion "that the Staff lacked sufficient proof that to make the west is a primary elevation, so the exception to ~~make an addition less than ten feet from a primary façade~~ remove historic materials is not needed."

On page 39, second paragraph, should read, "Member Katz said Staff is recommending the north second-floor façade of the Butler-Foley building should be primary."

On page 40, 6th paragraph from the bottom should say "the five taller windows on the south elevation were added."

On page 43, 4th paragraph from the bottom, should say "Member Powell estimated ~~it~~ the proportion of new to old materials."

On page 44, 3rd line from the bottom, in the motion, should read, "and that the Butler-Foley Building be designated contributing with the ~~invisible~~ clerestory window wall on the south façade and the east and south façades be primary as recommended by Staff."

Chair Rios requested the following changes to the minutes:

On page 8, 6th paragraph should say, "Chair Rios asked Mr. Rasch to read the definitions of contributing and significant and Mr. Rasch did."

On page 35, 8th paragraph should say, "Chair Rios voted yes for denial to break this tie and the motion to deny passed."

The 9th paragraph should read, "Chair Rios thought the applicants could come back with another option. She said the reason she hesitated is that the image is interesting but was not convinced this was the appropriate solution."

On page 44, 9th paragraph, it should read "Chair Rios pointed out that this was an industrial area. Her brothers worked there loading materials from the train cars. It is important to retain the parking sheds because they represent an important and specific time period."

Mr. Board requested a change on page 37, 3rd paragraph, where it should say "70-80% is not historic."

Mr. Rasch requested a change on page 29 in the Background and Summary part of the Staff Report where it should say, "The building is listed as contributing to the Historic Transition District."

And on 42 - 3rd paragraph, 2nd line, it should say, "If it is a Contributing building, non-historic portions can be identified."

Ms. Gheen requested a change on page 42, 7th paragraph, where it should say at the end of the sentence, "and still act within their discretion."

Member Boniface moved to approve the minutes of June 28, 2016 as amended. Member Katz seconded the motion and it passed by unanimous voice vote.

E. FINDINGS OF FACT & CONCLUSIONS OF LAW

Case #H-16-038. 1369 Cerro Gordo Road.

A copy of the Findings of Fact and Conclusions of Law for Case #H-15-038 are attached to these minutes as Exhibit 1.]

Case #H-16-040. 1433 Paseo de Peralta.

A copy of the Findings of Fact and Conclusions of Law for Case #H-16-040 are attached to these minutes as Exhibit 2.]

Case #H-16-050A. 524 Alto Street.

A copy of the Findings of Fact and Conclusions of Law for Case #H-16-050A are attached to these minutes as Exhibit 3.]

Case #H-16-053A. 400 Canyon Road.

A copy of the Findings of Fact and Conclusions of Law for Case #H-16-053A are attached to these

minutes as Exhibit 4.]

Case #H-16-053B. 400 Canyon Road.

A copy of the Findings of Fact and Conclusions of Law for Case #H-16-053B are attached to these minutes as Exhibit 5.]

Case #H-05-007. 815 East Alameda Street.

A copy of the Findings of Fact and Conclusions of Law for Case #H-06-007 are attached to these minutes as Exhibit 6.]

Case #H-16-054. 435 South Guadalupe Street.

A copy of the Findings of Fact and Conclusions of Law for Case #H-16-054 are attached to these minutes as Exhibit 7.]

Case #H-16-051A. 500-550 Montezuma Avenue.

Member Katz had several significant changes to the 500-550 Montezuma Avenue case. He discussed them with Ms. Gheen and they have not yet come to agreement on them. He handed out the changes he would want to move. But he asked if it wouldn't be better to postpone this one to work on it more.

Member Katz moved to postpone Findings of Fact for Case #H-16-051A and approved the rest as presented. Member Boniface seconded the motion and it passed by unanimous voice vote.

F. BUSINESS FROM THE FLOOR

There was no business from the floor.

G. COMMUNICATIONS

Ms. Gheen informed the Board that the authority to interpret the Land Use Code in Chapter 14 is with Land Use Director in consultation with the City Attorney's Office. She handed out some excerpts from the code in Chapter 14. [A copy of her handout is attached to these minutes as Exhibit 8.]

Under Section 14-2.11 (B) (2) "The Land Use Director shall "render advisory opinions to any *land use board* or other administrative body; and interpret Chapter 14 pursuant to Section 14-1.10; and also provide administrative and advisory assistance to the *land use boards*, conduct site inspections and carry out reviews;"

Then, in 14-1.10, it says, "The *land use director* is responsible for interpreting the provisions of Chapter

14, after consultation with the *city attorney*..."

So she said that if the Board has any questions about how to interpret Chapter 14, they can certainly as the Land Use Director to provide the interpretation and certainly can have them at the meetings, as well.

H. ACTION ITEMS

Chair Rios announced to the public the process for making appeals to the Governing Body and stated that public comment is limited to two minutes each.

1. **Case #H-16-035B. 526 and 526½ Douglas Street. Downtown & Eastside Historic District.** Karen Thomas Gillis and Ralph Gillis, agents/owners, propose to construct a 2,979 sq. ft. of additions and 6' high yardwalls and gate where the maximum allowable height is 55". Exceptions are requested to exceed the 50% footprint standard (Section 14-5.2(D)(2)(d)), and to exceed the maximum allowable height (Section 14-5.2(D)(9)). (David Rasch)

Mr. Rasch gave the staff report as follows:

BACKGROUND & SUMMARY:

526 Douglas Street is a single-family residence that was constructed at approximately 1938 in a vernacular manner with two rooms constructed in the 1950's at the south elevation. The building is listed as contributing to the Downtown & Eastside Historic District with the north elevation designated as primary.

526½ Douglas Street is a free-standing casita that was originally constructed as a vernacular single-car garage in the 1950s with non-historic alterations. The building is listed as non-contributing.

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

The contributing primary residence will become a casita and the non-contributing secondary residence or apartment will become the primary residence or casa.

Contributing Casita

1. Non-historic windows on the non-primary street-facing elevation will be replaced with casement windows which exceed the 30" standard and an exception was not requested.
2. The exterior fireplace on the rear west elevation will be removed and a window will be infilled with stuccoed wall.
3. A 100 square foot portal will be constructed on the west elevation and sliding glass doors will be installed at that location.

4. The entry door and window on the south elevation will be infilled with wall as a separation for the non-contributing casa addition.
5. The window trim color will be "Red Oxide" and the stucco will be El Rey cementitious "Hacienda".

Non-Contributing Casa

6. A 2,374 square foot addition with an attached one-car garage will be constructed on the east elevation of the 575 square foot apartment with a height increase to 14' where the maximum allowable height is 14' 1". A 50% footprint exception is requested (14-5.2(D)(2)(d)) because the property will consist of one large building mass and the required exception criteria responses are at the end of this report.
7. A skylight is proposed above the master bedroom that shall not be visible from public ways.
8. The main entry door will be wood with copper decoration. Exterior light fixtures will be punched copper. Designs were not presented.
9. The window trim color will be "Red Oxide" and the stucco will be El Rey "Adobe".

Other Work

10. A satellite dish will be removed and roof-mounted mechanical equipment for both structures shall not be visible from public ways.
11. A 6' high stuccoed planter and spur yardwall will be constructed at the east lotline at the north end of the garage where the maximum allowable height is 55". A height exception is requested (14-5.2(D)(9)) and the required exception criteria responses are at the end of this report. The spur wall will function as a trash enclosure.
12. Another 6' high stuccoed yardwall will be constructed at the south end of the east lotline with a two-leaf entry gate and open window to break up the massing. Gate design was not presented.
13. An entry court will be defined with a 9' high entry gate. Design was not presented.
14. A 55" high "fence" will be constructed at the north lotline which appears to be a yardwall. No elevation drawing was presented.

RELEVANT CODE CITATIONS

14-5.2(D) General Design Standards for All H Districts

In any review of proposed additions or alterations to structures that have been declared significant or contributing in any historic district or a landmark in any part of the city, the following standards shall be met:

(2) Additions

(a) Additions shall have similar materials, architectural treatments and styles, features, and details as the existing structure, but shall not duplicate those of the existing structure in a manner that will make the addition indistinguishable from the existing structure.

(b) Additions to buildings that meet the standards of Subsection 14-5.2(E) shall continue to meet those standards set forth in Subsection 14-5.2(E) in addition to the standards set forth in this section.

(c) Additions are not permitted to primary façades.

(d) Additions are not permitted to the side of the existing footprint unless the addition is set back a minimum of ten (10) feet from the primary façade. The addition shall not exceed fifty percent of the square footage of the existing footprint, and shall not exceed fifty percent of the existing dimension of the primary façade. To the extent architecturally practicable, new additions shall be attached to any existing noncontributing portion of structures instead of attaching them to the significant or contributing portion.

14-5.2(D)(9) Height, Pitch, Scale, Massing and Floor Stepbacks

The height, pitch, scale, and massing of any structure in an historic district, as defined in this section, shall be limited as provided for in this section, unless further restricted within this chapter.

(c) Height

(ii) In exercising its authority under this section, the board shall limit the height of structures as set forth in this section. Heights of existing structures shall be as set forth on the official map of building heights in the historic districts.

C. Yard walls and fences shall be limited to a height that does not exceed the average of the height of other yard walls and fences in the streetscape.

EXCEPTION TO EXCEED 50% FOOTPRINT STANDARD (14-5.2(D)(2)(d))

(i) Do not damage the character of the streetscape

Although the proposed addition uses the existing south wall of the old "Residence", There will be no interior connection between the two separate dwellings.

A common wall between two otherwise separate dwellings presents no visual impact on Douglas Street or any neighboring property.

Volumes of the contributing structure are clearly seen as separate from the connected structure. In fact, the connecting structure accentuates the original volumes by revealing corners and providing contrast.

The scale and proportions as shown in our street view renderings are sympathetic to character of Douglas Street.

Staff response: Staff agrees with this statement.

(ii) Prevent a hardship to the applicant or an injury to the public welfare

To satisfy the program, the 4th bedroom would need to be relocated, either to the south of the Master Bedroom which would intrude on the rear setback, compromise light, view and the yard; or to the south of Bedroom 2, increasing circulation and limiting rear yard/street connection and also intruding on the south side setback. In any other location the 4th Bedroom would not fulfill the intended function of nursery or home attendant.

Douglas Street is a charming variety of styles and proportions. Our proposed project in no way compromises the visual qualities of this streetscape. The program that our design fulfills will make it possible for us to implement the build out and reside there. {also responds to LD:521, (e), (f)}

We wish to make the best use of this property, not the highest. This project will, according to real estate experts, enhance the property values on our street, which is the opposite of harming the public welfare.

Staff response: Staff agrees with this statement.

(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

Connected design is consistent with Santa Fe traditions of iterative/ additive dwelling expansions over time. The 'casita-plus-residence' building topology makes constructing the proposed project financially viable.

Our proposal echoes the varied massing along the street that is unique to Historic Santa Fe, and we feel that this will extend the unique character of our neighborhood as well as maintaining and creating a harmonious look to Santa Fe (Ordinance No 1957-18). Our design carefully responds in general to LD:523, (2), and specifically LD:526 (f) deeply set in windows and building mass "appearing to be an aggregation of smaller 'building blocks'..."

Our design options strengthen the heterogeneous character of the city by bringing Douglas Street closer to the design sensibilities reflected on near-by streets.

Staff response: Staff finds that the applicant did not address other design options that do not add more than 50% to the historic structure.

(iv) Are due to special conditions and circumstances which are peculiar to the land or structure involved and which are not applicable to other lands or structures in the related streetscape

The optimal position for the proposed new house leaves a space about 10' wide. This is an excellent residual space for a small bedroom or Library that can also be used as a nursery of caregiver's room.

See comments on alternate locations for Bedroom 4 above. Other locations compromise design and increase cost.

Interstitial space between new and old structures would not have a clear function, nor be desirable as a courtyard.

Our proposed addition does not affect "...the original form and integrity...would be unimpaired." (Art. 14-5 (2) (c) (1) (d)).

Our special conditions are the existence of an existing non-conforming structure on the Arroyo wall and the juxtaposition to the other building that is contributing. If our proposed room that is contiguous to the south wall of the contributing building is removed, the view of the contributing building will not be affected except from an aerial view.

Staff response: Staff finds that the applicant did not address this criterion.

(v) Are due to special conditions and circumstances which are not a result of the actions of the applicant

There will be no interior connection between the 2 buildings. From the street, no exterior connection between the 2 buildings will be visible. The massing, configuration and colors, as well as the Entry Courtyard wall and gate prevent seeing a connection.

The existing structure to south and the increase in grade elevation to the south limits solar exposure at the south end of the site. This provides an incentive to push the house as far north as possible.

Staff response: Staff agrees with this statement.

(vi) Provide the least negative impact with respect to the purpose of this section as set forth in Subsection 14-5.2(A)(1)

The neighborhood views of the contributing structure will be unaffected whether the 2 dwellings share a party wall or not.

This south wall is not part of the original building and does not face the street; the new construction is more than 10' from the Primary Façade.

Staff response: Staff agrees with this statement.

EXCEPTION TO EXCEED MAXIMUM YARDWALL HEIGHT (14-5.2(D)(9))

(i) Do not damage the character of the streetscape

An increase to 6' will be in scale with our adjoining neighbor to the south at 535 Douglas. It will be lower in height than the existing wood gate and walls contiguous to our lot.

We suggest that our proposed height and street elevation is in scale with our end of the street as illustrated in the photo montage of our proposed design looking north on Douglas Street.

We suggest that our proposed height and street elevation is in scale with and character of the wider district, including Arroyo Tenorio Street.

A 55" high wall incurs a setback of 7'. This defeats our design to maximize protected south exposure and does not afford privacy in our rear yard. We are requesting permission to utilize this zero setback provision to fulfill the potential of our property in a manner that is consistent with the aesthetic traditions and building massing typical in the Historic district of Santa Fe.

Staff response: Staff agrees with this statement.

(ii) Prevent a hardship to the applicant or an injury to the public welfare

Existing Zoning provides for a zero street setback if there is a wall between 6' and 8' high. A 55" high wall restriction will not allow us to utilize the zero setback zoning provision.

A south-facing house with sun-shading is the optimum solar orientation. Our lot is long and narrow, so complying with 7' street set-back reduces the east to west buildable space and results in more interior space with less day lighting.

Staff response: Staff agrees with this statement.

(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

Some houses on the west side of Douglas Street have front yards in modest set-backs that open to the street. Our yard wall will provide a continuation of the more traditional enclosed compound vernacular style thereby enhancing the heterogeneity of the district.

The streetscape will have more texture because of the new walls, consistent with massing descriptions in the Code.

We suggest that our proposed street walls will enhance Douglas Street and strengthen the unique heterogeneous character of the broader Downtown, East Side District because they will be a visual continuation of 535 Douglas, that terminates the Street with a gate that is about 6'-10" high and masonry walls on each side that are about 7'-0" high; stepping up to 7'-8" high.

Our proposed walls and new construction will, in our opinion, also be similar in scale to structures across the street. Walls that extend from the exterior house walls are a part of the vernacular architecture of this area.

Staff response: Staff finds that the applicant did not address this criterion.

(iv) Are due to special conditions and circumstances which are peculiar to the land or structure involved and which are not applicable to other lands or structures in the related streetscape

Arroyo Tenorio creates a narrow yard at the south end of our property. The standard setbacks would limit the south

exposure to a maximum of 40'.

Our neighbor at 535 Douglas has a 7' high wall and gate and we would like to be proportional with it.

Staff response: Staff agrees with this statement.

(v) Are due to special conditions and circumstances which are not a result of the actions of the applicant

The existing placement of the non-contributing "Apartment" structure along the arroyo, the placement of the neighbor's guest house to the south and the need to accommodate parking for 4 vehicles, were among the many constraints that led to our proposed design.

The desirable south-facing, sun-controlled house with associated garden needs privacy that is not afforded by a 55" wall height restriction.

The Streetscape formulas that determined the 55" height may not take into consideration all the permutations and unique factors of this street. Douglas Street still offers potential for future refurbishments that may enhance the character of the neighborhood with traditional wall enclosures rather than front yards.

Staff response: Staff agrees with this statement.

(vi) Provide the least negative impact with respect to the purpose of this section as set forth in Subsection 14-5.2(A)(1)

We believe that our proposed design supports the character of the historic district in height, scale and massing if one takes into consideration the close-by streets in the historic district with the Santa Fe architectural values described in HPD publications. Arroyo Tenorio, Abeyta Street and Calle La Peña are a few that are contextually appropriate. This same approach will allow us to use the zero setback zoning provisions. We are requesting an Exception to have 6' high street walls.

Staff response: Staff agrees with this statement.

STAFF RECOMMENDATION:

Staff finds that the exceptions have not been met. The Board may find that the exception criteria have been met through additional materials or testimony at the hearing. Otherwise, this application complies with Section 14-5.2(C) Regulation of Contributing Structures, (D) General Design Standards, and (E) Downtown & Eastside Historic District.

Mr. Rasch provided several handouts concerning this case including [a listing of items in their materials attached as exhibit 9], [an aerial view of the west walls attached as exhibit 10], [two views of walls on Miller Street attached as exhibit 11], [six photoshopped colored pictures of the proposed dwelling attached as

exhibit 12], [a CAD rendering of the north courtyard sun studies attached as exhibit 13], [drawings of roof plan, two elevations and the site plan attached as exhibit 14].

Questions to Staff

Chair Rios referred to the north which is the primary elevation and asked if the house would remain contributing with those proposed changes.

Mr. Rasch agreed, as long as the windows on the east, street-facing elevation are compliant - either smaller or divided.

Chair Rios noted that many of the present windows are non-conforming.

Mr. Rasch agreed.

Chair Rios reasoned that the applicant wants to replicate the existing windows but should bring them into compliance.

Mr. Rasch agreed. He explained that the applicant misread the code for the most restrictive dimension. The City reads the lite dimensions in the diagonal, not vertically or horizontally.

Chair Rios asked, regarding the fence, the Staff report said no elevation was presented.

Mr. Rasch clarified it was for the north lot line.

Chair Rios said she would ask the applicant about that. There several times in the report where Mr. Rasch indicated no designs were presented such as for exterior lighting and the extra courtyard gate design. The Board doesn't have those drawings so the Board has difficult time dealing with those parts.

Regarding the exception to exceed 50%, she asked if Mr. Rasch did not agree with two of the responses.

Mr. Rasch agreed. He did not agree with the response to #3 - full range of design options, and he alerted the applicant to that.

On #4 - peculiar circumstances not applicable to other properties, the applicant cited things but they did not address the difference between this property and the adjacent property.

Member Katz recalled last time on East Alameda, there was discussion on what could be changed on a

non-primary façade of a contributing building and Mr. Rasch was suggesting that, although the idea of replacing windows and things like that, only applied but other things were more restrictive. That struck him as odd. There was no mention of that here with the chimney for the non-primary façade.

Mr. Rasch said if the Board considers the chimney a character-defining feature, it would require an exception.

Member Bayer noted that on item #1, Mr. Rasch stated that an exception was not requested and asked for clarification if they needed to request an exception for that.

Mr. Rasch said that was the misunderstanding. He explained that even though they meet the 30" vertically, the Code says it must be the most restrictive dimension and the diagonal dimension is longer than vertical or horizontal dimensions. So even though they are within 30" vertically, they do not meet the 30" diagonally. He said the applicant will address that.

Chair Rios said if the applicant decides to mullionate those windows - to divide the windows so they do meet the 30" rule, then an exception is not required.

Member Boniface pointed out that the new drawings do show the diagonal dimensions on the glass and could be compared with what they submitted earlier. So this would answer the exception.

Applicant's Presentation

Present and sworn was Mr. Ralph Gillis, 41 Fifth Avenue, New York City. He said the drawings that weren't provided in the packet are now provided. The designs were not submitted because they didn't know what was going to be approved. The doors, for example, are intended to be done with old material. So they would either need to buy some old material and design and fabricate it or they would find an old antique door to install and in either case, they would submit that design for review and approval and eventually find something satisfies. Their intention is to satisfy the character needs.

Questions to the Applicant

Chair Rios asked what the exterior lighting would look like.

Mr. Gillis said they had described that they were thinking of using a person they know who designs punched copper light fixtures. And in conversation, he understood that patinated, dark copper would be acceptable and tin would be acceptable. They would certainly meet the dark sky requirement and would be

used only to illuminate a path or the front door. It certainly would be a low level of lighting and they would also submit that for review and approval. It has yet to be designed.

Chair Rios asked if their skylights would be low-profile.

Mr. Gillis agreed. They are totally flexible on that, as well.

Chair Rios asked about the fence on the north lot line.

Mr. Gillis said they submitted a drawing for that this evening. It will be 55" high, which really suits them because they would like to shield oncoming headlights from the house and yet not block the view of the contributing elevation and also just north of them is a driveway and there is always a car there. So this would shield the car and gives privacy to them and to their neighbor.

Mr. Rasch said that submittal is Sheet HPD 3-A [exhibit 14].

Chair Rios said Staff did not agree with two of the criteria responses he submitted. She asked if he wanted to add anything more to those.

Mr. Gillis said he did and also had a neighbor here to talk this. Since she would be limited to two minutes, and has more to say than two minutes, he would cover some of things he thought she would say.

He asked which one he should address first - the wall or the 50%.

Chair Rios asked him to first address the 50% expansion, because Staff considers it, and as the Board is looking at it, see it as one building.

Mr. Gillis said that is correct. "As soon as you touch it, I understand it becomes an expansion, even if it is not connected inside. So we have a couple of points. One point, which I think we already raised and maybe it wasn't sufficient, was that, for all practical purposes, on the street, you will never be able to see that it is connected or not connected. So it doesn't affect how you perceive this historic structure. It simply doesn't. The corners are all exposed and you just don't see that inflow. If it is left out, it would be an interior courtyard, which honestly, is not a great courtyard. It's enclosed and it's dark most of the year. So the program, which we've satisfied by having a room there, I think is very important, because the program simply is, that since the owner is becoming aged, that becomes a room for a caretaker. If you put that room at the south end of the bedroom runs it just doesn't work for someone who stays over."

"Later, that room will become a nursery for our son. He is going to get married at some point. And in between, it's a home office and it's a good home office because it has access to the front door. And if it

needed to be, we could ask to change the front window to a door so you could have the front office as a home office or a library at home. So it makes that whole master suite area super functional. And you might notice that we even have the washer/dryer is also located in that same general area. So, if someone is incapacitated for some reason, there are all the services right there with someone to live in. And we like that is a valuable function.

"If an addition was put south of the two bedrooms, you would essentially end up at the 5' setback. So that little five-foot yard back there faces south but there is on the other side of the property line a little guest house and that little back yard is basically traded off and becomes a non-functional space with the courtyard left between the two buildings as a non-functional space. So we are asking for an exception in order to make those spaces functional, on the grounds that; a - it's important criteria for the program of the house; secondly, nobody is ever going to know whether they are attached or not, unless you go up on a cherry-picker or climb up the telephone pole."

Chair Rios thanked him and asked about the exception to exceed the maximum on the yard wall. Staff did not agree with some of his responses which was #3. She asked if he wanted to add anything further.

Mr. Gillis said, "If we didn't have the zoning - which allows for zero set back, if you have a garden wall 6-8' high, so a 7' set back on that 16' street with a wall between that and the house that faces east, it is a completely dark space outside the bedroom. So it is not very useful, functional space. It pushes the entire house 7' and diminishes the south exposure which has solar exposure which can be controlled with the portal and the deciduous plantings. So it is an almost ideal orientation to have that. We are very lucky in that regard. We feel that the size of the house is not an exceptionally large house by current standards. It is a modest sized house and it has lots of rooms but those are all functional rooms. So that is one aspect of it. The south yard opposite the last bedroom is completely functional and blends in with the rest. It gives access to the back yard for whatever service might be needed there. If it ends up with a 5' yard by there, they couldn't get anything in there to service the back yard. So it is a diminishing return."

"I kept wondering why Douglas Street is so different from all the other streets. And I understand the issue with the 300' streetscape formulas. And I really studied all of those diagrams, so I get that. There has to be some way - how do you determine any of these things? You can't simply say that it simply doesn't apply in this case because it is the law. So that is that. But what's happened here is that the Garcia family owned all of this property from the arroyo to Garcia Street and up and down. And I think you will hear from Tina from her mother is that as they parceled off the property, it was just a bunch of small houses. And Douglas Street was essentially a driveway into a family enclave. If they had started selling it off to other people, it's entirely likely, and I know that is speculation, but it is reasonable to presume that it would have developed more like Arroyo Tenorio, which is a little bit wider, but it has houses built all up and down the street and high street walls, sometimes more than eight feet.

"So this street didn't develop that way but it's totally understandable. Because when you have a family all around you, you don't need to have walls. You go out in the yard and everybody plays in the street."

"But at this little location now, a seven-foot front yard, I would submit, is more of a suburban characteristic than a historic east side characteristic. And that it is just an accident of how things got developed over time and it didn't develop with yard walls. I think, beyond that, there are a number of houses that are not developed and they are on very small lots. The one directly across from us has been vacant for at least twenty years. It is derelict, completely derelict. And it is on a tiny parcel of land. If everyone is stuck with... if my wall is 55", then the next wall might be 58" or something. But nobody is going to get to a legal zero lot line. And the house across the street has no yard at all. So you would want to move that far away to be able to consolidate the open space. You have regulations for open space, as well, but you'll never get that open space on those other little houses. And it's much more livable if you can consolidate rather than having a little strip of seven-foot lot in the front, which is just decorative. If you could take that and transfer it to the back, you would have something."

"So that is basically where we came from on this. So alternative designs are considered but we feel they are far inferior for all the reasons I stated."

Member Katz asked on the 50% footprint exception, the Applicant actually put it in their materials that if they moved it further south, they would lose out on the solar and space for a yard. "You could move the whole building six inches or one foot further back and build a north wall to that room. But I think that would be really stupid and I am inclined to agree that the exception should be granted but that is an alternative. And it just shows that in this situation, denying the exception would not really make sense."

Member Boniface asked if they are planning on rooftop appurtenances on either of these buildings.

Mr. Gillis said yes. They have an air-conditioning/condenser unit which will be set way back. They will mock it up and if there is any question, they would invite anyone who wants to verify that it can't be seen, they would be happy to do that. They show it on their roof plan. That was a drawing they failed to submit. It showed up on the survey plan but that was not a quarter-inch plan as required. So they produced a quarter-inch roof plan and it shows a couple of skylights and the air-conditioning units.

Mr. Rasch said it is on Sheet HPD 2-A of the handouts.

Mr. Gillis said he didn't want to see them either.

Public Comment

Present and sworn was Ms. Tina Garcia Houghton, 519 Douglas Street, who read a written statement. She said, "I'm here to speak on behalf of the Gillis' proposal for development of their property, which is located diagonally across the street from our home at 519 Douglas Street. As a descendent of Savela Garcia, my great-grandfather, we Garcia's have been there in the neighborhood since mid-1800's. Back in the day our family owned the property from Arroyo Tenorio to Garcia Street on Douglas Street. My Grandfather named it Douglas Street in honor of Douglas MacArthur under whom he served in World War I. Through the decades, the property was parceled off to children and other family members. The street was so narrow because it was just a driveway to the family enclave."

"My mom has asked me to come here. She is a resident and I live there as well. She is the oldest person on the street at 91 years old. Any development on the street is important to our family because of the sentimental value. I am also an architect and pleased with their plans. I found that the plans make perfect sense on that narrow lot and will tie seamlessly the two old structures in with the new. They have no opposition to the size of the wall because the wall at the end of the street is actually taller than what they are proposing.

"We have no problem with infill of that room exception because it is not visible on the street. The opening of the façade with the extension of the driveway area will make it a lovely addition to the neighborhood."

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

Mr. Gillis said it is also significant that 535 has a gate that terminates the street. They felt regardless, that it would be advantageous to match the wall height there. Across the street there is a very large stone wall and is a little higher than theirs but really proportionate. They are very similar. So our whole end of the street is a 6-foot yard wall. There are a number of houses with no walls which brings the average way down. It doesn't even provide privacy in the back yard.

Chair Rios asked if they are proposing a vehicle gate.

Mr. Gillis said he was not.

Action of the Board

Member Katz moved in Case #H-16-035B at 526 and 526½ Douglas Street, to make findings that the exception criteria have been met. The Staff found that four of the six have been met. He suggested that #3 has been met by the options stated that by moving it too far to the south would interfere with solar access because of the oddness of the lot, having uphill to the south and buildings very close to the other side of their south lot line. Moving it a foot which would totally

resolve the issue would be silly. The way they want to resolve it is a better way. #4, the special conditions on the land is also the solar issue because the land to the south goes up and there is a building on the lot line. That was the response given in #5 and it also applies to #4. So all the exception criteria are met for the 50% rule. With regarding to the yardwall, the idea that the unique heterogeneous character of the city, the street there has a wall at the same height that is requested and there are houses that have no walls. There heterogeneity of that street is furthered by what the applicant is planning. He moved to approve the application with 1, 2, 3, 4, and 5 for the contributing casita, 6 with the exception for the noncontributing main house, 7, 8, 9 and the other work, 10, 11 with the exception, 12, 13, and a condition that the gate design and the entry court gate design be submitted to staff for approval and the 55' fence on the north is also approved.

Member Boniface seconded the motion.

Chair Rios asked for conditions that there be no visible rooftop appurtenance and that exterior lighting design be submitted to staff for review and approval. Member Katz accept those as friendly amendments and added that the drawings for the revised window design meet the 30" rule, requiring no exception.

The motion passed by unanimous voice vote.

- 2. Case #H-16-054A. 834 Allendale Avenue. Don Gaspar Area Historic District. Sabine Andraid, agent for Roberta Symington, owner, requests a historic status review and with primary elevation designations, if applicable, for a non-contributing garage. (Sobia Sayeda)**

Ms. Sayeda gave the staff report as follows:

BACKGROUND & SUMMARY:

834 Allendale Avenue is a single family residence with a free-standing garage built in vernacular manner. The main residence with a flat roof was constructed at an unknown date post 1958. The two bay garage was constructed pre 1958 as seen in the NMDOT aerial photo submitted by the applicant. The buildings are listed as non-contributing in the Don Gaspar Area Historic District.

The staff is lacking substantive information in determining historic status for the garage structure and requests a historic status review.

Staff finds:

- That the structure is in a Historic District.

- That the structure is fifty years old or older.
- That the structure is a common feature in this district.
- That the structure maintains its historic integrity. Although, one of the bays appear to be infilled and a pedestrian door has been installed. However, these changes appear to be historic.

Relevant Code Citations:

CONTRIBUTING STRUCTURE

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

NONCONTRIBUTING STRUCTURE

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

STAFF RECOMMENDATION:

Staff recommends status upgrade of this garage structure from non-contributing to contributing with east and south elevations as primary. This complies with 14-5.2(C) Regulation of Contributing Structures.

Questions to Staff

Chair Rios asked Ms. Sayeda to read the definitions which she read as shown above.

Member Boniface wondered what made Staff feel the characteristics that define it are enough to be designated contributing.

Ms. Sayeda said that in this District, there are a lot of single bay garages. This one appears to have historic doors on it and it sits next to another contributing structure of approximately the same age. The pedestrian door that was changed from the other bay also appears to be a historic door. So it has enough features to be considered contributing.

Chair Rios noted that this type garage is common in the Don Gaspar District.

Ms. Sayeda agreed.

Member Bayer asked when the pedestrian door was added.

Ms. Sayeda said there is no evidence of the date.

Member Bayer asked if the third bay on the right is contributing.

Ms. Sayeda said it is and has a shared wall.

Applicant's Presentation

Present and sworn was Ms. Sabine Andraid, 1237 Senda Lane who stood for questions.

Questions to the Applicant

Chair Rios asked if she agreed with the staff recommendations.

Ms. Andraid agreed. They searched for photos and could not find an aerial photo that would show when it was there or not. There was one in 1958 that showed it.

Public Comment

Present and sworn was Mr. Ken Bush, 832 Allendale who provided a packet of materials regarding 834 Allendale. [A copy of the packet is attached to these minutes as Exhibit 15.]

He explained that the subject garages are a part of one large building. One of the "motorized bays sharing the adobe wall belonging to me. Then there is a historic adobe building north of that. The city historic map accurately shows the two southernmost bays belonging to 834, but the map does not include the northern bay or the guest house belonging to 832 at all. The northernmost bay of the two at 834 is shown as contributing and the southernmost is non-contributing because that southern bay was partially infilled. That was confirmed by old photo from the 1940's supplied by Mike Padilla who grew up in my house and his father built both 832 and 834. The photo shows double doors similar in design to the 832 garage, where today there is just one door. Because it was changed, that one door was given non-contributing status. The garages were certainly built before 1958, most likely in the early 1940's. This is based on conversations I had with Mr. Padilla and the photos he sent. So the status of this garage certainly

of the north bay at 834, is currently contributing clearly. And that appears to be an accurate assessment."

Present and sworn was Ms. Mona Cherry, owner of 832 Allendale Street who said she would like to reiterate everything her husband just told the Board. She also had many conversations with Mr. Mark Padilla, who grew up in their house at 832. He said his father, Umberto and Mark and his two other sons, Orlando and Arturo, actually made the adobes in those garages in the driveway that she uses today. She said, "I grew up in New Mexico and really love this state and really feel that these old structures should be maintained and repaired and kept for future generations".

Present and sworn was Mr. Jean Bergeron, 823 Allendale, who said he is a member of the neighborhood association. He said, "Those of us who have lived on Allendale Street want to keep the street according to its New Mexican character.

"First, in the early nineties, stepping owners wanting to build second story on their existing residence. We have lost a few. Still the street has character of its cultural input. We also have to deal with owners who let their property deteriorate. 834 Allendale is one of them. The garage - the historical walls surrounding the property, to name a few, is a mess. During those twenty years and more, many times we have contacted the owner to fix the wall. It took five years or more to fix a corner that was falling apart. Rocks on the street have to be removed by us. She did not care to fix the wall. It is still an insecure structure. I have a picture of it with me. We are not against a future sale of the house. We could be lucky and get a neighbor who cares about this place. It has not been the case with 834 Allendale for over twenty years.

"What the 834 owner needs is not demolition permit but an embellishing permit so she can fix what she can contribute to create her unwillingness to further the H Board's ordinance 2009-13. Then she can sell and can expect no positive reference from us.

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

Action of the Board

Member Katz moved in Case #H-16-054A at 834 Allendale Avenue, to accept the recommendation of Staff and upgrade the status of this garage structure from non-contributing to contributing with the east and south elevations as primary. Member Bayer seconded the motion and it passed by unanimous voice vote.

3. **Case #H-16-054B. 834 Allendale Avenue. Don Gaspar Area Historic District.** Ms. Sabine Andraid, agent for Roberta Symington, owner, requests to demolish a non-contributing garage.

(Sobia Sayeda)

STAFF RECOMMENDATION:

Ms. Sayeda pointed out that, based on the previous case, as a contributing structure now, no exception was requested for demolition so Staff now recommends this case be postponed until an exception is requested to demolish a contributing structure.

Applicant's Presentation

There was no presentation by the applicant.

Questions to the Applicant

Chair Rios asked Ms. Andraid why she indicated in the last case that they agreed with the recommendations of staff that this building should be contributing and in this case, requesting a demolition.

Ms. Andraid (previously sworn) said she could not prove it was non-contributing but thought she was asking for an exception to demolish the garages.

Chair Rios explained that there are criteria to meet since the building is now contributing. If she wants to apply to demolish the garage, the applicant has to meet the criteria in order to demolish it. The prudent thing is to postpone the case.

Ms. Andraid guessed she misunderstood what she was told to do.

Chair Rios asked Ms. Sayeda if she was clear to the applicant.

Ms. Sayeda said it was discussed that we could not prove the garage was not contributing. It does show on the maps that the building was there and as a contributing structure there are criteria to address. She said she explained that to the applicant.

Ms. Andraid said that was not what she was told.

Chair Rios said apparently, for whatever reason, there is a misunderstanding here but the Board does not have the exception criteria responses. Ms. Andraid and the applicant need to provide the exception criteria if they want to demolish the garage. There are criteria to address and they all have to be met in

order for this Board to approve the demolition.

Ms. Andraid said she thought she was addressing the criteria here. She was given a list of what to do and she followed every instruction on it or else she would have done it differently.

Member Katz clarified that there are criteria for demolition but it is not an exception request. It is criteria in the code for what has to be met to demolish it.

Ms. Andraid thanked him. She said she didn't remember hearing "exception" mentioned.

Member Katz thought the applicant tried to address those issues in the letter. Whether she has met those criteria or not is up for discussion now. He did not quite understand why a continuance was needed. The procedure is outlined in the code but it is not an exception.

Mr. Rasch said Staff didn't post an exception and ...

Member Katz said it is not an exception. He asked where it says an exception is necessary.

Mr. Rasch asked him - to demolish a contributing structure?

Member Katz said the procedure is outlined in the code but it is not an exception. It is criteria to approve a demolition.

Mr. Rasch thought he was going in the right direction and thanked him. For a demolition we have to find that the three standards have been met.

Member Katz agreed.

Mr. Rasch said that is the next case.

Member Katz corrected him that it is this case.

Mr. Rasch agreed.

Member Katz said that he was not sure why a continuance is necessary. We are discussing those three criteria now.

Chair Rios apologized that she misled and caused confusion. She gave the floor to Ms. Andraid to tell the Board why she would like to get the building demolished.

Ms. Andraid said it is in disrepair. There is a larger door and a smaller door. The roof ceilings are caving in with mold and rot. The back of it is adobe and crumbling and in one section, only the stucco is holding it up. In her opinion and Roberta's it is in a state of complete disrepair.

She distributed a letter from Catherine Fletcher-Leriché about it. [A copy of the letter is attached to these minutes as Exhibit 16.]

Ms. Sayeda read the Staff Report.

BACKGROUND & SUMMARY:

834 Allendale Avenue is a single family residence with a free-standing garage built in a vernacular manner. The main residence with a flat roof was constructed at an unknown date post 1958. The two bay garage was constructed pre 1958 as seen in the NMDOT aerial photo submitted by the applicant. The buildings are listed as non-contributing in the Don Gaspar Area Historic District. The historic status of this structure was reviewed in the previous case today.

The applicant requests demolition of a free standing contributing garage, but no exception is requested.

(1) In determining whether a request for demolition in a historic district should be approved or denied, the HDRB shall consider the following:

(a) Whether the *structure* is of historical importance;

East and South elevations of the garage have character defining features that appear to be historic.

(b) Whether the *structure* for which demolition is requested is an essential part of a unique *street* section or block front and whether this *street* section or block front will be reestablished by a proposed *structure*; and

This structure is built in vernacular manner, follows the form of free standing garage behind the structure and is an essential part of this street section or block front.

(c) The state of repair and structural stability of the *structure* under consideration

A visual inspection performed by building official indicates that this structure is in serious need of maintenance and repair and that it must be repaired or taken down.

Staff said the applicant has met one out of two and recommended disapproval of this application, which does not comply with 143.14 (G).

Questions to Staff

Member Bayer noted on the third criteria - state of repair, structural stability, we have information in the packet and the letter just handed out that indicates this structure is unstable and not safe. But we also have information in the packet and from testimony in the last case that indicates it is potentially due to lack of maintenance. We should talk about how that affects it.

Ms. Sayeda said criterion "c" is met by visual inspection that it is in serious need of repair. She had not had a chance to review this report. But it seems that indicates that the structure needs repair, as well. But based on the testimony in the previous case, it could be considered demolition by neglect. Since it is a contributing structure ... if it was not contributing, then these criteria would be met. But since the Board upgraded the status of the structure as contributing, it is historic material.

Member Bayer understood that because it is contributing, if the Board considers it demolition by neglect, then the fact that it is structurally unstable would not necessarily be applicable if it is by neglect. She asked if that is correct.

Mr. Rasch agreed and read from the minimum maintenance requirements.

Section 14-5.2 (B) - the vernacular term is "demolition by neglect" but in the code it is minimum maintenance requirements. There are 13 points.

"All buildings and structures in the historic district over which the Board has jurisdiction to determine whether a demolition permit should be approved or denied shall be preserved against decay and deterioration and free from certain structural defects in the following manner by the owner thereof or such other person or persons who may have the legal custody and control thereof. The owner or other person having legal custody and control thereof shall repair such building or structure if it is found to have any of the following defects. And there are 13 that are listed: parts of the building that are not secured and may fall and injure people, deteriorating foundation, deteriorating flooring, members of walls or vertical supports that may split, lean or buckle, members of walls or other vertical supports that are insufficient size to carry loads, members of ceilings, roofs, or other horizontal members that sag, split, or buckle, members of ceilings, roofs, or other horizontal members that are of insufficient size to carry loads; fireplaces or chimneys that bulge or settle, or places or chimneys that are insufficient size, deteriorated or crumbling or loose plaster, deteriorated or ineffective waterproofing of exterior walls or roofs, defective or lack of weather protection on all exterior covering or any fault or default in the building or structure that renders it unsafe.

Chair Rios read what was indicated on the report about the building inspection official. He said a visual inspection from the building official indicates that this structure is in serious need of repair, maintenance or

repair and that it must be repaired or taken down. So there is an opportunity to repair this building.

Ms. Sayeda agreed. That report is on page 7 that indicates that.

Member Katz asked of Staff that in these three criteria, it is clear that the first two weigh strongly against demolition. The historic and part of the essential streetscape. Those are two of the matters the Board is supposed to consider. The third one is state of repair. He asked Staff if it would be fair to say that is kind of a sliding scale.

He thought what Member Bayer was asking about the extent of the neglect of the owner to bring it to this state of disrepair would weigh against great consideration of that problem. He knew it would be expensive to repair and much easier to tear it down and rebuild it. But, to the extent that the evidence seems to indicate that the owner let it go, then perhaps that is a cost to the owner that is more reasonable to bear.

Mr. Rasch said there is no condemnation citation on this building. That would certainly be the tipping point in his opinion.

Member Bayer noted that on site visit, the Board saw a small building next to the garage with building material coming over the parapet. She asked if that case came before the Board.

Mr. Rasch said he did give administrative approval to re-roof it. The roof was falling in. It is a 9x9 storage building. The roofer did not itemize specifically how it would be done in his request and typically it would not overlap the parapet. So there was a failure on both Staff and applicant in granting that. But that roofing did save this little building.

Chair Rios asked if he is going to contact the owner about it.

Mr. Rasch said there is nothing in the code that addresses that. If the Board finds it incompatible with the district, he could follow up.

Chair Rios said that has nothing to do with this case, however.

Ms. Andraid said she understood it is important to preserve. She has been Roberta's friend for a long time and knew it is important to preserve the conditions in the historic districts. She had more pictures and said she didn't make them up. Everything is caving in and did not think it would be conducive. It is going to fall down soon. She asked if the Board saw the pictures from the inside.

Chair Rios said they did.

Ms. Andraid said, in regard to the neighbor's wall, it is actually the neighbor's wall on Roberta's property. If granted demolition, she will fix all of that for him. She doesn't want to interfere with that. Her garage is also hurting his garage.

She explained that Roberta lives in Corrales and is not up here speaking because she doesn't hear well.

If she had been able, just like the little corner one - if she had been able to do it, she would just to preserve the integrity of the neighborhood. But it is almost like rebuilding the whole back wall. It is not keeping any integrity and is an eyesore.

Member Boniface said she agreed it is in a state of disrepair and no one argues with that. But what he was struggling with was hearing testimony from neighbors that it is demolition by neglect. When we looked at the structure today, we saw the holes in the wall and the roof falling down. As an architect, he could see it has not been restuccoed in decades and it probably has the same thing going on with the roof. So the issue is not whether it is in disrepair but why it is in disrepair. The Board has heard testimony that this has been done deliberately. He didn't know if that was true or not. We can't get into another person's mind. It has been neglected. This is a typical kind of garage structure up and down the street. It is a shame it has gone this far without anyone taking care of it.

Ms. Andraid said Roberta didn't do anything of it deliberately. You saw the inside of the two units of the main house which are beautifully maintained. It is difficult to talk about personal things in public.

Member Boniface thought the Board understands.

Public Comment

Mr. Jean Bergeron (previously sworn) said that 25 years ago he had brown hair and was fixing his place and working with the neighborhood and 834 was always a problem. The most important thing was the culture and influence of New Mexico. He began to cast blame on the owner and was halted.

Chair Rios said the Board meeting is not a place to have personal vendettas and personal attacks on people. You can state why it should not be demolished.

Mr. Bergeron said the garage should not be demolished because it is fixable. And it has been, at the moment is falling apart because of the owner of 834 Allendale. The wall is falling apart and she doesn't want to do anything about it and has been doing it for years.

Ms. Cherry (previously sworn) said she has lived at 832 Allendale for 18 years and can testify that there has been absolutely no repair or maintenance done on these garages. Water is seeping in our garage. I tried for two years to get the City involved to inspect these structures and couldn't get the inspectors to do anything until this spring. I was informed that the property was going to go on the market and that the request for demolition would happen and that a condo would be built there.

She didn't feel this kind of neglect is correct. The City code says the owner is supposed to do basic maintenance. 18 years is a long time to neglect it. Her tenants used it until the City came this spring to tell her they couldn't be here. I think it should be restored.

Mr. Ken Bush (previously sworn), 832 Allendale, said the stated reason is that the building is in such bad condition but it is only because of her premeditated neglect. When he came, she told him she wanted to tear them down but the City would not let her do that because they are historical. She told him she would just let them fall down on their own. He thought the demolition request should be denied in this case. They are fixable garages. He has been a builder for 40 years. As ugly as it is, it is not that big of a job.

Action of the Board

Member Boniface moved in Case #H-16-054B at 834 Allendale Avenue, having heard testimony from three neighbors of no maintenance or repair to this structure, to deny the application for demolition. Whether the demolition by neglect was done purposefully or by accident, this is a contributing building and needs to be repaired. Member Bayer seconded the motion and it passed by unanimous voice vote.

- 4. Case #H-16-055. 1564 Cerro Gordo Road. Downtown & Eastside Historic District. Robert Siqueiros, agent for Ajna Seret, owner, proposes to construct a yardwall and a latilla fence to the maximum allowable height of 5' on a non-statused residential property. (Sobia Sayeda)**

Ms. Sayeda gave the staff report as follows:

BACKGROUND & SUMMARY:

1564 Cerro Gordo is single family residence built at an unknown date in 20th century in Spanish Pueblo Revival Style. The building has no listed historic status to the Downtown and Eastside Historic District.

The applicant proposes to remodel the property with the following items:

1. A 5' high stuccoed yard wall approximately 235' in length along north property line where the maximum allowable yard-wall height is 5'. Stucco color is proposed to match existing residence and the color sample is not provided.
2. A 10' wide gate at the existing driveway is proposed, design material and color is not provided.
3. A 5' high irregular topped latilla fence approximately 220' in length with 16"x16" stuccoed columns at 5' intervals are proposed for the remainder of length past the stuccoed yard wall, where the maximum allowable yard-wall height is 5'. Stucco color is proposed to match existing residence and the color sample is not provided.

STAFF RECOMMENDATION:

Staff recommends approval of this application if the board gets sufficient additional information at the hearing, otherwise it complies with 14-5.2(D)(9) General Design Standards, Height Pitch Scale and Massing and (E) Downtown and Eastside Historic District, but not the 1999 Wall and Fence Guidelines.

Questions to Staff

Chair Rios asked if this application meets the wall and fence guidelines.

Ms. Sayeda said it does for the latilla fence part but not the stuccoed yard wall portion.

She read the guidelines regarding modulation and the requirement to include openings at appropriate intervals.

Member Katz asked if it is set back 23' from the property line.

Ms. Sayeda said it appears to be on the property line.

Member Katz said it is supposed to be set back from the front property line and asked if that was considered the front property line.

Ms. Sayeda agreed.

Member Boniface noted in the guidelines, the second sentence on scale says they should modulate 8" every 5'. He asked if that is vertical or horizontal.

Mr. Rasch said it is vertical.

Member Boniface asked if the pilasters at 5' 8" would meet the guideline.

Ms. Sayeda agreed.

Mr. Rasch added that the pilasters would also help with horizontal plane modulation.

Applicant's Presentation

Present and sworn was Mr. Robert Siqueiros, 207 Calle Roble.

Chair Rios asked him if he thought his project could meet the guidelines.

Mr. Siqueiros agreed that it was oversight on his part and he would comply with it. He had nothing further to add to the Staff Report.

Questions to the Applicant

Chair Rios asked how he want to change the design.

Mr. Siqueiros said he would install pilasters 8" above the height at the required intervals with the wall and the coyote fence.

Chair Rios asked about the openings requirement.

Mr. Siqueiros said they didn't plan on that but he could do that.

Chair Rios asked about public visibility.

Ms. Sayeda said it is visible on the east and for a few feet from Cerro Gordo.

Chair Rios asked where the wall starts in reference to the coyote fence.

Ms. Sayeda said there is a vehicle gate there. It will be stuccoed wall on one side and coyote fence on the other side.

Public Comment

There were no speakers from the public regarding this case.

Member Katz commented that it clearly doesn't meet the letter on setback but he didn't think that should be a problem here because there is quite a distance from the road plus it is way down and there is not 23' from property line to the house. So although noncompliant, it is mitigatable.

Action of the Board

Member Boniface moved in Case #H-16-055 at 1564 Cerro Gordo Road, to approve the application with conditions that the Board recognize, having seen it on the field trip, that the vertical distance from the road down to the fence location and the fact that there is not enough horizontal distance to allow for a 23' setback, that this special condition waive the setback requirement; and secondly that the stuccoed yard wall have pilasters every 24' that are 8" above the wall and proud of the wall; and the same pilasters be used at the same intervals for the coyote fence and that the applicant bring the design and color to Staff for the ten-foot wide gate and stucco.

Chair Rios asked about the see through requirement.

Member Boniface didn't think the see-through is necessary in the wall but included that a drawing of the gate at 5' be included to Staff as part of the building permit application. Member Bayer seconded the motion and it passed by unanimous voice vote.

Ms. Gheen stated clarified the voting requirements from the code that when a quorum is established, a motion passes with a majority of those present voting in the affirmative.

- 5. Case #H-16-056. 1109 East Alameda Avenue. Downtown & Eastside Historic District. Mark Little, agent/owner, proposes to construct a latilla fence to the maximum allowable height of 6' on a non-contributing residential property. (Sobia Sayeda)**

Ms. Sayeda gave the staff report as follows:

BACKGROUND & SUMMARY:

1109 E Alameda Street is a vacant lot in the Downtown and Eastside Historic District.

The applicant proposes to remodel the property with the following 3 items:

1. A 6' high irregular topped latilla fence along the north-west of property as submitted, where the maximum allowable height is 6'.
2. A 6' high irregular topped latilla fence along the north-east of property as submitted with collapsible cedar pole section to meet the base flood elevation requirements.
3. A 3'-6" high cedar post fence with cross rails in an "X" configuration with a top rail along the East of property as submitted.

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 and Eastside Historic District.

Questions to Staff

There were no questions to Staff.

Applicant's Presentation

Present and sworn was Mr. Mark Little, 1000 Cordova Place, Suite 369, who had nothing to add to the Staff Report.

Questions to the Applicant

Chair Rios asked if the ugly part (stringers) would be toward the street or toward the property.

Mr. Little said the ugly part would be facing the lower property.

Member Katz asked where the subject property is.

Mr. Rasch pointed out the vacant lot and the location of the fence.

Mr. Little clarified that 1109 is the vacant house and 1113 is the vacant lot. The fence will go along 1109 and to onto 1113, the vacant lot.

Public Comment

There were no speakers from the public regarding this case.

Action of the Board

Member Bayer moved in Case #H-16-056 at 1109 East Alameda Avenue, to approve the application as submitted and recommended by Staff. Member Boniface seconded the motion.

Member Katz asked for an amendment that the support structure be on the north side. Member Bayer and Member Boniface accepted the amendment as friendly and the motion passed by unanimous voice vote.

- 6. Case #H-16-042A. 580 Camino del Monte Sol. Downtown & Eastside Historic District.** Joshua Wilson, agent/owner, requests a historic status review with primary elevation designations, if applicable, for a significant residential structure. (Nicole Ramirez Thomas)

Ms. Thomas gave the staff report as follows:

BACKGROUND & SUMMARY:

580 Camino del Monte Sol is a single family residence listed as significant within the Downtown and Eastside Historic District. The applicant is requesting a historic status downgrade for the property and a designation of primary elevations in advance of future remodeling to the property.

The structure was the first home of Will Shuster and his wife Helen. Shuster built the house on land given to him by Frank and Alta Applegate. Around 1922, Applegate gave each of the Cinco Pintores land and paid for materials to construct the houses. Construction of the house at 580 Camino del Monte Sol is dated to 1923. Shuster and his wife divorced in 1935 and she remained in the house until 1956 when she sold it to French sculptor Aristide Mian and his wife.

Currently, the house is multi-level and irregular in shape. The main entrance of the structure faces east

toward Camino del Monte Sol where a yard wall, built prior to 1966, obscures the east façade of the house. A wooden gate carved by Shuster opens onto the street. There appears to have been three major episodes of construction: the original 1920s construction, a studio and clerestory added to the north of the original structure and constructed before 1935, and the additions to the west side of the structure by Mian constructed between 1956 and 1960.

The 1923 original construction was comprised of a small adobe home and adobe wall along the street front of the property. Changes that appear to have occurred to the east elevation of the house are window changes and the removal of viga tails from the original façade. The openings appear to be the same in size despite the change of window style. It is possibly of the front door has been changed as well. On the southwest side of the structure is an angled French door that goes out to a small brick patio with steps down to the back of the house.

The addition of the clerestory and studio, constructed pre-1935, added massing to the north and east elevations. The clerestory is characterized by five multi-pane wood windows that rise above a portion of the addition that is five feet below grade. The additions to the west of the house were added by Mian and include a skylight walkway between the original structure and the addition and exposed wood lintels over steel windows. The addition is two stories with the bottom story room being only 78" in height. Access to the studio from the main structure may also have been added by Mian.

While the house has seen several construction episodes, the openings and massing of the main structure, the studio, and the clerestory appear to have remained relatively the same through time. The later addition to the west elevation of the property has little in the way of general character and does not appear to contribute to the rest of the structure because of its lack of design as well as some structural issues.

The yard wall, while known to have been constructed before 1966 according to aerial photographs, appears to have been raised sometime between 1928 and 1966 based on historic photos. The arch of the street-front gate opening does appear to retain the character of the original wall in its essence, though the stepping seen on the original gate arch no longer exists.

She referred to the HCPI map on page 16 in the packet.

STAFF RECOMMENDATION:

Staff recommends that the status of the structure be downgraded from significant to contributing per 14-5.2(C) Regulation of Significant and Contributing Structures. The following are recommended as primary elevations: 1) The east elevation of the yard wall with the gate, excluding the southeast corner of the wall and the south elevation of the yard wall; the entire east elevation of the structure is recommended primary;

the entire north elevation of the structure excluding the 1950s addition is recommended primary; the entire 1920s elevations on the south, west, and southwest elevations of the structure including the brick patio and steps is recommended primary. Excluded as primary elevations are the south, west, and north elevations of the 1950s additions and the skylight area all thought to have been added by Mian.

Questions to Staff

Member Bayer asked when it was designated Significant.

Ms. Ramirez Thomas said it is a good question. She has not been able to find that information.

Mr. Rasch said the question has come up a few times and he didn't understand the need for it. It would help for her to say why she was asking. His response was that it would take a lot of research in the microfilm. He assumed that when the historic status map was produced in the late 1980's and there was "this mass contract for HCPI forms to be done that has a lot of cryptic data from 1983 and 1984." He assumed that when that map was created for historic status, Staff quickly tried to get a historic status for many of these buildings. He assumed it was done then. He would like to understand why a determination of status twenty years ago differs from why a determination five years ago. He wanted to understand why she was asking this question.

Member Katz thought the reason for wanting to know it is that there was a meeting at which that property was given a status for a reason. And now, Staff is suggesting that the Board should change it. But he asked why should we. Informing that decision is to know what was important to them last time.

Mr. Rasch thought that in the future, Staff should provide minutes of the hearing when the status was given. He thought they should provide it in every case, no matter what.

Member Bayer said that would be helpful because there was a case last time where changes in the code more recently was important. Member Katz made a good statement last time about what has happened in the meantime.

Mr. Rasch understood and will ask Staff to provide it for status review cases.

Member Katz said it is more important when considering downgrading status.

Chair Rios agreed it is important for the Board to review the minutes because then we know what questions were asked and the specifics of that particular case and why something was determined.

Mr. Rasch assumed that when the city-wide historic status map was created, there was probably very little discussion about each case.

Chair Rios asked what portion the wall is considered noncontributing and why.

Ms. Ramirez Thomas suggested the south elevation not be primary on the yard wall because of historic photos on page 13.

Chair Rios asked if the south elevation cannot be seen from Camino del Monte Sol.

Ms. Ramirez Thomas said it is right along the driveway so there is definitely a corner that can be seen. There are aerial photos on page 14 and it seems unclear that the same configuration is there. The date of construction of the wall is 1966. You can see it on the east elevation. However, there is a wall on the south but she was uncertain whether it is historic or not.

Member Katz asked why it wouldn't be historic.

Ms. Ramirez Thomas said it is there but she was not sure it is the same wall. There was no discussion in the HCPI on that south elevation.

Chair Rios asked about the southeast corner.

Ms. Ramirez Thomas said she couldn't tell about the southeast corner. Obviously, the wall is vague in the photo on page 13. What we saw today is that the wall varies. She didn't know why the corner is so high or why it happened.

Member Katz thought it happened after 1966 because the shadows on page 14 don't seem to show it.

Ms. Ramirez Thomas agreed, and that is why she was uncertain about that whole section of the yard wall. She just didn't have enough information to designate as primary.

Member Katz commented that if you have a wall that is historic and part of it is subsequently raised, does that mean it is not historic anymore?

Mr. Rasch said that is a good point. That is where the Board's authority comes in. Has the non-historic addition affected the historic integrity?

Chair Rios said she has seen the wall facing Camino del Monte Sol for years and years. You can clearly see it was added to but didn't know if it was added 50 years ago.

Ms. Ramirez Thomas said it looks in the photo as we see it today. It mimics the plane of the wall. The aerial only shows it top down.

Member Bayer asked for the definition for significant structure to be read.

Mr. Rasch read the definition.

Member Bayer said it has association with historic persons and asked if this is eligible for national register for association with Will Shuster and Mian.

Ms. Ramirez Thomas agreed that Shuster has local significance and impact. She was not sure he would meet the national threshold but maybe would for the state register. That doesn't mean the bricks and mortar are the important part. The location or activity are the things being nominated. So there are grey areas. It is very different from how our local ordinance is written. It could be a significant factor in its importance.

Chair Rios asked if the entire footprint is 50 years old or not.

Ms. Ramirez Thomas said yes.

Member Katz asked if it has a high level of historic integrity.

Ms. Ramirez Thomas thought that the primary elevations have a great deal of historic integrity. But there are major structural issues with the 1950's addition and that doesn't demonstrate the same character as the rest of the house.

Member Katz said there have been changes to the west wing subsequent to its construction that are beyond the 50-year limit.

Ms. Ramirez Thomas said the HCPI does not document those at all. The windows are steel casement matching those on the front façade so probably they were changed at the same time.

Member Katz said the issue is not character, but whether it has been changed.

Ms. Ramirez Thomas said she doesn't know that if she can't identify the character that is identified. In time.

Member Katz reason that she doesn't have any indication that things have been changed so that it has

historic integrity that is required.

Ms. Ramirez Thomas said it depends on how you define historic integrity.

Member Katz said things have been changed from the historic fabric that was put there - the walls, the windows, the roof, whether whatever is there is still there and it hasn't been changed out.

Ms. Ramirez Thomas agreed except for the casement windows.

Member Katz reasoned that there is nothing else there to give a tip off.

Ms. Ramirez Thomas agreed. She thought the footprint is historic. She didn't think the association did anything in the 1950's addition added to the original integrity of the original Shuster house in the 1935 addition that he added. For that reason, she made the recommendation that the building be downgraded to contributing.

Member Katz asked, regarding the association, if there is anything more important than Cinco Pintores - the guy that did Zozobra?

Ms. Ramirez Thomas didn't think downgrading to Contributing denies that history (association).

Chair Rios summarized that there are certain criteria and association of people in the community is one of them.

Member Boniface asked why it was determined to be significant. If the Board knew that, it would help. From his own observation today, and the Board was able to actually go inside, and it was great. Some of the areas she recommended to be primary, specifically the southwest. Where the brick is, he was not that impressed with. The east side of the building has a lot of character to it. The wall on the street, the hand carved gate, the east elevation. He agreed with all of the recommendation will except the southeast corner. That was his observation. So if he didn't think it should be even primary, maybe it does need to be downgraded to contributing. There is so much history in the building. He said he has driven that street a lot. It is iconic but the back side is a hodge podge. Today was a real disconnect with the front of the house.

Mr. Rasch pointed out that the southeast is on the back. He showed a photograph of it. And then of the wing on the west.

Member Boniface said the brick steps looked nice in the photo but not on the visit. There was an alcove in the kitchen for a refrigerator and that made a bump out on the outside.

Chair Rios reminded them that the Board's purview is the exterior. It is obvious inside that it has been vacant for a long time and has been neglected and needs help. That doesn't mean the house could not be repaired. It obviously can be. It is funky inside and there is a section where the ceiling is really low. The Board had one on Acequia Madre with really low ceilings and the applicant kept them. And that house turned out quite nice. It was not quite as low as this house.

Member Bayer asked if there is a definition of integrity in the Code.

Mr. Rasch did not think so but he wanted the Board to distinguish between physical integrity and historic integrity. He searched but didn't find it in the code.

Applicant's Presentation

Present and sworn was Mr. Joshua Wilson, 250 Columbine, #14, Denver, Colorado, who stood for questions.

Questions to the Applicant

Member Boniface googled historic integrity and read it to the Board.

Member Bayer asked if it was the National Parks Service definition.

Member Boniface then read the NPS definition of integrity.

Ms. Ramirez Thomas said the feeling is part of the national register definition.

Chair Rios asked Mr. Wilson if he agreed that it should be downgraded to contributing or kept significant.

Mr. Wilson said he did agree with that recommendation. If it is Significant status, he asked if it would allow for remodeling. He just wanted to know so he could plan his work. He did disagree with the south façade of the wall being primary since it is constructed of concrete block. He said he has owned the house for about a year now. He has been working with staff on what possibilities there are.

Member Katz asked if he had any inclination regarding the wall in front along the driveway.

Mr. Wilson responded that there is no doubt Will Shuster was important. But the higher part is not

shown in the shadow of the old picture and he assumed that was raised in order to attach to the gate of neighbor's house. All of that was done at a later time. In the historic photographs, the wall was much lower. He would probably ask permission to restore the wall height to what Will Shuster had originally.

Member Katz said that part in the corner of south and east elevations where it goes up was done later on. It was not shown in the 1966 photo.

Mr. Wilson agreed. And we cannot discern the original height. He would like to expose the front yard. It has a lot of character that is hidden behind that wall. It stepped up beautifully which made it a focal point, but now is just a gate and a wall. And people don't realize the significance of it.

Chair Rios asked staff, if kept Significant and all façades are primary, whether the Board can identify portions as non-historic.

Mr. Rasch agreed, but significant means all are primary and additions require exceptions unless to non-historic features.

Public Comment

There were no speakers from the public regarding this case.

Member Katz said he first felt that if it was not significant, he didn't know what is. But then he went inside. There are lots of problems there. It is nice for this gentleman to buy it and try to save it. To say it is not significant doesn't seem right but Mr. Wilson probably wants to tear down the back part and he couldn't disagree that getting rid of that part would not affect its status.

Mr. Rasch said that sounds like the rear elevation is not worthy of preservation.

Member Katz agreed.

Member Boniface couldn't agree more and it is what people are struggling with also. This is Will Shuster's house. But the back is not significant at all. It had viga ends out of the second story on the south elevation and shown in photo as covered over with little squares of stucco.

Mr. Rasch explained that it had square viga ends.

Member Boniface said if it is kept Significant, all elevations are primary and if the applicant wanted to change them, he would have to meet the criteria for an exception. And if he met them properly, he could be

granted permission to do that in the remodel. He asked if it is possible to simply say that the 1950's addition could be considered not part of the significant building and say the rear is not significant.

Mr. Rasch thought it could be done but he had not seen that before. You could recognize rear as not original.

Member Katz asked how steep of a hill meeting the criteria would be.

Mr. Rasch said it would still be all six criteria.

Member Boniface asked if he removed it, whether he could add on to it.

Mr. Rasch reminded them that additions on a contributing building doesn't need an exception unless exceeding 50%. Any addition on a significant building requires an exception.

Chair Rios cautioned that plans should not be considered at this time.

Member Bayer felt this really meets the definition of significant except for the 1950's addition which does detract from the integrity of that building.

Mr. Rasch said this Board has made Landmarks and Significant appeals and the Governing Body has given direction in the appeals that the code is more focused on physical character than the story of the structure. So he advised the Board to focus on the physical building.

Action of the Board

Member Katz moved in Case #H-16-042A at 580 Camino del Monte Sol to not downgrade the structure but keep it as Significant.

He commented that, as a whole, does is incredibly an example of Santa Fé style and central to the City in importance and the historic connections of who built it. It doesn't mean every aspect is considered beautiful and wonderful but the building, as a whole, does embody all the criteria that are in the definition. So he moved it be significant, not unaware of the fact that things could be changed and exceptions met.

Member Bayer seconded the motion.

Chair Rios said that is a good point. An applicant can come forward with exceptions to change things and the Board can go along with that. She hoped they were not being unreasonable. She was glad he

made the motion to keep it as significant. She thought it qualifies but she also heard from the applicant that he appears to be preservation minded. But she wondered what the next applicant would propose.

Member Bayer said it is eligible for listing on the national or state register.

The motion passed by majority (3-1) voice vote with Member Boniface dissenting.

Mr. Wilson agreed that it is significant. He likes Will Shuster and this is one of seven homes like it. The painted doors have been stolen. They were painted by Will Shuster. He is historical inclined but it has to be functional. He would remodel the back and maybe excavate the earth a little. The vigas almost hit his head. He wouldn't change anything except maybe the wood windows which are in the historic photos. He would like to get it back to the way it was when Will Shuster was there. His mother, who is 83, will be living there. He wants to restore it.

7. Case #H-16-052. 1047 Camino San Acacio Unit A. Downtown & Eastside Historic District.

Richard Martínez, agent for Christopher Boehm, PhD, owner, proposes to construct a 7,833 sq. ft. addition to a height of 15', replace windows and doors, and stucco on a non-contributing residential structure. (Nicole Ramirez Thomas)

Ms. Thomas gave the staff report as follows:

BACKGROUND & SUMMARY:

1047A Camino San Acacio is a single family residence. The house was constructed in the 1970s and reflects the "recent Santa Fe style." The property is listed as noncontributing to the Downtown and Eastside Historic District. Windows on the house are non-divided lite. The roof is pitched and is of corrugated metal.

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

- 1) Add 2,949 square feet to the south and east elevations of the house. The proposed addition will be an average height of 14'7" where the maximum allowable height is 15'.
 - Additions will include the expansion of an existing bathroom, a new kitchen, a study/living room, and a garage. The type and style for the garage door was not specified in the proposal.
 - A wall of storage units will be added to the south side of the courtyard area. A gate on this wall will allow entry from the driveway to the courtyard. Finishes for storage doors and gate are not specified in the proposal.

- A mechanical closet will be added to the southeast corner of the addition. Finish for the doors was not stipulated in the proposal.
 - Three new non-divided lite windows will adorn the addition.
- 2) Windows in the cupola on the main house will be replaced.
 - 3) An existing wall on the north side of the property will be sheathed in insulation and re-stuccoed to match existing stucco.
 - 4) New windows and doors will match the existing windows and doors in their detail. New windows and doors will not be visible from the street.
 - 5) Stucco will be cementitious El Rey stucco in "Buckskin" to match the existing.
 - 6) Stain for windows will be dark stain to match existing.

STAFF RECOMMENDATION:

Staff recommends approval of the proposed remodel as it complies with 14-5.2 (D) General Design Standards for all H Districts and 14-5.2 3(E) (2) Downtown and Eastside Design Standards Recent Santa Fe Style.

Questions to Staff

Chair Rios asked about the public visibility of the proposed addition.

Ms. Ramirez Thomas said it is not publicly visible. It is back behind the house and visible only from next door second story.

Applicant's Presentation

Present and sworn was Mr. Richard Martínez, P. O. Box 925, Santa Fe, who said they are adding 833 square feet. The whole house is 2,900 square feet.

He said they got approval from the Board for similar protection in 2012 so the Chair might remember this house. The house addition was too expensive to build so now they are coming back with a smaller addition and a garage. The new doors are intended to match existing door. The photo on page 9 shows the portal off the guest house and it shows the double doors off that portal with 4 panels so it would have four panel doors on the driveway.

The gates to the interior courtyard are actually doors – the same doors. The doors shown as flat panels are for the mechanical room and garage. They are metal painted to match the stucco. All the rest match existing house. The windows would match the existing house; the roofing would match the existing house; the stucco would match the existing house.

Questions to the Applicant

Chair Rios asked if it would have nothing on the roof.

Mr. Martinez agreed. It is corrugated tin.

He described the structure as hippie adobe.

Public Comment

There were no speakers from the public regarding this case.

Action of the Board

Member Katz moved in Case #H-16-052 at 1047 Camino San Acacio Unit A to accept staff recommendation and approve the application. Member Boniface seconded the motion.

Member Bayer asked for a condition that the finishes and colors for the doors and gates be submitted to staff. Member Katz agreed the amendment was friendly.

Chair Rios noted it is only 833 square feet addition.

The motion passed by unanimous voice vote.

8. **Case #H-16-036A. 841 West Manhattan Avenue. Westside-Guadalupe Historic District.** City of Santa Fe Historic Preservation Division Staff requests a historic status review with primary elevation designations, if applicable, for a non-contributing non-residential property. (Nicole Ramirez Thomas)

Ms. Thomas gave the staff report as follows:

BACKGROUND & SUMMARY:

Staff has requested a status review of the Westminster Presbyterian Church located at 841 West Manhattan Avenue. Currently the church has no status within the Westside-Guadalupe Historic District.

The church was built in 1955 to house the Hispanic denomination of the local congregation. The lot where the church sits was purchased from the City in 1952 for \$3,000 dollars. Lockwood and Katz were the construction contractors. Richard Milner of Albuquerque was the architect. Construction of the church began on Palm Sunday in 1955 and dedication services for the new church were held on December 4, 1955 according to church documents provided by the applicant. A copy of original architectural drawings indicates a date of 1953 for the initial design.

STAFF RECOMMENDATION:

Staff recommends the church as contributing to the Westside Guadalupe Historic District per 14-5.2 (C) Regulation of Significant and Contributing Structures in the Historic Districts. The east, west, and south elevations are recommended as primary.

Questions to Staff

There were no questions to Staff

Applicant's Presentation

Present and sworn was Mr. Gervais Chávez, 5 Eldorado Circle.

Questions to the Applicant

Chair Rios asked if he agreed with Staff's recommendation that it should be contributing.

Mr. Chávez said he accepted the staff recommendation. He explained that this church was first a mission church of First Presbyterian Church.

Public Comment

Chair Rios said she knew the Rev. Mr. Ortega.

Mr. Chávez said Rev. Ortega's wife is 97 and a member of the congregation.

Mr. Boaz, under oath, made a correction to the Staff Report that Westminster is not a member of a Hispanic denomination but a Hispanic congregation in the same denomination as First Presbyterian church.

Action of the Board

Member Boniface moved in Case #H-16-036A at 841 West Manhattan Avenue to designate the church as contributing per staff recommendations. Member Katz seconded the motion and it passed by unanimous voice vote.

- 9. Case #H-16-036B. 841 West Manhattan Avenue. Westside-Guadalupe Historic District**
Gerzain Chávez, agent for Westminster Presbyterian Church, owner, proposes to replace windows on a contributing non-residential structure. Exceptions are requested to remove historic materials and not replace them in-kind (Section 14-5.2(D)(5)(a)(I)). (Nicole Ramirez Thomas)

Ms. Thomas gave the staff report as follows:

BACKGROUND & SUMMARY:

The Westminster Presbyterian Church, located at 841 West Manhattan Avenue, requests to replace historic window. The church was constructed in 1965 and retains its original materials and massing. The historic status of the structure in the Westside-Guadalupe Historic District was determined at the previous hearing.

The applicant proposed to remodel the property with the following items.

- 1) Replacement of steel casement windows with double hung, white aluminum clad windows with removable grills and insulated dual low E glass air, and screens with white frames. An exception is

requested to remove historic material.

2) The applicant proposes to install three 8/8 lite windows to replace the three existing 8/8 lite windows on the east elevation, one 8/8 lite window on the west elevation, one 4/4 lite window to replace the existing 4/4 lite window over the east exit of the church, and one 6-over-6 lite window to replace the existing 6/6 light window on the east elevation of the church. No window opening sizes will change. An exception is requested to not replace historic material in kind.

Per the requirements of 14-5.2(C)(b) Design Standards and Signage the applicant has answered the exception criteria for removal of historic material and to not replace the material in kind.

(I) Do not damage the character of the district.

Response: The proposed window replacements are of the same dimensions, have the same exterior material and color and have the same partitions and function as the original windows. By keeping the windows as close as possible to the originals, we are trying to avoid any damage to the character of the district.

Staff response: Staff agrees with this response.

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

Response: The original windows are no longer fully operable or efficient. Therefore, by replacing the windows with high-energy efficient and functional windows, we are attempting to reduce or prevent hardship to the church members (applicant) and at the same time, contributing to the "greening" of the environment of the neighborhood/community (public welfare).

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.

Response: We have investigated all options available that offered solutions and variations on the window replacement and have chosen windows that offer environmental benefits, without compromising on the character of the building and of the Historic Districts.

Staff response: Staff does not agree with this statement because a full range of design options have not been provided.

STAFF RECOMMENDATION:

Staff defers to the Board to determine if the three exception criteria for 14-5.2(C)(b) have been met. If the Board believes the exception criteria have been met, staff recommends approval as the proposed project complies with 14-5.2(D) General Design Standards for All H Districts and 14-5.2 (I) Westside-Guadalupe Historic District.

Questions to Staff

Member Boniface said Staff doesn't agree with the last statement. He asked what might be some other design options that they have not explored.

Ms. Ramirez Thomas said they may have explored them but did not present them. Mr. Rasch spoke with a member about storm windows. She was not sure what other ones they did explore.

Applicant's Presentation

Mr. Chávez (previously sworn) said they did look into storm windows. But storm windows would make the windows non-functional. that might improve efficiency but they couldn't open them. He explained that they sometimes open the windows because it is a cinder block building and it would cost more to have to put in air conditioning.

Questions to the Applicant

Member Boniface asked if they want removable grills (muntins) on all of the windows.

Mr. Chávez agreed.

Member Boniface -had a problem with that. You can see that they are insert grills because they usually go inside but the first thing is the way they would look. At some point, someone will remove them to clean the glass and 90% of time they never go back. He would ask that they use muntins that are attached and called architectural series. He asked if they would have a problem with that.

Mr. Chávez said only the financial cost. In more than 50 years nothing has been replaced. The congregation has been diligent about that. But he heard the point.

Mr. Rasch said he is talking about simulated divided lite windows.

Chair Rios said it just costs a little bit more.

Member Boniface agreed. The addition of the muntins is not that much more. They will look a lot better and fit in with the character that is already there. It is a beautiful church. It is a very nice job.

Public Comment

There were no speakers from the public regarding this case.

Action of the Board

Member Katz moved in Case #H-16-036B at 841 West Manhattan Avenue, to approve the application, making the finding that the three exception criteria have been met – the first two by staff recommendation and the third by the applicant's statement that made it very clear why storm windows are not possible. And approve with the condition that the windows be replaced with simulated divided architectural series windows. Member Boniface seconded the motion and it passed by unanimous voice vote.

- 10. Case #H-04-106. 104 Faithway Street. Downtown & Eastside Historic District.** Thomas Cohen, agent for Montoya Properties Ltd., owner, proposes to change windows on a contributing residential structure. Exceptions are requested to remove historic materials and not replace them in-kind (Section 14-5.2(D)(5)(a)(I)). (David Rasch)

Mr. Rasch gave the staff report as follows:

BACKGROUND & SUMMARY:

104 Faithway Street is a multi-family residential structure that was built in the 1930s in a vernacular manner. The building is listed as contributing to the Downtown & Eastside Historic District and all of the street-facing façades on the west side of the building may be considered as primary.

The applicant proposes to remove the historic steel casement windows and replace them with aluminum-clad windows in the same opening dimensions. Exceptions are requested to remove historic materials and not replace them in-kind (14-5.2(D)(5)(a)(I)) and the required exception criteria responses are at the end of this report.

RELEVANT CODE CITATION

14-5.2(D) General Design Standards for All H Districts

In any review of proposed additions or alterations to structures that have been declared significant or contributing in any historic district or a landmark in any part of the city, the following standards shall be met:

(1) General

(a) The status of a significant, contributing, or landmark structure shall be retained and preserved. If a proposed alteration will cause a structure to lose its significant, contributing, or landmark status, the application shall be denied. The removal of historic materials or alteration of architectural features and spaces that embody the status shall be prohibited.

(5) Windows, Doors, and Other Architectural Features

(a) For all façades of significant and landmark structures and for the primary façades of contributing structures:

(i) Historic windows shall be repaired or restored wherever possible. Historic windows that cannot be repaired or restored shall be duplicated in the size, style, and material of the original. Thermal double pane glass may be used. No opening shall be widened or narrowed.

(ii) No new opening shall be made where one presently does not exist unless historic documentation supports its prior existence.

(iii) No existing opening shall be closed.

EXCEPTION TO REMOVE HISTORIC MATERIAL and NOT REPLACE IN-KIND

(i) Do not damage the character of the district

The addition of the Replacement Windows and Doors at 104 Faithway would not in any way damage the character of the district, would rather enhance the character of the historic structure and help to preserve the original look. All the homes along this street have been substantially altered or are new construction. This minor alteration would have no adverse effect on the character of the immediate neighborhood.

Staff response: Staff agrees with this response.

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

This is a hardship letter in reference to our window replacement. We have old steel casement windows

that no longer are functional. These windows are out dated and we are unable to get replacement parts for them. We need to be able to open windows for Egress.

Staff response: Staff agrees with this statement.

(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

We would like to replace our windows with Bronze Metal clad exterior and wood interior with simulated divided lights with the same 7/8 grills and keeping the same size window so that it keeps the same look from the outside of the building and keeping with the Historic District. This will not change the standard design of contributing District. These windows really need to be replaced ASAP none of the windows are able to open due to fact that parts are no longer available. We need Egress for fire escape the current windows are not safe.

Staff response: Staff agrees with this statement, but the applicant did not address options.

STAFF RECOMMENDATION:

Staff believes that the exception request has been met and recommends approval of the application which otherwise 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 the windows will be the same size.

Mr. Rasch agreed. They will be aluminum-clad, simulated divided lite windows.

Applicant's Presentation

Present and sworn was Mr. Thomas Cohen, Lamy, New Mexico, and Ms. Robin Bemis, 3105 Jacona Circle.

Ms. Bemis explained that Mr. Cohen is with the window company. We have owned this property since 1968 and always wanted to change the windows out. It is appropriate to change them out now because he cannot find cranks for the windows and they have to let tenants know that they have to go outside to open them and go inside to lock them.

She said that some of the cranks work but they tend to get stripped. And a tenant had to crack the window to open them. They are also waste of energy and the temperature has to be kept high in the winter

and we pay all the utilities. It would be efficient for the property.

Questions to the Applicant

Chair Rios asked how many windows are to be replaced.

Ms. Bernis said there are 31 windows.

Member Boniface asked if they want to replace them with casement windows.

Mr. Cohen agreed.

Member Boniface asked if it would be a simulated divided window.

Mr. Cohen agreed.

Public Comment

There were no speakers from the public regarding this case.

Action of the Board

Member Boniface moved in Case #H-04-106 at 104 Faithway Street, finding that all criteria were met for an exception, to approve the application per staff recommendations. Member Katz seconded the motion and it passed by unanimous voice vote.

I. MATTERS FROM THE BOARD

Member Bayer asked if the rewrite of the code is still happening.

Mr. Rasch agreed.

Mr. Rasch explained that he is a member of the Friends of Architecture and the current president this year. They got a request from OSFA to cosponsor listening sessions on the proposed Code revisions. His Supervisor is supportive. So the OSFA Board is making a series of proposals for public forums on topics such as Santa Fé Style and height regulations. So he wanted to get that done first.

He added that Karen Walker (former Board member) was one of the writers and she kept pushing him to bring it forward. He said he really wanted to get it done before retiring and need to go through these for a first to find out where the community wants us to go.

He said that OSFA is about to bring a proposal and he will discuss it with his board and hold the series.

Member Bayer asked, then, if the draft is already rewritten.

Mr. Rasch agreed, but the draft was written by Staff and three previous Board members. So he wanted more input to see where the real hot topics are and others that may be not so important. Right now there is a big debate going on. In 1957 the code was codified with old Santa Fe style and recent Santa Fe Style.

He explained that the green community wants us to get rid of vigas and headers because of thermal bypass. And that is significant vocabulary he was worried about losing. Many of the architects want to simplify Santa Fe style and lose a lot of that vocabulary. So he wants the discussion out in public first before the Board gets into it and figure out what can be changed.

Chair Rios pointed out that it has been ages since the draft was started. It was never finished.

Mr. Rasch agreed. It was started before he came. OSFA met with him a couple of weeks ago.

Chair Rios said it really has to have public input. Mr. Rasch agreed.

Member Katz asked if Board members can have a copy of the draft.

Mr. Rasch said he would have to ask his supervisor if he could release that. He clarified that OSFA and he did want it to be just about the code. So the Board could probably be present and discuss this with the public. It is legislative and not about private property.

Chair Rios recalled Ms. Gheen's comment a couple of meetings ago about walls not being considered when considering public visibility.

Chair Rios asked who determines what the boundaries of the historic districts are.

Mr. Rasch said it is not very regular and he knew through apocryphal statements that some owners were noticed and some thought they were in the district and went to Council when they didn't want to be. The Downtown and East side was set in 1957 and the rest in the 1970's.

J. ADJOURNMENT

Having completed the agenda and with no further business to come before the Board, the meeting was adjourned at 8:50 p.m.

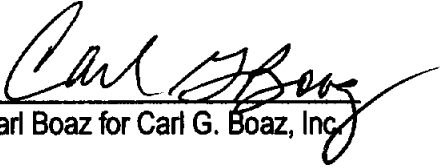
[Signatures are on the following page.]

Approved by:



Cecilia Rios, Chair

Submitted by:



Carl Boaz for Carl G. Boaz, Inc.

Historic Districts Review Board
July 14, 2016

EXHIBIT 1

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

Case #H-16-038

Address – 1369 Cerro Gordo Rd

Agent's Name – Jay Midyette

Owner/Applicant's Name – Jay Midyette

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on June 28, 2016.

1369 Cerro Gordo is a 3,453 square-foot, single-family residence. The building is listed as non-contributing to the Downtown and Eastside Historic District. The Applicant proposed to remodel the property with the following Items:

1. A 1,760 square-foot, 15' high addition was proposed along the south-west corner of existing structure, where the maximum allowable height is 19'. Wood windows are divided lite. Wood doors, windows, exposed vigas and other wooden elements were proposed to be in natural wood finish. The stucco is El-Rey "Adobe" color. Railing at French doors on West elevation was proposed in the elevation drawings; no material and finishes are proposed.
2. Existing stuccoed yard wall along west side of the driveway was proposed to be raised to 6' height.
3. Stuccoed yard wall along east side of driveway was proposed to be 6' high with 4' retaining, not to exceed 10' total height.
4. A pilaster at 6'-8" height on the east and a pilaster at 6'-6" height with 1' retaining on the west of the driveway was proposed. Naturally rusted metal gates at the height of 7'-6" were proposed. No exception for the gate was requested.

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 this application in that it complies with 14-5.2(D)(9) General Design Standards, Height Pitch Scale and Massing and (E) Downtown and Eastside Historic District.
4. The project is, without limitation, 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).
 - X 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:
 - X Downtown and Eastside Historic District (Section 14-5.2(E))
6. An exception request was not submitted with to this Application.
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.
10. The information contained in the Application, and provided in testimony and evidence establishes that all applicable design standards for Board approval as herein described 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 unanimously approved the Application as recommended by Staff.
 - a. X Additional conditions, which are that: there be no rooftop appurtenances, the wood finish is natural, and the gate be fenestrated.

IT IS SO ORDERED ON THIS 14th DAY OF JULY 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:

Historic Districts Review Board
July 14, 2016

EXHIBIT 2

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

Case #H-16-040A

Address – 1433 Paseo de Peralta

Agent's Name – Rudy Rodriguez

Owner/Applicant's Name – Rudy Rodriguez

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on June 28, 2016.

1433 Paseo de Peralta is a property with two non-contributing structures located within the Don Gaspar Area Historic District. The Applicant requested a status review and designation of primary elevations in advance of a remodel of the property.

The two structures on the property are a structure which exhibits multiple periods of construction and is referenced as the "main house", and a vernacular bungalow with a side gable roof and asphalt shingles which is referenced as the "guest house." Both structures were surveyed in 1995. The main house was recommended non-contributing and the guest house was recommended as significant. The properties are listed officially as non-contributing according to City records.

The main house is built around 1910 and has had multiple additions and renovations added to it since that time. The original structure was an L-shaped adobe with a north to south orientation on the west side of the property. The building was added to sometime between 1912 and 1928, changing the massing of the building to a more rectangular shape. The 1950s addition to the house was added to the southeast corner of the structure and is constructed of concrete masonry block. A variety of window styles fenestrate the structure and include wood sash, glass brick, and steel casement windows. Most doors on the structure are wood and historic. Some doors have historic screens with wood frames. The roof is multi-level and is covered with composition roll. The metal and wood trim at the roofline is missing in some places. The house is clad in stucco and painted white with turquoise trim.

While the configuration of the house has changed due to additions to the original structure, all additions are over 50 years in age making the structure eligible to be contributing to the Don Gaspar Area Historic District.

The construction date of the guest house is circa 1935. The structure has a side gabled roof with asphalt shingles and is constructed of concrete masonry block. The exterior of the building is stucco. Windows are historic 3/1, and one 1/1, wood sash with concrete sills, wood frames, and most have still have screens. Basement windows are three paned hopper windows. The entry to the porch is described as a unique triangular shape and the porch is tucked under the roofline. The front door is wood panel with three lights at the top.

Some alterations to openings have occurred over time but the footprint and massing of the structure have remained the same.

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. Staff Recommendation: Staff recommended both structures located at 1433 Paseo de Peralta be considered contributing to the Don Gaspar Area Historic District as the designation complies with 14-5.2 (C) Regulation of Significant and Contributing Structures in the Historic Districts. On the main house, the south elevation, including the 1950s and pre-1950s façades, and the west elevation of the 1950s addition were recommended as primary. On the guest house, the east elevation was recommended primary
3. The project is, without limitation, 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).
 - X Section 14-5.2(D) General Design Standards
 - X Section 14-5.2(C), Regulation of Significant and Contributing Structures in the Historic Districts
4. The property is located in the following district and subject to the related sections of the Santa Fe Land Development Code:
 - X Don Gaspar Area Historic District (Section 14-5.2(H))
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. Code 14-5.2(C)(2)(a – c) gives the Board authority to review and approve "significant," "contributing," or "noncontributing" status designations
7. The owner agreed with staff's recommendation.
8. The owner's agreed also agreed with staff's recommendation and believed that both structures are contributing.
9. The Board, in response to the Application, finds the structure:
 - X meets the Section 14-12.1 criterion as provided in the presentation and Staff Report
10. 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 granted the Applicant's request to review historic status and unanimously voted to:

X Change both structures on the property to contributing status; and to designate the south elevation and west elevation on the main house as primary and on the guest house to designate the east elevation as primary.

IT IS SO ORDERED ON THIS 14th DAY OF JULY 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:

Historic Districts Review Board
July 14, 2016

EXHIBIT 3

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

Case #H-16-050A

Address – 524 Alto Street

Agent's Name – David Rasch for the Applicant, the City of Santa Fe Historic Preservation Division (HPD); Alan Watson is Chair and representative of the owner

Owner/Applicant's Name – Applicant is HPD; owner is Historic Santa Fe Foundation (HSFF)

THIS MATTER came before the Historic Districts Review Board (“Board”) for hearing on June 28, 2016.

524 Alto Street, known as the Garcia House, was constructed in the Spanish-Pueblo style, probably around 1900, and is listed as contributing to the Westside-Guadalupe Historic District; primary elevations have not been determined. It, along with the contributing Donaciano Vigil House at 518 Alto Street to the east, forms a Spanish-style hacienda with an interior courtyard. The building, with a floorplan of linear-oriented rooms, has a small street-facing elevation on the north, a long elevation at the driveway on the west, and a small elevation on the south, along with the enclosed east elevation at the interior courtyard.

The north end of the building was probably altered along with the front of the adjacent structure, and a portal was removed before 1947. The Territorial portal was one of the most character-defining features on the structure, causing the current vernacular simplicity due to this alteration. The north elevation consists of one 4-lite 2-panel historic wood door. The west elevation consists of seven wall openings: one 12-lite steel window, which is historic but not original, with a distracting thermal-paned window insert on the interior; one 4-lite 3-panel historic wood door; one single-lite historic wood window; one 6-over-6 historic wood window; one 4-lite 3-panel historic wood door; one 9-lite non-historic clad window; and paired 1-over-1 and 3-over-1 historic wood windows with another distracting thermal-paned window insert on the interior. The south elevation consists of one 6-over-6 historic wood window and one 4-lite 3-panel historic wood door.

The structure is not listed on the state or federal register, as is the adjacent eastern half of the structure. But, it is eligible for listing on the state or federal register.

Marcelino Garcia, who was a former owner but was not proven to be a former resident, held various public offices and was one of fifteen people who worked to incorporate the City. The Board requested a historic status review of a contributing residential structure.

FINDINGS OF FACT

1. After conducting public hearings and having heard from all interested persons, the Board hereby FINDS, as follows:
2. Staff Recommendation: Staff recommended maintaining the contributing historic status of the structure, and recommended the west elevation as primary in compliance with Section 14-5.2(C) Regulation of Contributing Structures. Staff believed the structure is not unique and does not maintain a high level of historic integrity.
3. The project is, without limitation, 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).

X Section 14-5.2(D) General Design Standards

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

4. The property is located in the following district and subject to the related sections of the Santa Fe Land Development Code:

X Westside-Guadalupe Historic District (Section 14-5.2(I))

5. 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."
6. Code 14-5.2(C)(2)(a – c) gives the Board authority to review and approve "significant," "contributing," or "noncontributing" status designations.
7. The structure is over 100 years old and is of vernacular architecture.
8. The vernacular architecture of this structure is significant in that it is an authentic example of a building that was not designed or built by professionals; it was built by the owner and friends or family, which was a traditional and authentic way of building.
9. The structure has not been significantly altered since construction.
10. The windows are historic in age and style.
11. Alan Watson, Chair of the Board of Directors of the owner, the Historic Santa Fe Foundation, represented that the HSFF's intent is to burden the property with a restrictive preservation easement preventing future owners from subdividing the lot and from attaching another building thereto.
12. The HSFF, a private organization, owns the property and has put this structure on its registry.
13. The HSFF defers to the Board regarding status of the structure and does not intend to appeal a status designation by the Board.
14. The Board, in response to the application, finds the structure:
X meets the Section 14-12.1 criterion for "significant structure" as provided in the presentation and Staff Report
15. 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 granted the Applicant's request to review historic status and voted to:

X Change to significant status.

**IT IS SO ORDERED ON THIS 14th DAY OF JULY 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:

Historic Districts Review Board
July 14, 2016

EXHIBIT 4

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

Case #H-16-053A

Address – 400 Canyon Road

Agent's Name – Andrew Lyons

Owner/Applicant's Name – Schoolhouse Partners

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on June 28, 2016.

400 Canyon Road is a commercial building of unknown square footage. The building is listed as significant to the Downtown and Eastside Historic District. The structure was built in 1906 as Ward School in Classical Revival Style. A retaining wall with steps along the north of the property was built at the same time but has no designated status.

The Applicant requested a historic status review for a retaining wall on this significant non-residential property. The Applicant provided an archival photo dating 1906 including the retaining wall and steps. Historic Preservation Division staff has clear evidence that this retaining wall has been in existence for the past 50 years which suggests it is a historic structure.

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. Staff Recommendation: Staff recommended contributing status for this structure. Staff opined that this structure complies with 14-5.2(C) Regulation of Contributing Structures.
3. The project is, without limitation, 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).
 - X Section 14-5.2(D) General Design Standards
 - X Section 14-5.2(C), Regulation of Significant and Contributing Structures in the Historic Districts
4. 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))
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. Code 14-5.2(C)(2)(a – c) gives the Board authority to review and approve "significant," "contributing," or "noncontributing" status designations
7. The owner's agent agreed with Staff's recommendation.

8. The Board, in response to the application, finds the structure:
X meets the Section 14-12.1 criterion as provided in the presentation and Staff Report
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 granted the Applicant's request to review historic status and unanimously voted to:

X Change the wall to contributing status per staff recommendation.

IT IS SO ORDERED ON THIS 14th DAY OF JULY 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:

Historic Districts Review Board
July 14, 2016

EXHIBIT 5

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

Case #H-16-053B

Address – 400 Canyon Road

Agent's Name – Andrew Lyons

Owner/Applicant's Name – Schoolhouse Partners

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on June 28, 2016.

400 Canyon Road is a commercial building of unknown square footage. The building is listed as significant to the Downtown and Eastside Historic District. The structure was built in 1906 as Ward School in Classical Revival Style. A retaining wall with steps along the north of the property is known to be built at the same time. The historic status of the retaining wall was reviewed by the Board in the previous case today in which the Board designated it contributing status.

The Applicant proposed to remodel the property with the following three Items:

1. Grant an exception to remove portion of historic retaining wall that is deteriorating and is a hazard to general public. The Applicant provided a structural report indicating current state of this wall. Applicant proposed to remove pilasters and portion of adjacent flagstone area. Applicant proposed to carefully remove historic bricks and reuse them in replacing the retaining wall.
2. Construct a CMU retaining wall using historic brick as veneer.
3. Construct CMU pilasters using historic brick as veneer.

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 found that the six exception criteria were met and that it complies with 14-5.2(D)(9) General Design Standards, Height, Pitch, Scale and Massing and (E) Downtown and Eastside Historic District.
4. The project is, without limitation, 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).
 - X Section 14-5.2(D) General Design Standards
 - X 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:
 - X Downtown and Eastside Historic District (Section 14-5.2(E))
6. Owner's agent stated that the owner of the property is Schoolhouse Partners, and not Merry Schroeder who is actually its managing partner.

7. An Exception Request was applicable to this Application:
 X Exception criteria were met
8. The Exception Request does not damage the character of the streetscape in that the existing brick wall will be replaced in kind with a modern CMU retaining wall that has a veneer of the existing brick and that the new retaining wall will match the existing wall in appearance, using as much of the existing material as possible.
9. The Exception Request does prevent a hardship to the applicant or an injury to the public welfare, in that a section of the existing brick is failing and is in danger of collapse, posing a threat to the public and to adjacent parked cars.
10. The Exception Request does 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, in that the existing brick retaining wall is a rare feature within the City's historic districts and adds to the character of Canyon Road; the owner is striving to replace the damaged section in kind, and other design options were considered but they were either out of character with the existing wall and house or were not structurally viable options.
11. The Exception Request is due to special conditions and circumstances peculiar to the land or structure involved and which are not applicable to other lands or structures in the related streetscape, in that the unique topography of the land requires a retaining wall on the north boundary of the property, between the lower level, where Canyon Road is located, and the upper level where the old school house is situated.
12. The Exception Request is due to special conditions and circumstances which are not a result of the actions of the Applicant, in that the existing brick retaining wall has been affected by over a century of water damage, coming from the back (high) side, and the wall is suspected to not be constructed to modern standards.
13. The Exception Request does provide the least negative impact with respect to the purpose of Santa Fe City Code Section 14-5.2, as set forth in Subsection 14-5.2(A)(1), in that the damaged section of the existing brick retaining wall will be replaced in kind with a modern, structurally sound version that looks the same as the original section, including reusing the existing brick for veneer as much as possible, resetting the existing stone caps along the top of the wall and pilasters, and reusing the existing metal guardrails, handrail, urns and signage.
14. 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.
15. 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.
16. The information contained in the Application, and provided in testimony and evidence establishes that all applicable requirements for Board review have been met.
17. The information contained in the Application, and provided in testimony and evidence establishes that all applicable design standards for Board approval as herein described 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 unanimously approved the Application as recommended by Staff.
 X Additional conditions, which are: to work with staff to determine the detail on the railing.

IT IS SO ORDERED ON THIS 14th DAY OF JULY 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:

Historic Districts Review Board
July 14, 2016

EXHIBIT 6

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

Case #H-05-007

Address – 815 East Alameda Street

Agent's Name – Lisa Roach

Owner/Applicant's Name – Abruzzo Development LLC

THIS MATTER came before the Historic Districts Review Board (“Board”) for hearing on June 28, 2016.

815 East Alameda Street is a two-story multi-family residential structure constructed in the Territorial Revival style in approximately 1949. A single-car garage at the west corner was converted to living space in approximately 1959. The building is listed as contributing to the Downtown & Eastside Historic District with south elevation designated as primary.

The Applicant proposed to remodel the property with the following eight items.

1. A 380 square-foot two-story addition will be constructed on the primary south elevation. An exception is requested to place an addition on a primary elevation; the exception criteria responses were in staff's report. The addition will feature an arched window entry door flanked by arched window sidelites and two narrow, horizontal 8-lite windows on the south elevation. A 325 square-foot portal will be constructed above the larger portion of the addition in simplified Territorial style at lower than the adjacent height.
2. The steel casement windows will be removed and replaced with metal-clad simulated true-divided lite windows with opening dimension changes. An exception was requested to remove historic material and change opening dimensions; exception criteria responses were in staff's report.
3. A 55 square-foot portal will be constructed on the east elevation. This portal will match the larger portal on the south elevation.
4. A staircase will be constructed on the east elevation. Railings and brick-coped pilasters are associated with the staircase.
5. An existing 8' tall coyote fence was relocated without approval or a permit as a temporary structure that will be removed after the project is complete.
6. A 6' high yardwall will be constructed at the south elevation to create an entry court.
7. Wooden vigas will be removed from the east and west non-primary elevations.
8. Other minor alterations were proposed, including the repair of brick coping, installation of light fixtures, restucco in cementitious El Rey “Buckskin”, and install parking stops.

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 found that all of the exception criteria to place an addition on a primary elevation were not met but the Board may find that they have been met after additional information presented at the hearing. Staff found that otherwise, this

Application complies with Section 14-5.2(C) Regulation of Contributing Structures, (D) General Design Standards, and (E) Downtown & Eastside Historic District.

4. The project is, without limitation, 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).
 - X Section 14-5.2(D) General Design Standards
 - X 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:
 - X Downtown and Eastside Historic District (Section 14-5.2(E)).
6. Staff lacks sufficient proof that the west elevation has been designated primary.
7. Applicant requested an exception to place an addition on a primary elevation and:
 - X Exception criteria were met.
8. The Exception Request does not damage the character of the district in that the proposed south façade addition will bring a non-conforming structure into conformity with the code.
9. The Exception Request prevents a hardship to the Applicant or an injury to the public welfare, in that due to the slope of the lot, the south façade is the only place in which to construct an addition that will result in an expanded, livable lower floor unit; the majority of the unit is recessed into the slope, leaving only the south façade exposed.
10. The Exception Request strengthens 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, in that it is not possible to build an addition elsewhere due to the slope of the lot, the parking requirements that were approved in the development plan (approved in 2007) and due to the driveway that runs alongside the building. Because of those constraints, there is no option to build a free-standing structure.
11. The Exception Request is due to special conditions and circumstances peculiar to the land or structure involved and which are not applicable to other lands or structures in the related streetscape, in that the property slopes substantially from north to south, leaving only the south, street-facing, primary façade available for expansion of the lower level footprint; due to this site condition, an addition on a non-primary elevation is not possible.
12. The Exception Request is due to special conditions and circumstances which are not a result of the actions of the Applicant, in that slope of the site and configuration of the original structure are not due to Applicant's actions.
13. The Exception Request provides the least negative impact with respect to the purpose of Santa Fe City Code Section 14-5.2, as set forth in Subsection 14-5.2(A)(1), in that the proposed addition will bring the structure into compliance with the historic districts overlay zoning regulations, it will improve the residence's aesthetic qualities and streetscape character, and provides the least negative impact of the range of possible design options for the structure.
14. Applicant requested an exception to remove historic windows and change openings and:
 - X Exception criteria were met.
15. The Exception Request does not damage the character of the district in that the steel casement windows original to the structure are in poor condition and do not function

properly (many do not close, some are welded shut), and their replacement with metal clad windows of similar lite pattern will not damage the character of the district. Alterations of window and door openings on the south (primary) façade are necessary to achieve the most suitable design solution and do not alter or damage the character of the residence or the district.

16. The Exception Request prevents a hardship to the applicant or an injury to the public welfare, in that replacing single-pane steel casement windows with thermal pane metal clad windows results in a more energy efficient and attractive residence, and alterations to window and door openings allow for the residence to function as intended; retention of the original windows is not a viable option to achieve this purpose, and where possible, original openings are retained, except in instances where additional natural light, ventilation, or access is needed.
17. The Exception Request strengthens 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, in that the proposed design will reduce density, conform to design standards of the code, and extend use life of the building. The owner intends to retain ownership of the two units, enabling her family to again reside in Santa Fe.
18. 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.
19. 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.
20. The information contained in the Application, and provided in testimony and evidence establishes that all applicable requirements for Board review have been met.
21. The information contained in the Application, and provided in testimony and evidence establishes that all applicable design standards for Board approval as herein described 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. Otherwise, the Board approved the Application as submitted.

X Additional conditions, which are: that the Applicant work with staff to make the two windows on the south side of the addition be elongated vertically, moving away from the horizontal arrangement.

IT IS SO ORDERED ON THIS 14th DAY OF JULY 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:

Historic Districts Review Board
July 14, 2016

EXHIBIT 7

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

Case #H-06-116

Address –435 South Guadalupe Street

Agent's Name – Zulu Properties

Owner/Applicant's Name – Zulu Properties

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on June 28, 2016.

435 South Guadalupe Street is a commercial structure that was constructed before 1930 in the Territorial Revival style. It is listed as contributing to the Historic Transition District and the south and west façades are designated as primary.

The Applicant proposes to paint a mural on the publicly-visible north façade. An exception is requested to paint in bold repetitive patterns for purpose of signage (14-5.2(G)(3)(a)(ii)); the exception criteria responses were in staff's report. The mural is proposed to be painted with brown colors in a "pixelated" appearance of two Hopi maidens from a 19th century photographer, Edward Curtis.

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 found that all three exception criteria have not been met. Staff opined that the Board may find that the exception has been met, if adequate additional information is provided at the hearing.
4. The project is, without limitation, 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).
 - X Section 14-5.2(D) General Design Standards
 - X 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:
 - X Historic Transition District (Section 14-5.2(G))
6. An Exception Request was applicable to this Application to paint with bold repetitive patterns or to use a building as a sign (Section 14-5.2(G)(3)(ii)):
 - X Exception criteria were not met
7. The Exception Request damages the character of the district in that there are very few murals in the historic districts; the murals referenced by the Applicant were either not within the historic district or were not in the Board's purview at the time.
8. The Exception Request prevents a hardship to the Applicant or an injury to the public welfare, in that there is not much visible south of Montezuma to draw foot traffic and a

visual element would draw people to explore the businesses between Montezuma and Paseo de Peralta.

9. The 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, in that the Applicant failed to present any viable design options; all required an exception and were hastily designed.
10. The Applicant may return to the Board with a different design without paying a new application fee, as it would be a continuation of this case.
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.
14. The information contained in the Application, and provided in testimony and evidence establishes that all applicable design standards for Board approval have not 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 Application.

IT IS SO ORDERED ON THIS 14th DAY OF JULY 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:

Historic Districts Review Board
July 14, 2016

EXHIBIT 8

Authority to Interpret Chapter 14
SFCC Excerpts

14-2.11 LAND USE DIRECTOR

(A) Delegation of Authority

The *governing body* hereby delegates its authority, as set forth generally in Chapter 3, Articles 19 through 21 NMSA 1978, to the *land use director* as provided in this section and throughout Chapter 14, except those powers retained by the *governing body* or any *land use board*, by *state law*, *city ordinance* or the terms of this chapter.

(B) General Powers and Duties

The *land use director* has the review and decision-making responsibilities set forth in Table 14-2.1-1, to be carried out in accordance with the terms of Chapter 14. In addition, the *land use director* shall:

- (1) administer and ensure compliance with Chapter 14 by:
 - (a) organizing the land use department into divisions and delegating functions to those divisions, individual staff members and other designees under the *land use director's* authority;
 - (b) publishing and enforcing existing land use department policies and setting, writing and publishing new land use department policies from time to time to inform the general public of land use department procedures and processes; and
 - (c) publishing and enforcing existing land use department submittal requirements and setting, writing and publishing new land use department submittal requirements from time to time to assist the general public in achieving *application* completeness;
 - (2) render advisory opinions to any *land use board* or other administrative body;
 - (3) interpret Chapter 14 pursuant to Section 14-1.10;
- * * *
- (7) provide administrative and advisory assistance to the *land use boards*, conduct site inspections and carry out reviews;

14-1.10 INTERPRETATIONS

The *land use director* is responsible for interpreting the provisions of Chapter 14, after consultation with the *city attorney*, as follows:

- (A) interpretations of Chapter 14 shall be made in writing;
- (B) interpretations may be made in response to a formal request for interpretation or as the need arises in the administration of Chapter 14;
- (C) the *land use director* shall make all current interpretations available for public inspection; and
- (D) *final actions* of the *land use director* interpreting provisions of Chapter 14 may be appealed pursuant to Section 14-3.17.

2-5 CITY ATTORNEY.

2-5.1 Attendance at Meetings.

The city attorney shall attend all regular meetings of the governing body and, upon request, special meetings of the governing body and, when required, prepare written opinions on all legal questions submitted to him by the governing body or city manager. He shall also attend, when requested, the meetings of any committee of the governing body and shall advise any such committee on all questions of law submitted to him and authorized by the governing body or city manager. He shall serve as legal counsel to all boards, committees and commissions of the city government. When so requested, he shall advise the mayor or any other city officer on all questions of law pertaining to the duties of any such officer. (Code 1953, §2-46; Code 1973, §2-71; SFCC 1981, §2-1-16)

Historic Districts Review Board
July 14, 2016

EXHIBIT 9

Karen Thomas Associates PC
212.991.9990
ktapc.com

Gillis Architects PC
212.243.5330
GillisArch.com

345 Seventh Avenue
25th Floor
New York NY 10001



July 14, 2016

Mr. David A. Rasch
Supervising Planner
Historic Review Board Members
200 Lincoln Avenue
Santa Fe, New Mexico 87504-0909
Historic Preservation Division

Dear Mr. Rasch and Historic Review Board Members,

Thank you for making the Staff Recommendations Memo available to us on the HPD website last Friday. The following are our responses. The items below follow the HPD Memo numbers.

1. Contributing Casita windows that exceed 30" dimension have been changed. East Elevations have been revised and submitted as drawing sheet HPD-4. All street-facing glazing has been dimensioned for clarity.

8. The Main Entry Door will be purchased as an antique wood item or designed and executed in dark patinated copper or tin or a combination. The design will be submitted to HPD for approval prior to final purchase or fabrication.

10. Roof mounted mechanical equipment and skylights were not illustrated on a proper Roof Plan. This has been prepared and submitted as Roof Plan, drawing sheet HPD-2A.

12. The Two-Leaf Gate proposed for the proposed stuccoed 6-foot-high yard wall will be purchased as an antique wood item and will be submitted to HPD for approval prior to final purchase or fabrication.

13. The proposed 9-foot-high Entry Gate will be a free-standing, curved and sculpted Entry Gate surround similar to those seen in the neighborhood and exemplified by El Santuario de Chimayo. It would have the thickness, texture and emotional content of a traditional adobe entry and doors. The doors would be antique Mexican doors or designed and executed in dark patinated copper or tin or a combination. The design will be submitted to HPD for approval prior to final purchase or fabrication.

14. The 55" high fence along the north property line will be a typical coyote fence and has been submitted in revised North Elevations, drawing sheet HPD-3A. A rendering has also been prepared and submitted.

Exception to Exceed 50% Footprint Standard,

(iii) ...other design options that do not add more than 50% to the historic structure:

- a) The room that uses the south Casita wall as a party-wall will function as a caretaker's room adjacent to the Master Suite for the 76-year-old owner. For our 14 year-old son, or other future young generation, the room may serve as a nursery. Otherwise, it is well situated to function as a library or home office that is convenient to the front door.
- b) The only other practical location for an additional room is south of Bedroom 2 where it will be against the setback line and cannot have the same function as programmed. It would need an extended hall that makes the overall plan less efficient, and could not have an ensuite bathroom.
- c) The resulting south-most bedroom would be at the 5' side setback and receive little southern exposure. It would reduce the most desirable, south-facing open space and leave the less desirable 10' wide courtyard space between the Casita and Casa (main house).

Exception to Exceed Maximum Yardwall Height,

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



- a) A wall limited to the 55 inch height does not offer us the opportunity of applying the zoning provision for a zero setback.
- b) It does not afford privacy for our rear yard.
- c) The resulting 7', east-facing open space does not enhance the adjoining spaces that would be in shade most of the time.
- d) The 7' of setback space would take away from the more desirable south exposure that can be controlled by the Portal and deciduous trees.
- e) We feel that by current standards, our design consists of modestly sized rooms. The reduction in east-west house space would result in disproportionately small living and dining areas.

We hope that our responses meet with your pleasure and that we may be granted the exceptions requested. If any additional information or exhibits are required, perhaps we may gain approval contingent upon our providing them, which it would be our pleasure to do.

Karen and I appreciate your past courtesy and present attention to our project.

Respectfully submitted,

Two handwritten signatures in black ink. The first signature is 'KTH' and the second is 'RGH'.

Karen Thomas Gillis and Ralph Gillis

Historic Districts Review Board
July 14, 2016

EXHIBIT 10



1 Google Aerial view of West walls

SCALE: 1/8" = 1'-0"



Karen Thomas Associates Inc.
212.991.9990
ktapc.com

Gillis Architects PC
212.243.5330
GillisArch.com

345 Seventh Avenue
25th Floor
New York NY
10001

Aerial view of west walls

Karen Thomas & Ralph Gillis | Casa GT

526 Douglas Street
Santa Fe, NM 87505

Project No.
150809

Drawing Date
7/12/16
Series



Sheet

A-3

Historic Districts Review Board
July 14, 2016

EXHIBIT 11

Google Maps

Miller St

Street wall & joined houses precedents



Santa Fe, New Mexico

Street View - Apr 2014

Image capture: Apr 2014 © 2016 Google

Google Maps

Miller St

Street wall & Party Walls



Santa Fe, New Mexico

Street View - Apr 2014

Image capture: Apr 2014 © 2016 Google

Historic Districts Review Board
July 14, 2016

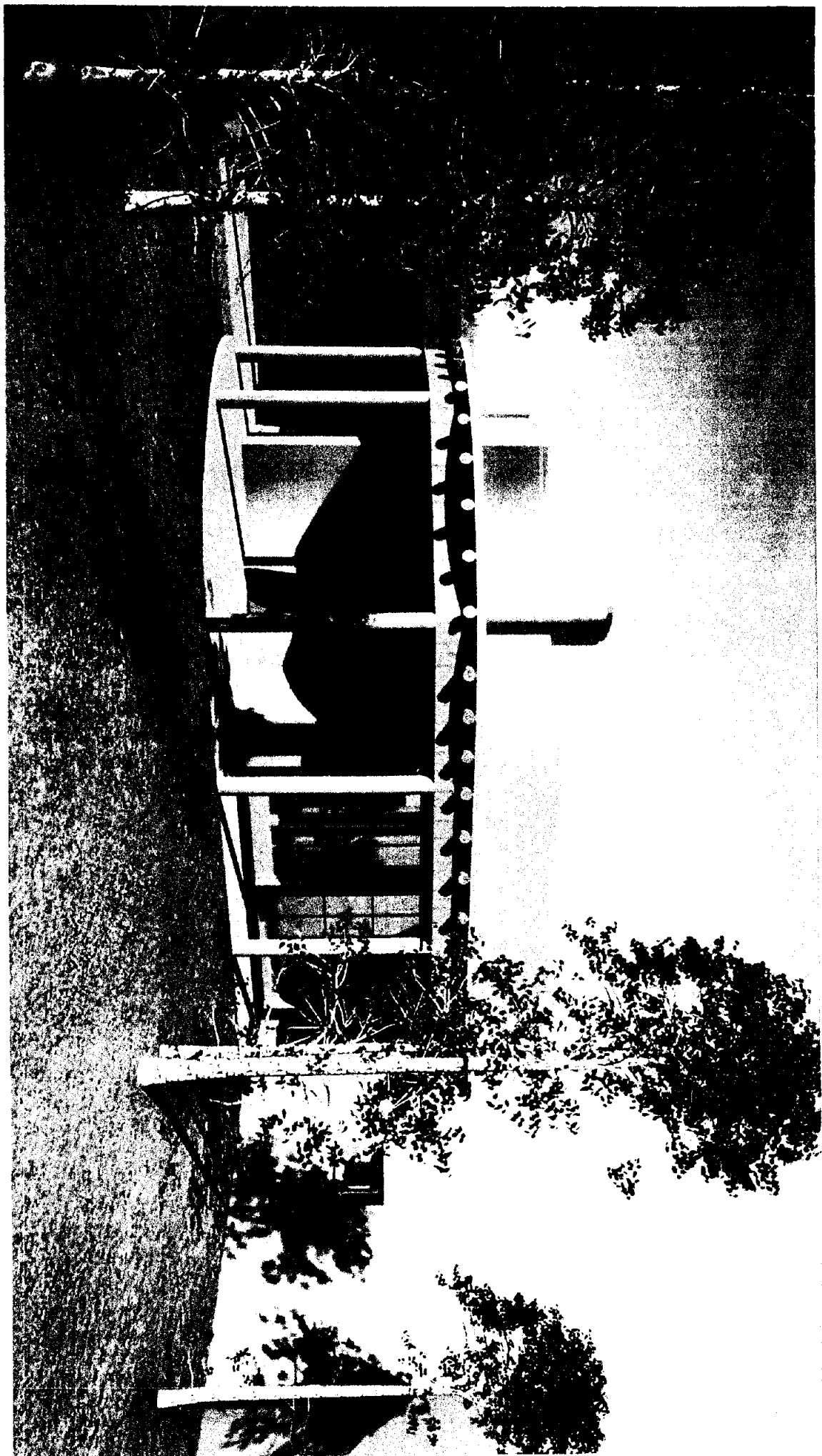
EXHIBIT 12

926 Photo



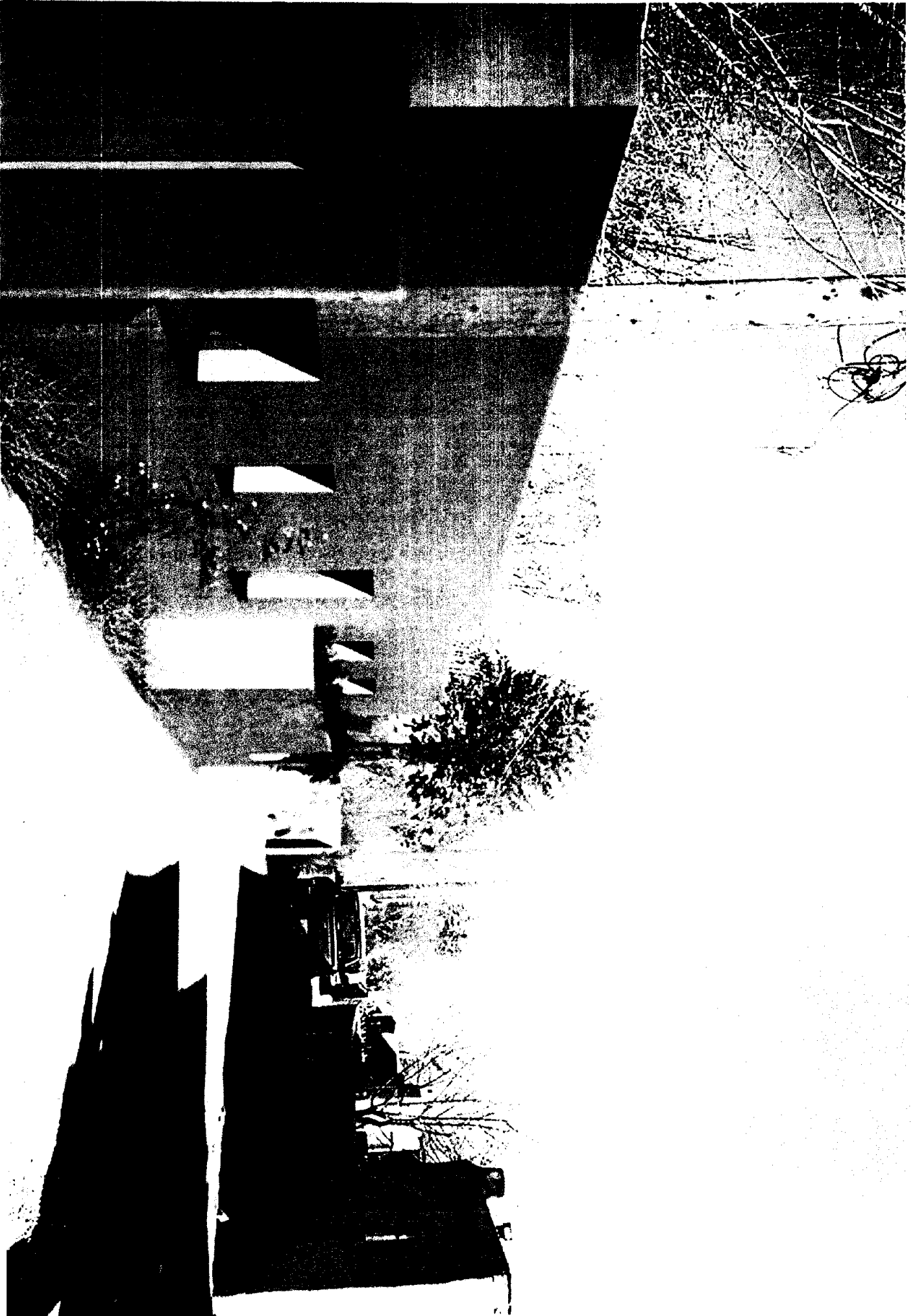
4 Cape &...

506 10/16/10



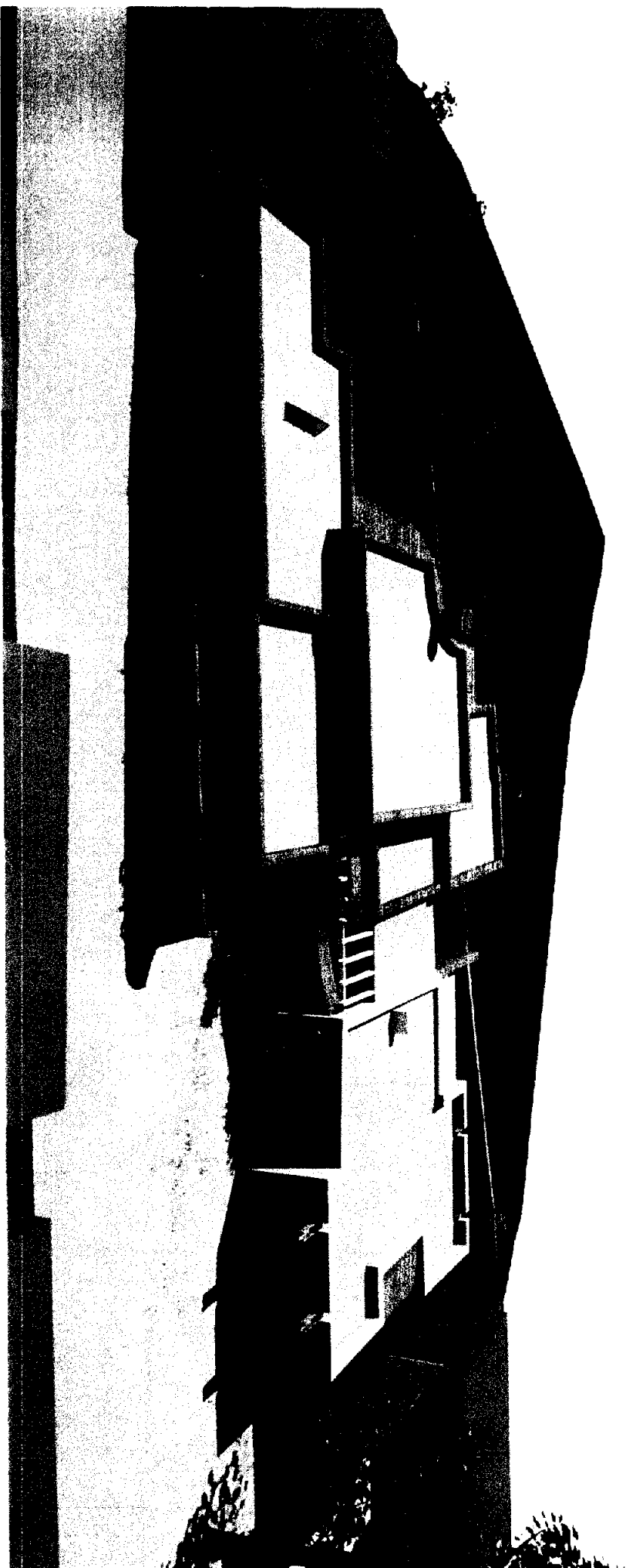
5 10/16/10

6



526

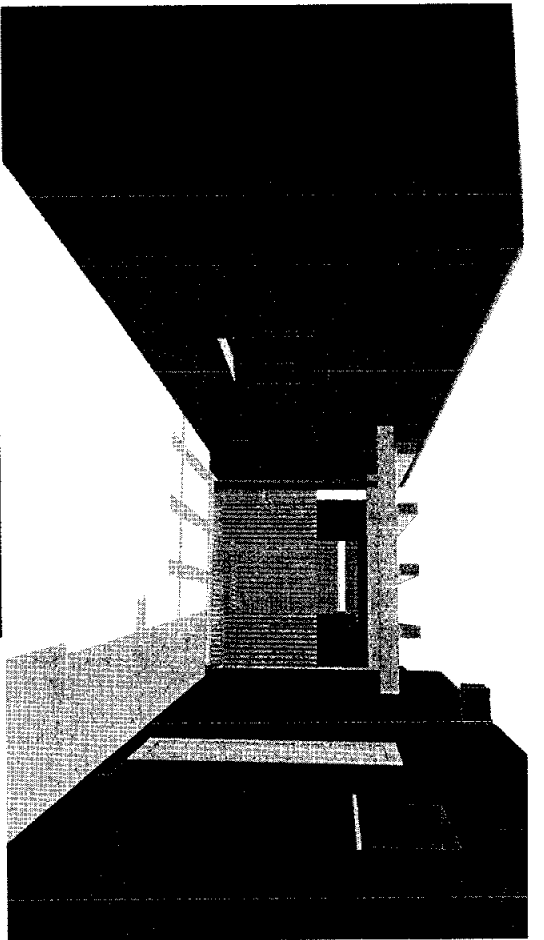
526 MILLER ST.



1 NEW BASE ON THE LEFT AND CONCRETE CHAIR ON THE RIGHT

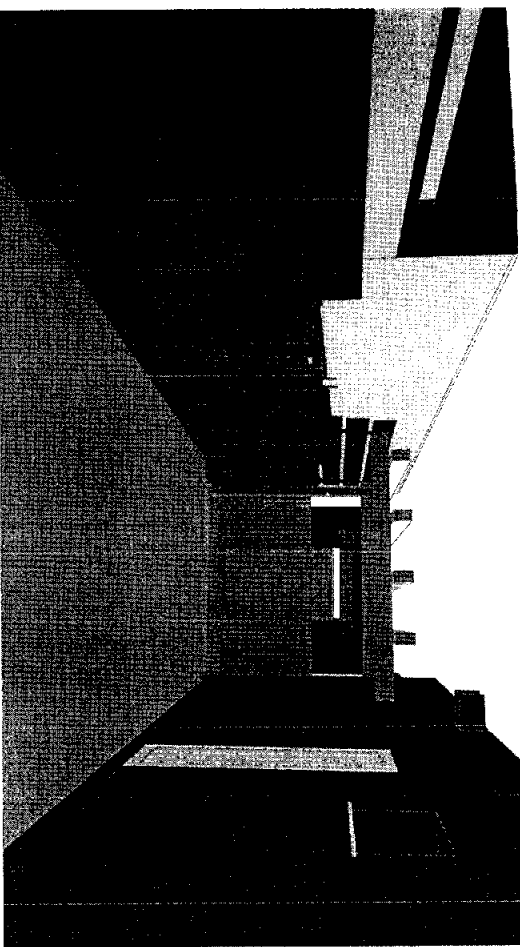
Historic Districts Review Board
July 14, 2016

EXHIBIT 13



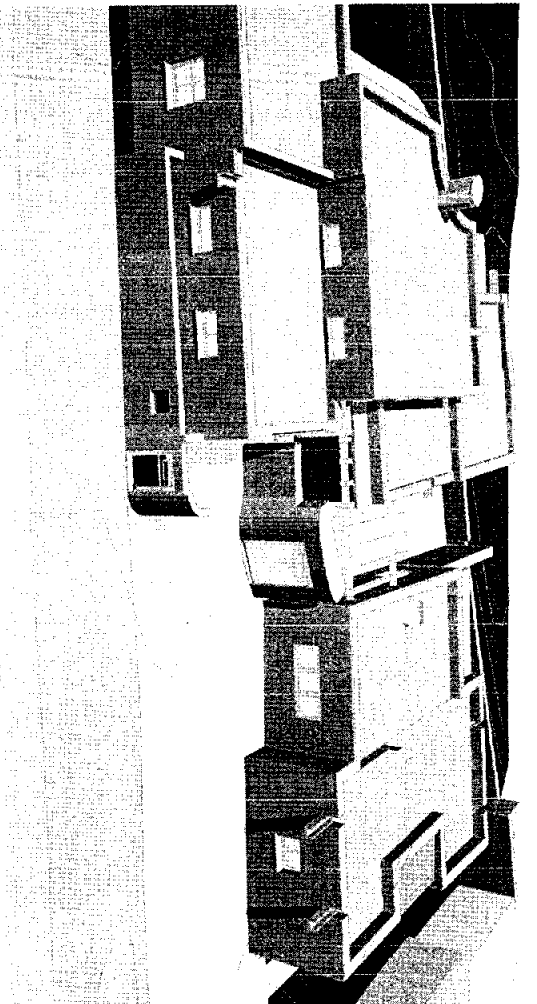
3D-29 View inside North Court Yard- June 21, 12 PM

SCALE: Not to Scale



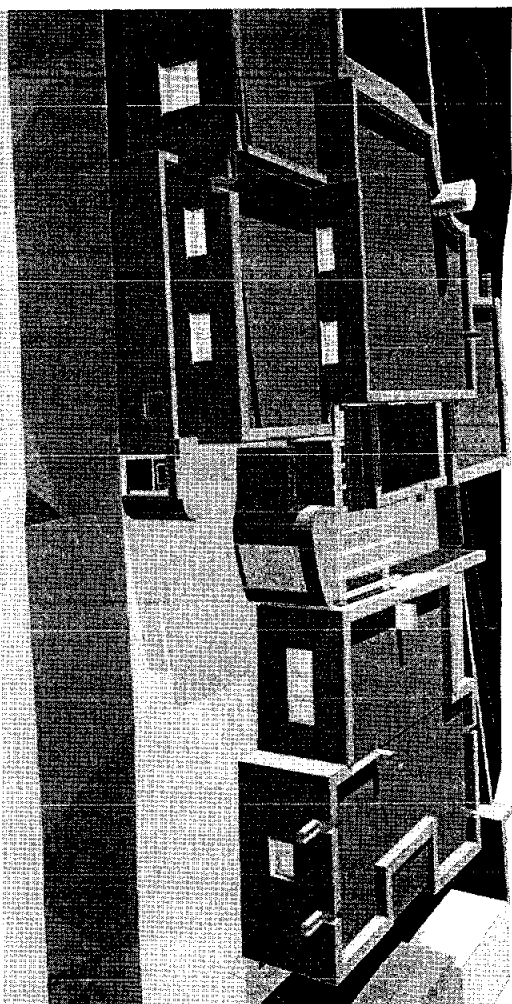
3D-30 View inside North Court Yard- December 21, 12 PM

SCALE: Not to Scale



3D-32 East Aerial View- June 21, 12 PM

SCALE: Not to Scale



3D-31 East Aerial View- December 21, 12 PM

SCALE: Not to Scale



Karen Thomas Associates Inc.
212.991.9990
ktapcc.com

Gillis Architects PC
212.243.5330
GillisArch.com

345 Seventh Avenue
23rd Floor
New York, NY 10001

North Court Yard Sun Studios
Karen Thomas & Ralph Gillis | Casa GT
576 Irving Street
Suite 10, New York, NY 10005

Project No.
150809

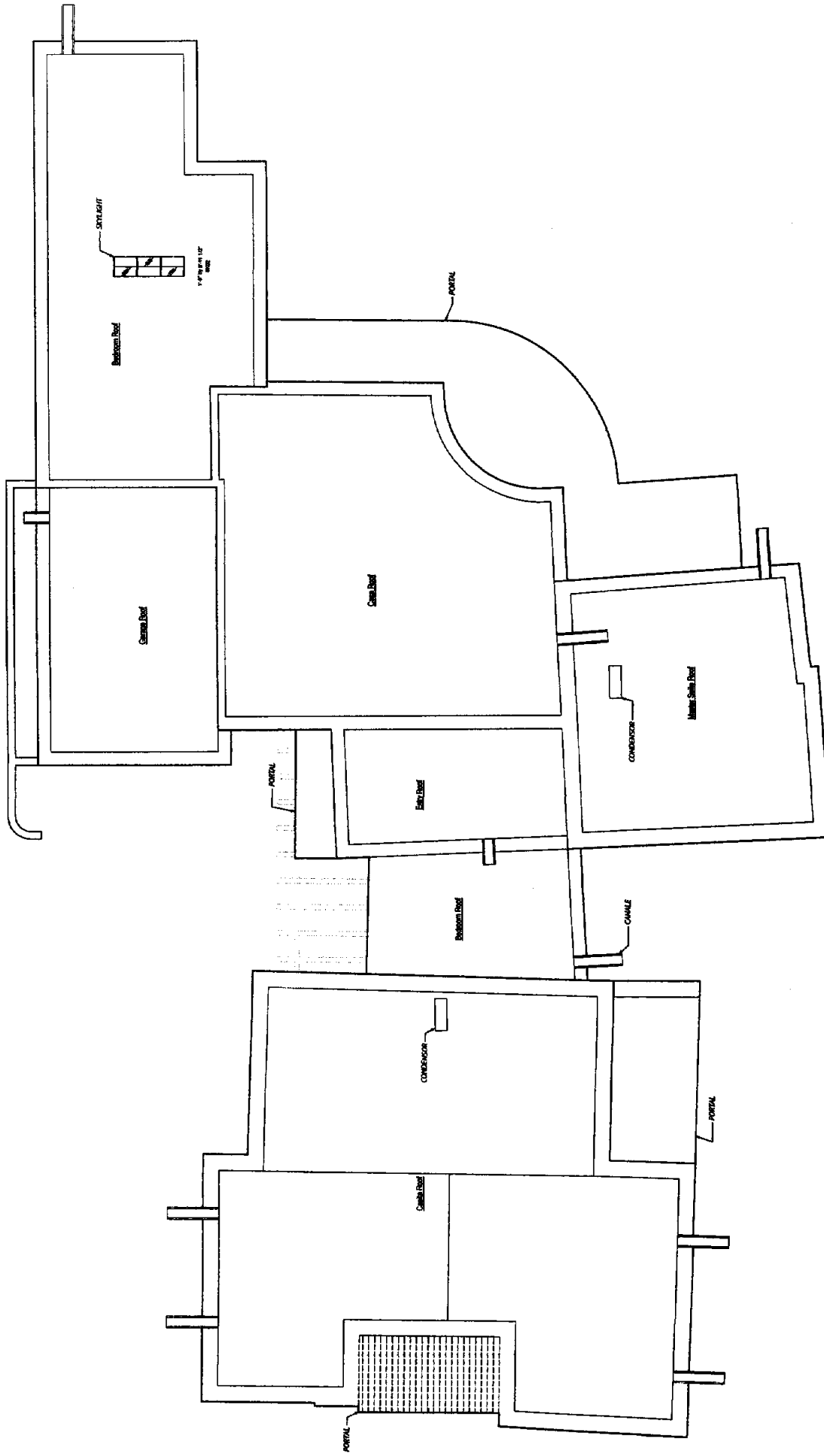
Drawing Date
7/12/16

Series
HPD

Sheet
A-4

Historic Districts Review Board
July 14, 2016

EXHIBIT 14

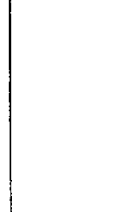


1 Proposed Plan-Roof
SCALE 1/8" = 1'-0"

Project No.
150009

Series
HPD

Sheet
HPD-2A



Proposed House and Casita Roof Plan
Karen Thomas & Ralph Gills | Casa GT

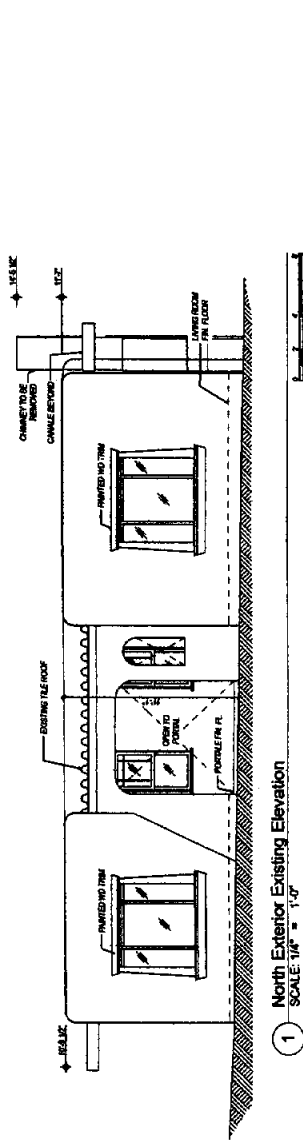
524 Douglas Street
Santa Fe, NM 87505

Gills Architects PC
212.243.5330
GillsArch.com

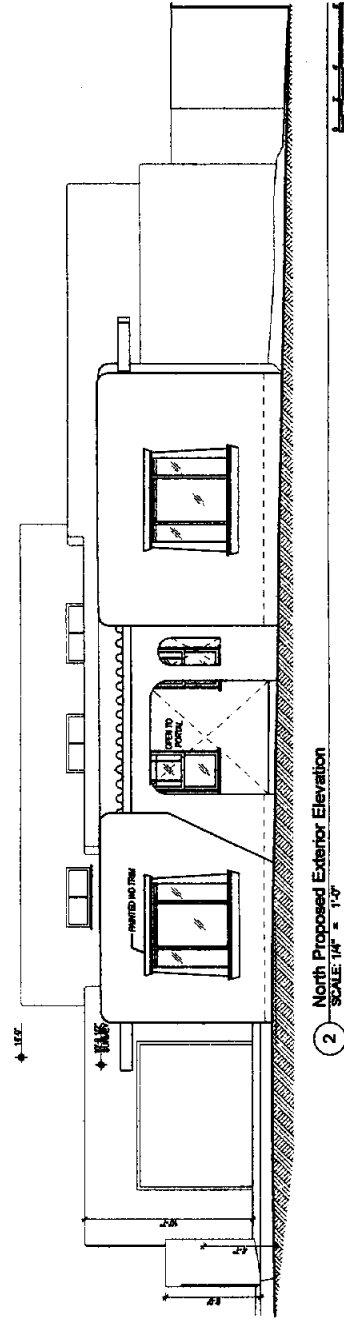
Karen Thomas Associates Inc.
212.243.5440
ktpa.com

348 Seventh Avenue 28th Floor New York NY 10001



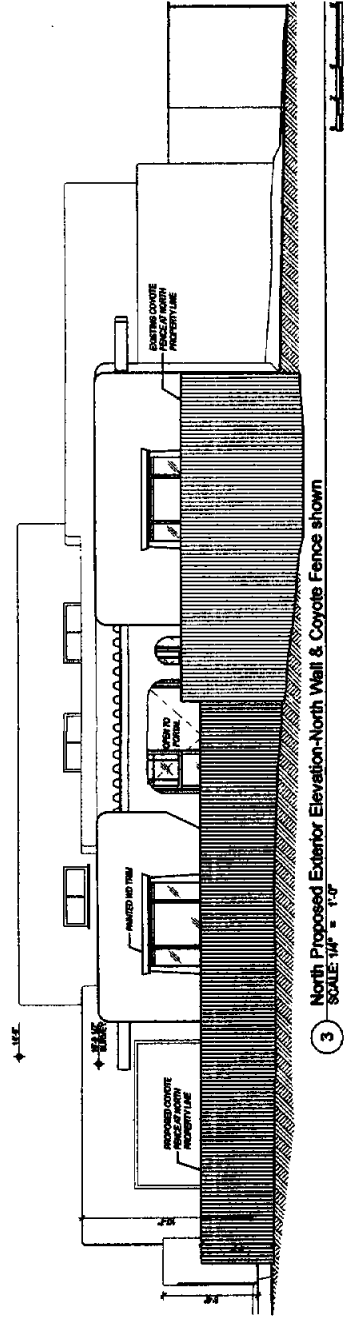


1 North Exterior Existing Elevation
SCALE: 1/4" = 1'-0"



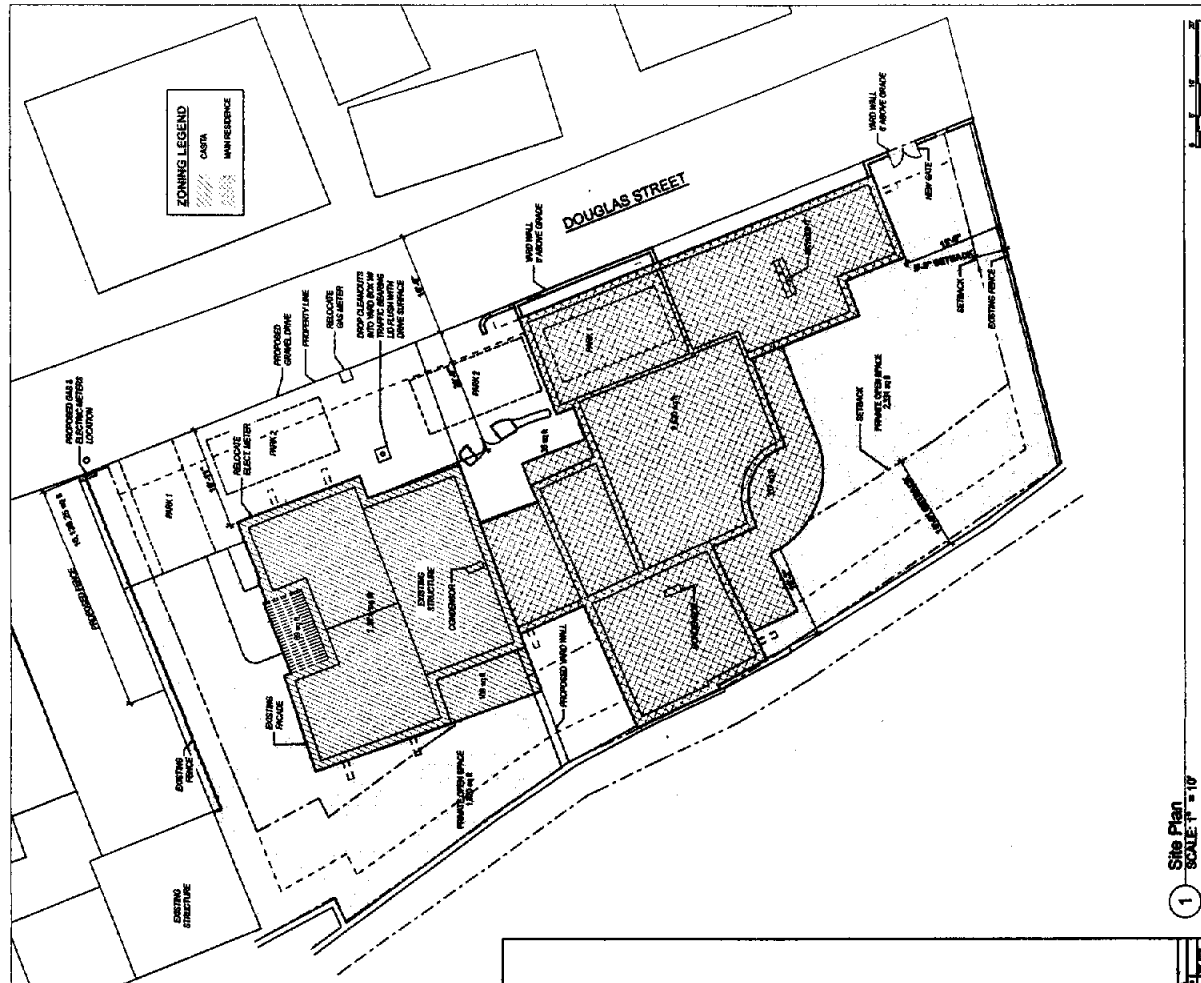
2 North Proposed Exterior Elevation
SCALE: 1/4" = 1'-0"

TOTAL NORTH FACADE AREA: 894 SF
GLAZED CONCRETE FENCE AT NORTH PROPERTY LINE: 174 SF
GLAZED AREA: 287.77 SF + 84 SF
194 SF U.P.S. - 20% OPEN FACADE



3 North Proposed Exterior Elevation-North Wall & Coyote Fence shown
SCALE: 1/4" = 1'-0"

PLAT OF THOMPSON-SUMNER SURVEY
FOR
RALPH GILLIS
&
KATHERINE THOMPSON GILLIS
SHEETS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 82




1 Site Plan
SCALE: 1" = 10'

Karen Thomas Associates Inc.
212.243.6330
ktaapc.com

Gillis Architects PC
212.243.6330
gillisarch.com

Survey, Proposed Site Plan & Zoning Calculations
Karen Thomas & Ralph Gilles | Casa GT

345 Seventh Avenue 28th Floor New York NY 10001

Project No. 150809	Drawing Date
	Series HPD
	Sheet HPD

Sheet
HPD-7

Historic Districts Review Board
July 14, 2016

EXHIBIT 15

HDRB Case numbers: H-16-054 A and H-16-054 B

Location: 834 Allendale

Enclosed:

Petition

Photos of garages: 1940's, and today.

City map with overlay showing position of buildings and historic status.

Statement concerning historic status and objection to demolition.

Photos documenting lack of maintenance.

*****Petition to Deny Demolition of
Historically Contributing Garages at 834
Allendale St.*****

**Public Hearing scheduled for Thursday,
July 14 at City Hall, 5:30 p.m. with the
Historic Districts Review Board.**

The owner of 834 Allendale has applied for a demolition permit to demolish garages which date from the 1930s . These structures are located in the Don Diego Historic District and are rated as contributing according to official City of Santa Fe maps located at http://maps.geocortex.net/imf-5.2.2/imf.jsp?site=citysantafe_public. This map clearly illustrates that the garage attached to 832 Allendale St. is historically contributing.

The property owner of 834 Allendale St. stated to the owners of 832 Allendale St. that the garages would be allowed to deteriorate, as the City of Santa Fe would not let her demolish them due their contributing historic status. Eighteen years have passed, and the structure has numerous holes in the roof, allowing water to seep into the attached adobe garage at 832 Allendale St. Instead of demolition, the structure at 834 Allendale St. should be repaired and re-roofed in compliance with ordinance 2009-13 - 4 (B). The undersigned respectfully urge the City of Santa Fe's Historic Districts Review Board to deny the application to demolish this structure located at 834 Allendale St., and preserve this historic neighborhood's history.



Garages at 832 & 834 Allendale St. circa 1940s: Courtesy

Mark Padilla, brother of Orlando and Arturo Padilla: their father built both 832 and 834 Allendale St.



Garages at 832 & 834 Allendale St.: July 9, 2016

Name(s)	Address	Email and /or Phone	Comments
Grace Brill	984 Do. Manuel	gebrille	
Dan Schwartz	984 Don Manuel	concast.net	
JEAN L. BERRY RON	823 Allendale	—	
PAUL SCHMIDT	818 Allendale	—	
Ramiro Martinez	828 Allendale	989-908	
Don Baker	814 Allendale		
Mr. Roberts	823 1/2 Allendale		
Ce Palaski	991 1/2 Don Manuel		
Mona Kay	832 Allendale		
Ken Burt	832 Allendale	660-6525	
PAUL HART	330 DONCEBETO	795-9222	

This is only list of
houses around next to
834 Allendale

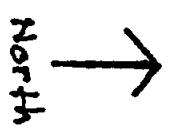


Garages at 834 and 832.....1940's above, and 2016 below



San Antonio City Historic Status Map:
geodotex.net/rima2.5.2.2/inf.jsp?site=citysanatafe

San Antonio



830

832 GUESTHOUSE

832 GARAGE

834 GARAGES

Lines drawn to scale in black
over city map delineate actual
layout of buildings.

Orange = contributing
Yellow = non-contributing

832

834

San Antonio

Statement concerning historic status and proposed demo of garages at 834 Allendale

7/14/2016

The subject garages at 834 Allendale are part of one larger building consisting of, in total, south to north:

Two garage bays separated by a frame partition wall, belonging to 834 Allendale.

One more garage bay, sharing an adobe wall, belonging to 832 Allendale.

An adobe guesthouse, attached to the garages, built in 1932 or 1933, belonging to 832 Allendale.

The city historic status map accurately shows the two southernmost garage bays belonging to 834. The map does not outline the northernmost bay or the guesthouse belonging to 832 at all. (There are other buildings missing from the map. One is at 828 Allendale.) The map clearly indicates the status of the two bays at 834 are different: the northernmost is Contributing; the southernmost is Non-contributing. The reason for this is that it appeared that the door in the south bay had been partially infilled. This is confirmed by an old photo, from circa 1940's, supplied by Mr. Marc Padilla, who grew up at 832 and whose father built both 832 and 834. The photo shows double doors similar in design to those on 832's garage, today there is just one pedestrian door.

The garages were certainly built before 1958, most likely in the late 1930's or early 1940's. This is based on conversations I had with Mr. Padilla, photos he sent me, aerial photos, and observations of the building.

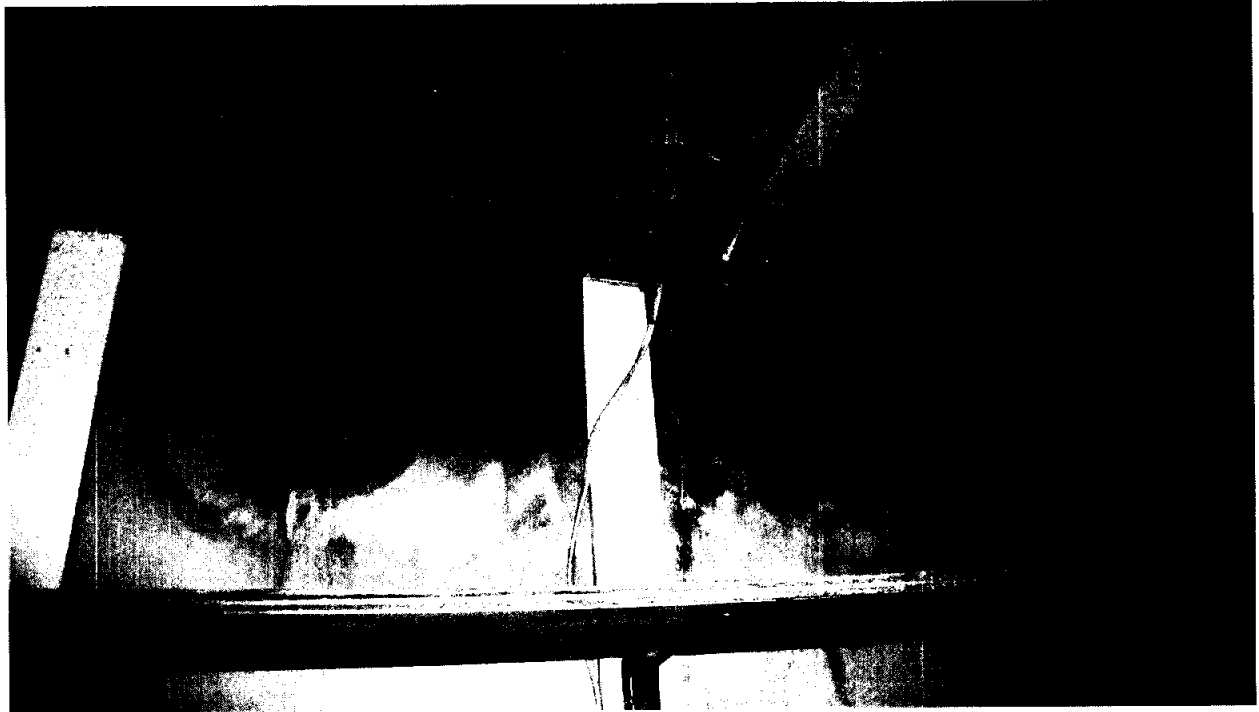
The status of this garage, certainly that of the north bay of 834, is currently Contributing, and that appears to be an accurate assessment of the building.

As for the requested permit to demolish the garages at 834, it should be denied because:

- The building's historic status is "Contributing."
- The stated reason for the demolition request is that the building is in such bad condition. It certainly is. However, the only reason for that is this owner's premeditated, intentional lack of *any* maintenance or upkeep, for decades. When I first met the owner in 1999, we were talking in our shared driveway. She told me that what she liked about this property was that she could build a couple more units back there, and that she wanted to tear down these garages, but the city

wouldn't let her because they are historical. "The roofs leak," she said. "So I'm just going to let them go until they fall down on their own." This is demolition by neglect, and it is illegal under Ord. No. 2009-13 ~ 4. The demolition request should be denied and the owner should be required to repair the building as per ordinance. It is not irreparable.

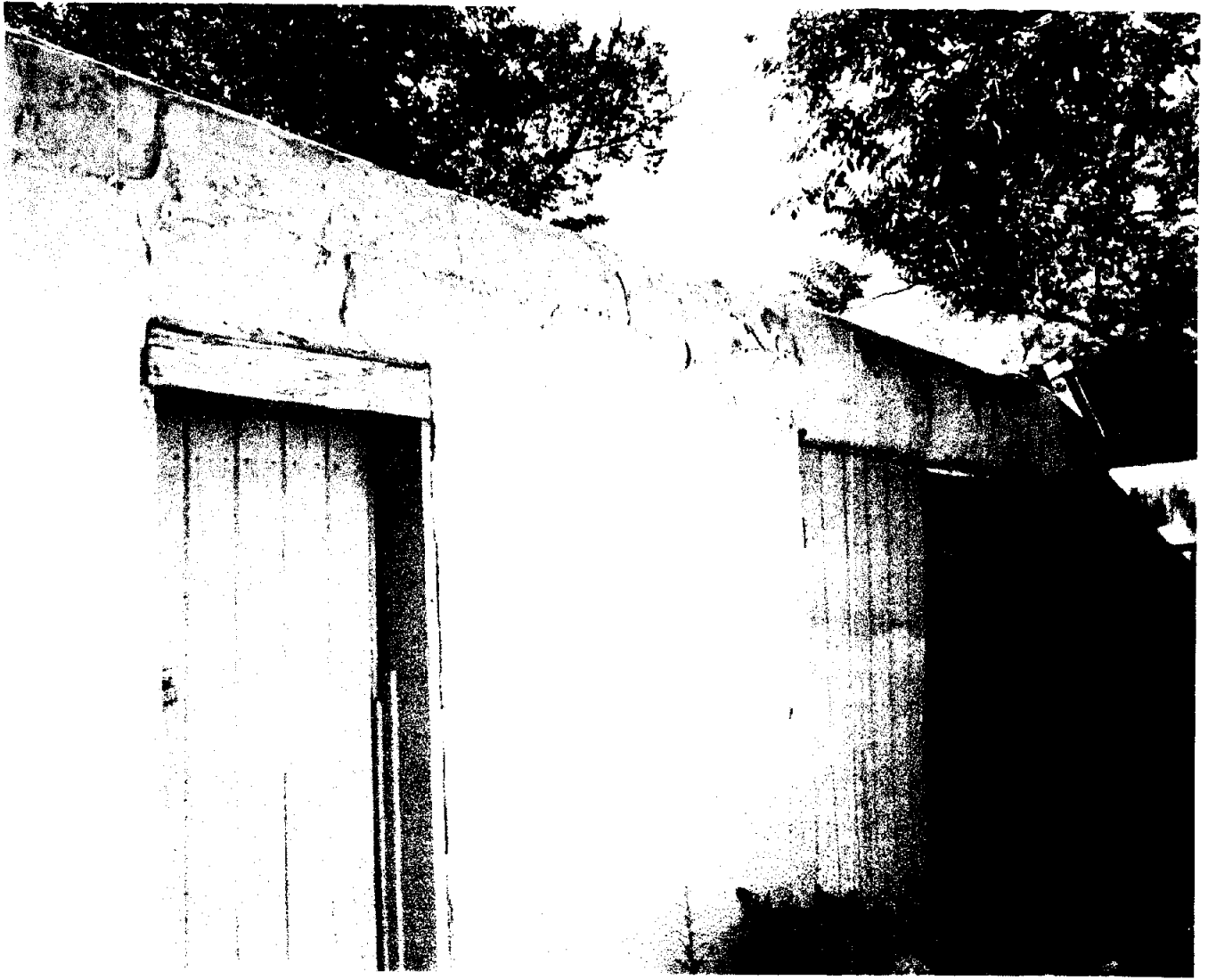
Ken Bush
832 Allendale
Santa Fe, NM 87505
505 660 6525
kenmbush@gmail.com



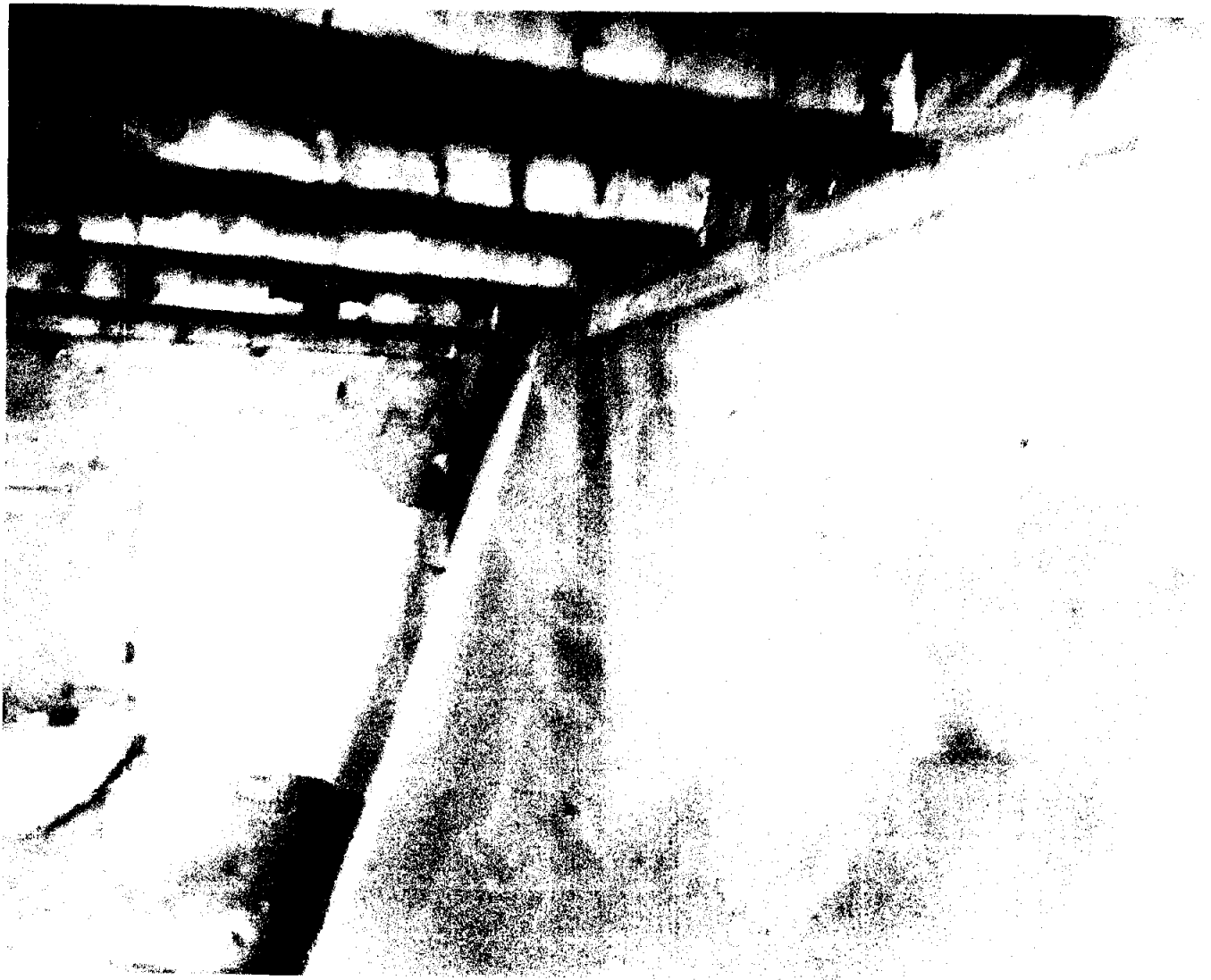
Above: damage to neighbor's garage wall due to roof leaks at 834 Allendale garages



Above: view of garage roofs at 834 Allendale



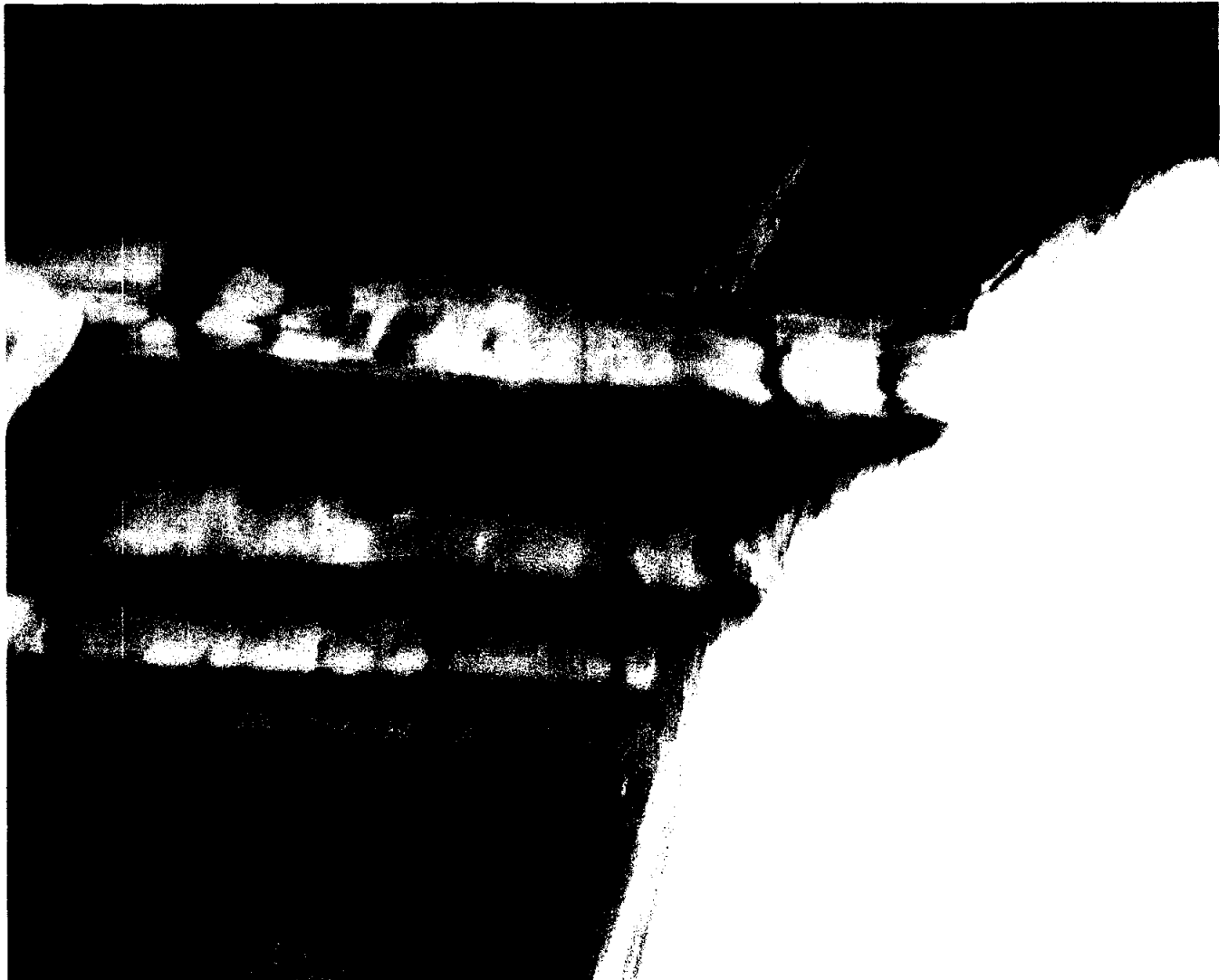




Adjacent - Contributing
Wall to the Neighbor
Property



Back Wall -
EASY to Repair



ROOF

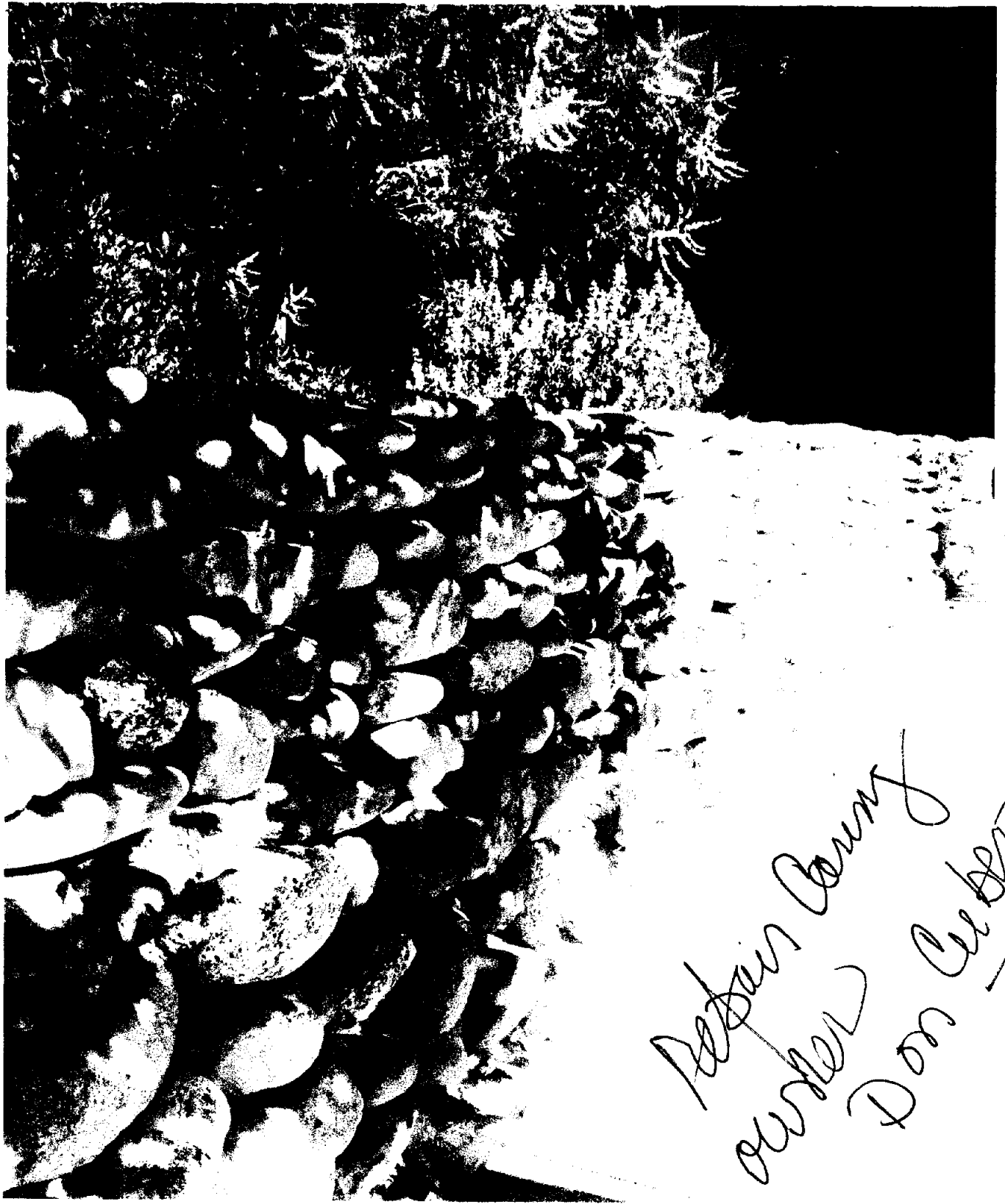
Contributing wall built
pre-1950 +

834

Hendole



10/10/10



Reefers Canyon
owner
Don Carbone

Historic Districts Review Board
July 14, 2016

EXHIBIT 16

07/11/16

Catherine Fletcher- Leriche, AIA
814 Camino Acoma
Santa Fe, NM 87505
505 699 4417

July 11, 2016

Historic Preservation Division
Santa Fe City Hall
200 Lincoln Ave.
Second Floor
Santa Fe, NM 87501
Attn: David Rasch, Planner Supervisor

Reference property:
834 Allendale
Santa Fe, NM 87501

Dear David,

In reference to the property listed above, the owner, Roberta Symington, is requesting approval for the demolition of a garage structure at the rear of her property. I have been asked by Roberta to provide a structural assessment of the structure. To support this request, I outline my findings and attach are some photos for your consideration.

1. The garage structure is unsafe and in such a state of disrepair that it does not seem feasible to salvage any portion of the structure.
2. Structural inadequacies noted include:
 - a. The back adobe wall has a washed out section approximately 6' x 6'. Only the exterior stucco is present in this area and the lintel at the window is falling.
 - b. Exposed window lintels on all elevations are rotted and wall above is caving in.
 - c. The roof has been leaking for many years and the majority of the roof decking is rotted.
 - d. The roof-framing members seem too small for the span and spacing.
 - e. Wood framing at interior wall is too close to the dirt.
 - f. It is unclear and highly suspect how the roof-framing member are supported at the shared wall with the neighbor's garage.

In my professional opinion, this garage structure should be demolished due to its extreme state of disrepair and continued exposure to the elements. Please let me know if you have any questions or concerns.

Thank you,



Catherine Fletcher-Leriche, AIA